

First Reading: March 21, 2023

Ord. No. 67-25

2nd & Final Read: April 18, 2023

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 254, LOTS 1 THROUGH 10 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), authorizes a municipality to determine whether certain parcels of land in the municipality constitute “areas in need of rehabilitation” and/or “areas in need of redevelopment”; and

WHEREAS, on June 19, 2019, the City Council of the City (the “**City Council**”), pursuant to *N.J.S.A. 40A:12A-6*, authorized the Planning Board of the City (the “**Planning Board**”) to determine whether the property identified as Block 254, Lots 1 through 10 on the official tax map of the City (“**Study Area**”), met the statutory criteria for designation as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, on September 10, 2019, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*, and recommended to the City Council that the Study Area satisfied certain statutory criteria and thus constituted an area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, on September 17, 2019, the City Council adopted a resolution which designated the Study Area as an area in need of redevelopment; and

WHEREAS, in order to facilitate the redevelopment of the Study Area, the City Council also authorized the preparation of a redevelopment plan entitled “Redevelopment Plan – Block 254, Lots 1 through 10,” for the Property pursuant to the authority granted under the Redevelopment Law, that was adopted by ordinance, after review and comment by the Planning Board, by the City Council on March 18, 2020 (the “**Redevelopment Plan**”); and

WHEREAS, on March 21, 2023, through passage on first reading of the within ordinance, the City Council referred certain amendments to the Redevelopment Plan to the Planning Board for review and comment, pursuant to the Redevelopment Law; and

WHEREAS, on April 11, 2023, the Planning Board will conduct a review of those certain amendments to the Redevelopment Plan pursuant to the Redevelopment Law, as more fully set forth and attached hereto as Exhibit A; and

WHEREAS, upon review of the Planning Board’s recommendation of those certain amendments to the Redevelopment Plan, the City Council hereby adopts those certain amendments to the Redevelopment Plan, as more fully set forth and attached hereto as Exhibit A, to ensure the success of redevelopment within the Redevelopment Area in conformity with the City’s redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Linden, County of Union, New Jersey that:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan, as amended and attached hereto as Exhibit A, is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7*.

Section 3. A copy of this Ordinance and the Redevelopment Plan, as amended and attached hereto as Exhibit A, shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 4. This Ordinance shall take effect in accordance with all applicable laws.

Passed: April 18, 2023

President of Council

Approved: April 19, 2023

Mayor

ATTEST:

City Clerk

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the ordinance adopted by the City Council of the City of Linden at a meeting held on April 18, 2023 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this ____ day of April, 2023.

JOSEPH C. BODEK, City Clerk

EXHIBIT A
AMENDED
REDEVELOPMENT PLAN – BLOCK 254, LOTS 1 THROUGH 10

Redevelopment Plan

Block 254, Lots 1 through 10

City of Linden

Union County, New Jersey

Prepared: January 5, 2020

Adopted: March 18, 2020

Revised: March 13, 2023

Prepared by:

ricciplanning

177 Monmouth Avenue
Atlantic Highlands, NJ 07716



Paul N. Ricci, PP, AICP
New Jersey Professional Planner
License No.: LI005570

*The original of this document was signed
and sealed in accordance with New Jersey Law*

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Appendix B: Unnumbered Planning Board Resolution

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1.0 — Introduction

On June 19, 2019, the Linden City Council adopted Resolution No. 2019-266, which authorized the Linden Planning Board to undertake a preliminary investigation to determine whether or not Block 254, lots 1 through 10 in the City of Linden may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law. A copy of Resolution No. 2019-256 is provided in Appendix A.

A report dated August 21, 2019 and entitled “Redevelopment Study and Preliminary Investigation Report, Block 254, Lots 1 through 10”, was subsequently prepared by Paul N. Ricci, PP, AICP of the firm of RicciPlanning, LLC. The report concluded that the aforementioned parcels met requirements for being designated as an “area in need of redevelopment” as outlined in the criteria set forth at N.J.S.A. 40:12A-1 et seq. (Local Redevelopment and Housing Law). Specifically, the report concluded that Block 254, lots 1 through 10 met the “d” and “h” criteria for being designated as an area in need of redevelopment. On September 10, 2019, the Linden Planning Board held a public hearing and recommended to the Mayor and City Council that the collective designation of the aforementioned parcels as an area in need of redevelopment. A copy of this finding is provided in Appendix B.

The Linden City Council subsequently adopted Resolution No. 2019-348 on September 17, 2019, which designated the aforementioned parcels as an area in need of redevelopment and authorized the preparation of a redevelopment plan. A copy of Resolution No. 2019-348 is provided in Appendix C.

This redevelopment plan has been prepared to codify the goals, objectives, and specific land use and development standards for the redevelopment of Block 254, lots 1 through 10.

2.0 — Statutory Requirements

As per the Local Redevelopment and Housing Law, a redevelopment plan shall include an outline for the planning, development, and redevelopment of a designated redevelopment area that is sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
- Proposed land uses and building requirements;
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area;
- An identification of any property within the redevelopment area that is proposed to be acquired in accordance with the redevelopment plan; and,
- Any significant relationship of the redevelopment plan to: the master plans of adjacent municipalities; the master plan of the county within which the municipality is located; and, the State Development and Redevelopment Plan, as adopted pursuant to the State Planning Act (P.L. 1985, c.398; C. 52:18A-196 et al.).

The Local Redevelopment and Housing Law further requires that a redevelopment plan describe its relationship to pertinent municipal development regulations.

3.0 — Redevelopment Area Description

The redevelopment area is located in the central part of the city and have frontage on North Wood Avenue and West Elizabeth Avenue. The parcels are contiguous and have a combined area of 4.67 acres.

Appendix D provides a copy of Sheet 49 of the official tax map of the City of Linden. Appendix E provides aerial imagery dating from 2015.

3.1 — Existing Land Use

New Jersey's MOD-IV property tax assessment database indicates that: Block 254, lots 1 through 8 are assessed as commercial; Block 254, Lot 9 is assessed as public; and, Block 254, Lot 10 is assessed as "other tax exempt".

The observed land uses indicate that: Block 254, lots 1 through 8 are currently developed as a shopping center; and, Block 254, lots 9 and 10 are developed as parking lots.

Downtown commercial and limited light industrial uses predominate to the north, west and south of the redevelopment area. The east of the redevelopment area abuts the railroad right-of-way that is popularly known as the Northeast Corridor. The Linden Train Station and residential uses are located to the east of said railroad right-of-way.

4.0 — Overall Goal and Objectives

The overall goal of the redevelopment plan is to eliminate those conditions that cause the redevelopment area to be an area in need of redevelopment. To help achieve this goal, the following objectives are defined:

- Promote redevelopment in a manner that will advance the health, safety, welfare and morals of the community.
- Improve and upgrade the redevelopment area with development that responds to current market needs.
- Increase the supply of high-quality multifamily housing.
- Encourage mixed-use transit-oriented development within the Linden Station Area.
- Capitalize on the availability of rail and bus transit within close proximity of the redevelopment area.
- Enhance Linden's image with high-quality building and site aesthetics.
- Stimulate private investment that provides increased tax ratables.

- Promote economic growth and vitality.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Land Development Regulations

The provisions of this redevelopment plan shall supersede the existing Zoning and Development Regulations of the City of Linden in accordance with New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.c).

The Official Zoning Map of the City of Linden is hereby amended to designate the redevelopment area, which consists of Block 254, lots 1 through 10, as the "Block 254 Project Area". All other municipal development regulations shall remain applicable. All bulk and dimensional requirements shall apply to the site as it exists at the time of adoption of this redevelopment plan. Future alterations of the site boundary (such as road widening) that may create a nonconforming condition (such as setback, lot area, lot coverage, etc.) should not be construed as nonconforming.

5.2 — Permitted Land Uses

Permitted land uses are described in the following subsections.

5.2.1 — Principal Permitted Land Uses

The principal permitted land uses include the following:

1. Multifamily Residential. Multifamily residential uses are premises available for long-term human habitation, but excluding premises offered for rental periods of less than one month. The residential uses may be either rental or condominium units and may not be boarding houses and rooming houses. All multifamily residential units shall be located on the upper stories (i.e., floor two or above) of mixed-use buildings. of the units shall not have more than two-bedrooms.
2. Retail. Retail uses include stores, restaurants, and similar facilities including, by way of example, but not limited to, markets, entertainment

- establishments, restaurants, cafes, bars, health and fitness clubs, clothing stores, childcare, clubs, community centers, community meeting rooms and boutique retailers. All retail businesses shall be located on the ground floor of mixed-use buildings. Stand-alone retail businesses are prohibited. Drive-through or drive-in retail uses are prohibited.
3. **Management Office.** Management offices are offices used for the professional management of multifamily residential rental developments located within the redevelopment area. Activities related to the professional management and leasing of such developments may occur within management offices. Management offices may not be located within, or directly connected to, the residence of an on-site manager. One management office per multifamily residential rental development is permitted.
 4. **Residential Model Unit.** Residential model units are uninhabited residential units that are used by the professional management of an onsite multifamily residential rental development to show the type of units available for lease to potential lessee. A maximum of one residential model unit per multifamily residential rental development is permitted. Residential model units shall be located on the upper stories (i.e., floor two or above) of mixed-use buildings.
 5. **Mixed-Use.** Buildings may include any two or more of the above-permitted uses, subject to the restrictions listed above for each use.
 6. More than one principal building is permitted on each lot.

5.2.2 — Permitted Accessory Land Uses

The permitted accessory land uses include the following:

1. **Enclosed Parking:** Enclosed parking is parking that is located on the ground floor or second floor, and below the third floor of a mixed-use building. Enclosed parking areas may also include below-grade levels. Enclosed parking is enclosed by an exterior wall of the same quality of construction as the mixed-use building and is screened from view from all public roadways and site boundaries. Enclosed Parking may be used as public parking

- provided that: all parking requirements are met and approved by the City Engineer; and, the required number of residential parking spaces are provided as reserved parking.
2. Surface parking may be provided, subject to the condition that the no less than two-thirds of all parking spaces provided in the redevelopment area are provided within enclosed parking facilities.
 3. Rooftop terraces and amenity decks for passive recreation use by residents of the redevelopment area. Rooftop terraces and amenity decks may be located on any roof/deck that is situated at or above the second floor of a multistory building.
 4. Indoor amenity areas (e.g., lounges, gyms, meeting rooms) for the use and enjoyment of residents. Indoor amenity areas shall be located at or above the second floor.
 5. Outdoor seating areas for passive recreation use by residents and visitors of the redevelopment area.
 6. Pocket parks for use by residents and visitors of the redevelopment area.
 7. Loading areas for use by residential and retail uses.
 8. The above accessory land uses shall not be considered accessory buildings.

