

# REDEVELOPMENT PLAN

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## 45 MAIN STREET

BLOCK 1207, LOT 8  
BOROUGH OF STANHOPE  
SUSSEX COUNTY, NEW JERSEY

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Prepared for:

Borough of Stanhope  
Land Use Board  
77 Main Street  
Stanhope NJ 07874

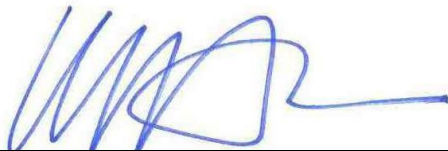
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The original document was appropriately signed and sealed on October 3, 2023, in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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October 3, 2023

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## 1. INTRODUCTION

Stanhope Borough has determined that the redevelopment of 45 Main Street or Block 1207 Lot 8 is important to the downtown village area and will strengthen the existing retail areas along Main Street in the Borough. The Redevelopment Plan (hereafter referred to as the Plan) promotes the activation of Main Street with the introduction of retail use. The Plan also promotes the strengthening of the existing village commercial uses through the introduction of the residential units.

The Plan will allow for the improvement to the infrastructure within the area. It will result in a decrease in impervious cover and will provide stormwater management treatment both in terms of quality and quantity in accordance with the New Jersey Department of Environmental (NJDEP) regulations. The result will be an improvement to the impact of storm sewer runoff on the site as there is presently no storm water management measures in place.

The redevelopment of this site will allow for the revitalization of the site and be a catalyst for improvement within the village downtown area in general. This plan will allow the following:

- New retail and residential use on an underperforming lot
- Design standards that require an interesting and varied architectural design that will complement the character of the village downtown area
- Architecture and streetscape guidelines that will ensure a high-quality development.

The implementation of this plan will support the new and existing retail within the Borough and establish a mixed use, walkable and pedestrian friendly environment.

### A. Legal Basis of the Plan

The Stanhope Borough Governing Body by Resolution 095-23 authorized the Stanhope Land Use Board to conduct a preliminary investigation to determine if the property identified as Block 11207, Lot 8 on the Borough tax records constitutes an “area in need of redevelopment” pursuant to the New Jersey Local Development and Housing Law (LRHL) N.J.S.A. 40A:12A-1 et seq. The property is known as 45 Main Street and is developed with a 2-1/2 story building, parking lot and other ancillary improvements.

On August 8, 2023 the Planning Board adopted Block 1207 Lot 8 as a Non-Condemnation Redevelopment Area by Resolution 145-23.

### B. Statutory Requirements

The mandatory provisions of a Redevelopment Plan are as follows:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
2. The proposed land uses and building requirements in the project area.
3. Adequate provision for temporary and permanent relocation as necessary of residents in the Redevelopment Area including an estimate of the extent to which decent, safe, and sanitary dwelling units will be available to them in the existing local housing market.
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with this plan.
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; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.).
6. Enumeration of deed-restricted affordable units in the Redevelopment Area and their disposition.

#### C. Property Information

The property contains approximately 0.88 acres, excluding the High Street right-of-way. It is located on the northern side of Main Street at the intersection with High Street. It includes a 2-1/2 story structure adjacent to Main Street and supporting parking area. The location of the property is depicted on the Location Aerial Map in Appendix A and the Tax Map in Appendix B.

Surrounding land uses include retail with second floor apartments on the south side of Main Street, opposite from this property. A municipal parking area is also present with ingress and egress to Main Street. There exists an apartment building and a mixed-use retail and apartment building just west of the site. The property shares a small boundary with the municipal building that also is home to the police station along this western border. To the northwest and west of the property are existing single-family homes that front on Linden Avenue and High Street. To the east of the property is a three (3) story building with retail uses on the first floor and apartments on the upper floors. A Land Use Map is included in Appendix C for reference.

