

REDEVELOPMENT PLAN

BELLE MEAD GSA DEPOT

**Prepared for, and
under the direction of, the
Hillsborough Township Committee**

Prepared by



CONSULTING AND MUNICIPAL ENGINEERS

*New Jersey Offices
Parlin • Howell • Monmouth Junction • Atlantic City • Marlton*

October 2008

Adopted Tuesday 9 December 2008

Planner's Report

REDEVELOPMENT PLAN

BELLE MEAD GSA DEPOT

Township of Hillsborough, Somerset County, New Jersey

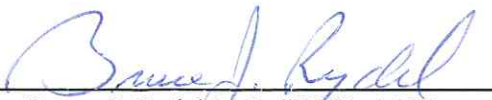
October 2008

ADOPTED
Tuesday 9 December 2008

Prepared by

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



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REDEVELOPMENT PLAN BELLE MEAD GSA DEPOT

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EXHIBIT

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| Exhibit A | Hillsborough Township Committee's resolution designating the area in need of redevelopment |
| Exhibit B | NJ Department of Community Affairs letter approving the Township designation of the former GSA Depot Properties as appropriate for redevelopment. |
| Exhibit C | Hillsborough Township Zoning Map amended to show the newly created RD Research and Development District |

I. INTRODUCTION

Upon review and consideration of a report prepared by CME Associates, the Hillsborough Township Planning Board recommended to the Township Committee the designation of the property commonly known as the Belle Mead GSA Depot as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.(the “LRHL”). On April 22, 2008, the Township Committee concurred with the Planning Board’s recommendation and adopted a resolution designating the Belle Mead GSA Depot an area in need of redevelopment. A copy of the Township Committee’s resolution designating the area in need of redevelopment is attached to this plan as Exhibit A. A copy of the NJ DCA letter approving the Township designation of the property as appropriate for redevelopment is attached to this plan as Exhibit B.

II. STATUTORY REQUIREMENTS

According to N.J.S.A. 40A:12A-7 a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - a. the Master Plans of contiguous municipalities;
 - b. the Master Plan of the County in which the municipality is located; and
 - c. the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced

residents of housing units provided under State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

III. AREA DESCRIPTION

A. Location

The Belle Mead GSA Depot is located in the southern portion of the Township centrally situated between the east and west Township boundaries along Route 206 and Mountain View Road. The primary access road and entrance gate are located off of Mountain View Road. The site area includes approximately 369.291 acres identified on the tax map of Hillsborough Township as Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01 and 23.03. Figure 1 illustrates the overall site location of the area and Figure 2 shows the parcel map for the area.

B. Existing Land Use

The Belle Mead GSA Depot property was a former military depot originally operated by the US Army Supply Services Network. In 1958, GSA took over the operation of the depot and continued active operation. In 1991 the depot ceased activity with the exception of the outdoor stockpiling of strategic ore, which terminated in 2007. Presently the depot is vacant and completely inactive.

C. Existing Conditions

The existing conditions of the Redevelopment Area are detailed in the “Determination of Need,” dated March 27, 2008. In general the area consists of 14 massive warehouse concrete foundations with two standing buildings in dilapidated condition and several well houses throughout the site. The site also includes several empty storage yards that once contained stockpiles of bulk materials. The remainder of the site includes remnants of former rail sidings, paved and unpaved access roads and partially wooded areas with vegetation including shrubs and trees.

D. Existing Zoning

The existing zoning for this study area is the Economic Development (ED) Zone District. Principal uses in the ED Zone District include: office uses, restaurants, theaters and recreational uses, libraries and museums, medical centers, hotels, retail uses, childcare centers and schools. The existing zoning in the area is shown on Figure 3.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

The following redevelopment objectives have been identified:

- To preserve quality, open area in the Township;
- To clean up environmentally compromised property that affects the health and welfare of the community;
- To create new employment opportunities with a research and development use component to reinforce the economy;
- To introduce quality open space and recreation to the area that directly serve the needs of the community;
- To create an area of land use elements that are productive, clean, attractive and that engender community pride;
- To reinforce revitalization efforts taking place in other areas of the Township.
- To encourage the design, construction and operation of high performance green buildings within this zoning district, developers will be offered a slightly higher FAR than would normally be allowed, if the proposed project receives official LEED® certification from the USGBC at one of the four LEED award levels.



Such objectives reinforce and further the underlying goals sought to be achieved in the Township's master plan and zoning ordinance, except for those zoning elements as expressed herein that supersede the zoning ordinance.

V. INFRASTRUCTURE

A. *Circulation Plan*

The proposed redevelopment effort anticipates hiking and biking trails throughout the site to provide passive recreation opportunities for residents.

B. *Utilities Plan*

Water

American Water Company services the entire Township of Hillsborough for domestic purposes and with water pressure for fire fighting purposes.

Sanitary Sewerage

The Hillsborough Municipal Utilities Authority (HMUA) owns, operates and maintains all sewer mains in the township except for the Hillsborough Chase subdivision that

contains a private groundwater discharge system maintained by Applied Water Management.

Electricity

Power is provided to the Project area by Public Service Electric and Gas (PSE&G).

Natural Gas

Gas lines that service the Project area are provided by Public Service Electric and Gas (PSE&G).

VI. LAND USE PLAN AND DESIGN GUIDELINES

The land uses for the redevelopment area are intended to provide opportunities to accomplish the objectives outlined above.

Unless otherwise specified herein, with respect to the redevelopment area, permitted, conditional and accessory uses, bulk requirements, sign regulations and design standards enumerated in the Township Zoning Ordinance are hereby repealed, and the regulations set forth in the Redevelopment Plan shall govern. A new, single zone to accommodate the intended permitted land uses will be established and known as the RD Research & Development District. This zone district is not an overlay zone, but a superseding zone to those now in existence. Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Hillsborough Zoning Ordinance and Zoning Map. Refer to Exhibit C depicting the Zoning Map that incorporates the RD Research & Development Zone District, and amends the Zoning Map. Unless otherwise defined herein, terms used in this Plan shall have the meaning ascribed to them in the Township's Zoning Ordinance.

The local land development regulatory process will be administered by the Hillsborough Planning Board to ensure that the goals and objectives of the Redevelopment Plan are being met.

A. Purpose.

This zone is intended to permit a range of uses which will (1) strengthen the local economy by expanding job opportunities and diversifying the Township's tax base in a manner that is consistent with the overall character of the Township and compatible with surrounding uses and facilities and (2) meet the growing demand for a central recreation facility for passive and active recreation and provide a transition to the Sourland Mountain Special Resource Area. Recreation areas located in the district are intended to provide land for a diversity of activities, with the more passive recreation adjacent to the Sourland Mountain area so as to provide a buffer from the more active recreation and research and development uses located further from the Sourland Mountain area.

The zone is intended to accommodate low intensity office use, scientific and applied research facilities, and uses dedicated to the development and application of technology and production techniques. The nature, scale, and function of such uses shall be limited and regulated to ensure that they pose no significant or unusual risk to the public health,

safety, and welfare, generate a minimum of noise, heat, glare, odor, dust, vibration, or other nuisances; emit no harmful radiation or pollution of the air, water, or ground; and pose a minimum of traffic, fire, and other safety hazards. The design and development of land and facilities in the zone will be regulated to create a well-planned environment with attractive buildings and structures, with well-landscaped buffer and yard areas, and screened access and storage facilities. Recreational portions of the district may provide multifaceted facilities that encourage a diversity of activities.

To achieve these objectives, the zone requires the integrated planning of relatively large tracts of land while permitting phased development to minimize disruption and instability for existing nearby residents. The design and development of facilities in this district are encouraged to be environmentally responsible and employ low impact development strategies consistent with the proximity of the district to the environmentally sensitive Sourland Mountain area.

B. Permitted Principal Uses.

1. Low intensity, scientific, testing, analytical, research and product development laboratories exclusively devoted to research, design, and testing or experimentation, including processing or fabricating that is clearly subordinate to the principal uses, and specifically excluding the manufacturing, distribution or fabricating on the premises of materials or finished products for sale to the general public.
2. Low intensity administrative, corporate, research and general offices.
3. Low intensity computer centers, data processing and communications facilities.
4. Low intensity pharmaceutical research and development operations which includes discovery through clinical trials.
5. Low intensity pilot plants, which are facilities used to test out concepts and ideas and to secure other information prior to full scale production.
6. Low intensity *government and educational* buildings, structures and uses.
7. A variety of passive and active recreation uses which may contain indoor and/or outdoor facilities, such as ball fields, multi-use fields, basketball courts, tennis courts, and a skate park provided that such uses may include seasonal accessory structures associated therewith, including inflatable bubbles.



