



AMENDMENT #2 to REDEVELOPMENT PLAN for REHABILITATION in the BOROUGH of METUCHEN

Block 117, Lot 93 | 443 Middlesex Avenue

Borough of Metuchen, Middlesex County, State of New Jersey

Endorsed by the Planning Board on Mmmmm dd, 2020

Adopted by the Borough Council by Ordinance 2020-## on Mmmmm dd, 2020

Prepared by LRK, Inc.

November 16, 2020 **DRAFT**

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Borough of Metuchen, Middlesex County, State of New Jersey

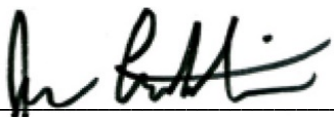


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The original copy of this document was appropriately signed and sealed in accordance with N.J.S.A. 45:14A-1 et seq.


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1.0 Introduction

1.1 Overview

The Borough of Metuchen (the “Borough” or “Metuchen”) is 2.8 square miles (1,836 acres) in area, surrounded entirely by the Township of Edison, and is situated in Middlesex County in the eastern-central portion of the State of New Jersey. Metuchen is within 30 miles of New York City, has a passenger/commuter rail line station in the downtown area and is surrounded by established residential neighborhoods. As a built-up community, there is limited vacant land for development. Therefore, redevelopment opportunities play an important role in the Borough’s limited growth.

As noted in Metuchen’s 2016 Master Plan Reexamination Report, “Metuchen has always been a community concerned with preserving its unique character” and recommends that the Borough prepare a Vision Plan to address the downtown area, areas in need of redevelopment, and parks and open space, among other key topics. The Master Plan also recommended that the Borough consider additional measures to control “over-sized” homes in an effort to promote a desirable development pattern appropriate to the neighborhood context. Additionally, the Master Plan recognized one of the key goals of the Metuchen Historic Committee, which sought to formally recognize and protect the town’s distinctive and architectural character. This was accomplished in part by the successful nomination of the Middlesex Avenue - Woodwild Park Historic District to the New Jersey and National Registers of Historic Places in 2017.

Beginning in late 2019, the Mayor and Council of the Borough of Metuchen (the “Borough Council”) began a process regarding the designation of the entire area within the Borough as an “Area in Need of Rehabilitation” pursuant to the New Jersey Local Redevelopment and Housing Law (the “LRHL”), N.J.S.A. 40A:12A-1 et seq.

On February 3, 2020, the Borough Council adopted Resolution 2020-50, declaring the entire Borough as “Area in Need of Rehabilitation”. The original “Redevelopment Plan for Rehabilitation in the Borough of Metuchen” was subsequently adopted by the Borough Council by Ordinance 2020-10 on May 26, 2020. These redevelopment planning activities will help prevent further deterioration and promote desirable rehabilitation and redevelopment within the Borough, consistent with the goals and objectives of the Master Plan.

Recently, interest was expressed by a local developer to subdivide and develop certain property along Middlesex Avenue which is a “through-lot” that also has frontage on Highland Avenue and contains a pre-existing non-conforming multi-family building oriented toward Middlesex Avenue. The proposed project contemplates the creation of a new parcel to accommodate the existing building containing five (5) apartments) at the front of the property fronting on Middlesex Avenue, as well as the creation of two (2) additional parcels to accommodate the construction of two (2) new single-family detached dwellings at the rear of the property fronting on Highland Avenue. Additionally, there is a local prospective buyer

that seeks to eventually purchase the parcel containing the existing building for the purposes of rehabilitating and preserving same.

The Borough seeks to utilize the rehabilitation designation in order to be proactive in accommodating the rehabilitation and preservation of the historic building, provide for opportunities to take advantage of other planning and financial tools to aid in its rehabilitation and preservation, and to develop a plan to guide the infill housing within the historic Highland Avenue streetscape.

By statutory authorization, this Redevelopment Plan, consistent with the LRHL, is being implemented to enable a more focused approach for the rehabilitation and redevelopment of a certain portion of the Rehabilitation Area within the Borough, specifically Block 117, Lot 93 and more commonly known as 443 Middlesex Avenue (the “Project Area”). In order to address conditions within the Borough and stimulate private investment, the Borough Council has determined that the appropriate course of action to prevent further deterioration of the Rehabilitation Area is to rehabilitate and redevelop the Rehabilitation Area in accordance with the LRHL.

1.2 Designation of the Rehabilitation Area

The process, consistent with applicable state statutes, followed by the Borough Council in the determination as to the Borough’s qualification and designation as an “Area in Need of Rehabilitation” was that the Borough Council, upon favorable recommendation from the Borough’s Planning Board, adopted Resolution 2020-50 declaring the entire Borough an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-14.

More specifically, the Borough took the following actions:

- On November 12, 2019, the Borough Council adopted Resolution 2019-287, referring a proposed “Rehabilitation Area Designation” for the entire Borough to the Planning Board for its statutory review pursuant to N.J.S.A. 40A:12A-14(a) within 45 days.
- The Planning Board, at its meeting on December 5, 2019, reviewed and considered the proposed designation and, through its adopted resolution, determined that the entire area of the municipality satisfies one of the criteria set forth in N.J.S.A. 40A:12A-14(a), specifically that a majority of the water and sewer infrastructure in the entire area of the municipality is at least 50 years old and is in need of repair or substantial maintenance, and a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3, may be expected to prevent further deterioration and promote the overall development of the community. As such, the Planning Board recommended that the Borough Council adopt the resolution designating the entire area of the municipality as an “Area in Need of Rehabilitation”.

- On February 3, 2020, the Borough Council adopted Resolution 2020-50, formally designating the entirety of the Borough an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-14.

1.3 Original Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any rehabilitation or redevelopment project in all or a portion of the rehabilitation area. The process, which is consistent with applicable state statutes, was followed by the Borough in the preparation of the original Borough-wide Redevelopment Plan.

