

TOWNSHIP OF WALL

ORDINANCE NO. 8-2023

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ADOPTING A REDEVELOPMENT PLAN FOR THE ROUTE 33/34
CORRIDOR AS DESCRIBED IN THE ROUTE 33/34 CORRIDOR AND
MOTEL SITES REDEVELOPMENT PLAN**

WHEREAS, by Resolution No. 18-0316 adopted on May 28, 2018 the Township Committee of the Township of Wall in the County of Monmouth, New Jersey (hereinafter the "Township") authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether certain properties known as Block 907, Lots 1 & 47 - 5016 Route 33/34, Block 907, Lot 5 - 5006 Route 33/34, Block 907, Lots 10, 11 & 12 - 5000-5008 Plainview Road, Block 907, Lots 23, 25 & 26 - 5310, 5304 & 5302 Route 33/34, Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8 - Marshall Road & 5102 - 5118 Route 33/34 & Kelly Lane, Block 909, Lots 1 & 6 + 7 - 5006 + 5014 Marshall Road, Block 911, Lots 1&2 - 5011 & 5015 Route 33/34, Block 911, Lots 11, 12 & 13 - 5111, 5115 & 5119 Route 33/34, Block 911, Lot 26 - 5309 Route 33/34 and Block 930.01, Lot 13, 14 & 15 - 1332-1336 Wycoff Road & 1342 Route 34 (hereinafter "Route 33/34 Corridor and Motel Sites Redevelopment Plan") on the Official Tax Map of the Township of Wall qualified as an Area in Need of Redevelopment without condemnation in accordance with the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq. (hereinafter "Redevelopment Law") for the reasons stated therein; and,

WHEREAS, on May 26, 2021, the Wall Township Committee adopted Resolution No. 21-0512, which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether certain properties known as Block 274, Lot 25 - Block 301 Lot 9 - 2300 Highway 35, Block 831, Lot 30 - 2337 Highway 34 containing motels (hereinafter "Route 33/34 Corridor and Motel Sites Redevelopment Plan") in the Township could be designated as an Area in Need of Redevelopment without condemnation in accordance with Redevelopment Law; and

WHEREAS, after due notice and public hearing on March 7, 2022, the Planning Board conducted the investigation, and recommended to the Township Committee that both the Route 33/34 parcels and certain motel parcels be designated as areas in need of redevelopment; and,

WHEREAS, thereafter, on April 13, 2022, the Wall Township Committee adopted Resolutions No. 22-0409 and No. 22-4010, which formally designated certain Route 33/34 parcels and certain motel parcels as areas in need of redevelopment without condemnation in accordance with the recommendations of the Planning Board; and,

WHEREAS, notice of the determination was served within 10 days after the determination upon all record owners of property located within the delineated areas whose names are listed on the tax assessor's records, and the Commissioner of the Department of Community Affairs; and,

WHEREAS, in August of 2023 a redevelopment plan entitled "Route 33/34 Corridor and Motel Sites Redevelopment Plan", containing certain parcels in the Route 33/34 Redevelopment area and certain motel parcels (hereinafter "Redevelopment Plan") was prepared by the Township planning consultant, Kendra Lelie, AICP, PP of Kyle + McManus Associates; and

WHEREAS, the redevelopment plan provides a broad overview for the planning, development, redevelopment, and rehabilitation of the Township for purposes of revitalizing these portions of Wall Township; and

WHEREAS, the redevelopment plan through good civic design and techniques, creates high quality spaces and provides connectivity for pedestrians and vehicles to existing developed and planned development area in Wall Township and surrounds, enhancing quality of life, providing realistic opportunities for affordable housing, supporting smart growth practices, and avoiding development in woodland and agricultural areas; and

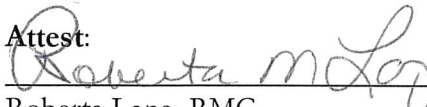
NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Wall does hereby make the following findings:

1. The aforementioned Redevelopment Plan, as filed in the office of the Township Clerk and attached hereto as Exhibit A, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40a:12a-7, and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40a:12a-1 et seq.
2. The Redevelopment Plan is consistent with the Township of Wall Master Plan or is designed to effectuate the Master Plan.
3. The Redevelopment Plan shall supersede all prior zoning in the Route 33/34 Corridor and Motel Sites Redevelopment Area.
4. The Zoning Map of the Township of Wall is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the properties in the Route 33/34 Redevelopment Zone and the Motel Sites Redevelopment Zone.
5. The Redevelopment Plan is hereby adopted.
6. If any section or provision of the Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
7. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
8. This Ordinance shall take effect 20 days after final passage and publication according to law.

Introduced: September 27, 2023

Adopted: October 25, 2023

Attest:



Roberta Lang, RMC
Township Clerk

Approve:



Timothy J. Farrell
Mayor

EXHIBIT A

SUMMARY AND NOTICE

TOWNSHIP OF WALL

ORDINANCE NO. 8-2023

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ADOPTING A REDEVELOPMENT PLAN FOR THE ROUTE 33/34
CORRIDOR AS DESCRIBED IN THE ROUTE 33/34 CORRIDOR AND
MOTEL SITES REDEVELOPMENT PLAN**

This ordinance adopts a redevelopment plan for the Route 33/34 corridor as described in the Route 33/34 corridor and motel sites redevelopment plan. Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **September 27, 2023** and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **October 25, 2023** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, RMC
Municipal Clerk**

Route 33/34 Corridor and Motel Sites Redevelopment Plan

**Wall Township
Monmouth County, New Jersey**

Prepared:
August 2023

Prepared for:
Wall Township

Prepared by:

Kyle + McManus Associates

A handwritten signature in black ink, appearing to be 'KL' with a stylized flourish.

Kendra Lelie, AICP, PP
NJ Professional Planner No.: 33LI00553700

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

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1.0 — Introduction

Route 33/34 Corridor Area in Need of Redevelopment

On May 28, 2018, the Wall Township Committee adopted Resolution No. 18-0316, which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether certain properties in the Township may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law.

As authorized by Resolution No. 18-0316, the Wall Township Planning Board subsequently undertook a preliminary investigation and, on March 7, 2022, held a duly noticed public hearing on the matter. At said public hearing, the Wall Township Planning Board recommended to the Mayor and Township Committee that several of the investigated properties be designated as an area in need of redevelopment. The properties listed above were among those recommended for designation as an area in need of redevelopment.

Thereafter, on April 13, 2022, the Wall Township Committee adopted Resolution No. 22-0410, which formally designated an area in need of redevelopment in accordance with the recommendations of the Wall Township Planning Board. The properties listed below were among those designated as an area in need of redevelopment with the adoption of Resolution No. 22-0410.

Motel Sites Area in Need of Redevelopment

On May 26, 2021, the Wall Township Committee adopted Resolution No. 21-0512, which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether certain properties in the Township may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law.

As authorized by Resolution No. 21-0512, the Wall Township Planning Board subsequently undertook a preliminary investigation and, on March 7, 2022, held a duly noticed public hearing on the matter. At said public hearing, the Wall Township Planning Board recommended to the Mayor and Township Committee that several of the investigated properties be designated as an area in need of redevelopment. The properties listed above were among those recommended for designation as an area in need of redevelopment.

Thereafter, on April 13, 2022, the Wall Township Committee adopted Resolution No. 22-0409, which formally designated an area in need of redevelopment in accordance with the recommendations of the Wall Township Planning Board. The properties listed below were among those designated as an area in need of redevelopment with the adoption of Resolution No. 22-0409.

The Township has prepared this Redevelopment Plan in accordance with the requirements of the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.) to codify the goals, objectives, and specific land use and development standards for the redevelopment of the properties within the Scattered Sites Route 33/34 Corridor and Motel Sites Redevelopment Plan as provided below.

2.0 — Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a, which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body.”

Pursuant to the requirements of the Local Redevelopment and Housing Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Plan Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;
2. Proposed land uses and building requirements in the Redevelopment Plan Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Plan 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;
4. An identification of any property within the Redevelopment Plan Area that the municipality envisions acquiring, in accordance with the Redevelopment Plan; and,
5. Any significant relationship of the Redevelopment Plan to: (a) the Master Plans of contiguous municipalities; (b) the Master Plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).

As evidenced by the following sections of the plan, this Redevelopment Plan meets these statutory requirements.

3.0 — Redevelopment Plan Area Description

This Redevelopment Plan has been prepared for scattered sites in Wall Township, which include:

Route 33/34 Corridor Redevelopment Parcels							
Block	Lot	Address	Existing Land Use	Assessed Land Use	Existing Zoning	Total Acreage	Net Total Acreage
907	1 & 47	5016 Route 33/34	L1: Restaurant L47: Vacant	L1: 4A L47: 1	HB-40	1.61	1.61
907	5	5006 Route 33/34	Automotive accessories	4A	HB-40	0.61	0.61
907	10, 11 & 12	5000-5008 Plainview Road	L 10&11: Residence L12: Vacant	L10&11: 2 L12: 1	R-30	9.32	2.5 (approx.)
907	23, 25 & 26	5310, 5304 & 5302 Route 33/34	L23: Recycling Center L25: Residence L26: Retail	L23: 4A L25: 2 L26: 4A	HB-120	7.71 + 0.37 + 0.44	8.5
908	2, 3, 4, 5.01, 6, 7 & 8	Marshall Road & 5102 – 5118 Route 33/34 & Kelly Lane	L2: Building materials supplier L3: Vacant L4: Plumbing contractor L5.01: Plumbing contractor L6: Mortgage services L7: Generator contractor L8: Fire safety contractor	L2: 4A L3: 4A L4: 4A L5.01: 4A L6: 4A L7: 4A L8: 4A	HB-40	0.9 + 0.96 + 0.8 + 0.34 + 0.69 + 0.17 + 0.52	4.38

Route 33/34 Corridor and Motel Sites Redevelopment Plan

Wall Township, Monmouth County, New Jersey

August 2023

Route 33/34 Corridor Redevelopment Parcels							
Block	Lot	Address	Existing Land Use	Assessed Land Use	Existing Zoning	Total Acreage	Net Total Acreage
909	1 & 6 + 7	5006 + 5014 Marshall Road	Vacant Church	4A	AH-6	2.02 + 0.03	2.23
911	1 & 2	5011 + 5015 Route 33/34	L1: Auto Dealer L2: Restaurant & Motor Lodge conversion to MF units	4A	HB-40	2.27 + 0.65	2.92
911	11, 12 & 13	511, 5115 & 5119 Route 33/34	L11: Home goods distributor L12: Vacant L13: Fence contractor	L11: 4A L12: 4A L13: 2	HB-40	0.80 + 0.96 + 0.43	2.19
911	26	5309 Route 33/34	Motel	4A	HB-120	1.54	1.54
930.1	13, 14 & 15	1332-1336 Wycoff Road & 1342 Route 34	Truck trailer storage	1	OR-10	14.89	6.4(approx.)
Total Acres						48.19	30.48

Motel Sites Redevelopment Parcels							
Block	Lot	Address	Existing Land Use	Assessed Land Use	Existing Zoning	Total Acreage	Net Total Acreage
274	25	2035 Route 35	Motel	4A	HB-80	3.58	3 (approx.)
301	9	2300 Route 35	Motel	4A	HB-20	0.6	0.6
831	30	2337 Route 34	Motel	4A	OB-40	1.29	1.29
Total Acres						5.47	4.89

Notes: Assessed Land Use Codes include the

- 1 = Vacant
- 2=Residence
- 4A = Commercial

Map 1 shows the location of the Redevelopment Plan Area and Redevelopment Zoning Districts within the Township and surrounding region.

