



REDEVELOPMENT PLAN

**Block 45301, Lot 102 | 1481 Route 23
Borough of Kinnelon, Morris County**

DRAFT: November 13, 2025

Adopted by the Borough of Kinnelon, Morris County, New Jersey

_____adoption date_____

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1.0 INTRODUCTION

The Mixed Use-1 Redevelopment Area was designated a “Non-Condemnation” Redevelopment Area on December 19, 2024, through Resolution 12-18-2025 by the Kinnelon Borough Council. The Redevelopment Area consists of one parcel, identified on Borough tax records as Block 45301, Lot 102.

This Redevelopment Plan will restore productive use of the site and envisions a mixed-use building integrated with the surrounding development. Vehicular access and egress will be via existing driveways on Route 23 through existing easements.

1.1 REDEVELOPMENT AREA DESCRIPTION

The Redevelopment Area, Block 45301, Lot 102, is approximately 2.6 acres in size and is a fully developed lot in the Highlands Preservation Area. As of the adoption of this Redevelopment Plan, it is developed with a 5,084 square foot vacant movie theater, an associated parking lot, and a small portion of the building predominantly located on adjacent Lot 1.03 in Butler Borough. The theater building was constructed more than 50 years ago and is located to the rear of the shopping center, setback from Route 23 approximately 450 feet. The site is adjacent to the municipal boundary with Butler Borough, and access to Route 23 is provided through Block 54 Lot 1.03 to the east and through Butler Borough. The site has frontage on Kakeout Road, however there is no vehicle or pedestrian access. The adjacent property in Butler, Block 54 Lot 1.03, is developed, as of the adoption of this Redevelopment Plan, with a 35,032 square foot shopping center and an associated parking lot. Lot 102, the Redevelopment Area, and Lot 1.03 essentially function as one subject property given that access to Route 23 is provided through Lot 1.03

Thirty (30) of the parking spaces at the rear of the Redevelopment Area are subject to a lease with the NJ Department of Transportation (hereinafter NJDOT) and are reserved by the agency for the purpose of providing parking to the adjacent bus stop along the Route 23 frontage of the adjacent shopping center to the north. The bus stop is less than 750 feet from the site, therefore offering transit access within walking distance. This bus line connects to the NYC Port Authority Bus station, as well as several other stops in between. The reservation of parking spaces for NJDOT may be cancelled by any party at any time.



Aerial Photograph

1.2 STATUTORY PROCESS & AUTHORITY

Under New Jersey's Local Redevelopment and Housing Law (NJSA 40A:12A-1 et. seq.) (hereinafter the "LRHL"), municipalities are empowered to determine whether an area qualifies as an area in need of redevelopment. If statutory criteria for a redevelopment designation are met, communities can adopt a Redevelopment Plan to implement redevelopment projects. The statute imposes a multi-step process for the Governing Body and Planning Board to authorize redevelopment. The process is as follows:

1. The Governing Body must authorize the Planning Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in Section 5 of the LRHL.
2. The Planning Board must prepare a map showing the boundaries of the Redevelopment Area and the location of the parcels therein.
3. The Planning Board must conduct a preliminary investigation and hold a duly noticed public hearing to discuss the findings of the investigation and to hear parties interested in the study or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the Governing Body in the form of a Planning Board resolution.
4. Upon receipt of the recommendation of the Planning Board, the Governing Body may act to adopt a resolution designating the area in question, or any part thereof, as an Area in Need of Redevelopment.
5. Upon designation, the Planning Board or Governing Body then authorizes preparation of a Redevelopment Plan which establishes the land development goals and objectives of the municipality and outline actions to be taken to accomplish the goals and objectives.
6. The Redevelopment Plan is adopted by the Governing Body by ordinance after introduction, and referral to the Planning Board, and a public hearing. The adopted Redevelopment Plan may supersede the municipalities zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

The LRHL requires a Redevelopment Plan to include an outline of the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate the following:

1. The relationship to the local objective regarding 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 for the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, sanitary and affordable dwelling units, for displaced residents will be available in the existing local housing market.
4. Identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan.

