

**TOWNSHIP OF LONG HILL
ORDINANCE 498-22
ADOPTING 1106-1122 VALLEY ROAD REDEVELOPMENT PLAN , BLOCK 11401, LOT 7 (A/K/A THE
FORMER CARWASH SITE)**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (The "Redevelopment Law") authorizes municipalities to determine pursuant to subsection b of section 6 of *N.J.S.A. 40A:12A-6* that an area is in need of redevelopment; and

WHEREAS, the Township Committee adopted Resolution 21-166 on June 9, 2021, authorizing the Township Planning Board to undertake a preliminary investigation of property located at 1106-1122 Valley Road and known as Block 11401, Lot 7 (the Former Car Wash) (the "Study Area"), to determine whether that parcel constitutes a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, the Township Committee authorized Jessica Caldwell, PP, AICP of J.Caldwell & Associates, LLC (the "Planning Consultant"), to conduct a preliminary investigation to determine whether the study area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, Jessica Caldwell, PP, AICP prepared an investigative report dated November 1, 2021, and entitled "Area in Need of Redevelopment Study" for Block 11401, Lot 7 in the Township of Long Hill, Morris County, New Jersey; and

WHEREAS, after complying with all the procedural requirements of the Redevelopment Law, the Planning Board conducted a public hearing on November 23, 2021, to determine whether the proposed area qualifies as a non-condemnation redevelopment area meeting the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Planning Board accepted the findings of the Planning Consultant that 1106-1122 Valley Road, Block 11401, Lot 7 should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, after conducting the public hearing described above, the Planning Board adopted Resolution 2021-12-PB on December 14, 2021, memorializing the conclusions set forth above and recommending that 1106-1122 Valley Road, Block 11401, Lot 7 be designated as a non-condemnation redevelopment area; and

WHEREAS, the Township Committee thereafter adopted Resolution 2022-043 on January 19, 2022, designating 1106-1122 Valley Road, Block 11401, Lot 7 as an area in need of redevelopment without the power of eminent domain pursuant to the provisions of §§ 5 and 6 of the Redevelopment Law, and directed Township Planner Jessica Caldwell to draft a redevelopment plan for the Non-Condemnation Redevelopment Area and to submit her report to the Township Committee pursuant to the provisions of *N.J.S.A. 40A:12A-7f*; and

WHEREAS, Township Planner Jessica Caldwell has submitted a proposed 1106 – 1122 Valley Redevelopment Plan (Block 11401, Lot 7) dated August 3, 2022; and

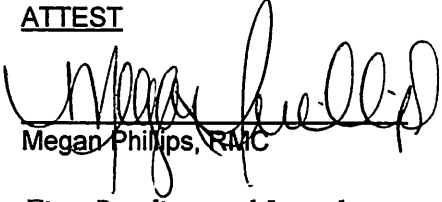
WHEREAS, the Township Committee has determined that this Redevelopment Plan is in the best interest of the Township and its residents;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey, as follows:

1. The Redevelopment Plan attached hereto as Exhibit "A" is hereby adopted.
2. The Zoning Map adopted by reference in Section LU-121.3 of the Township Code is hereby amended to include the Redevelopment Area as set forth in the Redevelopment Plan.

3. This ordinance shall take effect immediately upon final passage and publication as required by law.

ATTEST


Megan Phillips, RMC


Matthew Dorsi, Mayor

First Reading and Introduction: August 10, 2022

1st Publication: Daily Record August 24, 2022

Referral to Planning Board: August 11, 2022

Notice to County Planning Board Prior to Adoption: August 11, 2022

Notice to Clerks of Adjoining Municipalities (if required): August 11, 2022

Notice to Affected Property Owners (if required): August 11, 2022

Second Reading and Adoption: September 28, 2022

2nd Publication: Echoes Sentinel October 6, 2022

Filing with County Planning Board: September 29, 2022

Township of Long Hill

Morris County, New Jersey

1106-1122 Valley Road Redevelopment Plan

Block 11401, Lot 7



August 3, 2022



J Caldwell
& Associates, LLC
Community Planning Consultants

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Acknowledgments:

