Baker Center Redevelopment Plan

827-907 Newark Avenue (Block 11, Lot 847.A) &
829-961 Newark Avenue (Block 11, Lot 847)

City of Elizabeth
Union County, New Jersey

October 27, 2020

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Project Number: 2018001.D

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

______________________________
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# TABLE OF CONTENTS

## SECTION 1. INTRODUCTION

1.1 Statutory Basis for the Redevelopment Plan ............................................. 1
1.2 Description of the Redevelopment Plan Area .............................................. 4
   1.2.A History of the Site ............................................................................. 5
   1.2.B Neighborhood .................................................................................. 6
   1.2.C Photographs of Existing Conditions .................................................. 6

## SECTION 2. THE PUBLIC PURPOSE

2.1 Adoption of a Redevelopment Plan ............................................................. 13
2.2 Redevelopment Goals and Objectives ......................................................... 13
2.3 Relationship to the Local Goals and Objectives ......................................... 14
   2.3.A Elizabeth Master Plan .................................................................... 14
   2.3.B Relationship to the City Land Use Procedures Ordinance .................... 15

## SECTION 3. THE REDEVELOPMENT PLAN

3.1 Land Use Plan ......................................................................................... 18
   3.1.A Permitted Uses in the Baker Center Redevelopment Area ................. 18
   3.1.B Building, Area, and Yard Requirements ............................................. 20
   3.1.C Subdivision and Phasing .................................................................. 21
   3.1.D Signage ............................................................................................ 22
3.2 Development Requirements ....................................................................... 22
   3.2.A Parking and Traffic Circulation Standards ........................................ 22
   3.2.B Project Design Standards and Conditions ......................................... 23
   3.2.C Building and Architectural Design Standards and Programming ...... 24
   3.2.D Open Space and Amenities ............................................................... 25
   3.2.E Utilities ............................................................................................. 26
3.3 Provisions Related to Newark Avenue ...................................................... 27
   3.3.A Streetscape and Landscaping Improvements .................................... 27
   3.3.B Pedestrian Access and Circulation .................................................... 27
   3.3.C Traffic Study and Related Improvements .......................................... 28
3.4 Green Building and Sustainability ............................................................. 28
3.5 Redevelopment Actions ........................................................................... 28
   3.5.A Demolition ....................................................................................... 28
   3.5.B New Construction ............................................................................ 29
   3.5.C Properties to be Acquired ................................................................. 29
   3.5.D Relocation ...................................................................................... 29

## SECTION 4. RELATIONSHIP TO LAND USE AND ZONING ORDINANCE

## SECTION 5. RELATIONSHIP TO OTHER PLANS

5.1 Plans of Adjacent Municipalities ................................................................. 31
5.2 Union County Master Plan ........................................................................ 32
5.3 New Jersey State Development and Redevelopment Plan ......................... 32
SECTION 6. GENERAL PROVISIONS

6.1 Approvals Process

6.2 Easements

6.3 Site Plan Review

SECTION 7. EXHIBITS

SECTION 8. APPENDIX

Exhibits

1. Baker Center Redevelopment Plan Conceptual Design, entitled “The Baker Center Mixed-Use Development,” prepared by Woods Bagot Architects, P.C., dated July 14, 2020, consisting of nineteen (19) sheets (hereinafter referred to as the “Concept Plan”) as follows:
   • Cover Sheet - The Baker Center Mixed-Use Development, July 14, 2020 (page 1)
   • Sheet 00 – The Baker Site Project Plan (page 2)
   • Sheet 01 – Current Site Image (page 3)
   • Sheet 01 – Master Plan (page 4)
   • Sheet 02 – Site Plan Diagram (page 5)
   • Sheet 02 – Site Plan Diagram (page 6)
   • Sheet 02 – Residential Plan, Overall Unit Counts (page 7)
   • Sheet 02 – Parking Plan, Overall Parking Spaces (page 8)
   • Sheet 02 – Area Chart (page 9)
   • Sheet 02 – Rental Car Circulation, Site Plan (page 10)
   • Sheet 03 – Residential Plan (A, C, D, E, F), Typical Second Floor Plan – 27 Units (page 11)
   • Sheet 03- Residential Plan (A, C, D, E, F), Typical Third Floor Plan - 31 Units (page 12)
   • Sheet 04 – Landscape Design, Site Plan (page 13)
   • Sheet 04 – Landscape Design, Typical Section through Esplande (page 14)
   • Sheet 05 – View, Visualizations (page 15)
   • Sheet 05 – View, Visualizations (page 16)
   • Sheet 05 – View, Visualizations (page 17)
   • Sheet 05 – View, Visualizations (page 18)
   • Sheet 05 – View, Visualizations (page 19)


3. ALTA/NPS Land Title Survey for Block 11, Lot 847 and 847A, dated July 25, 2018, prepared by Langan International LLC. Consisting of two (2) drawings.
Appendix

1. City Council of the City of Elizabeth Resolution authorizing the City Planning Board to conduct a study to determine if 829-961 Newark Avenue (Interbake) and 827-907 Newark Avenue, Rear and 1001-1013 Newark Avenue are an area in need of redevelopment, adopted April 12, 2005.

2. City of Elizabeth Planning Board Resolution authorizing the City Planner to conduct a study of 829-961 Newark Avenue, otherwise known as Block 11, Lot 847; 827-907 Newark Avenue, otherwise known as Rear Block 11, Lot 847.A, and 1001-1013 Newark Avenue, otherwise known as Block 11, Lot 848 should be deemed areas in need of redevelopment, adopted May 5, 2005.

3. City of Elizabeth Planning Board Resolution recommending the adoption of the Durant Street Redevelopment Study to the City Council of the City of Elizabeth, adopted June 2, 2005.

4. City Council of the City of Elizabeth Resolution approving and adopting the Planning Board Study for the Durant Redevelopment Area, designating the area as in need of redevelopment, and authorizing the Planning Board to prepare a Redevelopment Plan for the Durant Redevelopment Area, adopted June 14, 2005.

5. City of Elizabeth Planning Board Resolution recommending the adoption of the Durant Redevelopment Plan to the City Council of the City of Elizabeth, adopted July 28, 2005.

6. City Council of the City of Elizabeth Resolution authorizing the Mayor, the City Clerk and other proper City Officials to enter into a Redevelopment Agreement with Baker Center Development, LLC, adopted August 23, 2005.


9. City Council of the City of Elizabeth Resolution advising the City of Elizabeth Planning Board to conduct a study to determine if (A) 829-961 Newark Avenue, Block 11, Lot 847; (B) 827-907, Block 11, Lot 847.A; and (C) 1001-1013 Newark Avenue, Block 11, Lot 848 are an area in need of Redevelopment, adopted August 31, 2012.

10. City Council of the City of Elizabeth Resolution authorizing the Planning Board to conduct a study to determine if 829-961 Newark Avenue (11-847), 827-907 Newark Avenue (11-847.A), 1001-1013 Newark Avenue (11-848), 1015-1027 Newark Avenue (11-849), and 1029-1061 Newark Avenue (11-850) is an area in need of redevelopment, adopted October 28, 2014

11. City Council of the City of Elizabeth Resolution amending the resolution adopted October 28, 2014 to state that the redevelopment determination for 829-961 Newark Avenue, 827-907 Newark Avenue, 1001-1013 Newark Avenue, 1015-1027 Newark Avenue, and 1029-1061 Newark Avenue shall authorize the municipality to use only those powers permitted under the Local Redevelopment and Housing Law and shall permit the use of eminent domain, adopted January 13, 2015.

12. Letter from the Director of Planning & Community Development, dated December 30, 2014 requesting to amend the October 28, 2014 resolutions to authorize a redevelopment study for Newark Avenue.

13. City Council of the City of Elizabeth Resolution amending the resolution adopted October 28, 2014 to state that the redevelopment determination for 829-961 Newark Avenue, 827-907 Newark Avenue, 1001-1013 Newark Avenue, 1015-1027 Newark Avenue, and 1029-1061 Newark Avenue shall authorize the municipality to use only those powers permitted under the Local Redevelopment and Housing Law and shall permit the use of eminent domain, adopted January 13, 2015.

15. City Council of the City of Elizabeth Resolution approving and adopting the Baker Center Redevelopment Study and determines that the aforesaid properties meet the statutory criteria as a Condemnation Redevelopment Area, adopted February 9, 2016.

16. Letter from the Director of Planning & Community Development, dated April 26, 2016 requesting a resolution to remove 1029-1061 Newark Avenue (Block 11, Lot 850) from the Baker Center Redevelopment Study and authorize the Planning Board to prepare a new redevelopment study and redevelopment plan for 1029-1061 Newark Avenue.

17. City Council of the City of Elizabeth Resolution authorizing the Planning Board to conduct a redevelopment study without the powers of condemnation for 1029-1061 Newark Avenue (11-850), adopted May 10, 2016.

18. City of Elizabeth Planning Board Resolution adopting a Non-Condemnation Redevelopment Study of 1029-1061 Newark Avenue as prepared by Harbor Consultants dated July 7, 2016 and recommending to the City Council that it adopt a Resolution adopting the Non-Condemnation Redevelopment Study.