## 2. **GENERAL PROVISIONS**

### A. Site Plan Review

A Site Plan shall be prepared and approved prior to any construction in accordance with the requirements of the Municipal Land Use Law (NJSA 40:55D-1 et seq) and the Land Use ordinance of the Borough of Stanhope. The Borough shall review the plan for completeness and compliance with the Redevelopment Plan prior to submission of any plan to the Land Use Board for Site Plan approval. The

applicant must be designated as the redeveloper of the area by the Borough Council and have their approval of the design prior to the submission to the Land Use Board.

B. Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Borough or by the redeveloper or any of their successors or assignees, whereby land within the Redevelopment Area is restricted upon the age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender expression, disability, or sex in the sale lease or occupancy thereof. Appropriate covenants, running with the land in perpetuity, will prohibit such restrictions and shall be included in the deposition instruments. Any contractor or subcontractor engaged to perform work within the site shall state in all solicitations or advertisements for employees placed by or on behalf of the contractor or subcontractor, that all qualified applicants will receive consideration for employment without regard to any of the above.

There shall be no restrictions on occupancy or use of any part of the Redevelopment Area on the basis of any of the above.

C. Duration of the Plan

The provisions of the plan and the restrictions associated with it shall be in effect for a period of thirty (30) years from the date of approval by the governing body.

D. Deviation of Bulk Standards

In accordance with NJSA 40:55D-70c(1) and NJSA 40:55D-70 c(2), the Land Use Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan. Any changes to the uses permitted, any deviation of the Conditional Use or any change requiring a “d” variance in accordance with NJSA 40:55D-70 will require an amendment to the Redevelopment Plan and only upon finding that such an amendment would be consistent with and to further the goals of the Plan.

E. Implementation of Redevelopment Plan

The Redevelopment Plan shall be implemented by the governing body of the Borough of Stanhope acting as the redevelopment entity. It is the intent of the Borough Council that this Redevelopment Plan shall preserve and not limit the powers set forth in the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq., for the implementation of redevelopment plans and redevelopment projects in redevelopment areas.

## G. Phasing

The clearance, planning, conservation, development and rehabilitation of the Redevelopment Area may be accomplished in one phase.

### 3. **PLAN GOALS**

The overall goal of the Plan is to address the existing conditions that have negatively impacted the site and have led to a determination by the Land Use Board that the site be designated as an Area In Need of Redevelopment. The Borough outlines the following goals of the plan:

- To stimulate economic investment in the site
- To promote development in the downtown area of the Borough
- To improve on the physical appearance of the site
- To provide a range of housing opportunities for all socio-economic strata
- To promote and maintain the Borough's downtown business community.
- To enhance the pedestrian experience with streetscape improvements
- To improve traffic circulation on the site
- To improve stormwater management on the site

### 4. **AFFORDABLE HOUSING**

Any construction of new housing units presents an opportunity to contribute to the Borough's housing inventory and must be provided in accordance with relevant case law and statutes.

### 5. **LAND USE PROCESS**

The Redevelopment Area shall be developed in accordance with the standards detailed in this plan. This plan supersedes the use and bulk requirements for the site in accordance with Article XIII of Chapter 100 of the Land Development Code for the Borough of Stanhope. Other Borough regulations impacting development that are in conflict are superseded by this plan. Engineering standards, performance standards and definitions shall apply as dictated by the code.

Final adoption of the Redevelopment Plan by the Borough Council shall be considered an amendment to the Land Development Ordinance and Zoning Map.

### 6. **REDEVELOPMENT AREA ZONING STANDARDS**

The following standards pertain to the purpose of the zone; the permitted accessory uses, bulk standards and other specific standards relating to the Redevelopment Area. The purpose of the plan is to provide for a mixed use

development which is compatible with the neighboring land uses, ecologically sound and provides for safe pedestrian and vehicular access. A copy of the proposed Zoning Map is contacted in Appendix B.

### **Permitted Uses**

No lot shall be used and no structure shall be erected, altered or occupied for any purpose except for the following:

- Multifamily residential use
- Retail sale of goods on ground floor, such as foodstuffs, bakeries, groceries, liquors and package goods, drugs, pharmaceuticals, confectioneries, ice cream parlors, stationery, books, tobacco, newspapers, clothing, hardware, furniture, flowers, jewelry, hobbies, crafts and appliances.
- Services such as banks and fiduciary institutions; barbershops; beauty salons; photographer studios; restaurants and luncheonettes, business, and professional offices; dry cleaners and laundromats; and printing and publishing.