Township Committee

Mayor Matthew Dorsi

Guy Piserchia, Deputy Mayor

Brendan Rae

Victor Verlezza

Scott Lavender

PLANNING BOARD

Dennis Sandow, Board Chairman, Class IV

Thomas Jones, Board Vice Chairman, Class IV

Committee Member Brendan Rae, Class I

Theresa Dill, Committee Appointment, Class II

Victor Verlezza, Committeeman, Class III

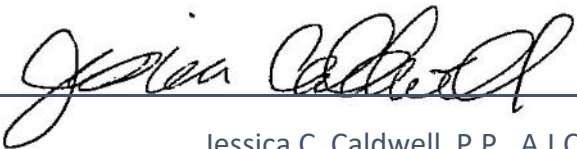
David Hands, Board Member, Class IV

Tom Malinousky, Board Member, Class IV

J. Allen Pfeil, Board Member, Class IV

Don Richardson, Board Member, Class IV

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

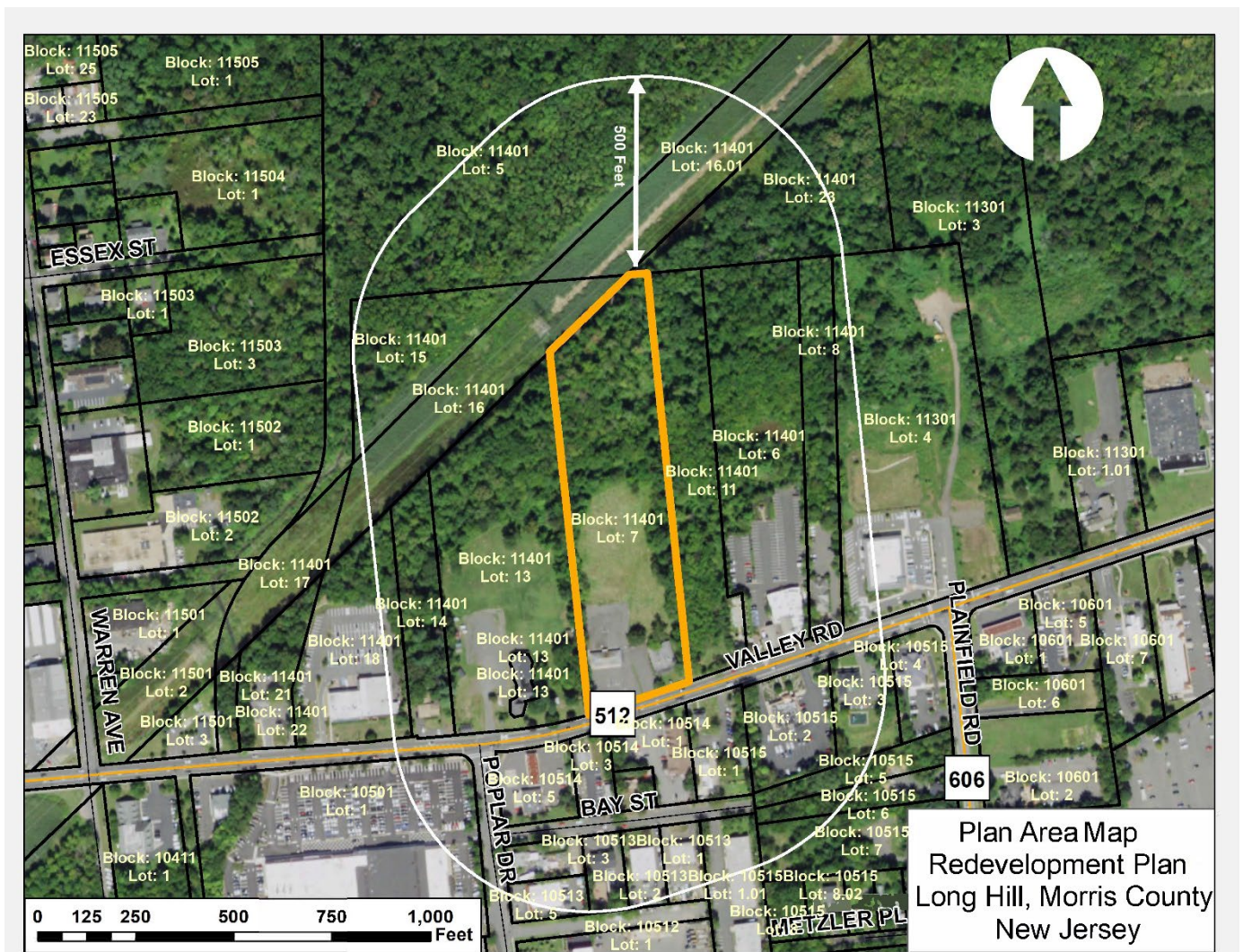


Jessica C. Caldwell, P.P., A.I.C.P.

New Jersey Professional Planner #5944

INTRODUCTION

The 1106-1122 Valley Road Redevelopment Plan (the “Plan”) governs the Non-Condemnation Area in Need of Redevelopment (the “Plan Area”) designated by Resolution No. 22-043 adopted by the Township Committee of the Township of Long Hill (the “Township”) on January 19, 2022, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), including Block 11401, Lot 7 (the “Plan Area”). This Plan is proposed to effectuate the redevelopment of the Plan Area, shown below.



PLAN CONTEXT

The Plan Area occupies 5.6 acres and is located in the southern section of Long Hill Township along Valley Road. The Plan Area includes one (1) lot, Block 11401, Lot 7, which fronts on the northern side of Valley Road (CR 512) where the nearest intersection to the west is Poplar Drive and the nearest intersection to the east is Plainfield Road.

The Plan Area is primarily within the B-D Downtown Valley Commercial Zone District along the frontage of Valley Road and the Conservation District in the northern undeveloped portion of the Plan Area. The purpose of the B-D Zone is to function as a primary business district, offering goods and services catering to the daily needs of residents. In addition, as with many traditional downtown areas, many of the buildings in Long Hill's B-D district are commercial spaces occupied by a mix of retail, service and office uses.

PURPOSE

This Redevelopment Plan is designed to address existing conditions in the Plan Area that negatively impact its surroundings. The Plan will serve as the zoning for the Plan Area and provide guidelines for new construction by establishing permitted land uses and building requirements for the Plan Area. The Plan incorporates the uses permitted in the B-D Zone and adds assisted living facilities as an additional