5. Any significant relationship of the Redevelopment Plan to:
 - a. Master plans of contiguous municipalities.
 - b. County Master Plan.
 - c. Highlands Regional Master Plan.
 - d. State Development and Redevelopment Plan pursuant to the State Planning Act.

This report establishes the framework and regulations for the Mixed Use - 1 Redevelopment Area per the statutory requirements in the LRHL.

Only after completion of this public process is a municipality able to exercise the powers granted under the LRHL for Redevelopment Areas. These powers, which are voluntary for the Borough, include but are not limited to the following:

1. Acquire lands or buildings identified for redevelopment acquisition in the Redevelopment Plan through lease or purchase. "Condemnation" redevelopment areas, for which this is not, may utilize eminent domain.
2. Offer long term tax abatements and exemptions for a period of up to 30 years from the completion of the project, or not more than 35 years from the execution of the financial agreement between the municipality and the urban renewal entity.
3. Clearing an area, installing, constructing or reconstructing streets, facilities, utilities and site improvements.
4. Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
5. Entering buildings or property to conduct investigations or make surveys, contracting with public agencies for relocation of residents, industry or commerce.
6. Enforcing laws, codes and regulations relating to use and occupancy, repairing, rehabilitation, demolishing or removing buildings.
7. Exercising other powers, including the power to do all things necessary or convenient to carry out the Redevelopment Plan.

2.0 REDEVELOPMENT PLAN OBJECTIVES

The Mixed Use - 1 Redevelopment Plan facilitates redevelopment of the area with a mixed-use development. The Redevelopment Plan is guided by the following objectives:

1. Promote economic development on the site and surrounding area through restoration of a productive use on a site occupied by a vacant building that has been an eyesore in the community for more than a decade.
2. Promote smart growth principles that are consistent with the Highlands Council Regional Master Plan.
3. Improve the physical appearance of the site through a new building with quality architecture and improved landscaping.
4. Promote new residential housing options, including affordable homes.
5. Complement existing development patterns.

3.0 GENERAL PROVISIONS

3.1 REDEVELOPMENT AUTHORITY

The Borough Mayor and Council shall act as the Redevelopment Entity pursuant to NJSA 40A:12A-4c for the purposes of implementing this Redevelopment Plan and carrying out the redevelopment project. In doing so, the Borough Council shall have the powers set forth in NJSA 40A:12A-8 to effectuate all its duties and responsibilities in the execution and implementation of this Redevelopment Plan. Acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the Eminent Domain Act of 1971 P.L. 1971, c.361 (C.20:3-1 et seq.) is not permitted for the area as the property was declared a non-condemnation area in need of redevelopment.

3.2 ACQUISITION OF PROPERTY

No property is proposed to be acquired by public entities through the use of eminent domain in this Redevelopment Area as part of the Redevelopment Plan.

3.3 RELOCATION PROVISIONS

The Redevelopment Area does not include any occupied housing units. There are no existing businesses in the existing vacant building in the Redevelopment Area.

3.4 APPLICATION FOR DEVELOPMENT

The application for development shall be submitted in such form, and accompanied by maps, documents and materials as prescribed in the Borough Land Development Ordinance. No building shall be demolished prior to the lot upon which it sits being subject to preliminary site plan approval, unless required for public safety, as determined by the Borough of Kinnelon.

A Redevelopment Agreement between the Borough and Redeveloper shall not be required. A Redeveloper need not be designated by the Borough prior to submission of a site plan application to effectuate this Redevelopment Plan.

