**ORDINANCE NO. 2012-01**

**AN ORDINANCE AMENDING THE ROUTE 9—PHASE 1 REDEVELOPMENT PLAN FOR THE TRADEWINDS AT WARETOWN SITE (BLOCK 131, LOT 4) LOCATED IN THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, NEW JERSEY**

**WHEREAS**, The New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1, et seq., authorizes the governing body to adopt by ordinance redevelopment plans and amendments to redevelopment plans for areas in need of redevelopment or rehabilitation; and,

**WHEREAS**, Block 131, Lot 4 on Route 9 is located within a designated area in need of redevelopment; and,

**WHEREAS,** The Township Committee adopted the Route 9—Phase 1 Redevelopment Plan on July 9, 2004, with subsequent amendments adopted on July 14, 2005, and November 30, 2006, which established the TC-MXD Town Center Mixed-Use District within which Block 131 Lot 4 is located; and,

**WHEREAS**, on June 9, 2010, the Ocean Township Redevelopment Committee reviewed the concept plans for Tradewinds at Waretown, and subsequently recommended that the application be reviewed by the Ocean Township Planning Board for site plan approval; and

**Whereas,** the Planning Board approved the Tradewinds at Waretown application on April 7, 2011, and in its resolution of approval memorialized on May 5, 2011 (Resolution 14-11-PB), conditioned its approval on the adoption of an amendment to the redevelopment plan by the Township Committee; and

**WHEREAS**, a plan for the redevelopment of the site was originally prepared for the Ocean Township Committee by CMX, and is entitled "Waretown Town Center Redevelopment Plan: Supplemental Plan for Block 131, Lot 4, 'Tradewinds at Waretown'" dated March 3, 2009, which was subsequently revised by T&M Associates for the Ocean Township Committee on December 21, 2010; and

**WHEREAS,** the redevelopment plan has been further revised by T&M Associates on January 9, 2012, a copy of which is attached hereto as Exhibit A, to reflect the approval of the Tradewinds at Waretown plan by the Planning Board; and,

**WHEREAS**, the Township Committee has reviewed the Planning Board report, given due consideration to the Redevelopment Plan, and has determined that the Redevelopment Plan is in the best interest of the Township,

**THEREFORE, BE IT ORDAINED**, by the **Township Committee of the Township of Ocean** that:

**SECTION 1.**

1. The Redevelopment Plan is found to be consistent with the Township's Master Plan and the criteria for redevelopment plans set forth in N.J.S.A. 40A: 12A-7

2. The Township Committee has reviewed the Redevelopment Plan and held a public hearing concerning the same to receive the comment of the public.

3. The Redevelopment Plan attached hereto as Exhibit A for the Tradewinds at Waretown Site is hereby adopted and will act as an amendment to Route 9—Phase 1 Redevelopment Plan and supersede the existing zoning requirements for the area as described in the Redevelopment Plan.

**SECTION 2:** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 3:** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

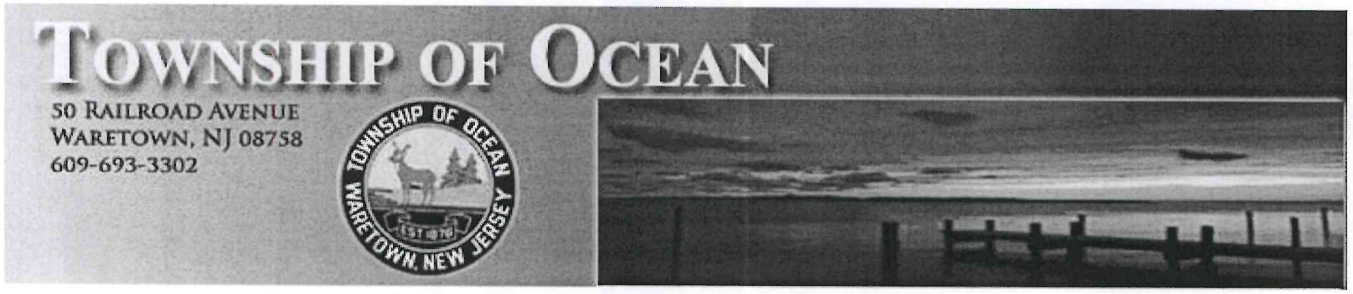
**Section 4:** This ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Ocean on first reading at meeting held on the 12th day of Jan, 2012. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 9th day of Feb, 2012, at 6:30 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

_____

**Diane B. Ambrosio**
**Township Clerk**




# Waretown Town Center

## Redevelopment Plan

### Supplemental Plan for Block 131, Lot 4
### "Tradewinds at Waretown"

**March 3, 2009**
**Revised December 21, 2010**
**2nd Revision January 9, 2012**

***Prepared for:***
Township of Ocean Redevelopment Committee

***March 3, 2009 Draft Prepared by:***
CMX

David G. Roberts, AICP/PP, CLA
N.J. Professional Planner License No. LI-03081

***Revisions Prepared by:***
T&M ASSOCIATES

Stan Slachetka, P.P., AICP, LEED-GA
N.J. Professional Planner License No. LI-03508

# Acknowledgements

## Township of Ocean Redevelopment Committee

- Dennis Tredy, Mayor
- Tina Wetter, Deputy Mayor
- Joseph Lachawiec, Committeeman

## Township of Ocean Administration

- David Breeden, Township Administrator
- Diane Ambrosio, Township Clerk, Secretary to Redevelopment Committee

## Technical Staff

- James Oris, PE - Consulting Engineer
  T&M Associates
- David G. Roberts, AICP/PP, ASLA/RLA, LEED-AP - Township Planner (2009)
  CMX Inc.
- Scott D. Taylor, ASLA/RLA, AICP/PP, LEED-AP - Township Landscape Architect
  Taylor Design Group
- Stan Slachetka, P.P., AICP, LEED-GA – Township Planner
  T&M Associates

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# Section 1. Introduction

This Redevelopment Plan is an amendment to the Route 9—Phase 1 Redevelopment Plan intended to implement the Township's plan for the Waretown Town Center and applies specifically to Block 131, Lot 4 and is commonly referred to as "Tradewinds at Waretown." The design standards of this Plan provide the framework for the finalization of a redevelopment agreement with the Redevelopment Entity (Ocean Township Committee) and for development approval by the Ocean Township Planning Board.