### **Accessory Uses**

- Parking, amenities, and any other uses customarily incidental to multifamily residential use with ground floor commercial. Electric car parking to be in accordance with State code.

### **Prohibited Uses**

- Any use not expressly stated as a permitted or accessory use is considered a prohibited use for this Redevelopment Plan. In addition, the following are explicitly prohibited uses:
  - a. Gas Stations, automobile and personal service establishments.
  - b. Drive-thru establishments.
  - c. Laundromats.
  - d. Convalescent homes / Adult Day care & child day care.
  - e. Third party cell phone towers / antennas.
  - f. "Adult" entertainment uses of a sexual nature.

### **Bulk Standards**

Minimum Lot Size:	35,000 square feet
Minimum Lot Frontage:	50 feet
Minimum Building Height:	55 feet – 5 stories
Minimum Front Yard Setback*:	10 feet
Minimum Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	15 feet



Maximum Impervious coverage	90 percent
Parking	1.7 spaces per unit **

\* Front setback measured from curb line of adjacent road

\*\*A maximum of 25 percent compact car spaces dimensioned at 8' x 16' shall be permitted. Five (5) parking spaces shall be retained and reserved for the use by the municipality. Easement for access to the spaces shall be provided.

### **Residential Amenities**

- Residential amenities may be provided which include fitness centers, community rooms, rooftop decks, bicycle parking, outdoor passive and active open space, and other amenity improvements.

### **Loading Space**

- One 10' x 25' loading space to be provided and shielded by materials or planting to the satisfaction of the Land Use Board from the Main Street streetscape.

### **Stormwater Management**

- The proposed development shall reduce the impacts to the Borough's storm water system by incorporating non-structural and/or structural storm water facilities in accordance with the NJ Stormwater Management Rules and the NJ Stormwater Management Best Management Practices Manual.
- The storm water management facilities shall be provided to ensure that the post-construction peak runoff rates for the 2-year, 10 years, and 100 year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates;
- The development should include storm water quality measures to meet 80% TSS reduction for all areas, regardless of size, that are considered a "motor vehicle surface" such as parking, driveway, and/ or driveway aprons, that are exposed to precipitation. This area for driveways/driveway aprons should extend to the existing roadway even if outside the subject property. No credit for existing motor vehicle surfaces will be provided;
- Any redevelopment project shall provide adequate potable water, storm water, sanitary sewer and other necessary utility infrastructure to the site, to the satisfaction of the Borough Engineer.

- All costs necessary for the infrastructure improvements (including off-site and off-tract) associated with development project are the responsibility of the redeveloper or shall be negotiated through a redeveloper agreement.

### **Landscaping**

- All setback areas on High Street and Main Street shall be defined by a combination of decorative fencing, hardscape and/or planting. The planting areas to contain a variety of flowering trees, shrubs, perennials, and annuals to complement the architecture and provide seasonal interest.
- The planting design is to be integrated into the overall site design and plans shall include an irrigation and maintenance schedule.

### **Buffering**

- Any dumpster/trash area shall be screened from public view with masonry enclosure and/or planting.

### **Lighting**

- Pedestrian level bollard, ground mounted lighting or other glare-controlled fixtures mounted on the building shall be utilized to illuminate pedestrian areas.
- Typical Stanhope streetlights shall be installed on street frontages.
- Lighting for the parking area shall be shielded to prevent glare on adjacent properties.

### **Signage**

- Signs shall be consistent with the building architecture and relate to the features of the building with respect to scale, color, lettering, materials and texture.
- One (1) freestanding sign is permitted to identify the site. Sign shall be no greater than eight (8) feet high and 50 square feet in area and located within the property with a setback minimum of five (5) feet from any property line.
- Wall mounted façade signs for commercial uses are permitted. The total area of all façade signs shall not exceed 10 percent of any street facing façade square foot area.