20. City Council of the City of Elizabeth Resolution de-designating 891 Newark, LLC as the Redeveloper of 827-961 Newark Avenue (Block 11, Lot 847), adopted on August 28, 2018.

21. City of Elizabeth Planning Board Resolution recommending adoption of the Baker Center Redevelopment for 827-907 Newark Avenue (Block 11, Lot 847.A) & 829-961 Newark Avenue (Block 11, Lot 847) as prepared by Harbor Consultants April 15, 2019, adopted May 2, 2019.

22. City Council of the City of Elizabeth Resolution to authorize the Planning Board to reexamine the Baker Center Redevelopment Study for 827-907 Newark Avenue (Block 11, Lot 847.A) & 829-961 Newark Avenue (Block 11, Lot 847) for lack of action taken by the City Council since the Planning Board’s May 2019 recommendation, adopted July 28, 2020.

23. October 13, 2020 City Council Resolution rescinding the July 22, 2020 resolution authorizing the Planning Board to reexamine the Baker Center Redevelopment Study and authorizes the Planning Board to reexamine the Baker Center Redevelopment Plan for a new mixed-use development on parcels located at 829-961 Newark Avenue and 827-907 Newark Avenue.

**Figures**

- **Figure A:** Aerial Map of Baker Center Condemnation Redevelopment Plan Area
- **Figure B:** Baker Center Condemnation Redevelopment Plan Area Shown on the City of Elizabeth Zone Map
- **Figure 1-12:** Photographs of Existing Conditions of the Baker Center Redevelopment Plan Area and Surrounding Neighborhood

**Tables**

- **Table 1:** Baker Center Redevelopment Plan Area Properties
- **Table 2:** Bulk Standards Permitted in the MRC Zone
- **Table 3:** Bulk Requirements for the Baker Center Redevelopment Area, Located in Block 11, Lots 847 and 847.A
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SECTION 1. INTRODUCTION

1.1 Statutory Basis for the Redevelopment Plan

There is a long and extensive history of the redevelopment studies and redevelopment plans prepared for the properties within this redevelopment area. The City Council of Elizabeth first adopted a resolution on April 12, 2005 stating, “The Director of the Department of Planning and Community Development to authorize the Elizabeth Planning Board to conduct a study to determine if 829-961 Newark Avenue, Block 11, Lot 827-907 Newark Avenue, Rear Block 11, Lot 847.A and 1101-1013 Newark Avenue, Block 11, Lot 848 is an area in need of redevelopment; and whereas, if so determined, the Planning Board shall be authorized to prepare a redevelopment plan for the area.”

The City Planner, Victor E. Vinegra of Harbor Consultants, Inc. was authorized to conduct a preliminary investigation of these properties to determine if the area should be “deemed areas in need of Redevelopment.”

In 2005, the redevelopment study was more commonly known as “The Durant Street Project” after the arterial road off of Newark Avenue situated within the middle of the project site. After the resolution was adopted, Vinegra prepared the Redevelopment Study and the City of Elizabeth Planning Board adopted a resolution on June 2, 2005 recommending the adoption of the Redevelopment Study. Subsequently the City of Elizabeth Council adopted a resolution on June 14, 2005 stating “the Planning Board reviewed a Redevelopment Study prepared by Victor E. Vinegra, Board Planner; and whereas the Planning Board agreed that the aforesaid properties meet the statutory criteria as “an Area in Need of Redevelopment; now therefore, be it resolved by the City Council of the City of Elizabeth that the name of the Redevelopment Area shall be changed from the Durant Street Redevelopment Area to the Durant Redevelopment Area; and be it further resolved that the City Council of the City of Elizabeth approves and adopts the Planning Board Study for the Durant Redevelopment Area and determines that said area is an area in need of redevelopment pursuant to the recommendation of the Planning Board.”

On July 28, 2005, the City of Elizabeth Planning Board endorsed the Redevelopment Plan for Durant Street which states, “Now, therefore, be it resolved, that the proposed Durant Redevelopment Plan as presented to the Planning Board at its meeting of July 28, 2005, is hereby approved; and be it further resolved, that said Durant Redevelopment Plan be forwarded to the City Council of the City of Elizabeth with the recommendation that the City Council adopt the Plan by Ordinance.” On August 23, 2005, the City Council of the City of Elizabeth adopted the a the Durant Redevelopment Plan by Ordinance No. 3750, which was formally adopted on August 25, 2005. In addition to adopting Ordinance No. 3750 on August 23, 2005, the City Council also

1 City Council of the City of Elizabeth Resolution, “Authorization to conduct Redevelopment Study,” adopted April 12, 2005.
2 City of Elizabeth Planning Board Resolution, adopted May 5, 2005.
3 City of Elizabeth Planning Board Resolution, adopted June 2, 2005.
5 City of Elizabeth Planning Board Resolution, adopted July 28, 2005.
adopted a resolution designating Baker Center Development, LLC, as the redeveloper for the properties located in the Durant Redevelopment Area.\(^7\)

The Durant Redevelopment Plan provided for a mixture of high density residential condominiums with a maximum density of thirty two (32) units per acre or seven hundred (700) units, and a maximum of 450,000 square feet of gross floor area of office, retail, commercial, and restaurant uses.

A significant fire occurred at 829-961 Newark Avenue and 827-907 Newark Avenue in December of 2011 and severely damaged the nearly quarter-mile long building, which most recently had been a warehouse for more than a dozen companies. The building sustained significant damage and had to be demolished as a result of the structural damage caused by the fire.

The build out of the Durant Redevelopment Plan never materialized. Approximately seven years after the adoption of the 2005 Redevelopment Plan, the City Council and Planning Board authorized Harbor Consultants, Inc. to prepare an updated Redevelopment Study and Redevelopment Plan, similar to the planning studies that were completed in 2005 in order to address this stagnant and unproductive tract of land. A resolution was adopted on August 31, 2012 acknowledging the fire damage and partial demolition of “the former Interbake facility located at 827-907 Newark Avenue, 829-961 Newark Avenue, and 1001-1013 Newark Avenue.” The resolution went on to state that the properties previously mentioned in the 2005 resolutions for the Durant Redevelopment were designated as areas in need of redevelopment, but since the fire damage and partial demolition, “the City wishes to adopt a plan of redevelopment for the site in compliance with the goals and objectives of the City of Elizabeth Master Plan.”\(^8\)

The resolution continues to state that “the City Council directs and authorizes the City of Elizabeth Planning Board to conduct a preliminary investigation...[and] be it resolved that the City Council of the City of Elizabeth hereby authorizes and directs the City of Elizabeth Planning Board to conduct a study to determine...[the area] an area in need of redevelopment.”\(^9\)

In a letter dated December 11, 2012, from William Reyes, Jr., the Director of Planning and Community Development, he stated, “For [The City Council’s] edification, the Planning Board voted affirmatively to adopt the Durant Street Redevelopment Plan in the form previously submitted to Council. [Reyes] attached ... a letter from Marc Brown, Esq., Special Counsel to the Planning Board, notifying the undersigned that the Planning Board voted to adopt the Revised Durant Street Redevelopment Plan and that the Plan is now ready to be voted on by the City Council; and a letter from Mike Mistretta, PP, Harbor Consultants Planner recommending that the City Council adopt the Revised Durant Street Redevelopment Plan and as required by law, setting forth his findings that the Plan is technically inconsistent with the zoning contained in the present Master Plan.”\(^10\) The 2012 Redevelopment Plan provided for the same principal permitted uses and density as the 2005 Redevelopment and included language specifically allowing large retail business (big box retail).

After the adoption of this second redevelopment study and redevelopment plan, again, no development materialized and the properties remained an eyesore in the neighborhood, negatively

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\(^7\) City of Elizabeth Planning Board Resolution, adopted August 23, 2005.

\(^8\) City Council of the City of Elizabeth, adopted August 31, 2012

\(^9\) Ibid.

impacting the surrounding community. None of the proposals for redevelopment seemed to meet the needs of the ever-growing and eclectic population of the City of Elizabeth.

In 2014 the City Council of Elizabeth once again authorized a Redevelopment Study which would involve a total of five (5) parcels of land. The idea of expanding the redevelopment area along Newark Avenue to include additional properties which were not part of either of the original redevelopment plans was evaluated by the City of Elizabeth as one method to enhance the overall plan and create a more feasible plan.

On October 28, 2014, the City Council of the City of Elizabeth adopted a resolution, which states, “if so determined [an area in need of redevelopment], it is requested that the Planning Board be authorized to prepare a redevelopment study and redevelopment plan for the area; and whereas establishing a new redevelopment plan that incorporates all five adjacent lots will provide the best opportunity for redevelopment in a manner that will serve best the residents of the surrounding neighborhood and entire City.”\(^1\)

The resolution further resolved that “the City Council of the City of Elizabeth authorizes the Planning Board to conduct a study to determine whether the area located at 829-961 Newark Avenue (11-847), 827-907 Newark Avenue (11-847.A), 1001-1013 Newark Avenue (11-848), 1015-1027 Newark Avenue (11-849), and 1029-1061 Newark Avenue (11-850) as is an area in need of redevelopment.”\(^12\)

On January 13, 2015, the City Council adopted an amendment resolution which resolved that “the resolution adopted October 28, 2014 be amended to state that the redevelopment area determination for 829-961 Newark Avenue, 827-907 Newark Avenue, 1001-1013 Newark Avenue, 1015-1027 Newark Avenue, and 1029-1061 Newark Avenue shall authorize the municipality to use only those powers permitted under the Local Redevelopment and Housing Law and shall permit the use of eminent domain.”\(^13\)

A Redevelopment Study, dated March 2015, was prepared for the aforementioned properties by Harbor Consultants and the City of Elizabeth Planning Board adopted a resolution endorsing the Baker Center Redevelopment Study on May 7, 2015, recommending it for consideration and adoption by the City Council of the City of Elizabeth as a Condemnation Redevelopment Area.