principal permitted use. The Plan permits construction of up to three story buildings in the Plan Area. New construction should be oriented towards Valley Road, with buildings facing the right-of-way to conform to the existing rhythm of established commercial buildings on the street. The Plan includes requirements to improve ingress and egress, as well as provide for uses that will remain consistent with the intent and purpose of the B-D Zone while allowing for an option to provide low-impact senior housing in the form of an assisted living facility to further support the aging population within both the Township and the surrounding areas. Furthermore, the Plan is designed to encourage the integration of building, parking, landscape, and signage elements to improve the appearance of the B-D Zone's existing streetscape and landscaping and support the specific goals and policy statements set forth in the Township Master Plan.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

The Redevelopment Law requires that the Redevelopment Plan define the Plan's relationship to local master plan goals and objectives such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that the Redevelopment Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township's 1996 Master Plan was reexamined in 2003, 2009, 2013, 2017, and 2018. Additional elements have also been adopted, including the Downtown Valley Commercial District Element (2017) and the Housing Element and Fair Share Plan (2018). According to the Housing Element and Fair Share Plan, a primary housing goal is to "Continue to encourage housing diversity to accommodate the needs of people of various ages and income levels in the community, in accordance with local, state, and regional needs." One of the main objectives discussed includes providing diverse housing opportunities to allow Long Hill Township residents to downsize and age in place. The Master Plan also has a goal to uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements. This Plan is also consistent with the 2017 Downtown Valley Commercial District Element, which envisioned the Township having community activity and recommended appropriately scaled future redevelopment opportunities including encouraging complete street designs that allow for convenient and comfortable travel and access for users of all ages and abilities. This Plan is also consistent with the Township's Housing Element and Fair Share Plan, which encourages a variety of housing types.