More specifically, the Borough took the following actions:

- On April 27, 2020, the Borough Council introduced Ordinance 2020-10 entitled “An Ordinance Adopting a Redevelopment Plan for the Entirety of the Borough of Metuchen, a Designated Rehabilitation Area”. The Borough Council also adopted Resolution 2020-111, authorizing the Planning Board to review the redevelopment plan entitled “Redevelopment Plan for Rehabilitation in the Borough of Metuchen” dated March 2020, and to report its findings to the Borough Council within 45 days.
- The Planning Board, at its public meeting on May 7, 2020, considered the redevelopment plan and, through Resolution 05-2020, determined that the redevelopment plan is consistent with the Metuchen Master Plan and that it is in the best interest of the Borough to adopt the resolution as its official report to the Borough Council as required by N.J.S.A. 40A:12A-7(e).
- On May 26, 2020, the Borough Council adopted Ordinance 2020-10, formally adopting the redevelopment plan for entire municipality, providing a realistic opportunity for the development and rehabilitation of the Borough and incorporating the underlying zoning currently in effect throughout the Borough.

1.4 Amendment to the Redevelopment Plan for Specific Projects

The Borough has been in discussions with a Conditional Redeveloper regarding the rehabilitation and redevelopment of the Project Area. The Conditional Redeveloper has presented a redevelopment concept to the Borough, and both parties seek to rehabilitate and redevelop the Rehabilitation Area in accordance with the Redevelopment Plan.

The LRHL, at N.J.S.A. 40A:12A-8(f) authorizes the Borough to arrange or contract with a redeveloper for the undertaking of any project or redevelopment work in an area designated as in need of rehabilitation or redevelopment. The Conditional Redeveloper executed a Memorandum of Understanding (“MOU”) with the Borough, evidencing both parties’ agreement to conduct negotiations toward the formulation of a Redevelopment Agreement for the Project.

As such, in order to facilitate the development of the Project Area, the original Borough-wide Redevelopment Plan is hereby amended with this redevelopment plan entitled “Amendment #2 to Redevelopment Plan for Rehabilitation in the Borough of Metuchen” (the “Redevelopment Plan” or “Plan”) and specifically pertains to the Project Area.

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2.0 Redevelopment Statute

2.1 Purpose of the Redevelopment Statute

New Jersey's Local Redevelopment and Housing Law (the "LRHL") was designed by the Legislature to guide municipalities and local governments through the process of redevelopment and rehabilitation, finding at N.J.S.A. 40A:12A-2.a. that:

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

Generally speaking, the LRHL is a planning and financial tool that empowers municipalities and local governments with a number of redevelopment activities, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting the physical development that will be most conducive to the social and economic improvement of the State and its municipalities.

According to the redevelopment statute, before the municipality is authorized to exercise any of its redevelopment powers, and before any redevelopment project is undertaken, a specified area must be designated a rehabilitation area by resolution, and a redevelopment plan must be prepared and adopted by ordinance.

A redevelopment plan must indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and indicate proposed land uses and building requirements in the rehabilitation area. The process has been used successfully throughout New Jersey to creatively improve properties meeting statutory criteria.

2.2 Advantages of a Redevelopment Plan

The advantages of a redevelopment plan are that it empowers additional municipal authority permitting the use of special flexible Smart Growth planning tools not available under conventional zoning, including the following:

- Greater control than conventional zoning which is not limited to redevelopment involving built form and can include structures to be preserved, areas to be down-zoned, areas to be preserved as open space and improved as parks or other landscape features, as well as the provision of off-site improvements.
- Preparation of a site-specific conceptual plan that can prescribe structures and open

space to be preserved, land use, density, setbacks, form, scale, site layout including the location of new structures, streetscape and public space improvements, off-site improvements, etc.

- The exercise of greater control over design of any project including detailed provisions regulating the preservation of structures and open space, as well as the layout, design and appearance of any future building or improvement.
- The ability to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period.
- Enables the municipality and property owner to work together in a public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.

Additionally, the designation makes eligible certain benefits can be utilized at the option of the Borough, including the following:

- All powers and rights of a redevelopment designation except for the power of eminent domain and the ability to confer long-term PILOTs.
- Tax exemptions or abatements for up to 5 years.
- Eligibility for tax exemptions or abatements can be customized by a municipality based on structure and/or types of improvements.
- Eligibility for tax exemptions or abatements can differentiate among the various neighborhoods, zones, areas or portions of the area in need of rehabilitation with respect to eligibility.
- Designation of the first \$5,000 or \$15,000 or \$25,000 in assessor's full and true value of improvements for each dwelling unit primarily and directly affected by the improvement in any dwelling more than 20 years old, as not increasing the value of the property for a period of five (5) years.

As such, the rehabilitation designation provides the Borough with additional planning tools and financial benefits to enable the creation of rehabilitation programs which may be expected to prevent further deterioration and promote the overall development of the community. More specifically, redevelopment plans may include a component of preservation of structures and open spaces and rehabilitation programs can be utilized to promote and encourage the preservation and rehabilitation of historic structures.

2.3 Statutory Requirements of a Redevelopment Plan

According to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- A. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- B. Proposed land uses and building requirements in the project area.
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- D. An identification of any property within the rehabilitation area which is proposed to be acquired in accordance with the redevelopment plan.
- E. Any significant relationship of the redevelopment plan to:
 1. the master plans of contiguous municipalities;
 2. the master plan of the county in which the municipality is located;
 3. the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.); and,
 4. The local ordinances and master plan.
- F. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- G. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the

municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the rehabilitation area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

- H. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

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3.0 Description of Project Area

As was stated above, the entirety of the Borough has been determined to be an “Area in Need of Rehabilitation” by the Borough Council. The original Borough-wide Redevelopment Plan is applicable to all areas within the Borough of Metuchen that are not currently the subject of existing specific redevelopment plans.

This Redevelopment Plan amends the original Borough-wide Redevelopment Plan and specifically pertains to the Project Area, as identified in the various exhibits and further detailed throughout this section.

3.1 Overview

The Project Area is a through lot, located mid-block on the south side of Middlesex Avenue (New Jersey State Route 27) and north side of Highland Avenue, distant 470 feet west of Rector Street. The through-lot property is nearly rectangular in shape, such that the side lot lines are nearly perpendicular to the street line along Middlesex Avenue, but not to the street line along Highland Avenue unlike other properties fronting on Highland Avenue. The property is approximately 48,546 square feet (1.114 acres) in area, with approximately 117.47 feet of frontage along Middlesex Avenue, approximately 121.21 feet of frontage along Highland Avenue, and having an average depth of over 400 feet.

