



MOVIE THEATER REDEVELOPMENT PLAN

Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176

Township of Maplewood

Prepared for the Township of Maplewood by
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
Planning & Real Estate Consultants

August 2024



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Movie Theater Redevelopment Plan

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The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

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I INTRODUCTION

I.A Statutory Basis

This Redevelopment Plan has been prepared for an area consisting of multiple properties located within Maplewood Village in the Township of Maplewood, Essex County, New Jersey (the “Redevelopment Area”). The Redevelopment Area is designated as Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176 on the Township’s tax records and comprises 2.14 acres.

The Maplewood Township Committee, in Resolution #231-23 dated July 5, 2023, requested that the Planning Board undertake a preliminary investigation as to whether Block 12.02, Lots 100, 100.01, 169, 173, 174, 175, 175.01 and 176 identified in the resolution constitute an area in need of redevelopment, pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-14. On behalf of the Planning Board, Phillips Preiss Grygiel Leheny Hughes LLC prepared a document titled “Area in Need of Redevelopment Investigation Block 12.02, Township Of Maplewood, New Jersey.” This study determined that six of the eight lots in the study area qualified for designation as a “non-condemnation area in need of redevelopment.”

The Planning Board subsequently adopted a resolution approving the conclusions of the study and recommending that the six lots (Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176) be designated. The Maplewood Township Committee agreed with the Planning Board’s recommendation and adopted resolution #328-23 on October 3, 2023, determining that the Redevelopment Area qualified as a “non-condemnation area in need of redevelopment” in accordance with the criteria specified in LRHL. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of this Redevelopment Area.

I.B Redevelopment Area Location, Boundaries and Ownership

The Redevelopment Area consists of six parcels, Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176. It has approximately 305 feet of street frontage along its southern boundary, Maplewood Avenue, 290 feet of frontage along Inwood Place (western boundary), 145 feet of frontage along Durand Road (eastern boundary), and 220 feet of frontage along Woodland Road (northern boundary). The Redevelopment Area is directly bordered by a residential/office property to the northwest and by an office property to the southeast along Maplewood Avenue. Refer to **Figure 1**.

Lots 173, 174, 175 and 176 are privately owned and any sale of said lots shall be in a private transaction without Township involvement. Lots 100.01 and 175.01 are owned by the Township of Maplewood.

I.C Existing Site Conditions

The existing uses in the Redevelopment Area are diverse, and are detailed as follows:

- Lot 100.01 contains the Burgdorff Center for the Performing Arts, which is the adaptive reuse of a building originally constructed in 1925. Landscaping for the property includes a mixture of open lawn and trees and associated parking lot is located to the rear of the building, which is accessed via lot 175.01.
- Lot 173 is located at the northeastern corner of Maplewood Avenue and Inwood Place and is occupied by the former Maplewood Bank & Trust Co./Bank of America building, which varies from one to three stories. The rear of the lot currently contains a large surface parking lot and

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circulation aisles, including an access lane for a drive-through window, and has four driveways along Inwood Place.

- Lot 174 is single story commercial structure with frontage on Maplewood Avenue and is presently in use as a grocery store (Greenway Market). The site is without landscaping or stormwater management measures and features a deficient loading area for deliveries, requiring trucks to back in across an active sidewalk into a narrow loading bay.
- Lot 175 is occupied by the former Maplewood Theater, which has been vacant for over two years, as well as occupied commercial spaces on the first and second floors along the street frontage of Maplewood Avenue.
- Lot 175.01 primarily consists of a surface parking lot with landscaping, accessed via Woodland Road. It additionally provides access to the rear parking area of Lot 100.01, which also serves Lot 176.
- Lot 176 is comprised by a one-story commercial building fronting Maplewood Avenue, which is occupied by multiple restaurants. Given that the building covers nearly the entire lot, it must rely on the adjacent lots for parking, loading or trash and recycling facilities.

A small part of the redevelopment is also subject to limited flooding risk. As per FEMA Flood Maps, the western portion of Lot 173 along Inwood Place lies within the 500-year flood hazard area (0.2% annual chance flood hazard), although it is noted that the waterway responsible for the flood risk is contained within a culvert that runs underneath Maplewood Village.

I.D Locational Context

The Redevelopment Area is located a short distance from the Maplewood Train Station within Maplewood Village, the Township's central business district. The Redevelopment Area and surrounding areas are characterized by a mix of commercial, residential and public uses (see **Figure 2**). The train station provides access to local and regional destinations such as New York City as well as employment opportunities.