The Master Plan identifies Valley Road as its Central Business category of land uses. The goals of the category are to identify existing commercial development, ranging from isolated stores to shopping centers; to insure that future development in this area is oriented to the shopping, service and other needs of Township residents; and to uniformly encourage the upgrading and beautification of properties in this area for the purpose of creating a visually cohesive business district, including improved building design, landscaping, signage, screening and other site improvements. The Downtown Valley Commercial District Element recommended combining the various business zones along Valley Road into the B-D Downtown Valley Commercial Zone that currently exists on the site. The vision for this change was to create a vibrant pedestrian-oriented downtown with a variety of commercial and office uses. In combination with the goals from the Housing Element and Fair Share Plan, the proposal to incorporate the B-D Zone uses into the

plan in addition to an assisted living facility as an additional permitted use is consistent with several goals and objectives of the Township's Master Plan.

Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with surrounding communities' master plans is reviewed to determine whether any significant relationship exists. Its relationship to the State Development and Redevelopment Plan must also be reviewed. The Plan Area is not located adjacent to any bordering communities and therefore, doesn't create any potential issues or significant relationships with master plans in surrounding municipalities.

The State Development and Redevelopment Plan designated the Township mostly as Environmentally Sensitive Planning Area 5 (PA5) and much of the municipality is designated parkland including the Great Swamp National Refuge in the north of the Township and the Passaic River County Park in the south of the municipality. The State Plan identifies that the primary goal for Planning Area 5 communities is to protect environmental resources through large contiguous areas of open space land, accommodate growth in Centers, protect the character of existing stable communities, confine programmed sewer and public water services to Centers, and revitalize cities and towns. This Redevelopment Plan is located in an existing developed area of the municipality with existing public sewer and water service, which is an area proposed to accommodate development and redevelopment in the PA5. Development of the site would retain the character of the existing community by providing for redevelopment of an area designated in need of redevelopment along a County Road, which is also the primary commercial corridor in the Township. This Redevelopment Plan is consistent with the goals of the State Development and Redevelopment Plan.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper or Redevelopers for all or portions of the site based on developer interest and ability to assemble parcels. The regulations listed below are designed to supersede the Township Zoning Ordinance except where noted. Where conflicts exist, this Plan supersedes other ordinance standards. The Redeveloper will acquire, or work with the Township to acquire, all or portions of the Redevelopment Area in order to redevelop the area according to the following land use regulations:

Definitions

The following definitions from N.J.A.C. 8:36-1.3 shall apply in the context of this Plan:

“Assisted living” means a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need these services including persons who require nursing home level of care. Assisted living promotes resident self-direction and participation in decisions that emphasize independence, individuality, privacy, dignity, and homelike surroundings.

“Assisted living program” means the provision of or arrangement for meals and assisted living services, when needed, to the tenants (also known as residents) of publicly subsidized housing which because of any Federal, State, or local housing laws, rules, regulations or requirements cannot become licensed as an assisted living residence. An assisted living program may also provide staff resources and other services to a licensed assisted living residence and a licensed comprehensive personal care home.

“Assisted living program provider” means an organization licensed by the New Jersey Department of Health to provide all services required of an assisted living program.

“Assisted living residence” means a facility that is licensed by the Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed, for four or more adult persons unrelated to the proprietor. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

For terms in this Plan not defined here shall refer to the Long Hill Township Land Use Ordinance Section 110.