Presently situated on the property is a two-story wood frame residence used as a multi-family building containing five (5) apartments – one of which was previously used as a medical office – oriented towards Middlesex Avenue, with a gravel parking area in the front yard area. The rear of the property is mainly an open area with several mature trees, several of which are dead, dying or in severe distress, and extends entirely through the block to Highland Avenue. There are two (2) small sheds near the eastern side lot line and a 10-foot-wide storm sewer easement along the western side lot line that was designed to convey stormwater from Highland Avenue to Middlesex Avenue. (See Exhibit “A” – Aerial Map)

With respect to zoning, the property is located in the R-1 Residential District, which generally permits single-family detached dwellings on lots a minimum of 10,000 square feet in area, along with other principal permitted uses such as Borough-operated public facilities and a community residence, as well as several conditional uses such as places of worship, religious or non-profit nursery schools, public, non-profit private and parochial school buildings and convents, and senior citizen shared living residences. The existing multi-family building is a non-conforming use in the R-1 District.

With respect to existing land use, the property is located at the southern edge of a predominately residential neighborhood and the Middlesex Avenue - Woodwild Park Historic District. Further south on Middlesex Avenue heading towards Main Street are several residential-scale buildings that have converted to office space and across Middlesex Avenue



**Amendment #2 to Redevelopment Plan for
Rehabilitation in the Borough of Metuchen**

Block 117, Lot 93

Borough of Metuchen, Middlesex County, NJ

**Exhibit A
Aerial Map**



are residential-scale buildings that have converted into a dental office and the Metuchen Inn. Beyond the dental office is the Metuchen Public Library and Metuchen Borough Hall and beyond the Metuchen Inn is St. Luke's Episcopal Church.

While several properties in this portion of Middlesex Avenue contain former homes that have been converted to other uses – including the Project Area – they all generally maintain the appearance of larger, often stately, single-family detached dwellings. This is a testament to the Borough's success in preserving its unique character, particularly along a State highway. Given the opportunity to take this a step further and preserve a structure that contributes to the Middlesex Avenue - Woodwild Park Historic District, it is appropriate to consider a redevelopment plan that calls for the rehabilitation and preservation of the existing multi-family building and recognizes that there is a need to consider the different existing characteristics along the Middlesex Avenue frontage and the Highland Avenue frontage of this through-lot.

There are mainly single-family detached dwellings and a few two-family dwellings along Highland Avenue and throughout the surrounding neighborhood. These homes generally are representative of the period in which they were constructed and seldom have attached garages. The Project Area represents a “gap” within the Highland Avenue streetscape and given the community's concerns regarding incompatible infill housing, it is appropriate to consider a redevelopment plan that may provide better outcomes than conventional zoning.

3.2 Historic Overview

The existing multi-family building at 443 Middlesex Avenue is more specifically described as a 2-story, 3-bay center hall Colonial Revival house built in 1896 by Nathan Robins, a prominent member of Metuchen society. Mr. Robins served as Metuchen Postmaster; Middlesex County Sealer of Weights and Measures; President of Eagle Hook and Ladder Company; and Master of Mt. Zion Lodge, No. 35, Free and Accepted Masons.

One of the more high-style examples of Colonial Revival architecture within Metuchen's Middlesex Avenue - Woodwild Park Historic District, 443 Middlesex Avenue has a front façade that is ornamented with decorative Classical detailing. Two-story bay windows, covered with cedar shakes, adorn the side elevations. The house's mid-twentieth century asbestos shingles were recently removed, exposing the original clapboard siding, cedar shakes, and the shadow of decorative swags along the cornice line.

In 1943-44, following the death of Nathan Robins and his wife, Mary, their daughter Abby converted the house from a single-family detached dwelling to five (5) apartments, with building permits issued by the Zoning Board of Adjustment. Metuchen architect Aylin Pierson prepared the plans under the auspices of the federal Home Owners Loan Corporation.

Beginning in the 1970s, one of the apartments began to be used as a medical office, which

continued into the late 2010s, when it was eventually vacated.

3.3 Historic Significance

The existing multi-family building at 443 Middlesex Avenue is listed on the New Jersey and National Registers of Historic Places as a contributing resource within the Middlesex Avenue - Woodwild Park Historic District. The Historic District is significant for its association with the development of Metuchen during its formative years when Metuchen developed as an attractive suburban railroad town, incorporated as an independent borough, and developed its local cultural institutions while attracting business, artistic, and literary persons and earning the town a nickname as the “Brainy Borough.” The Historic District is also architecturally significant for its representation of the major American architectural influences of the mid-to-late nineteenth and early twentieth centuries including the Colonial Revival style.

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4.0 Statement of Goals and Objectives

The Borough seeks to alleviate the conditions found in the Rehabilitation Area, specifically the Project Area, and support use of property in the area in a manner which will better contribute to serve the public health, safety and welfare of the community and the region. To achieve this overall goal, the following goals and objectives have been established:

- A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Rehabilitation Area to be considered an “Area in Need of Rehabilitation.”
- B. The stimulation of private investment in the Rehabilitation Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation.
- C. The making available of the full range of benefits and inducements for the Rehabilitation Area, including, federal, state, county and local government funding.
- D. Foster public-private partnerships to accomplish revitalization of the Rehabilitation Area in a manner that best serves the needs of the community, strengthens the local economy, attracts residents to the area, and contributes to the continuing vitality of the Borough.
- E. The preservation of the existing historical structure fronting Middlesex Avenue in the Middlesex Avenue – Woodwild Park Historic District and to guide infill development fronting Highland Avenue at a scale and character that is appropriate to this neighborhood by utilizing site-specific design guidelines that are possible under the provisions of a Redevelopment Plan.