*Waretown Town Center Redevelopment Plan*

The December 13, 2007 Amendments to the Economic Redevelopment Plan of 2000 were a result of a multi-year effort by the Township to achieve Plan Endorsement by the State Planning Commission. Block 131, Lot 4 is located in the portion of the Town Center identified as "Phase I – Route 9 Mixed-Use Redevelopment District (MXD)" as shown in Figure 2 and identified in the 2007 Economic Redevelopment Plan Amendments as noted below:

The Redevelopment Area is located in the eastern portion of the Township north of Wells Mill Road, east of the Garden State Parkway and west of Route 9 (See Appendix B.) The Redevelopment Area consists of several sub areas. They include:

- The Town Center Redevelopment District;
- Phase I – Route 9 Redevelopment Area, which is regulated by the MXD Redevelopment District;
- The Waretown Village Residential Gateway Redevelopment District; and
- Environmental Conservation (EC) Zone District.

*Ocean Township* *Economic Redevelopment Plan Amendments*

**Town Center District**

**Principal Permitted Uses:**

1. Retail stores and service establishments
2. Professional offices
3. General business offices
4. Drugstores
5. Restaurants and cafes
6. Coffee shops
7. Mixed use buildings containing a combination of permitted uses
8. Community and municipal buildings
9. Residential Apartments (on upper floors of mixed use buildings)
10. Open space land permanently protected through conservation easements
11. Schools
12. Public recreation facilities
13. Single-family residential
14. Townhouses
15. Live-work residential units
16. Senior multi-family housing development

**Accessory Uses:**

1. Uses accessory and incidental to the principal use.

These uses shall be distributed within the redevelopment plan area as illustrated within the Town Center Concept Plan map.

**Uses Specifically Prohibited**

While centers encourage a mixture of land uses, not every type of use is appropriate in a center. Specifically prohibited uses include:

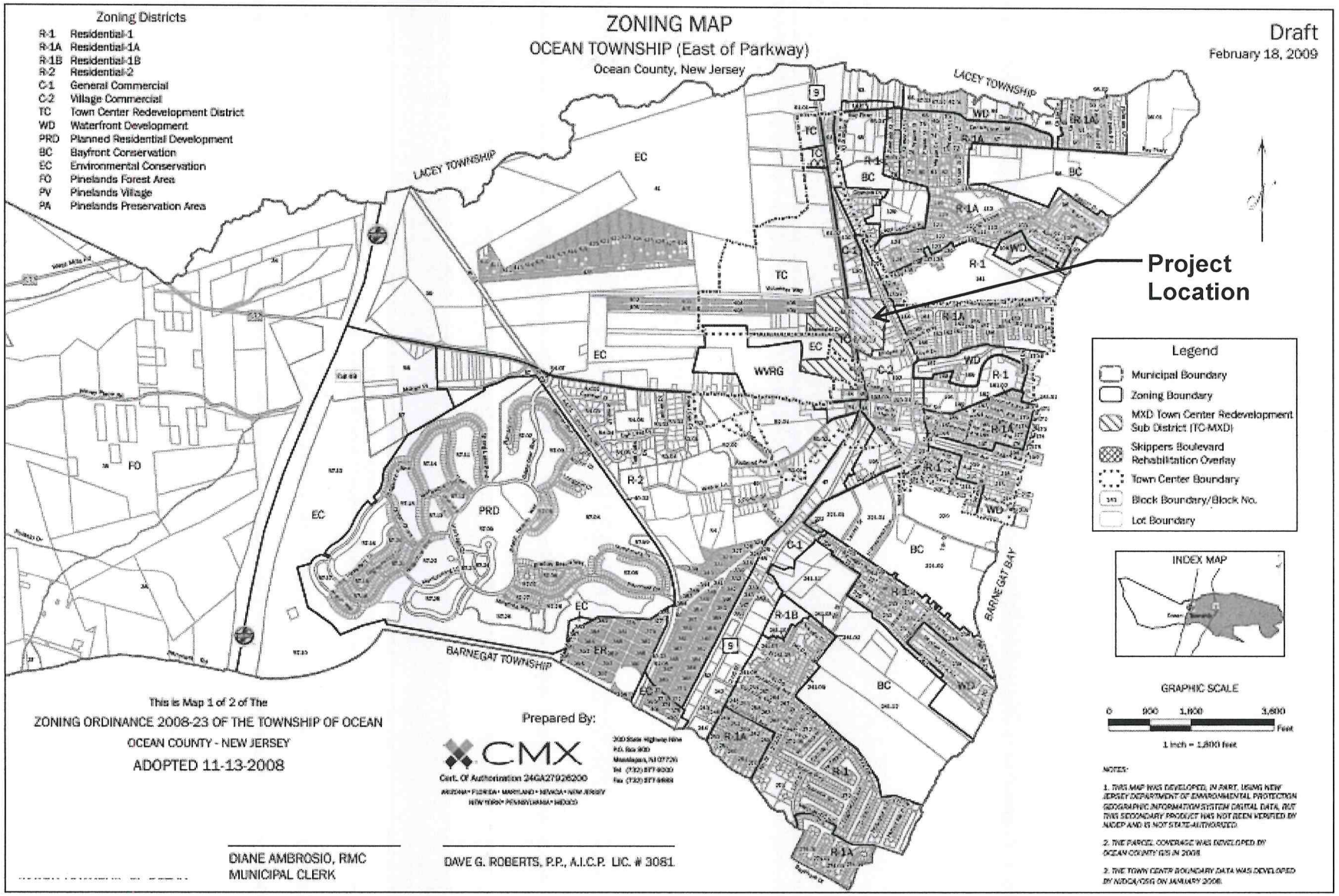
- Auto dependent design/drive-thru businesses
- Warehouses
- "Big Box" type businesses, i.e. Wal-Mart, Home Depot, which require large parking lots
- Gasoline oriented businesses
- Industrial uses
- Mining or extracting uses

