

The Route 23 Redevelopment Area  
**PHASE 1 REDEVELOPMENT PLAN**

FOR

**BLOCK 18 LOTS 41 & 43 AND BLOCK 18.01 LOT 1**

LOCATED IN

**Wantage Township, Sussex County, New Jersey**

**PREPARED BY:**

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PREPARED FOR:

THE WANTAGE TOWNSHIP COMMITTEE  
THE WANTAGE MUNICIPAL BUILDING  
ROUTE 23  
WANTAGE, NEW JERSEY  
AUGUST 17, 2015

REVISED AUGUST 31 AS PER LAND USE BOARD REVIEW  
REVISED OCTOBER 21, 2015 TO CORRECT BLOCK NUMBERING ISSUE

**Adopted by the Wantage Township Committee on \_\_\_\_\_**

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## APPENDIX – REDEVELOPMENT AREA MAP

NOTE: THE MAP INCORRECTLY IDENTIFIES BLOCK 18 AS BLOCK 20. ALTHOUGH THE MAP HAS NOT BEEN CORRECTED, THE TEXT OF THIS DOCUMENT HAS BEEN MODIFIED TO CORRECTLY IDENTIFY BLOCK 18 WHERE IT WAS PREVIOUSLY IDENTIFIED AS BLOCK 20

The original of this report was signed and sealed in accordance with NJSA 45:14A-12

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Kenneth P. Nelson PP License # 1314

# 1. INTRODUCTION AND EXISTING CONDITIONS

## OVERVIEW, PURPOSE AND HISTORY

The Phase 1 Route 23 Redevelopment Plan for Block 18 lots 41 and 43, plus Block 18.01 lot 1, is the next step in a process that has resulted in the aforementioned properties, plus one other property (Lot 40 in Block 18), being designated as An Area In Need of Redevelopment – Non Condemnation. This Plan is also part of a unique cooperative effort between the municipalities of Wantage Township and Sussex Borough to devise a redevelopment strategy for properties that are, either split between the two municipalities, or are in close proximity to each other. See the Appendix at the end of this document for a map of the area in question

This Phase 1 of the Route 23 Redevelopment Plan is primarily focused on the possibility of a large retail facility being located on adjoining Lot 1.01 in Block 1.04 in Sussex Borough and the need for some of the parking for that facility to be located in Wantage Township on Block 18 lot 43. Sussex Borough, in addition to designating Lot 1.01 and several adjoining lots as An Area In Need of Redevelopment, has also adopted a detailed redevelopment plan for Lot 1.01.

This Redevelopment Plan for the aforementioned lots in Wantage is necessarily divided into phases for two important reasons. First, the properties in Wantage, unlike Lot 1.01 and other lots in Sussex Borough, are not yet included in a sewer service area (SSA). Although it is anticipated that including these properties in a SSA is certainly warranted, it is also anticipated that it will take some time to accomplish that goal, because of other governmental jurisdictions that are part of the SSA designation process. Secondly, devising a redevelopment strategy for all of the properties located within both the Sussex Borough and Wantage Township Redevelopment Areas will undoubtedly consume a great deal of time, especially because several affected property owners would need to be involved in the process and the development potential of these properties will have to be thoroughly evaluated.

So, in order to encourage the redevelopment of Lot 1.01 in Sussex Borough, as soon as possible, this Phase 1 Redevelopment Plan is necessarily a limited one, with respect to the aforementioned Wantage properties. Please note also that the inclusion of Block 18 Lot 41 and Block 18.01 Lot 1, in Phase 1, is being done for a very limited purpose, at this time, which is related to wetlands buffer averaging and other related regulatory matters.

It is anticipated, however, that the full land use development potential of all of the lots included in the Wantage Route 23 Redevelopment Area will be presented in more detail in a subsequent phase or phases of this Redevelopment Plan. For example, Block 18 Lot 43 will be further evaluated to determine what additional land uses can be accommodated there besides a parking lot. And it is further anticipated that Block 18 Lot 40 will be included in a subsequent phase or phases, as an area that can accommodate additional commercial facilities or a mixed use development project. The goal is for all of these properties to become more productive in the future and subsequent phases of this Redevelopment Plan are expected to go well beyond the limited objective of just providing a parking area on Lot 43.