5.3 — Building and Site Requirements

This redevelopment plan contains a concept plan at Appendix F. Said concept plan dictates the envisioned features for the redevelopment area. Proposed redevelopment projects shall be generally consistent with the concept plan at Appendix F. The City of Linden, as Redevelopment Entity, has designated *The Apartments at Linden Station Urban Renewal, LLC* (“Linden Station”) as the redeveloper of the entire redevelopment area, which consists of Block 254, Lots 1 through 10. The Concept Plan at Appendix F relates to Block 254, Lots 1 through 9. The redeveloper may submit a site plan to the Planning Board covering Block 254, Lots 1 through 9, without making any provision for Block 254, Lot 10.

The building and site requirements are outlined in the following subsections.

5.3.1 — Bulk Regulations

The following bulk regulations shall apply:

1. Lot Size Requirements:
 - a. Minimum Lot Size: 80,000 square feet
 - b. Minimum Lot Width: 250 feet
 - c. Minimum Lot Depth: 250 feet
2. Setback Requirements (Principal Building):
 - a. Minimum Front Yard Setback (N. Wood Avenue): No requirement
 - b. Minimum Side Yard Setback (One Side): No requirement
 - c. Minimum Side Yard Setback (Two Sides) (Elizabeth Avenue and Railroad): No requirement
 - d. Minimum Rear Yard Setback (NJT Parking Lot): 5 feet
 - e. Minimum Setback from Block 254, Lot 14: 5 feet
3. Setback Requirements (Accessory Building):
 - a. Minimum Side Yard Setback (One Side): 7 feet for corner lots, no requirement for other lots
 - b. Minimum Side Yard Setback (Two Sides): 7 feet for corner lots, no requirement for other lots
 - c. Minimum Rear Yard Setback: 5 feet
 - d. Minimum Setback from Block 254, Lot 14: 40 feet
4. Height Requirements:
 - a. Maximum Height (Principal Building): 85 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
 - b. Maximum Height (Accessory Building): 25 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
5. Maximum Building Coverage: 85 percent, which shall exclude rooftop amenities
6. Minimum Open Space and Landscaping: 15 percent of total lot area, which shall include rooftop amenity areas

7. Maximum Residential Density: 130 dwelling units per acre
8. Gross Floor Area of Residential Units:
 - a. Minimum Average Gross Floor Area (One-Bedroom Unit): 675 square feet
 - b. Minimum Average Gross Floor Area (Two-Bedroom Unit): 950 square feet
9. Unit Distribution:
 - a. Distribution of Residential Units: A minimum of 60% of the units shall be 1-bedroom units. No more than 40% of the units shall be 2-bedroom units. 3-bedroom units shall not be permitted.
10. All bulk and dimensional requirements shall apply to the portion of the redevelopment area for which site plan approval is sought as it exists at the time of this amendment to the Redevelopment Plan. Future alterations of the site boundary (such as road widening) that create a nonconforming condition (e.g., setback, lot area, lot coverage, etc.) shall not be construed as nonconforming.

5.3.2 — Ground Floor Restrictions

The “ground floor” is defined as the level of the building that is closest to the grade of the street or adjoining public walkway at a given point.

The following ground floor restrictions shall apply:

1. Retail uses are encouraged on the ground floor of buildings and are required on North Wood Avenue and West Elizabeth Avenue as follows. A minimum of 1,000 sq. ft. of retail space for every 26 residential units shall be provided along North Wood Avenue and “wrap” around the intersection onto West Elizabeth Avenue for a minimum of 100 feet. The entire ground-floor building frontage along North Wood Avenue shall contain retail/restaurant space with the exception of lobbies, vehicular access, service entries,

- ingress/egress, residential amenities, and/or utility rooms. Said exceptions may not exceed 25% of said frontage along North Wood Avenue.
2. Ground floor retail space shall have a minimum height of 14 feet.
 3. Retail uses must be accessed by means of an exterior door from the sidewalk that provides access to an individual retail use.
 4. Lobbies leading to uses on upper stories are permitted from entry points along West Elizabeth Avenue.
 5. Ground floor enclosed parking areas shall be adequately ventilated to the satisfaction of the City Engineer. Disruptions to exterior walls resulting from the need to ventilate ground floor enclosed parking areas shall be decorative in nature and utilize such architectural adornments as: arches; wrought iron; or, decorative millwork.

5.3.3— Exterior Building Design

5.3.3.1— Architectural Features

Buildings shall be of high-quality design and contribute to an improved appearance and image of the Linden Station Area. To achieve this, the following architectural features shall apply:

1. Buildings shall include a basecourse of between three and four feet in height along all façades. The color of such basecourse shall contrast with the remainder of the façade surface.
2. Façade surfaces shall be primarily covered with brick and contrasting neutrally toned decorative paneling.
3. The use of E.I.F.S. on exterior façade surfaces is prohibited.
4. The inclusion of stringcourses above the ground floor is encouraged.
5. The color of window and door surrounds shall contrast with the façade surface.
6. The use of exterior millwork as a façade adornment is encouraged.

7. Façade surfaces shall be articulated so that no more than 60 horizontal feet of building surface is unbroken.
8. Inclusion of roof parapets in building design is encouraged. Parapets up to 5 feet in height shall not be included in the measurement of building height.
9. Balconies or balustrades are permitted. A maximum projection of 3.5 feet is permitted for all balconies visible from a public roadway or right-of-way. Full balconies are permitted and envisioned within interior building courtyards and other similar locations. When provided, such elements shall be an integral part of the overall building design.
10. In order to create a stimulating and attractive pedestrian environment, the base of the building (i.e., the ground floor and second story) shall be more richly adorned and articulated than upper stories.
11. All buildings in their design and layout shall be an integral part of the total development of the redevelopment area.
12. Mass and Scale. The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest.
13. Articulation. Buildings shall be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include three-dimensional details that create shadow lines, or intervals, and break up the flat surfaces of the facade. The following are ways to achieve building articulation:
 - a. Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.
 - b. Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale with mullions, recesses, as well as applying complementary articulation around doorways and balconies.

Articulated window treatments shall be provided within street-facing facades.

- c. Architectural Elements. The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns.
- d. Materials. When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate.
- e. Upper Story Setback/Build into Roofline. Setting back upper stories or building the upper story into the roofline, i.e. dormers, mansard roof, helps to reduce the apparent bulk of a building and promotes human scale.

5.3.3.2 — Blank Walls.

1. Intent. To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.
2. Large, blank building walls shall not be permitted.
3. All blank building walls shall be treated in one or more of the following ways:
 - a. Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;
 - b. Providing a landscaped planting bed at least five feet wide or raised planter bed at least two feet high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;
 - c. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;
 - d. Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the technical review process.



An example of a decorative wall mural

5.3.3.3 — Exterior Building Materials Consistent with Concept Plans at Appendix F (need to expand Appendix F with additional concept plans)

1. Intent. To provide visual interest, distinct design qualities, and a pleasing transition from the natural to the built environment, and to promote compatibility through architectural detailing and the use of sustainable and high-quality materials.
2. Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Vinyl siding is prohibited. The use of synthetic stucco (EIFS) is prohibited. Wood-textured, cementitious fiberboard products, i.e., hardieboard should be considered in lieu of vinyl or wood siding for mixed-use buildings.
3. The predominant building materials shall be materials characteristic of traditional developments in northern New Jersey, such as brick, wood, stone, traditional clapboard or fiber-cement plank, stylized shingles, architectural paneling, and other materials consistent with quality mixed-use design.
4. Mansard roofs shall be finished with shingles that replicate slate stone.
5. Alternative siding, mirrored glass surfaces, or faux facade materials shall require the approval of the Redevelopment Entity and special care would be needed to not detract from the overall visual conformity of the traditional styles.
6. Buildings may not be painted in bold colors, patterns, checks or stripes.

Redevelopment Plan
Block 254, Lots 1 through 10

7. The use of earth-tone colors (browns, beige, grays, soft greens, and the like) and/or other colors generally associated with traditional building design is encouraged on all buildings. Accent or complementary colors that harmonize with the main facade color(s) shall be permitted for trim, awning and other building details.

5.3.3.4 — Rooflines

1. Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline or varied parapets.



An example of a mansard roof with faux slate shingles

5.3.3.5. —Projections

1. Projections serve to break up the mass of a building and create variety and interest in a building design. Projections are encouraged to break up the building façade in a subtle manner. It is recommended that such building projections range



An example of a cantilevered projection



An example of a "minor" projection

from 12 inches to 4-feet and run the full vertical height of the building as determined by the Planning Board.

5.3.3.6 — Corner Treatments/Key Architectural Elements

Redevelopment Plan
Block 254, Lots 1 through 10

1. The intersecting corners of buildings frame the central location and important gateway views from Linden Station. Architectural treatments of the intersection of North Wood Avenue and West Elizabeth Avenue will emphasize its role as a gateway and central location within the downtown. Therefore, major special corner treatment is required at this intersection as well as the corner of the building on North Wood Avenue that is most proximate to the Northeast Corridor rail



An example of a corner treatment

line.

2. The corner treatment should provide additional visual interest in the building, which may be expressed with projections; towers; variation in materials, massing, or setbacks for bays; variation in roof forms and height, or other architectural appurtenances appropriate to the scale and style selected.

5.3.3.7 — Ground-Level Building Frontage Standards

1. Retail storefronts shall be framed by canopies or awnings. Canopies are flat projecting elements that may or may not be supported by wires. Awnings are fabric and hang diagonally. Awnings shall be straight (not curved), and awning ends shall be open (not boxed). Awnings and canopies shall project between 4 to 12 feet from the building façade and shall maintain a minimum vertical clearance of 8 feet above the sidewalk at all points.



