



VALERIE DRIVE REDEVELOPMENT PLAN

Manville Borough, Somerset County

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I. INTRODUCTION

The Valerie Drive Redevelopment Plan encompasses the entirety of an area in need of redevelopment established by the Borough of Manville in June 2017. The Redevelopment Area contains approximately 2.0 acres in the S-75 Residential Zone and includes tax lots 1-8, Block 315. The Redevelopment Area is located within a single-family residential neighborhood that is bordered by single-family homes to the east and south, by the Conrail Railroad to the north, and by a vacant lot to the west. The adjacent vacant / undeveloped area is located in the C-Commercial Zone and is approximately 12.5 acres a 50'-wide easement and 30'-wide easement that run north-south along the western edge (Figures 1 & 2). While this Redevelopment Plan addresses only the 2.0-acre area in the S-75 Residential Zone on Valerie Drive, any proposed development should consider the potential redevelopment of the adjacent commercial lot in its layout, road network, and uses. Table 1 below indicates the existing zoning regulations for the S-75 district.

Table 1: S-75 District Regulations

Zone	S-75
Min. Lot Area	7,500 sf
Min. Lot Width	75 ft
Min. Front Yard	30ft.
Min. Side Yard	10ft (one); 22 ft (both); Corner Lot: side yard on side street frontage, min width 18ft.
Min. Rear Yard	25 ft.
Max. Bldg Height	2.5 stories / 35 ft.
Max. Imp. Cover	35%

This area was first studied in October 2002 when the Borough Council authorized a preliminary investigation to determine whether the Rustic Mall area qualified as an “area in need of redevelopment”. The area included the eight (8) lots along Valerie Drive that were the subject of an environmental cleanup due to contamination from the former Federal Creosote facility. A study was prepared in late 2002, and two public hearings were held in February and March of 2003. In April 2003 the Planning Board adopted a resolution recommending the Council designate the Rustic Mall area (including the eight Valerie Drive lots) as an “area in need of redevelopment”. The Council subsequently adopted such resolution. A redevelopment plan was prepared in 2004 with a goal to “create a vibrant, full productive, mixed-use town center with opportunities for new public and public-private investment”. A conceptual site plan was also prepared and presented to the Borough Council.

Fast-forward 13 years to today. The town has endured a number of devastating storms and floods, a national recession, and a slow rehabilitation of its Main Street corridor. The redevelopment plan for the Rustic Mall has yet to be implemented and the Borough now has the opportunity to develop a portion of that site – the eight (8) residential lots situated along Valerie Drive. The goal for this redevelopment project is to complete the residential neighborhood with infill development that will be consistent with the residential character of the neighborhood.

II. REDEVELOPMENT PLAN PROCESS

This process began with the Borough Council's authorization for Van Cleef Engineering to prepare a redevelopment plan for the Borough-owned lots located on Valerie Drive (*Resolution #2017-158*). Because a formal redevelopment plan has already been adopted for the whole Rustic Mall area, this plan affirms the recommendations for the residential component of the adopted redevelopment plan and the residential regulations such as uses, bulk standards, performance and design standards, and public improvements.¹ This plan also assesses consistency with the land use ordinance and master plan.

Consistency with Redevelopment Plan

A Technical Review Committee of the Planning Board shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Borough of Manville Planning Board and prior to a determination of a complete application by the Planning Board. As a condition of filing any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute a Redevelopment Agreement with a redeveloper.

Planning Board Review

1. Site plan and subdivision review shall be conducted by the Borough of Manville Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat or deed.
2. Variances may not be granted from "Use Regulations" or "Area, Yard, Coverage and Other Requirements". However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-60 and 70c. Furthermore, exceptions may be granted pursuant to N.J.S.A. 40:55D-51 and submission waivers pursuant to NJSA 40:55D-10.3.
3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a&b.

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by the Redeveloper's Agreement.

¹ Rustic Mall Redevelopment Plan, Borough of Manville, Somerset County, NJ. February 2005. Prepared by Schoor DePalma, Inc.