On February 9, 2016, the City Council of the City of Elizabeth adopted the Baker Center Redevelopment Study as a Condemnation Redevelopment Area and authorized the Planning Board to prepare a Redevelopment Plan upon approval of this Resolution by the Commissioner of the Department of Community Affairs, pursuant to the provisions of N.J.S.A. 40A:12A-6.

Almost one year after the March, 2015 redevelopment study was authored and two months after the study was fully adopted, the City of Elizabeth identified that warehousing would be a good use for 1029-1061 Newark Avenue (11-850) and sought to pursue that use for that tract of land. In order to do so, a new redevelopment study and plan were required for 1029-1061 Newark Avenue to allow for a warehousing use. The Director of Planning and Community Development sent a letter dated April 26, 2016 to the Honorable Council of the City of Elizabeth “respectfully requesting that this Honorable Council authorize the Planning Board to prepare a new redevelopment study without condemnation powers for 1029-1061 Newark Avenue to determine if the parcel is an area in need of redevelopment, and if deemed in need of redevelopment, to

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\(^1\) City Council of the City of Elizabeth Resolution, adopted October 28, 2014.
\(^2\) Ibid.
\(^3\) City Council of the City of Elizabeth Resolution, Amended Resolution, adopted January 13, 2015.
prepare a new redevelopment plan without condemnation powers for 1029-1061 Newark Avenue.\textsuperscript{14}

On May 10, 2016 the City Council adopted a Resolution authorizing the Planning Board to conduct a redevelopment study without the powers of condemnation for 1029-1061 Newark Avenue (11-850).

On July 07, 2016 the City of Elizabeth Planning Board adopted a Resolution approving a Non-Condemnation Redevelopment Study of 1029-1061 Newark Avenue as prepared by Harbor Consultants and recommended to the City Council that it adopt a Resolution adopting the Non-Condemnation Redevelopment Study.

On November 09, 2016 the City Council adopted a Resolution endorsing the Non-Condemnation Redevelopment Study of 1029-1061 Newark Avenue.

On August 28, 2018 the City Council adopted a Resolution de-designating 891 Newark, LLC as the Redeveloper of 827-961 Newark Avenue (Block 11, Lot 847).

On May 02, 2019 the City of Elizabeth Planning Board adopted a Resolution recommending the adoption of the Baker Center Redevelopment Plan for 827-907 Newark Avenue (Block 11, Lot 847.A) & 829-961 Newark Avenue (Block 11, Lot 847) as prepared by Harbor Consultants April 15, 2019.

On July 28, 2020 the City Council adopted a Resolution to authorize the Planning Board to reexamine the Baker Center Redevelopment Study for 827-907 Newark Avenue (Block 11, Lot 847.A) & 829-961 Newark Avenue (Block 11, Lot 847) for lack of action taken by the City Council since the Planning Board’s May 2019 recommendation.

On October 13, 2020 City Council adopted a Resolution rescinding the July 22, 2020 resolution authorizing the Planning Board to reexamine the Baker Center Redevelopment Study and authorized the Planning Board to reexamine the Baker Center Redevelopment Plan for a new mixed-use development on parcels located at 829-961 Newark Avenue and 827-907 Newark Avenue.

\subsection{1.2 Description of the Redevelopment Plan Area}

The Condemnation Baker Center Redevelopment Plan Area (hereinafter referred to as the “Baker Center Redevelopment Plan Area” or the “Plan Area”) is located in the Ward 4 of the City of Elizabeth in close proximity to the Newark border. The Baker Center Redevelopment Plan Area is known locally as the old Interbake factory and is located on two (2) contiguous parcels of land in the City of Elizabeth and has approximately 1,290 feet of lot frontage along Newark Avenue. The Baker Center Redevelopment Plan Area consists of Tax Account No. 11-847 (829-961 Newark Avenue) and 11-847.A (827-907 Newark Avenue). The Baker Center Redevelopment Plan Area is bounded to the west by Newark Avenue, to the east by a New Jersey Transit Rail Line, and to the

\textsuperscript{14} Letter from Eduardo Rodriguez. to Honorable Members of City Council, “Subject: Resolution to remove 1029-1061 Newark Avenue (Block 11, Lot 850) from the Baker Center Redevelopment Study and Authorize the Planning Board to Prepare a New Redevelopment Study and Redevelopment Plan for 1029-1061 Newark Avenue” April 26, 2016.
The Baker Center Redevelopment Plan Area is comprised of 20 +/- acres and is owned by Baker Street Holdings LLC based on municipal tax records.

**Figure A: Aerial Map of Baker Center Redevelopment Plan Area**

<table>
<thead>
<tr>
<th>Owner</th>
<th>Street Address</th>
<th>Block and Lot</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAKER STREET HOLDINGS LLC</td>
<td>829-961 Newark Avenue</td>
<td>Block 11, Lot 847</td>
<td>16.25 +/- Acres</td>
</tr>
<tr>
<td>BAKER STREET HOLDINGS LLC</td>
<td>827-907 Newark Avenue</td>
<td>Block 11, Lot 847.A</td>
<td>3.5 +/- Acres</td>
</tr>
<tr>
<td><strong>Total Area of the Baker Center Redevelopment Plan Area</strong></td>
<td></td>
<td></td>
<td><strong>19.75 +/- Acres</strong></td>
</tr>
</tbody>
</table>

*Information Shown in Table is per Municipal Tax Information Only*

1.2.A  History of the Site

The original factory was initially built for Duesenberg Motors/Brothers to build engines for the United States Army and Navy during World War I. The massive building manufacturing complex was constructed in 1917 and then sold by then owners, the Duesenberg brothers, to auto
manufacturer John Willys in 1918. Willys expanded the factory building, but in 1920 he sold it to William C. Durant, a founder of General Motors. The site was expanded to up to 40 acres of land and continued to build and manufacture cars. Once Durant went bankrupt, he sold a portion of the plant to Big Bear Foods in 1933, a supermarket company where groceries, hardware and paint products were sold. Eventually, Big Bear Foods sold the building to Burry Biscuits. The building then became a warehouse space for several companies.

1.2.B Neighborhood

The Baker Center Redevelopment Plan Area is bounded to the west by Newark Avenue, to the east by a New Jersey Transit Rail Line, and to the north by Lot 848 which was deemed a “Condemnation Redevelopment Area” via the resolution adopted by the City Council on February 9, 2016, which established the Baker Center Redevelopment Plan Area. The southern end of the Baker Center Redevelopment Plan Area is bounded by Lot 846. Lot 846 is currently developed with and occupied by a Stop & Shop grocery store.

Southeast of the Baker Center Redevelopment Plan Area, across North Avenue, is the North Elizabeth Train Station, which services the Northeast Corridor Line and the North Jersey Coast Rail Line. Both Rail services stop at major train stations such as New York Penn, Newark Penn, and Newark Liberty International Airport, and New Brunswick Train Stations.

There are four small parks in the vicinity of the Baker Center Redevelopment Plan Area. Kenah Field and Kellog Park run along the eastern edge of the Baker Center Redevelopment Plan Area, on the other side of the train tracks. The other two parks are both located across Newark Avenue. Wilson Park is directly across Newark Avenue from the Baker Center Redevelopment Plan Area, and Crane Square is located to the southwest of the Baker Center Redevelopment Plan Area.

The Baker Center Redevelopment Plan Area was located within one of Elizabeth’s Industrial Zone Districts, the Manufacturing/Research/Commercial Zone (MRC) prior to the inclusion of the Baker Center Redevelopment Plan Area within the Durant Street Redevelopment Plan and subsequently included within this Baker Center Redevelopment Plan. There are several zones existing around the Baker Center Redevelopment Plan Area including the C-3 Central Commercial, C-4 Special Commercial, R-2 Two-Family Residential, R-3A Four-Family Residential, and O Open Space zones.

1.2.C Photographs of Existing Conditions

A field survey of the Baker Center Redevelopment Plan Area was conducted to determine the existing land use and overall condition of the properties comprising the Plan Area. The photographs contained within this Report for Block 11, Lots 847 and 847.A were taken on February 26, 2019. All photographs were taken from the Newark Avenue right-of-way.
Figure 1: Photograph of the vacant Baker Center Redevelopment Plan Area taken from Newark Avenue facing the southern portion of the property, adjacent to the Stop & Shop.

Figure 2: Photograph of the vacant Baker Center Redevelopment Plan area taken from Newark Avenue facing the rear property line in the southeastern portion of the site.
Figure 3: Photograph of the vacant Baker Center Redevelopment Plan area taken from Newark Avenue facing east showing the central portion of the site. The smoke stack in the background is a remaining portion of the old factory.