An example of a modern metal canopy

2. Awnings, balconies, cornices, canopies and similar building elements may encroach or project into the right-of-way no more than 4 feet.

5.3.3.8 — Building Transparency

1. Fenestration of retail storefronts must be at least 40 percent and not more than 90 percent.
2. Fenestration of upper floors must be at least 25 percent.

5.3.3.9 — Facade Treatment

1. Multi-tenant buildings shall provide offset storefronts, doorways, windows, awnings and/or other design features for all ground-floor tenants. At a minimum, the upper floor of said buildings shall be coordinated with the ground floor through the use of common materials and colors.
2. Commercial and mixed-use building facades shall have finished materials on all building elevations. New or renovated facades should incorporate rhythms that carry through a block, such as storefront patterns, window spacing, entrances, canopies or awnings.
3. The use of creative lighting schemes to highlight building facades and related areas is encouraged as long as it would not interfere with residential uses.

Redevelopment Plan
Block 254, Lots 1 through 10

4. Clearly defined, highly visible customer entrances are encouraged, such as through the use of canopies, porticos, arches, wing walls, integral planters and similar features.

5.3.3.10 — HVAC Equipment and Rooftop Mechanical Equipment

1. Exterior-mounted mechanical and electrical equipment shall be architecturally screened or placed on a rooftop in a location that is not visible from the public right-of-way or adjoining residences.
2. PTAC or similar HVAC units with exposed “window air conditioner type” venting shall not be permitted in the Redevelopment Area. A rooftop installation or “Magic-Pak” type system with reduced venting and building wall penetrations shall be employed in the building design.

5.3.4 — Parking Requirements

1. Off-street parking shall be provided at the following rates:
 - One and two-bedroom dwelling unit: 1 space per unit within an enclosed parking area after taking any state required electrical vehicle credit is applied, which lowers the required parking amount.
 - 0.5 spaces per two-bedroom unit shall be provided via permit within Block 254, Lot 10 (NJ Transit surface parking lot). Such spaces may be eliminated or reduced through evidence to the Redevelopment Entity that such spaces are no longer needed to adequately serve the off-street parking needs of the site.
 - Management Office: 1 parking space for every 500 square feet.
2. Available on-street parking shall not be used in fulfillment of any part of the off-street parking requirements.
3. All off-street parking space shall be bundled into the rent of each apartment unit.

5.3.5 — Off-Street Loading Requirements

1. Off-street loading spaces shall be provided at the following rates:

- Residential Unit: 1 space per mixed-use building
- 2. Off-street loading spaces may be provided at a location to the side or rear of a principal building that does not impair emergency access and is deemed suitable by the Linden Planning Board. Off-street loading shall not be accessed from North Wood Avenue or 50 feet therefrom.
- 3. Available on-street parking areas shall not be used in fulfillment of any part of the off-street loading requirements.

5.3.6 — Car Sharing/Electric Vehicle Charging

1. Electric vehicle service equipment and make-ready spaces shall be provided in accordance with state law.

5.3.7 — Landscaping and Street Trees

1. The applicant shall provide a detailed landscaping plan that has been prepared under the seal of a licensed landscape architect. At a minimum, landscaping shall be provided at the base of all principal buildings. The use of perennial and native species is encouraged. Areas not covered by buildings, driveways, or parking areas shall be covered with a well-maintained lawn. To ensure maximum lawn health and vitality, the provision of an automatic lawn sprinkler system is required.
2. Street trees shall be planted within sidewalk areas and regularly spaced at approximately 30- to 40-foot intervals with the exception to allow for driveway openings, light poles and utility poles. Street trees shall be a minimum of 3.5 inches in caliper and 16 feet high at the time of planting. All street tree types and sizes shall be recommended by the Linden Share Tree Commission or a licensed landscape architect that has been designated by the Linden Planning Board.
3. In addition to the above, it is noted that street trees shall be planted in adequately sized tree wells, and appropriate watering and feeding techniques shall be employed. The area around the street tree may be planted with groundcover, covered with decorative grates, or paved with decorative pavers. Where possible, the area around the street tree shall be protected by a low fence.

5.3.9 — Sidewalks and Curbing

1. A sidewalk of at least ten feet in width shall be provided along the frontage of North Wood Avenue and West Elizabeth Avenue. All streetscape improvements shall be consistent with the City’s Special Improvement District established design theme.
2. Interior sidewalks, however, may be brick pavers or poured concrete.
3. Asphalt curbing is expressly forbidden throughout the redevelopment area.

5.3.10 — Bicycle Racks

1. Bicycle racks shall be provided within all enclosed ground-level parking areas at a ratio of 0.15 bike spaces per apartment. Bicycle parking areas shall be separated from automobile parking areas by means of bollards, curbing and elevated surface, or some other means deemed suitable by the Linden Planning Board. The provision of bicycle air pumps and other amenities within bicycle parking areas is encouraged.

5.3.11 — Lighting

1. A lighting plan shall be submitted. All lighting plans shall include lighting within the enclosed ground floor parking area, streetlights, and at the bases and entrances of all buildings.
2. Decorative streetlights are required to be provided near the midpoint between all street trees. Streetlights should produce a spectrum in the daylight-incandescent range.
3. All lighting, except any City required light fixture, shall be selected to comply with “dark sky” standards and shielded to minimize leakage into the night sky and prevent direct glare into adjacent residential windows. The Linden Planning Board shall give final approval of all aspects of the lighting plan.

5.3.12 — Signage

1. Signage shall be an essential and permanent component of the building design and shall be compatible with building materials and colors. Only signs that

identify uses within the building are permitted. The Linden Planning Board shall review and give final approval of proposed signage. The Linden Planning Board's review shall supersede existing city code.

2. Temporary signs unrelated to the advertisement of available residential units or retail space within the redevelopment area are prohibited. The use of signage with flashing lights, or animation is also prohibited.

5.3.13 — Disposal Requirements

Each principal building shall be designed so as to accommodate easy access to garbage and recycling containers by residents and carters. Enclosed garbage and recycling facilities shall be provided within each principal building. All garbage and recycling facilities shall be screened from view from the exterior of the building in which they are located.

5.4 — Concept Plans

Site layout shall be in general conformance with the concept plan that is provided in Appendix F.

6.0 — Property Acquisition

The Linden City Council designated Block 254, lots 1 through 10 as a "Condemnation Redevelopment Area". Thus, the City identifies the entire redevelopment area as potentially necessary for acquisition via eminent domain in order to effectuate the redevelopment of the area. Nonetheless, this redevelopment plan acknowledges that acquisition should, in the first instance and to the greatest extent possible, be achieved by private agreement between the redeveloper and property owners.

6.1 — Relocation

To the greatest extent possible, it is anticipated that the designated redeveloper will mitigate the need for relocation assistance through acquisition of parcels.

Nonetheless, it is noted that the City of Linden will provide any displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office.

It is further noted that the City of Linden and the surrounding area contains sufficient land and buildings that would be appropriate for relocation, should the need arise. However, if relocation is not directly caused by the execution of the redevelopment plan and not required by applicable State and Federal law, the City assumes no responsibility.

6.2 — Redevelopment Agreement

No activity shall be undertaken within the redevelopment area unless the activity is undertaken pursuant to a redevelopment agreement that has been approved by the redevelopment authority.

6.3 — Redeveloper Obligations

The redeveloper shall be required to:

1. Submit development plans that include, but are not limited to, drawings of site and building plans and elevations in sufficient detail to show building layout, building construction, road access, etc. in accordance with the City's development regulations. These documents shall be submitted to the Linden Planning Board and the Linden City Council, acting as the redevelopment authority, for review and approval in order to determine compliance of such plans with the redevelopment plan before working drawings are prepared. It is expressly understood that the approval of any plans by either the Linden Planning Board or the redevelopment authority applies to any and all features shown thereon. Any and all subsequent additions, deletions or other

- modifications of the plans must be submitted to the Linden Planning Board for final approval before construction can begin.
2. Submit a written development schedule and commence the undertaking of the development in accordance with the development schedule.
 3. Agree that no covenant, conveyance agreement or other instrument relating to the property shall be effected or executed on the basis of race, creed, sex, religion, color, age, national origin, or ancestry in the lease, use or occupancy thereof.
 4. Maintain the structures and facilities in accordance with all codes and ordinances of the City.

6.4 — Deviation Requests

The Linden Planning Board may grant deviations from the requirements of this redevelopment plan in cases where the strict application of a particular requirement would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Linden Planning Board may also grant deviations when it finds that the overall goal and objectives of this redevelopment plan would be advanced, and that the benefits of a deviation would outweigh any detriments. No deviation may be granted under the terms of this section unless the Linden Planning Board finds that such deviation can be granted without substantial impairment of the redevelopment plan's overall goal and objectives.

Public notice of any application for deviation from the requirements of this redevelopment plan shall be required and conform with the standards for public notice of N.J.S.A. 40:55D-12(a) and 12(b).

The following types of deviations shall only be permitted by means of an amendment to the redevelopment plan by the Linden City Council, and only upon a finding by same that such deviation would be consistent with and promote the

furtherance of the overall goal and objectives of this redevelopment plan: deviation to allow a land use that is not permitted in this redevelopment plan; deviation to increase permitted floor area, density, or other aspect of development intensity; deviation to allow a material departure from the concept plans at Appendix F; and, deviation to allow an increase in building height that exceeds the permitted building height that is outlined in this redevelopment plan by ten feet or ten percent, whichever is less.

6.5 — Planning Board Review

Pursuant to N.J.S.A. 40A:12A-13, all development applications shall be submitted to the Linden Planning Board for review and approval.

The following provisions shall govern the Linden Planning Board's review:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or building within the area governed by the redevelopment plan without prior review and approval of the work by the Linden Planning Board.
2. Regular maintenance and minor repair shall not require Linden Planning Board review and approval.
3. The Linden Planning Board shall conduct its review pursuant to N.J.S.A. 40:55d-1 et seq. and the City's Land Development Ordinances.
4. As part of the site plan approval, the Linden Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the City and the City Engineer shall determine the amount of any performance guarantees.