**Town Center District – Route 9 and Wells Mill Road Crossroads**

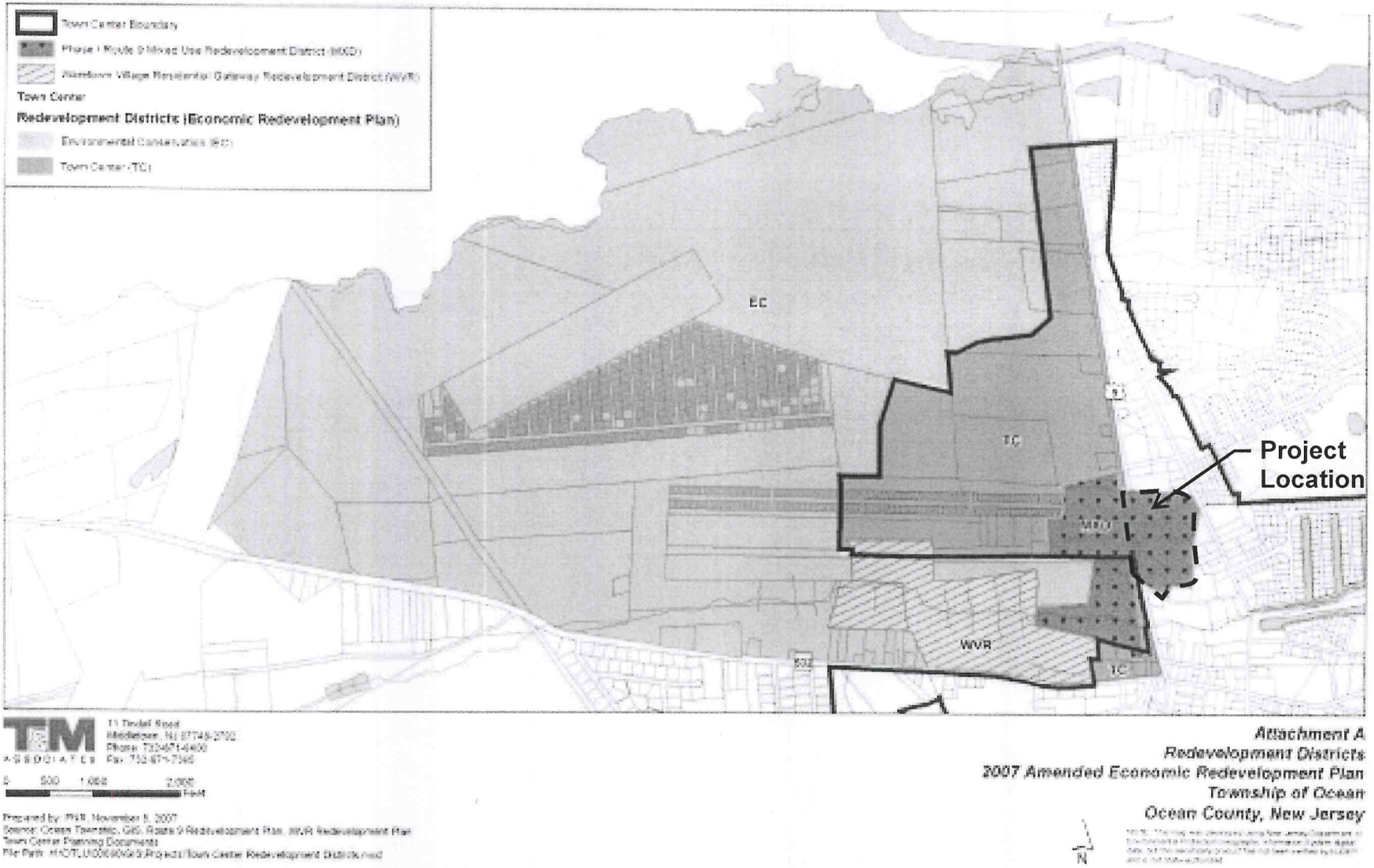
This Plan acknowledges that a portion of the Town Center Redevelopment district is located adjacent to the Route 9/Wells Mill Road intersection within the traditional crossroads section of Waretown. Until formal use and design standards are developed, this Plan recognizes that the underlying zoning shall regulate these properties. However, all development application shall be subject to the Redevelopment Entity review and approval prior to submission to the Planning Board for site plan or subdivision approval.

*Redevelopment Plan* *Page 3*

## Figure 1 Town Center Key Map



# Figure 2 TC Redevelopment Districts



## Figure 3 TC Conceptual Redevelopment Plan

## 1.1 Relationship to Local Objectives

The goal of the Waretown Town Center Redevelopment Plan and the Route 9—Phase 1 Redevelopment Plan is to promote the development of a compact, pedestrian-oriented Town Center with the potential for 24-hour activity, consisting of retail and employment facilities, vibrant and dynamic mixed-use areas, open space and recreation facilities, and residential living environments that provide a broad range of housing types for an array of housing needs.

The redevelopment of the Town Center is guided by the following objectives:

1. Promote a diverse mix of residential, business, commercial, office, institutional, educational, recreational and cultural and entertainment activities for workers, visitors, and residents;
2. Encourage pedestrian-oriented development at densities and intensities that will help promote transit usage, interconnected uses and businesses;
3. Promote the health and well-being of residents by encouraging physical activity, alternative transportation options and greater social interaction;
4. Create a center that represents a unique, attractive and memorable destination for visitors and residents;
5. Encourage lively, human-scaled activity areas and gathering places through the promotion of high-quality urban design;
6. Ensure that all buildings are consistent with and enhanced by high-quality streetscape amenities; and
7. Accommodate off-street parking in a convenient manner that does not interfere with the rhythm of the street network and building façades.

## 1.2 Description of Redevelopment Plan Area

This Redevelopment Plan applies to Block 131, Lot 4, (Redevelopment Plan Area) which is a 17.5 acre parcel located along Route 9 at the intersection with Birdsall Street. The site is located within the Phase I Route 9 Redevelopment District. It is wooded and vacant with wetlands covering approximately one fifth of the tract (see image below).