5.0 Proposed Land Uses & Building Requirements

Any development that occurs within the Rehabilitation Area shall comply with all statutes of the State of New Jersey governing development and redevelopment, including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A:12A-1 et seq. Additionally, it is necessary to establish the following:

- A. The development, rehabilitation, or redevelopment of the Project Area shall effectuate the Goals and Objectives of the Redevelopment Plan.
- B. The zoning standards set forth in this Redevelopment Plan shall be an overlay to the underlying zoning within the Rehabilitation Area as provided for in the LRHL at N.J.S.A. 40A:12A-7c.
- C. Any developer who wishes to avail itself to the use, density, bulk, and coverage controls, and development and design standards for the Rehabilitation Area as set forth in this Redevelopment Plan, must first be named a redeveloper and entered into a Redevelopment Agreement with the Borough of Metuchen.
- D. It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Borough's Zoning and Land Development Ordinance (the "Ordinance") and all other codes and regulations of the Borough of Metuchen not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7a(2).

The Project Area is composed of areas exhibiting differences in planned intensity and nature of development. As such, the Project Area is divided into two (2) sub-areas, "A" and "B", which pertain to the following areas:

Sub-Area "A": Portion of the Project Area fronting on Middlesex Avenue, which will contain the existing multi-family building containing five (5) apartments. Pursuant to the Redevelopment Agreement, should the Redeveloper be unable to consummate the sale of the lot containing the existing building to the prospective buyer or other third party as provided therein, the existing building may be demolished to accommodate the construction of one (1) single-family detached dwelling.

Sub-Area "B": Portion of the Project Area fronting on Highland Avenue, which will accommodate the construction of one (1) single-family detached dwelling or may be subdivided to accommodate the construction of two (2) single-family detached dwellings.

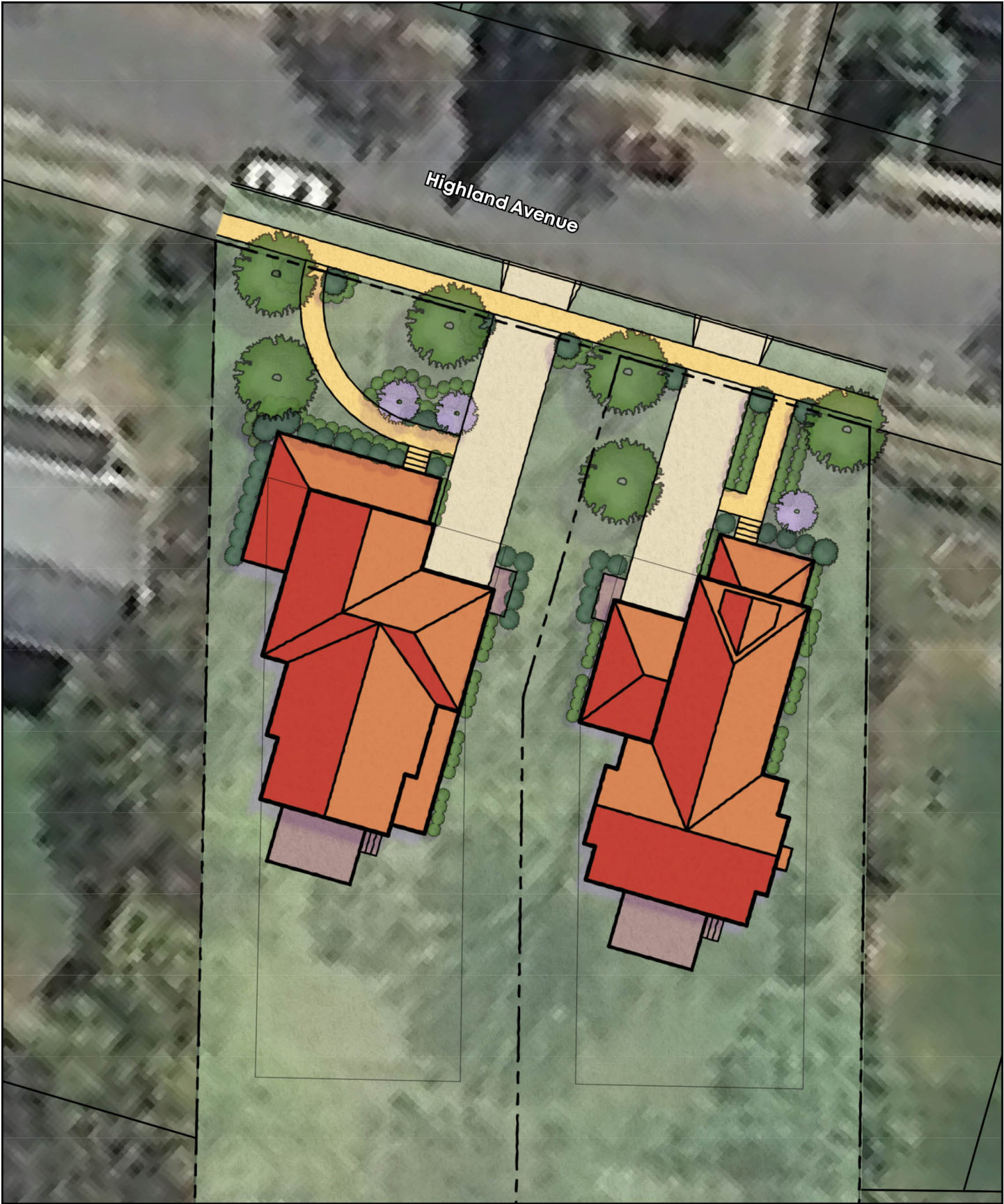
It should be noted that the delineation of the Sub-Areas and concept plan as shown on Exhibit "B" – Sub-Area Map and Exhibit "C" – Sub-Area "B" Concept Plan are for identification and illustrative purposes only. More specifically, the concept plan represents just one possible layout that may, but is not required to, be developed.



