

MEMORANDUM

November 10, 2020

TO: Shawn Taylor, Planning Board Chairman

FROM: Nennette Perry, Township Clerk *Nennette*

RE: 16932 Of The Township Of East Brunswick Referring Requested Amendments  
To The Route 18 Corridor Redevelopment Plan To The Township Planning  
Board For Review

Attached is a copy of Resolution 16932 which was passed by the Township Council at their meeting of November 9, 2020. Please review and provide recommendation.

If you have any questions, please do not hesitate to contact me.

Sent via email:

cc: Keith Kipp, Director Planning & Engineering  
Michael Baker, Township Attorney  
Joseph Criscuolo, Administrator  
File



# TOWNSHIP OF EAST BRUNSWICK

NO: 16932      DATE OF ADOPTION: November 9, 2020

## A RESOLUTION OF THE TOWNSHIP OF EAST BRUNSWICK REFERRING REQUESTED AMENDMENTS TO THE ROUTE 18 CORRIDOR REDEVELOPMENT PLAN TO THE TOWNSHIP PLANNING BOARD FOR REVIEW

**WHEREAS**, the Township of East Brunswick (the "Township") wishes to amend the Route 18 Corridor Redevelopment Plan; and

**WHEREAS**, pursuant to a Resolution of the East Brunswick Redevelopment Agency dated October 19, 2020, a copy of which is attached hereto as Exhibit A, said Redevelopment Agency recommended amendments to the Route 18 Corridor Redevelopment Plan; and

**WHEREAS**, pursuant to N.J.S.A. § 40A:12A-7(e), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of East Brunswick, that the requested amendments to the Route 18 Corridor Redevelopment Plan, attached hereto as Exhibit B, are hereby referred to the Township Planning Board for their review, in accordance with the provisions of § 40A:12A-7(e).

**CERTIFICATIONS:**

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Township Attorney

RECORD VOTE OF COUNCIL ON FINAL PASSAGE									
Council Member	Y	N	NV	Ab	Council Member	Y	N	NV	Ab
McEvoy	✓				Wendell	✓			
Spadafinc <i>M</i>	✓				Stanley	✓			
Sullivan <i>S</i>	✓								
X • Indicates Vote.			NV • Not Voting			Ab • Absent			

This is to certify that this is a true and compared copy of a resolution adopted by the Municipal Council of the Township of East Brunswick on November 9, 2020.

*Nennette Perry*  
\_\_\_\_\_  
Nennette Perry, Municipal Clerk

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**EXHIBIT A**

**RESOLUTION OF THE EAST BRUNSWICK REDEVELOPMENT AGENCY  
RECOMMENDING THAT THE TOWNSHIP OF EAST BRUNSWICK COUNCIL  
ADOPT THE PROPOSED AMENDMENTS TO THE ROUTE 18 CORRIDOR  
REDEVELOPMENT PLAN IN CONNECTION WITH RIVER DEVELOPMENT  
EQUITIES, LLC**

**WHEREAS**, on April 24, 2017, the Mayor and Council of Township of East Brunswick (the "Township Council") adopted Resolution No. 16073 which authorized and directed the Township Planning Board (the "Planning Board") to conduct a preliminary investigation to determine whether the areas commonly known as Redevelopment Areas 1A, 2A, 3A and 6A (the "Study Area") qualified as a Condemnation Redevelopment Area pursuant to and in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

**WHEREAS**, on August 14, 2017, the Township Council adopted Resolution No. 16148 which designated, among other properties, the property designated as (i) Block 6.02, Lots 6.20, 6.21, 6.22, 11.02, 12.01, and 13.01; Block 6.01, Lots 15.02, 16.02, 16.03, and 16.04; Block 26.01 Lots 8 and 9.02 (also known as Redevelopment Area 2A), and (ii) Block 26.01 Lots 3, 4, 6, 10, 11, and 12 (also known as Redevelopment Area 3A, and collectively with Redevelopment Area 2A, "Property" or "Redevelopment Area") on the Township of East Brunswick's official tax map; and

**WHEREAS**, on May 7, 2018, Francis Reiner, LLA-PP, of the firm DMR Architects, prepared the "Route 18 Corridor Redevelopment Plan" for the Redevelopment Area (the "Redevelopment Plan") in accordance with and pursuant to the Redevelopment Law; and

**WHEREAS**, on June 25, 2018, the Township Council adopted Ordinance 18-14, which adopted the Redevelopment Plan; and

**WHEREAS**, on March 18, 2019, the East Brunswick Redevelopment Agency (the "Agency") adopted Resolution No. 2019023, and as extended by Resolution No. 2019028, which designated River Development Equities, LLC (the "Redeveloper") as exclusive redeveloper of the Redevelopment Area, subject to the successful negotiation and execution of a redevelopment agreement; and

**WHEREAS**, Redeveloper has proposed amendments to the Redevelopment Plan (the "Amendments"), including but not limited to: (1) amending Section 3.4, subsection 2a. reducing the minimum number of residential units in the Town Center Zone from 600 units to 400 units; (2) amending Section 3.4, subsection 3a. increasing the maximum number of residential units in the Neighborhood/Highway Commercial Zone from 300 units to 500 units; (3) amending Section 3.4, subsection 6 increasing the maximum allowable percentage of Dwelling Units under 550 square feet from 5% to 10%; (4) amending Section 3.4, subsection 8a. reducing the minimum combined side/rear yard setbacks from 25 feet to 20 feet to all exterior property lines, and (ii) confirming that zero (0) feet is permitted for all interior property lines, thereby permitting the

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construction of buildings or other improvements at or nearer to the interior property lines of parcels compromising the Property; and (5) amending Section 3.5, subsection 1 revising the minimum parking requirements such that 1.0 space shall be required for each Multi-Family studio or 1-bedroom apartment, and 1.5 spaces for all other Multi-Family unit types; and

**WHEREAS**, on September 5, 2020, Francis Reiner, LLA-PP, of the firm DMR Architects, prepared an opinion stating that the Amendments are consistent with the overall goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the Amendments have been reviewed by the Agency.

**NOW THEREFORE BE IT RESOLVED** by the Redevelopment Agency of the Township of East Brunswick, County of Middlesex, and State of New Jersey that the Agency hereby recommends that the Township Council adopt the Amendments as presented by River Development Equities, LLC and reviewed by DMR Architects, which is attached hereto and made a part hereof.

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**EXHIBIT B**

(1) Amending Section 3.4, subsection 2a. reducing the minimum number of residential units in the Town Center Zone from 600 units to 400 units;

(2) Amending Section 3.4, subsection 3a. increasing the maximum number of residential units in the Neighborhood/Highway Commercial Zone from 300 units to 500 units;

(3) Amending Section 3.4, subsection 6 increasing the maximum allowable percentage of Dwelling Units under 550 square feet from 5% to 10%;

(4) Amending Section 3.4, subsection 8a. reducing the minimum combined side/rear yard setbacks from 25 feet to 20 feet to all exterior property lines, and (ii) confirming that zero (0) feet is permitted for all interior property lines, thereby permitting the construction of buildings or other improvements at or nearer to the interior property lines of parcels compromising the Property; and

(5) Amending Section 3.5, subsection 1 revising the minimum parking requirements such that 1.0 space shall be required for each Multi-Family studio or 1-bedroom apartment, and 1.5 spaces for all other Multi-Family unit types.