# Section 2. General Guidelines

## 2.1 Definitions

All terms used herein shall have the same meaning as defined in the Ocean Township Land Use Ordinance unless otherwise specified in this redevelopment plan.

## 2.2 Waivers

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

## 2.3 Tradewinds at Waretown Concept Plan

The Redevelopment Plan Area is envisioned as a mixture of residential and commercial uses and green space that will provide high quality housing opportunities and retail and service markets for both local and regional patrons while protecting sensitive natural resources. The Tradewinds at Waretown Redevelopment Plan is designed to enable a mixture of complementary uses, attractive public spaces, strategically placed parking, and a safe and efficient circulation system, patterned after a traditional town environment.

The Redevelopment Plan includes 144 dwelling units, a recreation clubhouse of 1,308 square feet and 26,600 square feet of mixed commercial uses. Of the 144 dwelling units, 115 units are to be for-sale condominium units and 29 units are to be affordable rental units. Eight buildings are proposed and range in height from 1 story to 3 ½ stories. Parking, storm water management and landscape improvements are also shown. 120 of the 144 dwelling units are located in four 30-unit residential buildings of 3.5 stories. The remaining 24 units are designated as affordable and are located on the second level of the two two-story mixed-use buildings flanking the site entrance road. In addition, one of the four residential buildings contains five affordable dwelling units, bringing the total number of affordable units to 29.

Of the 115 market rate dwelling units, 15 are one-bedroom and 100 are two-bedroom units. The 29 COAH affordable units are broken down into six three-bedroom, 14 two-bedroom and four (4) one-bedroom units in the two mixed-use buildings and four two-bedroom units and a one-bedroom affordable unit in one of the four residential buildings.

Off-street parking should be provided based on the NJ Residential Site Improvement Standards requirements for the residential component. Parking for the 26,600 square feet of retail space shall be based on 4 spaces per 1,000 square feet

(see Section 2.5.2 of this Plan), or as approved by the Redevelopment Committee and/or Planning Board.

The project design must use high quality architectural detailing and materials on all building facades and within the streetscape design and buildings must be oriented to provide an inviting presentation to Route 9 frontage. The project design must also employ a variety of neo-traditional design forms with strategic pedestrian connections, plazas and green space areas which de-emphasize the parking while highlighting common spaces.

The elevations of the various building types must be well proportioned and include a variety of forms and materials. Generally, side facades of greater than two stories in height should be separated from other side facades by a distance of 64 feet or greater, while front building facades of greater than two stories in height should be separated from other front building facades by a distance of 80 feet or greater. However, every building in the project shall be within 100 feet of at least one other building in the project to maintain continuity of pedestrian circulation.

All buildings shall employ a "four-sided architecture" (attractive fenestration along every building façade) and project submissions to the Redevelopment Committee and Planning Board must include renderings regarding the proposed architectural forms and samples of materials and colors for all building facades.

A combination of masonry and stone materials must be used on portions of the building facades of both the residential buildings and mixed-use buildings, with clapboard siding and cupolas to address the maritime theme chosen by the Redevelopment Committee for the Town Center in the Waretown Center Redevelopment Plan.

## 2.4 Design Standards

The following design standards will be applied to this Redevelopment Plan Area. Any elements not covered by these standards will be subject to other appropriate provisions of this redevelopment plan and/or the Ocean Township Land Use and Zoning Ordinance. All redevelopment activities are also subject to applicable State and Federal requirements.

The standards presented here are meant to provide some degree of flexibility to account for market and regulatory fluctuations, while ensuring that the goals and objectives of the redevelopment plan are achieved.

### 2.4.1 Maximum Impervious Coverage

Total overall development of the designated redevelopment area shall not exceed a maximum impervious coverage of 60%. A redevelopment project may include up to 70% impervious coverage with the purchase of TDR credits, if a TDR Program is in operation at the time of application for Site Plan Approval, or, if TDR credits are unavailable, the purchase of privately owned vacant land listed on the Township's Open Space Acquisition Priority Property List in an amount sufficient to bring the total pervious land area between the two properties to 40%.

### 2.4.2 Open Space

To ensure that the plan promotes and encourages a suitable environment devoted to civic spaces, parks, recreation and open space and preserves and protects areas of special or unusual ecological, environmental or geographical interest, not less than 20% of the entire Redevelopment Area shall be set aside as preserved or restored open space. All open space areas shall be suitable for active or passive use or contribute to viable wildlife habitats. To that end, landscaped areas such as parking islands, roadway medians, and planting strips shall not be counted towards the open space requirement.

### 2.4.3 Building and Site Design

#### A. Building Form & Orientation

This section illustrates the form and orientation of "typical" building types that are envisioned for the Town Center.

*Multi-Family*
Multi-family development will follow a building form that reflect the maritime theme of the Waretown Town Center, but keeps the building close to the public sidewalk with breaks in the front facades and a rich architectural style. Building Height will be limited to three and one half stories.

The Maximum Residential Density for multi-family development is 8.5 dwelling units per gross acre.

Recreation facilities shall be provided for Multi-family development based upon the requirements of Ordinance 2005-39, or as approved by the Planning Board.

***Mixed-Use Multi-Family***

Buildings with street-level retail and residential apartments on the upper floors shall follow the maritime theme of the Waretown Town Center, but may use a variety of design techniques to differentiate the retail and residential elements of the building, including the use of sash and frieze elements between the street level and upper levels. Buildings with multifamily above retail should be oriented towards public open spaces whenever possible. Density parameters shall follow those of buildings that are solely multi-family.

**B. General Design Requirements**

1. *Architectural Design*

All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form and screened from the view of all adjoining properties and building floors or nearby streets. The following, when above the roofline, requires screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment

All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping, or other approved measures.