8. Public playgrounds, conservation areas, parks and other public gathering places.
9. Childcare centers.
10. Utilities that are compatibly designed and/or screened, as appropriate.
11. Low intensity *solar and wind* energy research and development facilities.

C. *Accessory Uses.*

1. Restaurants or cafeterias supplying meals only to employees and guests of the permitted use; as well as newsstand, post office, health clubs, copy centers, credit unions and banking facilities and similar conveniences serving only employees and guests of the permitted use.
2. Conference centers and in-service training facility for on-site employees.
3. Indoor and outdoor corporate recreation facilities such as tennis courts, basketball courts, jogging paths and exercise stations and ball fields, provided that such uses, including any accessory buildings associated therewith, shall be planned as an integral part of the site and as a direct support to the other permitted principal uses.
4. Maintenance, utility and storage facilities subordinate to any permitted use.
5. Surface parking and loading areas provided in conjunction with a permitted use.
6. Bus stop shelters, bike racks, mail boxes, phone booths, waste receptacles, gate houses, benches, kiosks, drinking fountains, art sculptures, plazas, water features and other pedestrian and transit amenities.

D. *Conditional Uses.*

Off-street parking in elevated structures subject to the following standards:

- (a) A parking structure no taller than fifteen (15) feet (i.e., on grade plus one elevated level) shall be a permitted conditional use if such structure is setback at least one hundred (100) feet from any tract boundary line. The parking garage may be higher in order to accommodate a roof with solar *energy* panels.
- (b) Parking structures shall be architecturally compatible with primary onsite buildings and structures. The location of parking structures shall be limited by minimum setback requirements to assure adequate shielding from off-site views from surrounding residential neighborhoods. Ample landscape screening shall be provided by the applicant to soften visual impacts associated with the construction of parking structures.

- (c) Parking structures shall be included as part of the building coverage calculation but shall not be included in the calculation of floor area ratio.
- (d) The development phasing schedule shall include the construction of parking structures in one (1) of the early phases.

E. Area, Yard and Bulk Regulations.

1. Any development application for fifty (50) acres or more involving the principal permitted uses in Section B (1-7) shall be designed as a single entity and shall follow the requirements outlined in Section F below. All other applications involving the principal permitted uses in Section B (1-7) shall follow the requirements outlined in Section F (4-22) below. Any development application involving the principal permitted uses in Section B (8-11) shall follow only those requirements outlined in Section F (8, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21 and 22) below.
2. The maximum total impervious coverage permitted for any development lot shall be fifty percent (50%), which shall include all buildings, structures, paving and *other improvements*.
3. The maximum building height shall be *three (3)* stories and *forty (40)* feet.
4. The maximum net floor area ratio for any development lot shall not exceed 0.20. The permitted floor area ratio may be increased by 0.01 if complete compliance with Section G 2(a) or 2(d) is demonstrated and by 0.02 if complete compliance with Section G 2 (b) or 2 (c) is demonstrated. Partial compliance with any of the provisions contained in Section G 2 may result in a smaller increase in the permitted floor area ratio as determined by the Planning Board. In no event shall the maximum net floor area ratio exceed 0.26.
5. The minimum setback between any proposed building/structure and any adjoining residential use or residential zoning district shall be at least one hundred (100) feet.
6. The minimum lot size shall be two (2) acres with at least two hundred (200) feet of frontage and four hundred (400) feet of depth.
7. All occupied buildings shall be separated from one another by a distance equal to the maximum height of the adjacent building(s).



F. *Supplementary Regulations.*

1. Any development application in the RD Zone shall be submitted, initially, as a planned development, as defined in N.J.S.A. 40:55D-6, in the form of a General Development Plan Application. Such application shall describe any phasing of the proposal together with any on-site, off-site and off-tract improvements needed to support such phases. The application for General Development Plan approval may also include a request for a final approval of the first phase.
2. A planned development shall be subject to the requirements of the zone, to the mandatory findings for a planned development as required by the Municipal Land Use Law at N.J.S.A. 40:55D-45, and to the general development plan requirements in N.J.S.A. 40:55D-45.1-8.
3. The physical appearance of a planned development shall be of the highest quality. It is necessary that planned developments adhere to a set of standards and criteria that address a variety of site plan considerations including layout, building massing and form, and landscaping. This will result in an overall coordinated appearance for a particular development. The standards and criteria listed below must be incorporated into a general development plan submission for a planned development. Design covenants shall incorporate, complement and expand upon these standards and criteria. Such design covenants may be required by the approving authority as part of the general development plan application, review, and approval process.
4. Site layout.
 - (a) Through the site access locations and on-site circulation and building layout there shall be minimum conflicts between service vehicles, private automobiles and pedestrians.
 - (b) Visitor building entrances and vehicular entrance driveways shall be readily identifiable and accessible to the first-time visitor.
 - (c) The visual impact of large surface parking lots located in front of buildings and along street frontages shall be minimized with substantial landscaping, landscaped earthen berms, walls and fences, or other similar devices, and/or by making parking lots smaller.
 - (d) Building entries shall be highlighted by such features including:
 - (1) Outdoor patios;
 - (2) Ceremonial entry porte cocheres;
 - (3) Plazas, paver block or brick crosswalks or other landscape features;

- (4) Overhangs and peaked roof forms;
 - (5) Specially treated architectural walls;
 - (6) Covered walkways;
 - (7) Recesses, projections and arches.
- (e) Buildings and structures shall be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night security surveillance.

5. Building massing and form.

- (a) The primary building objective is to maintain an architecturally harmonious development. The architectural character of each proposed building or structure shall be of a complementary design and style for the entire campus. Each building shall be sensitive to the immediate neighboring structure.



Inconsistent variations in scale, texture or colors shall not be permitted.

- (b) Buildings shall generally have a horizontal appearance brought about by the use of horizontal bands and fascia to minimize the verticality of the structure.
- (c) Materials, colors and finishes shall be coordinated on all exterior elevations of each building.
- (d) Architectural designs shall be evaluated in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic characteristics of the site.
- (e) Groups of related buildings shall be designed to present a harmonious appearance in terms of style and use of exterior materials, fenestration and roof type.
- (f) Walkway systems to adjoining buildings and to adjoining public facilities, including common plazas or courtyards, shall be provided.

- (g) Building exterior walls shall be articulated to reduce the scale and the uniform appearance of buildings and to provide visual interest that will be consistent with the site's identity, character and scale. As such, one or a combination of the following shall be utilized in a planned development:

- (1) Roof line variation;
- (2) Grouping into smaller or multiple structures;
- (3) Mature landscaping and land form manipulation;
- (4) Offsets and/or breaks in the building line;
- (5) Fenestration;
- (6) Color changes.

6. Building appearance.

- (a) To maintain a high standard of construction and appearance and to provide interesting and tasteful exteriors, the exterior walls of each building shall be constructed of durable permanent architectural materials compatible with campus-like standards, tastefully handled, *for example*, carefully selected brick; stone with a weathered face or polished, fluted, or broken faced. Predominant exterior building materials shall not include smooth faced concrete block, tilt-up concrete panels or prefabricated steel panels.
- (b) Pre-engineered metal buildings, industrial-type structures featuring predominantly painted exteriors, and corrugated metal-sided or clapboard aluminum-sided "Butler" type buildings shall not be permitted except for heavily screened accessory maintenance and storage type buildings.
- (c) Building roofs are to be uncluttered. Vertical roof projections such as towers, vents, stacks or roof-mounted equipment shall be integrated into the architecture and essentially completely hidden from view, *as practicable*. All penetrations through the roof (*for example*, mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building, or completely screened from view by parapet walls or approved enclosures. Equipment screens shall be attractive in appearance and reflect or complement the architecture of the building to which they belong.
- (d) Design of canopies shall be in keeping with the design of the building(s).
- (e) Loading areas shall be fully screened using architectural walls and landscaping.

7. Building color and texture.

- (a) Simple and uniform texture patterns are encouraged to create shadow patterns.
- (b) Variations in color shall be kept to a minimum.
- (c) Colors shall be subdued in tone.
- (d) Accent colors may be used to express corporate identity.

8. Parking and circulation.

- (a) The minimum number of required off-street parking spaces for the permitted uses in the RD District is as follows:

- (1) Low intensity laboratories at 1.5 spaces per 1,000 square feet of usable floor area.
- (2) Low intensity offices at 2.5 spaces per 1,000 square feet of usable floor area.
- (3) Low intensity computer centers, data processing and communications facilities at 2 spaces per 1,000 spaces square feet of usable floor area.
- (4) Low intensity pharmaceutical research and development facilities at 2 spaces per 1,000 square feet of usable floor area.
- (5) Low intensity pilot plants at 1.5 spaces per 1,000 square feet of usable floor area.
- (6) Child care centers at 1 space for each 10 children plus 1 space for each employee.
- (7) Public uses at 4 spaces per acre or portion thereof.
- (8) Low intensity alternative energy research and development facilities at 1.5 spaces per 1,000 square feet of usable floor area.
- (9) Community scale indoor and outdoor recreation facilities at 5 spaces per 1,000 square feet of usable floor area dedicated to the recreational activity, such as an equestrian stable or a ball field.