Maps 2 through 24 provide site-level aerial mapping, existing land use according to the New Jersey Department of Environmental Protection's land use/land cover (LULC) data, which was last updated in 2015, and a site-level depiction of mapped environmental constraints for each parcel combination as described in the table above within the Redevelopment Plan Area.

Please note that this mapping is derived from publicly available digital geographic data of the New Jersey Department of Environmental Protection and Federal Emergency Management Agency. Field investigation by a qualified professional may result in a different delineation of mapped environmental constraints.

4.0 — Goals and Objectives

The goals and objectives of Redevelopment Plan Area are as follows:

1. Promote the upgrading of the Redevelopment Plan Area;
2. Expand the regional supply of high-quality, income-restricted housing;
3. Promote energy conservation and sustainable design;
4. Promote high-quality architectural design and land use development;
5. Promote development that is sensitive to adjacent existing residential uses;
6. Provide for community assets that provide benefits to the surrounding neighborhoods;
and,
7. Support the implementation of the Township's Housing Element and Fair Share Plan.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Land Development Regulations

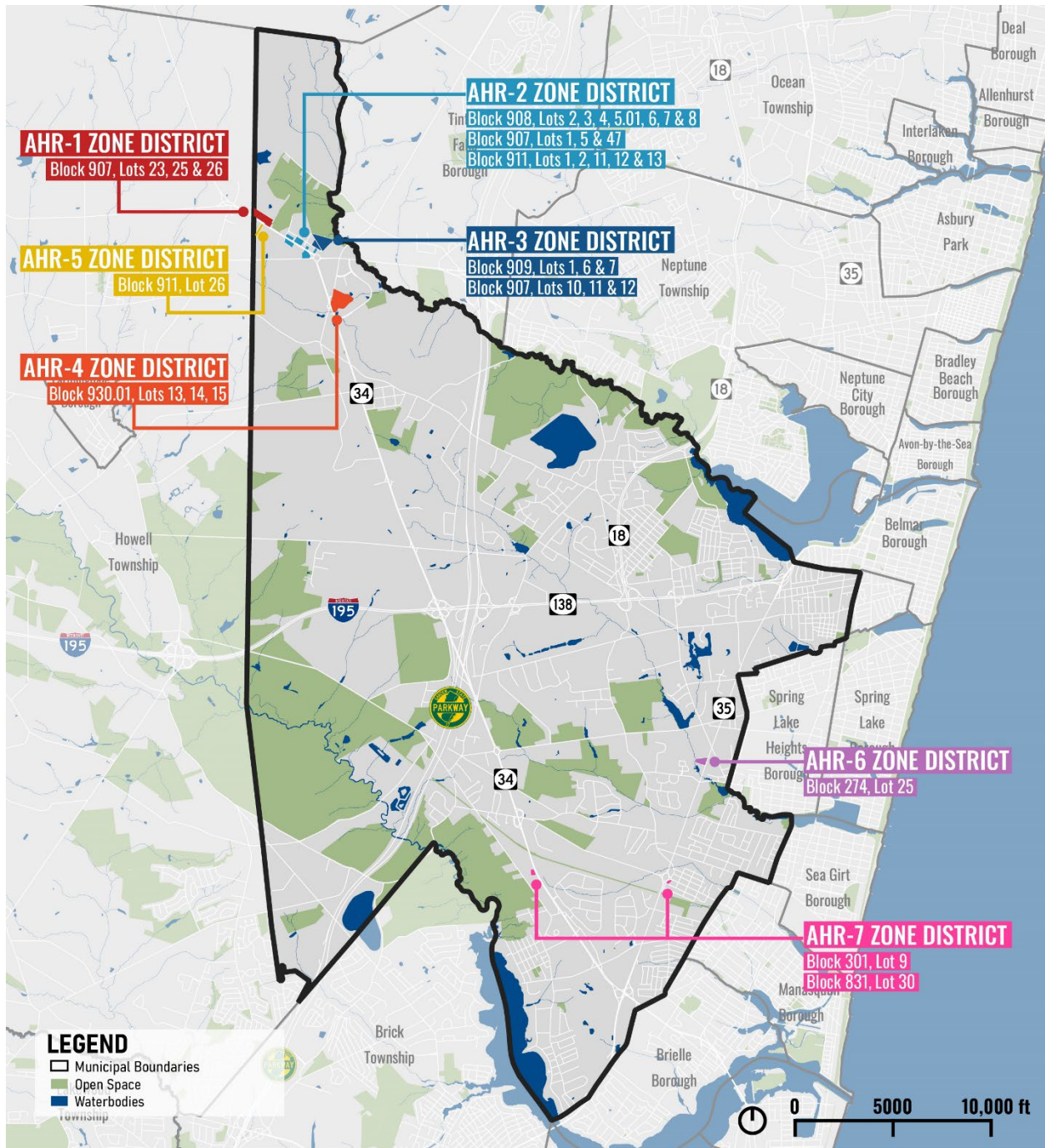
The standards contained in this chapter of the Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area.

In addition to the above, the following new zones shall be established on the Official Zoning Map of Wall Township, and the provisions of this Redevelopment Plan shall apply thereto:

- **AHR—1 (Affordable Housing Redevelopment—1) Zone District:**
 - Site A (Block 907, Lots 23, 25 & 26)
 - Density is 11.5 DU/Acres
 - Approximately 8.5 acres
 - Potential build-out
 - 98 total residential units
 - 20 affordable housing units
- **AHR—2 (Affordable Housing Redevelopment—2) Zone District:**
 - Site A (Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8)
 - Site B (Block 907, Lots 1 & 47)
 - Site C (Block 911, Lots 11, 12 & 13)
 - Site D (Block 911, Lots 1 & 2)
 - Site E (Block 907, Lot 5)
 - Density is 12 DU/Acres
 - Approximately 11.7 acres
 - Potential build-out
 - 140 total residential units
 - 28 affordable housing units
- **AHR—3 (Affordable Housing Redevelopment—3) Zone District:**
 - Site A (Block 909, Lots 1, 6 & 7)
 - Site B (Block 907, Lots 10, 11 & 12)
 - Density is 8 DU/Acres
 - Approximately 4.73 acres
 - Potential build-out
 - 38 total residential units
 - 8 affordable housing units
- **AHR-4 (Affordable Housing Redevelopment – 4) Zone District:**
 - Site A (Block 930.01, Lots 13, 14, 15)
 - Density is 12 DU/Acres
 - Approximately 6 .4 acres
 - Potential build-out
 - 77 total residential units
 - 15 affordable housing units

- **AHR-5 (Affordable Housing Redevelopment-5) Zone District:**
 - Site A (Block 911, Lot 26)
 - Density is 12 DU/Acres
 - Approximately 1.54 acres
 - Potential build-out
 - 42 total residential units
 - 8 affordable housing units
- **AHR-6 (Affordable Housing Redevelopment-6) Zone District**
 - Site A (Block 274, Lot 25)
 - Density is 14 DU/Acres
 - Approximately 3 acres
 - Potential build-out
 - 42 total residential units
 - 8 affordable housing units
- **AHR-7 (Affordable Housing Redevelopment-7) Zone District**
 - Site A (Block 301, Lot 9)
 - Site A (Block 831, Lot 30)
 - Density is 14 DU/Acres
 - Approximately 1.89 acres
 - Potential build-out
 - 26 total residential units
 - 5 affordable housing units

Map 1: Regional Map



WALL TOWNSHIP REGIONAL LOCATION MAP

AFFORDABLE HOUSING REDEVELOPMENT ZONE DISTRICTS

TOWNSHIP OF WALL, MONMOUTH COUNTY NJ

DATA SOURCE: NJDEP 2015 LAND USE & LAND COVER, NJDEP 2021 OPEN SPACE, NJDOT 2021 ROADWAY NETWORK, NJGIS 2021 PARCELS. THIS IS A SECONDARY DATA PROJECT & NOT STATE AUTHORIZED.

5.1.1 — Definitions

Unconstrained Area shall mean any area that is not an Environmentally Constrained Area per Section 140-241.

5.2 — Site-Specific Standards

The following subsections outline standards that are applicable to specific sites as identified in this Redevelopment Plan.

5.2.1 — Standards Applicable to Affordable Housing Redevelopment-1 (AHR-1) Zone District

5.2.1.1 — Principal Permitted Use

The following use is permitted as a principal use:

1. Townhouses and Multifamily family rental housing provided the minimum affordable housing set-aside of 20% is met.

5.2.1.2 — Permitted Accessory Uses

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq.;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leasing office; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.1.3 — Permitted Density

The maximum permitted density shall not exceed 11.5 dwelling units per unconstrained acre.

