

Block 3802, Lots 25 through 28
Block 4802, Lots 2 & 3
Laurel Street
Borough of Roselle,
Union County, NJ



Plan Adopted: July 10, 2024

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The original of this document was signed and sealed in accordance with New Jersey Law.

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1. Introduction

On May 18, 2022, the Borough Council authorized the Planning Board to conduct a preliminary investigation to determine if Lots 25 through 28 in Block 3802, located along Locust Street and West 2nd Avenue, qualify as an Area in Need of Redevelopment with Condemnation pursuant to the New Jersey Local Redevelopment and Housing Law (hereinafter "LRHL"), NJSA 40A:12A-1, et. seq. (Resolution 2022-182). Subsequently, the Borough Council expanded the preliminary investigation to include Lots 2 and 3 in Block 4802 and Laurel Street, which is a paper street identified on the Borough's Tax Map (Resolution 2022-345). Said Council resolutions authorized Colliers Engineering & Design to undertake a study of the properties to determine if they meet the LRHL criteria. This analysis resulted in a report entitled Redevelopment Area with Condemnation: Determination of Need Study, dated April 4, 2023. According to the report, Lots 27 and 28 in Block 3802 qualify for designation under Criteria A, D, G, and H, Lots 25 and 26 in Block 3802 and Lots 2 and 3 in Block 4802 qualify for designation under Criteria G and H, and Laurel Street qualifies for designation under Criteria H only.

On May 3, 2023, the Planning Board reviewed the report at a public meeting and determined that the six parcels and Laurel Street satisfied the statutory criteria to be designated as an Area in Need of Redevelopment. Subsequently, the Borough Council adopted Resolution 2023-178 on May 17, 2023 (see Appendix A), which designated Lots 25 and 26 in Block 3802, Lots 2 and 3 in Block 4802, and Laurel Street as a Non-Condemnation Redevelopment Area and Lots 27 and 28 in Block 3802 as a Condemnation Redevelopment Area (hereinafter "Redevelopment Area").

Meanwhile, on April 19, 2023, the Borough Council adopted Resolution 2023-149 authorizing the preparation of a Redevelopment Plan (see Appendix B). This Locust Street Redevelopment Plan is essentially a master plan with "teeth" – a planning document that merges the vision of a master plan with the authority of a zoning ordinance. The required components of a redevelopment plan are described in the following section.

1.1 Required Plan Components

The LRHL, specifically Section 40A:12A-7a, requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the designated parcels. Specifically, the following components are required:

- (1) The Redevelopment Plan's 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. (See Chapter 5.)
- (2) Proposed land uses and building requirements in the project area. (See Chapter 7.)
- (3) Adequate provisions 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. (See Chapter 7.)
- (4) An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan. (See Chapter 7.)
- (5) Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et al.). (See Chapter 5.)
- (6) 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. (See Chapter 7.)

- (7) 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 that 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.), of 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 redevelopment 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. (See Chapter 7.)
- (8) Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. (See Chapter 6.)

2. Redevelopment Act & Process

New Jersey's LRHL empowers municipalities and local governments with the ability to initiate a process that transforms under-utilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state to creatively improve properties meeting specific redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State of New Jersey.

Before presenting the redevelopment plan, it is important to note that a redevelopment plan is just one step in a lengthy process. As illustrated in Figure 1 below, there are multiple steps in the redevelopment process and this document propels the properties one step closer towards revitalization and redevelopment.



Figure 1: Simplified timeline of redevelopment process under the LRHL.

3. Redevelopment Area

The Redevelopment Area encompasses 1.74 acres according to GIS data and generally encompasses the northeast and northwest corners of the Locust Street and West 2nd Avenue intersection. A total of six parcels and a paper street known as Laurel Street are within the Redevelopment Area. As illustrated on the map on page 5, the Redevelopment Area is adjacent to a Wendy’s fast-food restaurant and gas station to the north, a multi-family apartment building known as “The Carlyle” to the east, residential uses and the Second Baptist Church to the south, and multi-family apartment buildings known as “Rainbow Gardens” to the west. Public transportation options in the vicinity of the Redevelopment Area include NJ Transit bus Routes 59 (Plainfield-Newark), 94 (Stuyvesant Crosstown), and 112 (Clark-New York)¹ and the Roselle Park train station is approximately a half mile north. The four parcels in Block 3802 are in the Residence F Zone, while the two parcels in Block 4802 are located within the Business/Commercial Zone. Laurel Street is not located within any of the Borough’s Zones since rights-of-way are not zoned (see the map on page 6).

3.1 The Parcels

This section provides information on each parcel² and its current zoning designation.³

Block 3802, Lot 25

Lot 25 contains 8,000 square feet and has 40 feet of frontage along West 2nd Avenue according to the Borough’s Tax Map. The property is located at 156 West 2nd Avenue and is in the Residence F Zone. The Tax Assessor provided two Tax Cards for the property. According to the Account #1 Tax Card, the property is developed with a two-story building constructed in 1921 and is noted to be a one-family dwelling. However, the “Class” code for the property is “4A” indicating the property is a commercial use. The Account #2 Tax Card provides information regarding the additional buildings on the property. The site is also developed with a second two-story building that was constructed in 1941. It should be noted during the site inspection on October 4, 2022,



Photo 1 – Dwelling on Block 3802, Lot 25



Photo 2 - 12-car garage on Lot 26

¹ Route names sourced from <https://mybusnow.njtransit.com/bustime/wireless/html/home.jsp>, accessed May 11, 2023.

² Property information sourced from Tax Cards, dated November 22, 2022 and the Borough’s Tax Map, dated February 2, 2015.

³ Chapter 650 of the Borough Code, <https://ecode360.com/33684893>

Aerial Map

Borough of Roselle





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Locust Street Redevelopment Plan

Block 3802 Lots 25-28
Block 4802 Lots 2,3

BOROUGH OF ROSELLE
UNION COUNTY
NEW JERSEY

Legend

-  Redevelopment Area
-  Borough of Roselle Tax Parcels

Source: NJGIN



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 3 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE	SCALE	LAST REVISED	CREATED BY
7/1/2024	1 inch = 105 feet	N/A	PLH

Redevelopment Zone Map

Borough of Roselle






Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Locust Street Redevelopment Plan

Block 3802 Lots 25-28
Block 4802 Lots 2,3

BOROUGH OF ROSELLE
UNION COUNTY
NEW JERSEY

Legend

-  West Locust Street Sub-Zone
-  East Locust Street Sub-Zone
-  Borough of Roselle Tax Parcels

Source: NJGIN



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 3 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE 7/1/2024	SCALE 1 inch = 105 feet	LAST REVISED N/A	CREATED BY PLH
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multiple structures were found to the rear of the principal structure including a pergola, garage, and a second principal structure, which appeared to be residential in nature. The remainder of the property was paved. The property is owned by Federico Badano.



Photo 3 - Dwelling on Lot 26



Photo 4 - Dwelling on Lot 27

Block 3802, Lot 26

Lot 26 is an 8,000 square foot corner lot with 40 feet of frontage along West 2nd Avenue and 200 feet of frontage along Locust Street within the Residence F Zone. The property is located at 162 West 2nd Avenue and is owned by 12 Garages, LLC and Phyllis Bernstein. According to the Tax Card, Lot 26 is a commercial use. The property is developed with a single-family dwelling and a detached 12-car garage with a paved parking area in front. It should be noted that the dwelling faces West 2nd Avenue while the garage faces Locust Street.

Block 3802, Lot 27

Located at 115 Locust Street is Lot 27, which is owned by 113-115 Locust Street, LLC and developed with a single-family dwelling according to the Tax Card. The Borough's Tax Map illustrates the property with 32 feet of frontage along Locust Street encompassing 3,840 square feet. The property is classified as residential and located within the Residence F Zone.

Block 3802, Lot 28

The final parcel in Block 3802 is Lot 28. The property is located at 113 Locust Street and is developed with a single-family dwelling according to the Tax Card. Like Lot 27, the property is also owned by 113-115 Locust Street, LLC, has 32 feet of frontage along Locust Street, comprises 3,840 square feet, and is located within the Residence F Zone.

Block 4802, Lot 2

Located at 120-126 Locust Street, Lot 2 is a 0.26-acre (11,250 square foot) corner lot within the Business/Commercial Zone. The property is classified as commercial and is developed with a two-story mixed-use building with commercial uses on the ground floor and residential units and vacant space (under construction) on the second floor. Commercial

uses include a daycare (which also occupies some space on the second floor), two restaurants, and an art studio. The property is also developed with a paved parking area in the southern quadrant of the parcel. The property was sold on July 18, 2023 to 118 Locust Holdings LLC for \$1,850,000.

Block 4802, Lot 3

Lot 3 is the largest parcel in the Redevelopment Area, comprising 0.35 acres (15,105 square feet) according to GIS. However, the dimensions of this irregularly shaped parcel on the Tax Map equate to 0.485 acres (21,126 square feet). The property has 25.79 feet of frontage along West 2nd Avenue and is located between Lot 2 and Laurel Street. Lot 3 is owned by Janne, LLC and is classified as vacant. The property is developed with a paved parking area with faded parking space striping and a fenced concrete pad in the northeast corner. Lot 3 is located within the Business/Commercial Zone.