Figure 4: Photograph of the vacant Baker Center Redevelopment Plan Area taken from Newark Avenue facing east showing a closer image of smoke stack in the background and remaining brick and concrete pads in the foreground.
Figure 5: Photograph of the vacant Baker Center Redevelopment Plan Area taken from Newark Avenue facing the northeastern portion of the site. The smoke stack in the background and the pile of rubble are remaining portions of the old factory.

Figure 6: Photograph of Bus stop for the 24 bus which runs from the Erie Loop in Orange to the Jersey Gardens Mall in Elizabeth
Photographs of Surrounding Neighborhood Properties

Figure 7: Photograph of auto-repair shop located across Newark Avenue from the Baker Center Redevelopment Plan Area

Figure 8: Photograph of residential uses and tavern located across the street from the Baker Center Redevelopment Plan Area
Figure 9: Photograph of residential uses located across the street from the Baker Center Redevelopment Plan Area

Figure 10: Photograph vacant site located across the street from the Baker Center Redevelopment Plan Area with “Coming Soon Car Wash” sign
Figure 11: Photograph of Dunkin Donuts located across the street from the Baker Center Redevelopment Plan Area

Figure 12: Photograph of vacant building located across the street from the Baker Center Redevelopment Plan Area
SECTION 2. THE PUBLIC PURPOSE

2.1 Adoption of a Redevelopment Plan

In accordance with the Local Redevelopment and Housing Law, NJSA 40A:12A-7: No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c. 79 (C40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite 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,” P.L. 1985, c. 398 (C.52:18A-196 et al.).

The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L. 1975, c. 291 (C.40:55D-1 et seq.).

The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance.

2.2 Redevelopment Goals and Objectives

The Goals and Objectives of this Redevelopment Plan are as follows:

- Redevelop a vacant site in the City of Elizabeth that has been found to be an area in need of redevelopment and satisfies certain criteria of the Local Redevelopment and Housing Law;
- Represent the history of the factories which previously operated on the site with new buildings which are designed with building materials and architectural design standards that are reminiscent of the site’s past;
• Provide a mixed-use development that reinvigorates the site and the surrounding neighborhood;
• Provide housing with amenities that provides for realistic housing opportunities for the City of Elizabeth;
• Incorporate retail storefronts, commercial space, and amenities on the first floor frontage of the buildings in order to address the social, active, and passive recreational needs of the community and contribute to a lively street environment;
• Encourage employment opportunities for Elizabeth residents through new commercial, retail and office uses;
• Encourage development of vacant and underutilized properties;
• Provide for an increased resident consumer base and pedestrian access to the commercial uses on along Newark Avenue and in the surrounding neighborhood;
• Incorporate green space, outdoor areas, and other outdoor amenities within and around a mixed-use project, which include pedestrian pathways, plazas, landscaped areas, and other passive and active outdoor space;
• Provide and maintain safe on-site and off-site pedestrian connections to surrounding properties in order to incorporate the new development into the existing community and increase connectivity to commercial uses across Newark Avenue;
• Provide multi-modal transit options including a car rental service, bike lanes and walking trails;
• Redevelop a site in close proximity to the North Elizabeth train station in order to take advantage of available mass transit for future residents, employees, and visitors to the area;
• Provide sufficient off-street parking spaces and internal vehicular circulation for residents and employees on the site;
• Investigate the impact of the new development on traffic conditions at the intersection of the project site entrance and Newark Avenue;
• The elimination of conditions which are detrimental to the growth, health, and safety of the surrounding community;
• Provide an aesthetically pleasing streetscape environment for passersby and residents;
• Incorporate green building technologies, green infrastructure, and sustainable energy systems into the site improvements and the building design to the extent practicable.

2.3 Relationship to Local Goals and Objectives

2.3.A City of Elizabeth Master Plan

This report briefly describes information related to the Baker Center Redevelopment Plan Area in consideration within The Partial Reexamination Report for the City of Elizabeth Master Plan, Amended July, 27, 2015, prepared by Harbor Consultants, Inc., The Land Use Plan Element of the Master Plan dated January 8, 2016, prepared by Harbor Consultants, Inc, and the 2005 City of Elizabeth Master Plan, prepared by Cheryl Bergailo, P.P., AICP of Schoor DePalma, Inc. To further understand the benefits and effects that redeveloping the Baker Center Redevelopment Plan Area would have on the City of Elizabeth, this Redevelopment Plan analyzes how the redevelopment relates and adheres to the overarching City Master Plan.
The City of Elizabeth Planning Board adopted the City of Elizabeth Master Plan on October 6, 2005, which was prepared by Cheryl Bergailo, P.P., AICP of Schoor DePalma, Inc. The 2005 Land Use Element of the City of Elizabeth Master Plan lists the goals and objectives for the city, which include: “3. Reduce incompatible land uses in residential, commercial and industrial areas.”

Further, the Housing Element within the plan lists several objectives including, “Continue to provide sound rental housing at a variety of income levels… Continue stringent property code enforcement to stabilize neighborhoods… Continue neighborhood planning for all social and physical aspects of neighborhood life.”

The redevelopment of this building would breathe new life into this area of Elizabeth while enforcing the residential zoning code of the Redevelopment Area and will promote sound “neighborhood planning” to include all positive aspects of a neighborhood.

The most recent Master Plan Re-Examination report dated July 2, 2020, prepared by Harbor Consultants, Inc., attempts to address a number of changes made in Elizabeth since the 2016 Re-Examination. The original Baker Center Redevelopment Plan was split off into two separate redevelopment areas containing one lot located at 1029-1061 Newark Avenue and entitled the "Amended Baker Center Redevelopment Plan". The Master Plan Re-Examination report dated July 2, 2020 recommends that the MRC Zone District be eliminated and replaced with the MRC-1 and MRC-2 Zone Districts. All existing permitted uses listed on Schedule 1A, "Permitted Uses" are recommended for both the MRC-1 and MRC-2 Zone Districts. Additionally, it is recommended that a "Y Warehousing with wholesale and storage" use be added as a permitted use to the MRC-1 zone and listed on Schedule 1A, "permitted uses"/ wholesale and storage use shall not include; distribution center use, standalone outdoor storage, parking facilities, and cross-dock warehousing. The Plan recommends studying the MRC zone district bulk standards. The Baker Center Redevelopment Plan is recommended to be in the proposed MRC-2 Zone District.

2.3.B Relationship to the City Land Use Procedures Ordinance

The Baker Center Redevelopment Plan Area is located within the Manufacturing, Research, and Commercial (MRC) zone, as depicted on the City of Elizabeth Zone Map (Figure B).

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15 City of Elizabeth Master Plan by Cheryl Bergailo, P.P., AICP of Schoor DePalma, Inc., October 6, 2005. Section II Housing Plan Element, Page 1.
16 City of Elizabeth Master Plan by Cheryl Bergailo, P.P., AICP of Schoor DePalma, Inc., October 6, 2005. Section II Housing Plan Element, Page 1.
The following are the permitted uses and bulk requirements of the MRC Zone.

**Figure B: Baker Center Condemnation Redevelopment Plan Area**
*Shown on the City of Elizabeth Zone Map*

**Table 2: Bulk Standards Permitted in the MRC Zone**
*City of Elizabeth, Union County, New Jersey*

<table>
<thead>
<tr>
<th>Bulk Standard</th>
<th>Large Scale Retail Uses</th>
<th>All Other Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Frontage</td>
<td>150</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>0 Feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>25 (1)</td>
<td>25 (1)</td>
</tr>
<tr>
<td>Maximum Height (Principal)</td>
<td>3 stories; 40 feet</td>
<td>3 stories; 40 feet</td>
</tr>
<tr>
<td>Maximum Height (Accessory)</td>
<td>2 stories; 25 feet</td>
<td>2 stories; 25 feet</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>1 acre</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Principal Building Size</td>
<td>15,000 square feet</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>35%</td>
<td>None</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>1 space / 300 square feet floor area</td>
<td>1 space / 1,400 square feet site area</td>
</tr>
</tbody>
</table>
17.36.200 - Schedule IB, MRC District Zone Controls.

Permitted Uses:

1. Corporate business and professional offices.
2. Research laboratories
3. Large scale retail uses such as supermarkets and community shopping centers containing permitted retail and service uses in the C-2 Zone.
4. Light manufacturing, including the manufacture, assembly, packing or treatment of articles or merchandise from previously prepared material subject to performance standards of Section 17.36.060, including, but not limited to pharmaceuticals and cosmetics, food products, electrical and electronic equipment, precision equipment, textiles and apparel.
5. General commercial uses, such as wholesale business uses, office supplies and services, photo processing plants, lithograph, typesetting ruling and binding establishments, electrical sales, and contracting, plumbing sales and contracting.
6. Indoor amusement facilities, including theaters, bowling alleys and skating rinks, and full service restaurants, other than drive-in, drive-thru and/or fast food establishments.
   a. Accessory Uses. Customary and incidental accessory uses pursuant to Section 17.36, ScheduleA.6.a inclusive of bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities.
   b. Conditional Uses. None.
   c. Permitted Signage. Signs permitted in the C-3 and C-4 Districts.
SECTION 3.  THE REDEVELOPMENT PLAN

3.1  Land Use Plan

The Baker Center Redevelopment Plan Area (Block 11, Lots 847 and 847.A) is envisioned to be redeveloped with a mixed-use project consisting of a maximum of six hundred thirty-two (632) residential units, containing a mix of apartment units and nonresidential uses in seven buildings as illustrated on the nineteen (19) concept plans attached as exhibits to this Plan. These exhibits depict the general layout of the mixed-use buildings along with 50,000 +/- sq. ft. and 15,000 +/- sq. ft. passive open space areas along Newark Avenue between Buildings G & D, along either side of the main entry boulevard, a 40,000 +/- sq. ft. hardscape plaza extending from the interior linear park to Newark Avenue between building D and building B and an interior 8,500 sq. ft. esplanade linear park extending the length of the property.