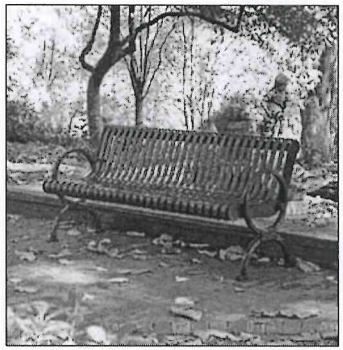
Solid security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frame. Security grills shall be recessed or concealed during normal business hours.

Exterior materials for residential buildings may be clapboard or cedar shake siding with brick or stone accents, or entirely brick or a combination of brick and stone. Mixed-use or non-residential buildings must contain significant brick and/or stone exterior finishes. All exterior building materials and colors shall be subject to the review and approval of the Redevelopment Committee.

2. *Streetscape Design*

All streetscape elements shall comply with Ocean Township Ordinance 2007-31. This Ordinance provides specifications for Litter Receptacles, Recycling Receptacles, Bollard Bike Racks, Bike Racks, Light Pole & Fixtures and Benches as follows:

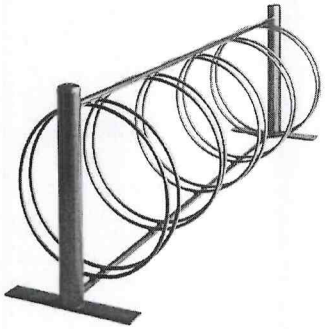
- Benches: All benches shall be Model 119-60, six foot long metal bench from DuMor Site Furnishings - Black



- Receptacles: All receptacles shall be DuMor Site Furnishings Model 102-32SH, Thirty-two gallon all-steel receptacle with steel shield and tapered flat cover lid – Black

- Recycling Receptacle: DuMor Site Furnishings Model 102-32SH – Thirty-two gallon all-steel receptacle with steel shield and RC-Recycled Lid "Cans & Bottles Only" – Black

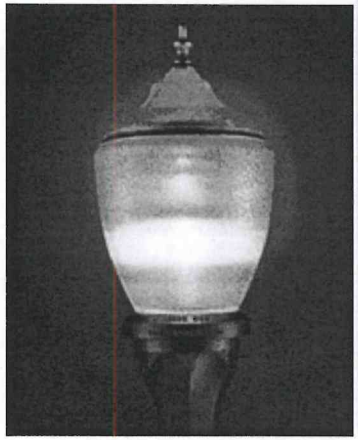
- Bike Rack: Urban Accessories –Model D – Black. Length 6 feet or as approved by Redevelopment Committee.

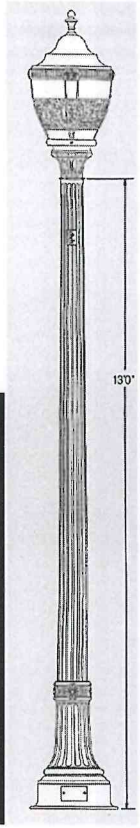


- Bollard Bike Rack – Maglin Site Furniture Incorporated Mode MBR200 – direct burial bollard - Black

See Section 2.5.1 of this Plan for requirements for placement and quantity of bicycle racks and bicycle storage facilities.

- Site Lighting: Pole & Fixture – King Luminaire K-199 on a Cleveland Style pole to 13 foot mounting height.

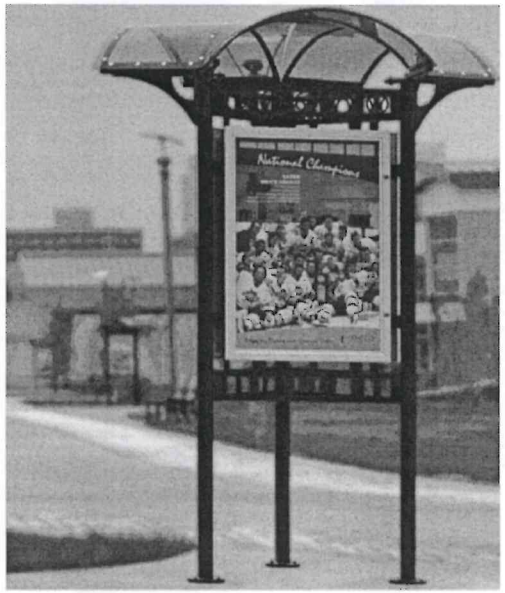





- Bus Shelters & Kiosks

Appropriate design features will be incorporated to accommodate potential bus or shuttle service. Features may include such elements as shelters and pull-off lanes located within reasonable proximity to the clubhouse. While a specific model is not specified here and will be subject to final approval of the Redevelopment Committee, such site amenities shall complement each other and generally follow the style depicted below. The bus shelter is by Duo-gard™, and the kiosk is by Maglin (MLK-103 with accessory roof).

**Duo-gard™ Bus Shelter**



**Maglin Kiosk (MLK-103)**

- Paved Surfaces

Public rights-of-way will be designed to meet all local, state and federal standards. All pedestrian crossings will utilize kiln-fired red brick in a 45 degree Herringbone design with a Running Bond edging.

**Typical Brick Paving Patterns**

The paving patterns shown at left shall be applied to the pedestrian walkways within the redevelopment project, with final design and material selection subject to the approval of the Redevelopment Committee. In general, running bond patterns should be used for pedestrian-only walkways, 90 degree herringbone pattern for areas which require limited vehicular traffic and Basket Weave for plazas and other larger spaces such as the image below.

- Street & Shade Trees

All street frontages should be planted with street trees at an average spacing of 30 to 40 feet consistent with Ordinance 2006-21 and the project's overall landscaping and open space plan and Figure 4 of this Plan. Light foliaged trees are encouraged in front of commercial uses to increase visibility of signage.

### 2.4.4 Site Landscaping

Any portion of the redevelopment area that is not absolutely required for buildings or parking will be devoted to public plazas and green space. These areas will be designed to provide:

- Amenities for the residents, employees, shoppers and visitors to the site.
- A lively human-scale street environment.
- Protection for environmentally sensitive resources.
- Mitigation of "heat island" effects.
- Minimize use of potable water for irrigation
- A workable pedestrian and bicycle circulation system.