5.2.1.4 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Width: 200 feet

2. Minimum Tract Depth: 150 feet
3. Minimum Front Yard: 20 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 20 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
8. Maximum Building Coverage: 40 percent
9. Maximum Impervious Coverage: 65 percent
10. Maximum Building Height (Feet; Principal): 45 feet
11. Maximum Building Height (Stories; Principal): 3 stories

Map 2: AHR-1 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-1) ZONE DISTRICT

Block 907, Lots 23, 25 & 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 3: AHR-1 Environmental Constraints Map

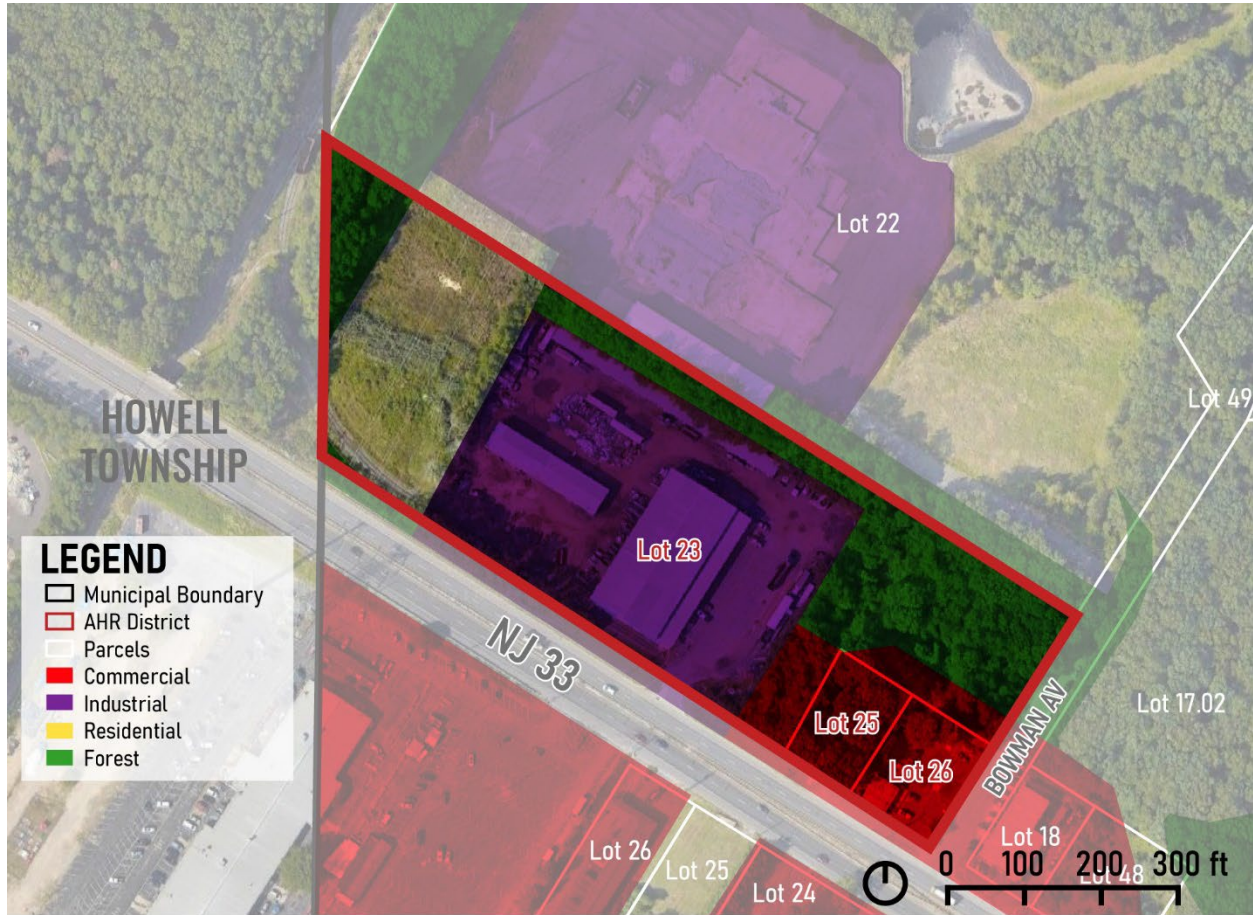


AFFORDABLE HOUSING REDEVELOPMENT (AHR-1) ZONE DISTRICT

Block 907, Lots 23, 25 & 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 4: AHR-1 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-1) ZONE DISTRICT

Block 907, Lots 23, 25 & 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

5.2.2 — Standards Applicable to Affordable Housing Redevelopment-2 (AHR-2) Zone District

5.2.2.1 — *Principal Permitted Use*

The following use is permitted as a principal use:

1. Multifamily family rental housing provided the minimum affordable housing set-aside is met;
2. Mixed Use Development including inclusionary multi-family residential units provided:
 - i. The minimum affordable housing set-aside is met;
 - ii. Uses permitted to be mixed with multi-family residential units may include the following:
 - a) General retail
 - b) Food retail
 - c) Personal services
 - d) Professional offices
 - e) Sit-down restaurants
 - f) Fast Casual restaurants
 - g) Childcare centers
 - h) Educational service centers

5.2.2.2 — *Permitted Accessory Uses*

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.2.3 — *Permitted Density*

1. The maximum permitted density shall be 12 units per unconstrained acre.

5.2.2.4 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Width: 100 feet
2. Minimum Tract Depth: 100 feet
3. Minimum Front Yard: 15 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 5 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
8. Maximum Building Coverage: 50 percent
9. Maximum Impervious Coverage: 75 percent
10. Maximum Building Height (Feet; Principal): 54 feet
11. Maximum Building Height (Stories; Principal): 4 stories

Map 5: AHR-2 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-2) ZONE DISTRICT

Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8; Block 907, Lots 1, 5, & 47 Block 911, Lots 11, 12 & 13; Block 911, Lots 1 & 2
 Township of Wall, Monmouth County NJ

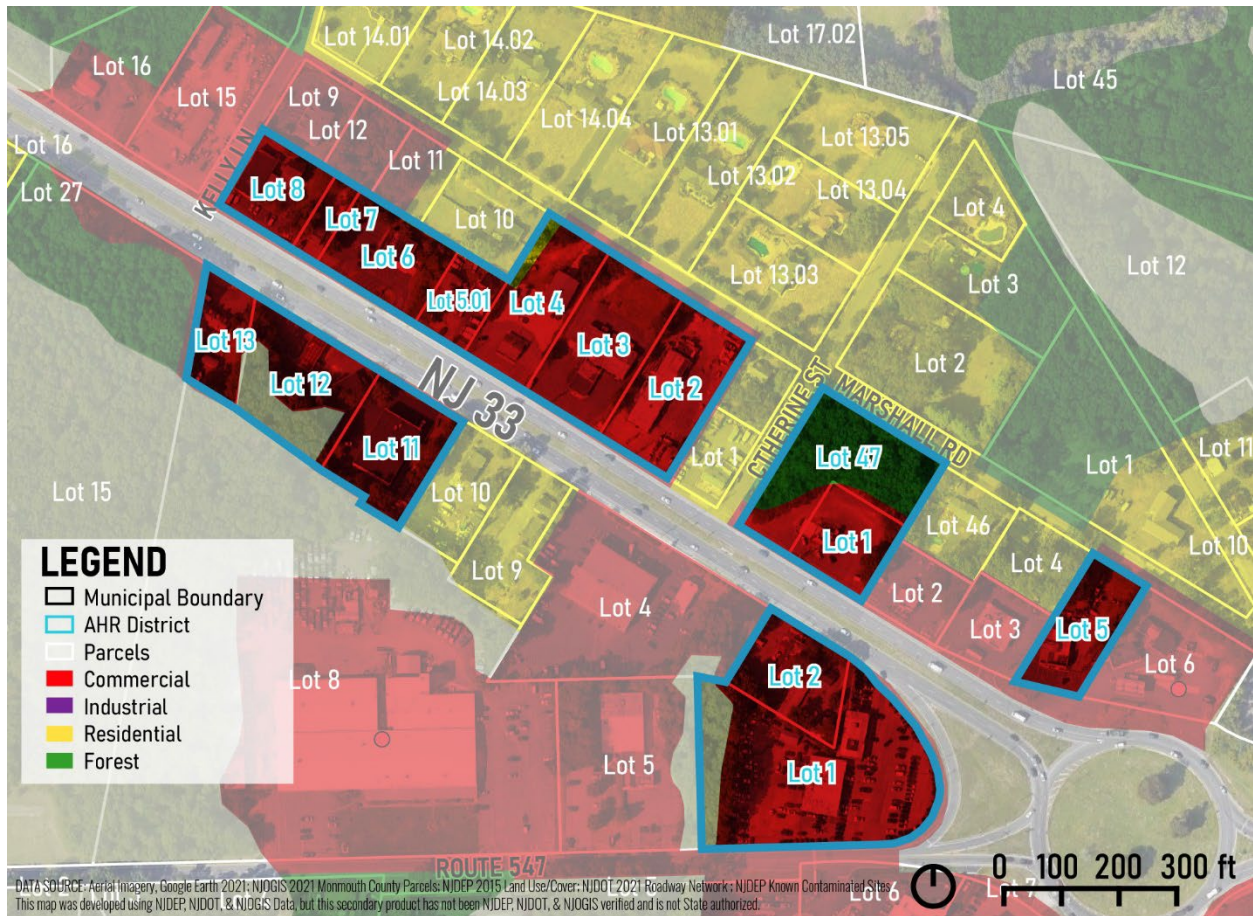
Map 6: AHR-2 Environmental Constraints Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-2) ZONE DISTRICT

Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8; Block 907, Lots 1, 5, & 47 Block 911, Lots 11, 12 & 13; Block 911, Lots 1 & 2
 Township of Wall, Monmouth County NJ

Map 7: AHR-2 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-2) ZONE DISTRICT

Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8; Block 907, Lots 1, 5, & 47 Block 911, Lots 11, 12 & 13; Block 911, Lots 1 & 2
 Township of Wall, Monmouth County NJ

5.2.3 — Standards Applicable to Affordable Housing Redevelopment-3 (AHR-3) Zone District

5.2.3.1 — Principal Permitted Use

The following use is permitted as a principal use provided the minimum affordable housing set-aside is met:

1. Attached single-family dwelling units.
2. Townhouses

5.2.3.2 — Permitted Accessory Uses

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.3.3 — Permitted Density

The maximum permitted density shall be 8 units per unconstrained acre.