The nonresidential component of the Plan envisions approximately 134,000 +/- sf of nonresidential uses, including but not limited to retail, grocery, eating and drinking establishments, and office space, which are further described on Sheet 02 Area Chart within the Exhibits. Additionally, a robust landscape and opens space program is envisioned pursuant to the requirements set forth in Section and 3.3.A Streetscape and Landscaping Improvements. An illustrative plan of the required open space, hardscape plaza and linear park is detailed on Sheet 02 entitled “Site Diagram” prepared by Woods Bagot Architects attached hereto.

3.1.A  Permitted Uses in the Baker Center Redevelopment Plan Area

A.  Permitted Principal Uses

1. Mixed-use buildings. All buildings shall contain no less than 15 residential units with no less than 8,700 square feet of non-residential uses as described on Sheet 02 Area Chart within the Exhibits.

a. Permitted residential units shall be:

i. A minimum of 100 residential units shall be provided within Buildings A, C, D, E and F, as illustrated on the attached Concept Plan

ii. A minimum of 15 residential units shall be provided within Buildings B and G, as illustrated on the attached Concept Plan.

b. Permitted non-residential uses within mixed-use buildings shall be:

i. Eating and drinking establishments, which may include outdoor seating. Examples include restaurants, cafes, coffee shops and bars.

ii. Retail stores and services of goods and merchandise to the general public for personal use or household consumption. Examples include grocery stores, retail clothing stores, bakeries, drug stores and convenience stores.

iii. Production of retail goods for distribution off-site provided the production activities are associated with an on-site retail store and is limited to 75% of the retail space which it occupies on site.
For example, a bakery may produce products for distribution off-site provided the facility also contains a retail store open to the general public.

iv. Personal services uses primarily involving the care of a person or a person's personal goods or apparel. Examples include dry cleaners (pick up only, no dry cleaning to be permitted on site), beauty salons, barbershops, shoe repair, tailors, spas and health clubs.

v. Banks and fiduciary institutions.

vi. Rental car agency storefront (in any Building) and associated car storage of approximately 200 vehicles within only the Building B structured parking deck(s).

vii. Offices (medical, professional, or general).

viii. Microbreweries.

ix. Any combination of one or more of the above-listed permitted non-residential uses within one building provided that every building is a mixed-use building containing a minimum of fifteen (15) residential apartment units and a minimum of 8,700 sq. ft. of non-residential uses in any one building and further provided that any building fronting on Newark Avenue (Building B, D, G) shall include residential units that front on Newark Avenue;

B. Permitted Accessory Uses

Common outdoor public or private spaces, plazas, terraces and active or passive recreation facilities. It is the intent of this redevelopment plan that both passive and active open space areas are provided throughout the design of the development as illustrated on the series of nineteen drawings contained within the Exhibits section of this report, including but not limited to a non-continuous open space running north to south through the general midpoint of the Redevelopment Area, west of the spine road, consisting of an approximately 8,500 +/- sf esplanade linear park as illustrated on Sheet 04, together with open space to the north of Building G and south of Building D (approximately 50,000 sf & 15,000 sf) along either side of the main entry boulevard, an open plaza space between buildings B and D of approximately 40,000 sf and active and passive rooftop spaces to support the residential uses as illustrated on the referenced concept plans.

1. Partially enclosed parking structures within mixed-use buildings.
2. Surface parking serving the uses within the Baker Center Redevelopment Plan Area which are limited to the parallel parking spaces along the interior esplanade linear park as shown on Sheet 04, and the surface parking spaces to the west of Buildings A,C,E,F as shown on Sheet 02; Otherwise the use of surface parking spaces and/or surface parking lots shall not be permitted and shall not replace any building footprint or become a prominent accessory use in this redevelopment plan;
3. Gardens, hardscape patio areas, landscape features (See Section 3.3.A for Streetscape and Landscaping Improvements requirements).
4. Green roofs.
5. Solar canopy array or roof mounted systems.
7. Signage.
8. Generators.
9. Any accessory use or structure customary and incidental to any permitted principal use as approved by the Planning Board.

3.1.B Building, Area, and Yard Requirements

### Table 3: Bulk Requirements for the Baker Center Redevelopment Plan Area, Located in Block 11, Lots 847 and 847.A
City of Elizabeth, Union County, New Jersey

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density of the Development</td>
<td></td>
</tr>
<tr>
<td>The Baker Center Redevelopment Plan Area shall have a maximum permissible density of six hundred thirty-two (632) residential units.</td>
<td></td>
</tr>
<tr>
<td>Bedroom Distribution</td>
<td></td>
</tr>
<tr>
<td>The Baker Center Redevelopment Plan Area shall have a maximum permissible density of six hundred thirty-two (632) residential units comprised of 35%-50% one-bedroom units; 45%-65% two bedroom units; and 0%-10% three bedroom units</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Requirement</td>
</tr>
<tr>
<td>Min. Lot Area</td>
<td>19 Acres</td>
</tr>
<tr>
<td>Min. Lot Width</td>
<td>1,000 Feet</td>
</tr>
<tr>
<td>Min. Lot Depth</td>
<td>550 Feet</td>
</tr>
<tr>
<td>Max. Building Height (Feet)</td>
<td>65 Feet(^1)</td>
</tr>
<tr>
<td>Max. Building Height (Stories)</td>
<td>5 Stories</td>
</tr>
<tr>
<td>Max. Building Coverage</td>
<td>70 %</td>
</tr>
<tr>
<td>Max. Impervious Lot Coverage (%)</td>
<td>80 %</td>
</tr>
<tr>
<td>Minimum Open Space (hardscape + softscape)</td>
<td>25 %</td>
</tr>
<tr>
<td>Principal Building Setbacks</td>
<td></td>
</tr>
<tr>
<td>Min. Sidewalk Width at Front of Building</td>
<td>15 Feet(^1)</td>
</tr>
<tr>
<td>Min. Side Yard Setback</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Min. Setback from Newark Avenue</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Minimum Distance Between Buildings</td>
<td>40 Feet</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td></td>
</tr>
<tr>
<td>Min. Number of Off-Street Car Parking Spaces Per Residential Unit</td>
<td>One-bedroom Unit: 1.0 space</td>
</tr>
<tr>
<td></td>
<td>Two-bedroom Unit: 1.3 spaces</td>
</tr>
<tr>
<td></td>
<td>Three-bedroom Unit: 1.9 spaces</td>
</tr>
<tr>
<td>Min. Number of Off-Street Parking Spaces (Non-Residential Uses)</td>
<td>Retail and Personal Service: 3.25 spaces/1,000 sf</td>
</tr>
<tr>
<td></td>
<td>Eating and Drinking Establishment: 1 space/1,000 sf (excluding back of house areas)</td>
</tr>
</tbody>
</table>

\(^1\) Building height shall be measured from the lowest finished ground level elevation, excluding basements & subgrade parking. Utilitarian appurtenances such as vents, mechanical equipment and utilities may project not more than two feet above the permitted building height unless they are enclosed within parapet walls. Parapet walls may project not more than ten feet and shall be setback at least ten feet from the roof edge. Dormers, penthouses, elevator shafts may project ten feet above the permitted building height provided that any such projection is stepped back a minimum of ten feet from the edge of the roof to provide clearance for stairways or equipment in vertical shafts.

\(^1\) A width less than 15 feet is permissible to avoid site or utility obstructions.
Office: 3.25 spaces/1,000 sf
Rental Car Office: 1 space/1,000 sf (for employee parking)
Any other permitted non-residential use parking standard shall be determined by the Planning Board at the time of site plan approval

<table>
<thead>
<tr>
<th>Min. Side and Rear Yard Setback of Any Parking Space, Driveway, or Aisle</th>
<th>5 Feet except a 0’ setback shall be permitted along Block 11, Lot 848</th>
</tr>
</thead>
</table>

A reduction in the minimum required parking ratios may be approved by the Planning Board where it is demonstrated that the projected parking demand will be less than required by this Redevelopment Plan due the availability of mass transit or otherwise.