Laurel Street

Finally, Laurel Street is a 60-foot-wide right-of-way illustrated on Sheet 48 of the Borough's Tax Map. The paper street is oriented in a northwest-southeast direction connecting West 1st Avenue and West 2nd Avenue. Based on the Tax Map, the property is approximately 0.59 acres (25,708 square feet). The right-of-way is improved with a cobblestone surface, suggesting this paper street was once used as a public street. Additionally, it appears part of the paved parking area on adjacent Lot 3 encroaches into the right-of-way.



Photo 5 - Dwelling on Lot 28



Photo 6 - Ground floor commercial on Lot 2



Photo 7 - Parking area on Lot 3



Photo 8 - Cobblestone surface of Laurel Street

4. Plan Goals

This chapter provides the goals of the Locust Street Redevelopment Plan, which are as follows:

1. To demolish the unsafe, dilapidated, and substandard single-family dwellings and associated improvements on Lots 27 and 28.
2. To improve the aesthetics of the Redevelopment Area to create an inviting, pedestrian-friendly neighborhood atmosphere.
3. To enhance and upgrade this small commercial node, which acts as a gateway for motorists driving south from Roselle Park.
4. To diversify the Borough's housing stock.

5. Relationship to Local Objectives & Other Plans

This chapter analyzes the relationship of the plan to local objectives, specifically existing master plan goals, objectives, and recommendations. Additionally, this chapter describes the relationship to the master plans of adjacent communities, Union County, and the State Development and Redevelopment Plan.

5.1 Local Objectives & Plans

This section is divided into two parts. The first analyzes the relationship of the report to the Borough’s goals, objectives, and recommendations, while the second section reviews the report against the Land Use Ordinance.

2021 Master Plan & Development Regulations Reexamination

The Borough’s most recent Master Plan document is the 2021 Master Plan & Development Regulations Reexamination (hereinafter “2021 Reexamination”), which was adopted by the Planning Board on December 22, 2021. Section 5 of the 2021 Reexamination provides new goals and objectives to guide development and redevelopment within the Borough. The following goals and objectives from the 2021 Reexamination would be advanced by the revitalization of the Redevelopment Area:

Land Use

- 1. Encourage redevelopment in appropriate areas with densities and intensities that are self-supporting.
 - a. Proactively rezone and/or create areas in need of redevelopment to guide redevelopment within the Borough.

- 7. Enhance and upgrade the small commercial nodes scattered throughout the Borough.

Housing

- 1. Encourage the construction of affordable and/or workforce housing.⁴
 - a. Require all new residential construction containing 25 or more units to include affordable and/or workforce housing.
 - b. Consider providing incentives, such as increased density or reduced bulk standards, for developers who provide a greater percentage of affordable and/or workforce housing.

- 2. Provide a diversity of housing types and tenures in zones where multi-family residential development is permitted.
 - a. Encourage new residential development to provide a variety of housing types such as townhomes, flats, and apartments, of varying sizes (studios to three-bedroom units) and tenures. Smaller units are especially important due to the large cohort of those 19 and younger that will shortly be moving out from their parent’s home and seeking small, affordable apartments and condominiums.

⁴ Workforce housing is typically defined as housing to households earning between 60% and 120% of the area median income.

Land Use Ordinance

The four parcels in Block 3802 are in the Residence F Zone, while the two parcels in Block 4802 are in the Business/Commercial Zone. As noted above, the Laurel Street right-of-way is not zoned. The permitted uses and bulk standards for the two zones are outlined below:

Permitted principal uses in the Residence F Zone include:

- Single-family dwellings
- Two-family dwellings
- Multi-family dwellings, limited to 25 units per acre
- Community residences

Conditionally permitted uses in the Residence F Zone include public utilities and churches, synagogues, and other places of worship. Permitted accessory uses in the Residence F Zone include:

- Family day-care homes
- Home occupations
- Private attached and detached garages
- Customary residential storage buildings (less than 200 square feet)
- Shelters for domestic pets (less than 50 square feet)
- Roof-mounted solar panels
- Other customary residential accessory structures such as community swimming pools, community tennis courts, fireplaces, trellises, post lights and the like, including trash enclosures

The Business/Commercial Zone permits the following principal uses:

- Retail stores, which sell goods or merchandise to the general public
- Restaurants, except drive-throughs
- Personal service establishments
- Business and professional offices
- Medical and health services
- Studios including dance, art, aerobic, and music
- Child-care centers
- Residential uses, only on the upper floors of a structure (maximum density is 10 units per acre)
- Mixed-use structures with a combination of two or more of the permitted principal uses
- Cannabis delivery service

Additionally, the following conditional uses are permitted in the Business/Commercial Zone:

- Antique, used furniture, and used clothing stores
- Gasoline stations
- Automotive repair garages and body shops along 1st Avenue
- Automotive sales and service, automotive sales lots along 1st Avenue
- Automotive service stations
- Drive-through pickup and deposit facilities
- Fast-food restaurants along First Avenue and St. George Avenue
- Public utilities
- Ground-mounted solar panels
- Cannabis retailer
- Cannabis cultivator

Finally, accessory uses in the Business/Commercial Zone include:

- Off-street parking and loading facilities
- Private or public garages
- Roof-mounted solar panels
- Street furnishings, including benches, planters, streetlights, etc.
- Sidewalk cafes associated with a restaurant
- Signs

The area, yard, and bulk requirements applicable to in the Residence F and Business/Commercial Zones are detailed in Table 1. It should be noted that the requirements in the Residence F Zone vary depending on the use of the property.

Table 1: Bulk Standards of the Residence F and Business/Commercial Zones

Requirement	Residence F			Business/Commercial
	<i>One-family dwelling & community residences</i>	<i>Two-family dwelling</i>	<i>All other uses</i>	
Minimum Lot Size	5,000 sq ft	7,000 sq ft	10,000 sq ft	7,500 sq ft
Minimum Lot Width & Frontage	50 ft	70 ft	100 ft	75 ft (interior) / 100 ft (corner)
Minimum Lot Depth	100 ft	100 ft	100 ft	100 ft
Minimum Front Yard Setback	25 ft	25 ft	25 ft	10 ft
Minimum Side Yard Setback	5 ft (ground story) & 7 ft (second story)	10 ft	15 ft	15 ft
Minimum Rear Yard Setback	25 ft	25 ft	25 ft	30 ft
Maximum Impervious Coverage	40%	50%	70%	80%
Maximum Building Height	32 ft & 2.5 stories	32 ft & 2.5 stories	45 ft & 4 stories	50 ft & 5 stories

This document has utilized the bulk standards found in the Business/Commercial Zone as a springboard in crafting the dimensional regulations for the Redevelopment Area.

Plan Relationship to Zoning

This Locust Street Redevelopment Plan supersedes the underlying zoning for the six parcels noted in this document. Additionally, this Redevelopment Plan establishes zoning on Laurel Street, which is currently not zoned. The vision for the Redevelopment Area is to provide a modern and safe mix of uses in this commercial node.

The bulk standards proposed for these properties and right-of-way may not precisely conform to the standards prescribed within the current zoning district but have utilized the Business/Commercial Zone bulk standards as a basis in developing the Redevelopment Area’s bulk standards.

Conclusion

The Locust Street Redevelopment Plan proposed is consistent with Roselle’s 2021 Reexamination. Redevelopment of the properties will advance select Master Plan goals and objectives while simultaneously eliminating the hazardous conditions that exist in the area.

5.2 Plans of Adjacent Communities

The Redevelopment Area is not adjacent to other municipalities. Therefore, a review of the planning documents of adjacent communities is not applicable.

5.3 Union County Plans

In the past 25 years, Union County has adopted three plans. The following sections detail the relationship between the County's documents and the Redevelopment Area.

1998 Union County Master Plan

Union County prepared a Master Plan in 1998,⁵ which included goals and objectives for development in the County, an evaluation of the County's demographics, a Land Use Plan, a Circulation/Transportation Plan, and an Economic Development Plan. Pages 1-2 through 1-6 of the 1998 Master Plan provide the goals and objectives of the document. The following goals and objectives would be advanced by this Redevelopment Plan.

Housing

Goal: 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.

Objectives

- Encourage municipalities to zone for a variety of housing types and densities.
- Encourage the rehabilitation of substandard or vacant structures.
- Encourage the construction of multi-family apartment and townhouse units in either rental, condominium or fee simple ownership for all age groups, household types, and income levels.

Development

Goal: To facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities and to revitalize the urban centers and corridors within the County.

Objectives

- Identify land suitable for residential, commercial, and industrial development sufficient to accommodate reasonable projections of future needs.
- Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.