3.5 DEVIATION REQUESTS

Any application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the requirements of public notice as set forth in the LRHL (NJSA 40:55D-12a and b) and the Municipal Land Use Law (NJSA 40:55D). The Kinnelon Borough Planning Board may grant deviations from the regulations contained within the Redevelopment Plan that are “C” variances pursuant to the Municipal Land Use Law (NJSA 40:55D-70c). Any deviations that constitute “D” variances pursuant to the Municipal Land Use Law (NJSA 40:55D-70d) from the Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan by the Kinnelon Governing Body.

4.0 APPLICABILITY & RELATIONSHIP TO THE LAND USE ORDINANCE

The standards of this Redevelopment Plan supersede the zoning provisions of the Kinnelon Zoning Ordinance. However, where regulations and standards of the Redevelopment Plan are silent, the standards of the Borough’s Land Development Ordinance shall apply to the Redevelopment Area per NJSA 40:12A-7(a)(2).

The zoning map of the Borough of Kinnelon shall be amended upon the adoption of this plan in accordance with NJSA 40:12A-7c to reflect this new classification.

5.0 REDEVELOPMENT REGULATIONS

The following standards apply to the Mixed Use - 1 Redevelopment Area.

5.1 PERMITTED USES

1. Principal Uses.
 - a. Multifamily housing, including affordable homes.
 - b. Retail sales.
 - c. Restaurants. Restaurants, sales and consumption by customers shall not be subject to the requirements set forth in §207-30.A.
 - d. Personal services such as, but not limited to, barbershops and beauty parlors.
 - e. Offices.
2. Accessory Uses.
 - a. Off street surface parking, including electric vehicle charging stations and make ready infrastructure.
 - b. Fences and Walls.
 - c. Signs.
 - d. Indoor amenity space for on-site residents.
 - e. Outdoor dining associated with a commercial use.
 - f. Stormwater management structures.
 - g. Other uses which are customary and incidental to the principal permitted use.
3. Prohibited Uses.
 - a. Billboards.
 - b. Adult uses.
 - c. Vehicle sales.
 - d. Outdoor storage (this shall not apply to outdoor dining areas).
 - e. Rooftop amenities.

5.2 AFFORDABLE HOUSING

1. An affordable housing set-aside of 15% shall be required if the affordable units are for rent and an affordable housing set-aside of 20% shall be required if the affordable units are for sale.
2. Affordable units shall meet the Borough's affordable housing requirements as well as the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1 et seq.). and the NJ Fair Housing act (NJSA 52:27D-301 et seq.). This shall include but is not limited to income distribution, bedroom, distribution and affordability controls (not less than 40 years for rent units and not less than 30 years for sale units).

5.3 SITE DESIGN & BULK STANDARDS

1. Maximum Residential units: 20 dwelling units, including the affordable housing units.
2. Site layout and design shall be substantially consistent with the Concept Plan provided in Exhibit A, unless otherwise provided herein. This shall include, but is not limited to, the following:
 - a. Building location and orientation.
 - b. Number of residential units.
 - c. A nonresidential use and its location within the building.
 - d. An outdoor dining area and its location.
 - e. A rain garden and its location.
 - f. Vehicle site access locations.
 - g. Dumpster enclosure location.
 - h. Landscape islands.
 - i. Pedestrian safety features such as crosswalks and sidewalks.
3. No buffers along property lines shall be required with the exception that a buffer of not less than 50 feet shall be required along Kakeout Road.
 - a. Natural vegetation along the Kakeout Road right of way may satisfy this requirement and shall be preserved to the maximum extent practical.
 - b. Natural vegetation may be supplemented as practical and as determined necessary by the Planning Board to minimize visual impacts from Kakeout Road.