5. Any subdivision of land within the area governed by the redevelopment plan shall be in compliance with same and reviewed by the Linden Planning Board pursuant to N.J.S.A. 40:12A-1 et seq. and N.J.S.A. 40:55D-1 et seq.
6. Once a property has been redeveloped in accordance with the redevelopment plan, it may not be converted to any use not expressly permitted in same. No nonconforming use, building, or structure may be expanded or made more nonconforming in nature after adoption of this redevelopment plan. A use or structure not conforming to the requirements of this redevelopment plan may not be reconstructed in the event of its destruction. The Linden Planning Board shall determine the issue of whether the nonconforming use, building or structure has been “destroyed”.
7. Any and all definitions contained within the redevelopment plan, be they expressed or implied, shall prevail. In the absence of a definition, the definition found within the City’s zoning and land development ordinances shall prevail. Any and all definitions that are found to be inconsistent with N.J.S.A. 40A:12-3 shall be rendered invalid.
8. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the City’s Land Development Ordinance and applicable New Jersey Law. Additionally, a redeveloper may be required to pay for their proportional share of the cost of any studies, plans, reports, or analysis prepared by the City or its design professionals as part of plan review. Any such payments are required to reimburse the City or the redevelopment authority.
9. All of the above provisions are subject to approval by ordinance or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section or provision of the redevelopment plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be

deemed several and the remainder of the redevelopment plan and implementing ordinance(s) shall remain in full force and effect.

6.6 — Relationships to State, County and Local Plans

6.6.1 — New Jersey State Development and Redevelopment Plan

The entire Rehabilitation Area is located in State Planning Area 1, which is defined in the New Jersey State Development and Redevelopment Plan. As provided in the New Jersey State Development and Redevelopment Plan, State Planning Area 1 is intended to:

- Provide for much of the state’s future redevelopment.
- Revitalize cities and towns.
- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

The overall goal and objectives of this Rehabilitation Plan is consistent with the intended purpose of State Planning Area 1.

6.6.2 — Union County Master Plan

Among the generalized goals of the Union County Master Plan are to:

- Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock, and through the construction of new housing units.
- Facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities, and to revitalize urban centers and corridors within the county.

Redevelopment Plan
Block 254, Lots 1 through 10

- Promote the development of an improved and balanced, multi-modal transportation system that integrates and links highway, bus, rail, air, waterborne transport systems and pedestrian and bicycle facilities.
- Continue county-sponsored economic development efforts to reduce unemployment, provide year-round employment opportunities and enhance the tax base by encouraging compatible industrial, commercial, office and retail facilities to locate or expand in Union County.

Execution of this redevelopment plan will contribute to the achievement of the aforementioned generalized goals of the Union County Master Plan.

6.6.3 — Linden Master Plan

The redevelopment plan's relationship with the Linden Master Plan is described in the following subsections.

6.6.3.1 — Comprehensive Reexamination Report

The last comprehensive reexamination of the City of Linden's Master Plan was prepared in 2008. The 2008 reexamination identifies the following objectives, which are applicable to the redevelopment of Block 254, lots 1 through 10:

- Provide for mixed-use development and redevelopment that can successfully integrate compatible light industrial and merchandising uses or that can integrate compatible residential and nonresidential uses.
- Preserve and enhance the City's industrial and commercial economic base;
- Improve the City's visual environment and image by restricting or eliminating eyesores such as, but not limited to, storage containers or trailers in retail commercial areas;
- Promote a desirable visual environment;
- Provide sufficient space, in appropriate locations, for commercial, residential, industrial, recreation and open space uses;
- Maintain and attract beneficial commercial and industrial uses;

Redevelopment Plan
Block 254, Lots 1 through 10

- Encourage municipal actions that will guide the long-range appropriate use and management of lands within Linden in a manner that will promote the public health, safety, morals, and general welfare of present and future residents;
- Prevent the degradation of the environment through the improper use of land; and,
- Encourage development which contributes to the enhancement and improvement of the community.

Implementation of this redevelopment plan will advance the fulfillment of the foregoing objectives of the City of Linden's Master Plan.

6.6.3.2 — Transit Village Plan

In addition to the above, it is noted that the Linden Planning Board adopted a Transit-Oriented Development Plan for the Linden Station Area as an element of the city's master plan in 2008. The Linden Planning Board subsequently amended the Transit-Oriented Development Plan in 2010. The Office of Smart Growth (now the Office of Planning Advocacy) funded the preparation of the Transit-Oriented Development Plan. The Transit-Oriented Development Plan was informed by extensive public outreach and a series of visioning sessions.

The redevelopment area is located within close proximity of Linden Station and is included in the planning area of the aforementioned Transit-Oriented Development Plan. The Transit-Oriented Development Plan, as originally adopted and subsequently amended, indicates the following vision for the Linden Station Area:

The Linden Station Area in 2020 is a thriving vibrant destination that diversifies the city's economic base, provides significant employment, modern infrastructure, upscale housing and an expanding tax base. Linden Station is the city's retail, service and entertainment hub with a low vacancy rate, an enhanced streetscape and lively street activity. There is new mixed-use development, a hotel with banquet facilities,

restaurants, office, and entertainment uses. Outstanding civic design creates a pedestrian friendly environment and strengthens the sense of place and supports retail spending.

Adjacent to the train station, the core area of mixed-use development revitalizes the downtown as the city's retail, service and entertainment hub with an enhanced streetscape and lively street activity.

Redevelopment has attracted people to a corridor of restaurants, shops, and public spaces, residential uses on upper floors, attractive street furniture and public art. Public spaces create a sense of place and allow space for seasonal outdoor dining, exhibits, and entertainment. The transit-oriented development is one of Union County's most desirable places to live, work and play and offers a higher quality of life for residents, commuters, visitors and workers.

Attractive landmarks and landscape treatments coordinated with architectural treatments and building design create distinctive entrances into the station area and create a Station Area that is:

- *Unique;*
- *Provides opportunities for shopping experiences in a revitalized and busy transit hub;*
- *Clean and safe;*
- *Friendly/personable;*
- *A place where people gather and linger to shop, dine and recreate;*
- *Pedestrian-friendly; and,*
- *Promoted by the business community.*

In addition to outlining a vision for the Linden Station Area, the Transit-Oriented Development Plan identifies the following, well-established principles for transit-oriented development in the Linden Station Area:

1. *Create and implement the city's vision for the Station Area that is*

stakeholder centered, focused on implementation, and flexible on realizing opportunities for implementation;

- 2. Create public/private partnerships and public/public partnerships;*
- 3. Encourage higher density around the rail station;*
- 4. Provide enough parking, but not too much;*
- 5. Improve the sense of place or attractiveness of Linden as a place rather than just building independent projects;*
- 6. Develop a strategy that can be counted on to support retail development.*
- 7. Create employment opportunities for reverse commuters and off-peak commuters;*
- 8. Incorporate buses into redevelopment and rehabilitation plans;*
- 9. Provide a diversity of housing choices for all income levels;*
- 10. Involve corporations in transit-oriented development planning;*
- 11. Encourage shared structured parking in comparison to surface lots;*
- 12. Encourage sustainable site and building design (Leadership in Energy and Environmental Design); and,*
- 13. Encourage adaptive reuse of historic or architecturally significant buildings.*

The Transit-Oriented Development Plan also identifies the following plan principles for Linden Station:

- 1. Enhance the appearance of the Wood and Elizabeth avenue corridors;*
- 2. Create a new identity and niche markets for Linden;*
- 3. Concentrate development intensity within one block of Linden Station and lower intensity as one moves outward to provide a core area and the ability for private entities to make public improvements (e.g., station platforms, plazas, etc.);*
- 4. Build a “sense of place” with good urban design (e.g., building massing, streetscape improvements, furnishings, roadway improvements, plazas, etc.);*

Redevelopment Plan
Block 254, Lots 1 through 10

5. *Increase pedestrian connections across the Northeast Corridor Line;*
6. *Build a public partnership with New Jersey Transit and private developers to implement this plan;*
7. *Incorporate other types of transit service (express bus) into future development/redevelopment;*
8. *Provide transit-oriented uses and discourage uses that create little or no ridership;*
9. *Encourage a mix of uses;*
10. *Create convenient pedestrian connections;*
11. *Create good urban design:*
 - a. *Create streetscape improvements;*
 - b. *Require high quality architecture;*
 - c. *Relate the ground level to pedestrian users;*
12. *Create compact development where buildings are clustered near the street edge;*
13. *Manage parking:*
 - a. *Provide enough parking, but not too much;*
 - b. *Locate parking to the rear and sides of buildings;*
 - c. *Over time, phase surface parking to structures; and,*
14. *Create a sense of place, not a project:*
 - a. *Retain sight lines to the train station;*
 - b. *Create public open spaces; and,*
 - c. *Orient buildings to the street.*

This redevelopment plan is compatible with and supports the attainment of the vision and principles of the Transit-Oriented Development Plan for the Linden Station Area.

6.6.3.3 — Land Use Element

Finally, it is noted that the City adopted a new, updated Land Use Element in 2019. As provided in the 2019 Land Use Element, a key impetus of which was the need to

continue and improve transit village initiatives in the City's downtown areas. Block 254, lots 1 through 10 are located in the SA-1 (Station Area — Core Transit Village District — Mixed Use) Land Use District, which represents no change over the City's previous Land Use Element. Thus, given the permitted uses that are prescribed herein, this redevelopment plan is consistent and compatible with the 2019 Land Use Element.

6.6.4 — Master Plans of Adjacent Municipalities

The redevelopment area is located in the central part of the City and not within immediate proximity of any adjacent municipality. Given the separation from adjacent municipalities, it is anticipated that the redevelopment plan will have no impact on the planning efforts of adjacent municipalities.

6.7 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

6.7.1 — Amending the Redevelopment Plan

As circumstances may warrant, the Linden City Council may amend, revise, or modify this redevelopment plan in accordance with applicable law.