Amendment #2 to Redevelopment Plan for Rehabilitation in the Borough of Metuchen
 Block 117, Lot 93
 Borough of Metuchen, Middlesex County, NJ

**Exhibit B
 Sub-Area Map**





Amendment #2 to Redevelopment Plan for Rehabilitation in the Borough of Metuchen

Block 117, Lot 93

Borough of Metuchen, Middlesex County, NJ

**Exhibit C
Sub-Area "B" Concept Plan**



5.1 Sub-Area “A” – Middlesex Avenue Parcel

Purpose

The intent for Sub-Area “A” is to rehabilitate and preserve the existing multi-family building fronting Middlesex Avenue while accommodating various modifications to the existing structure as needed to protect the structural and historical integrity of the building, as well as providing modest improvements to the parking area, landscaping and the rear yard area. Up to five (5) dwelling units may be proposed within a single structure within Sub-Area “A”.

As indicated in the beginning of this section and pursuant to the Redevelopment Agreement, should the Redeveloper be unable to consummate the sale of the existing building to the prospective buyer or other third party as provided therein, the existing building may be demolished and Sub-Area “A” will be permitted to accommodate the construction of one (1) single-family detached dwelling.

Land Use Standards

The regulations pertaining to land use standards contained herein shall apply to all development in Sub-Area “A”. The Planning Board shall not grant variances from these standards as they constitute mandatory components of the Redevelopment Plan.

5.1.1. Permitted principal uses.

- A. The existing multi-family building containing up to five (5) apartments.
- B. Single-family detached dwelling.

5.1.2. Permitted accessory uses and structures. Any of the following accessory uses and structures are permitted individually, or in combination with any other permitted use or structure.

- A. Driveways, parking lots, carports and garages.
- B. Storage and maintenance sheds.
- C. Gardens and landscaped areas, including fountains, ponds and other water features.
- D. Greenhouses and other structures.
- E. Walkways, patios, freestanding decks, gazebos, cabanas and other structures.
- F. Swimming pools and sports courts.
- G. Fences, walls, retaining walls, hedges, and other landscape elements.
- H. Other uses and structures deemed to be permitted accessory uses and structures.

Bulk Standards

The regulations pertaining to area, setback, coverage, and height standards contained herein shall apply to all development in Sub-Area “A”. The Planning Board may grant

variances from these standards, pursuant to N.J.S.A. 40:55D-70.c.

5.1.3. Area and Bulk Standards.

- A. Minimum Lot Area: 20,000 square feet.
- B. Minimum Lot Width: 100 feet.
- C. Minimum Lot Depth: 200 feet.
- D. Front Yard Setback: Maintain setback of existing building.
- E. Minimum Side Yard Setback (each): 30 feet.
- F. Minimum Side Yard Setback (combined): 60 feet.
- G. Minimum Rear Yard Setback: 75 feet.
- H. Coverage Requirements.
 - 1. Maximum Building Coverage: 10% for principal structures; 15% when including non-enclosed permitted projections and accessory structures.
 - 2. Maximum Impervious Coverage: 40% for the existing building; 30% for a single-family detached dwelling.
- I. Height* Requirements.
 - 1. Maximum Building Height in Stories: 3 stories.
 - 2. Maximum Building Height in Feet: 40 feet for the existing building; 35 feet for a single-family detached dwelling.

*Height is defined in Section 5.3.4. below.

Development and Design Standards

The regulations pertaining to development and design standards contained herein shall apply to development involving the rehabilitation of the existing building in Sub-Area “A”, which shall be an overlay to current applicable regulations contained in Part IV of the Ordinance. All other regulations contained in Part IV of the Ordinance shall apply. The Planning Board may grant exceptions from these standards, pursuant to N.J.S.A. 40:55D-51.

5.1.4. Parking.

- A. The parking requirement shall be a minimum of 1.5 parking spaces for each residential unit.
- B. Indoor bicycle storage rooms within the building, appropriately sized storage areas, on wall-mounted or ceiling hooks or closets within a residential unit, and/or exterior bicycle rack(s) shall be provided to accommodate a minimum of one (1) bicycle for each residential unit.

5.1.5. Parking Area & Driveway.

- A. One (1) handicap-accessible stall and associated aisle shall be paved; the remainder of the parking area and driveway may remain gravel.
- B. The parking area within 25 feet of the Middlesex Avenue public right-of-way shall be removed in favor of additional lawn area, buffering, screening and landscaping. The remaining parking area and circulation may remain in between the building and Middlesex Avenue. Any new parking area and driveway extension may be located in the side and rear yard areas.
- C. Minimum parking area and driveway setback from any side or rear lot line: five (5) feet.

5.1.6. Landscaping.

- A. The parking area and driveway shall be suitably buffered and screened from public view in order to minimize the impacts of noise, glare, vibration, vehicular traffic, pedestrian activity and other potential nuisances.
- B. Buffering shall consist of a minimum five-foot-wide area surrounding all sides of a parking lot exposed to view.
- C. Screening shall consist of a minimum three-foot high visually impervious screen to be located within the buffer.
- D. All other requirements pertaining to foundation landscaping, front yard shade and flowering trees and street trees shall be provided in accordance with §110-112.7 of the Ordinance.
- E. Walkways, patios, attached and/or freestanding decks, gazebos, cabanas and other structures similar in scale and function may be located in the side and rear yard areas and shall not require further site plan review and approval, provided that such improvements comply with all of the applicable regulations contained in the Ordinance.

5.1.7. Building Design.

- A. The historic character of the existing building should be retained, rehabilitated and preserved to the extent practical. The removal of historic materials or alteration of key features and spaces should be avoided.
- B. Distinctive features, finishes and construction techniques should be preserved.
- C. Deteriorated features that are original should be repaired to the extent practical, as opposed to being replaced. Where replacement is necessary, the new feature should generally match the prior feature in design, materials, colors and details to the extent practical.

5.2 Sub-Area “B” – Highland Avenue Parcels

Purpose

The intent for Sub-Area “B” is to accommodate infill development fronting Highland Avenue of appropriate scale and character. Given that the side lot lines are not perpendicular with the street line along Highland Avenue, traditional infill development compliant with setback requirements as prescribed by the underlying zoning would result in structures that would read as being “skewed” in comparison to other homes along Highland Avenue and throughout the surrounding neighborhood.