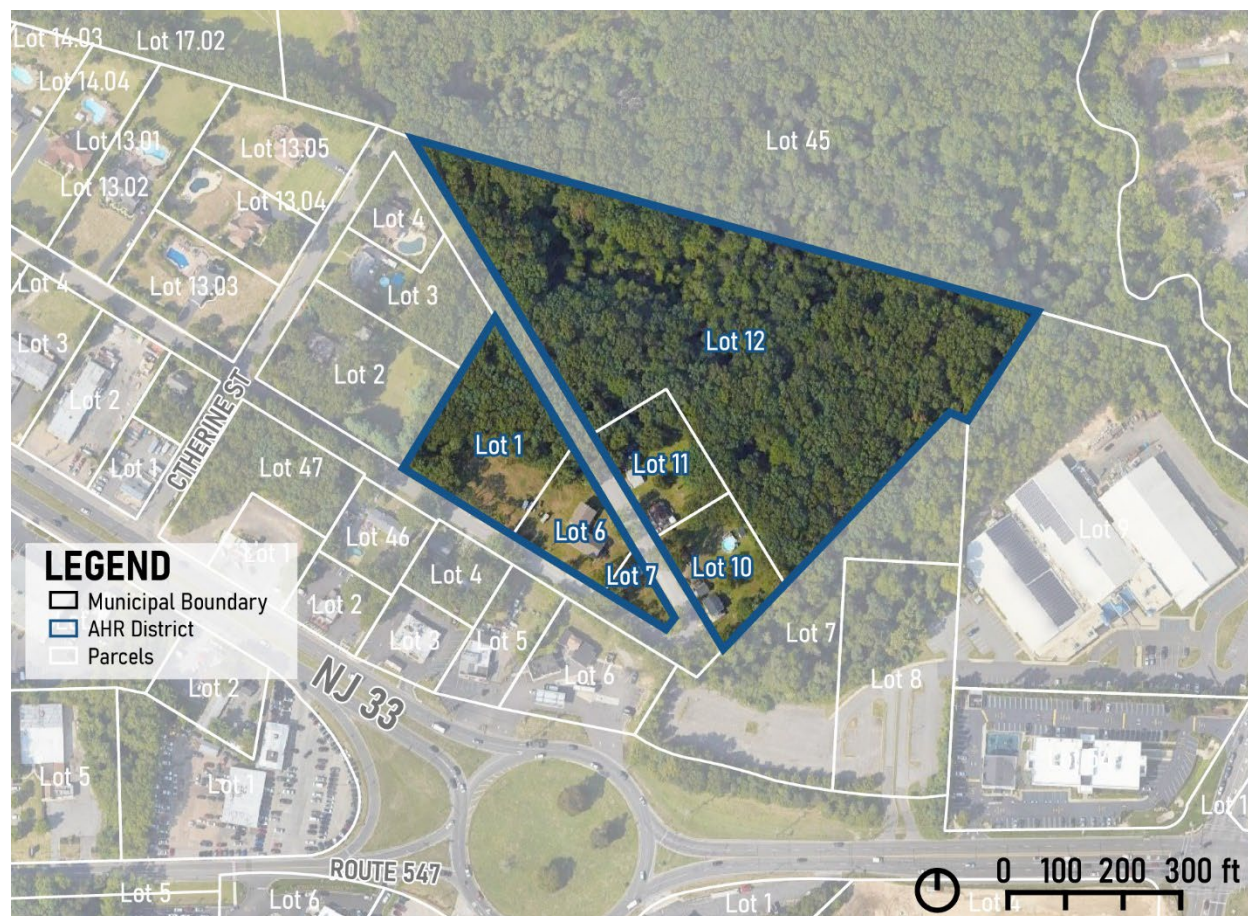
5.2.3.4 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Overall Tract Area: 2 acres
2. Minimum Tract Width: 200 feet
3. Minimum Tract Depth: 150 feet
4. Minimum Front Yard: 25 feet
5. Minimum Rear Yard: 25 feet
6. Minimum Side Yard: 20 feet
7. Minimum Setback from Internal Lot Lines: Zero (0) feet
8. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
9. Maximum Building Coverage: 40 percent
10. Maximum Impervious Coverage: 65 percent

11. Maximum Building Height (Feet; Principal): 45 feet
12. Maximum Building Height (Stories; Principal): 3 stories
13. Townhouses shall be rear loaded.

Map 8: AHR-3 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-3) ZONE DISTRICT

Block 909, Lots 1, 6 & 7; Block 907, Lots 10, 11 & 12 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 9: AHR-3 Environmental Constraints Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-3) ZONE DISTRICT

Block 909, Lots 1, 6 & 7; Block 907, Lots 10, 11 & 12 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
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Map 10: AHR-3 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-3) ZONE DISTRICT

Block 909, Lots 1, 6 & 7; Block 907, Lots 10, 11 & 12 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
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5.2.4 — Standards Applicable to Affordable Housing Redevelopment-4 (AHR-4) Zone District

5.2.4.1 — *Principal Permitted Use*

The following use is permitted as a principal use:

1. Multifamily family rental housing provided the minimum affordable housing set-aside is met.

5.2.4.2 — *Permitted Accessory Uses*

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.4.3 — *Permitted Density*

1. The maximum permitted density shall be 12 units per unconstrained acre.

5.2.4.4 — *Bulk Standards*

The following bulk standards shall apply:

1. Minimum Tract Width: 100 feet
2. Minimum Tract Depth: 100 feet
3. Minimum Front Yard: 15 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 5 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
8. Maximum Building Coverage: 50 percent
9. Maximum Impervious Coverage: 75 percent
10. Maximum Building Height (Feet; Principal): 55 feet
11. Maximum Building Height (Stories; Principal): 4 stories

Map 11: AHR-4 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-4) ZONE DISTRICT

Block 930.01, Lots 13, 14, & 15 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 12: AHR-4 Environmental Constraints Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-4) ZONE DISTRICT

Block 930.01, Lots 13, 14, & 15 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 13: AHR-4 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-4) ZONE DISTRICT

Block 930.01, Lots 13, 14, & 15 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

5.2.5 — Standards Applicable to Affordable Housing Redevelopment-5 (AHR-5) Zone District

5.2.5.1 — *Principal Permitted Use*

The following use is permitted as a principal use:

1. Multifamily family rental housing provided the minimum affordable housing set-aside is met.

5.2.5.2 — *Permitted Accessory Uses*

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.5.3 — *Permitted Density*

The maximum permitted density shall be 12 units per unconstrained acre.

5.2.5.4 — *Bulk Standards*

The following bulk standards shall apply:

1. Minimum Tract Width: 100 feet
2. Minimum Tract Depth: 100 feet
3. Minimum Front Yard: 15 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 5 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
8. Maximum Building Coverage: 50 percent
9. Maximum Impervious Coverage: 75 percent
10. Maximum Building Height (Feet; Principal): 54 feet
11. Maximum Building Height (Stories; Principal): 4 stories

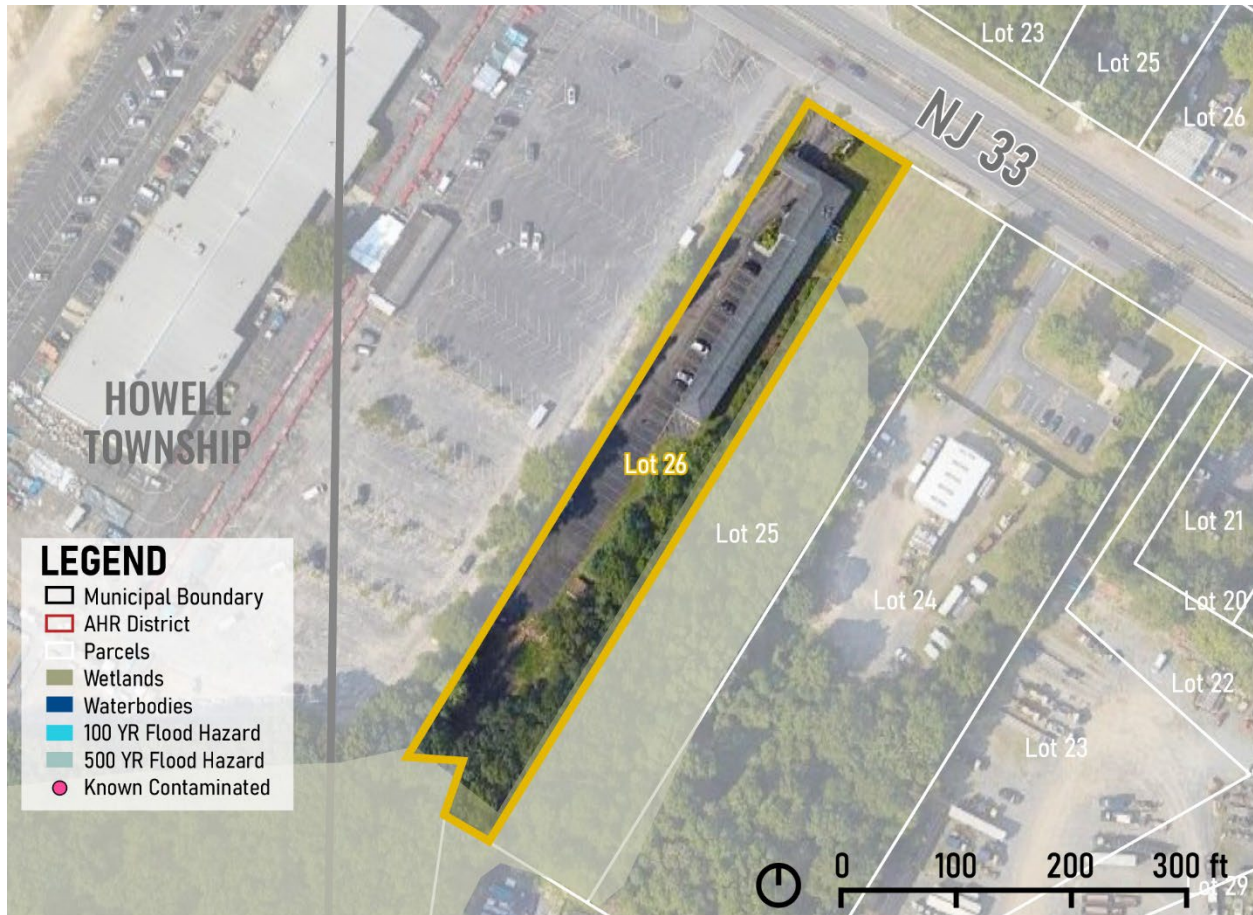
Map 14: AHR-5 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-5) ZONE DISTRICT
 Block 911, Lots 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 15: AHR-5 Environmental Constraints Map