## **2. THE GOAL AND OBJECTIVES OF THIS PLAN**

### **THE PHASE 1 REDEVELOPMENT PLAN GOAL**

This Phase 1 Redevelopment Plan reaffirms and readopts the applicable goals and objectives of the Wantage Township Master Plan relative to economic development. Specifically, this portion of the Township is currently zoned L-1, which allows for a variety of industrial and commercial uses. Furthermore, this Plan is consistent with the Sussex Borough Route 23 Redevelopment Plan, which specifically references the need to utilize Block 18 Lot 43 in order to satisfy, some but not all, of the parking demand for any large retail facility that may be located on Block 1.04 Lot 1.01 in Sussex Borough. In addition, to the parking spaces, Lot 43 is also needed in order to establish a safe and efficient traffic circulation pattern. So, although Phase 1 does not include any structures or land uses other than parking, this role that Lot 43 will play, is important in terms of introducing a commercial catalyst into this part of Sussex Borough and Wantage Township, which has the potential to significantly enhance the health, safety and welfare of the two communities. This enhancement will come in the form of – but not be limited to - increased property values, more employment opportunities, needed commercial services and aesthetic improvements. The overall goal of Phase 1, as just stated herein, will be accomplished via the following objectives

OBJECTIVE # 1 – Utilize consistent design criteria in connection with the site plan process, so that the same standards are applied in both Sussex Borough and Wantage Township. This objective applies to all site components related to parking lot design, such as dimensional requirements, landscaping, drainage, lightning, pedestrian circulation and any related factors pertinent to the comprehensive design and development of Block 18 Lot 43 in Wantage and Block 1.04 lot 1.01 in Sussex.

OBJECTIVE # 2 - Consider the future development potential of Block 18 Lot 43, as well as the remaining lots in both the Wantage and Sussex portions of the Route 23 Redevelopment Area. This is necessary so that design decisions made in connection with Phase 1 do not preclude or, in any way, limit the development potential of these lots

## **3. THE PHASE 1 REDEVELOPMENT PLAN DETAILS AND REQUIREMENTS**

### **A. OVERVIEW**

As already noted, this is a unique situation, which has necessitated the close cooperation of two municipalities. Nevertheless, each redevelopment plan must stand on its own and each municipality is responsible for the implementation of its respective plan. So any development or redevelopment of this part of the Route 23 Redevelopment Area must still meet the requirements of the other Land Use Chapters of Wantage Township, unless otherwise superseded by this plan or through the specific exemptions contained in a written agreement between the developer and the Township. In addition, any terms used in this Plan shall adhere to the definitions contained in the Township's Land Use Chapters or where such a definition doesn't exist, then the common usage of that term shall apply.

**B. THE REQUIREMENTS / REGULATIONS / STANDARDS FOR BLOCK 18  
LOTS 41 & 43 AND BLOCK 18.01 LOT 1**

The specific controls for the redevelopment of Block 18 Lots 41 & 43 and Block 18.01 Lot 1 are included on the following pages, grouped together in several categories, such as – Permitted Uses; Bulk Requirements; Parking Standards; Signage and Miscellaneous Stipulations. These requirements / regulations / standards are presented for Phase 1 only and for the limited purpose of providing parking for the retail complex to be located in adjacent Sussex Borough. Any subsequent development activity involving these and other properties will require an amendment or addendum to this plan.

Note: Until such time as any site plans are submitted in accordance with the requirements of this Plan, the existing underlying zoning for these properties, as of the date of this document, shall continue in force. Once any site plan, compliant with this Plan, has been approved by the municipality, the underlying zoning for said property shall no longer have any legal standing.

**1.) PERMITTED PRINCIPAL AND ACCESSORY USES**

The following use shall be allowed as a principal use – a surface parking lot for customers and employees, serving an off site retail facility within 1000’.

The following uses shall be allowed as accessory uses - stormwater facilities, fencing, landscaping, light fixtures, decorative site furniture and other components normally associated with a commercial parking lot.

The storage of vehicles is not permitted and the parking area is intended for short term use by employees and customers only

**2.) BULK REQUIREMENTS**

The following bulk requirements shall apply:

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width and Depth: 200’ each
- Maximum Impervious Coverage: 65 %

Note # 1: It is recognized that the development / redevelopment of this area will also involve acreage located in Sussex Borough and that a coordinated site plan will be submitted to each municipality for separate approvals, unless the two municipalities can agree on a joint approval process. It is also acknowledged that in this area of Wantage Township, a substantial portion of this acreage must be left as open space because of wetlands restrictions. As a result, the building coverage and impervious coverage requirements in the Sussex Borough Route 23 Redevelopment Plan have been structured accordingly to reflect that fact.

Note # 2: Stormwater facilities shall be permitted in front, side and rear yards.