Appendix A: Resolution No. 2019-266

RESOLUTION: 2019-266

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY AUTHORIZING THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN ON THE CITY'S TAX MAPS AS BLOCK 254, LOTS 1-10 (A/K/A IN THE AREA OF 7 NORTH WOOD AVENUE TO 27 NORTH WOOD AVENUE, AND FROM 11-15 WEST ELIZABETH AVENUE TO 101 WEST ELIZABETH AVENUE) SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT (CONDEMNATION), PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1, et seq.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the city council ("**City Council**") of the City of Linden (the "**City**") must authorize the planning board of the City (the "**Planning Board**") to conduct a preliminary investigation of the area and make recommendations to the City Council; and

WHEREAS, the City Council believes it is in the best interest of the City that an investigation occur with respect to certain parcels within the City and therefore authorizes and directs the Planning Board to conduct an investigation of the property commonly known on the City tax maps as Block 254, Lots 1-10 (a/k/a in the area of 7 North Wood Avenue to 27 North Wood Avenue, and from 11-15 West Elizabeth Avenue to 101 West Elizabeth Avenue, the "**Study Area**"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder authorizes the City and City Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "**Condemnation Redevelopment Area**").

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINDEN, NEW JERSEY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment (condemnation).

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

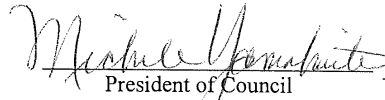
Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall authorize the City or City Council to exercise the power of eminent domain to acquire property in the delineated area, for the Study Area is being investigated as a possible Condemnation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.


Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the City Council as to whether the City Council should designate all or some of the Study Area as an area in need of redevelopment (condemnation).

Section 7. This Resolution shall take effect immediately.

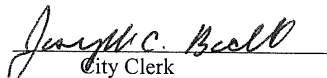
PASSED: June 18, 2019


Michele Yamamoto
President of Council

APPROVED: June 19, 2019


Doug Armstrong
Mayor

ATTEST:


Joseph C. Bodek
City Clerk

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the City Council of the City of Linden at a meeting held on JUNE 18, 2019 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this 19 day of JUNE, 2019.


JOSEPH C. BODEK, City Clerk

Appendix B: Unnumbered Planning Board Resolution



MARILYN COPLAN
SECRETARY

September 11, 2019

City of Linden

Union County, New Jersey

PLANNING BOARD

City Hall - 301 North Wood Avenue

LINDEN, NEW JERSEY 07036

Office: (908) 474-8457

Fax: (908) 862-0729

mcoplan@linden-nj.org

Honorable Mayor

Council President

COUNCIL MEMBERS

Re: Clark Property

BK254 Lots 1-10

Ladies and Gentlemen:

At the September 10, 2019 meeting, the Planning Board had a presentation from Paul Ricci on the Clark Property. There was a long discussion on the matter. A vote was taken and the Clark Property was passed with a seven to two majority.

Very truly yours


Joseph J. La. Placa, Chairman

C: Joseph Bodek, City Clerk

Mayor Armstead

Law Department



An Equal Opportunity Employer

Appendix C: Resolution No. 2019-348

RESOLUTION: 2019-348

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY DESIGNATING THE PROPERTY COMMONLY KNOWN ON THE CITY'S TAX MAPS AS BLOCK 254, LOTS 1-10 (A/K/A IN THE AREA OF 7 NORTH WOOD AVENUE TO 27 NORTH WOOD AVENUE, AND FROM 11-15 WEST ELIZABETH AVENUE TO 101 WEST ELIZABETH AVENUE) ON THE CITY TAX MAP AS AN 'AREA IN NEED OF REDEVELOPMENT' (CONDEMNATION) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 et seq.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the city council ("**City Council**") of the City of Linden (the "**City**") must authorize the planning board of the City (the "**Planning Board**") to conduct a preliminary investigation of the area and make recommendations to the City Council; and

WHEREAS, on June 18, 2019, the City Council adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property commonly known as Block 254, Lots 1-10 (a/k/a in the area of 7 North Wood Avenue to 27 North Wood Avenue and from 11-15 West Elizabeth Avenue to 101 West Elizabeth Avenue) on the tax maps of the City (hereinafter the "**Study Area**"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment providing that a redevelopment area determination would authorize the City and City Council to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on September 10, 2019, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment and recommended that the City Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, the City Council has determined that, based upon the recommendations of the Planning Board, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, such designation authorizing the City and City Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, including the power of eminent domain.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINDEN, NEW JERSEY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The recommendations and conclusions of the Planning Board are hereby accepted by the City Council.

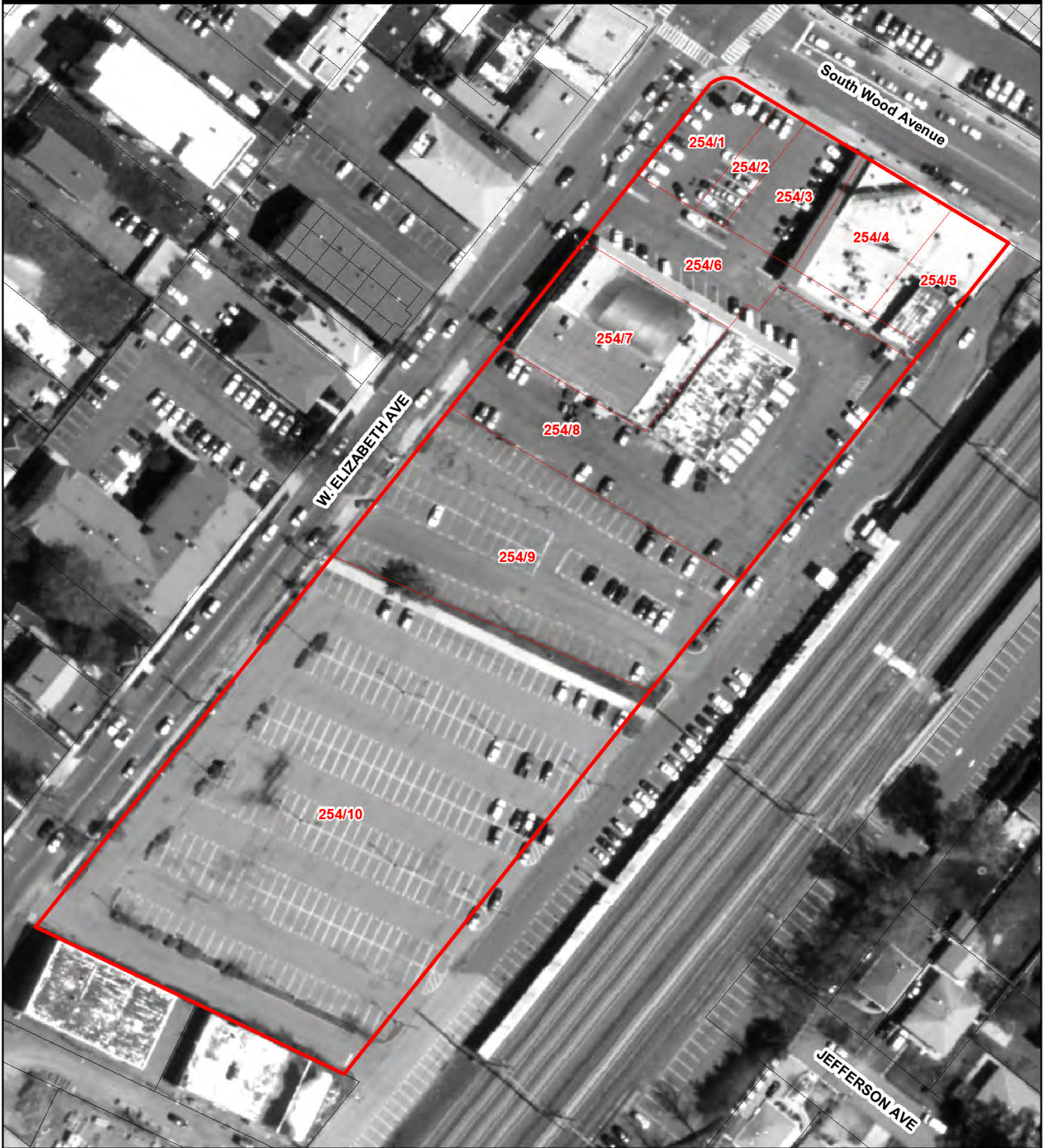
Section 3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment other than the power of eminent domain pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law (the "**Condemnation Redevelopment Area**").

Section 4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.

Appendix D: Tax Maps

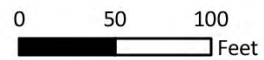
Appendix E: Aerial Imagery

Aerial Imagery
City of Linden, Union County, New Jersey



-  Redevelopment Area
-  Redevelopment Area Parcel
-  Tax Parcel (Block/Lot)