- (b) The minimum number of required off-street loading spaces for the permitted uses in the RD District shall be as provided in Section 188-68 I(3).
- (c) Up to twenty percent (20%) of the total number of parking spaces may be land banked if the applicant can demonstrate to the Planning Board that not all of the required number of parking spaces is needed. The location of future parking areas shall be indicated on the site plan. The Township may conduct site visits to confirm that the amount of parking provided is being utilized by the development, and, in fact, that the parking remains sufficient to meet the needs of the development. If at any time it is determined by the Township Planner that this is no longer the case, the construction of additional “banked” or reserved parking spaces may be required by the Planning Board to meet the demand.
- (d) Parking areas shall provide safe, convenient, and efficient access. They shall be placed next to buildings in order to shorten the distance to other buildings and sidewalks and to reduce the overall scale of the paved surface.
- (e) All parking areas shall be screened from streets and adjacent parcels by earth berms, walls, fences and/or landscaping to assure that the visual effect of large paved areas and standing automobiles is absolutely minimized. The natural landscape and building views shall predominate. Parking areas shall also be subdivided by islands containing trees and other landscape materials. Planting islands shall be located at selected intervals where they will aid in reducing the visual expanse of parking areas.
- (f) Parking areas shall be located to maximize the potential for shared parking between uses. Parking areas shall be designed and located so as to facilitate transit, bicycle and pedestrian access. Parking spaces closest to the building entrances, in order, shall be reserved for:
 - (1) People with disabilities (all types of parking);
 - (2) Employee vanpool vehicles; and
 - (3) Employee carpool vehicles.
- (g) Traffic entrances and exits to property shall not be on minor or local streets or predominately residential streets, but must be only on collector or arterial roads, as designated in the Township Master Plan.
- (h) Landscaped buffers adjoining residential properties shall be subject to a comprehensive landscape plan prepared and sealed by a New Jersey

certified landscape architect which shall be reviewed and approved by the Planning Board.

- (i) Bicycle lockers and/or stands may be provided as close to building entrances as possible and may be located in front of a building. If the building is served by a bus line, a bus pullout or parking stop and a bus shelter shall be provided as close to a building entrance as possible, either within the street right-of-way or on the site.
 - (j) Textured crosswalks shall be used where public pathways intersect with vehicular traffic at site entry points. All walks must be well lighted. On-site pedestrian linkages shall connect buildings to external perimeter pedestrian systems.
- 9. Traffic management and planning.
 - (a) The applicant shall be required to submit a Traffic Management Plan prepared by a qualified Traffic Planner and/or Traffic Engineer and which shall incorporate one or more of the following: low intensity parking and/or staggered work hours, flex-time, mass transit, park and ride, car and van pooling. The plan shall emphasize shuttle bus service to and from the train station.
- 10. Landscaping.
 - (a) All herein required landscape plans and documents shall be prepared and sealed by a New Jersey certified landscape architect.
 - (b) Landscaping shall be required in those areas that are designated as setback and buffer areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and recontouring. An overall landscape theme dealing with major design elements shall be established. These elements shall include:
 - (1) Setback and buffer areas along roadways as well as adjacent to residentially zoned properties.
 - (2) Parking lots and areas around buildings.
 - (c) The design and development of landscaping shall:
 - (1) Enhance the appearance of the site internally and from a distance;
 - (2) Include street trees and street side landscaping;

- (3) Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties;
 - (4) Include, as appropriate, bike paths, bike lanes, sidewalks, pedestrian walkways or jogging trails;
 - (5) Provide buffering or transitions between uses.
- (d) All buildings shall be set back at least one hundred (100) feet from the residential zone boundary lines. This setback area shall include suitable positive landscape screening consistent with the buffer requirements in Section 188-38.
- (e) Landscaping shall be designed and installed in accordance with professional standards and all landscape plans shall be subject to Planning Board review and approval. All landscaping, including lawn areas, trees and shrubbery shall be maintained in excellent condition by the property owner by cutting, trimming, feeding, watering and weeding. Plants shall be replaced as may be required. Landscaping shall be installed upon the substantial completion of a building(s), weather permitting, and an underground irrigation system may be required by the Planning Board in some landscaped areas. Final Certificate of Occupancy shall be conditioned upon landscape completion, though temporary occupancy may be allowed.
- (f) Existing vegetation to be preserved on each site must be designated on submitted plan sheets. Techniques to be employed to preserve such vegetated areas shall be submitted to the Planning Board for review and approval. Such techniques shall address the following elements of tree structure so as to avoid damaging effects during and after construction to these elements: crown; branch system; drip line; existing grade, drainage and soil character; root system; and feeder root system.
- (g) All required planting and screening shall be maintained in good condition.



11. Lighting.

- (a) Well designed lighting of the building exterior shall be permitted provided that the lighting complements the architecture. Lighting shall not draw inordinate attention to a building façade and shall not exceed an illumination level of more than 0.5 foot candles twenty-five (25) feet from the building façade. All exterior lighting shall have appropriate “cutoffs” so that glare is prevented.
- (b) Parking lot, service area, and roadway lighting shall be provided by fixtures designed to minimize glare to the street and adjacent properties. The type of fixture and color of lamping shall be evaluated by the Planning Board for their compatibility with existing street lighting, building architecture and natural site characteristics.
- (c) Lighting for pedestrian walkways may include either cut-off or exposed light sources, but the height and intensity of the light is subdued, glare is minimized and the overall light intensity does not exceed 0.5 foot-candles.
- (d) All lighting shall be designed and installed to avoid off-site spillage and halo effect to the greatest extent possible and consistent with public safety. Area lighting sources should be of the cut-off type.
- (e) All lighting provided in conjunction with any building is subject to review and approval by the Planning Board, as appropriate.
- (f) Lighting for outdoor recreational facilities shall be permitted subject to compliance with subsection 11(d) above. The base source to be referenced for sports and recreational area lighting shall be:

IESNA Manual #: IESNA RP-6-01

Titled: Recommended Practice for Sports and Recreational Area Lighting

Prepared by: The IESNA Sports and Recreational Areas Lighting Committee

12. Signage.

- (a) All signs shall be required to satisfy all of the requirements as set forth in Section 188-83 K. The Planning Board shall have the right to modify the requirements whenever such modifications are necessary to achieve an appropriate overall design theme.
- (b) An overall graphic signage plan shall be developed to complement the overall site layout and shall be an integral part of a plan application.

- (c) Corporate identification signage may be erected at principal entrances to the site as approved by the Planning Board. The design, format, and materials must be consistent with site architecture. No flashing, neon or moving elements shall be permitted. Such signs may indicate the street address, the company or development's name and logo.
- (d) Identification signage of a smaller scale shall be permitted on the exterior of a building at a location related to the principal entrance carrying the occupant's logo or symbol and such other locations as the Planning Board shall permit. They may be placed on the building surface or in a freestanding position, provided that the latter is clearly integrated with the building architecture. They shall not project above any roof or canopy elevations.
- (e) Any on-site directional, traffic, or parking control signs shall be reviewed and approved by the Planning Board, with the intent that these signs shall be restricted to the minimum necessary, shall be visually unobtrusive, and shall be consistent in format, lettering, and coloring.
- (f) As the need may arise during construction of a planned development, directory-type signs identifying groups of building locations may be established, but such temporary signs shall also be an integral part of each application and shall be removed prior to the issuance of any Certificate of Occupancy for the building so identified.

13. Utilities.

- (a) All utilities and related appurtenances on the site shall be underground or located in a building or structure to the extent reasonably practical. Any utility structures operated in conjunction with the owner and the Township for the public good such as the sanitary sewer treatment facility shall not be counted towards the building or lot coverage calculations.



14. Street furniture, plazas and other amenities.

- (a) The design of a building's related entrance areas, plazas or terraces may vary, based on the intentions and needs of individual building uses. At a minimum, however, building entrances shall be highlighted with plant materials and specially paved surfaces.