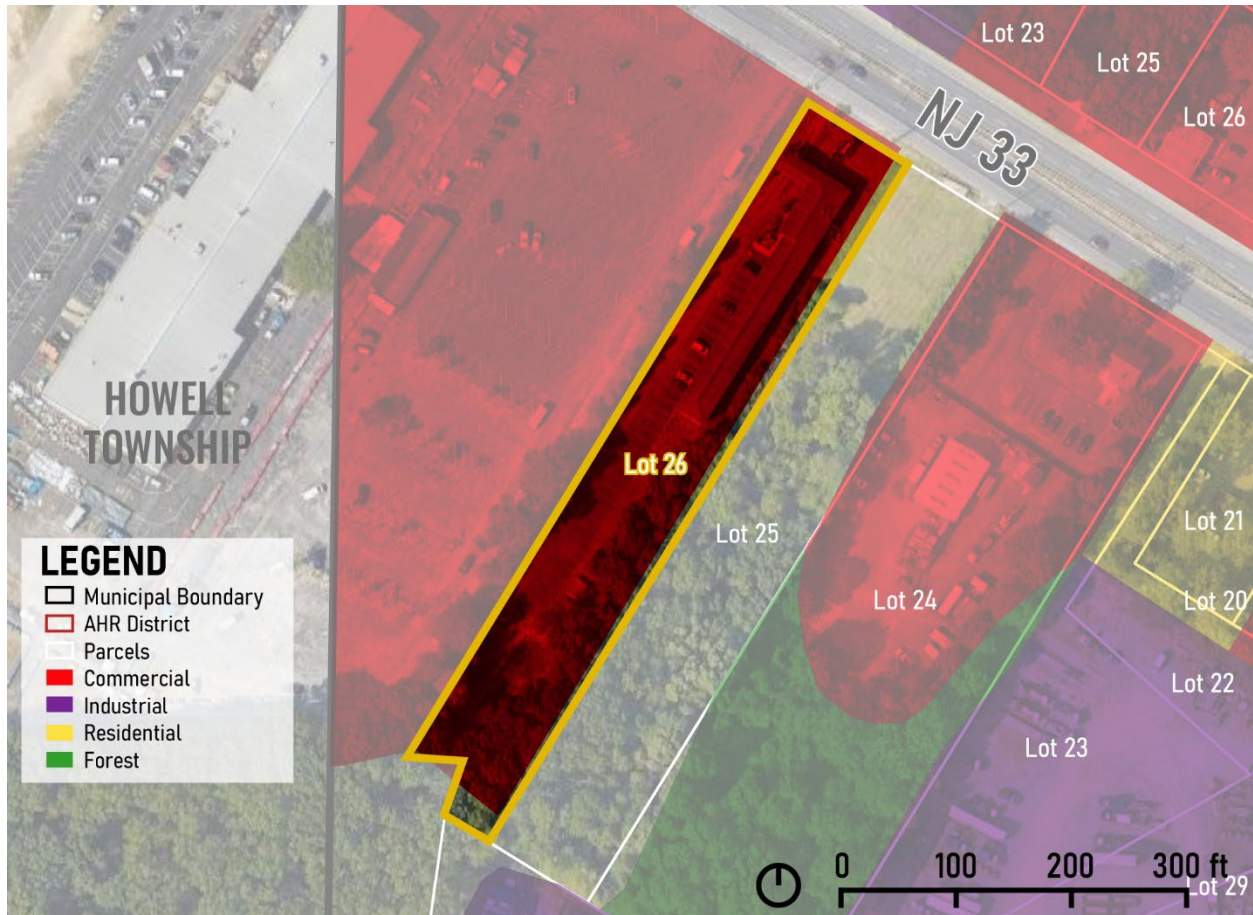


AFFORDABLE HOUSING REDEVELOPMENT (AHR-5) ZONE DISTRICT

Block 911, Lots 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 16: AHR-5 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-5) ZONE DISTRICT

Block 911, Lots 26 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

5.2.6 — Standards Applicable to Affordable Housing Redevelopment-6 (AHR-6) Zone District

5.2.6.1 — *Principal Permitted Use*

The following uses are permitted as a principal use:

1. Multifamily family rental housing provided the minimum affordable housing set-aside is met;
2. Mixed Use Development including inclusionary multi-family residential units provided:
 - i. The minimum affordable housing set-aside is met;
 - ii. Uses permitted to be mixed with multi-family residential units may include the following:
 - a) General retail
 - b) Food retail
 - c) Personal services
 - d) Professional offices
 - e) Sit-down restaurants
 - f) Fast Casual restaurants
 - g) Childcare centers
 - h) Educational service centers

5.2.6.2 — *Permitted Accessory Uses*

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leasing office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.6.3 — Permitted Density

1. The maximum permitted density shall be 14 units per unconstrained acre.

5.2.6.4 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Width: 100 feet
2. Minimum Tract Depth: 100 feet
3. Minimum Front Yard: 15 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 5 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 10 feet
8. Maximum Building Coverage: 20 percent
9. Maximum Impervious Coverage: 70 percent
10. Maximum Building Height (Feet; Principal): 45 feet
11. Maximum Building Height (Stories; Principal): 3 stories

Map 17: AHR-6 Aerial Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-6) ZONE DISTRICT

Block 274, Lots 25 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 18: AHR-6 Environmental Constraints Map

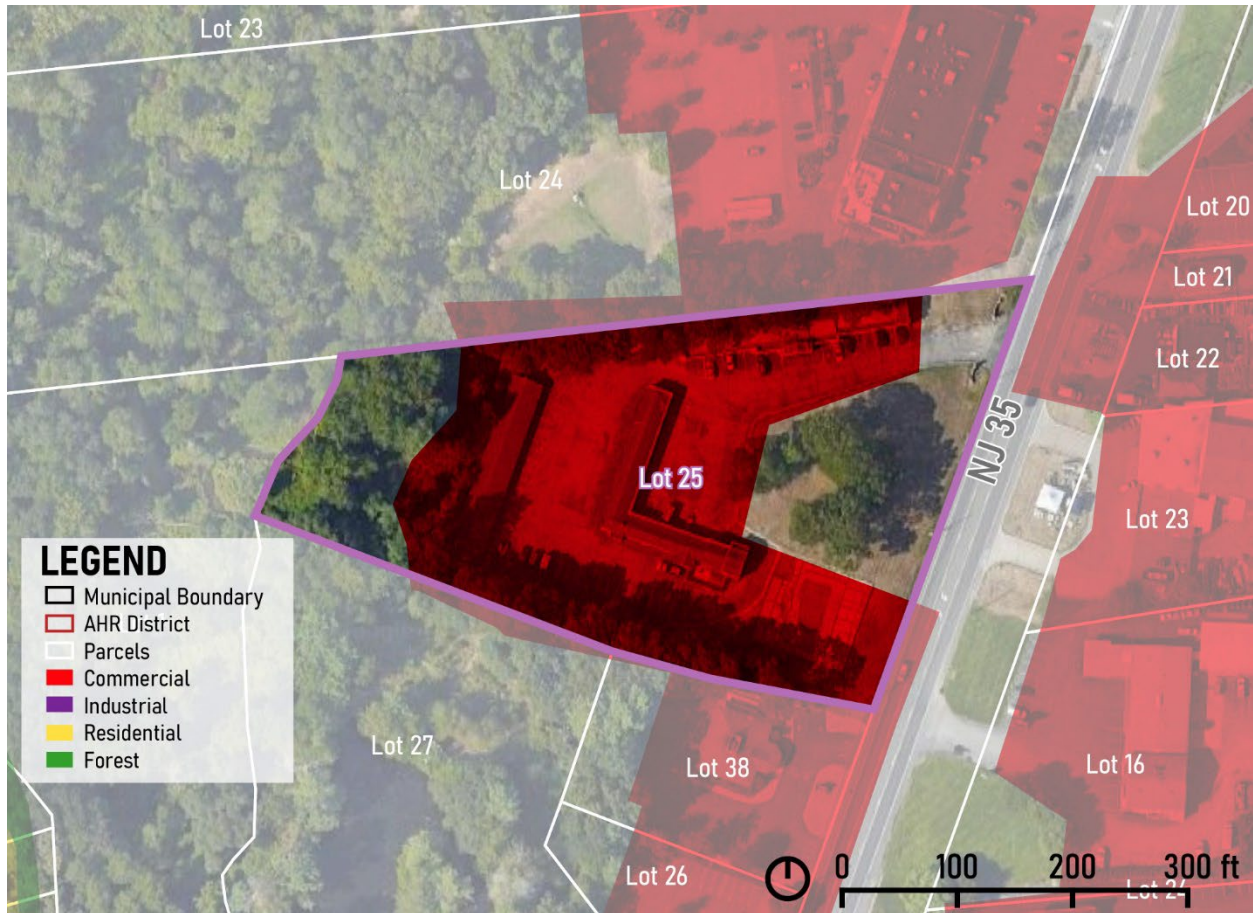


AFFORDABLE HOUSING REDEVELOPMENT (AHR-6) ZONE DISTRICT

Block 274, Lots 25 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 19: AHR-6 Land Use Land Cover Map



AFFORDABLE HOUSING REDEVELOPMENT (AHR-6) ZONE DISTRICT

Block 274, Lots 25 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
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5.2.7 — Standards Applicable to Affordable Housing Redevelopment-7 (AHR-7) Zone District

5.2.7.1 — *Principal Permitted Use*

The following use is permitted as a principal use:

1. Multifamily family rental housing provided the minimum affordable housing set-aside is met;

5.2.7.2 — *Permitted Accessory Uses*

The following uses are permitted as accessory uses:

1. Private community spaces and amenities (e.g., multipurpose room, laundry facilities, mail rooms, fitness studios, etc.) for the sole use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface, covered, and structured parking including electric vehicle supply/service equipment as required pursuant to NJSA 40:55d-1 et seq;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas);
5. Signage in accordance with the standards outlined in this Redevelopment Plan;
6. Temporary construction trailers, the location to be shown on the approved site plan, which shall be removed within 30 days after the final Certificate of Occupancy is issued;
7. Utility installations that are otherwise in compliance with Chapter 140 of the Code of the Township of Wall;
8. Maintenance facilities within an enclosed structure;
9. Storage facilities within an enclosed structure;
10. Onsite professional management and leading office, provided that it is not located within a dwelling unit; and,
11. Other uses normally subordinate and incidental to a principal permitted use.