### 3.1.C Subdivision and Phasing

The Baker Center Redevelopment Plan Area may be constructed in phases and subdivided for the purpose of financing or otherwise, subject to review and approval of any subdivision by the City Planning Board. Where the developer seeks to construct the Plan Area in phases, the developer shall present a phasing plan to the Planning Board for review and approval. As part of the first phase of development the developer shall construct all necessary utilities, stormwater facilities, walkways, sidewalks, roadways and all other infrastructure, both on-site and off-site, deemed necessary by the Planning Board for the overall full build out of the Baker Center Redevelopment Plan Area to ensure the orderly development of the Plan Area. The first phase of development must also include the construction of all interior roadway network consisting of the main boulevard entry and the two driveways extending from Newark Avenue and the entire interior spine road as well as the esplanade linear park as illustrated on Sheet 04 — Landscape Design, Site Plan (page 13) of the Concept Plan attached hereto.

All land areas that are not fully developed in the first phase of the development shall be graded, stabilized and maintained as lawn or landscaping with ground cover, the design and details of which shall be shown on the phasing plan to be approved by the Planning Board, and maintained and lawn or landscaped areas until that phase of the development is constructed.

Provided a phasing plan is approved, and the developer agrees to construct all necessary utilities, stormwater facilities, roadways, interior roadways, the esplanade linear park and all other infrastructure deemed necessary by the Planning Board for the overall Baker Center Redevelopment Plan Area in the first phase of development, as described above, the bulk requirements set forth within Table 3 may not apply to individual lots to be subdivided in order to provide design flexibility provided that the overall vision and intent of the full build out of the redevelopment plan as illustrated on the attached well-developed Exhibits is fully realized. Rather, the bulk standards shall apply to the Baker Center Redevelopment Plan Area as a whole, provided that all open space areas as described in this Plan are incorporated and maintained starting with the first phase of the development. With respect to compliance with the minimum number of required parking spaces, any phasing plan shall ensure that all required parking for a particular
phase be provided within that phase of development or a previously constructed phase of development.

An example of an acceptable Phasing Plan is the “Baker Center Development, Phasing, consisting of 1 sheet, prepared by Woods Bagot Architects, P.C., dated September 25, 2020, which is attached as an Exhibit to this Plan.

3.1.D Signage

1. Wall signs shall conform to the following standards:
   a. Max. Number of Signs per Business: One (1) per business per street or parking area frontage.
   b. Max. Sign Area for All Signs to be attached to the Façade of the Building: Four percent (4%) of the building face to which it is attached subject to Planning Board review and approval to ensure the overall scale and design of the sign(s) are consistent with the goals and objectives of this redevelopment plan.
   c. Max. Height: No sign shall project above the roofline. The overall vertical dimension of a wall sign shall not exceed four feet.

2. Monument (free standing) signs shall conform to the following standards:
   a. Max. Number: One (1) per driveway.
   b. Max. Sign Area: 40 square feet per each side of the sign.
   c. Max. Height: Eight (8) feet.
   d. Illumination of Signs. The light source shall be internal or shielded.
      i. Illuminated signs shall be turned off at 11 pm or at close of business.
      ii. Light source shall be shielded, and brightness shall not be objectionable to surrounding area.
      iii. Signs shall be approved by the Planning Board

3.2 Development Requirements

3.2.A Parking and Traffic Circulation Standards

1. The developer shall provide a traffic study to the satisfaction of the Planning Board Engineer.

2. All required off-street parking and loading spaces shall be provided on-site.

3. All ground level parking located shall be partially enclosed within the building with walls that are constructed with the same building material as the main building elevations. All parking spaces located in the parking structure shall be partially enclosed on all sides of the building with a combination of the same building materials used for the main portion of the building and decorative screening elements such as grating, louvers, or similar approved materials integrated to meet air quality requirements, with the
exception of driveway openings. Screening materials shall be subject to Planning Board approval.

4. Each structured parking garage shall include a minimum of three percent (3%) of the parking spaces as electric car charging stations.

5. Surface parking shall be permitted to support the mixed-use development but shall not be the sole source of on-site parking. The layout and circulation of the surface parking shall be subject to Planning Board approval.

6. The minimum number of off-street parking spaces provided within the Baker Center Redevelopment Plan Area shall be as described in Table 3. Tandem parking spaces may be permitted, at the Planning Board’s discretion, when such spaces are designated for residential parking or for valet parking, and the developer has submitted a plan for such tandem parking spaces that the Planning Board deems acceptable.

7. A Traffic Circulation Plan shall be provided depicting turning radius of emergency vehicle routes through the site. No truck circulation routes shall interfere with any permitted on-street parking spaces or driveways.

8. All parking spaces, loading spaces, fire lanes, and circulation routes shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All such striping and signage shall be depicted on the Traffic Circulation Plan;

9. A minimum of one (1) loading space shall be provided per building.

10. Overnight truck parking shall be permitted within loading docks or to the east of Buildings A, C, E and F only within designated loading spaces provided that the loading spaces are suitably screened.

11. All driveways, internal roadways, site improvements, and parking spaces located on the property shall be owned and maintained by the developer(s).

12. The developer shall apply to the City for Title 39 Jurisdiction.

3.2.B Project Design Standards and Conditions

1. The improvements and buildings shall be constructed to the National Fire Protection Association (NFPA) 13 Codes and Standards.

2. Sound/acoustic attenuation materials and/or devices shall be used for residential buildings where necessary to reduce the impact of the transit lines located behind the rear property line of the Baker Center Redevelopment Plan Area.

3. The development of the Baker Center Redevelopment Plan Area shall include a pedestrian crosswalk across Newark Avenue to be designed and constructed by the developer, approved by New Jersey Department of Transportation (NJDOT), or constructed by NJDOT. The pedestrian crosswalk shall not be the obligation of the City of Elizabeth.

4. No residential units are permitted on the first floor along in any building. The first floor may be occupied by permitted non-residential uses or used as amenity space or lobby space which supports residential uses.

5. The developer shall reconstruct and provide streetscape improvements along the Baker Center Redevelopment Plan Area Right of Way (ROW) of Newark Avenue, including,
but not limited to, ornamental street lights, street trees, brick or precast concrete paver sidewalks, brick or precast concrete paver crosswalks, bicycle racks, trash/recycling receptacles, and benches and other seating options to the satisfaction of the Planning Board Engineer;

6. A comprehensive open space design and landscape plan, which includes the landscape/open requirements described in this Redevelopment Plan, shall be prepared by a Licensed Landscape Architect. All areas of the Baker Center Redevelopment Plan Area not covered by buildings, pavement, walkways and other permissible impervious surfaces shall contain landscape plantings. The use of perennial and native species is encouraged. The plan shall encourage pedestrian connectivity within the Baker Center Redevelopment Plan Area and the adjacent community;

7. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered so that any noise generated by the equipment shall be within the applicable residential sound standards as defined by the State of New Jersey;

8. All mechanical equipment shall be screened from view, both from the street and existing or neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, so that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment;

9. The use of green building technologies is strongly encouraged to be incorporated into all aspects of the design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle.

10. Upon the demolition of any existing building or structure, in whole or in part, the Baker Center Redevelopment Plan Area shall be properly graded and stabilized in accordance with the Soil Erosion and Sediment Control Plan unless new construction is to commence on the same site within thirty (30) days.

11. In the event that any environmental hazards or conditions exist on the Baker Center Redevelopment Area, the developer is responsible for obtaining all necessary permits and approvals from the New Jersey Department of Environmental Protection, Land Use Regulation and a Licensed Site Remediation Professional (“LSRP”), including a Remedial Action Order (“RAO”) if applicable, prior to the start of any construction activities.

3.2.C Building and Architectural Design Standards and Programming

1. Architectural Building Elevation: Concept Plan Sheet 05 (pages 15-19) represent a typical architectural building elevation for the buildings to be constructed within the Baker Center Redevelopment Plan Area. These building elevations shall be typical for all four sides of the buildings to be constructed within the Baker Center Redevelopment Plan Area. All building elevations are required to be built to the same building construction standards and aesthetics, using the same building materials. The use of horizontal siding is prohibited.

2. Design Standards

a. The intention of this Redevelopment Plan is that the façades of all buildings will be constructed and designed with high quality materials such as a glass and metal
window wall system subject to the review and approval of the Planning Board at
the time of site plan approval to ensure that the architectural design provides for
a visually interesting and aesthetically pleasing building façade on all building
elevations. More contemporary materials such as glass curtain walls, composite
metal panel systems, precast concrete, vegetated walls and other similar high
quality building materials may also be incorporated in the design of the building
as accent materials only, especially at the upper levels of the building subject to
the review and approval of the Planning Board. EIFS (Exterior Insulating Finishing
Systems), artificial stone, and brick-face veneer (“Permastone” & “Brickface”) and
other similar façade materials may not be used within the Baker Center
Redevelopment Plan Area. Similarly, jumbo brick and concrete block of any type
are not permitted as façade materials within the Baker Center Redevelopment
Plan Area.

b. Building façades shall be articulated with a mix of materials, window treatments,
and protrusions as shown on Sheet 05 – View, Visualizations (pages 15-19) of the
Concept Plan, which are subject to the review and approval of the Planning Board
at the time of site plan approval to ensure that the architectural design provides
for a visually interesting and aesthetically pleasing building façade on all building
elevations.

c. Buildings shall be designed to be attractive and inviting when viewed from all
vehicular and pedestrian pathways within the Baker Center Redevelopment Plan
Area and from vantage points outside of the Plan Area.

d. Mixed-use buildings shall be oriented toward Newark Avenue and the interior
esplanade linear park as shown on Sheet 04 – Landscape Design, Site Plan (page
13) of the Concept Plan attached hereto so as to contribute to the overall liveliness
of the pedestrian environment. Main building entries shall be prominent and easily
identifiable and shall not occur simply as within or between buildings.

e. Fenestration: Sheet 05 – View, Visualizations (pages 15-19) of the Concept Plan
represent the level of architectural details required for buildings within the Baker
Center Redevelopment Plan Area. All colors, materials, and architectural features
associated with fenestration shall be subject to Planning Board Approval at the
time of site plan approval. For the avoidance of doubt, parking garage screening
shall be partially enclosed (i.e. partial open air structures) and shall be constructed
primarily with the same building materials as the main portion of the building.

f. Hierarchical collection of distinctive light fixtures shall be located on buildings to
provide necessary light levels for safe circulation and gathering activities.

g. Building mass shall be varied per as shown on Sheet 05 – View, Visualizations
(pages 15-19) of the Concept Plan in order to create recessed areas to break up
the mass of the building.