4. The following area and bulk standards apply to the Mixed Use - 1 Redevelopment Area:

Bulk Standards: Mixed Use – 1 Redevelopment Area	
Standard	Required
Max. Residential Units	20
Min. Lot Area	2 ac
Min. Lot Width	None
Min. Lot Depth	None
Min. Front Yard – Kakeout Road only	85 ft.
Min. Side Yard	30 ft.
Min. Rear Yard	Not Applicable
Max. Lot Coverage	80%

5. Building Height.

- a. The maximum building height shall be 35 feet, measured to the building roof (not the parapet or other architectural feature) consistent with §207-9(5) and subject to the following:
 - i. Measurement of the vertical distance from grade to the top of the ridge shall not include grade of the retaining wall for the outdoor dining area.
 - ii. As show in Exhibit B, the southern end of the building may have a parapet that increases the maximum height to not more than 41 feet.

6. Parking & Circulation.

- a. Drive aisles shall be a minimum of 24 feet in width, with the exception of the drive aisle adjacent to the south side of the building, which shall have a minimum width of 20 feet.
- b. Existing parking within the easement on Block 45301, Lot 103 shall be permitted to contribute to the required parking.
- c. Parking spaces shall be permitted a zero (0) foot setback to all property lines, with the exception of along Kakeout Road. Parking shall be setback a minimum of 55 feet from the property line along Kakeout Road.
- d. The minimum parking space size shall be 9 feet x 18 feet.

- e. The following parking ratios shall be applied. However, a shared parking approach shall be permitted, provided there is a demonstration of the adequacy of parking for the development in accordance with best design practice.
 - i. Commercial uses shall provide parking at a ratio of 1 space per 250 s.f.
 - ii. Residential uses shall provide parking consistent with R.S.I.S. (N.J.A.C. 5:21).
 - iii. Outdoor dining areas shall not require parking.
- 7. NJ Transit commuter parking spaces.
 - a. The property owner shall maintain the ability to cancel the parking lease with NJ Transit, with a notice period of not more than 2 months. As of the adoption of this Redevelopment Plan, 30 parking spaces were subject to the lease.
 - b. The on-site parking spaces leased to NJ Transit for commuter parking may contribute toward the required parking. The Planning Board, as part of any site plan approval granted, may require submission of a periodic parking analysis subsequent to redevelopment of the site to determine if the available parking spaces are adequate for the parking demand generated by the on-site uses.
- 8. Loading.
 - a. A designated loading space shall not be required.
- 9. Outdoor Lighting.
 - a. All light fixtures shall be dark sky compliant.
 - b. All light fixtures shall be LED with a color temperature of not more than 3000 k.
 - c. All light fixtures shall be shielded from adjacent residential areas.
 - d. The minimum average maintained footcandles for parking lots, access drives and pedestrian ways: 0.5 fc
 - e. The maximum ratio of average to minimum maintained footcandles for parking lots, access drives and pedestrian ways: 3:1
 - f. All lighting from fixtures shall be shielded and cut off at property lines adjoining residential zones. All sky-glow effects shall be prohibited.
 - g. The maximum permitted height of light fixtures is 25 feet, including any footing.
 - h. The use of creative lighting to highlight building facades and related areas of a site shall be encouraged. Exterior neon lights and lighting generating glare shall be prohibited.
 - i. Wherever possible, new light poles should be integrated into landscaped islands.
- 10. Landscape design
 - a. Native and adapted plants are strongly encouraged. Invasive plants are prohibited.

- b. The rain garden shall be planted with species appropriate for the location, such as wet tolerant plants and shrubs.
- c. Landscape islands shall be planted with trees and shrubs to the extent practical.