Permitted Uses

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

A. Principal permitted uses:

1. Assisted Living/Assisted Living Residence/Senior Living Community;
2. Retail trade uses, including: supermarkets, food and convenience stores, home, garden supply and nursery centers, hobby supply stores, florists, bakeries, pharmacies and drug stores, general merchandise, clothing and antique stores, sporting equipment, furniture stores, and wine and liquor stores;

3. Retail service uses, including barber shops and hair/beauty salons, repair shops, dry cleaners, and tailors;
4. Business and professional offices;
5. Medical and dental offices and clinics;
6. Financial institutions;
7. Restaurants, including outdoor dining and live entertainment;
8. Banquet facilities, including outdoor dining and live entertainment;
9. Child care centers and nursery schools;
10. Small hotel, inn or bed & breakfast establishments;
11. Funeral homes;
12. Health clubs, fitness centers;
13. Recreational uses utilizing the Passaic River that provide water craft that do not require a license;
14. Recreational uses;
15. Non-profit membership organizations and fraternal organizations;
16. Movie theaters of up to six screens and taverns with live music;
17. Arts Centers including live entertainment venues and/or instruction in any of the arts;
18. Art Galleries and studios;
19. Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.

B. Conditional uses subject to Section 125, Conditional Uses of the Township Land Use Ordinance:

1. Public and institutional uses;
2. Public Utilities.

C. Accessory uses:

1. Signs;
2. Parking facilities;
3. Satellite earth station antennas, in accordance with Subsection 124.6;
4. Street furniture and other pedestrian amenities;
5. Bicycle parking facilities;
6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation;

7. Drive up windows for banks and pharmacies;
8. Any other accessory use, which in the opinion of the approving authority is customarily incidental or accessory to a permitted primary use.

Area and Bulk Requirements

The following regulatory controls apply to properties located within the Plan Area:

Minimum Lot Area	1.0 acre
Minimum Lot Width	100 feet
Minimum Front Yard	50 Feet
Minimum Side Yard	20 Feet
Minimum Rear Yard	50 feet
Maximum Building Height	3.5 stories/50 feet
Maximum Building Coverage	40%
Maximum Lot Coverage	60%

Additional Use Standards

A minimum of 10 % of the units shall be reserved for low-income residents as Medicaid beds.

Multiple principal uses and structures are permitted on one lot.

Parking Standards

The following parking standards apply to the residential development in the Redevelopment Area. The standards listed below are designed to apply to this Plan Area, supersede the existing parking ordinances and do not apply to other zone districts:

A. Minimum number of off-street parking spaces:

1. Assisted Living Facilities: 0.5 space per unit.
2. All other uses: As per Section 151.1 of the Township Land Use Ordinance.
3. Electric Vehicle Supply/Service Equipment (EVSE) shall be provided according to State Law, P.L.1975, c.171, which generally requires:
 - a. Dwellings with five (5) or more units
 - i. At least 15% of the required off-street parking spaces prepared as Make-Ready spaces. EVSE installed in at least one-third of the total number of Make-Ready spaces.

- ii. At least 5% of EVSE and Make-Ready spaces must be ADA accessible.
- b. EVSE for applications involving parking lots or garages

# Off-street spaces provided	Minimum Make-Ready spaces or EVSE
50 or fewer*	1
51 – 75	2
76 – 100	3
101 – 150	4
151+	4% of total number of spaces 5% of these spaces ADA accessible

* Single family homes and Retail uses providing fewer than 25 off-street spaces are NOT required to provide any Make-Ready or EVSE spaces.

B. Location of parking spaces:

1. Parking must be located on the ground floor of any proposed residential building and in the front, side and rear of such building. Any parking located along the Valley Road frontage must be screened to the greatest extent practicable.
2. Minimum distance to the right-of-way line: 4 feet
3. Minimum setback to side or rear lot line: 4 feet

C. Size of parking spaces:

1. Each off-street parking space must measure no less than nine (9) feet in width by eighteen (18) feet in length.

D. Pedestrian circulation within parking lots:

1. Pedestrian circulation within parking lots must be taken into consideration. Pedestrian crossings and amenities must be installed where deemed necessary by the Planning Board and the Planning Board Engineer and Planner.
2. A minimum aisle of 24 feet must be maintained.

E. Loading requirements:

1. A minimum of one (1) loading area must be provided for every new building in the Redevelopment Area.

2. The loading area must be at a minimum 12 feet wide by 30 feet long.

Building Design Standards

Building design shall be governed by Section 152 Building Design Standards of the Township's Land Use Ordinance.