### 3.) PARKING STANDARDS

The following parking space requirements apply:

- Parking Required – Four parking spaces per 1,000 square feet of net building area for all permitted uses located in Sussex Borough on Lot 1.01 Block 1.04. Net building area is gross building area, excluding all areas not accessible by retail customers. At least fifty percent of the required parking must occur within the Borough of Sussex. Any spaces that are split between Sussex Borough and Wantage Township shall be counted as Sussex Borough spaces, if 50% or more of the space is in Sussex Borough. (Note: this language is also included in the Sussex Borough Route 23 Redevelopment Plan)
- Parking Area And Related Requirements
  - 1) All parking areas shall be paved and curbed, according to the normal Township standards.
  - 2) Minimum parking space size - 9 feet by 18 feet or 10'x20' in selected areas as determined by the Land Use Board.
  - 3) All parking aisles shall be a minimum 24 feet in width.
  - 4) Standard parking lot striping shall be permitted (not hairpin striping) and thermoplastic shall be used to delineate lines on the asphalt surface.
  - 5) Minimum parking setback from property lines - 5 feet, except for the property line adjacent to Lot 1.01 in Sussex Borough
  - 6) The parking lot shall be attractively landscaped with a mixture of shade trees and shrubs
  - 7) Traditional style light fixtures shall be positioned throughout the parking area, so as to allow safe and secure nighttime usage of the parking area
  - 8) A pedestrian circulation system shall be included, using sidewalks where feasible and marked areas on the pavement elsewhere

4.) **SIGNAGE** – Except for directional signs, all other signage is prohibited

### 5.) MISCELLANEOUS STIPULATIONS

- All sidewalks where required shall be 5 feet in width. It is the intent of this Plan to establish a pedestrian network, which will allow for safe

pedestrian movements and which connects with the network servicing the retail facilities in Wantage Township and Sussex Borough.

- The stormwater regulations of the Township shall not be applicable to the parking area envisioned by this plan but instead shall be developed in accordance with the requirements of the Land Use Board Engineer in accordance with best management practices related to stormwater and in consultation with the Sussex Borough Planning Board Engineer

#### **4. CONSISTENCY REVIEW**

As required by the NJ Redevelopment and Housing Law, there must be consistency between Phase 1 of the Route 23 Area Redevelopment Plan and various planning documents including the Wantage Township Master Plan, as well as the master plans of contiguous municipalities, the Sussex County Master Plan and the New Jersey State Strategic Plan.

There is substantial consistency between the aforementioned documents and the initial vision for the Route 23 Redevelopment Area, as described in this plan. This statement is supported by the details contained herein, which clarify the extent and nature of the commercial development that is being encouraged

#### **5. ADMINISTRATIVE AND RELATED COMPONENTS OF THE PLAN**

In accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 through N.J.S.A. 40A:12A-49, this Phase 1 of the redevelopment plan, hereafter referred to as the Redevelopment Plan, must adhere to certain procedural, legal and administrative requirements as described below:

##### **A. Duration of Redevelopment Plan Restrictions**

The Redevelopment Plan shall be in force and effect for a period of twenty years from the date that the Township Committee first approves the Redevelopment Plan. The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

##### **B. Amendments to the Approved Redevelopment Plan**

The Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL as same may be, from time to time, amended and supplemented.

##### **C. Resident Relocation**

It is anticipated, at this time, that the Township will not be directly involved in the relocation of any current residents. However, any designated redevelopers will be required to adhere to any applicable relocation requirements.

##### **E. Property To Be Acquired**

The Redevelopment Plan does not anticipate the acquisition of any properties at this time by the Township. The intent is for all properties to be acquired and developed / redeveloped through private initiative and without any local government involvement.

**F. Redevelopment Agreements:**

The following restrictions and controls on redevelopment are statutorily imposed by the Local Redevelopment and Housing Law, in connection with the selection of a redeveloper or redevelopers and shall apply to this area, notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The restrictions and restraints shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments as follows:

- The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
- The redeveloper(s), its successors or assigns shall devote land within this area to the uses specified in this Redevelopment Plan.
- The redeveloper(s) shall begin the development of said land for the use(s) required in this Redevelopment Plan within a period of time consistent with the project timetable set forth in the redevelopment agreement.
- No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the redeveloper(s), the Township Committee, or the successors, lessees, or assigns of either of them, by which land in this area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
- Neither the redeveloper(s) nor the Township Committee, nor the successors, lessees, or assigns shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part therein. All agreements, leases, deeds and other instruments from or between the Township Committee or its redevelopment entity and to or with a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current Redevelopment Plan; a provision requiring the redeveloper to begin the building of improvements for those uses within a period of time which the Township Committee or the redevelopment entity fixes as reasonable.