Date of Aerials: 2015



ricciplanning

Paul Ricci, AICP, PP
177 Monmouth Avenue
Atlantic Highlands, NJ 07716

908.642.0070 (Phone)
908.350.4501 (Fax)
paul@ricciplanning.com

Appendix F: Concept Plans



Redevelopment Plan
Blocks 254, Lots 1 through 10

Linden Mixed-Use / Transit-Oriented Development

North Wood Avenue and West Elizabeth Avenue
City of Linden, New Jersey

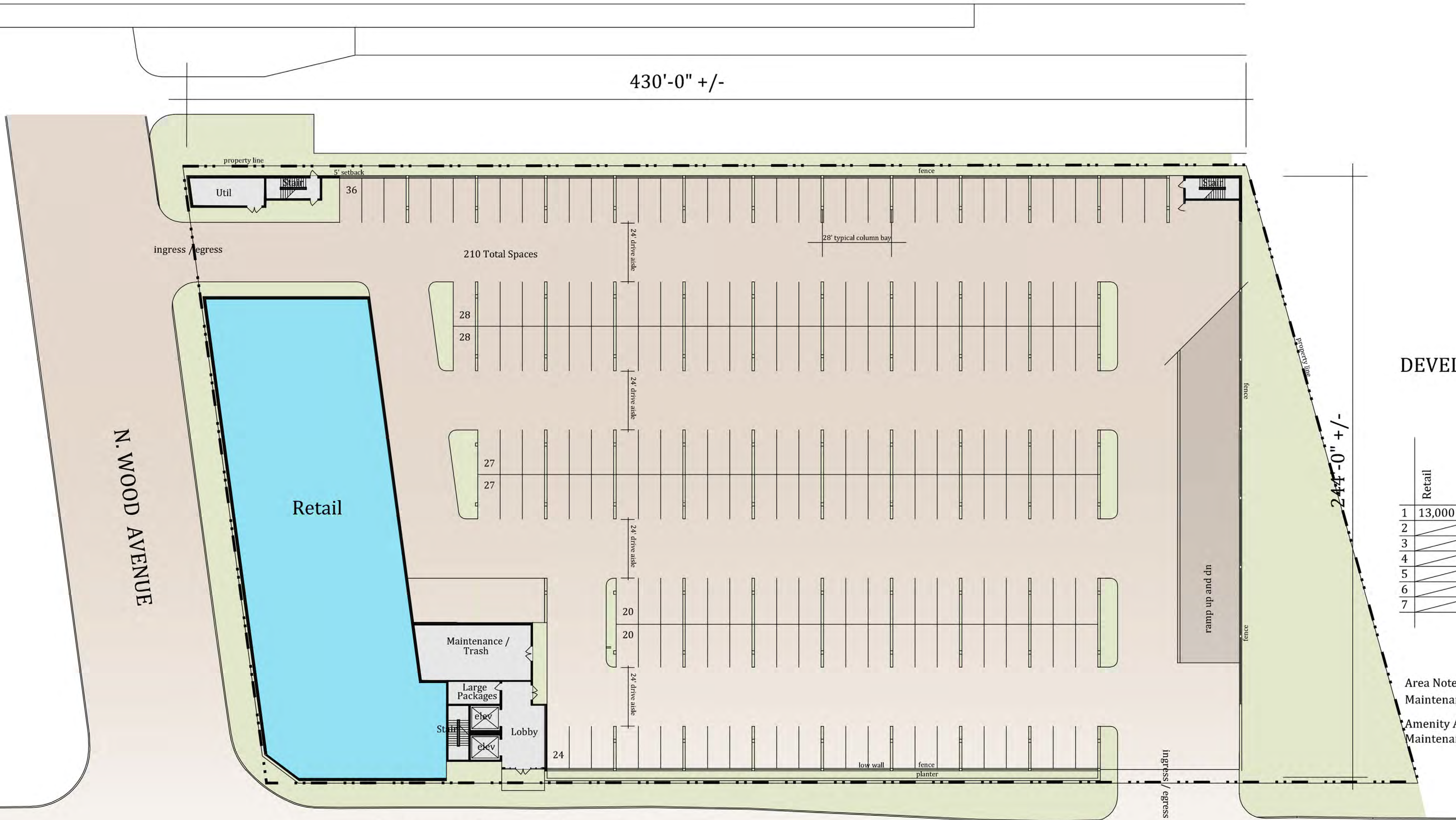
City of Linden
Union County, New Jersey

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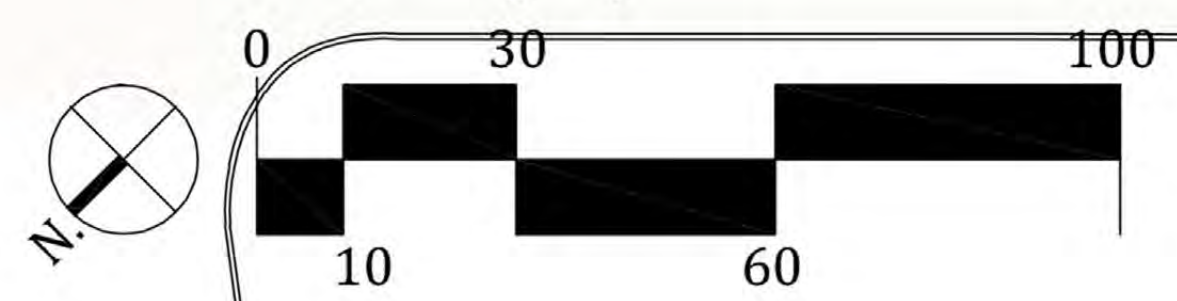
18 January 2023

vlbjr+

architecture + town planning + urban design



Site and First Floor Plan / Garage
 13,000 gsf / Retail
 80,000 gsf / Parking
 2,400 gsf / Residential



DEVELOPMENT MATRIX

	Retail	Residential Lobby	Parking	AS / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf	B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf	210 spaces								
2			128 spaces	16	02	02	01	06	05	02	34
3				25	04	09		07	09	02	56
4				22	05	10		10	10	04	61
5				22	05	10		10	10	04	61
6				22	05	10		10	10	04	61
7				22	05	10		10	10	04	61
			338 spaces	16	115	26	50	53	54	20	334
				207				127			
				62%				38%			

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf



Redevelopment Plan
 Blocks 254, Lots 1 through 10

Linden Mixed-Use / Transit-Oriented Development

18 January 2023

City of Linden
 Union County, New Jersey

North Wood Avenue and West Elizabeth Avenue
 City of Linden, New Jersey



architecture + town planning + urban design

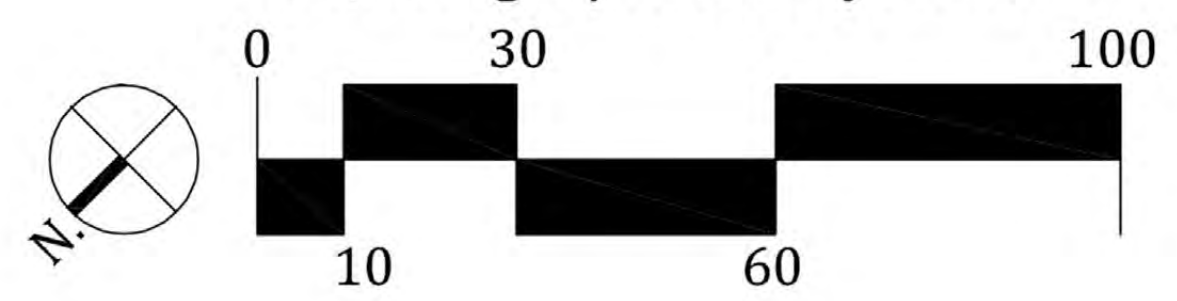


DEVELOPMENT MATRIX

	Retail	Residential	Lobby	Parking	A.S. / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf	B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf		210 spaces								
2				128 spaces	16	02	02	01	06	05	02	34
3					25	04	09		07	09	02	56
4					22	05	10		10	10	04	61
5					22	05	10		10	10	04	61
6					22	05	10		10	10	04	61
7					22	05	10		10	10	04	61
				338 spaces	16	115	26	50	53	54	20	334
					207				127			
					62%				38%			

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf

Third Floor Plan
 66,350 gsf
 31,676 gsf / Amenity Deck



Redevelopment Plan
 Blocks 254, Lots 1 through 10

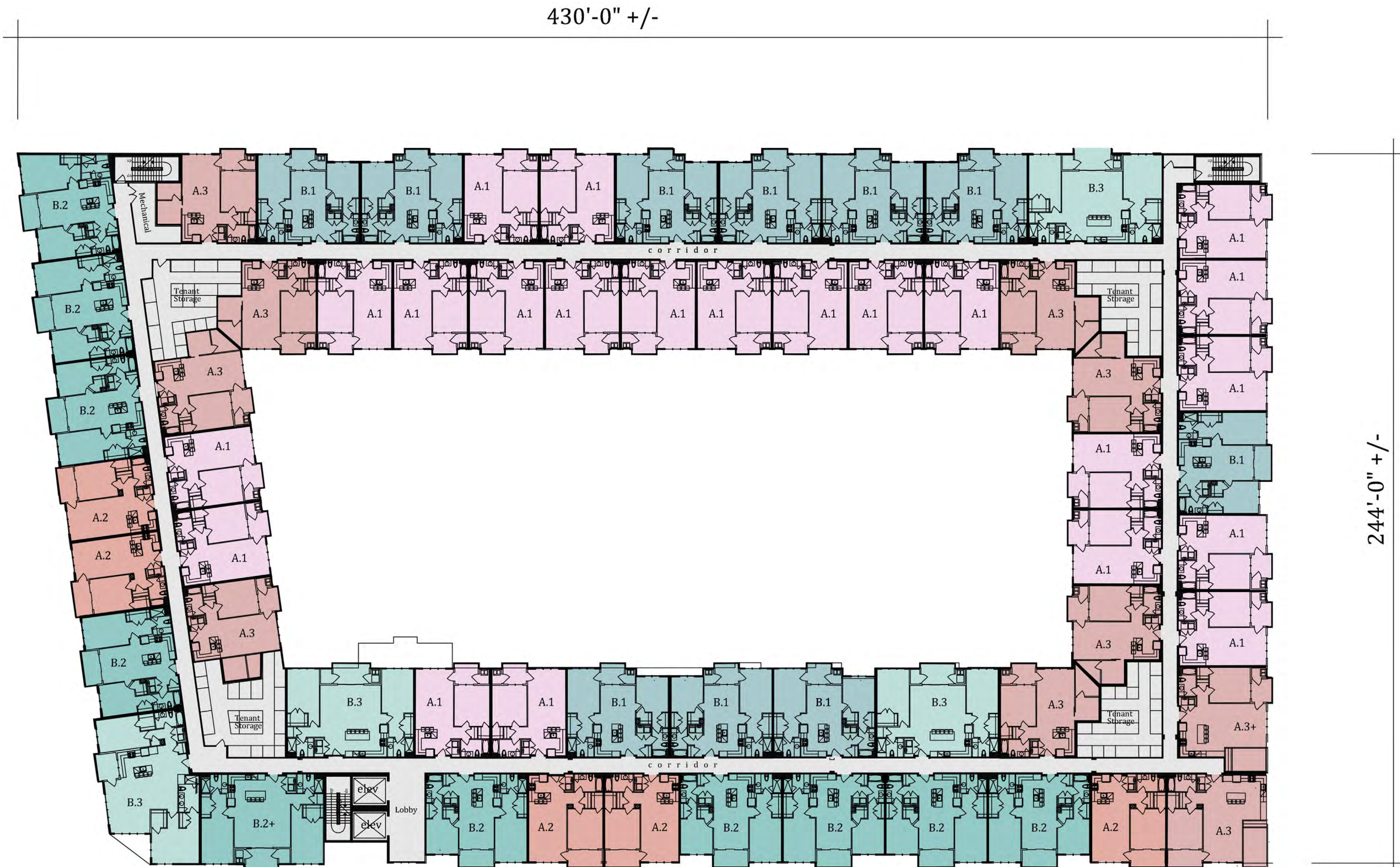
Linden Mixed-Use / Transit-Oriented Development