## **Streetscape**

- This plan envisions streetscape improvements along Main Street and High Street. Streetscape improvements may include at a minimum sidewalk pavers, benches, decorative lighting, and plantings.

## **Sustainability**

- The redeveloper is encouraged to incorporate green building practices into the plan.
- Provision for electric vehicle charging shall be provided in accordance with Ordinance P.L. 2021,c.171 to provide the required number of Electric Vehicle Supply / Service Equipment (EVSE) and Make Ready parking spaces.

## **Bicycle Parking**

- Bicycle parking is required at one (1) bicycle parking space for every twenty-five (25) vehicle parking spaces.

## **7. ARCHITECTURAL DESIGN STANDARDS**

The intent of the Architectural Design Standards is to set a vision for any development that occurs within the redevelopment area and to ensure the architectural design is consistent with the goals and objectives of the Borough Master Plan. The vision for this Redevelopment Plan is to promote the development of a signature project(s) at the northwest corner of Main Street and High Street. The following design standards are included to ensure the design and development of a high quality, pedestrian friendly, mixed-use environment.

- All structures shall be constructed with high quality materials that reinforce pedestrian scale;
- Structures shall take into consideration the relationship to other existing buildings along Main Street in the Village Business Zone, in terms of light, air, usable open space, height, materials and massing;
- Vinyl siding of any kind is prohibited;
- Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are strongly recommended and should be provided to add special interest;

## **8. RELATIONSHIP TO COUNTY, STATE AND LOCAL MASTER PLANS**

### **State Development and Redevelopment Plan (SDRP):**

The Redevelopment Plan would effectuate the plans and policies of the State Development and Redevelopment Plan (SDRP). The SDRP guides State-level development and redevelopment policy and local planning efforts. This Plan is consistent with the following goals of the SDRP:

- Revitalize the States cities and towns
- Promote beneficial growth, development and renewal for all residents of New Jersey
- Protect the environment, prevent and clean up pollution
- Provide adequate public facilities and services at reasonable cost
- Ensure sound and integrated planning and implantation statewide
- Increase energy efficiencies and reduce greenhouse gas emissions

### **Master Plans of Adjacent Municipalities**

The area of the Redevelopment Plan is located within the Main Street business area in the Borough of Stanhope. The closest adjacent municipality to the site is the Borough of Netcong to the south. The Redevelopment Plan is not anticipated to have an adverse impact on the Borough of Netcong.

### **County of Sussex Master Plan**

The Sussex County Strategic Growth Plan (SGP) is the master plan for the development in the County and was established in 2005 and upgraded in 2014. The following are the visioning goals established in the plan:

- Maintain the quality of life in Sussex County
- Encourage the production of agricultural areas.
- Protection of private property rights
- Preserve environmentally sensitive areas
- Maintain and enhance surface and groundwater quality/water supply.

- Direct future growth into areas which can support and sustain proposed development uses, intensity and economic development opportunities.

The Redevelopment Plan is most consistent with the goals of developing in the Town center that can support the development and by improving the surface water quality of the area.

### **Borough of Stanhope Master Plan**

The Borough's most recent Master Plan Re-Examination Report is dated March 8, 2016. Certain objectives and goals of the Master Plan as outlined in the previous 1994 report were examined as a part of this 2016 study. The following goals of the Master Plan support the Plan:

- To encourage municipal action to guide the appropriate growth or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare.
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions.
- To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open spaces, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- To encourage the retention of natural runoff on site to the maximum extent practical.
- To provide for a variety of housing opportunities in appropriate locations

These goals of the Master Plan will be advanced by the adoption of the Redevelopment Plan designation of this site as an area in need of redevelopment.