Figure 1 – Location of Redevelopment Area



Figure 2 – Aerial Photo



Manville Borough Redevelopment Area
Valerie Drive (Block 315 Lot 1-8)

Figure 3 – Tax Map



III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Valerie Drive Redevelopment Plan is intended to provide a framework of regulations for the development of vacant and underutilized lands for the creation of multi-family housing on Valerie Drive and is guided by the following goals and objectives:

1. Provide a cohesive design for new housing that is in keeping with the character of the existing neighborhood.
2. Maintain the existing street and circulation system for the Valerie Drive Redevelopment Area that connects the existing residential neighborhood to the existing businesses along South Main Street.
 - a. Public streets shall not create a “dead-end” or cul-de-sac.
 - b. Streets and sidewalks shall connect to East Camplain Road and ultimately, South Main Street.
 - c. Pedestrian connectivity between the Redevelopment Area and South Main Street shall be formalized through at least one improved and durable path.
3. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.
 - a. Redeveloper shall be responsible for extension of public water supply to the Redevelopment Area subject to the requirements of the water supply authority.
 - b. Redeveloper shall obtain public wastewater allocation from Somerset Raritan Valley Sewerage Authority (SRVSA) sufficient to serve proposed development and shall construct the necessary infrastructure to convey wastewater from the Redevelopment Area to the existing, on-site SRVA wastewater conveyance elements/infrastructure.

IV. LAND USE AND DEVELOPMENT REGULATIONS

The Valerie Drive Redevelopment Area lies north and west of existing single-family residential homes along Valerie Drive, south of the Conrail railroad, and east of the vacant lot formerly known as the “Rustic Mall”. The Redevelopment Area is currently vacant, mowed area owned and maintained by the Borough of Manville. Access to the Rustic Mall site exists via a paved access road from Valerie Drive adjacent to Lot 9.

These lots are in the S-75 Residential District which permits single-family homes but does not expressly permit multi-family dwellings. The zoning ordinance, with regard to permitting multi-family housing – or townhouses – has undergone a number of changes since the adoption of Ordinance #706. Prior to this ordinance, townhouses could occur as either a conditional or permitted use throughout the Borough, at a density of 12 dwelling units per acre, and as a quasi-‘overlay’ district under the S-MD Residential-Townhouse District. The 2003 Reexamination Report found this to be inconsistent with the Borough’s Master Plan and stated that the zoning provisions could be interpreted in different ways.

This 2003 Reexamination Report recommending clarifying the definition of a “Townhouse”, eliminating townhouses as a permitted use in the S-100 Zone, S-75 Zone, I Zone, and creating a new section of the ordinance entitled “Special Provisions for Townhouses”. Townhouses were permitted as conditional uses in the S-60 and S-50 Zones and subject to the requirements set forth in those zones.² Ordinance #706 authorized these changes and was adopted by the Borough Council in January 2003.³

² Ordinance #706 – amending the zoning ordinance with regard to the definition of Townhouse and bulk standards related to same.

³ Ordinance #2003-979.

For the purposes of this plan, we will refer to the standards in the February 2005 Redevelopment Plan's chapter on Land Use and Development Regulations (Section 3.3) related to residential and multi-family uses.

V. APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough of Manville Land Use Development Ordinance for Block 315 Lots 1-8 and Valerie Drive. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a(2).

VI. REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be substantially consistent with the exhibits entitled "Illustrative Plan: Multi-family Dwellings" and "Architectural Concept: Multi-Family Dwellings" included as part of this Redevelopment Plan. Variances may not be granted from "Use Regulations" or "Area, Yard, Coverage and Other Requirements". However, variances or design exceptions may be granted from standards contained in the remaining sections, herein, or within the Borough's Land Development Ordinance. Consideration of variances shall be undertaken pursuant to requirements found at N.J.S.A. 40:55D-70.C of the New Jersey Municipal Land Use Law. Consideration of exceptions shall be undertaken pursuant to requirements found at N.J.S.A. 40:55D-51. Consideration of submission waivers shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

Figure 4 – Illustrative Plan: Multi-family Dwellings



Use Regulations

Definitions

All terms used herein shall have the same meaning as defined in the Manville Zoning and Land Use Ordinance unless otherwise specified in this redevelopment plan.