Maplewood Avenue is the main thoroughfare in the vicinity of the Redevelopment Area, providing access to the rest of downtown Maplewood and to adjoining single-family residential areas to the north and to the east. Development along Maplewood Avenue across from the Redevelopment Area includes Ricalton Square park, a public parking lot, and a three-story mixed-use multi-family residential building above restaurant and bank uses. Memorial Park, which includes open space and recreational areas, is located further south of the train station along with the Maplewood Memorial Library. Moving west, the downtown exhibits traditional characteristics, with retail and service commercial on the ground floor of most buildings and residential and office uses on upper floors in some areas. This makes the Redevelopment Area a convenient and walkable location for shopping, dining, public transit, and other amenities. Further west, the downtown culminates near the intersection of Lenox Place and Maplewood Avenue, where there is a train station parking lot. Adjacent development in this area consists of the Maplewood Middle School, Maplewood Country Club, and surrounding single-family residential homes.

North of the Redevelopment Area is comprised by largely single family residential development, along with a small mix of other uses such as The Woodland (the former Maplewood Women's Club) along Woodland Road. East of the Redevelopment Area beyond the train station is characterized by a mix of public and residential uses, including the Maplewood Municipal Building, South Essex Fire Department, recreational facilities, and multi-family (Dunnell Road Redevelopment) and single-family residential development.

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The Redevelopment Area lies within both the RB Retail Business Zone (Lots 173, 174, 175, & 176) and the R-1-7 Residential 1-Family 7,000 sq. ft. Zone (Lots 100.01 & 175.01). The lots with frontage along Maplewood Avenue are within the RB Zone. The Redevelopment Area is largely surrounded by the R-1-7 Zone to the north and the east, is adjacent to numerous other properties within the RB Zone to the west, and is directly across from the Post Office Redevelopment Area (PORA) to the south. Refer to **Figure 3**.

I.E Historic District Designation

The Maplewood Village Historic District was listed in the National and New Jersey Registers of Historic Places in 2022. The Historic District includes properties on both sides of Maplewood Avenue from Durand Road to Lenox Place, including the entire Redevelopment Area. The Historic Registers designation does not place restrictions on private property owners with regard to renovations or demolition, provided no federal or state license, permit, or funding is involved, but it does subject state, county, or municipal undertakings on publicly owned properties to review by the State Historic Preservation Office. Developers are strongly encouraged to apply for and utilize Federal and State historic tax credits to conduct historically sensitive rehabilitation. There are also local restrictions through municipal review, as no demolition can take place unless the property owner can show a significant hardship and has a proposed alternative plan approved by the Maplewood Village Alliance and Planning Board.