- (b) The introduction of a public or private transit system may necessitate bus shelters. The applicant shall prepare a basic design vocabulary to cover such needs consistent with the overall design program so that when and if such need arises it can be formalized according to a pre-approved plan.
 - (c) This planned development shall include some or all of these spaces, patio/seating areas, pedestrian plazas with benches, kiosk areas, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that in the judgment of the Planning Board, adequately enhances such spaces.
15. Screening of loading and service areas.
- (a) All loading docks and service areas shall be sufficient to serve the business being conducted on the site without using adjacent public or private streets. No loading and service areas shall be visible from any neighboring property or adjacent public street. Provision shall be made for handling all freight on those sides of a building that do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by deciduous and evergreen shrubs and trees, so as not to be visible from neighboring properties and streets. Delivery and loading operations shall not disturb adjoining residential neighborhoods or other land uses.
16. Refuse collection and recycling.
- (a) All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or public streets. No collection areas shall be permitted between a public street and the front of a building. Appropriate landscaping shall be installed to form a year-round effective visual screen at time of planting.
 - (b) Collection areas shall be designed to contain all material generated on site and deposited between collections. Deposited material shall not be visible from outside the enclosure.
 - (c) Collection enclosures shall be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme of the development.
 - (d) Collection areas shall be so located upon the site as to provide clear and convenient access for collection vehicles. Refuse collection and recycling areas shall not be located within parking areas or required landscaped yards and buffers.

- (e) Collection areas shall be designed and located upon the property as to be convenient for the deposition of material generated on the site.
- (f) An option to reduce the visual impact of collection containers shall be to store and compact material inside a building at the service area, thus eliminating the need to screen containers. If such an approach is used the area so used shall not count toward the FAR or maximum building coverage allowed.
- (g) Delivery, loading, trash removal or compaction, or other such operations may be limited by the Planning Board between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet Township and State requirements.
- (h) Storage and disposal of chemical wastes, biological research wastes or by-products shall be in compliance with applicable state and federal regulations.

17. Storage.

- (a) No open storage shall be permitted on any site. No articles, merchandise, products, goods, materials, or like equipment shall be kept in the open or exposed to public view, and no accessory use shall be constructed to permit open storage of materials or goods.
- (b) Non-enclosed areas for storage shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall also conform to those used as predominant materials and colors on the building.

18. Fences and walls.

- (a) Fences and walls are generally not desirable and shall only be provided for limited situations to provide for public safety, the aesthetic enhancement of the facilities and delineation of adjoining property boundaries, as appropriate.
- (b) Decorative fences or walls may be used to screen service and loading areas, private patios or courts. They may also be used to enclose recreational areas or to secure sensitive areas to uses, such as vehicle storage areas.
- (c) Fences and walls shall not be located where they impede pedestrian or bicycle circulation through or between site areas.

- (d) Chain link fencing shall be only permitted as temporary fencing in conjunction with construction activities, except for use in conjunction with recreational facilities.
- (e) If approved, all fences and walls shall be designed as integrated parts of the overall architectural and site design.
- (f) All materials shall be durable and finished in textures and colors complementary to the overall architectural design.
- (g) Landscaping may be required in conjunction with fences and walls.

19. Maintenance.

- (a) All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, fences, landscaping and lighting must be maintained in good condition and repair by either the owner or other designated entity.

20. Sidewalks and/or pathways.

- (a) On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site-users. Such systems shall provide safe, all weather efficient and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design concept. At a minimum, sidewalks and/or pathways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials, as appropriate.



- (b) Sidewalks shall be provided along any façade featuring a visitor or customer entrance, and along any façade abutting parking areas. Such sidewalks shall be located away from the façade of the building except where features such as arcades or entryways are part of the façade. Pedestrian sidewalks may provide weather protection features such as awnings or arcades when located close to customer entrances.
- (c) Where appropriate, connections will be made between on-site and perimeter sidewalk and/or pathway circulation systems.

- (d) Pedestrian crosswalks designated by the Planning Board as primary crosswalks shall be clearly delineated by a material different from the surrounding road surface through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway.

21. Electrical and mechanical equipment.

- (a) All exterior electrical and mechanical equipment at ground level, such as transformers, shall be located at the side or rear of the building and away from employee and visitor entrances. Screening methods shall primarily include walls compatible with the building material, but under certain conditions a plant material buffer utilizing a layered installation of shrubs, flowering trees, and ground cover may be deemed appropriate by the Planning Board.

22. Common open space.

- (a) The applicant shall submit an Open Space Plan showing the proposed land area and general location of any land area to be set aside for conservation and recreational purposes and a general description of improvements to be made thereon, including a plan for operation and maintenance with associated bylaws, covenants, etc.

G. Green Design Guidelines

This section sets forth requirements and design guidelines to ensure that redevelopment of the Belle Mead GSA Depot preserve the unique character of the site as it is adjacent to the Sourland Mountains. The Township, through its planning efforts, and specifically by adopting the Hillsborough Master Plan, Phase 2, is looking to industry leaders to design sustainable or “green” buildings. The guidelines that follow are intended to result in environmentally friendly, and economically vibrant in conformance with that document.

In order to promote green building design for facilities in this district, a FAR bonus will be granted for compliance with the provisions contained herein, as provided in Section E 4.

1. Green Building Certification

Currently, the most widely adopted “green” rating system in the country is the Leadership in Energy and Environmental Design (LEED) Green Building Rating System®, as developed by the U.S. Green Building Council (USGBC). The USGBC describes itself as a coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. LEED has been adopted by many federal agencies (including General Services Administration), states (including Arizona and California), and many municipalities in various states throughout the country.

According to the U.S. Green Building Council, LEED evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance-oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned. Therefore, as a means of evaluating and measuring achievements in sustainable design, this district encourages design, construction, and operation of development that meet the criteria for a LEED certified rating. For more detailed information about the requirements, resources, and standards for LEED certified projects, visit the US Green Building Council website.

2. New Construction

(a) Reducing the Urban Heat Island

The ambient air in urban environments is usually significantly warmer (sometimes more than 10°F warmer) than the air in less developed areas — an effect known as the urban heat island. Dark, non-reflective surfaces absorb heat from the sun and then radiate it back to the surrounding area. Such hotter temperatures lead to an increased need for air conditioning, which costs money and consumes significant amounts of energy. Current statistics show that air conditioning consumes one sixth of all electricity used in the United States. The following guidelines help to mitigate the formation of an urban heat island, thus reducing operating cost for owners and tenants. (For more information see LEED® Sustainable Sites credit 7.

- Provide shade (within five years) for 30% of the site's non-roof impervious surfaces.
- Use light-colored/high albedo materials (reflectance of at least 0.3) for at least 30% of the site's non-roof impervious surfaces.
- Use ENERGY STAR compliant (highly reflective) and high emissive roofing material (at least 0.9 when tested in accordance with ASTM 408) for at least 75% of the roof surface. In addition to the operational benefits to the building, this application helps to extend the life span of the roof.
- Use a "green" vegetative roof for at least 50% of the roof area. In addition to its ability to reduce stormwater flows and provide insulation, this application helps to extend the life span of the roof.

(b) Energy Efficiency

According to the US Department of Energy reports, buildings consume approximately 40% of the energy and 70% of the electricity produced in the United States. Seventy percent of the nation's energy is produced by burning fossil fuels, which are non-renewable resources and a major source of pollution. The following guidelines are intended to reduce the demand for energy brought on by redevelopment.

- Buildings shall be designed to exceed by 20% the state energy code or the most recent edition of ASHRAE/IESNA Standard 90.1 (without amendments), whichever is more stringent. (For more information see LEED® Energy & Atmosphere prerequisite 2 and credit 1.)
- Building owners are encouraged to provide a portion of the total energy used by a building with on-site renewable sources, such as photovoltaic systems. (For more information see LEED® Energy & Atmosphere credit 2.)

(c) Water Efficiency

Water is a limited resource that requires money and raw materials for treatment, both before and after use. The following guidelines help decrease the amount of municipal water needed for buildings.

- Decrease the quantity of potable water used for landscape irrigation by 50%. (For more information see LEED® Water Efficiency credit 1.)
- Install ultra low flow fixtures in bathrooms, and consider reusing roof runoff volumes for flushing toilets in order to reduce the amount of potable water required. (For more information see LEED® Water Efficiency credit 3.)

(d) Materials

Building materials must be created and transported. Those processes consume natural resources and energy, and pollute the air and water. The environmental impact of the building materials used shall be limited as much as possible. The following materials guidelines ensure quality environments that help decrease the environmental impact of the materials needed for buildings.

- Divert as much construction waste away from disposal in landfills as possible. There are many markets for recycling construction materials including metal, wood, concrete, brick, drywall, and cardboard. (For more information see LEED® Materials & Resources credit 2.)