The Land Use Plan of the 1998 Master Plan discusses the various land uses and districts in the municipalities of Union County. However, recommendations specific to the Redevelopment Area are not provided. The Circulation/Transportation and Economic Development Plans also do not specifically mention the Redevelopment Area or the surrounding area.

⁵ <https://rucore.libraries.rutgers.edu/rutgers-lib/54064/>, accessed November 29, 2023.

2016 Union County Transportation Master Plan

The County prepared and adopted the [Union County Transportation Master Plan](#) on October 13, 2016.⁶ The Plan discusses the existing transportation infrastructure in Union County, goals and objectives, and implementation strategies to meet the goals and objectives set forth in the Plan. However, the Plan does not provide any specific recommendations for the Redevelopment Area since its focus is on the roadway, rail, aviation, and marine infrastructure within the County.

2021 Union County, New Jersey Multi-Jurisdictional Hazard Mitigation Plan

The most recent plan adopted by the County is their 2021 [Multi-Jurisdictional Hazard Mitigation Plan](#), which received final approval from FEMA on December 15, 2021.⁷ Appendix Volume I.14 provides the jurisdiction information for the Borough of Roselle. According to the Municipal Narrative, there are 23 critical facilities within the Borough, none of which are located within a Special Flood Hazard Area. The Plan does not detail the 23 critical facilities and notes this information “is part of the confidential section of the HMP.” Based on the information provided in Appendix I.14, it is unclear which critical facilities the County’s Plan includes. Appendix Volume I.14 also provides a Mitigation Action Summary for the Borough, which includes 13 Community Action items. These items are summarized below:

- Purchase and install a generator at the Community Center (#14-01), at the Department of Public Works (#14-02), and at the Sanitary Sewer Pump Station (#14-03).
- Mitigate Repetitive Loss properties through channel improvements to tributaries of West Brook, Morses Creek, Peach Orchard Brook, and Jouet Brook (#14-04).
- Improve and convert Harrison Avenue, Wheatsheaf Road, and Brook Run roadway stormwater systems (#14-05).
- Conduct stream maintenance to West Brook and Peach Orchard Brook (#14-06).
- Acquire, elevate, or relocated buildings and infrastructure in flood-prone areas along Peach Orchard Brook, West Brook, and Morses Creek with a focus on Repetitive Loss/Severe Repetitive Loss properties (#14-07)
- Conduct all-hazards public education and outreach program for hazard mitigation and preparedness (#14-08).
- Install underground gridwork that continues service during blackouts (#14-09)
- Create and connect a vegetated buffer along Morses Creek in coordination with the Borough of Roselle Park (#14-10).
- Construct an Emergency Operations Center facility (#14-11).
- Update the municipal Stormwater Control Ordinance based on the New Jersey Stormwater Best Practices Manual ([N.J.A.C. 7:8](#)), Appendix D: Model Stormwater Control Ordinance, adopted on March 2, 2020 (#14-12).
- Bury electrical and cable wiring underground (#14-13)

5.4 New Jersey State Plan

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve that vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November of 2012 but was postponed due to Super Storm Sandy. The Commission is revising the document to incorporate disaster planning goals in light of Super Storm Sandy.

⁶ <https://ucnj.org/wp-content/uploads/2015/10/UNION-COUNTY-TRANSPORTATION-MASTER-PLAN-2016.pdf>, accessed November 29, 2023.

⁷ <https://sites.google.com/view/union-county-hazard-mitigation/plans-and-documents>, accessed November 29, 2023.

The draft final State Strategic Plan has four overarching goals along with ten “Garden State Values”. The revitalization of the Redevelopment Area could advance five of the ten values:⁸

- **Concentrate development and mix uses** – promote developments that are compact, conserve land, and offers shopping and services, which are pedestrian-friendly and support public transportation options.
- **Prioritize redevelopment, infill and existing infrastructure** – prioritize redevelopment and the reuse of existing sites and structures and infill on sites that are compatible with surrounding uses.
- **Create high-quality, livable places** – create healthy places to live, work, and recreate. Enhance community character and design.
- **Advance Equity** – consider the equity of property owners during planning and implementation. Improve access to opportunity, housing, jobs, and schools for all New Jersey residents.
- **Diversity housing opportunities** – support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels.

⁸ <https://dspace.njstatelib.org/xmlui/bitstream/handle/10929/22096/r3362011.pdf?sequence=1&isAllowed=y>, accessed November 29, 2023

6. Charging Infrastructure

The LRHL was recently amended to require redevelopment plans to identify locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network. This document requires compliance with Senate Bill 3223, which was signed by Governor Murphy on July 9, 2021. This law amended the Municipal Land Use Law to require applications involving five or more multi-family units and mixed-use developments to provide 15% of the required parking spaces as “make-ready” spaces and install electric vehicle supply equipment in at least one-third of those spaces. The remaining two-thirds of the 15% must have electric vehicle supply equipment installed within six years. Therefore, development within the Redevelopment Area will be required to provide charging infrastructure in accordance with the State statute.

7. Redevelopment Plan

This chapter of the [Locust Street Redevelopment Plan](#) provides the general provisions, including the review process, as well as land use and design requirements for the potential redevelopment of the Redevelopment Area. The remainder of this chapter is divided into two sections – general provisions and land use and development requirements.

7.1 General Provisions

This subsection addresses the requirements under the LRHL regarding relocation, acquisition, and affordable housing. Additionally, deviations from the plan are discussed.

Relocation

As discussed in Chapter 2, Lots 25 and 26 in Block 3802 contain occupied single-family homes. Additionally, the rear building on Lot 26 appears to contain residential units. Finally, there are at least two apartments located within the mixed-use building on Block 4802, Lot 2. The two homes on Lots 27 and 28 in Block 3802 are uninhabited. It is unclear if any of the occupied properties will redevelop. When and if these occupied sites redevelop, the property owner must make adequate provisions for the temporary and/or permanent relocation of any tenants. This may be addressed in the Redevelopment Agreement.

According to www.apartments.com the following rental opportunities existing within the Borough⁹:

- Carlyle Apartments, which is located at 154 West 2nd Avenue, has studio and one- and two-bedroom rentals available with a rent range between \$1,530 and \$2,154 a month.
- The Park, located at 417 Raritan Road, has one- and two-bedroom units available with a rent range between \$2,085 and \$3,000 a month. According to their website, there are 12 units available.¹⁰ However, some of these may be under construction.
- Lockwood Village, which is located at 1305 Wood Avenue, has three one-bedroom units available with a rent of \$1,630 a month and one two-bedroom unit available with a rent of \$1,960.
- There are four single-family homes for rent at various addresses.
- There are seven apartments for rent at various addresses.

Just beyond the borders of Roselle there are the following large apartment complexes:

- Meridia on Westfield, which is located at 240 West Westfield Avenue, Roselle Park. This complex contains one- and two-bedroom units with rents from \$2,050 to \$2,650 a month. According to their website, there are eight units available.¹¹
- Sunrise Village, which is located at 145 Jerome Street, Roselle Park. This complex contains studio and one- and two-bedroom units with rents between \$1,060 and \$1,950 a month. However, according to their website, no units are available.¹²
- Linden Arms, LLC, which is located at 811 Linden Avenue, Elizabeth. This complex contains studio and one- and two-bedroom units with a rent range from \$1,540 and \$1,655 a month. However, according to apartments.com, no units are immediately available.

⁹ <https://www.apartments.com/roselle-nj/>, accessed November 29, 2023.

¹⁰ <https://www.theparknewjersey.com/>, accessed November 29, 2023.

¹¹ <https://www.meridiaonwestfield.com/available-rentals>, accessed November 29, 2023.

¹² <https://www.apartmentlandmark.com/property/sunrise-village>, accessed November 29, 2023.

- Watson Apartments, which is located at 50-60 Watson Avenue, Elizabeth. This complex contains studio and one- and two-bedroom units with rents from \$1,648 to \$1,887 a month. According to apartments.com, a studio and one-bedroom unit are available.
- Citivillage, which is located at 1120-1140 East Saint Georges Avenue, Linden. According to apartments.com, no units are available.

This data indicates that there are several rental options either within or immediately adjacent to the Borough that offer various bedroom selections and rents ranging from a low of \$1,060 to a high of \$3,000 a month. This data demonstrates that there several options for relocation of the existing tenants.

Properties To Be Acquired

This document does not anticipate the acquisition of any property through eminent domain. It should be noted that the possibility exists for Lots 27 and 28 in Block 3802 to be acquired through the power of eminent domain. However, as noted above, the existing dwellings on these properties are uninhabited. Following this report's approval, a property may be developed by a designated redeveloper. It is anticipated that all acquisitions will occur between an agreeable buyer and seller.

Affordable Housing

There are no deed-restricted affordable housing units within the Redevelopment Area. Therefore, this document does not need to provide for any replacement of affordable housing units or relocation of affordable households.