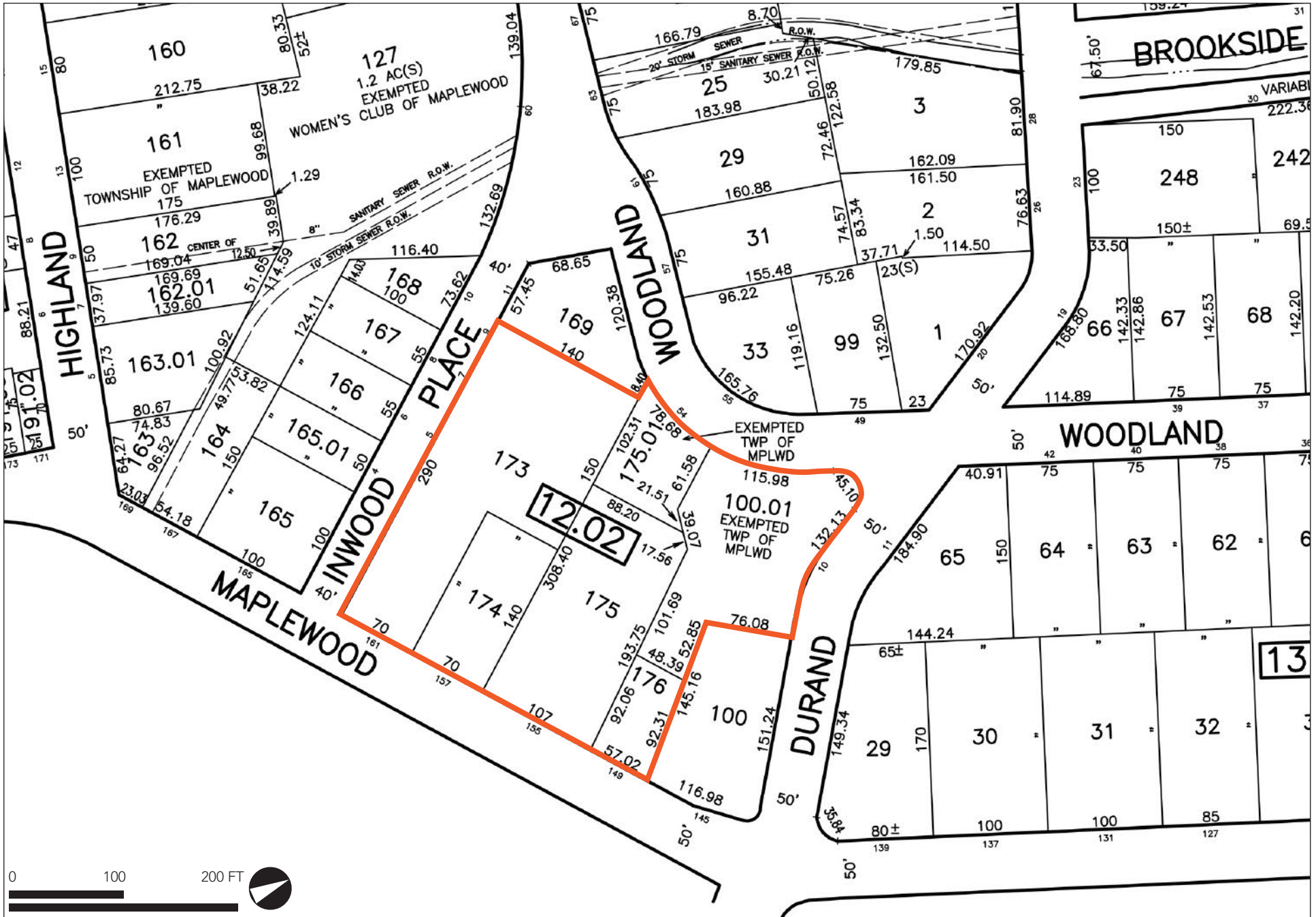


FIGURE 1: REDEVELOPMENT AREA BOUNDARIES
 BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