Fence and Wall Standards

- A. Fences and walls must have a minimum setback of one (1) foot from the property line.
- B. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- C. Trash Enclosures must be setback at least 5 feet from the property line.
- D. All other Trash and recycling storage requirements are subject to Section 154.3 Trash and Recycling Storage of the Township Land Use Ordinance.

Landscaping Standards

Landscaping must be provided to promote a desirable and cohesive natural environment for residents, downtown patrons and employees, and passing motorists. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

1. Landscaping is to be provided as part of all development applications and is to be integrated into building arrangements, topography, parking, buffering and other site features. Landscaping may include trees, shrubs, ground cover, berms, flowers, sculpture, art and similar materials, and shall be designed to provide aesthetic, buffering, climatological, environmental, ornamental, and other related functions. All landscaping plans shall be prepared by a New Jersey registered landscape architect, or other individual deemed suitably qualified by the approving authority.
2. Shade trees shall be planted on all sites at a rate of not less than 2 trees per acre, inclusive of all trees to be required along any street line. Said trees shall be selected from the following groups, with at least 20% of the trees to be from Group A and at least 30% to be selected from each of Group B and Group C:
 - a. Group A.

- i. White Flowering Dogwood.
 - ii. Red Flowering Dogwood.
 - iii. Crimson Cloud Hawthorn.
 - iv. Washington Hawthorn.
 - b. Group B.
 - i. American Beauty Crab-apple.
 - ii. Snow Crab-apple.
 - iii. Shademaster Honeylocust.
 - iv. Katsura Tree.
 - v. Crimson King Maple.
 - vi. Callery Pear.
 - c. Group C.
 - i. Princeton Sentry Ginko.
 - ii. Emerald Queen Maple.
 - iii. Sugar Maple.
 - iv. Red Maple.
 - v. Northern Red Oak.
 - vi. Sweetgum.
3. The approving authority may permit or require the substitution of evergreen trees for shade trees, provided that the evergreens replace only Group B and C trees, are at least eight-feet high at planting, and are not located in any required buffer area.
 - a. Shade trees shall meet all of the following requirements:
 - i. All trees shall provide a three to 3 ½-inch caliper as measured six inches above the ground. Where applicable, Group A trees shall be planted at thirty-foot intervals; Group B trees shall be planted at forty-foot intervals; and Group C trees shall be planted at fifty-foot intervals.
 - ii. All trees must have straight trunks and be properly staked.
 - iii. All trees shall be balled and burlapped, well-branched and with a good root system. Backfill shall consist of 50% humus for each tree, and each tree, shall be thoroughly watered and properly pruned at the time of planting.
 - iv. Trees to be planted in any street right-of-way shall be subject to the approval of the Township Engineer.
4. The planting of shrubbery, bushes, flowers and similar plantings shall be designed to serve decorative and ornamental functions as well as screening and buffering. Junipers, yews and similar

evergreen plants shall be used largely for screening and buffering, while hollies, rhododendron, azaleas, barberries and similar plants shall be used at highly visible locations such as front yards, building entrances and adjacent to ground signs. The use of flower beds and planters shall be strongly encouraged in all nonresidential zones.

5. Evergreen plantings shall be required to screen parking areas from public rights-of-way and all residential property.
6. Parking area designs shall be encouraged to sacrifice parking stalls in favor of saving existing trees and other significant vegetation.
7. All loading areas shall be landscaped in a manner that sufficiently screens the view of the loading area and vehicles from any public right-of-way and residential property. Landscaping in this instance may include berms, fencing, walls or a combination thereof.
8. All landscape plans shall provide a two-year replacement guarantee for all new plantings and all existing trees and other vegetation to be retained after construction.
9. All landscape plans shall be subject to a post-development inspection by the Township Planner and/or Engineer and a representative of the approving authority.

Street Tree Standards

The following standards are recommended regarding street trees:

- A. Where possible, existing street trees must be maintained.
- B. A minimum of one (1) street tree per 50 feet of frontage must be provided.