This concludes the Redevelopment Plan for The Route 23 Redevelopment Area.

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# APPENDIX

## REDEVELOPMENT AREA MAP

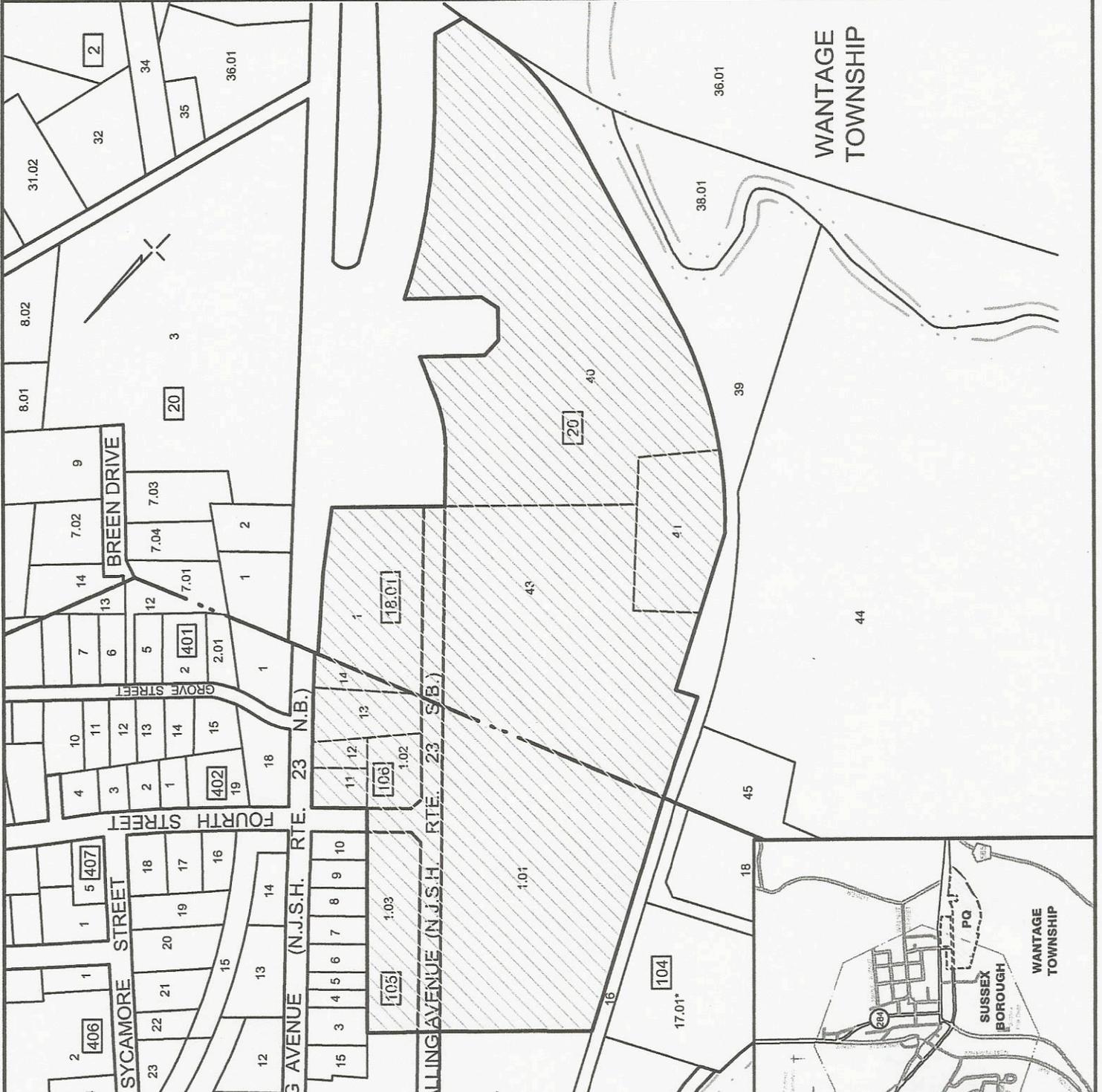
**THE SUSSEX/WANTAGE  
ROUTE 23  
AREA IN NEED OF  
REDEVELOPMENT**

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WANTAGE  
TOWNSHIP

SUSSEX  
BOROUGH  
WANTAGE  
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