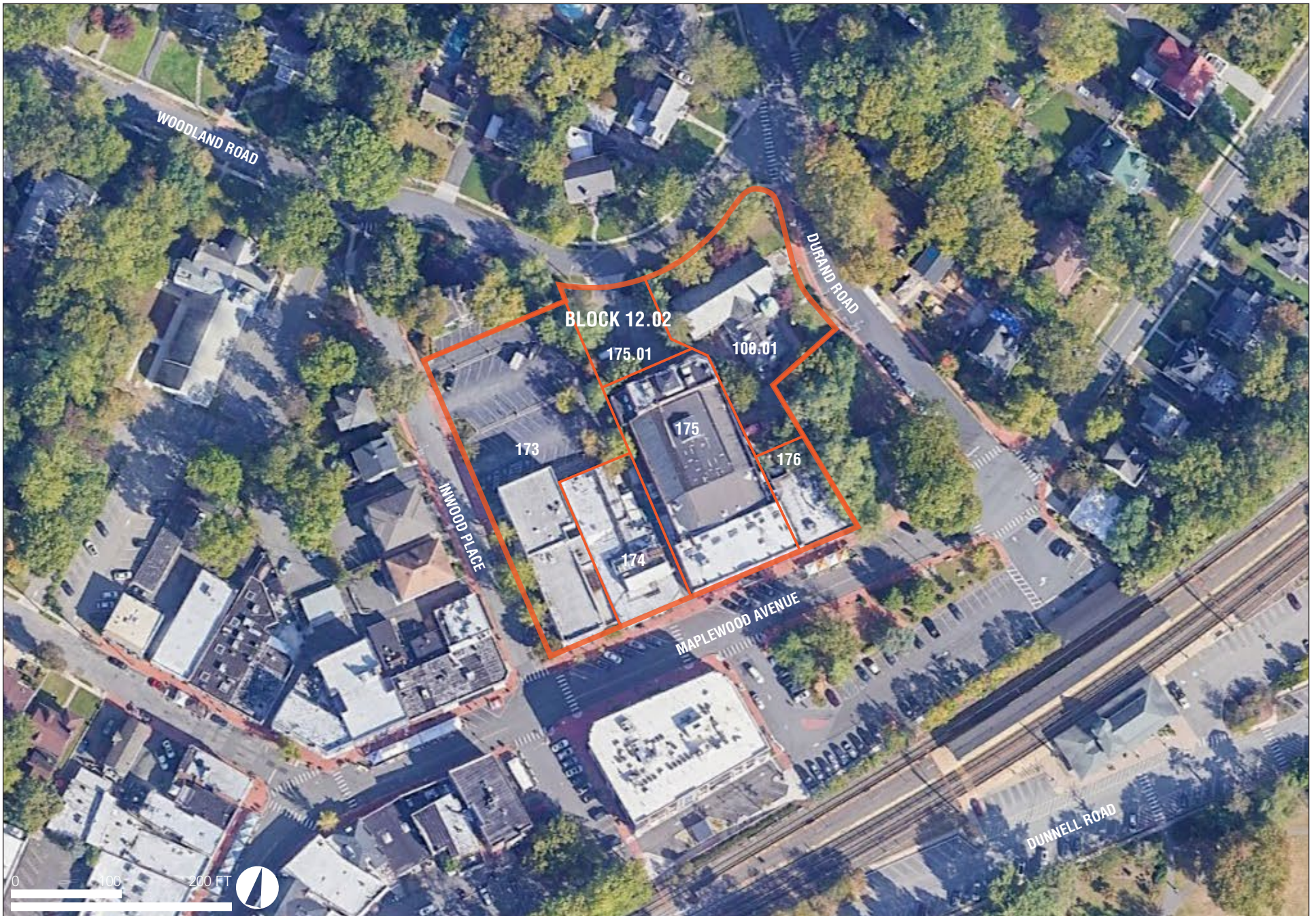


FIGURE 2: AERIAL CONTEXT

BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024



FIGURE 3: EXISTING ZONING

BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

II PURPOSE, VISION AND OBJECTIVES

II.A Purpose

The purpose of this Redevelopment Plan is to provide a framework for the potential redevelopment of the properties located within the Block 12.02 Redevelopment Area, which will promote vibrant, inviting, and transit-oriented development that complements the existing pedestrian-oriented character of Maplewood Village.

The process of preparing this plan included multiple opportunities for public involvement. Community meetings for this process were held in locations a short distance from the Redevelopment Area. The objectives of the community meetings were to get ideas from residents, merchants and others for the redevelopment of the Redevelopment Area and to get feedback on the proposed redevelopment plan regulations and guidelines. The consultant also met with the Township’s Committee on Entrepreneurship and Economic Development and the Maplewood Village Alliance, and received written comments and recommendations from the Maplewood Historic Preservation Commission.

II.B Vision and Objectives

The vision for the Redevelopment Plan is a mix of preserved notable features and complementary new development in the Redevelopment Area supported by investments that will enhance community character.

The specific objectives of the Redevelopment Plan are as follows:

- **Character:** Respect the existing character of Maplewood Village and the land use context of the Redevelopment Area while optimizing its value to the Township
 - Preserve and enhance the character of Maplewood Village, including its diversity of buildings and varied building heights
 - Preserve and enhance the historic character of the Maplewood Village Historic District
 - Permit redevelopment and new development consistent with the Redevelopment Area’s pedestrian-friendly mixed-use and transit-oriented setting
- **Uses:** Promote a mix of uses that supports and enhances Maplewood Village and the Township as a whole
 - Support downtown anchors, including theater space and a grocery store
 - Provide for new housing options, including a mandatory affordable housing component
 - Continue to allow a range of retail, commercial and service uses, as well as new uses such as entertainment and recreation spaces
- **Design:** Create buildings and places that support Maplewood’s diversity and unique character
 - Allow new and expanded buildings that are similar in scale to existing development along streets frontages in Maplewood Village, with additional height permitted stepped back from adjoining streets
 - Mandate sustainable building and site design
 - Require the preservation and incorporation of existing historical facades, notably those of the bank and theater buildings
 - Encourage provision of formal and informal gathering spaces

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- **Circulation:** Maintain or improve pedestrian and vehicular circulation patterns in the Redevelopment Area and Maplewood Village as a whole
 - Maintain the existing amount of public parking in the Redevelopment Area either in the Redevelopment Area or within reasonable walking distance
 - Coordinate the provision of parking in the Redevelopment Area with other Township parking efforts in the vicinity of the Redevelopment Area
 - Enhance pedestrian and bicyclist safety
 - Provide facilities for bicycle parking and storage
 - Require loading facilities for larger buildings and uses to be appropriately designed and located

The Redevelopment Plan is intended to capitalize on the strengths of the Redevelopment Area, including its prime location within Maplewood Village and its proximity to a passenger railroad station. It reflects the Township's desire to redevelop the Redevelopment Area in a manner that meets the above objectives.