Waivers

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

Permitted Principal Uses

No lot within the redevelopment area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses:

1. Townhouses.

Accessory Uses and Structures Permitted

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a permitted principal use:

1. Off-street parking.
2. Fences, walls and street furniture.
3. Essential services.
4. Accessory uses on the same lot and customarily incidental to a principal use.

Design Standards

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Valerie Drive Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area. The following performance and design standards shall be used in all development within the Valerie Drive Redevelopment Area. “Shall” is mandatory and “should” is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at NSA 40:55D-51.

General

1. Neighborhood Design. Any plan for the Redevelopment Area shall be substantially consistent with the exhibit contained herein, entitled “Illustrative Plan: Multi-Family”, in terms of layout, arrangement, scale and intensity.
2. Building Design. Architecture of buildings within the redevelopment area shall be substantially consistent with the exhibit contained herein entitled “Architectural Concept: Multi-Family”.
3. All townhouse units will be arranged to face Valerie Drive.
4. Roofs should be either gable or hip; dormers are encouraged. Flat roofs are not permitted.
5. Individual units should include a basement, which is defined at Ord 301.6 BASEMENT: A story partially underground and having more than ½ its height above the average level of the finished grade at the front of the building.

6. Parking. A maximum of two off-street parking spaces shall be provided for the residents of each townhouse unit. Such parking spaces shall be provided on the lot of the townhouse unit and shall include one space in the garage and one space in the driveway. Additional, visitor parking may be provided on Valerie Drive according to Borough on-street parking regulations.

Townhouse Bulk Standards

The Redevelopment Area district regulations Valerie Drive are to follow the S-75 District Regulations:

Min. Front Yard	30 ft.
Min. Side Yard	10 ft. (one); 22 ft. (both); Corner Lot: side yard on side street frontage, min width 18 ft.
Min. Rear Yard	25 ft.
Max. Bldg. Height	2.5 stories / 35 ft.
Max. Lot Coverage	35%

Porches

Each townhouse will have a covered front porch defining the entry, which may be located within the required front yard. The entry porch should be at least four feet deep and about five feet wide. The porch roof must complement the roof style of the main structure.

Garages

Each townhouse will have at least a single-car garage at the front or rear of the property. Garages may be accessed from a rear alley and be set back four feet from the alley. Driveways, curb cuts or parking spaces should be avoided in the front yard unless necessary for project feasibility. Garages are to be designed to complement the scale and style of the residential unit including elements such as siding, roof, windows and color.

Fences and Hedges

Front yard fences and fences at corners will be no higher than three feet and be of an open type design such as vertical rails or pickets. Front porch railings and front yard fences should be of complementary materials and design details and painted to be compatible with the house. Fences separating properties will be no higher than five feet and may be solid in design. Fences along the alley cart way shall be no taller than three feet high if solid or five feet if open to maintain a pleasant pedestrian environment along the alley. Chain link fences are prohibited in all cases. Hedges are to be maintained at the same height as fences.

Street Trees

All street frontages should be planted with street trees of medium size such as Hedge Maple (*Acer campestre*), Trident Maple (*Acer buergerianum*), Green Ash (*Fraxinus caroliniana*), etc. at an average spacing of 25 to 30 feet.

Vehicular Circulation and Parking

1. Parking for Residential Uses: The standards of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-1 et seq.) shall apply.
2. Required parking spaces may be located on- or off-street.

3. Parking area design shall comply with the Borough of Manville Land Development Regulations.

Lighting

In addition to the requirements of §602 (S-75 Residential District) of the Land Use Development Ordinance, the following specific requirements pertaining to development within the Valerie Drive Redevelopment Area:

1. General. All outdoor lighting should be coordinated as to style, material and color and in keeping with the existing neighborhood. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is strongly encouraged for energy efficiency and uniform illumination.
2. Public streets shall be illuminated pursuant to the direction of the Borough / Borough Engineer.
3. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.
4. Lighting shall be provided by fixtures with a mounting height not more than 12 feet measured from the ground level to the center line of the light source, illuminating pedestrian walkways and residential areas outside of parking lots.