Deviations From Redevelopment Plan Requirements

The Planning Board of the Borough of Roselle may, after review of a site plan that is in one or more aspects inconsistent with the Locust Street Redevelopment Plan, grant deviations from the strict application of the regulations contained in this Plan in accordance with the provisions for bulk variances in N.J.S.A. 40:55D-70c. Notwithstanding the above, no deviations shall be granted that would permit any of the following:

- a use or principal structure that is not otherwise permitted by this document;
- an increase in the maximum permitted floor area ratio;
- an increase in the maximum permitted density; or
- an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

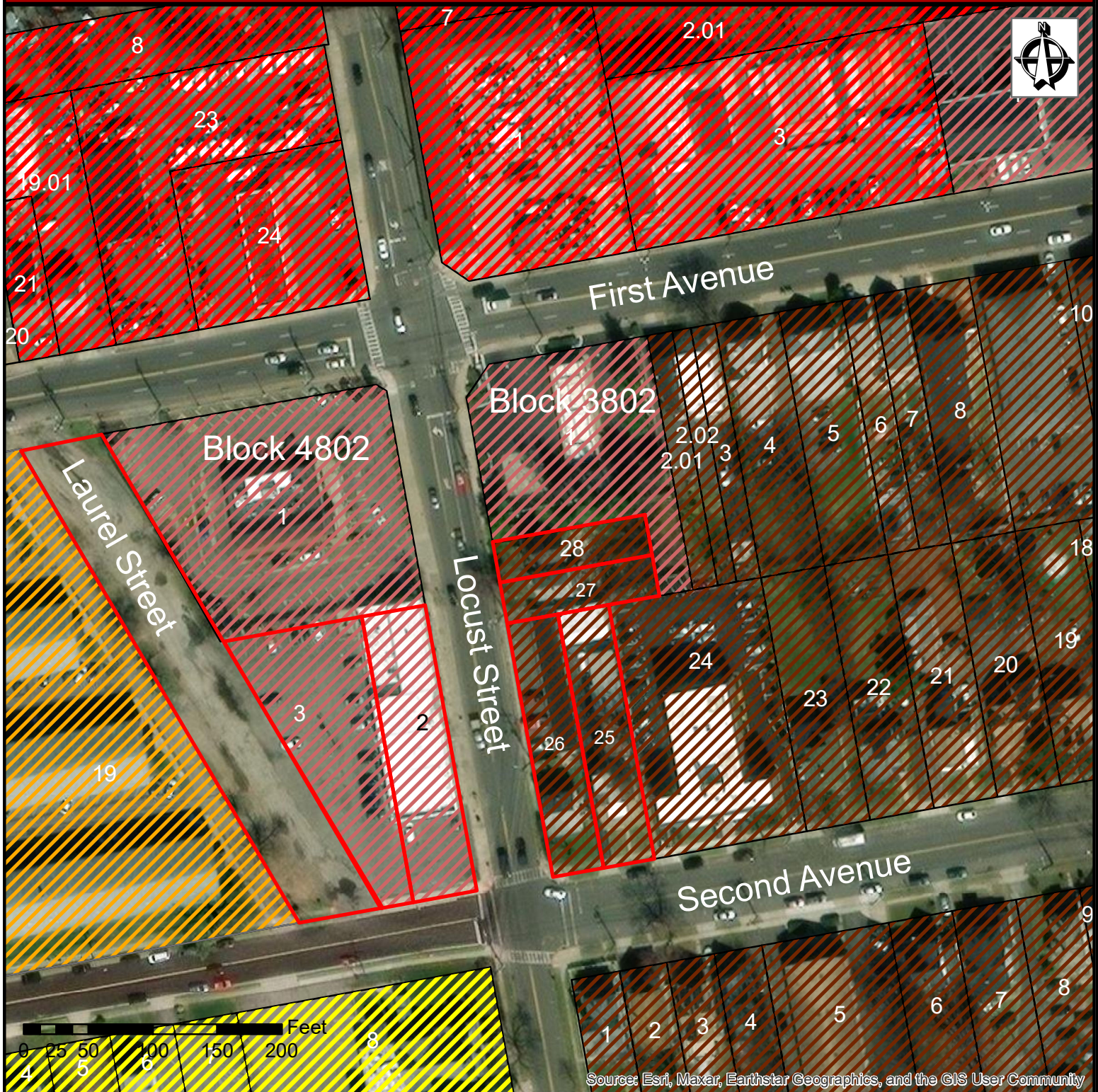
7.2 Land Use & Development Requirements

The Redevelopment Area is divided into two sub-zones. The first is the East Locust Street Sub-Zone, which comprises the four parcels in Block 3802. The second is the West Locust Street Sub-Zone, which comprises the three parcels in Block 4802 and the Laurel Street right-of-way. The location of these two sub-zones can be seen on Map 2, located on page 19.

The remainder of this Subsection is divided into five sections, one for each sub-zone, which provide the use requirements and bulk requirements, site standards, architectural standards and off-site improvements.

Zoning Map

Borough of Roselle



Locust Street Redevelopment Plan

Block 3802 Lots 25-28
Block 4802 Lots 2,3

BOROUGH OF ROSELLE
UNION COUNTY
NEW JERSEY

Legend

- | | | | |
|---|-----------------------|---|--------------------------------|
|  | Redevelopment Area |  | Residence F |
|  | Residence A |  | Residence D |
|  | Commercial Industrial |  | Borough of Roselle Tax Parcels |
|  | Business/Commercial | | |

Source: NJGIN



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 3 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE 7/1/2024	SCALE 1 inch = 105 feet	LAST REVISED N/A	CREATED BY PLH
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A. East Locust Street Sub-Zone

1. Permitted Principal Uses and Structures:
 - (a) Single-family dwellings.
 - (b) Multi-family dwellings.
2. Permitted Accessory Uses and Structures:
 - (a) Family day-care home.
 - (b) Home occupations, provided that:
 - (1) The residential professional office is located within a single-family dwelling.
 - (2) Not more than 30% of a single story shall be permitted to be used for a home occupation.
 - (3) There shall be no display of goods.
 - (4) No employee other than the resident member(s) of the household shall be permitted.
 - (5) No signs shall be permitted.
 - (c) Private garages for single-family homes not in excess of 600 square feet of building area, including detached and attached garages.
 - (d) Customary residential storage buildings not in excess of 200 square feet of building area.
 - (e) Shelters for domestic pets not in excess of 50 square feet of building area, exclusive of runs.
 - (f) Roof-mounted solar panels, in accordance with §650-103.
 - (g) Other customary residential accessory structures such as private swimming pools, private tennis courts, fireplaces, trellises, post lights and the like.
 - (h) Off-street parking and parking structures associated with multi-family dwellings, subject to the following limitations:
 - (1) The required setbacks for off-street parking and parking structures shall be the same as those for a principal building.
 - (2) The structure shall be architecturally consistent or compatible with the principal building.
 - (3) Off-street parking and parking within parking structures shall be screened from public right-of-way view with six-foot-tall landscaping or walls.
3. Bulk Regulations for single-family dwellings:
 - (a) Minimum Lot Area: 8,000 square feet
 - (b) Minimum Lot Width and Lot Frontage: 40 feet
 - (c) Minimum Lot Depth: 200 feet
 - (d) Minimum Front Yard Setback: 25 feet

- (e) Minimum Side Yard Setback (each): 5 feet at the ground story level, 7 feet at the second story level
 - (f) Minimum Rear Yard Setback: 50 feet
 - (g) Maximum Impervious Coverage: 40%
 - (h) Maximum Height:
 - (1) Principal building – 32 feet and 2.5 stories
 - (2) Accessory structure – 15 feet and 1 story
 - (3) Fences and walls – 4 feet in the front yard and 6 feet in the side and rear yard
4. Bulk Regulations for multi-family dwellings:
- (a) Minimum Lot Area: 7,500 square feet
 - (b) Minimum Lot Width and Lot Frontage: 60 feet
 - (c) Minimum Lot Depth: 100 feet
 - (d) Minimum Front Yard Setback: 0 feet
 - (e) Minimum Side Yard Setback (each): 3 feet
 - (f) Minimum Rear Yard Setback: 10 feet
 - (g) Maximum Impervious Coverage: 85%
 - (h) Maximum Height:
 - (1) Principal Structures: Building Height: 45 feet and 4 stories. However, mechanical appurtenances, such as condensers, elevator penthouses, exhaust fans, air-conditioning equipment, and other similar equipment, are exempt from height restrictions, provided that they do not extend more than 5 feet above the maximum height limitations, cover no more than 20% of the roof area, and are properly shielded by a parapet wall or screening.
 - (2) Fences and walls - 4 feet in the front yard and 6 feet in the side and rear yard
 - (i) Maximum Density: 103 units per acre
5. Off-street Parking Requirements:
- (a) Parking for single-family dwellings shall be provided pursuant to the Residential Site Improvement Standards (RSIS).
 - (b) Parking for multi-family dwellings shall provide 1.15 parking spaces per unit for studios and one-bedroom units. Two- and three-bedroom units shall provide 1.5 spaces per unit.