11. Architectural Design Guidelines

- a. The exterior architectural design shall be substantially consistent with the Concept Building Renderings in Exhibit B to this Redevelopment Plan, unless otherwise provided herein. This requirement shall include but is not limited to the placement of nonresidential uses. This shall include, but is not limited to, the following:
 - i. Number of residential units.
 - ii. A nonresidential use and its location within the building.
 - iii. Building entrance locations.
 - iv. Outdoor dining area location.
 - v. Mix of exterior materials.
 - vi. Parapet on the portion of the building closest to Route 23.
- b. The following aspects of the exterior architectural design are not required to be substantially consistent with the Concept Building Renderings in Exhibit B to this Redevelopment Plan:
 - i. Upper story balconies may be replaced with juliet balconies.
- c. The building shall provide a consistent rhythm of architectural elements such as windows and doors.
- d. South and east facing building facades should feature consistent materials, colors and architectural details. Building materials and architectural details on the north and west facing facades need not be identical to the south and east facades, but shall be unified in overall appearance through finish, materials, details, and architectural design.
- e. Building wall offsets should provide façade plane depth, material variations, etc. to reduce the appearance of building mass for pedestrians.
- f. Primary building entrances should be highlighted by appropriate architectural design features.
- g. Rooftop appurtenances shall be centrally located to the extent practical and screened by parapet wall or enclosure to minimize visibility.

12. Signage

- a. Signage shall complement the style and materials of the building.
- b. Freestanding signs are prohibited.

- c. Two blade signs shall be permitted projecting from the upper levels of the building façades, as shown in Exhibit B of this Redevelopment Plan. The size of each sign shall not exceed 20 s.f.
 - d. Attached signs.
 - i. Attached signs shall be placed parallel to the face of the building and shall not extend farther than 12 inches from the face of the building.
 - ii. Attached signs of not more than 30 s.f. are permitted on the eastern façade, provided no sign length exceeds 50% the length of the façade. The multiple signs are permitted, provided the maximum area does not exceed 30 s.f.
 - iii. Attached signs of not more than 20 s.f. are permitted on the eastern façade, provided no sign length exceeds 50% the length of the façade. The multiple signs are permitted, provided the maximum area does not exceed 20 s.f.
 - iv. No signs are permitted on the western or norther facades.
 - e. No outdoor flashing signs or moving signs are permitted.
 - f. Interior and exterior illumination of signs shall be permitted.
13. Miscellaneous.
- a. A dumpster enclosure shall be provided on the northern side of the property and shall be composed solid fence and gate.

6.0 RELATIONSHIP WITH OTHER PLANS

6.1 RELATIONSHIP TO KINNELON MASTER PLAN

The Borough's 2022 Master Plan Reexamination mentions that 97% of the Borough is in the Highlands Preservation Area. The plan encourages additional commercial land use on Route 23. The land use plan element identifies commercial use for the Redevelopment Area, consistent with its Commercial Zone designation.

The purpose of the Commercial Zone, as set forth in §207-17, is as follows:

The purpose of the Commercial Zone is to provide standards for the orderly development of commercial land uses on properties located along State Highway Route 23. The intent of this Commercial Zone is to permit a variety of commercial land uses which are appropriate for areas located along a state highway which are "highway commercial" in nature, meaning, they may be of a larger scale and intensity that provides for regional commercial needs while also serving the needs of the immediate community.

While the Redevelopment Plan introduces residential uses to the site, the commercial uses also permitted are consistent with the Commercial Zone. The introduction of

residential uses will add economic support to the businesses on the site and the surrounding area. Furthermore, elimination of a vacant and dilapidated building on the site will advance economic development goals.

The following Master Plan objectives are advanced by this Redevelopment Plan for the reasons cited below.

2. Preserve and improve to the extent possible the established character and natural resources of the community through careful land use planning at both the master plan and site-specific levels.

This Redevelopment Plan will meet the standards of the Highlands Regional Master Plan and will incorporate enhanced stormwater management and additional pervious areas.

3. Maintain the Borough's supply of housing types in a well-maintained, safe and healthful condition for all residents including the significant supply of low and moderate income dwellings which have been approved and certified by the New Jersey Council on Affordable Housing.

The new homes permitted by this Redevelopment Plan will enhance housing options in the community, including for low and moderate income households.

4. Maintain the Borough's system of streets to provide for the safe and efficient movement of traffic and to discourage routes which adversely impact neighborhood residential settings.

The Redevelopment Plan prohibits access to Kakeout Road, thereby requiring vehicles to enter the site via Route 23.