5.2.7.3 — *Permitted Density*

1. The maximum permitted density shall be 14 units per unconstrained acre.

5.2.7.4 — *Bulk Standards*

The following bulk standards shall apply:

1. Minimum Tract Width: 100 feet
2. Minimum Tract Depth: 80 feet
3. Minimum Front Yard: 15 feet
4. Minimum Rear Yard: 20 feet
5. Minimum Side Yard: 5 feet
6. Minimum Setback from Internal Lot Lines: Zero (0) feet
7. Minimum Setback from Parking, Parking Aisles, or Internal Roadway Circulation: 15 feet
8. Maximum Building Coverage: 50 percent
9. Maximum Impervious Coverage: 75 percent
10. Maximum Building Height (Feet; Principal): 54 feet
11. Maximum Building Height (Stories; Principal): 4 stories

Map 20: AHR-7 Aerial Map (Block 301, Lot 9)



AFFORDABLE HOUSING REDEVELOPMENT (AHR-7) ZONE DISTRICT

Block 301, Lot 9 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 21: AHR-7 Environmental Constraints Map (Block 301, Lot 9)



AFFORDABLE HOUSING REDEVELOPMENT (AHR-7) ZONE DISTRICT

Block 301, Lot 9 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 22: AHR-7 Land Use Land Cover Map (Block 301, Lot 9)



AFFORDABLE HOUSING REDEVELOPMENT (AHR-7) ZONE DISTRICT

Block 301, Lot 9 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 23: AHR-7 Aerial and Environmental Constraints Map (Block 831, Lot 30)

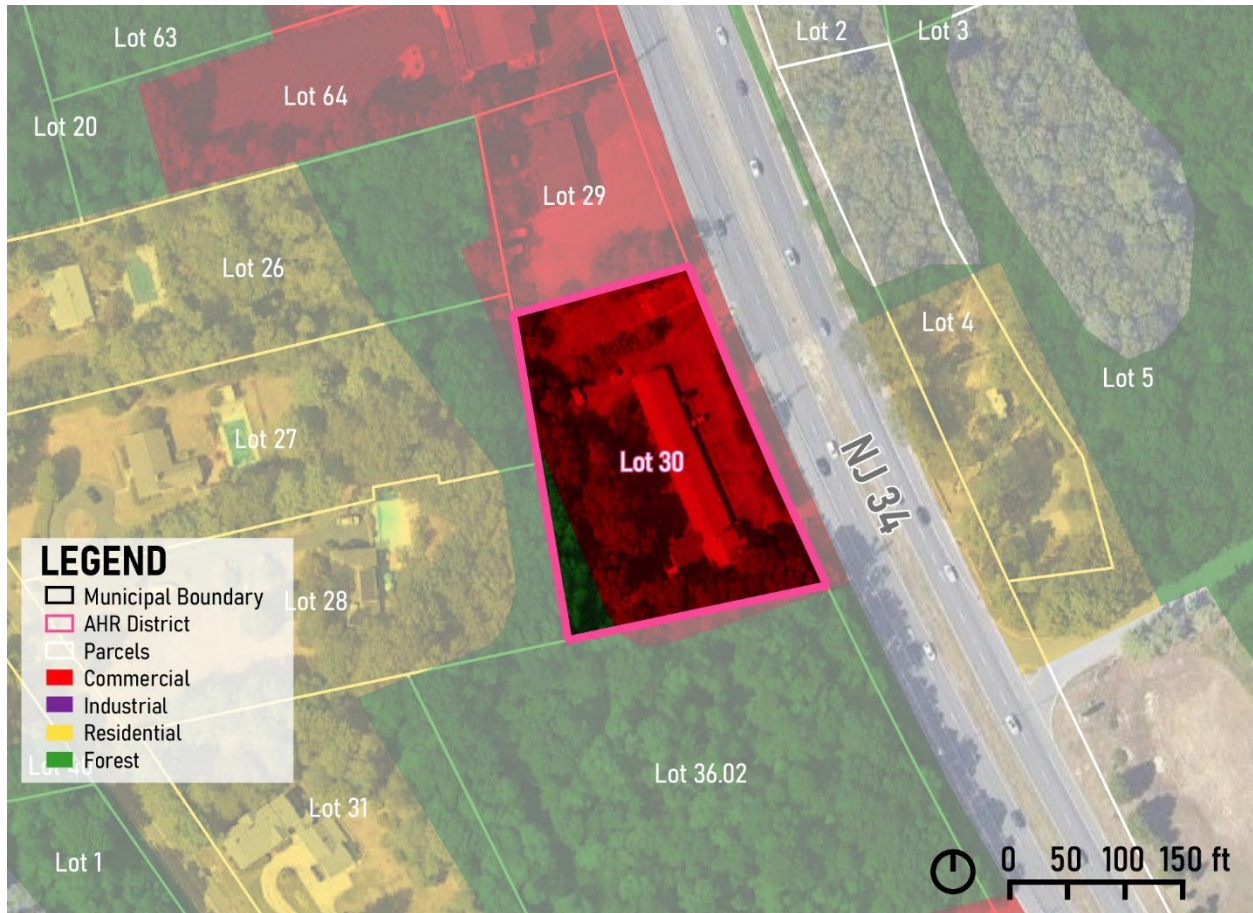


AFFORDABLE HOUSING REDEVELOPMENT (AHR-7) ZONE DISTRICT

Block 831, Lot 30 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

Map 24: AHR-7 Land Use Land Cover Map (Block 831, Lot 30)



AFFORDABLE HOUSING REDEVELOPMENT (AHR-7) ZONE DISTRICT

Block 831, Lot 30 | Township of Wall, Monmouth County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIS 2021 Monmouth County Parcels; NJDEP 2015 Land Use/Cover; NJDOT 2021 Roadway Network; NJDEP Known Contaminated Sites
 This map was developed using NJDEP, NJDOT, & NJGIS Data, but this secondary product has not been NJDEP, NJDOT, & NJGIS verified and is not State authorized.

5.3 — Standards Applicable to the Entire Redevelopment Plan Area

The following subsections outline standards that are applicable to the entire Redevelopment Plan Area (i.e., all sites as identified in this Redevelopment Plan).

5.3.1 Required Affordable Housing

A minimum of twenty percent (20%) of all units constructed shall be restricted to occupancy by very low-, low- or moderate-income households.

All affordable units shall be developed in accordance with applicable requirements of Part 6 of Chapter 140 of the Code of Wall Township, entitled “Affordable Housing Regulations,” the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.)(“UHAC”), applicable Council on Affordable Housing (“COAH”) regulations, the Township’s Housing Element and Fair Share Plan (“HEFSP”), all applicable orders of the Court, including any Judgement of Compliance and Repose Order (“JOR Order”) and any amendments to same, and all other applicable law, which includes but is not limited to, the following:

At least half of all units shall be affordable for low-income households.

At least thirteen percent (13%) of all units shall be affordable to very low-income households (n.b., very low-income households shall be considered to apply toward the general low-income requirement expressed above).

5.3.2 — Architectural Design

The following standards shall apply:

1. Site-Level Coordination: Architectural design shall be coordinated at the site level for each of the sites identified in this Redevelopment Plan.
2. Coordinated Design: Specific building design elements and materials shall be coordinated at the site level. The objective is to achieve visual harmony within each site and distinguish them as specific entities.
3. Building Entrances: Primary and secondary building entrances shall be easily identifiable with prominent architectural features (e.g., recessed entrances, projected overhangs, and porticoes) and shall not occur simply as voids or undistinguished openings in the associated building façade.
4. Windows and Doors: Window and door openings shall include appropriate trim and either recesses or overhangs.
5. Colors, Materials, and Finishes: Colors, materials and finishes shall be coordinated in all exterior elevations of buildings.
6. Sustainable Design: Projects in the Redevelopment Plan Area are encouraged to incorporate sustainable design features in accordance with current best practices.
7. Townhouses.
 - i. Townhouses shall be designed with a unified architectural scheme.
 - ii. Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but

not limited to, porches, porticos, columns, dormers, accent windows or door color.

- iii. Materials shall be unified among all townhouses.
 - iv. For alley-loaded townhouses, the finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, and the front sidewalk shall rise no more than 16 inches at the sidewalk and 60 inches at the stoop.
 - v. A fence, wall, plantings or some other element shall be provided to delineate the sidewalk from the front yard.
8. Apartments.
- i. Facades.
 - a) Building facade length shall not exceed 150 feet.
 - b) The front facade of any structure shall not continue the same plane for a distance of more than the width of two horizontally adjacent units. Offsets between front facade planes shall not be less than two feet for no more than 20 feet.
9. Roofs
- i. Roofs shall be pitched with a minimum slope of 5/12.
 - ii. When buildings are greater than 9,000 square feet, and where a fully pitched roof throughout would not be practical, a sloped perimeter roof with a slope of 5/12 or greater shall be permitted in coordination with a flat roof, provided that the appearance is that of a full roof. The primary roofing materials shall be standing seam metal or dimensional shingles.
 - iii. All buildings shall provide architectural elements such as wall articulations and roofline variations. Box-like building shapes that offer minimal articulation of the walls and roofline shall be prohibited.

5.3.4 — Landscaping Standards

All landscaping shall conform to the standards of Article XXXVII of Chapter 140 of the Code of the Township of Wall, as well as and the following additional requirements. Where there is a conflict between the standards of Article XXXVII of Chapter 140 of the Code of the Township of Wall and the landscaping standards provided in this Redevelopment Plan, the most restrictive standard shall apply.

1. Buffer location. Where the overall tract abuts a residential zone or an existing residential use, a landscaped buffer strip at least 20 feet in width shall be established and permanently maintained along the property line abutting such zone or use. Existing vegetation may serve as the landscaped buffer strip, provided compliance with section 2, below, is met.
2. Buffer areas shall consist of lawn area and massed evergreen and deciduous trees and shrubs planted in such a manner that will provide a continuous visual screen throughout the entire year within a period of two full growing seasons following the planting of the buffer. Evergreen coniferous trees shall have a minimum height of six (6) feet when

planted. Deciduous trees shall have a minimum caliper of three and a half (3 ½) inches when planted. All plant material shall conform to the current American Standard for Nursery Stock sponsored by the American Association of Nurseryman, Inc.