B. West Locust Street Sub-Zone

- 1. Permitted Principal Uses and Structures:
 - (a) Multi-family residential uses, including apartments and condominiums, only on the upper floors of a structure. However, a residential lobby and residential amenities, such as a fitness room, lounge, etc. may be located on the ground floor.

- (b) Retail stores, which sell goods or merchandise to the general public.
 - (c) Restaurants, except no drive-through windows shall be permitted.
 - (d) Personal service establishments.
 - (e) Banks and fiduciary institutions, except no drive-through windows shall be permitted.
 - (f) Studios, including dance, art, aerobic, and music.
 - (g) Child care centers.
2. Permitted Accessory Uses and Structures:
- (a) Off-street parking and loading facilities.
 - (b) Parking structures incorporated into buildings shall be permitted, subject to the following limitations:
 - (1) Entrances to parking structures shall not face Locust Street.
 - (2) The height of the structure shall be 5 feet lower than the height of the principal building on the lot.
 - (3) The required setbacks for parking structures shall be the same as those for a principal building.
 - (4) The structure shall be architecturally consistent or compatible with the principal building.
 - (c) Fences and walls.
 - (d) Dumpsters and dumpster enclosures.
 - (e) Roof-mounted solar panels, in accordance with §650-103.
 - (f) Street furnishings, including benches, planters, streetlights, etc.
 - (g) Sidewalk cafes associated with a restaurant.
 - (h) Signage.
3. Bulk Regulations:
- (a) Minimum Lot Area: 30,000 square feet
 - (b) Minimum Front Yard Setback: 0 feet from Locust Street and 10 feet from West 1st and 2nd Avenue.
 - (c) Minimum Side Yard Setback: 5 feet (lot line adjacent to Block 4802, Lot 1)
 - (d) Minimum Rear Yard Setback: 10 feet (lot line opposite Locust Street)
 - (e) Maximum Impervious Coverage: 85%
 - (f) Maximum Height:
 - (1) Principal Structures: 45 feet and 4 stories. However, mechanical appurtenances, such as condensers, elevator penthouses, exhaust fans, air-conditioning equipment, and other similar equipment, are exempt from height restrictions, provided that they do not extend more than 5 feet above the maximum height limitations, cover no more than 20% of the roof area, and are properly shielded by a parapet wall or screening.

- (2) Fences and walls - 4 feet in the front yard and 6 feet in the side and rear yard
- (g) Maximum Density: 86 units per acre
- 4. Off-street Parking Requirements:
 - (a) Parking for multi-family dwellings shall provide 1.15 parking spaces per unit for studios and one-bedroom units. Two- and three-bedroom units shall provide 1.5 spaces per unit.
 - (b) The minimum number of off-street parking spaces for non-residential uses shall be as follows:
 - (1) Banks and fiduciary institutions: 1 space per 500 square feet of floor area.
 - (2) Child care centers: 1 space for each employee plus 2 spaces for drop-off and pick-up.
 - (3) Personal service establishments: 1 space per 400 square feet of floor area.
 - (4) Restaurants: 1 space for each 4 seats and 1 space for every 3 employees.
 - (5) Retail stores: 1 space per 500 square feet of floor area.
 - (6) Studios: 1 space for each 400 square feet of gross public area.
 - (c) Shared parking. Nothing in the above requirements or in this subsection shall be construed to prevent the employment of shared parking, which may be implemented in one of two manners:
 - (1) On-site shared parking. For parcels containing a mixed-use building, on-site shared parking may be implemented.
 - (2) A 50% shared parking allowance shall be permitted for combining weekday uses with evening/weekend uses in the same building. Retail, banks, and child care centers are considered weekday uses, while residential, personal service, restaurants and studios are considered to be evening/weekend uses.
 - (3) 50% of the parking requirement of the evening/weekend use of the building may be met through parking already provided for the weekday use. For example, a building contains retail and child care space that requirements 20 parking spaces and residential units that require 15 parking spaces. The residential parking is permitted to be reduced by no more than 50% or 7 spaces. Therefore, the development would be required to construct 28 spaces instead of 35.
 - (d) Off-street parking and parking structures shall be prohibited within 40 feet of the Locust Street right-of-way, within 10 feet of the West 1st Avenue right-of-way, and within 25 feet of the West 2nd Avenue right-of-way.
- 5. Bicycle Parking: 1 space for every 5,000 square feet of non-residential space.
- 6. Loading Requirements: Facilities for loading and unloading shall be provided on the property in other than the front yard. Each development shall demonstrate the adequacy of the proposed loading areas to meet the requirements of the proposed use.

C. Site Standards

The following standards apply to all uses within both sub-zones of the Locust Street Redevelopment Plan, except for single-family dwellings.

- 1. Off-Street Parking.

- (a) All required parking spaces must be a minimum of 9 feet wide by 18 feet deep. All two-way aisles shall be a minimum of 24 feet wide.
- (b) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
- (c) All non-residential ingress or egress driveways shall be located so as to avoid conflicts with residential properties.
- (d) All parking and loading areas shall be graded and paved with a durable dust free surface, adequately drained and use poured in place concrete curbs. All parking and loading areas shall be designed in accordance with Municipal Requirements.
- (e) Parking and service areas shall be separated from streets. Access to said areas shall be clearly designated and arranged so as to avoid the backing in and out of vehicles onto the street right-of-way and to limit conflicts with pedestrian areas to the greatest extent possible.
- (f) All off-street parking shall comply with the new legislation regulating the development of electric vehicle charging infrastructure. Multi-family residential development shall comply with the provisions of NJSA 40:55D-66.20a., while certain non-residential development shall provide Make-Ready parking spaces in compliance with NJSA 40:55D-66.20b. It should be noted that NJSA 40:55D-66.20c. exempts retailers with 25 or fewer parking spaces from providing electric vehicle charging infrastructure.
- (g) There shall be a minimum of one (1) dedicated parking space for each multifamily residential dwelling unit in the Redevelopment Area

2. Lighting.

- (a) Lighting used to illuminate off-street parking and loading areas shall be arranged and shielded to prevent the spillage of light off the premises. Said lighting shall be directed downward and shielded from adjacent residential uses.
- (b) Site lighting, other than that needed for security purposes, shall be set on a timer system that shuts off all but security lighting of the site by 11:00pm.
- (c) Lighting shall be located along streets, parking areas, at intersections and where various types of circulation systems merge, intersect, or split.
- (d) Pathways and sidewalks shall be illuminated with low or mushroom-type fixtures.
- (e) Lighting fixtures shall be pedestrian-scaled and shall be a maximum of 15 feet in height.
- (f) Light fixtures shall be 3,500 Kelvin CCT (corelated color temperature) or less.
- (g) The following intensity in footcandles shall be provided:
 - (1) Parking lots, sidewalks, pathways: a minimum average of 0.5 footcandles
 - (2) Intersections: minimum of 3.0 footcandles
 - (3) Maximum at property lines: 1.0 footcandle

3. Landscaping.

- (a) Landscaping shall be required for any part of any parcel not used for buildings, pedestrian or vehicular circulation, off-street parking, and/or loading spaces. All proposed site plans shall include proposals for landscaping indicating the location, size, and quantity of the various species to be used.
- (b) Surface parking lots for five or more vehicles, and all loading areas, shall provide a screen planting not less than 5 feet wide along any street line and along all property lines shared with an adjacent residential use. Said screening shall consist of balled and burlapped dense evergreen material that is a minimum of 4 feet high at the time of planting, that is planted on a center that is consistent with the mature spread of the species planted.
- (c) Within a surface parking area, a minimum of 1 tree shall be planted for every 5 parking spaces. Landscaping shall be maintained with shrubs no higher than 3 feet and trees with branches no lower than 10 feet, and designed so that the landscaping is dispersed throughout the parking area.
- (d) Green space (trees, shrubs, flowers, etc.) shall be used as buffers and/or to accent entrances and sidewalks.
- (e) All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the redeveloper and approved by the Board. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the redeveloper or property owner.
- (f) Trees shall be planted along curb lines of streets at a maximum of 40 feet on center or in groupings, in a regular pattern, or spaced alternately on either side of streets to further enhance the aesthetic quality of the pedestrian environment in the Redevelopment Area.

4. Trash.

- (a) All trash and/or recyclable material receptacles shall be located in the rear yard and shall be enclosed on three sides with a solid masonry enclosure not less than 6 feet in height. The opening in the enclosed refuse area shall be a solid gate 6 feet in height, which provides adequate access and removal of the refuse container(s), while screening their view from adjoining properties and public streets. Alternatively, trash and/or recyclable material may be stored inside a building.
- (b) Receptacles and their solid masonry enclosure shall be set back at least 5 feet from any rear or side lot line.
- (c) No trash and/or recyclable material shall be allowed to extend above or beyond the enclosure.

5. Stormwater.

- (a) All applications for development shall conform to the stormwater regulations contained in the Borough of Roselle's code.