## **LIST OF APPENDICES**

## **A. LOCATION AERIAL MAP**



**LOCATION AERIAL MAP**

DATE: 2023-09-15

**45 MAIN STREET** | BLOCK 11207, LOT 8  
BOROUGH OF STANHOPE, SUSSEX COUNTY, NJ

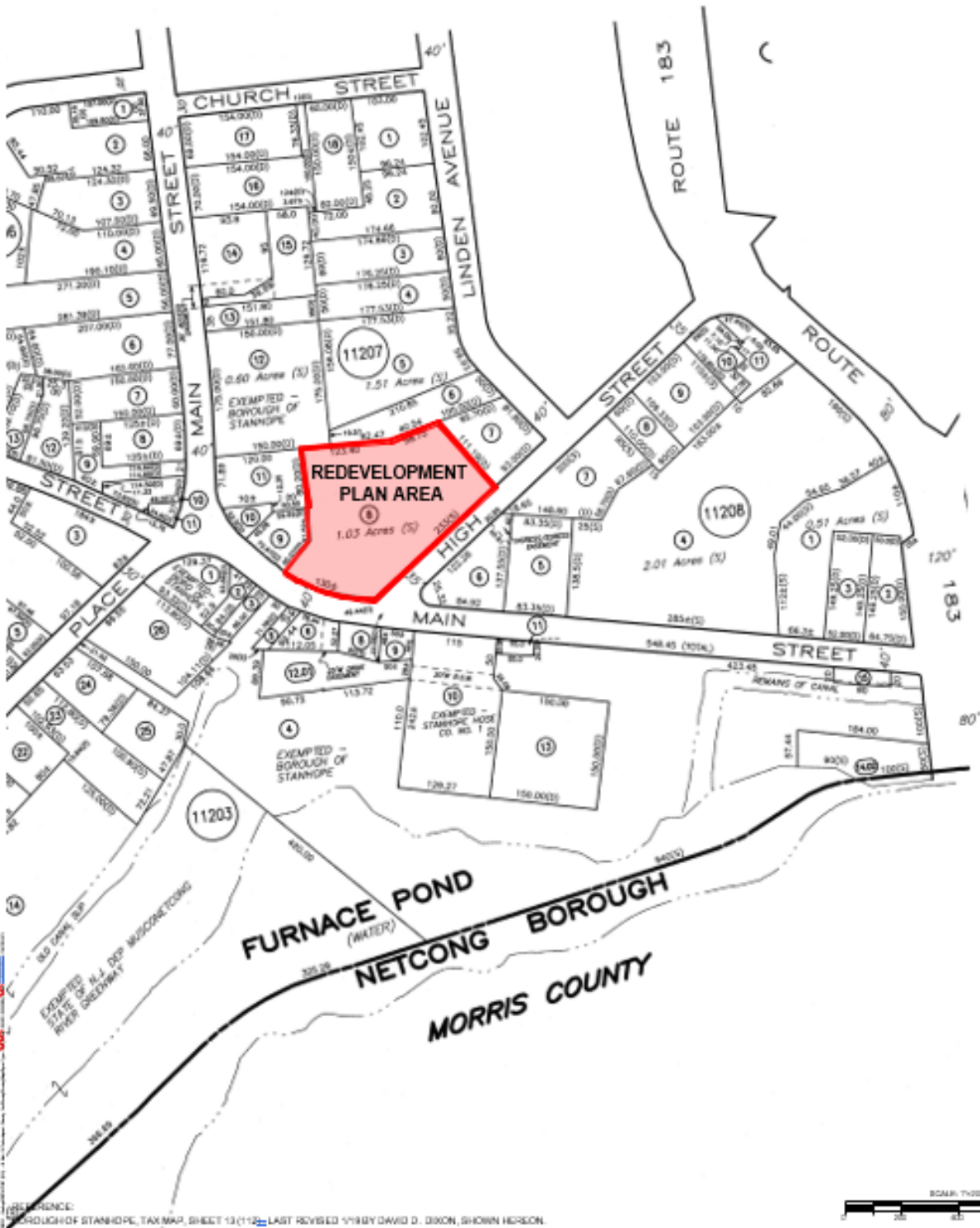
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## **B.TAX MAP**