18 January 2023

City of Linden
 Union County, New Jersey

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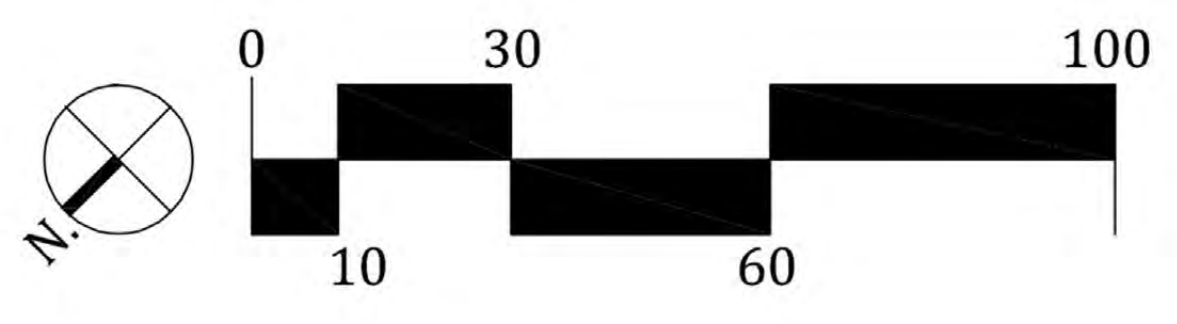


DEVELOPMENT MATRIX

	Retail	Residential Lobby	Parking		A.S. / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf		B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf	210 spaces										
2			128 spaces	16	02	02	01		06	05	02		34
3					25	04	09		07	09	02		56
4					22	05	10		10	10	04		61
5					22	05	10		10	10	04		61
6					22	05	10		10	10	04		61
7					22	05	10		10	10	04		61
			338 spaces		16	115	26	50		53	54	20	334
					207				127				
					62%				38%				

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf

Fourth Floor Plan
66,350 gsf



Redevelopment Plan
Blocks 254, Lots 1 through 10

Linden Mixed-Use / Transit-Oriented Development

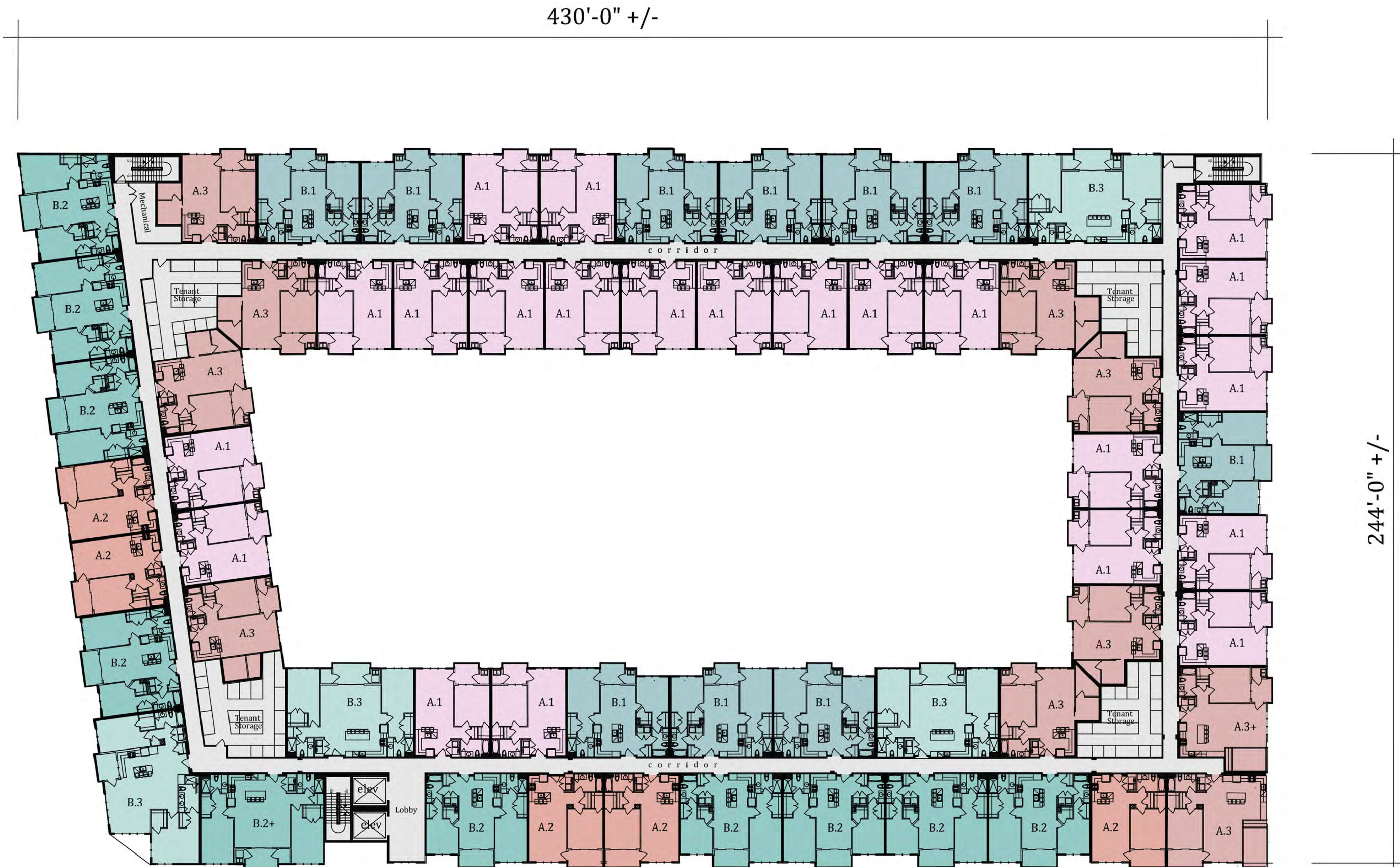
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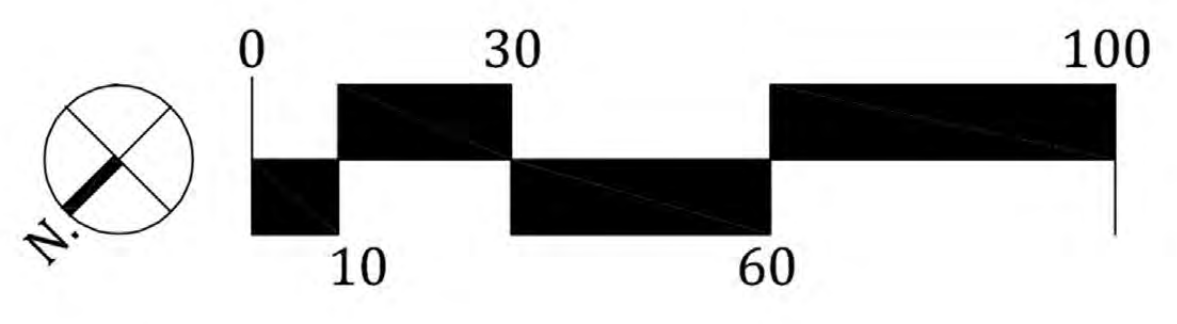


DEVELOPMENT MATRIX

	Retail	Residential Lobby	Parking	A.S. / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf	B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf	210 spaces								
2			128 spaces	16	02	02	01	06	05	02	34
3				25	04	09		07	09	02	56
4				22	05	10		10	10	04	61
5				22	05	10		10	10	04	61
6				22	05	10		10	10	04	61
7				22	05	10		10	10	04	61
			338 spaces	16	115	26	50	53	54	20	334
				207			127				
				62%			38%				

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf

Fifth Floor Plan
66,350 gsf



Redevelopment Plan
Blocks 254, Lots 1 through 10

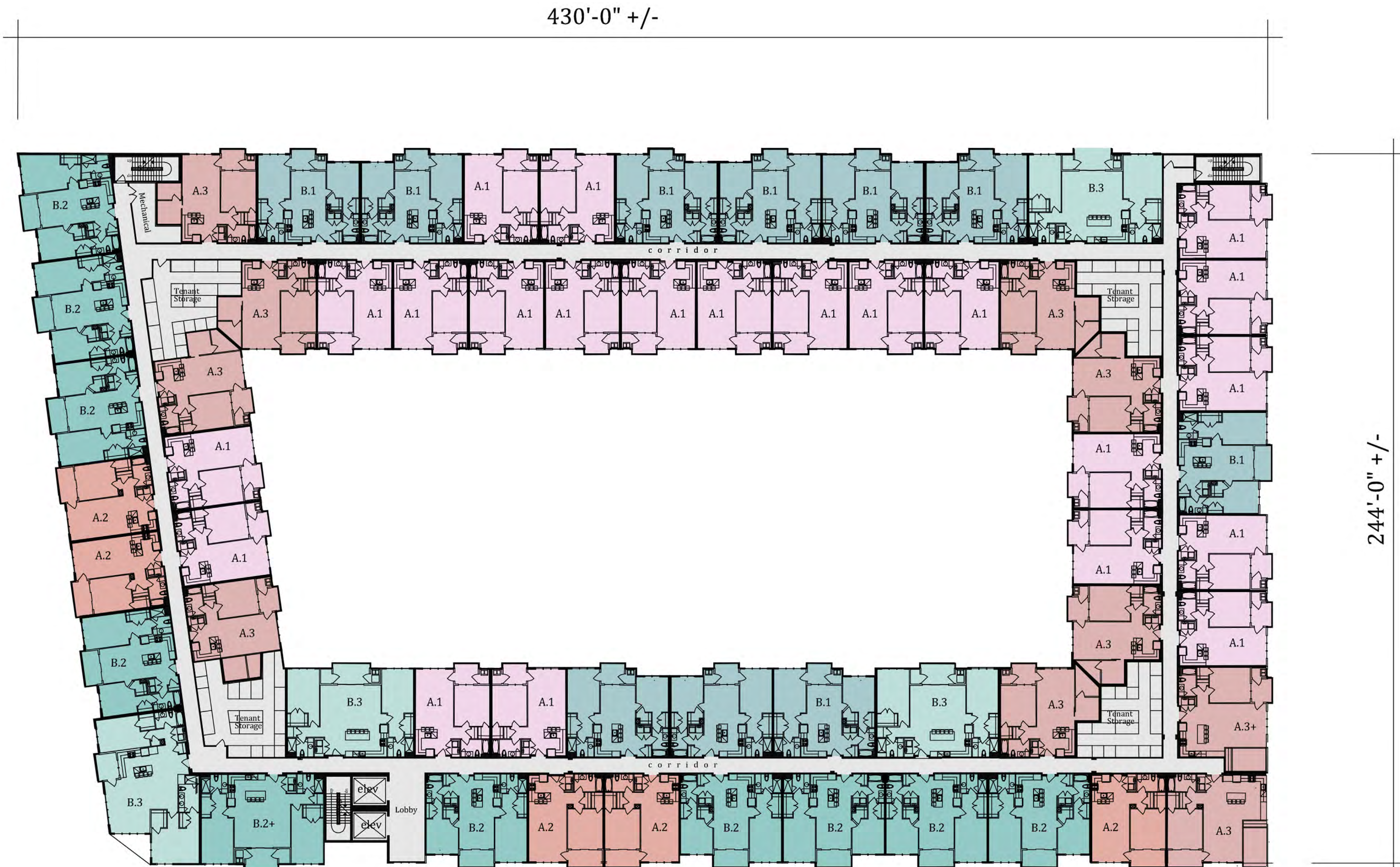
Linden Mixed-Use / Transit-Oriented Development