The following considerations are noted with regard to individual properties within the Redevelopment Area:

- Lot 100.01: The Township Committee intends to maintain the existing use and does not plan to sell or lease this public facility.
- Lot 174: The Township Committee seeks to maintain the current use as a grocery store.
- Lot 175.01: The Township Committee will consider leasing or selling this property as part of the redevelopment.
- Lot 176: The owner of this property has publicly said that there is no intention to develop the site or sell it for development. The Township Committee has heard and respects the owner's intent.

III RELATIONSHIP TO LOCAL PLANNING AND ZONING

III.A Maplewood Master Plan

The Township of Maplewood’s current Master Plan was adopted by the Maplewood Planning Board in August 2023.

Section 4 (Strategies and Recommendations – Land Use & Zoning) of the 2023 Master Plan recommends the use of redevelopment tools under the LRHL to strategically revitalize key properties within the Township. It notes that the use of redevelopment tools would be particularly appropriate for properties that are “unlikely to develop on their own and according to the community’s vision, whether because of environmental cleanup issues, difficult physical conditions, or other factors.” The Master Plan specifically calls out opportunity sites such as the “former movie theater building in Maplewood Village, which is currently being studied for redevelopment designation,” further noting that the “entire Maplewood Village area, because of the age of its buildings, would qualify as an area in need of rehabilitation.” It goes on to say that rehabilitation designation could help facilitate public realm and infrastructure improvements (including parking), and that collaboration with the Maplewood Village Alliance and the Historic Preservation Commission could help accomplish some of these larger public goals.

A number of goals of 2023 Master Plan that are relevant to this Redevelopment Plan include:

- Ensure safe and accessible mobility for all users: pedestrians, bicyclists, and transit riders, as well as those who drive.
- Strengthen the distinct characteristics of the commercial areas while promoting a cohesive and recognizable identity for Maplewood.
- Preserve and create affordable housing opportunities for residents of all incomes, ages, abilities, and family types.
- Support appropriate infill development and redevelopment throughout Maplewood that builds on community assets and minimizes unwanted impacts.
- Reinforce residential quality of life by ensuring smooth transitions between intensities of use and addressing nuisance issues.
- Recognize and protect Maplewood's historical and cultural resources as a vital part of the community's identity.
- Support environmental sustainability initiatives that improve waste and energy systems, enhance the tree canopy, protect natural resources, and reduce the impact of development.

This Redevelopment Plan is substantially consistent with the goals and recommendations of the 2023 Master Plan. The successful implementation of this Plan will advance the above goals and objectives by enabling appropriate redevelopment in the Redevelopment Area to strengthen Maplewood Village, including encouraging pedestrian activity and transit usage.

III.B Maplewood Zoning Ordinance

The Redevelopment Area lies within both the RB Retail Business Zone and the R-1-7 Residential 1-Family 7,000 sq. ft. Zone.

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III.B.1 RB Retail Business Zone (Lots 173, 174, 175, 176)

The majority of the Redevelopment Plan area lies within Maplewood's RB Retail Business Zone. The RB zone permits a variety retail businesses, financial institutions, restaurants, dwelling units over stores, and upper story offices. The Redevelopment Plan's proposed use complies with the uses permitted in zoning.

The RB zone currently has a maximum permitted height of 50 feet, measured in reference to average grade around the building. The RB zone allows a maximum lot coverage of 100 percent and maximum building coverage of 80 percent.

Minimum setbacks allowed per RB zoning are: 0 feet front, 0 feet side, and 15 feet rear, with greater setbacks required for lots adjoining "transitional lots."

III.B.2 R-1-7 Residential 1-Family 7,000 sq. ft. Zone (Lots 100.01 and 175.01)

The R-1-7 zone is a single-family residential zone, which permits single-family dwellings, clerical work related to an occupation, and for the provision of lessons for music, the arts, etc. Conditional uses include attached dwellings and bed-and breakfasts.

The R-1-7 permits a maximum building height of 35 feet, measured in reference to average grade around the building.

The R-1-7 zone allows a maximum lot coverage of 45 percent and maximum building coverage of 30 percent.

Minimum setbacks allowed per R-1-7 zoning are: 30 feet front, 7 feet side (each), and 25 feet rear.