As such, the regulations contained herein provide flexibility with respect to the minimum lot width requirements to ensure that the infill development is oriented to face and relate to Highland Avenue. Sub-Area “B” may be developed with one (1) single-family detached dwelling or may be subdivided to accommodate the development of two (2) single-family detached dwellings.

Land Use Standards

The regulations pertaining to land use standards contained herein shall apply to all development in Sub-Area “B”. The Planning Board shall not grant variances from these standards as they constitute mandatory components of the Redevelopment Plan.

5.2.1. Permitted principal uses.

- A. Single-family detached dwellings.

5.2.2. Permitted accessory uses and structures. Any of the following accessory uses and structures are permitted individually, or in combination with any other permitted use or structure.

- A. Driveways, parking lots, carports and garages.
- B. Storage and maintenance sheds.
- C. Gardens and landscaped areas, including fountains, ponds and other water features.
- D. Greenhouses and other structures.
- E. Walkways, patios, freestanding decks, gazebos, cabanas and other structures.
- F. Swimming pools and sports courts.
- G. Fences, walls, retaining walls, hedges, and other landscape elements.
- H. Other uses and structures deemed to be permitted accessory uses and structures.

Bulk Standards

The regulations pertaining to area, setback, coverage, and height standards contained herein shall apply to all development in Sub-Area “B”. The Planning Board may grant variances from these standards, pursuant to N.J.S.A. 40:55D-70.c.

5.2.3. Area and Bulk Standards.

- A. Minimum Lot Area: 10,000 square feet.
 - B. Minimum Lot Width: 45 feet as measured along the Highland Avenue public right-of-way; 55 feet as measured a minimum distance of 50 feet from Highland Avenue public right-of-way.
 - C. Minimum Lot Depth: 150 feet.
 - D. Front Yard Setback: Average setback distance of existing principal structures located adjacent to Sub-Area "B" on the same side of Highland Avenue,
 - E. Minimum Side Yard Setbacks (each): 10 feet.
 - F. Minimum Side Yard Setback (combined): 20 feet.
 - G. Minimum Rear Yard Setback: 50 feet.
 - H. Coverage Requirements.
 - 1. Maximum Building Coverage: 20% for principal structures; 25% when including non-enclosed permitted projections and accessory structures.
 - 2. Maximum Impervious Coverage: 40%
 - I. Height* Requirements.
 - 1. Maximum Building Height in Stories: 2 ½ stories.
 - 2. Maximum Building Height in Feet: 35 feet.
- *Height is defined in Section 5.3.4. below.

Development and Design Standards

The regulations pertaining to development and design standards contained in Part IV of the Ordinance shall apply. The Planning Board may grant exceptions from these standards, pursuant to N.J.S.A. 40:55D-51.

5.3 Provisions Applying to Both Sub-Areas.

5.3.1. General Requirements.

- A. All development within the Project Area shall be serviced with public, potable water and sanitary sewer, along with electric, natural gas, telephone, and cable service; all utilities shall be placed underground to the extent practical. Any utilities or infrastructure servicing the Project Area that are in need of repair or replacement shall be addressed in the Redevelopment Agreement.
- B. Storm drainage improvements, including pipes, inlets, and culverts, shall be located either within public rights-of-way, a dedicated lot or lots, or within easements located

on privately-owned lands.

- C. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided in the Ordinance.

5.3.2. Design Provisions. The following regulations contained herein shall apply to development involving the construction of single-family detached dwellings, which shall supersede applicable regulations contained in §110-112.7 of the Ordinance. All other regulations contained in §110-112.7 of the Ordinance shall apply.

- A. Building Location, Footprint and Orientation. Each dwelling shall be oriented to face to and relate to the street and sidewalk in terms of the footprint location, projecting porches and front entrance.
 - 1. Development within Sub-Area “B” shall be oriented as shown in Exhibit C – Sub-Area “B” Concept Plan. Given that the side lot lines are not perpendicular to the street line along Highland Avenue, the front walls of the dwelling shall generally be parallel with the street line and the side walls of the dwelling shall generally be perpendicular with the street line.
- B. Front Wall Length. The maximum length of any wall facing the street shall be 40 feet. Such wall may extend beyond 40 feet in length by stepping inward or outward by a minimum offset distance of four (4) feet. The minimum length of any wall facing the street to achieve the required stepping as required shall be eight (8) feet.
- C. Front Wall Fenestration. The maximum length of blank wall not containing windows, doors, garage doors or other openings shall not exceed 15 feet, as measured on each floor. A minimum of 15% of the total area of any wall facing a street shall consist of windows and doors, except for garage bay doors.
- D. Side Wall Length. The maximum length of any wall facing the side lot line shall be 40 feet. Such wall may extend beyond 40 feet in length by stepping inward or outward by a minimum offset distance of two (2) feet. The minimum length of any wall facing the street to achieve the required stepping as required shall be eight (8) feet.
- E. Side Wall Fenestration. The maximum length of blank wall not containing windows, doors, garage doors or other openings from the front wall shall not exceed 10 feet, as measured on each floor. The maximum length of blank wall not containing windows, doors, garage doors or other openings shall not exceed 25 feet, as measured on each floor. A minimum of 5% of the total area of any side wall facing the side lot line shall consist of windows and doors., except for garage bay doors.
- F. Driveway and Garage Location and Design. The driveway and garage shall be designed to be a less obvious feature of the dwelling in terms of location, massing, recessing, shadowing by overhangs and architectural treatments.
 - 1. Development within Sub-Area “B”: The driveway and garage shall be located

as shown on Exhibit C – Sub-Area “B” Concept Plan. A front-entry garage, whether attached or detached to the principal structure, facing a street shall be recessed behind the nearest portion of the principal structure’s front façade by a minimum distance of 16 feet. Up to eight (8) feet of a one-story roofed porch may count towards the garage recess as required, provided that such porch is a minimum of six (6) feet in depth and 16 feet in width..