6. Signage.

- (a) Good signage promotes business and adds character and visual interest to a building façade. Its importance to the development of a lively, unique streetscape cannot be overstated. As such it must be orderly, readable, safe, and compatible with its surroundings and designed for pedestrians.
- (b) When multiple storefronts occur within the same building structure, their signs shall be compatible in style, color, dimension, and mounting height.
- (c) No billboard shall be permitted on any property contained within the Redevelopment Area.

- (d) No signage shall be permitted within the Redevelopment Area which includes flashing, blinking or otherwise animated lights and/or moving parts, spinners, pennants, flags (excluding State and National), reflective materials which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations. No signs shall be permitted on the roof or on top of a parapet. No off-site advertising shall be permitted within the Redevelopment Area.
- (e) Awnings.
 - (1) Awnings add interest and visual depth to a storefront. They create shelter from sun and rain, provide an opportunity for good graphics and color and create a covered area for displaying merchandise.
 - (2) Awnings are only permitted above ground level doors and windows.
 - (3) The lower edge of an awning shall be at least 8 feet above the sidewalk at its leading edge.
 - (4) When awnings occur within the same building structure, they shall be compatible in style, color, dimension, and mounting height.
 - (5) One awning per business per street frontage shall be permitted to contain lettering, provided that the letter height on the vertical flap does not exceed 8 inches in height.
 - (6) Logos shall be permitted on all ground-floor awnings, provided that the logo height does not exceed 50% of the diagonal portion of the awning.
 - (7) Awnings shall be made of fire-resistant canvas, cloth, or durable architectural standing seam metal. Domed, "waterfall", box-shaped, or backlit awnings are not permitted. Plastic coated or vinyl awnings or "day glow" colors are not permitted.
- (f) Wall and hanging signs. A first-floor business or establishment and multi-residential use may have a wall sign and a hanging sign subject to the following standards:
 - (1) Wall signage:
 - [a] One wall sign shall be permitted per business/establishment per public street frontage.
 - [b] The following types of wall signs shall be permitted:
 - [1] Internally lit raised letters with concealed ballast. Example shown in the picture below.



- [2] Back-lit raised letters with concealed ballast. Example shown below.



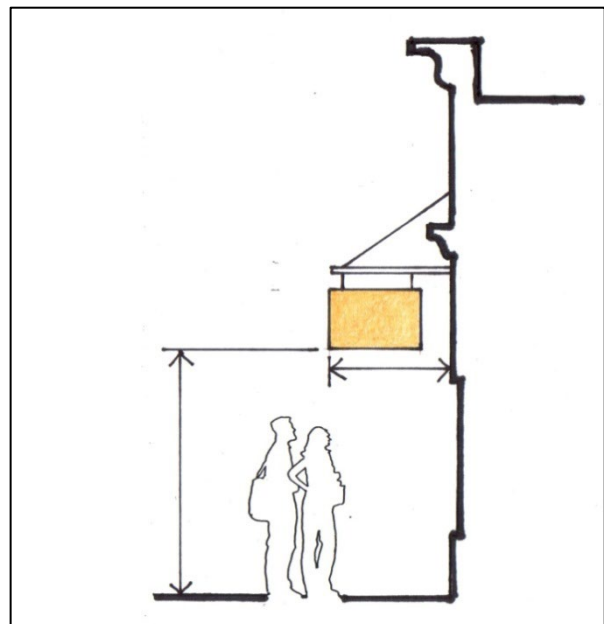
[3] Signage board with gooseneck lighting. Example shown on the following page.



- [c] The maximum sign area shall be 20 square feet
- [d] The top edge of a wall sign shall not be installed more than 14 feet above the sidewalk.
- [e] Wall signs shall not project more than 12 inches beyond the façade.

(2) Hanging signage:

- [a] There shall be no more than 1 hanging sign per establishment.
- [b] The maximum sign area shall be 6 square feet.
- [c] The lower edge of a hanging sign shall be at least 8 feet above the sidewalk. The highest edge of a hanging sign shall be no more than 14 feet above the sidewalk.
- [d] Hanging signs shall project a maximum of 4 feet from the building façade. Sign support



framework shall be well-crafted, in keeping with the sign and building architecture.

(g) Street address signage.

- (1) Street address signage shall be provided on each building or for each individual ground floor tenant.
- (2) Street address signage may be placed on the façade or on the door.
- (3) Street address numbers shall have a maximum height of 8 inches.

(h) Street level directory signage.

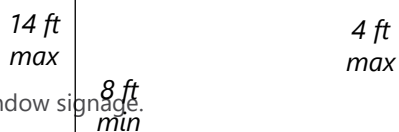
- (1) Where a building has upper story residential development, 1 directory sign shall be permitted per entrance to said upper story use.
- (2) The maximum sign area shall be 8 square feet.
- (3) Directory signage shall be located next to the exterior entrance to the upper story use.

(i) Portable freestanding signage.

- (1) Signs shall be portable and temporary and shall be removed at closing time.
- (2) The maximum sign area shall be 12 square feet per face.
- (3) The maximum sign height shall be 4 feet.
- (4) A maximum of 1 freestanding sign is permitted for each ground level establishment.
- (5) Portable freestanding signage shall be located on the private portion of the sidewalk and shall not obstruct the flow of pedestrian traffic.
- (6) Portable freestanding signage shall not be displayed during storms or high-wind weather events.

(j) Window signage.

- (1) Ground floor non-residential uses may have window signage.
- (2) All window signs shall be neat, clean, and professional-looking. Example shown below.
- (3) Window signage shall not exceed 15% of each window's area.
- (4) Window signage shall pertain only to the establishment occupying the premises where the window is located.



(k) Temporary signage.

- (1) The erection, installation, or maintenance of temporary signs other than as set forth below is hereby prohibited. Site plan approval shall not be required for the placement of the following temporary signs.
 - (2) Non-commercial signs, including but not limited to political and charitable signs, shall be permitted. Temporary non-commercial signs shall not exceed 20 square feet. Temporary political signs associated with an election shall be removed not later than 7 days after the election.
 - (3) On-site temporary real estate signs shall be permitted that indicates property for sale, rent, lease, or open house. Temporary real estate signs shall not exceed 4 square feet.
 - (4) Grand opening or coming soon signs. Business-related signs that inform the public of the opening or relocation of a business may be displayed temporarily within the window of the commercial establishment or on the exterior of the building no higher than 14 feet from the ground. Signs shall be a maximum of 20 square feet.
- (l) Enforcement.
- (1) Any sign which lawfully existed prior to the effective date of this Redevelopment Plan and which does not comply with the provisions of this ordinance will be considered a pre-existing non-conforming sign.
 - (2) A pre-existing non-conforming sign may remain in existence following the effective date of this ordinance, provided that no one alters, enlarges, or repairs it.
 - (3) Any pre-existing non-conforming sign that is damaged by fire, storm, act of God, etc. where the cost of repairs exceeds 50% of the current value of said sign shall be deemed as destroyed and the owner shall not be permitted to erect or restore said sign except in accordance with this Redevelopment Plan.
 - (4) When a business ceases operation for more than 60 days, any pre-existing non-conforming sign and all its supporting structures shall be immediately removed.
 - (5) When a tenant, use, or owner changes, any pre-existing non-conforming sign and all its supporting structures shall be immediately removed.
- (m) Additional sign requirements. See Chapter 620 of the Borough Code for permit requirements, fees, and violations/penalties.

7. Fences.

- (a) Fences are permitted in front yards, provided that the height of the fence is a maximum of four feet and the fence is at least 50% open.
- (b) Fences, including solid fences, not exceeding six feet in height are permitted in rear yards and side yards, but shall not extend beyond the front face of the principal structure.
- (c) Chain-link and barbed wire fences are prohibited in the Redevelopment Area.

8. Affordable Housing Requirements.

- (a) For all new multi-family developments containing 25 or more units, a minimum of 15% of the residential units shall be reserved for moderate-income affordable households.
- (b) Units shall comply with UHAC regarding bedroom distribution.

- (c) Units shall have at least a 30-year deed restriction.
- (d) The developer shall be responsible for retaining a qualified administrative agent.

D. Architectural Standards

The following architectural standards apply to all uses within both sub-zones of the Locust Street Redevelopment Plan, except for single-family dwellings.

1. Purpose. The purpose of the architecture standards is to establish a set of principles and requirements to guide future redevelopment. These principles will enhance the Redevelopment Area and encourage redevelopment at a scale that is pedestrian oriented. The guidelines work to provide standards that allow for flexibility and creativity while encouraging high-quality development. High-quality development is long-lasting and will increase property values. The goal is to create buildings that are attractive and enliven the streetscape.
2. Massing.
 - (a) Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than 40 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
 - (b) The maximum spacing between such vertical offsets shall be 35 feet. The minimum projection or depth of any individual vertical offset shall not be less than one foot.
 - (c) Vertical offsets can include pilasters, projecting bays, changes in façade materials, and balconies.
3. Articulation.
 - (a) All street-facing building walls shall have a clearly defined base, body, and cap.
 - (b) The base of the building shall align with either the kickplate, sill level of the first story, base panel, or lintel level of the first story.
 - (c) The body section of a building may be horizontally divided at floor, lintel or sill levels with belt courses or other architectural elements.
 - (d) The architectural treatment of a façade shall be completely continued around all street-facing façades of a building.
4. Roof.
 - (a) The shape, pitch, and color of a roof shall be architecturally compatible with the style, materials, and colors of such building.
 - (b) If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment.
 - (c) Roofline offsets shall be provided along any roof measuring more than 40 feet in length to provide architectural interest and articulation to a building.
 - (d) Roof top heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the street and adjacent properties.