TAX MAP

45 MAIN STREET | BLOCK 11207, LOT 9  
BOROUGH OF STANHOPE, SULLY COUNTY, NC

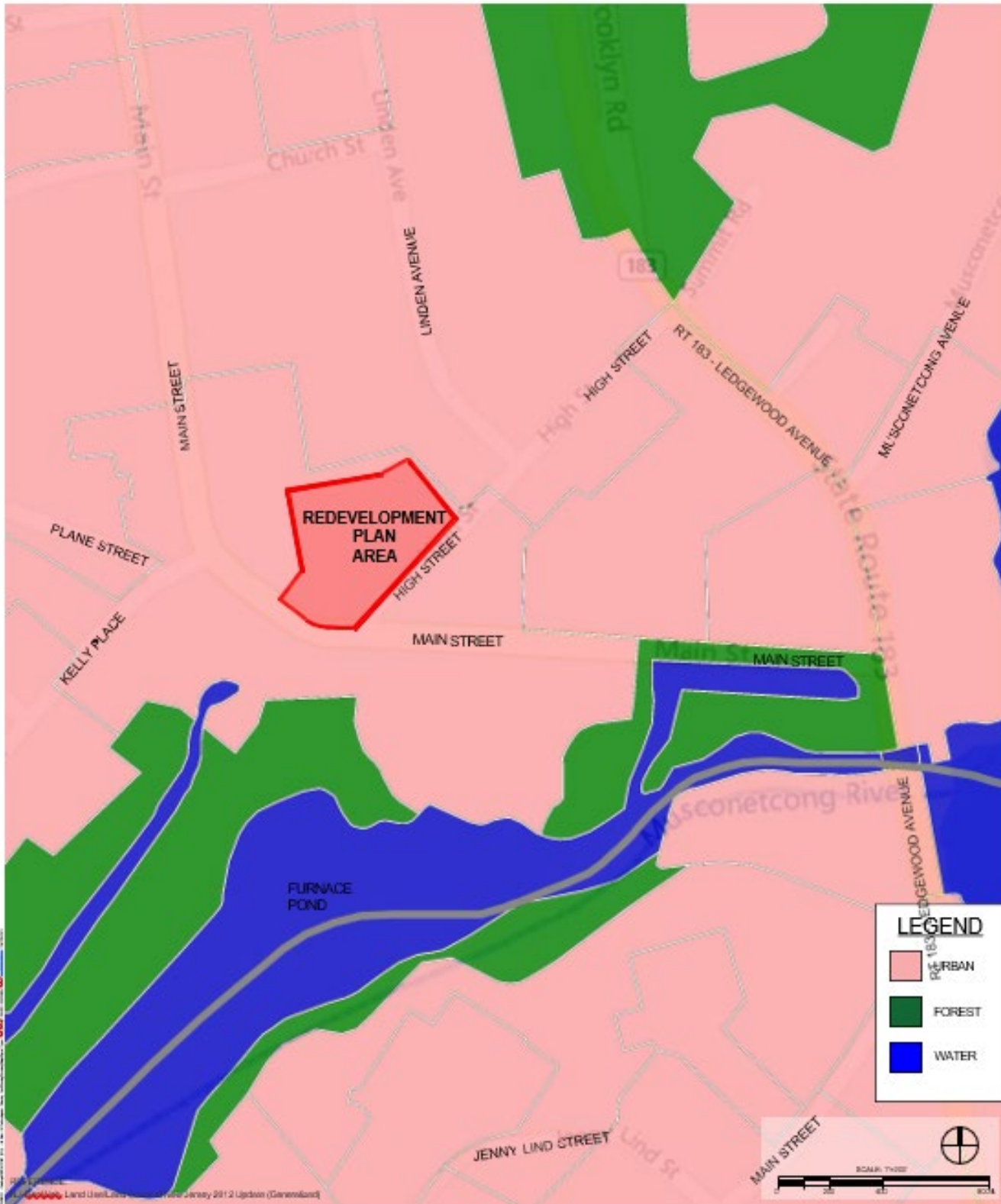
DATE: 2023-09-15

PROJ: 880374-ST-087

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## **C. EXISTING LANDUSE MAP**