3. Wooded areas. Where an area required for a buffer is already wooded, it may be left in its natural state to create the buffer, and the existing growth may be supplemented with additional plant material.
4. Landscaping shall be coordinated at the site level for each of the sites identified in this Redevelopment Plan.
5. Landscaping shall be provided in public areas and adjacent to buildings, streets and parking.
6. An overall recurring pattern of plant groupings and material shall be provided throughout the site.
7. Landscaping shall include a plant palette consisting of deciduous and evergreen trees, shrubs, and ground cover.
8. Only plant materials with proven resistance to local soil and weather conditions shall be utilized.
9. The use of native, salt tolerant, deer resistant material is encouraged.
10. Monocultures of material will not be accepted.
11. Plant selection shall be based upon the premise to provide material that will best serve the intended function and use as well as to provide materials appropriate for local soil conditions, water conservation and the environment.
12. The type and amount of plant material shall be varied throughout the development with accent given to site entrances. Consider massing trees at critical points.
13. Consideration shall be given as to the choice and location of plant materials in order to define boundaries between private and common open space, to articulate outdoor spaces and define circulation systems.
14. All trees and perennial landscaping shall have a two-year maintenance guarantee.
15. All proposed material shall be drawn to scale to reflect a 15- to 20-year growth. Planting schedules showing common and botanical names, installed and mature sizes and horticultural interest shall be provided along with applicable installation notes and details.
16. Planting specification. Deciduous trees shall be at least three and one-half (3.5) inches caliper at planting and should be balled and bur lapped. Size of evergreens should be four (4) feet tall, except in required buffers, and shrubs should be two (2) feet tall at planting but may be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs, and ground cover shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced during the following planting season.

5.3.5 — Lighting Standards

All lighting shall conform to the standards of Article XXXVIII of Chapter 140 of the Code of the Township of Wall, as well as the following additional requirements. Where there is a conflict between the standards of Article XXXVIII of Chapter 140 of the Code of the Township of Wall and the lighting standards provided in this Redevelopment Plan, the most restrictive standard shall apply.

1. Lighting shall be coordinated at the site level for each of the sites identified in this Redevelopment Plan.
2. All outdoor lighting, including streetlamps and accent lighting, shall comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies.
3. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of site, as well as the light quality produced, shall be the same or of a compatible design.
4. Exterior lighting shall be L.E.D. (i.e., light emitting diodes) or equivalent energy saving technology available at the time of construction. L.E.D. lighting shall not exceed 3,500 degrees Kelvin.
5. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.
6. Exterior lights may be concealed through shielding or recessed behind architectural features.
7. Illumination standards. In addition to the above, the following performance standards shall apply:
 - i. Principal building entrances shall have an illumination of at least 2.0 footcandles.
 - ii. Secondary building entrances shall have an illumination of at least 1.0 footcandles.
 - iii. Pedestrian sidewalks located along a public right-of-way shall have an illumination of at least 1.0 footcandles.
 - iv. Internal pedestrian walkways shall have an illumination of at least 2.0 footcandles.
 - v. Outdoor recreation area shall have an illumination of at least 1.0 footcandles.

5.3.6 — Signage Provisions

All signage shall conform to the standards of articles XXIX and XXXIX of Chapter 140 of the Code of the Township of Wall, as well as and the following additional requirements:

One (1) monument sign identifying the name of a multifamily housing development located within the Redevelopment Plan Area shall be permitted. Said sign shall conform to the following requirements. Where there is a conflict between the standards of articles XXIX and XXXIX of Chapter 140 of the Code of the Township of Wall and the signage standards provided in this Redevelopment Plan, the most restrictive standard shall apply.

1. The height of shall be a maximum of five (5) feet.
2. The area shall be a maximum of 20 square feet.
3. The base of the freestanding sign shall be landscaped with a combination of shrubs, ground cover, flowers, or other plant materials.
4. The sign shall be setback a minimum of ten (10) feet from any property line.
5. The sign shall not obstruct any sight easement or sight distance.
6. The sign shall state the name of the development and shall not contain advertising.
7. The sign shall not be internally illuminated.

5.3.7 — Vehicular Parking Standards

The following minimum vehicular parking standards shall apply:

1. **Residential Development:** Parking shall be provided in conformance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).

The following additional standards shall apply:

1. Parking shall be provided off-street.
2. All parking areas shall:
 - a. Shall be located in the side or rear yards;
 - b. Shall be paved and curbed;
 - c. Be screened from the view of off-tract residential uses by means of: walls that are no less than 30 inches in height; or, planted buffers that are no less than five (5) feet in height;
 - d. Comply with all applicable requirements of the Americans with Disabilities Act; and,
 - e. Be located a minimum of ten (10) feet from the tract boundary.

5.3.8 — Bicycle Parking Standards

The provision of a secure bicycle parking area is required. The goal of any bicycle parking area should be to avoid a situation where ad-hoc bicycle parking is attached to street trees, light poles, utility poles and similar features.

While the Redevelopment Plan provides flexibility in the design and location of bicycle parking areas, it should be noted that bicycle parking areas shall be subject to site plan review and approval by the Wall Township Planning Board.

5.3.9 — Sidewalk and Pedestrian Walkway Standards

The following additional standards shall apply:

1. Sidewalks shall be provided between principal buildings and outdoor recreational areas and amenities, as well as between principal buildings and associated parking areas.
2. The construction of pedestrian walkways within open space and other undeveloped areas is encouraged as a means of providing a passive recreational amenity. The use of pervious materials (e.g., crushed gravel) is encouraged for said walkways.

5.3.10 — Recreation and Outdoor Amenities

The applicant shall provide recreational amenities for on-site residents, including:

1. A recreation building or clubhouse or internal recreation/fitness space with a minimum size of 25 square feet for each dwelling unit in the development.
2. Open lawn play area(s) with a minimum combined square footage of 2,000 square feet.
3. Picnic/barbecue area(s).
4. Bicycle parking.
5. Internal walking/fitness path, and
6. Three or more of the following facilities: a swimming pool of a minimum size of 1800 square feet, bocce court, pickleball court, tot lot/play area, tennis court,

basketball court, community garden, exercise area, off-leash dog area, and other related recreational amenities as approved by the Board.

5.3.11 - Affordable Housing Regulations

Applicable requirements of Part 6 of Chapter 140 of the Code of Wall Township, entitled “Affordable Housing Regulations,” the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), applicable COAH regulations, the Township’s Housing Element and Fair Share Plan and any other applicable order of the Court, including a Judgment of Compliance and Repose Order (“JOR Order”) and any amendments to same, shall apply.

5.3.10 — Area Requirements for Multifamily Housing Units

Multifamily housing units shall have a minimum gross floor area as provided below:

1. Efficiency: 500 square feet;
2. One-bedroom: 600 square feet;
3. Two-bedroom: 750 square feet; and,
4. Three-bedroom: 900 square feet.

No multifamily housing unit shall contain less than 300 cubic feet of private storage space, which may be within attics, garages or basements, and which shall be in addition to standards closet space provided within the unit.

5.3.11 — Additional Requirements

The following additional requirements shall apply:

1. All new utilities shall be installed underground.
2. All buildings shall be served by public water and sanitary sewer systems.
3. Garbage refuse storage and recyclable collection areas suitable for containerized collection shall be provided. Such areas shall be screened from view and shall otherwise comply with Sections 140-250 and 140-251 of the Code of the Township of Wall. The redeveloper shall advise at the time of site plan approval whether the garbage refuse and recycling collection shall be done privately or shall be a Township responsibility.
4. New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21 (RSIS) shall govern all residential design requirements, including, but not limited to, parking, roadways, pavement, and, as previously stated, parking. The RSIS shall take precedence over anything to the contrary contained in this Redevelopment Plan or in Chapter 140 of the Code of the Township of Wall.

6.0 — Plan Relationships

The following subsections outline the relationships of the Redevelopment Plan to municipal zoning and the objectives that are outlined in the municipal master plan, as well as to master plans of contiguous municipalities, Monmouth County, and the State Development and Redevelopment Plan. A discussion of these relationships is required pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a.

6.1 — Municipal Zoning

As previously stated in Chapter 5, the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area. New zone districts shall be established on the Official Zoning Map of Wall Township as follows:

- **AHR—1 (Affordable Housing Redevelopment—1) Zone District:**
 - Site A (Block 907, Lots 23, 25 & 26)
- **AHR—2 (Affordable Housing Redevelopment—2) Zone District:**
 - Site A (Block 908, Lots 2, 3, 4, 5.01, 6, 7 & 8)
 - Site B (Block 907, Lots 1 & 47)
 - Site C (Block 911, Lots 11, 12 & 13)
 - Site D (Block 911, Lots 1 & 2)
 - Site E (Block 907, Lot 5)
- **AHR—3 (Affordable Housing Redevelopment—3) Zone District:**
 - Site A (Block 909, Lots 1, 6 & 7)
 - Site B (Block 907, Lots 10, 11 & 12)
- **AHR-4 (Affordable Housing Redevelopment – 4) Zone District:**
 - Site A (Block 930.01, Lots 13, 14, 15)
- **AHR-5 (Affordable Housing Redevelopment-5) Zone District:**
 - Site A (Block 911, Lot 26)

The provisions of this Redevelopment Plan shall apply to the foregoing zone districts.

6.2 — Wall Township Master Plan

The Wall Township Master Plan was originally adopted in 1999 and subsequently reexamined in 2005 and 2015.

As provided in the 2015 Master Plan Reexamination Report, the Wall Township Master Plan contains the following goals and objectives that would be supported by the execution of this Redevelopment Plan:

- Promote the establishment of appropriate population densities in concentrations that will contribute to the well-being of persons, neighborhoods, and the region, and the preservation of the environment.
- Provide sufficient space and appropriate locations of a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all citizens.
- Limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan, as amended (*n.b., the Wall Township Housing Element and Fair Share Plan is discussed in the following subsection*).
- Enhance building, signage, and landscaping design standards throughout the Township to promote a desirable visual environment through civic design.

6.3 — Wall Township Housing Element and Fair Share Plan

The 2023 Amended Third Round Housing Element and Fair Share Plan identifies a portion of northeastern Wall Township that includes the current Redevelopment Plan Area as a proposed Third Round obligation compliance mechanism. Specifically, the Redevelopment Plan Area is part of what is identified in the 2021 and Amended 2023 Third Round Housing Element and Fair Share Plan as the “Route 33/34 Redevelopment Area.” The 2023 Amended Third Round Housing Element and Fair Share Plan identifies an anticipated yield of 152 affordable units in total for the Route 33/34 Corridor and 20 affordable housing units in total for the Motel Sites.