6.2 MASTER PLAN OF ADJOINING COMMUNITY

The Redevelopment Area adjoins the Borough of Butler, with the adjacent lands within the HC Highway Commercial district. Similar to Kinnelon's Commercial Zone, Butler's HC District permits a variety of commercial uses, such as retail and restaurants. Butler's 2015 Master Plan Reexamination encourages commercial development on Route 23. The plan also calls for a proper distribution of land uses and redevelopment that respects environmental features and complements the surrounding area.

6.3 MORRIS COUNTY MASTER PLAN

The 2020 Morris County Master Plan Land Use Element includes policies that are supportive of the Redevelopment Plan. Specifically, the Land Use Element states the following relevant goals:

1. The creation of balanced and diverse economic and housing opportunities

Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and

community character, coordinated with infrastructure capability and the protection of environmental resources.

2. The efficient use of land and resources

Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer/water/transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth, and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure.

Additionally, the following policy objectives are supportive and relevant to this Redevelopment Plan:

1. Promote the continued revitalization and redevelopment of the County's established downtown centers and commercial corridors.

2. Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical.

3. Minimize Greenfield development where possible; prioritize redevelopment of Brownfield sites, Greyfield sites, obsolete land uses and other previously developed sites.

4. Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities.

5. Support the creation of a diverse and robust economy, including a variety of economic uses and employment opportunities.

6. Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles.

7. Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals.

6.4 HIGHLANDS MASTER PLAN

The Highlands region encompasses 88 municipalities including Kinnelon. The Redevelopment Area is in the Highlands Preservation Area; however, the majority of the Redevelopment Area is developed, and in the Existing Community Zone. The Highlands Regional Master Plan defines the Existing Community Zone as areas with regionally significant concentrated development signifying existing communities. The Redevelopment Plan promotes smart growth and preservation of environmental features. These goals are affirmed by the redevelopment plan zoning standards.

Consider also the following goals and objectives regarding promotion of redevelopment of previously developed sites and promotion of development in areas well served by infrastructure,

not limited to but specifically including the Existing Community Zone, in the Highlands Regional Master Plan:

Goal 6J: ACCOMMODATION OF REGIONAL GROWTH AND DEVELOPMENT NEEDS THROUGH THE REUSE AND REDEVELOPMENT OF PREVIOUSLY DEVELOPED AREAS, INCLUDING BROWNFIELDS, GRAYFIELDS, AND UNDERUTILIZED SITES.

Policy 6J1: To encourage Preservation Area redevelopment of sites with 70% or greater impervious surfaces or a brownfield in areas designated by the Highlands Council as Highlands Redevelopment Areas in accordance with N.J.A.C 7:38-6.6 and 6.7.

Policy 6J2: To encourage redevelopment in the ECZ in the Planning Area of brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.

Goal 6k: CONCENTRATE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT, REDEVELOPMENT, AND ECONOMIC GROWTH IN EXISTING DEVELOPED AREAS IN LOCATIONS WITH LIMITED ENVIRONMENTAL CONSTRAINTS, ACCESS TO EXISTING UTILITY, AND TRANSPORTATION INFRASTRUCTURE.

Policy 6k1: To promote redevelopment of brownfields, grayfields, and other previously developed areas in a manner consistent with the goals and requirements of the Plan.

Goal 6f: SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITY ZONE.

Policy 6f7: To encourage redevelopment in the Existing Community Zone as a means to relieve development pressure from more environmentally sensitive areas.

As a developed site, well served by infrastructure, its redevelopment is supported by smart growth planning principles adopted by the Highlands Council in its Regional Master Plan.