- Incorporate building materials that contain a high percentage of recycled content. (For more information see LEED® Materials & Resources credit 4.)
- Incorporate building materials that have been manufactured and, where possible extracted, regionally. Using regional products not only reduces the amount of energy required for transportation, but it also supports the local economy. (For more information see LEED® Materials & Resources credit 5.)
- Incorporate bio-based building materials where possible. This includes materials incorporating certified wood, bamboo, wool, cotton, cork, natural linoleum, agricultural fiber boards, etc. (For more information see LEED® Materials & Resources credit 6 & 7.)
- Limit the amount of indoor air contaminants that are introduced through building materials where possible. Materials, including adhesives, sealants, paints, and carpets, with lower VOC values shall be preferred over standard versions. Materials made of wood and agricultural fiber shall contain no added urea-formaldehyde. (For more information see LEED® Indoor Environmental Quality credit 4.)

VII. CONSISTENCY REVIEW

A. Local Objectives

The Belle Mead GSA Depot redevelopment plan meets the local Township objectives as addressed in the Hillsborough Master Plan and Amendments thereto including:

- providing a balance of land uses that includes agriculture, recreation, employment, residential, and public service;
- encouraging the appropriate development in a manner that promotes public health, safety, morals, and general welfare; and
- providing expanded employment opportunities by encouraging development in zones with consistent infrastructure and services.

B. Relation to Neighboring Municipalities and Master Plans

The objectives to provide open space and recreation, as well as promote public health and safety are consistent with all municipalities. The proposed passive and active recreation area in Hillsborough maintains those objectives.

Although the Belle Mead GSA site is not directly adjacent to any municipality, Montgomery Township is neighboring the area. Along its boundary, Montgomery Township land uses include county park land, quasi-public facilities and residential uses. The master plan of each of the other municipalities were not consulted since the subject parcel in Hillsborough Township is not adjacent to any of those communities.

C. *NJ State Development and Redevelopment Plan*

The redevelopment of the Belle Mead GSA Depot is consistent with the State Development and Redevelopment Plan, including the conservation of lands for conservation and open space.

VIII. PLAN IMPLEMENTATION AND PROCEDURAL REQUIREMENTS

A. *Deviation Requests*

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

B. *Relocation Plan*

Given the vacant state of the area, no relocation plan is necessary.

C. *Conveyance of Land*

Parcels within the Belle Mead GSA Depot Redevelopment Area are not presently owned by the Township of Hillsborough and are proposed to be acquired in accordance with this redevelopment plan.

As to (II. Statutory Requirement), items 6 and 7 as found on pages 1 and 2 of this redevelopment plan, these criteria are not applicable because there are no housing units of any type – either affordable or market rate – being removed as a result of implementation of this redevelopment plan.

D. *Redeveloper (s) Agreement*

Potential redevelopers will be required to submit to the Township for review and approval prior to the designation of a Redeveloper(s):

- documentation evidencing financial responsibility and capability with respect to development proposed,

- estimated total development cost,
- estimated time schedule for start and completion of development,
- conceptual site plans, subdivision plans, preliminary plans, outline specifications and elevations sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, parking, loading, landscaping and/or passive recreation space, and sign proposals for any proposed development of a non-residential nature; and

Designation of a Redeveloper by the Township shall be subject to the execution of an appropriate redevelopment agreement. The estimates referred to in the previous paragraph shall be finalized by the designated Redeveloper(s) at the time of execution of such agreement. Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the Township by the Redeveloper for approval to insure conformance with the approved preliminary submission.

The Township shall have the authority to sell, lease or otherwise convey to a Redeveloper(s) for redevelopment, subject to the restrictions, controls and requirements of this Plan, all or any part(s) or portion(s) of land within the Redevelopment Area which becomes available for disposal as a result of public action under this Plan.

The redevelopment agreement shall provide, among other things:

- The Redeveloper(s) will be obligated to carry out certain specified improvements in accordance with the Redevelopment Plan and the preliminary submission.
- The Redeveloper(s) and his successors or assigns shall devote land to the use(s) specified in this Plan for such area for the period of the duration of the Redevelopment Plan and shall not devote such land to any other use(s).
- The Redeveloper(s) shall begin and complete the development of said land for the use(s) required in this Plan within a reasonable time as determined by the Township.
- The Redeveloper shall have the obligation to maintain all aspects of the built environment of the GSA Belle Mead Area Redevelopment Area.

- The Township shall consent to the disposition of all or any part of the Redeveloper's interest in the Redevelopment Area, such consent to be effective upon the completion by the Redeveloper(s) of all the improvements, rebuilding and redevelopment work required. The Redeveloper(s) will not be permitted to dispose of property until the improvements are completed without the prior written consent of the Township, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the Township of Hillsborough.
- No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Township or by purchasers or lessees from them or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, gender, affectional preference or marital status.

Neither the Township nor any of their assigns nor any purchasers or lessees from them nor any successors in interest to any such purchasers or lessees shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, gender, affectional preference or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area. Furthermore, no covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Township nor by any purchaser or lessee from them or by any successor in interest of such a purchaser or lessee, whereby land in the Redevelopment Area to be used for residential purposes is restricted in occupancy to persons who have or do not have children in their household. The foregoing restrictions shall be implemented by appropriate covenants or other provisions in transaction instruments.

EXHIBIT A



Township of Hillsborough

COUNTY OF SOMERSET
MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NEW JERSEY 08844

www.hillsborough-nj.org

Consideration #1

TELEPHONE
(908) 369-4313

**A RESOLUTION DETERMINING THAT THE PROPERTIES COLLECTIVELY KNOWN AS
THE GSA DEPOT PROPERTIES AND IDENTIFIED ON THE TOWNSHIP TAX MAP AS
BLOCK 175, LOTS 39.01 AND 39.03 AND BLOCK 177, LOTS 23.01, 23.03 AND 23.04 ARE AN
AREA IN NEED OF REDEVELOPMENT UNDER THE LOCAL REDEVELOPMENT AND
HOUSING LAW**

WHEREAS, the Hillsborough Township Committee adopted a resolution on February 28, 2007 authorizing and directing the Hillsborough Township Planning Board (the "Planning Board") to conduct a preliminary investigation (the "Preliminary Investigation") in order to determine whether the properties collectively known as the Belle Mead GSA Depot and identified on the Township's official tax map as Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01 and 23.03 (the "Study Area") qualify as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "LRHL"); and

WHEREAS, subsequent to the adoption of this resolution by the Township Committee, Block 177, Lot 23.03 was re-assigned as two separate lots (Lots 23.03 and 23.04) due to their location with respect to each other; and

WHEREAS, on March 27, 2008, the Planning Board held a duly-noticed public hearing as part of the Preliminary Investigation of the Study Area and, at that public hearing, the Planning Board heard testimony and public comments regarding the potential designation of the Study Area as an "area in need of redevelopment" under the LRHL; and

WHEREAS, after completing the public hearing, the Planning Board voted to recommend that the Township Committee determine that the Study Area be designated as an "area in need of redevelopment" under the LRHL; and

WHEREAS, on April 10, 2008 the Planning Board adopted a resolution memorializing its findings with regard to the Study Area and recommending that the Township Committee determine that the Study Area be designated as an "area in need of redevelopment" under the LRHL; and

WHEREAS, the Township Committee has reviewed the Planning Board's April 10, 2008 resolution and has determined that it is appropriate to accept the Planning Board's recommendation to designate the Study Area as an "area in need of redevelopment" under the LRHL for the reasons set forth by the Planning Board within that resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that for the reasons set forth more fully within the Planning Board's April 10, 2008 resolution, which is attached hereto as **Exhibit A** and which is incorporated herein, the Township Committee hereby accepts the recommendations of the Planning Board and concludes that conditions exist within the Study Area (i.e. Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03 and 23.04) satisfying N.J.S.A. 40A:12A-5(a), (b), (d) and (e); and

BE IT FURTHER RESOLVED that for the reasons set forth more fully within the Planning Board's April 10, 2008 resolution, which is attached hereto as **Exhibit A** and which is incorporated herein, the Township Committee hereby determines that the Study Area (i.e. Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03 and 23.04) is an "area in need of redevelopment" under the LRHL; and

BE IT FURTHER RESOLVED that the Township Clerk is hereby directed to transmit a certified copy of this resolution to the State Commissioner of Community Affairs for review in accordance with N.J.S.A. 40A:12A-6(b)(5); and

BE IT FURTHER RESOLVED that the Township Clerk is hereby directed to transmit a certified copy of this resolution to Henry Kent Smith, Esq., the attorney for Hillsborough Properties, L.C., an entity which filed a written objection with the Planning Board during the public hearing on the Preliminary Investigation of the Study Area.

I, Kevin P. Davis, Township Clerk, hereby certify that the above resolution is a true and correct copy of a resolution adopted by the Township Committee of the Township of Hillsborough at a regular and duly convened held on April 22, 2008.