5. Transparency.
 - (a) Ground floor non-residential uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 60% of the total ground level façade area. A building's "ground level façade area" is the area bounded by the side edges of the building and the plane coincident with the internal floor of the building and the internal ceiling of the building.
 - (b) Transoms above display windows are encouraged.
 - (c) Windowsills shall not be more than 3 feet above the sidewalk in the Redevelopment Area. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.
 - (d) Windows shall be vertically proportioned (taller than wider) where possible.
 - (e) Glass blocks are not permitted on façades that abut a public street.
 - (f) Roll-down security screens are prohibited.
6. Entrances.
 - (a) All entrances to a building shall be defined, visible, and adequately lit.
 - (b) Entrances shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and other such elements, where appropriate.

E. Provisions Related to Off-Site Improvements

1. The designated redeveloper or other such party responsible for the development of a property in the Redevelopment Plan Area shall be responsible for their contribution of the pro rata share of any off-site improvements, including, but not limited to required roadways, traffic signals, utilities, lighting, sidewalk/curbs, and drainage. The following provisions shall apply in relation to required off-site improvements:
 - (a) Off-site improvements are required whenever an application for development requires the construction of off-site improvements that are clearly, directly, and substantially related to or necessitated by the proposed development. The Board shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-site improvements. Off-site improvements include relocation of existing utilities.
 - (b) Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in NJSA 40:55D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control, and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report their findings to the board of jurisdiction and the applicant.
 - (c) Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.

- (d) Improvements required for the applicant's development and benefiting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection 1.(a) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay the pro rata share of the cost to the Borough, or pay more than its pro rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a redeveloper's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus an administration fee of 2%, not to exceed \$2,000, to the Borough at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.
 - (e) Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with NJSA 40:55D-53.
 - (f) Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within 30 days of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.
 - (g) Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.
2. All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All utilities shall be placed underground.

8. Relationship to Zoning

8.1 Zoning Provisions

Effect of Plan

The Locust Street Redevelopment Plan supersedes the existing zoning for the lots within the Redevelopment Area and the applicable provisions of the Borough of Roselle's Land Use Ordinance.

Terms & Definitions

Any terms or definitions not addressed within this Locust Street Redevelopment Plan shall rely on the applicable terms and conditions set forth in Chapter 650, Land Use Ordinance.

Other Applicable Design & Performance Standards

Any design or performance standards not addressed within this Locust Street Redevelopment Plan shall rely on the applicable design and performance standards set forth in Chapter 650, Land Use Ordinance.

Conflict & Severability

If any word, phrase, clause, section or provision of this plan, is found by a court or other jurisdiction to be invalid, illegal or unconstitutional; such word, phrase, section or provision shall be deemed severable and the remainder of the Locust Street Redevelopment Plan shall remain in full force and effect.

8.2 Zoning Map Revision

This Locust Street Redevelopment Plan supersedes the underlying zoning and establishes zoning on the Laurel Street right-of-way, which requires the Official Zoning Map to be amended for the properties. The Zoning Map is hereby amended to illustrate the following block and lots as the "Locust Street Redevelopment District":

- Block 3802, Lot 25
- Block 3802, Lot 26
- Block 3802, Lot 27
- Block 3802, Lot 28
- Block 4802, Lot 2
- Block 4802, Lot 3
- Laurel Street right-of-way

9. Amendments & Duration

9.1 Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the LRHL. To the extent that any such amendment materially affects the terms and conditions of duly executed redevelopment agreements between one or more redevelopers and the Borough of Roselle, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redeveloper agreement to provide for the plan amendment.

9.2 Recommendations for Redevelopment Agreement Provisions

While this plan provides an outline for the redevelopment of the designated Redevelopment Area, the details of how the redevelopment will be implemented will need to be specified in a redevelopment agreement that is negotiated between the Borough and the redeveloper(s). No development shall proceed to the Roselle Planning Board for subdivision or site plan approval until after a redevelopment agreement is executed by the Borough of Roselle in accordance with Section 9 of the LRHL. The redevelopment agreement shall conform to the provisions of this Plan.

9.3 Certificates of Completion & Compliance

Upon the inspection and verification by the Borough Council that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This plan will remain in effect until Certificates of Completion have been issued for the designated parcels, or until the plan is deemed no longer necessary for the public interest and repealed by Ordinance of the Borough Council.

9.4 Designation of Redeveloper(s)

In order to assure that the vision of the plan will be successfully implemented in an effective and timely way and in order to promptly achieve the goals of the plan, the Borough Council, acting as the Redevelopment Entity, will designate the redeveloper(s) for any redevelopment project in the area governed by this plan. All redeveloper(s) will be required to execute a redevelopment agreement satisfactory to the Borough Council as one of the requirements to be designated as the redeveloper(s).

10. Appendix

- A. Council Resolution 2023-178
- B. Council Resolution 2023-149
- C. Council Ordinance 2740-24 (adopting plan)

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Council Resolution 2023-178

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BOROUGH OF ROSELLE



RESOLUTION NUMBER 2023-178

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF ROSELLE DESIGNATING THE AREA IDENTIFIED AS BLOCK 3802, LOTS 25, 26, 27, & 28, BLOCK 4802, LOTS 2 & 3, AND LAUREL STREET, A "PAPER STREET", ON THE BOROUGH'S TAX MAP AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by Resolution No. 2022-182, adopted on May 18, 2022 and Resolution No. 2022-345, adopted on November 9, 2022, the Borough Council (the "**Borough Council**") of the Borough of Roselle (the "**Borough**") authorized and directed the Borough's Planning Board (the "**Planning Board**") to conduct a preliminary investigation to determine whether the properties identified as Block 3802, Lots 25, 26, 27 & 28, Block 4802, Lots 2 and 3, and Laurel Street, a "paper street" on the Borough's official tax map (the "**Study Area**") meet the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, said resolutions also authorized and directed the Borough's Planning Consultant, Colliers Engineering & Design Inc. (the "**Planning Consultant**"), to perform the preliminary investigation and prepare a report containing its findings; and

WHEREAS, the Planning Consultant undertook the preliminary investigation and prepared a report containing its findings entitled "Redevelopment Area with Condemnation: Determination of Need Study Block 3802, Lots 25-28, Block 4802, Lots 2 & 3, Laurel Street" dated April 4, 2023 (the "**Report**"); and

WHEREAS, on May 3, 2023, after providing due notice, the Planning Board conducted a public hearing in accordance with the Redevelopment Law to determine whether the Study Area qualifies as a condemnation area in need of redevelopment and whether to recommend the Borough Council designate the Study Area as a condemnation area in need of redevelopment; and

WHEREAS, at the public hearing, the Planning Board reviewed the findings of the Planning Consultant set forth in the Report, heard expert testimony from the Planning Consultant, and gave members of the public and interested parties an opportunity to be heard regarding the potential designation of the Study Area as a condemnation area in need of redevelopment; and

WHEREAS, the Planning Consultant concluded in the Report, and testified to the Planning Board at the public hearing, that there is evidence to support the conclusion that the properties in the Study Area satisfy the criteria set forth in the Redevelopment Law for designation as a condemnation area in need of redevelopment; and

WHEREAS, at the conclusion of the public hearing, the Planning Board determined and recommended, for the reasons set forth in the Report and explained during the public hearing as memorialized in a resolution of the Planning Board, that the properties in the Study Area meet the criteria set forth in the Redevelopment Law and recommended that the Borough Council designate the Study Area as a condemnation area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, the Borough agrees with the Planning Board's findings and the Planning Consultant's conclusions in the Report, and desires to designate the Study Area as a condemnation area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-6*.

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Roselle, in the County of Union, New Jersey, as follows:

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

Section 2. After considering the conclusions set forth in the Report and the Planning Board's findings and recommendations, the Borough hereby finds that the Study Area meets the statutory criteria pursuant to *N.J.S.A. 40A:12A-5* for designation as a condemnation area in need of redevelopment, and the Study Area is hereby designated as a condemnation area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-6* (the "**Condemnation Redevelopment Area**").

Section 3. The designation of the Study Area as a condemnation area in need of redevelopment shall authorize the Borough to exercise all of its powers under the Redevelopment Law in the Condemnation Redevelopment Area, including the power of eminent domain.

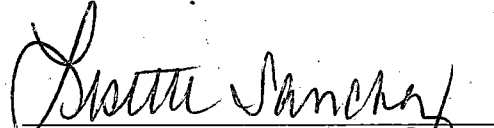
Section 4. The Borough Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6b(5)(c) of the Redevelopment Law.