The redeveloper will prepare a landscaping and open space plan for review by the Redevelopment Committee. The plan will be prepared by a landscape architect licensed in New Jersey and specifically address and demonstrate how <u>each</u> of the above objectives is achieved. Section 18.48 of the Ocean Township Zoning Ordinance shall be complied with, except that the Redevelopment Committee shall have jurisdiction over the buffers as provided in Section 18.48.010(B). No

application for Site Plan Approval shall be submitted to the Planning Board until the Landscape Plan has been reviewed and approved by the Redevelopment Committee.

### 2.4.5 Exterior and Street Lighting

*General*

All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. Use of minimum wattage metal halide or color-corrected sodium light sources is encouraged. Non-color corrected low-pressure sodium are prohibited. When available, LED (Light-Emitting Diode) fixtures may be required to be used.

Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with the Township building codes. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to buildings or to light the exterior of buildings, shall be prohibited. Mounting brackets and associated hardware should be inconspicuous.

*Spacing and Heights*

Decorative lampposts, as specified herein, not greater than 13 feet in height, shall be provided at regular intervals along all commercial or mixed-use streets, parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces in the Redevelopment Plan Area. Lighting standards shall be consistent throughout the redevelopment area. In parking lots, post heights may be extended to a maximum of 16 feet.

### 2.4.7 Signage

The redeveloper will prepare a comprehensive sign plan as part of the site plan process that will identify, locate and illustrate each proposed sign within the project. The sign plan should conform to Chapter 15.52 of the Township Code and demonstrate to the satisfaction of the Ocean Township Redevelopment Committee and/or Planning Board that the absolute minimum amount of signage is being used and that the following performance standards have been met:

- The requested signage is necessary for the reasonable identification of the redevelopment area tenants.
- The requested signage will not contribute to visual clutter.
- The requested signage will not present any safety hazards.
- The requested signage will complement the architectural style of the development.
- All signs will be professionally designed and constructed of a durable material.

- No sign will be illuminated in a manner that permits any light to shine or cause a nuisance to an adjacent residential use.
- Freestanding signs will be consolidated at strategic locations, be limited to the name and logo of the project or center and be ground-based as opposed to pole-mounted.
- Tenant directory signs will be located internal to the site and away from the right-of-way.
- Façade signs will complement and not interfere with, be out of proportion with, or cover over a building's architectural details.

*Monument/Ground/Freestanding Sign*
One freestanding sign is permitted at the Route 9 entrance, subject to the following standards:

a. The sign panel shall not exceed 120 square feet in area.
b. The total sign height shall not exceed 16 feet.
c. The sign panel shall be located three feet above finished grade and shall include ground landscaping at the base of the sign.
d. The sign shall be setback a minimum 15 feet from the right-of-way
e. A border shall be incorporated along the bottom and side edges of the sign panel to provide an enhanced architectural feature, while a larger, mantle-type border shall be incorporated along the top edge. This border area shall not be included in the sign area calculation.
f. The sign shall be architecturally integrated with the overall design of the redevelopment area.

*Wall-Mounted Signs* Wall-mounted signs shall conform to the following standards:

a. The sign shall be affixed to the entrance facade of the building.
b. The area of the signboards shall comply with Section 15.52.070 (4) of Chapter 15.52 of the Township Code.
c. No part of a sign shall be higher than 15 feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, eve or building facade.
d. Limited to one sign per business but one additional wall-mounted sign shall be permitted on any side or rear entrance which is open to the public for a maximum of two signs for any one business. Such wall sign may only be lighted by an exterior source during the operating hours of the business. No backlighting is permitted.
e. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses shall not extend above the parapet, eve or building facade.
f. Applied plastic letters shall not be permitted.
g. All wall-mounted signs shall be approved by the Planning Board.

*Awnings*
Buildings may have awnings or canopies, where appropriate, to complement the architectural style of a building, subject to the approval of architectural renderings by the Redevelopment Committee. The design of awnings and

canopies will be architecturally compatible with the style, materials, colors and details of such buildings and should not conceal significant architectural features, such as cornices, columns, pilasters or other trim details. Internally illuminated or backlit awnings and canopies are prohibited.

All ground-level awnings and canopies will comply with the following standards:

a. The maximum height from ground level to uppermost portion of an awning or canopy will not exceed the height of the sill or bottom of any second story window or 15 feet whichever is less. In the case of single-story buildings, the maximum height will not exceed 12 feet or the top of the wall whichever is less.
b. The minimum height from ground level to lowermost portion of awning or canopy will be eight feet.
c. The maximum horizontal projection dimension of an awning from the building wall, including any appurtenances, will not exceed six feet from the building face. Awnings may project over a public sidewalk but will not be closer than two feet of the vertical plane of the curb edge or the edge of any other public right-of-way.
d. The maximum total vertical dimension of an awning will not exceed the total horizontal projection dimension.
e. An awning's surfacing material will be constructed of canvas, cloth or vinyl.
f. No awning will contain more than two colors plus white. The color of any sign messages or other graphic features will be included in the number of colors. The colors must be compatible with the architectural color scheme of the entire building.
g. On buildings with multiple storefronts, compatible awning and canopy frame styles will be used as a means of unifying the structure.
h. A business at street level may include identification signage on a canopy or awning subject to the restrictions of Section 15.52.070(11) of Chapter 15.52 of the Township Code.

## 2.5 Parking and Loading

### 2.5.1 Parking Facilities

*Surface Parking*
Whenever possible, surface parking should be located to the rear of the building. No parking areas shall be permitted between the street right-of-way and the front façade of a building. Parking lots adjacent to street rights-of-way shall be screened with either a landscaped buffer or a solid wall or equivalent "edge" treatment, architecturally integrated into the overall site development. All off-street parking areas shall be set back a minimum 13 feet from a right-of-way.

Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking

lots exposed to view shall be surrounded by a minimum four foot high, year-round visually impervious screen, or hedge, or three foot high wall. The height of any required screen, hedge or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.