In witness thereof, I have set my hand and affixed the seal of the Township of Hillsborough this 23rd day of April 2008.

A handwritten signature in black ink, appearing to read 'K. P. Davis', is written over a horizontal line.

Exhibit A

Resolution No.
Hillsborough Township Planning Board
Somerset County
State of New Jersey

Application No.
Designation of Area in Need of Redevelopment
Belle Mead GSA Depot

Resolution

WHEREAS, the Hillsborough Township Committee adopted a resolution on February 28, 2007 authorizing and directing the Hillsborough Township Planning Board to conduct a preliminary investigation (hereinafter known as the "Preliminary Investigation") in order to determine whether the properties collectively known as the Belle Mead GSA Depot and identified on the Township's official tax map as Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01 and 23.03 (hereinafter known as the "Study Area") qualify as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. hereinafter known as the "LRHL"); and,

WHEREAS, subsequent to the adoption of this resolution by the Township Committee, Block 177, Lot 23.03 was re-assigned as two (2) separate lots (Lots 23.03 and 23.04) due to their location with respect to each other; and,

WHEREAS, the Township retained CME Associates to issue a planning report to assist the Planning Board in the Preliminary Investigation of the Study Area; and,

WHEREAS, as part of the Preliminary Investigation, the Planning Board scheduled a public hearing for March 27, 2008; and,

WHEREAS, prior to the date of this public hearing, Bruce Rydel of CME Associates, a licensed professional planner of the State of New Jersey, issued a report entitled "A Study To Determine The Need For Redevelopment" (hereinafter known as the "CME Associates Report")

analyzing whether the Study Area qualified as an area in need of redevelopment under the LRHL; and,

WHEREAS, a notice of the March 27, 2008 public hearing was prepared providing the date, time, location and purpose of the meeting and indicating that a map showing the boundaries of the Study Area, a statement setting forth the basis for the Preliminary Investigation and the CME Associates Report, which were all available for public inspection at the office of the Township Clerk during regular business hours (hereinafter referred to as the "Hearing Notice"); and,

WHEREAS, the Hearing Notice was published in the Hillsborough Beacon, a newspaper of general circulation within the Township, on two (2) consecutive weeks on March 6, 2008 and March 13, 2008 and was also mailed at least ten (10) days prior to the hearing date to the General Services Administration, the owner of all of the properties located within the Study Area; and,

WHEREAS, although there was no obligation under the LRHL to do so, the Hearing Notice was also mailed at least ten (10) days prior to the hearing date to Hillsborough Properties LLC (hereinafter known as "HP"), the owner of certain properties located adjacent to but outside of the Study Area (hereinafter known as the "HP Properties"); and,

WHEREAS, as part of the Preliminary Investigation of the Study Area, a public hearing was held before the Township Planning Board on March 27, 2008; and,

WHEREAS, at the March 27, 2008 public hearing, the following exhibits and testimony were presented on behalf of the Township and were made part of the record before the Township Planning Board:

1. The Hearing Notices published in the Hillsborough Beacon and served upon the General Services Administration and HP, and proofs of service thereof, were collectively marked as Exhibit A-1 and were entered into evidence;

2. The map of the Study Area and the statement setting forth the basis for the Preliminary Investigation of the Study Area were collectively marked as Exhibit A-2 and were entered into evidence;

3. The CME Associates Report was marked as Exhibit A-3 and was entered into evidence;

4. Bruce Rydel of CME Associates provided oral testimony analyzing whether the Study Area qualified as an area in need of redevelopment under the LRHL. That testimony included a power point presentation which was marked as Exhibit A-4, and was entered into evidence; and,

WHEREAS, after the Township completed its presentation, the Planning Board opened the hearing to public comment and the following public comments and exhibits were presented and were made part of the record before the Planning Board:

1. Henry Kent-Smith, Esq. of Buchanan, Ingersoll & Rooney, P.C. appeared at the hearing on behalf of HP. Mr. Kent-Smith indicated that HP was seeking a continuance of the public hearing for a minimum of thirty (30) days so that it could present testimony from Paul Phillips, a professional planner licensed in the State of New Jersey, as to why the Study Area should be expanded to include the HP Properties. Mr. Kent-Smith indicated that his client believed that the same conditions that warranted designating the Study Area as an "area in need of redevelopment" under the LRHL also existed on the HP Properties and that the HP Properties should therefore be included within the "area in need of redevelopment" designation. Mr. Kent-

Smith submitted an aerial photograph showing the Study Area and the HP Properties, which was marked as Exhibit HP-1, and was entered into evidence. Mr. Kent-Smith also submitted a letter to the Township Planning Board, dated March 27, 2008, which was marked as Exhibit HP-2 and was entered into evidence;

2. There were no other public comments made at the public hearing on the Preliminary Investigation of the Study Area; and,

WHEREAS, the Township Planning Board thereafter closed the public hearing and orally adopted a Resolution recommending that the Township Committee designate the entire Study Area as an "area in need of redevelopment" under the LRHL; and

WHEREAS, the Planning Board now wishes to adopt this Resolution in order to memorialize the findings made, and the actions taken, including the motion adopted by the Township Planning Board at its March 27, 2008 meeting.

NOW, THEREFORE, BE IT RESOLVED by the Hillsborough Township Planning Board that:

1. The request made by HP to carry the public hearing to another date to allow HP to present evidence as to why the HP Properties qualify as an area in need of redevelopment under the LRHL is hereby denied. The reasons for this denial are as follows:

(a) The Township Committee resolution referring this matter to the Planning Board for the Preliminary Investigation specifically delineated the parcels of land to be included in the Study Area, but did not include the HP Properties. The Planning Board does not have jurisdiction to consider the inclusion of parcels of land outside of the Study Area within the "area in need of redevelopment" under the LRHL. The Township Committee is the entity that delineates the boundaries of the area to be investigated under

the LRHL and which ultimately determines whether that area is in need of redevelopment under the LRHL and the Township Planning Board's role is limited to investigating the area delineated by the Township Committee.

(b) It would also be inappropriate for the Township Planning Board to consider additional parcels of land located outside of the Study Area for inclusion within an "area in need of redevelopment", since such parcels were not analyzed by the Township's planning expert.

2. The Township Planning Board hereby makes the following findings of fact based upon its review of the record of the Preliminary Investigation of the Study Area and its consideration of the testimony, exhibits and comments made at the March 27, 2008 public hearing conducted as part of this Preliminary Investigation:

(a) The Township Planning Board has been authorized and directed by the Township Committee to conduct the Preliminary Investigation of the Study Area to determine if it qualifies as an "area in need of redevelopment" under the LRHL and has jurisdiction to conduct this investigation.

(b) The Study Area consists of Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03 and 23.04 and includes approximately 369.291 acres of land, all of which is currently owned by the United States General Services Administration (hereinafter known as the "GSA").

(c) Starting in 1942, the Study Area was used as a military supply depot. In 1958, the GSA took over the operation of the depot and continued such operation through 1991. With the exception of outdoor stockpiling of strategic ore, the depot has been

inactive since 1991. The outdoor stockpiling ceased in 2007 and the depot is currently vacant and completely inactive.

(d) The New Jersey Department of Environmental Protection has identified the Study Area as a Known Contaminated Site with onsite sources of contamination.

(e) The Study Area is large enough and has sufficient access to be redeveloped as a "stand-alone" redevelopment area without the necessity of combining the Study Area with other parcels of land.

(f) For the reasons set forth in detail within the CME Associates Report and the testimony of Bruce Rydel, the generality of buildings within the Study Area are substandard, unsafe, unsanitary, dilapidated and/or obsolescent, and/or possess any of such characteristics, for living and/or working conditions and/or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.

(g) The buildings within the Study Area were previously used for manufacturing or industrial purposes as part of a military depot. These buildings have been abandoned and have been allowed to fall into so great a state of disrepair as to be untenable.

(h) The buildings within the Study Area are dilapidated, obsolescent and lack ventilation, light and sanitary facilities. There are no active utilities (i.e. electric, water or sewer) serving these buildings. The holes in the fence surrounding the Study Area and the graffiti located on buildings located within the Study Area, along with the planner's observations of teenagers in and around this area, demonstrate that members of the public have access to the Study Area. The condition of the buildings and of the Study Area as a whole is detrimental to the safety and health of the public because, among other reasons,


there are hazardous materials (asbestos boards and contaminated soil) and piles of debris located within the Study Area and the buildings are structurally unsafe and have no lighting.

(i). The GSA's continued ownership of the Study Area even though these properties are abandoned and unused, and the environmental contamination within the Study Area which prevents the development of the Study Area by third parties or its sale, has caused a growing or total lack of utilization of the Study Area. These properties, if environmentally remediated, are potentially useful and valuable for contributing to and serving the public health, safety and welfare.