2. Development within Sub-Area “A”: A front-entry garage shall not be permitted to be attached to the principal structure, but may be detached from the principal structure provided that the detached garage is located in the rear yard area and completely behind the rear walls of the principal structure. A side-entry or rear-entry garage shall be permitted to be attached to the principal structure provided that the attached garage is recessed behind the nearest portion of the principal structure.
3. The maximum width of a garage that is part of the principal structure’s front façade shall be 40% of the overall width of the front facade. In no case shall the garage door(s) be closer to the street than the main entry door. The maximum vertical distance between the top of the garages door(s) of a front-entry garage and the bottom of the eave or structural shading device (pent roof, trellis or similar devices) shall be three (3) feet, provided that the structural shading device is at least as wide as the garage door(s).

5.3.3. Permitted Projections.

- A. Non-enclosed one-story porches, porticos, stoops and entrance platforms leading to the front entrance may project not more than eight (8) feet into a front yard setback. Such porch, stoop and entrance platform may have an uncovered balcony directly above provided it has the same footprint as, and is attached to, the structure below.
- B. Non-enclosed one-story porches, porticoes, stoops, entrance platforms, uncovered decks, and basement entrances may project not more than four (4) feet into a side or rear yard setback.
- C. Cornices, eaves, chimneys, gutters, downspouts, cantilevered roofs, uncovered balconies, bay windows and window awnings shall be permitted to project not more than three (3) feet from the building into any yard setback.
- D. Belt courses, window sills and other similar ornamental features may project not more than nine (9) inches into any yard setback.
- E. Window wells may project not more than five (5) feet into any yard setback.
- F. In no case shall a permitted projection attached: to any structure be less than five (5) feet from a front lot line; to any principal structure be less than three (3) feet from a side or rear lot line; and, to any accessory structure, be less than one (1) foot from a

side or rear lot line.

- G. Ramps and stairways leading to a building entrance may project into any yard setback without limitation, provided that they do not encroach upon the public right-of-way.

5.3.4. Definition of Height.

- A. In accordance with New Jersey Building Code (N.J.A.C. 5:23-3.14), Building Height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.
- B. Building height calculations shall exclude building service equipment (e.g., mechanical services, elevator penthouses, condensers, exhaust fans, air-conditioning and similar equipment), stair enclosures, skylights or atrium structures, and roof-access stairwells, landmark signage structures, and architectural enhancements and appurtenances (e.g., parapets, chimneys, cupolas, steeples, spires, belfries, towers, corner towers, flagpoles and similar elements), provided that such shall not exceed applicable height requirements by greater than 10 feet.
- C. Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.

5.4 Affordable Housing

The Borough does not anticipate the removal of any Uniform Housing Affordability controlled housing units due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

The provision of affordable housing within the Rehabilitation Area, where applicable, shall be addressed in accordance with the Borough's Housing Element and Fair Share Plan or, if applicable, in accordance with any redevelopment agreement entered into between a redeveloper and the Redevelopment Entity.

5.5 Development of Public Electric Vehicle Charging Infrastructure

The Redevelopment Plan anticipates the need and development of public electric vehicle

charging stations within the Rehabilitation Area, as it pertains to the entire municipality. With respect to the Project Area, it is recommended, but not required, that each individual project be pre-wired to accommodate the installation of electrical vehicle charging stations.

5.6 Property Acquisition

Because the Rehabilitation Area has not been designated as an “Area in Need of Redevelopment,” the LRHL does not authorize property acquisition by eminent domain. Therefore, no eminent domain is anticipated or enabled by this Redevelopment Plan.

5.7 Relocation of Displaced Residents

The Borough does not anticipate the displacement of any residents due to the implementation of this Redevelopment Plan.

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6.0 General Provisions

6.1 Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

6.2 Redevelopment Authority

The Borough's governing body shall act as the Redevelopment Entity pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

6.3 Redeveloper Selection

The Redevelopment Entity may select a single redeveloper or multiple redevelopers for the redevelopment of the Rehabilitation Area or portion thereof. The Redevelopment Entity shall select the redeveloper(s) based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objective of the Redevelopment Plan.

6.4 Redevelopment Agreement

Pursuant to N.J.S.A. 40A:12A-8, the Borough may select one or more redevelopers for the construction of a development project within the Rehabilitation Area as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9, along with any other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of the LRHL.

The redeveloper shall construct only the uses established in this Redevelopment Plan.

6.5 Obligations of the Redeveloper

All property within the Rehabilitation Area must be developed in accordance with the requirements of this Redevelopment Plan, the Borough's Zoning and Land Development Ordinance, and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). Any private Redeveloper(s) (an entity wishing to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq.) will be required to contact the Redevelopment Entity to present its proposal.

6.6 Duration of Redevelopment Plan Restrictions

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the Borough first approves this Redevelopment Plan.

6.7 Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

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7.0 Development Plan Review and Approval

7.1 Application for Development

Preliminary and final site plan and/or subdivision applications within the Rehabilitation Area shall be submitted to the Planning Board for review and approval in accordance with the requirements with this Redevelopment Plan and all applicable provisions of the Borough Land Development Ordinance.

Applications shall be accompanied by such maps, documents and materials in accordance with all relevant development application checklists. Applications may be submitted for the entire project or any number of phases, provided that all aspects of any proposed phasing, including phase configuration and location, and the timing and sequencing of phase development, shall be subject to Planning Board review, and will only be allowed if approved by the Redevelopment Entity.

7.2 Planning Board Review

- A. Site plan or subdivision review shall be conducted by the Planning Board pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).
- B. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12a and -b.

7.3 Deviations from Provisions of Approved Redevelopment Plan

All applications requiring relief for deviations from this Redevelopment Plan or the Borough Land Development Ordinance shall be governed by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) or any existing, or to be adopted, redevelopment plan for a specific site and/or project and/or project area, provided that:

- A. No deviations shall be granted that result in: (i) the granting of a variance under N.J.S.A. 40:55D-70(d)(1) through (d)(6); (ii) deviating from the phasing plan for public improvements or other contractual obligations of a Redeveloper to the Borough acting as the Redevelopment Entity; or (iii) deviating from any other mandatory component of this Redevelopment Plan. Any such deviations shall require an amendment to this Redevelopment Plan at the option of the Redevelopment Entity.
- B. Variances may be granted from applicable “Bulk Standards” or within Part III of the Borough Land Development Ordinance. Consideration of such variances shall be undertaken pursuant to N.J.S.A. 40:55D-70.c.
- C. Exceptions may be granted from applicable “Development and Design Standards” or within Part IV of the Borough Land Development Ordinance. Consideration of such

exceptions shall be undertaken pursuant to N.J.S.A. 40:55D-51.