Surface lots shall be extensively landscaped. Tree islands are recommended at the ends of each aisle and interspersed within aisles to provide visual relief from long expanses of parking and to guide circulation. In addition, surface parking areas shall be broken up into sections separated from other sections by streets, buildings or a landscaped island wide enough to incorporate a pedestrian walkway flanked by five foot minimum planting strips to support medium sized shade trees or ornamental trees. The pedestrian walkways shall be designed into the overall pedestrian and bicycle circulation system within the project.

All surface parking lots shall include shade trees, with a caliper of 2.5 inches minimum. The equivalent of one shade tree per 10 spaces is required in landscape islands, and around parking areas.

*Pedestrian Circulation*
Safe provisions for pedestrian access to and through a parking lot shall be required, including striping, enhanced pavement markings, brick or paver crosswalks and traffic calming features. Surface parking areas and pedestrian walkways connecting to them shall have sufficient lighting in accordance with Township standard.

*Bicycle Facilities*
Bike racks, Bike bollards or lockers shall be provided in close proximity to all commercial uses in Mixed-use buildings. Racks may be located at a store entrance or at a central location connected by pedestrian walkways but not is such a manner as to impede pedestrian flow. The equivalent of a minimum of one bike rack per store entrance is required. Bicycle storage facilities shall also be provided for at least 15% of the occupants of residential dwelling units within the project.

*On-Street Parking*
Parallel or angled parking shall be permitted along both street sides in locations deemed safe for vehicular, bicycle and pedestrian circulation by the Board Engineer.

### 2.5.2 Parking Calculations

*Number of Spaces*
The required number of parking spaces for residential uses shall conform to the Residential Site Improvement Standards (RSIS). Parking for retail uses shall be provided at a ratio of 4 parking spaces per 1,000 square feet of floor space.

*Shared Parking*
Shared parking shall be encouraged for parking lots serving mixed-use commercial and residential buildings. Where

necessary, the Planning Board may permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only.

The designated redeveloper responsible for the development of a property in the Redevelopment Plan Area seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report and/or provide detailed parking testimony to the Planning Board that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand.

### 2.5.3 Loading and Service Areas

Service and/or loading areas must be located to the side or rear of buildings unless a more appropriate location is approved by the Planning Board. Screening and landscaping shall be provided to minimize direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and buffering shall be achieved through walls, fences, and landscaping. Screening shall be a minimum of six feet high and shall be visually impervious. Recesses in the building, or depressed access ramps, may be used.

Shared refuse storage facilities shall be utilized where available and practical. The storage of refuse shall be provided inside building(s) or within an outdoor area in the rear of the property, screened around the perimeter by walls faced with brick or stone at a minimum height of seven feet with a gate or door. Such a wall shall be capped on the top.

## 2.6 Provisions Related to Off-Site Improvements

The designated redeveloper or other such party responsible for the development of a property in the redevelopment area will be responsible for their fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site including improvements to Route 9. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. The Township and redeveloper will work in partnership to overcome access and traffic circulation issues with the NJDOT to enable an orderly, safe, and efficient re-routing of traffic through and around the Redevelopment Plan Area.

The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements will comply with applicable local, state and federal codes including the Americans with Disabilities Act. All utilities will be placed underground.

## 2.7 Provisions Related to State and Federal Regulations

Certain activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits prior to the issuance of any construction permits.

## 2.8 Provisions Related to Affordable Housing

The redeveloper is responsible for providing the greater of any affordable housing obligation generated by the redevelopment activities in the redevelopment area in compliance with the current or amended rules and regulations of either the Council on Affordable Housing (COAH), the Department of Community Affairs (DCA), or any successor agency responsible for reviewing and approving the Township's Housing Element and Fair Share Plan, and applicable local ordinances; or shall set aside 20 percent of the total number of dwelling units as affordable rental units. This Redevelopment Plan incorporates the density bonus for affordable housing purposes within the Base Density, which has been set higher than COAH presumptive density requirements as a compensatory benefit.

# Section 3. Relationship to the Land Use and Zoning Ordinance

## 3.1 Zoning Ordinance

The standards contained within this redevelopment plan supersede any conflicting regulations in the Ocean Township Land Use and Zoning Ordinance. In the case where a particular land use or site standard is not covered in this Redevelopment Plan, the Route 9—Phase 1 Redevelopment Plan, or the Economic Redevelopment Plan amended in December 2007, compliance with the Ocean Township Land Use and Zoning Ordinance or other applicable Ocean Township code or ordinance will be required.

## 3.2 Map Amendment

The Zoning Map of the Township of Ocean was amended on November 18, 2008 to delineate all of the redevelopment districts in the Waretown Town Center, including the TC-MXD District in which the Tradewinds at Waretown site is located.

# Section 4. Acquisition and Relocation

## 4.1 Acquisition

At this time the Plan does not anticipate the need to identify properties for acquisition.

## 4.2 Relocation

Block 131, Lot 4 is currently undeveloped and no relocation of any household or business is necessary.