3. Based upon the specific findings of fact set forth within Section 2 above, as well as the entire record before the Township Planning Board for the Preliminary Investigation of the Study Area, including all the Exhibits mentioned herein, the Planning Board has determined that the Study Area meets the following statutory criteria for designating an area in need of redevelopment under the LRHL: N.J.S.A. 40A:12A-5(a), (b), (d), and (e). The Township Planning Board therefore recommends that the Township Committee determine that the Study Area (Block 175, Lots 39.01 and 39.03 and Block 177, Lots 23.01, 23.03 and 23.04) be designated as an "area in need of redevelopment" under the LRHL.

Certified to be a true copy of a Resolution adopted by the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey, at a public meeting held on

April 10, 2008.



Greg Pinchette, Chairman

Consideration #1

| | <u>Vote of Motion</u> | | | <u>Vote of Resolution</u> | | |
|----------------------------|-----------------------|---------|---------|---------------------------|---------|---------|
| | For | Against | Abstain | For | Against | Abstain |
| Marian Fenwick-Freeman | X | | | X | | |
| Frank Deicore | X | | | Absent | | |
| Dr. Steven Sireci | X | | | X | | |
| Arthur Stafford-Taylor | X | | | X | | |
| Steven Cohen | X | | | X | | |
| Michael Merdinger | X | | | Absent | | |
| Doug Thomson (Alternate 1) | X | | | X | | |
| Tod Mershon (Alternate 2) | X | | | | | |
| Mayor Anthony Ferrara | X | | | X | | |
| Vice Chairman Sam Conard | | | Absent | | | |
| Chairman Greg Burchette | X | | | X | | |

EXHIBIT B



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF SMART GROWTH

101 SOUTH BROAD STREET

PO Box 204

TRENTON NJ 08625-0204

May 21, 2008

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN L. SPINELLI
Executive Director

The Honorable Anthony Ferrera
Mayor, Township of Hillsborough
Municipal Building - 379 South Branch Road
Hillsborough, NJ 08844

Re: Review of Area in Need of Redevelopment Designation

Dear Mayor Ferrera:

We are in receipt of the Resolution adopted April 22, 2008 designating the area known as the GSA Depot Properties along Mountain View Road as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6. The Office of Smart Growth has determined that the designated area is situated in a Suburban Area (PA2), an area in which development and redevelopment is encouraged according to the State Development and Redevelopment Plan. A small portion of Block 175, Lot 39.03 is part of a larger Environmentally Sensitive Planning Area (PA 5) and another portion of that lot is a public park. However, under certain circumstances, the State Plan anticipates limited growth throughout the State in all Planning Areas, including Environmentally Sensitive Planning Areas. The character, location and magnitude of this growth will vary according to the specific characteristics of an area.

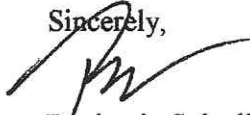
Upon review of the Resolution, a map of the proposed redevelopment area, aerial photography and GIS data layers, the Department approves the Township's designation finding that most of the former GSA Depot Properties are appropriate for redevelopment. We find that the properties that are predominantly developed within the Upper Raritan Sewer Service Area and have contamination which may have been caused by the Federal Government when it was used as a supply depot and must be appropriately mitigated, specifically all of Block 175, Lot 39.01 and Block 177, Lots 23.03 and 23.04 and the portion of Block 175, Lot 39.03 that is not part of the public open space are appropriate for cleanup and redevelopment.

The approval of this designation by the Department of Community Affairs is based upon the geographic location of the proposed redevelopment area in relation to the State Planning Act and State Development and Redevelopment Plan. The Department's approval of this designation should not be construed as, and does not constitute, a determination by the Department that the decision of the local governing body that the area in question is an area in need of redevelopment otherwise complies with the pertinent requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and other applicable legal principles governing the designation of areas in need of redevelopment under that Law.



As you take the next steps in the redevelopment process, I encourage you to contact the Office of Smart Growth for technical assistance to assist your community in advancing these efforts. The Township has begun the Plan Endorsement process and is pursuing Transfer of Development Rights. At the same time, you presented the GSA Deport Area to the Brownfield Interagency Team seeking guidance on your cleanup efforts. Please feel free to contact Barry Ableman, Principal Planner for Somerset County at (609) 292-3228 if you need further assistance.

Sincerely,



Benjamin Spinelli
Executive Director

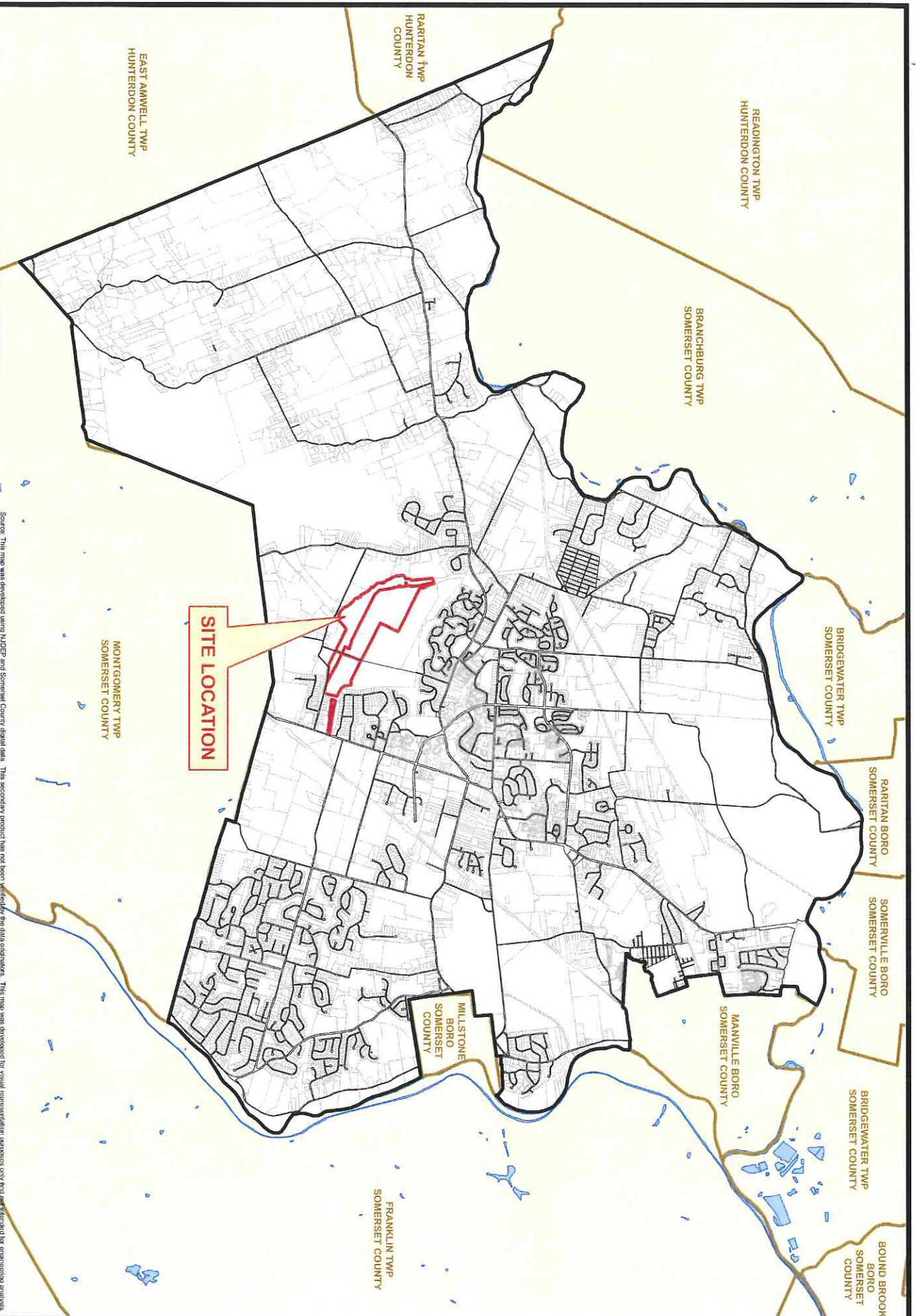
BS:ba

cc: Kevin P. Davis, Township of Hillsborough
Robert P. Bzik, AICP/PP, Somerset County Director of Planning
Robert Ringelheim, AICP/PP, Hillsborough Township Director of Planning
Karl Hartkopf, AICP/PP, OSG Planning Director
Barry Ableman, Principal Planner, OSG
Town of Hillsborough Redevelopment Folder

EXHIBIT C

[illegible]