- D. Consideration of submission waivers shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

Any redeveloper(s) seeking to utilize the zoning established by this Redevelopment Plan will be required to:

- A. Make a formal proposal for development to the Borough Council and obtain consent and approval of such proposal, consistent with the terms of this Redevelopment Plan, as a condition of completeness of such application before the Planning Board.
- B. Enter into a Redevelopment Agreement with the Borough Council as a precondition to filing of a land use application for the Project Area to the Planning Board.
- C. Submit development plans consistent with this Redevelopment Plan to the Planning Board for approval pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). For such Redevelopment Projects, no application for development shall be deemed complete unless a copy of a fully executed Redevelopment Agreement with the Borough has been submitted.

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8.0 Relationship of the Redevelopment Plan to Other Plans

8.1 Borough of Metuchen Land Development Ordinance

As noted in Section 5.0, the zoning standards set forth in this Redevelopment Plan shall be an overlay to the underlying zoning within the Rehabilitation Area. Any issues not specifically addressed in this Redevelopment Plan remain subject to the Borough's Zoning and Land Development Ordinance. The remainder of the Borough will continue to refer to the underlying requirements of the Borough's Zoning and Land Development Ordinance.

8.2 Borough of Metuchen Master Plan

The Master Plan for the Borough of Metuchen (the "Master Plan") was adopted in 1983. The Master Plan provides the following goals:

- Preservation of the Borough's essentially residential character, of the integrity of its neighborhoods, of the viability of its central business district, of levels of municipal services, of fiscal stability, and of its desirability as a community in which to live. Preservation must be balanced with the necessity of an expanding tax base that alleviates an unreasonable tax burden to provide consistent levels of service;
- Traffic and parking problems already exist in Metuchen, and in recognizing this, any development or redevelopment of the central business district should not intensify traffic problems beyond acceptable levels and should be undertaken in conjunction with adequate parking provisions;
- Land uses to be encouraged in any development or redevelopment strategy should be appropriate to the area in which they are proposed, should represent an economic benefit to community, and should serve a valid market to insure the likelihood of their realization;
- Preservation of areas of environmental sensitivity, but surrounding land uses should be planned to ensure maximum public benefit from the resultant open space; and,
- Providing opportunities to meet the housing needs of Metuchen residents and work force should be encouraged. In addition, housing should be considered as a means of creating an expanding market for existing businesses in Metuchen.

In order to effectuate the above goals, the Master Plan endorses the following policies:

- To maintain the Borough's physical and visual identity in the region;
- To improve the competitive position of Metuchen's downtown area;
- To encourage new commercial development, but not at the cost of blighting residential areas; and,
- To improve the overall appearance of the business district.

These goals and policies have remained relevant and incorporated by reference in master plan reexamination reports prepared in 1988, 1994, 2000 and 2006. The latest planning document, the 2016 Master Plan Reexamination Report, recognized that “Metuchen has always been a community concerned with preserving its unique character.” Over time, “the goals and objectives of the Master Plan have been elaborated and characterized to be principally focused on preservation: preservation of the Borough's essentially residential character, maintaining the integrity of its neighborhoods, and ultimately, its desirability as a community in which to live.”

This Redevelopment Plan furthers the goals set forth in the Master Plan by seeking to rehabilitate certain property in the Middlesex Avenue – Woodwild Park Historic District while maintaining balanced land use development patterns and the current distribution of land densities. Therefore, this Redevelopment Plan is consistent with and desired to effectuate the Master Plan.

8.3 Adjacent Municipalities

The Borough of Metuchen is completely surrounded by the Township of Edison (“Edison”). This Redevelopment Plan pertains to certain property in the middle of the municipality that does not abut Edison; otherwise, this Redevelopment Plan does not affect the underlying zoning of the remainder of the Borough. Therefore, this Redevelopment Plan is not likely to have any effect on the master plans of contiguous municipalities.

8.4 Middlesex County Comprehensive Plan

The Middlesex County Comprehensive Plan (the “Comprehensive Plan”) serves as a guide to municipalities in Middlesex County. The Comprehensive Plan is currently being updated by the Middlesex County Planning Board. According to Middlesex County representatives, there is no anticipated completion date of the Land Use Element of the Comprehensive Plan. As it is anticipated the Land Use Element of the Comprehensive Plan will be written after adoption of this Redevelopment Plan, it is expected the Middlesex County Planning Board will take this Redevelopment Plan into consideration when drafting the Land Use Element of the Comprehensive Plan. In addition, this Redevelopment Plan pertains to certain property in the middle of the municipality and otherwise does not affect the underlying zoning within the remainder of the Borough. Therefore, no conflict with the Middlesex County Comprehensive Plan is anticipated.

8.5 State Development & Redevelopment Plan

The State Development and Redevelopment Plan (the “SDRP”) was adopted in 2001. In 2012, the State of New Jersey proposed a Strategic Plan to update the 2001 SDRP; however, the

updated plan was never adopted. Therefore, the 2001 SDRP is the most current version.

The SDRP guides State-level development and redevelopment policy as well as local and regional planning efforts. The SDRP includes eight (8) statewide goals and several policies which are intended to implement the goals. The SDRP's statewide goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all New Jersey residents.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Redevelopment Plan is consistent with the SDRP, meeting several of the above statewide goals, including goals 1, 3, 4, 7 and 8.

Additionally, the SDRP also provides a State Plan Policy Map, which divides the State into several planning areas as well as the identification of "Centers" and "Environs". According to this map, the Borough of Metuchen is contained entirely within the Metropolitan Planning Area (or "PA1"), which includes developed communities that range from large urban centers to post-war suburbs.

In the Metropolitan Planning Area, the State Plan's intention is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

This Redevelopment Plan will serve to meet each of these goals.

In summary, this Redevelopment Plan furthers the goals and objectives of the State Development and Redevelopment Plan.