3.2.D Open Space and Amenities

At the time of site plan approval, the developer shall provide a detailed outline of the uses for the
indoor and outdoor amenity areas in addition to including these areas on submitted site plans. Size
and use of amenity spaces are subject to Planning Board approval as well as the materials used
for the outdoor amenity areas. These Open Space and Amenity Areas shall be substantially
consistent with Sheet 04 – Landscape Design, Site Plan (page 13) of the Concept Plan.
1. Any portion of the Baker Center Redevelopment Plan Area that is not used for buildings or parking coverage will be used for outdoor open and/or green space to be maintained by the developer and/or successor association as depicted on Sheet 04 – Landscape Design, Site Plan (page 13) of the Concept Plan. These areas will be designed to provide:

   a. The incorporation of a central interior esplanade through the entire midpoint of the development designed to place an importance upon the pedestrian orientated design of the interior main street feel with a boulevard, on-street parallel parking, wide sidewalks and a linear park system connecting to the other passive and active open space areas as illustrated on Sheet 04 of the Concept Plans;

   b. Amenities to the residents of the Baker Center Redevelopment Plan Area, (which includes low intensity open air recreation and open space).

   c. Pedestrian circulation system, including continuous pedestrian paths along storefronts and with activity nodes as depicted on Sheet 02 – Site Plan Diagram (page 6) and Sheet 04 – Landscape Design, Site Diagram (page 13).

   d. A generous and contiguous pedestrian open space network that links the buildings and neighboring uses.

   The developer shall prepare a landscaping and open space plan for review by the Planning Board – specifically addressing and demonstrating how each of the objectives is achieved.

2. The development of the Baker Center Redevelopment Plan Area may include, but is not limited to, the following amenities to support the residential units: a hotel style lobby, a club room, exercise and health area, game room, shared office space with printers/copiers, cinema and recording studios, lounge, community kitchen and coffee bar, makerspace and similar non-residential uses designed to support the residential uses. Such amenities may be dispersed throughout multiple buildings containing residential units and are not required to be within each building that contains residential units.

3. Courtyards and above grade terraces shall be attractively and uniformly designed with decorative pavement, plantings, furniture and lighting.

4. A minimum amount of open space or outdoor recreation and other elements as designed on a Landscape Plan prepared by a Licensed Landscape Architect, shall be provided as set forth in Table 3.

3.2.E Utilities

1. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available, and permitted by the applicable utilities companies, and in all events shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.

2. All utility connection permits and road opening permits shall be obtained from the respective utility authority prior to the start of construction. All municipal roadways
3.3 Provisions Related to Newark Avenue Improvements

3.3.A Streetscape and Landscaping Improvements

1. The Master Plan makes clear the need to provide pedestrian access and safe circulation. The proposed uses in this Redevelopment Plan include residential and non-residential uses which will generate pedestrian traffic and should therefore support safe and appropriate pedestrian infrastructure. In order to create a pleasant pedestrian environment and provide safe connectivity for pedestrians, the development of the Baker Center Redevelopment Plan Area shall also include streetscape improvements along the southeast side of Newark Avenue along the entire street frontage and a perimeter walking/jogging path.

2. A Streetscape and Landscaping Improvements Plan shall be submitted for review and approval by the Elizabeth Planning Board. The Streetscape Improvement Plan shall be prepared by a Licensed Landscape Architect and shall include detailed construction drawings for all on site landscaping, common areas, recreation areas, and all street frontage improvements, including but not limited to street trees, curbing, ornamental lighting, brick or precast concrete paver walkways, benches, bicycle racks, trash/recycling receptacles, signage and other street furniture as directed by the Elizabeth Planning Board.

3. An illustrative plan of the required open space, hardscape plaza and linear park is detailed on Sheet 02-Site Plan Diagram (Page5) of the Concept Plan including the following:
   a. Approximately 50,000 sf and approximately 15,000 sf of passive open space along Newark Avenue, shall be located between Buildings G & D along either side of the main entry point to the development site.
   b. Approximately 40,000 sf of hardscape plaza extending from the interior esplanade linear park to Newark Avenue between Buildings D & B
   c. Approximately 8,500 sf interior esplanade linear park extending the length of the Baker Center Redevelopment Plan Area

4. The site is in close proximity to the North Elizabeth Train Station which provides access to New York City through the North East Corridor Line in 30 minutes. Circulation is an important part of this plan. Multi-modal transportation will likely be used to access the development; therefore it is envisioned that adequate bike parking and infrastructure will be provided to reduce the number of vehicle trips.

3.3.B Pedestrian Access and Circulation

1. Pedestrian Crosswalk- Newark Avenue (State Highway No. 27) is classified as an urban principal arterial road by the New Jersey Department of Transportation. In order for future residents and customers of the Baker Center Redevelopment Plan Area to safely cross Newark Avenue and for the development to be safely incorporated into the existing surrounding commercial and residential uses, the developer shall install a
crosswalk across Newark Avenue, subject to New Jersey Department of Transportation (NJDOT) approval.

2. The plan shall encourage pedestrian connectivity within the Baker Center Redevelopment Plan Area and the adjacent community, and facilitate access to the nearby NJ Transit station.

3.3.C Traffic Study and Related Improvements

The developer shall provide a traffic study for the proposed development at the time of the site plan hearing before the Planning Board that shall address the traffic impact of the proposed development on the City’s traffic circulation and roadways, as well as access to the site in accordance with the City, Residential Site Improvement Standards (“RSIS”), and New Jersey Department of Transportation (the NJDOT”) regulations.

3.4 Green Building and Sustainability

The use of green building technologies is strongly encouraged to be incorporated into all aspects of the project design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Development in the Baker Center Redevelopment Plan Area is encouraged to be designed, constructed, and operated so it could meet the criteria for a LEED-certified rating by the U.S. Green Buildings Council. Green building design offers the advantages of reduced energy and operating costs while at the same time using less materials. Building design should consider incorporating the following:

1. Solar panels, green roofs, storm water recharging systems and solar powered lighting are some methods that could be used to increase resource efficiency.
2. Implement green roof planting on flat roofing of multi-story buildings or light color for roof surfaces.
3. The use of high efficiency fixtures can reduce energy consumption.
4. Specify building products with recycled content and that are manufactured regionally.
5. Specify ENERGY STAR appliances to help reduce energy consumption.
6. Operable windows should be provided for all residential and non-residential spaces.

3.5 Redevelopment Actions

3.5.A Demolition

The development of the Baker Center Redevelopment Plan Area will involve the demolition of the existing remaining improvements on the properties. As a part of the demolition, all remains from the foundations of prior structures need to be removed. It is the responsibility of the developer to remove all debris, including crushed concrete and garbage from the Plan Area, regardless of whether the debris was on the properties prior to the start date of construction. The reuse of crushed concrete or other materials may be acceptable and shall be addressed as part of the site plan approval, subject to the developer receiving the proper permits and approvals from NJDEP. The developer shall defend and indemnify the City for its use and/or proper disposal if removed from the Plan Area, of all existing and remaining improvements and other materials, including soils, on the site.
3.5.B New Construction

The development of the Baker Center Redevelopment Plan Area will involve the new construction of mixed-use buildings, open space improvements and streetscape improvements along any frontage.

3.5.C Properties to be Acquired

This Redevelopment Plan relates to Block 11, Lots 847 and 847.A which are located in the Baker Center Condemnation Redevelopment Plan Area. On February 9, 2016 the City Council adopted the Baker Center Redevelopment Study which would permit the use of eminent domain and created the Baker Center Condemnation Redevelopment Area.

3.5.D Relocation

No residents nor businesses will need to be relocated to redevelopment plan the Baker Center Redevelopment Plan Area. Therefore, there is no need for a resident or workplace relocation assistance program ("WRAP").
SECTION 4. RELATIONSHIP TO LAND USE AND ZONING ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the City of Elizabeth regulating development in the Baker Center Redevelopment Plan Area. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment of the City of Elizabeth Zoning Map.