# Section 5. Significant Relationships to Other Plans

## 5.1 Plans of Adjacent Municipalities

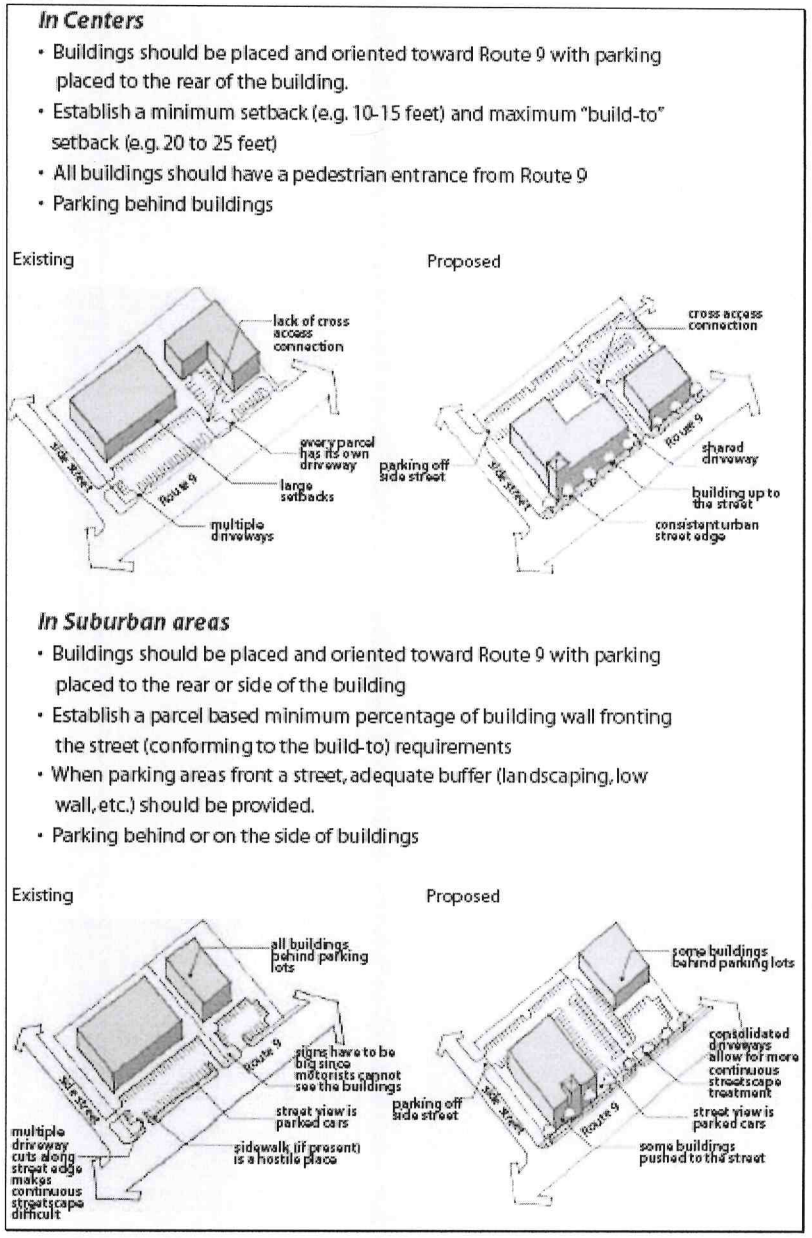
Ocean shares its municipal border east of the Garden State Parkway with Barnegat Township to the south and Lacey Township to the north. All three municipalities share portions of the Route 9 Corridor through Ocean County. The Route 9 Corridor Master Plan, produced by NJDOT in 2005, provides recommendations that are completely in alignment with this Redevelopment Plan as show in the excerpt to the right.

## 5.2 Ocean County Master Plan

The Ocean County Master Plan was adopted in December 1988. The following county goals are relevant to and compatible with this Redevelopment Plan:

- Continue to provide a coordinated management program to control the spatial development of the County by directing new growth to environmentally suitable areas which can be provided with essential infrastructure and support facilities.

- Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock and through the construction of new housing units.



- Promote the development of an improved and balanced, multi-modal transportation system which integrates the highway system with bus, rail, and waterborne transport systems.

- Continue the economic development efforts of the County to reduce unemployment provide year-round employment opportunities and enhance the tax base by encouraging compatible industrial and commercial operations to locate or expand in Ocean County.

In addition, growth areas were identified to provide an objective measure of development opportunities and constraints within the county. The redevelopment area is identified as a "maximum growth area." Growth areas were determined based on environmental features, ability to accommodate increased land use activity, growth trends, area development patterns, local zoning policies, water supply, wastewater treatment facilities, and transportation facilities (accessibility to major highways and travel distance to major commercial and shopping facilities). The development criteria associated with maximum growth areas include:

- Infill of vacant lands within existing developed areas;

- Redevelopment of existing developed areas consistent with land use and density guidelines; and

- Serviced by an existing wastewater treatment system with sufficient capacity to provide treatment for increased wastewater flows.

## 5.3 New Jersey State Development and Redevelopment Plan

The Redevelopment Plan Area is located in a Town Center (Waretown Town Center) designated through Plan Endorsement in 2005. The Waretown Town Center Economic Redevelopment Plan and this Tradewinds At Waretown Sub Plan are compatible with the State Plan's intention for the Centers, which is: to provide for much of the state's future development; provide growth in centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the trend toward further sprawl; and revitalize cities and towns.

This plan will move Ocean Township several steps forward toward the realization of one of the State Plan's major objectives – providing alternatives to sprawl by planning for and creating new "communities of place". In addition, the plan would achieve the following State Plan goals:

- Promoting beneficial economic growth – The Tradewinds at Waretown will provide a focal point for future economic activity in the Township. It is expected that a higher quality and greater diversity of goods and services will be available to residents than is currently found in the strip developments that characterize the Route 9 corridor.

- Ensuring cost-effective delivery of infrastructure – The State Plan offers centers as the model for cost-effective delivery of infrastructure.

- Preserving and enhancing the quality of community life – Centers provide a focal point for the community as a whole and a vibrant, human-scaled living environment for those who live and work in the center.

- Preserve and enhance areas with historic, cultural, scenic open space and recreational value – Open space will be an integral part of the Tradewinds at Waretown project. Existing wetlands and water features will be preserved as part of the open space system of the site.

### 5.4 New Jersey Pinelands Commission

Approximately half of the Township of Ocean, the portion west of the Garden State Parkway, falls under the jurisdiction of the Pinelands Commission. The Town Center is not within the Commission regulated portion of the Township (i.e., the "Pinelands Area").

## Section 6. Amendments and Completion

### 6.1 Amending the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the Local Redevelopment and Housing Law. To the extent that any such amendment to the redevelopment plan materially affects the terms and conditions of a duly executed redevelopment agreement between a redeveloper and Ocean Township, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redeveloper agreement to provide for the plan amendment.

### 6.2 Certificate of Completion and Compliance

Upon the inspection and verification by Ocean Township's Redevelopment Entity that the redevelopment of Block 131, Lot 4 has been completed in accordance with the executed Redevelopment Agreement, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

The redevelopment plan will remain effective until the Redevelopment Plan Area has been redeveloped and deemed no longer in need of redevelopment by the Ocean Township Committee.