Section 5. The Borough Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Condemnation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.

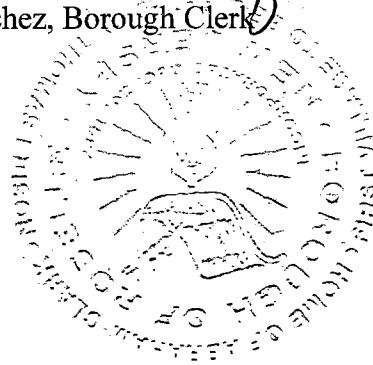
Section 6. This Resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held on May 17, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 17th day of May 2023.



Lisette Sanchez, Borough Clerk



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Council Resolution 2023-149

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BOROUGH OF ROSELLE



RESOLUTION NUMBER 2023-149

RESOLUTION OF THE BOROUGH OF ROSELLE, COUNTY OF UNION, NEW JERSEY AUTHORIZING AND DIRECTING THE PREPARATION OF A REDEVELOPMENT PLAN FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 3802, LOTS 25, 26, 27, & 28, BLOCK 4802, LOTS 2 & 3, AND LAUREL STREET, A "PAPER STREET", ON THE BOROUGH'S OFFICIAL TAX MAPS

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, by Resolution No. 2022-182, adopted on May 18, 2022 and Resolution No. 2022-345; adopted on November 9, 2022, the Borough Council (the "**Borough Council**") of the Borough of Roselle (the "**Borough**") authorized and directed the Borough's Planning Board (the "**Planning Board**") to undertake a preliminary investigation to determine whether the area identified as Block 3802, Lots 25, 26, 27, & 28, Block 4802, Lots 2 & 3, and Laurel Street, a "Paper Street", on the Borough's Official Tax Maps (the "**Study Area**") meets criteria for designation as an in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, said resolutions also authorized and directed the Borough's Planning Colliers Engineering & Design Inc. (hereinafter "**Colliers**"), to perform the preliminary investigation and prepare a report containing its findings regarding whether the Study Area meets the criteria for designation as an "area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, Colliers is in the process of undertaking a preliminary investigation and preparing a report containing its findings (the "**Report**"); and

WHEREAS, upon completion of the Report, the Planning Board will consider the Report, conduct a public hearing, and determine whether to recommend to the Borough Council if the Study Area meets the criteria for designation as an "area in need of redevelopment", and the Borough Council will then determine whether to designate the Study Area as an "area in need of redevelopment"; and

WHEREAS, if and when the Borough Council determines that the Study Area meets the criteria for designation as an "area in need of redevelopment" pursuant to the Redevelopment Law,

the Borough will be tasked with preparing and adopting a redevelopment plan for the Study Area; and

WHEREAS, accordingly, to carry out its powers under the Redevelopment Law, the Borough has a need for professional planning consultant services in connection with the preparation of a redevelopment plan (the “**Redevelopment Plan**”) for the Study Area (the “**Services**”); and

WHEREAS, the Borough previously issued a Request for Qualifications seeking planner services and received responses from several firms; and

WHEREAS, on January 6, 2023, the Borough Council, after review of responses deemed certain firms, including Colliers, as “Qualified” for the calendar year 2023 in accordance with the terms of the Request for Qualifications (Resolution No. 2023-012); and

WHEREAS, Colliers possesses the experience and qualifications to perform professional planning consultant services, specifically, the Services; and

WHEREAS, Colliers submitted a proposal, dated March 21, 2023 (the “**Proposal**”) for professional planning consultant services in an amount not to exceed Ten Thousand Five Hundred and 00/100 Dollars (\$10,500.00); and

WHEREAS, Colliers advised that it will perform the Services in accordance with the terms and limits, including the not to exceed amount, as set forth in the Proposal; and

WHEREAS, the Borough Council has deemed it necessary and in the best interest of the Borough to retain Colliers to prepare a Redevelopment Plan and now desires to direct Colliers to perform the Services; and

WHEREAS, the Borough’s Chief Financial Officer has certified that sufficient funds are available within the current and/or previously adopted budget for said purpose

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Roselle, in the County of Union, State of New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as though fully set forth at length.

Section 2. The Planning Consultant is hereby authorized to prepare a Redevelopment Plan in an amount that does not to exceed Ten Thousand Five Hundred and 00/100 Dollars (\$10,500.00), and all Borough officials and employees are authorized and directed to take such actions as are necessary to enable Colliers to perform the Services.

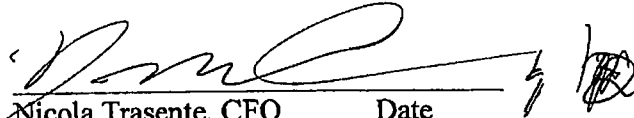
Section 3. This Resolution shall take effect immediately.

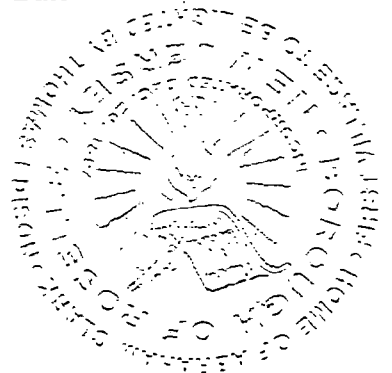
I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held April 19, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 19th day of April 2023.


Lisette Sanchez, Borough Clerk

Certification of Availability of Funds:
(Acct# 3-01-20-175-000-228).


Nicola Trasente, CFO Date



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Council Ordinance 2740-24

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BOROUGH OF ROSELLE



ORDINANCE NUMBER 2740-24

ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF ROSELLE, COUNTY OF UNION, NEW JERSEY ADOPTING REDEVELOPMENT PLAN FOR LOCUST STREET REDEVELOPMENT AREA, CONSISTING OF BLOCK 3802, LOTS 25, 26, 27 & 28, BLOCK 4802, LOTS 2 & 3, AND LAUREL STREET, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, on May 17, 2023, the Borough Council (the “**Borough Council**”) of the Borough of Roselle (the “**Borough**”) adopted Resolution 2023-178 designating the area including Block 3802, Lots 25, 26, 27 & 28, and Block 4802, Lots 2 & 3 on the Borough’s Tax Maps, and Laurel Street, a paper street (collectively, the “**Redevelopment Area**”, also known as the “**Locust Street Redevelopment Area**”) as an area in need of redevelopment pursuant to the New Jersey Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”); and

WHEREAS, on April 19, 2023, the Borough Council adopted Resolution 2023-149 authorizing Colliers Engineering & Design, Inc. (the “**Planning Consultant**”) to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Planning Consultant prepared a redevelopment plan for the Redevelopment Area, entitled “Locust Street Redevelopment Plan”, dated as of December 2023 (the “**Redevelopment Plan**”); and

WHEREAS, pursuant to the Redevelopment Law, the Borough Planning Board (the “**Planning Board**”) must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)* of the Redevelopment Law; and

WHEREAS, the Planning Board reviewed the Redevelopment Plan and transmitted its recommendations relating to the Redevelopment Plan to the Borough Council in accordance with the provisions of Section 7 of the Redevelopment Law; and

WHEREAS, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan, the Borough Council believes the adoption of the Redevelopment Plan is in the best interests of the Borough and desires to approve same.

NOW THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ROSELLE, COUNTY OF UNION, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. The zoning district map included in the zoning ordinance of the Borough is hereby amended to reference and delineate the property described and governed by the Redevelopment Plan. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the Borough’s municipal code, as and where indicated.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. This Ordinance shall take effect in accordance with all applicable laws.

Recorded Vote on Introduction Ordinance No. 2740-24 – June 26, 2024

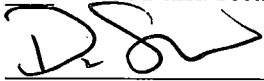
	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa					X	
Councilman Bernier					X	
Councilwoman Johnson					X	
Councilman Fortuna						X
Councilwoman Wilkerson		X	X			
Council President Thomas	X		X			
X Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

Recorded Vote on Final Passage Ordinance No. 2740-24 – August 14, 2024

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa			X			
Councilman Bernier			X			
Councilwoman Johnson		X	X			
Councilman Fortuna			X			
Councilwoman Wilkerson	X		X			
Council President Thomas			X			
X Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

✓ Approved

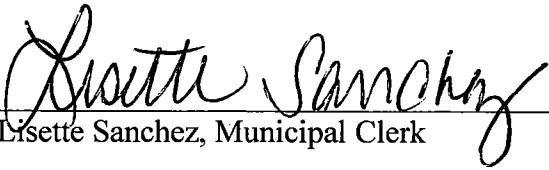
Vetoed and returned to the Municipal Clerk with the following statement and objections:



Donald Shaw, Mayor

DATE: 8/19/24

NOTICE is hereby given that Ordinance Number 2740-24 was passed and adopted on second and final reading at a Workshop meeting of the Mayor and Council on August 14, 2024 after 6:30 P.M., 210 Chestnut St., Roselle, NJ.


Lisette Sanchez, Municipal Clerk