The zoning district map in the zoning ordinances of the City shall be amended to include the boundaries described in this Redevelopment Plan and the provisions therein. All of the provisions of this Redevelopment Plan shall supersede the applicable development regulations of the City’s ordinances, as and where indicated, for the Redevelopment Area. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the City of Elizabeth, the provisions hereof shall be determined to govern.
SECTION 5. RELATIONSHIP TO OTHER PLANS

5.1 Plans of Adjacent Municipalities

5.1.A Borough of Roselle Park

The Borough of Roselle Park is a geographically small municipality located west of the City of Elizabeth. Zoning along the border of the two municipalities is for R-1 single-family residential uses. An east-west arterial road, Westfield Avenue, is the primary connector between the Borough and the City. Since the residential area of Elizabeth that borders Roselle Park is built out, and since this Redevelopment Area is located in the northern portion of the City of Elizabeth, it can be concluded that this Redevelopment Plan will not affect the Borough of Roselle Park.

5.1.B City of Linden

The border of the Cities of Linden and Elizabeth is approximately two and one quarter mile to the south of the Baker Center Redevelopment Plan Area, which is sufficiently far from the nearest residential neighborhood in Linden such that the size of any redeveloped building will not impact these neighborhoods.

5.1.C City of Newark

The City of Newark is located north of the City of Elizabeth in close proximity to the Baker Center Redevelopment Plan Area. Newark Liberty International Airport lies along most of the border between the two cities. Surrounding the airport are Interstate-95, U.S.-9, and N.J.-27, which all travel in the north-south direction from Newark to Elizabeth. On their eastern shores, the cities share the Port Newark-Elizabeth Marine Terminal, which is the largest port on the East coast and the third largest in the country, as operated by the Port Authority of New York and New Jersey. The Baker Center Redevelopment Plan Area is located on Newark Avenue which is a major road connecting the two municipalities. Due to the location and density of this Redevelopment Plan, the City of Newark may be affected.

5.1.D Township of Hillside

Hillside Township is located north of the City of Elizabeth along City districts that are zoned for single-family, two-family, and four-family residential, which transitions as residential into the Township. There are multiple residential districts with similar densities in the City of Elizabeth between the Baker Center Redevelopment Plan Area and the Township of Hillside which act as a buffer. It is unlikely that Hillside will be affected by this Redevelopment Plan.

5.1.E Township of Union

The Township of Union lies west of the City of Elizabeth, between Roselle Park to the south and Hillside to the north. The part of Union to the west of Elizabeth contains Kean University and a small area of residential use. The Baker Center Redevelopment Plan Area is approximately a mile from the Union boundary. However, since this Redevelopment Plan is not in the immediate area like Morris Avenue, Union will not be affected by this Redevelopment Plan.
5.2 Union County Master Plan

“The Union County Master Plan has a variety of planning goals and objectives designed to address major issues and influences that impact Union County’s housing, land use, transportation/circulation and economic development. The County goals and objectives recognize the interrelationships of related policies of municipalities, regional agencies and the State regarding the future development of Union County.”\(^{19}\)

The Union County Master Plan sets guidelines for the municipalities of Union County and aims to spur economic growth through commercial, residential and transportation development. The Union County Master Plan promotes development and redevelopment consistent with surrounding areas while revitalizing “older suburban areas through...commercial adaptive reuse...upgrading of community infrastructure, and upgrading transportation and transit facilities.”\(^{20}\)

This Redevelopment Plan is consistent with the Union County Master Plan, in that it aims to promote redevelopment of vacant and blighted city lots through beautification and planning efforts.

5.3 New Jersey State Development and Redevelopment Plan

All of the properties in the Baker Center Redevelopment Plan Area are mapped within the Metropolitan Planning Area PA I as depicted on the New Jersey State Development and Redevelopment Plan. “In the Metropolitan Planning Area, the State Plan’s intention is to provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older communities; redesign areas of sprawl; protect the character of existing stable communities.”\(^{21}\)

In 2001, the New Jersey State Planning Commission adopted The New Jersey State Development and Redevelopment Plan. A Final Draft of the State Development and Redevelopment Plan was reissued in 2010. The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities; reduce sprawl; and promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196. et seq.).

The general redevelopment plan strategy is to achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment, and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

The New Jersey State Plan Policy Map integrates the two critical spatial concepts of the State Plan—Planning Areas, and Center and Environs—and provides the framework for implementing the Goals and Statewide Policies. Each Planning Area has specific intentions and Policy Objectives that guide the application of the Statewide Policies. The Policy Objectives ensure that the Planning Areas guide the development of location of Centers and protect the Environs. Applying the

\(^{19}\) Union County Master Plan, June 1998, 1-2

\(^{20}\) Union County Master Plan, June 1998, 1-3 – 1-4.

Statewide Policies through the State Plan Policy Map will achieve the goals of the State Planning Act.

According to the New Jersey State Development and Redevelopment Plan, the DH-24 Zone Redevelopment Area is located in the Metropolitan Planning Area, PA1. PA1 provides for much of the state’s future redevelopment: revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. As the name implies, the communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers—the New York/Newark/Jersey City metropolitan region in the northeastern counties. The investment in passenger rail service in the Metropolitan Planning Area is represented by over 130 stations on eleven (11) heavy rail lines, two (2) rapid transit lines, two (2) light rail lines, and one (1) subway line.

Over the years, both the public and private sectors have made enormous investments in building and maintain a wide range of facilities and services to support these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully developed, or almost fully developed, with little vacant land available for new development. Much of the change in land uses, therefore, will take the form of redevelopment. These communities have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal restraints. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics over time. This Redevelopment Plan is consistent with and will reinforce the goals and objectives of the State Development and Redevelopment Plan.
SECTION 6. GENERAL PROVISIONS

6.1 Approvals Process

This Redevelopment Plan changes the process by which approvals for the development of land are typically granted. For a typical development application, a property owner submits plans and an application to the Planning Board or Zoning Board of Adjustment, and the board schedules a hearing on the application. However, in order to comply with this Redevelopment Plan and to streamline the review process, the following procedure will be followed:

6.1.A Planning Board Review Process

All development applications shall be submitted to the City of Elizabeth Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq.

6.1.B Variances & Design Waivers

Any deviation from a permitted use standard, which would typically result in a “d” variance pursuant to N.J.S.A. 40:55D-70d, shall be addressed as an amendment to this Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations, which would result in a “d” variance. The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Redevelopment Plan, and the Elizabeth Land Development Code if applicable, to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the Redevelopment Plan, and the Elizabeth Land Development Code if applicable, to the same extent as the Board may grant relief from subdivision and site plan regulations pursuant to N.J.S.A 40:55D-51.

For the purpose of this Redevelopment Plan the deviations from the requirements set forth in Sections 3.1 shall be treated as variances and deviations from the requirements set forth in Sections 3.2 and 3.3 shall be treated as waivers.

6.2 Easements

In the event the Baker Center Redevelopment Plan Area is subdivided, each property owner shall grant to the other temporary and permanent easements which are necessary for access and for the proper functioning of the improvements constructed or to be constructed within the Baker Center Redevelopment Plan Area as contemplated by the approvals. No Building shall be constructed over a public easement in the Baker Center Redevelopment Area without prior written approval of the City Council. It is specifically noted that the it may be necessary to enter into easement agreements with adjacent property owners to obtain ingress/egress to the Baker Center Redevelopment Plan Area.

6.3 Site Plan Review

6.3.A Site Plan and Subdivision Review

Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements within the Baker Center Redevelopment Plan Area, prepared in accordance with the
requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the applicants for review and approval by the City Planning Board.

6.3.B Approvals by Other Agencies

The developer shall be required to provide the City with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redeveloper’s Agreement to be executed between the redeveloper and the City.

6.3.C Certificate of Completion and Compliance

Upon the inspection, verification and approval by the City Council that the redevelopment of the Baker Center Redevelopment Plan Area, or portion thereof, has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such area will be deemed no longer in need of redevelopment.

6.3.D Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

6.3.E Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.


No covenant, lease, conveyance or other instrument shall be affected or executed by the City Council or by a developer or any of his successors or assignees, whereby land within the Baker Center Redevelopment Plan Area is restricted by the City Council, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Baker Center Redevelopment Plan Area on the basis of race, creed, color or national origin.

6.3.G Infrastructure and Public Improvements

The developer, at the developer’s sole cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the Baker Center Redevelopment Plan Area, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the developer’s cost and expense, all sidewalks, curbs, streetscape improvements (street trees and
other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the Plan Area or required as a result of the impacts of the project.

6.3.H Duration of the Plan

The provisions of this Redevelopment Plan specifying the redevelopment of the Baker Center Redevelopment Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the City Council.

6.3.I Procedure for Amending the Approved Plan

The City of Elizabeth Council, at its sole discretion, may amend the Redevelopment Plan from time to time upon compliance with the requirements of state law.

   i. All of the provisions of the Redevelopment Plan shall supersede the applicable development regulations of the City’s ordinances, as and where indicated, for the Baker Center Redevelopment Plan Area.

   ii. If any article, section, subsection, sentence, clause or phrase of this Redevelopment Plan is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

   iii. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the City of Elizabeth, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the City of Elizabeth are hereby ratified and confirmed, except where inconsistent with the terms hereof.
SECTION 7: EXHIBITS
SECTION 8: APPENDIX