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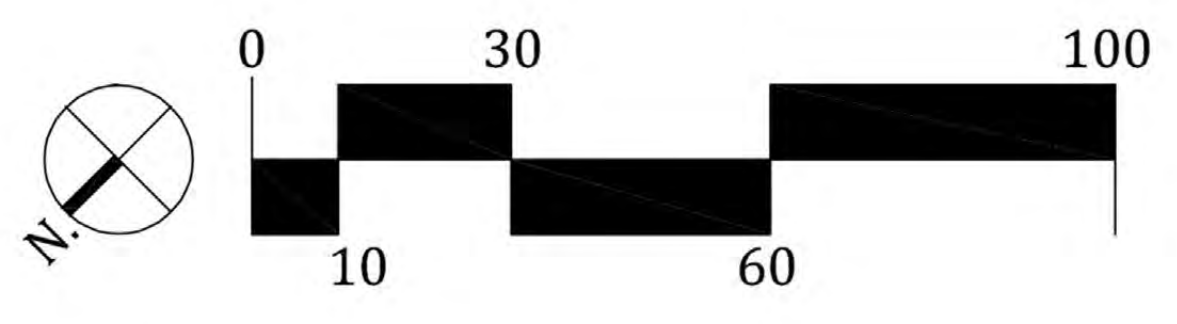


DEVELOPMENT MATRIX

	Retail	Residential Lobby	Parking	A.S. / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf	B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf	210 spaces								
2			128 spaces	16	02	02	01	06	05	02	34
3				25	04	09		07	09	02	56
4				22	05	10		10	10	04	61
5				22	05	10		10	10	04	61
6				22	05	10		10	10	04	61
7				22	05	10		10	10	04	61
			338 spaces	16	115	26	50	53	54	20	334
				207			127				
				62%			38%				

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf

Sixth Floor Plan
66,350 gsf



Redevelopment Plan
Blocks 254, Lots 1 through 10

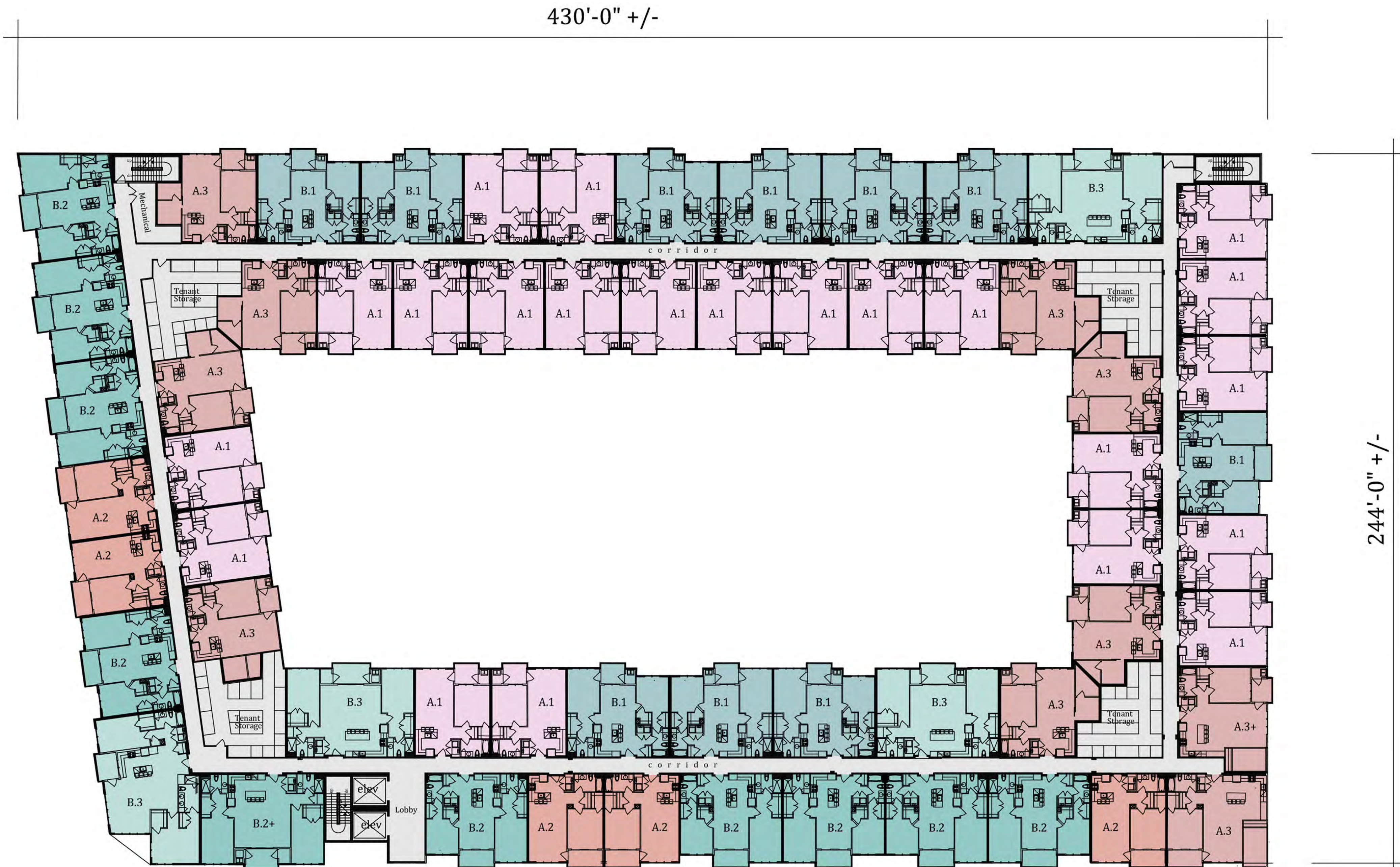
Linden Mixed-Use / Transit-Oriented Development

18 January 2023

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City of Linden, New Jersey



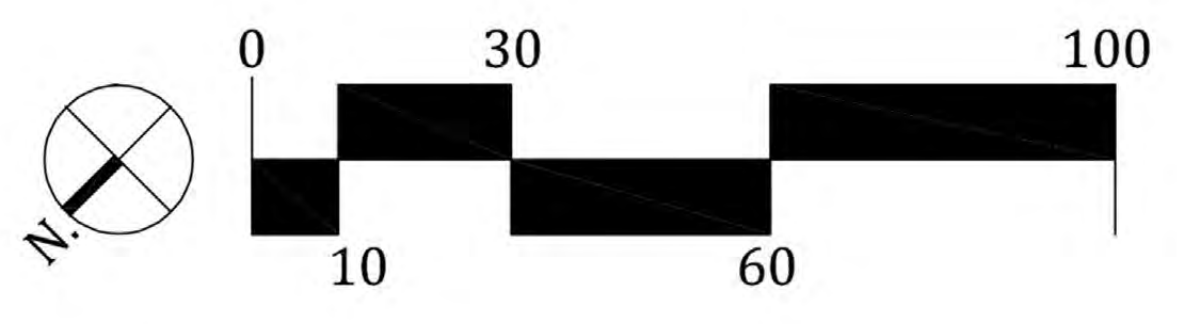


DEVELOPMENT MATRIX

	Retail	Residential Lobby	Parking	A.S. / 1Bd / 1b / 690 gsf	A.1 / 1Bd / 1b / inside / 757 gsf	A.2 / 1Bd / 1b / outside / 747 gsf	A.3 / 1Bd / 1b / Den / inside / 957 gsf	B.1 / 2Bd / 2b / inside / 1005 gsf	B.2 / 2Bd / 2b / outside / 1000 gsf	B.3 / 2Bd / 2b / inside / 1110 gsf	
1	13,000 sf	3,000 sf	210 spaces								
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3				25	04	09		07	09	02	56
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6				22	05	10		10	10	04	61
7				22	05	10		10	10	04	61
			338 spaces	16	115	26	50	53	54	20	334
				207			127				
				62%			38%				

Area Notes:
 Maintenance Area / First Floor / 2,000 sf
 Amenity Area / Third Floor / 7,250 sf
 Maintenance Area / Third Floor / 1,000 sf

Seventh Floor Plan
66,350 gsf



Redevelopment Plan
Blocks 254, Lots 1 through 10

Linden Mixed-Use / Transit-Oriented Development

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SCHEMATIC FRONT ELEVATION

A.8

Redevelopment Plan
Blocks 254, Lots 1 through 10

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