Mechanical Equipment, Trash Collection and Loading Areas

In addition to the requirements of §602 of the Land Use Development Ordinance, the following specific requirements pertain to development within the Valerie Drive Redevelopment Area:

1. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed and enclosed.
2. Outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, and other such service functions shall be incorporated into the overall design of the redevelopment area. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

Stormwater Management

1. The Redevelopment Plan will be designed to meet the requirements of the New Jersey Department of Environmental Protection (NJDEP) Stormwater Management Rules, N.J.A.C. 7:8-1 et seq.
2. To encourage environmental sustainability through the optional creation of a Potable Water Conservation Program, by which stormwater is recaptured, stored and used for landscape irrigation, car washing, and non-potable use within the dwelling units, retail or commercial structures.

Provisions Related To Off-Site Improvements

The designated redeveloper or other such party responsible for the development of a property in the redevelopment area shall be responsible for his/her fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, telecommunications, streets, curbs, sidewalks, street lighting and street trees.

The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Borough. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state, and federal codes including the Americans with Disabilities Act. All utilities shall be placed underground.

Provisions Related To State and Federal Regulations

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements including but not limited to post-remediation requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits.

VII. Relationship to Other Plans

Borough of Manville Master Plan

On September 5, 2006, the Borough adopted a Reexamination Report that supported the goals, objectives and recommendations of the 1994 Master Plan, adopted August 24, 1994. That plan proposed four general policies which, together, form a statement which serves as a guide for the Borough's future. The four general policies are then defined by eight goals which support the policies and then each planning goal is further defined by several objectives which will implement the specific planning goals. The four general policies are:

1. Social – The primary residential character and community cohesiveness of the Borough should be maintained and where possible, reinforced and expanded.
2. Aesthetic – The ambiance and character of the Borough should be maintained and improved by emphasizing a desirable visual environment.
3. Economic – A healthy commercial community should be maintained and desirable business growth encouraged consistent with the Social and Aesthetic Policies. To accomplish this, it is necessary to maintain a stable tax and employment base.
4. Functional – Maintenance, and where necessary, expansion or improvement of community services, facilities and other physical infrastructure should be encouraged in support of the Social, Aesthetic and Economic Policies.

This redevelopment plan is consistent with a number of the goals and objectives supporting the four General Policies in the 1994 Master Plan:

- 1B. Expand residential uses and/or zones where desirable
- 2B. Encourage the provision of a variety of housing types and ownerships to accommodate a broad economic base.
- 3A. Implement appropriate design standards.
- 3C. Develop a concept and public image that Manville is a quality small community.
- 4A. Review development regulations with respect to height, coverage, setbacks, landscaping and similar aesthetic items in order to produce an opportunity to achieve desirable development without artificial or arbitrary restrictions.

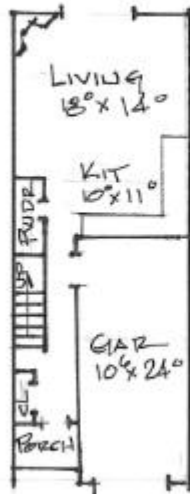
- 5C. Identify desirable development area and, particularly, pedestrian oriented development areas.
- 5E. Encourage new development which will not place unmanageable demands on the Borough's utility systems and/or will assume responsibility for required improvements in an equitable manner.



FRONT ELEVATION
9/22-1.0

PROPOSED VALERIE TRNE
TOWNHOUSE

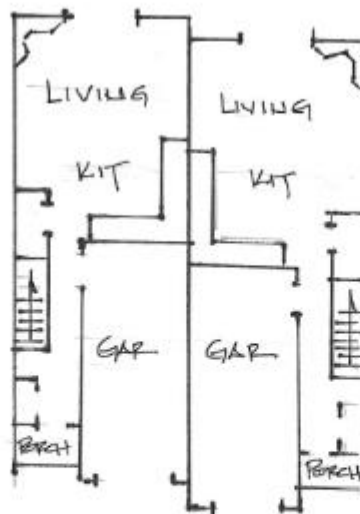
Architectural Design: Multi-Family



FIRST FLOOR



SECOND FLOOR



ADJOINING UNITS

PROPOSED
VALERIE DRIVE
TOWNHOUSES