6.4 — Plans of Contiguous Municipalities

AHR-1 and AHR-5 are located adjacent to Howell Township. No negative impacts on Howell Township are anticipated to result from the execution of this Redevelopment Plan. In fact, it is noted that the execution of this Redevelopment Plan would support the following goals of Howell Township, as expressed in its 2019 Reexamination Report:

- Encourage and support the rehabilitation and infill of the housing stock where appropriate while maintaining the character, scale and privacy of the established residential neighborhoods in the Township; and,
- Evaluate the potential for economic and rehabilitation plans in strategic locations within the Township, where appropriate, to encourage sound land use development that can provide economic development opportunities, while at the same time balancing the preservation of neighborhood character as well and the protection of environmental resources.

Given the separation between the Redevelopment Plan Area and other contiguous municipalities, no impacts on other municipalities are anticipated.

6.5 — 2016 Monmouth County Master Plan

The 2016 Monmouth County Master Plan’s key focus is redevelopment and revitalization. It includes goals that would be supported by redevelopment of the Redevelopment Plan Area. Key among these is Master Plan Goal No. 3, which is to:

Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play and stay.

The 2016 Monmouth County Master Plan provides several principles and objectives to support the implementation of Master Plan Goal No. 3. Provided below is a sampling of principles and objectives that would be supported by the redevelopment of the Redevelopment Plan Area:

- Principle 3.1 — Vibrant and Sustainable Communities: Encourage the creation of vibrant communities through a variety of housing choices, energy and transportations options, recreational and cultural offerings, health and safety initiatives, and business opportunities that result in a more sustainable and higher quality-of-life for all residents.
 - Objective E: Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.

- Objective L: Promote the redevelopment or reuse of environmentally degraded places such as brownfields and greyfield sites into safe, new uses and public amenities that promote healthy community design.
- Principle 3.2 — Preservation of Community Character: Protect and strengthen the established character of municipalities and their distinct qualities.
 - Objective B: Support measures to improve communities in need of revitalization or restoration.
 - Objective C: Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
- Principle 3.3 — Housing: Encourage a variety of new and rehabilitated housing that will enable populations to more readily cycle through different life-stages, giving residents an opportunity to age in place.
 - Objective D: Encourage public and private rehabilitation and reuse of substandard and vacant housing units in addition to the adaptive reuse of substandard, underutilized, or abandoned structures.
- Principle 3.4 — Economic Development and Redevelopment: The public will benefit socially and economically from the retention, attraction, and advancement of entrepreneurial and business enterprises that result in quality jobs and a stronger, more resilient tax base.
 - Objective H: Support the safe redevelopment of brownfields, where feasible.
 - Objective I: Encourage a variety of new and rehabilitated housing options to meet the needs of an evolving workforce in support of greater regional economic growth.

Please note that although the 2016 Monmouth County Master Plan was reexamined in 2018, the reexamination did not result in changes or include relevant discussion of Master Plan Goal No. 3, or its associated principles and objectives.

6.6 — New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan contains a series of smart growth goals and policies, as well as mapping that reflects desired growth patterns within a series of state planning areas.

As provided in the State Development and Redevelopment Plan, the majority of the Redevelopment Plan Area is located within Planning Area 2, which is also known as the Suburban Planning Area. The intents of the Suburban Planning Area are as follows:

- Provide for much of the New Jersey's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Portions of the Redevelopment Plan Area that are not located within the Suburban Planning Area are located within Planning Area 4B, which is known as the Rural/Environmentally Sensitive Planning Area.

The State Development and Redevelopment Plan supports redevelopment within the Rural/Environmentally Sensitive Planning Area and specifically notes that redevelopment within said area “should be guided to centers with capacity to absorb growth in cost-effective ways that minimize impacts on environmentally sensitive features.” Although portions of the Redevelopment Plan Area that are in the Rural/Environmentally Sensitive Planning Area are not within a center that is designated on the State Plan Policy Map, they are located adjacent to or within close very proximity of areas that are located within the Suburban Planning Area, and which have existing infrastructure capacity to support the development envisioned by this Redevelopment Plan. This promotes a compact development footprint and is broadly consistent with the overall smart growth planning agenda that is advanced by the State Development and Redevelopment Plan.

6.7 — Draft State Strategic 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 said vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012; however, adoption was postponed indefinitely following Hurricane Sandy.

The State Strategic Plan has ten (10) “Garden State Values,” of which three (3) are advanced by this Redevelopment Plan, as follows:

1. Prioritize Redevelopment, Infill, and Existing Infrastructure: Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
2. Create High-Quality, Livable Places: Ensure each community offers an environmentally healthy place to live, work and play. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles and providing pedestrian-friendly streetscapes. Improve community plazas and parks and connections to waterfront areas.
3. Diversify Housing Opportunities: Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs and transit and where services are available.

7.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

7.1 — Acquisition

The Redevelopment Plan Area was designated by the Wall Township Committee as an area in need of non-condemnation redevelopment. Thus, the use of eminent domain is not permitted. Consequently, acquisition of property is not anticipated.

7.2 — Relocation

N.J.S.A. 40A-12A-7.a(3) requires that redevelopment plans provide 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."

While the Redevelopment Plan Area is comprised mostly of commercial uses, there are two parcels (Block 907, Lots 10&11 and Lot 25) that contain single-family detached dwellings and one parcel (Block 911, Lot 2) that contains eight (8) housing units. The parcels that contain the two single-family dwelling units did not meet the redevelopment criteria but were found to be needed to effectuate the redevelopment of adjacent parcels. If relocation should become necessary to implement this Redevelopment Plan, a Workable Relocation Plan shall be prepared and the Township shall fully conform to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and all other applicable statutes, regulations, and legal requirements governing relocation. In addition, and to the extent necessary and required, the redeveloper shall be required to provide for relocation assistance pursuant to a redevelopment agreement between the redeveloper and the Redevelopment Entity and all applicable statutes, regulations, and legal requirements governing relocation assistance.

7.3 — Redeveloper Selection

The Township shall: designate a redeveloper or redevelopers to undertake redevelopment projects in accordance with this Redevelopment Plan; and enter into a redevelopment agreement with the designated redeveloper or redevelopers in connection with the construction of such project or any other aspect of, or undertaking in accordance with, this Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement executed between the Township and a designated redeveloper or redevelopers, which may be the property owner.

The Township may undertake a redeveloper selection process that will yield the qualified redeveloper or redevelopers to implement this Redevelopment Plan in a manner that is in the best interest of the Township.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper or redevelopers for any property or properties included in the Redevelopment Plan Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

1. The redeveloper(s), its successors, or assignees, shall develop the specified improvements in accordance with this Redevelopment Plan.

2. The redeveloper(s), its successors or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
3. Until the required improvements are completed, and a certificate of completion is issued, the redeveloper covenants provided for in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.
4. The redevelopment agreement shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

7.4 — Redevelopment Entity Review

The governing body, acting as the Redevelopment Entity, shall review all proposed projects within the Redevelopment Plan Area to ensure that such projects are consistent with this Redevelopment Plan and any relevant redevelopment agreement. As part of its review, the governing body may require the redeveloper(s) to submit the proposed project(s) to a technical review committee or subcommittee of the governing body. The technical review committee may include members of the governing body and any other members and/or professionals as determined necessary and appropriate by the Township. The technical review committee shall make its recommendations to the governing body.

In undertaking its review, the governing body shall determine whether a proposal is consistent with this Redevelopment Plan and any relevant redevelopment agreement. In addition, the review may address the site and building design elements of the project to ensure that the project is consistent with the goals and objectives of the Redevelopment Plan.

At its discretion, the Redevelopment Entity may waive its review and refer a proposed redevelopment project directly to Wall Township Planning Board.

7.5 — Planning Board Review Process

Pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-13, all applications for development of sites governed by this Redevelopment Plan shall be submitted to the Wall Township Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment project within the Redevelopment Plan Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development (incl., but not limited to building height), or change of use for any properties or buildings within the Redevelopment Plan Area, without prior review and approval of the work by the Redevelopment Entity and the Wall Township Planning Board.
2. Regular maintenance and minor repair shall not require Wall Township Planning Board review and approval.
3. The Wall Township Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Township's planning and development regulations.

4. As part of site plan approval, the Wall Township Planning Board may require the redeveloper to furnish performance guarantees pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-53, and as required in the Township's regulations. The performance guarantees shall be in favor of Wall Township, and the Township Engineer shall determine the amount of same.
5. Any subdivision of lots or parcels of land within the Redevelopment Plan Area shall comply with this Redevelopment Plan and be reviewed by the Wall Township Planning Board pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and the Municipal Land Use Law (N.J.S.A. 40A:55D-1 et seq.).
6. Once a property has been redeveloped in accordance with this Redevelopment Plan, it may not be converted to any use not expressly permitted herein. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure that does not conform to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Wall Township Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
7. Relief and Exceptions.
 - a. The Wall Township Planning Board may grant relief from the requirements of this Redevelopment Plan where there is a hardship, and where the granting of such relief will promote the purpose of this Redevelopment Plan and would be consistent with the standards established in the Municipal Land Use Law at N.J.S.A. 40:55D-70(c).
 - b. The Wall Township Planning Board when acting upon applications for preliminary site plan approval in the redevelopment plan area may grant exceptions for site plan approval in a manner consistent with the provisions of N.J.S.A. 40:55D-51(b), if the literal enforcement of one or more provisions of the redevelopment plan is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
 - c. In no event shall relief or exceptions be granted by the Wall Township Planning Board in order to: provide a use or facility that is not permitted by this Redevelopment Plan; or permit an intensity of development (incl., but not limited to building height) that is not specified by this Redevelopment Plan.
8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper and the Township pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8 and 40A:12A-9.
9. All definitions contained within this Redevelopment Plan shall prevail. In the absence of definition within said Redevelopment Plan, the definition found within the Township's land development or other applicable regulations shall prevail. All definitions that are determined to be inconsistent with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-3 shall be considered invalid.
10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's land development regulations and New Jersey Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies, plans, reports, or analysis prepared

by the Township or its designated Redevelopment Entity as part of this Redevelopment Plan. Any such payments required to reimburse the Township shall be specified in the redevelopment agreement.

The foregoing provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

7.6 — Duration of Plan

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Entity.

7.7 — Amending the Redevelopment Plan

In compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner required of the adoption of the original plan.

7.8 — Conflict

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