**EXISTING LAND USE MAP**

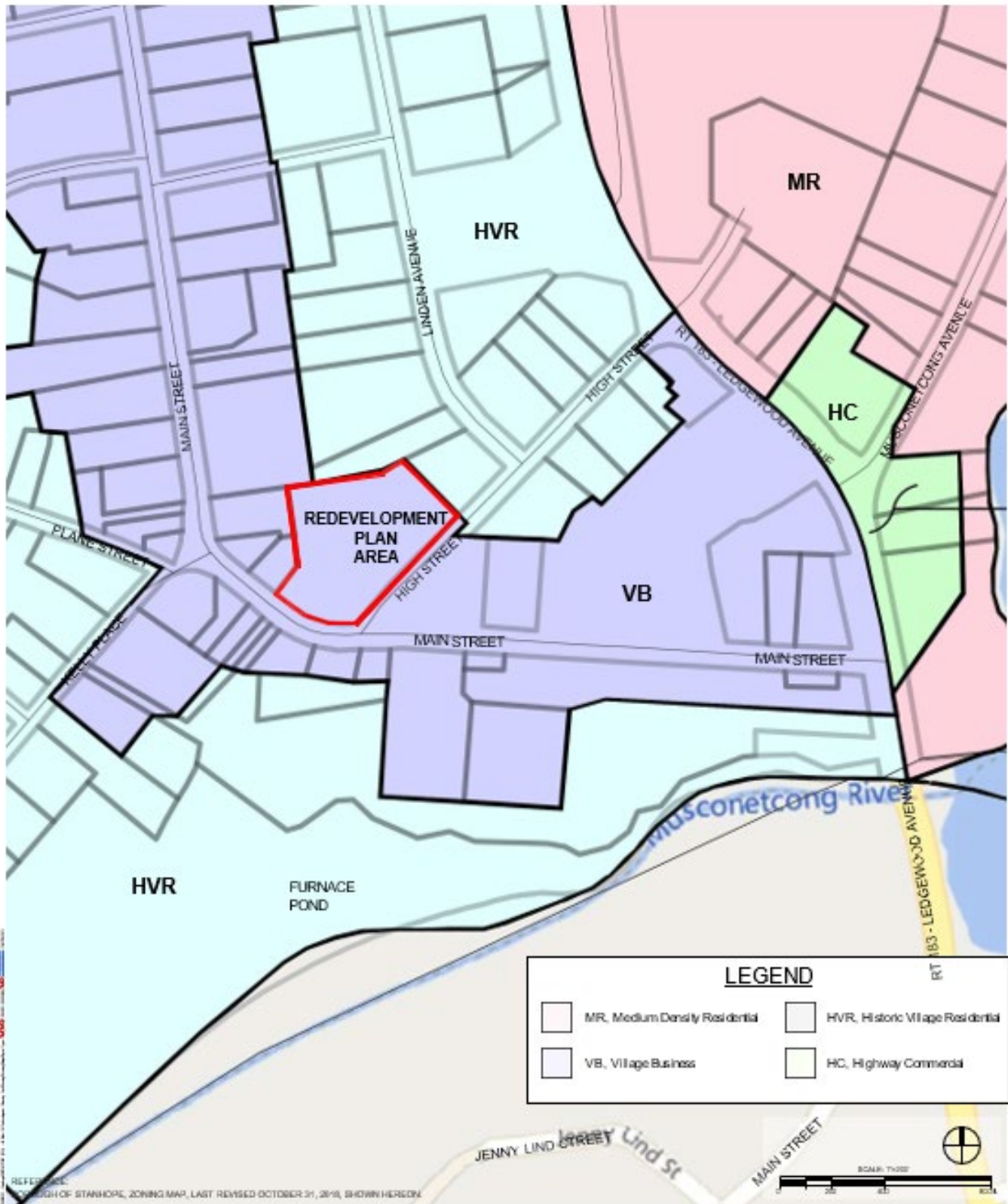
**45 MAIN STREET** | BLOCK 1120, LOT 8  
BOROUGH OF STANHOPE, SHELBY COUNTY, IN

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## **D. EXISTING ZONING MAP**



**EXISTING ZONING MAP**

45 MAIN STREET | BLOCK 1120, LOT 8  
BOROUGH OF STANHOPE, SUSSEX COUNTY, NJ