6.5 NEW JERSEY STATE DEVELOPMENT & REDEVELOPMENT PLAN

The Redevelopment Area is in an Environmentally Sensitive Planning Area of the 2001 New Jersey State Development and Redevelopment Plan (hereinafter the "State Plan"). Notwithstanding, the State Plan promotes redevelopment of underutilized sites. In fact, the first statewide goal is to "Revitalize the States Cities and Towns". Additionally, Policy 4 of Capital Planning and Budgeting is as follows:

Policy 4 Infrastructure, Development and Redevelopment

Encourage development, redevelopment and economic growth in locations that are well suited with respect to present or anticipated public facilities and services and where infrastructure can be provided at private expense or with reasonable expenditure of public funds and in accordance with the provisions of the State Plan.

Concept Plan

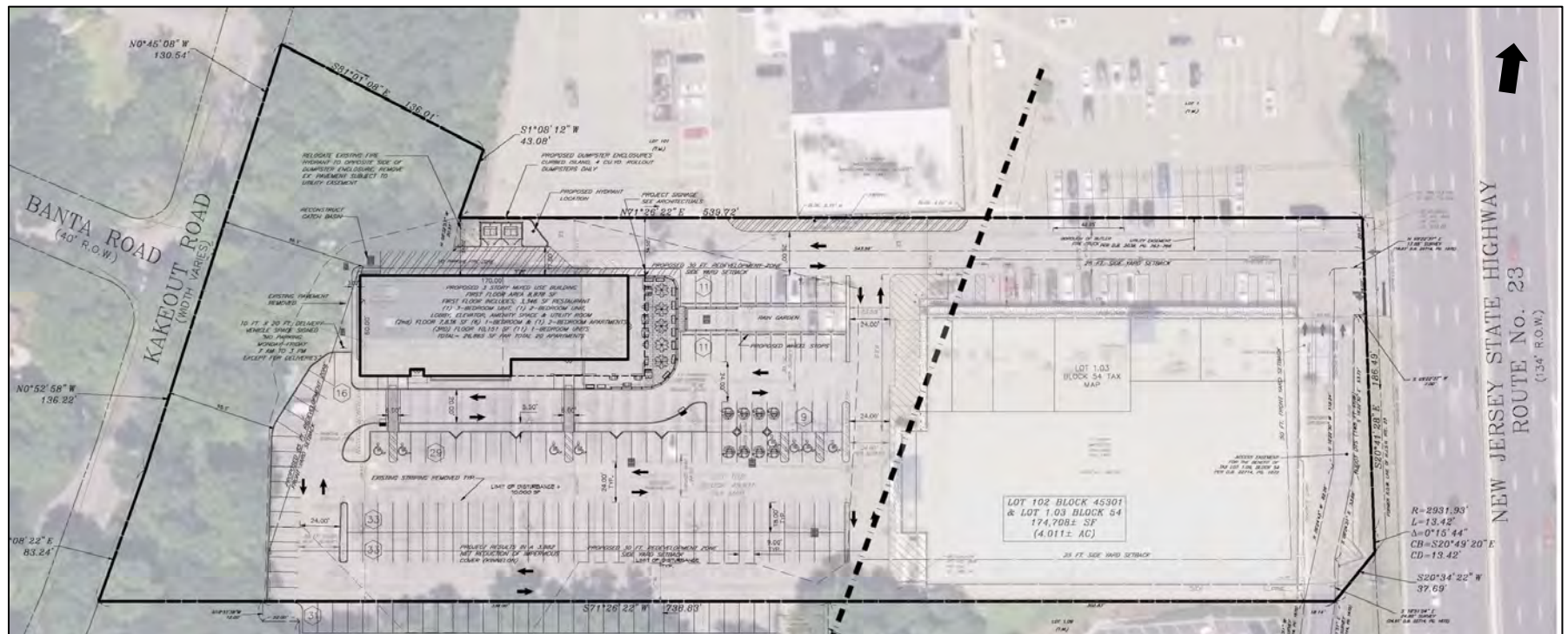


Exhibit A.