APPROXIMATELY 100,000
 AMERICAN IN ACCORDANCE WITH
 ROBERT RANGLIUM, FR/AND
 TOOKSHIP PLAYERS
 2001, 2004



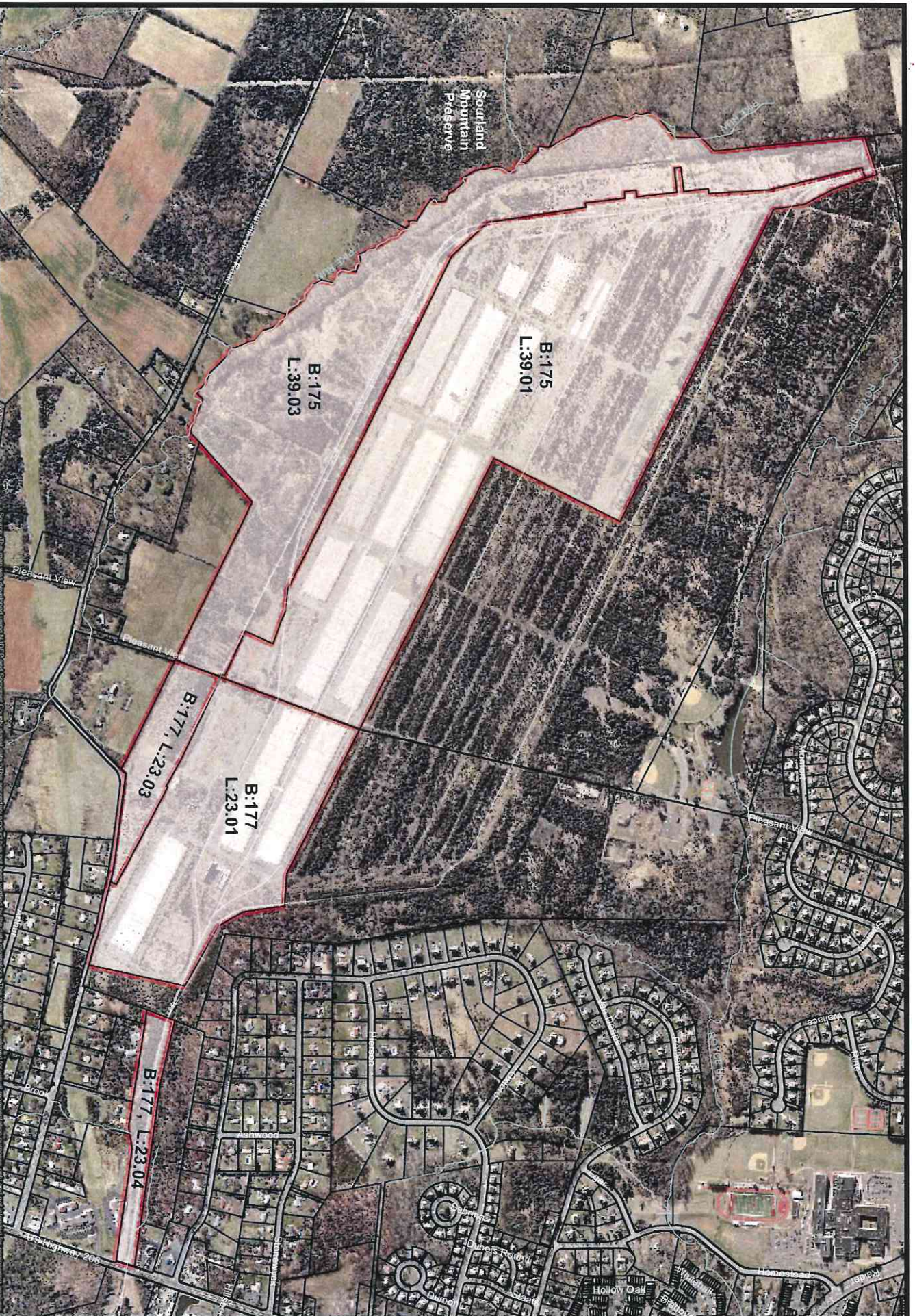
Source: The map was developed using NJDEP and Somerset County digital data. The accuracy of the data is not guaranteed. The map was developed for visual representation purposes only and is not intended for engineering analysis.



Redevelopment Plan Belle Mead GSA Depot

Township of Hillsborough, Somerset County, New Jersey
Figure 1
SITE LOCATION MAP





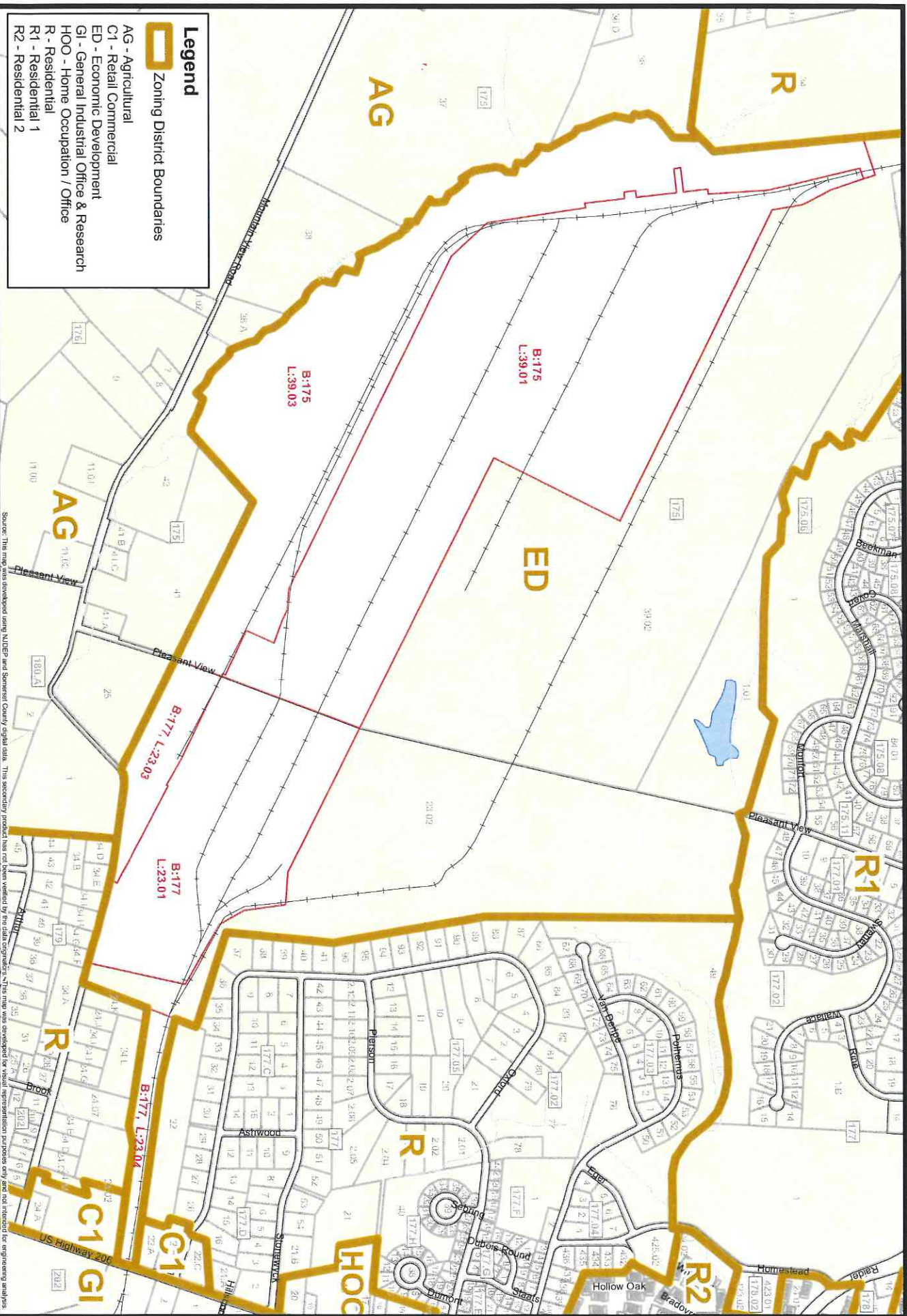
Redevelopment Plan
Belle Mead GSA Depot



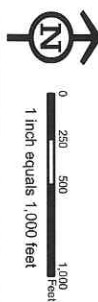
Township of Hillsborough, Somerset County, New Jersey
Figure 2

PARCEL MAP





Redevelopment Plan Belle Mead GSA Depot



Township of Hillsborough, Somerset County, New Jersey Figure 3 EXISTING ZONING MAP





Redevelopment Plan Belle Mead GSA Depot



Township of Hillsborough, Somerset County, New Jersey
Figure 4
CONCEPT PLAN