Lighting Standards

Safe and appropriate lighting shall be provided in accordance with Section 153.2 Lighting Design of the Township's Land Use Ordinance.

Circulation Standards

Thoroughfares are an important aspect of public space. Street frontages and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming the sense of place for the Township's downtown and surrounding area.

A. Access and automobile circulation:

1. The primary access points will be from Valley Road.

2. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redevelopment area.
3. Access and right-of-way dedication, if required, will be subject to the requirements of Morris County.

B. Pedestrian access and circulation:

1. All building entrances must provide pedestrian access to adjacent streets and parking areas.
2. Sidewalks shall be provided along the frontage of Valley Road in accordance with Section 157.4 Sidewalks of the Township Land Use Ordinance.

Sign Standards

Signs shall be governed by Section 155 Permanent Signs of the Township Land Use Ordinance and particularly Section 155.8 Signs Permitted in the General Commercial Areas (B-D Zone).

Assisted Living Resident Transportation Standards

For Assisted Living Residences, Resident Transportation shall be provided pursuant to N.J.A.C. 8:36-5.8 as follows:

(a) The facility shall be capable of providing resident transportation, either directly or by arrangement, to and from health care services provided outside the facility, and shall promote reasonable plans for security and accountability for the resident and his or her personal possessions, as well as transfer of resident information to and from the provider of the service, as required by individual residents and specified in resident service plans.

(b) The facility or program shall assist residents, if needed, in arranging for transportation to activities of social, religious, and community groups in which the resident chooses to participate.

Assisted Living Emergency Medical Services Standards

For Assisted Living Residences, Emergency Medical Services shall be provided under a specific contract by the Assisted Living Residence, at its sole expense, with an ambulatory company to serve the normal ambulatory needs of the Assisted Living Residence pursuant to N.J.A.C. 8:36-14.1 as follows so as not to overburden local volunteer emergency services:

(a) Emergency medical services shall be available to or arranged for residents requiring these services.

(b) The facility shall develop a written plan for arranging for emergency transportation of residents for medical care and returning them to the assisted living residence. This plan shall be provided to the Governing Body annually.

Submittal Requirements

The Redeveloper(s) will submit a site plan for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Township's site plan review requirements of Section 162 of the Township's Land Use Ordinance.

Projects Governed by a Redevelopment Agreement

Developments within the Plan Area must be governed by a redevelopment agreement between the developer and the Township ("Redevelopment Agreement"), such Redevelopment Agreement must be fully executed prior to submission of any site plan to the Planning Board.

LEGAL PROVISIONS

Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Committee, the Zoning Map of the Township of Long Hill is hereby amended and must be revised to show the boundaries of the 1106-1122 Valley Road Redevelopment Area and identify the district as the "1106-1122 Valley Road Redevelopment Zone." All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Township Committee, this Redevelopment Plan will supersede all provisions of the Long Hill Township Zoning Ordinance or the Plan Area, except where noted. No variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Planning Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

Amendment to the Valley Road Plan

The 1106-1122 Valley Road Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment and Housing Law.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Long Hill, and its citizens. Amendments may be required in order to accommodate these changes.

Variations in Site Plan Design

Modifications from standards that are expressly stated to be “mandatory” under the Land Use Regulations of this Plan, may be approved by the Planning Board only by formal grant of a deviation as provided. No variances that would be considered “d” variances pursuant to N.J.S.A. 40:55D-70d(1)-(6) are permitted. The Planning Board will have the authority to grant deviations from the requirements of this Plan that are cognizable as variances pursuant to N.J.S.A. 40:55D-70c(1) and (2) as outlined below or that would be considered a design standard waiver or exception pursuant to N.J.S.A. 40:55D-51.

The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures, or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

An application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12a & b.

Any party seeking a deviation from this Plan which cannot be granted by the Planning Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

ACQUISITION PLAN

There is no property acquisition by the Township anticipated by this Plan.

RELOCATION PLAN

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.