Enlarged Concept Plan

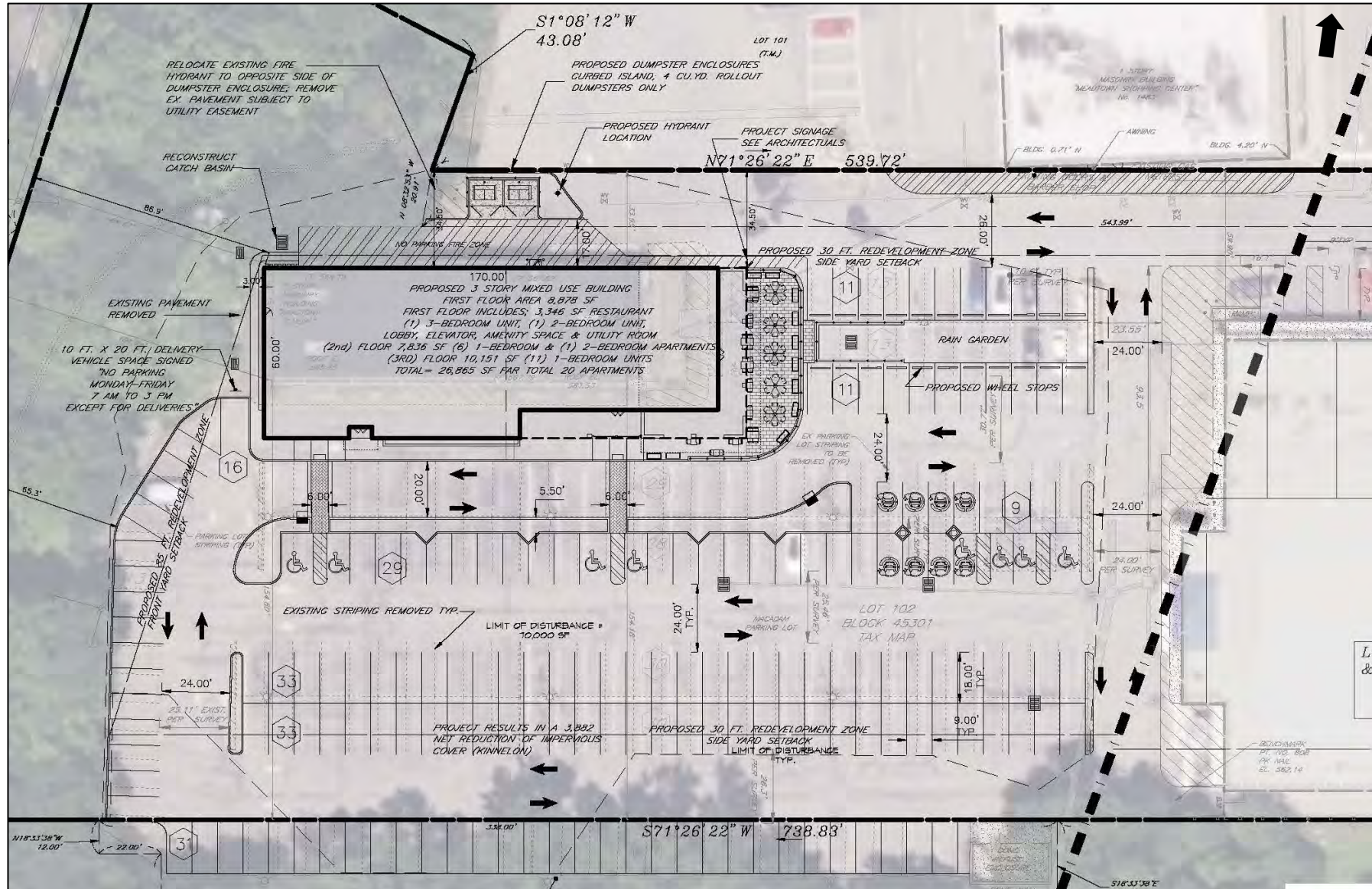


Exhibit B.

Concept Building Renderings



EXTERIOR VIEW 1



EXTERIOR VIEW 2