III.B.3 Supersedes Zoning

This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Maplewood regulating development in the Redevelopment Area. Where there is a conflict between the requirements of this Redevelopment Plan and the Zoning and Development Regulations, this Redevelopment Plan shall prevail. In all situations where zoning issues are not specifically addressed herein, the Maplewood Zoning and Development Regulations shall, however, remain in effect. Final adoption of this Plan by the Township Committee shall be considered an amendment of the Township of Maplewood Zoning Map.

III.C Maplewood Village Alliance Special Improvement District Requirements

Block 12.02, Lots 173, 174, 175 and 176 are located in the Maplewood Village Special Improvement District. The other two parcels in the Redevelopment Area (Block 12.02, Lots 100.01 and 175.01) are not located in the Maplewood Village Special Improvement District at present, as they are owned by Maplewood Township and used for public purposes.

The regulations of this Redevelopment Plan are consistent with the Maplewood Village Special Improvement District design standards as set forth in Section 237-9.1 of the Code of the Township of Maplewood. Building and site design elements not explicitly regulated by this Redevelopment Plan shall comply with the relevant portions of the Maplewood Village Special Improvement District design standards.

IV LAND USE AND DEVELOPMENT PLAN

IV.A Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without deviation. “Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

IV.B Definitions

Any word or term not defined shall be used with a meaning as set forth in the Zoning and Development Regulations of the Township of Maplewood, except that those words and terms defined in the Municipal Land Use Law or the Local Redevelopment and Housing Law, as amended, shall be used in this redevelopment plan as if included in this redevelopment plan. Specific section references which begin with “N.J.S.A. 40:55D” refer to the Municipal Land Use Law of the State of New Jersey.

As used in this redevelopment plan, the following terms shall have the meanings indicated:

ACCESS POINT: Any street, sidewalk or bicycle path crossing the boundaries of the Maplewood Village Special Improvement District.

ART GALLERY: A commercial establishment that engages in the sale, loan and/or display of paintings, sculpture, photography, video art or other works of art. An art gallery does not include uses such as a library, museum or non-commercial gallery that may also display paintings, sculpture, video art or other works of art.

BUILDING MASS: The three-dimensional bulk of a structure: height, width and depth.

COOL ROOF: A roof or portion thereof that provides solar reflectivity at the minimum level or greater specified by this redevelopment plan.

COWORKING: A space where multiple tenants rent working space such as desks or offices and have the use of communal facilities.

CRAFT DISTILLERY: A distillery operating with a craft distillery license as defined and regulated within N.J.S.A. 33:1-10.

FAÇADE: Any exterior building face or wall.

GREEN ROOF: A self-sustaining, vegetated roof system that does not require watering or maintenance of the plant material but may require periodic maintenance to prevent the non-living components of the roof system from deteriorating.

GROCERY STORE: A retail establishment primarily selling food as well as other convenience and household goods.

MAPLEWOOD VILLAGE ALLIANCE: The Maplewood Village Special Improvement District, Inc.

MERCHANT PERMIT: A parking permit issued by the Township of Maplewood that allows retail owners/employees to park their vehicle in a merchant designated parking stall.

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MICROBREWERY: A brewery operating with a limited brewery license as defined and regulated within N.J.S.A. 33:1-10.

MULTIPLE DWELLING: A building containing more than two dwelling units, including attached dwellings.

PLANNING BOARD: The Township of Maplewood Planning Board.

RETAIL BUSINESS: Any occupation or business for the sale of merchandise, property or services directly to the general public, including financial institutions, insurance, real estate agencies and travel agencies, and which is not otherwise defined as an office.

RETAIL SERVICES: The rendering of services or entertainment, as opposed to products, to the general public, such as theaters, amusement and recreation services and facilities, studios for the instruction of the arts, including dance studios, music, gymnastics, or martial arts, museums and galleries and pet care facilities.

SETBACK: A setback means the required minimum horizontal separation between a property line and a face of a building or structure. Entry stairs, window bays and porches may encroach on a setback as allowed in the ordinance or as noted herein.

STEPBACK: A setback is a required minimum horizontal separation between the façade plane of designated upper level(s) of a building and the façade plane of the lower level(s) of the same building. The purpose of a setback is to create more light and air on the street and sidewalk by increasing the horizontal separation of upper building masses from the public right-of-way. Setbacks also help reduce the perceived bulk and height of buildings, from a pedestrian's perspective, by "stepping back" the upper mass of buildings from the sidewalk.

STREET FURNITURE: Functional elements of the streetscape, including, but not limited to, curbs, phone booths and other phone installations, lighting fixtures, trash receptacles and benches.

STREETSCAPE: The individual natural and man-made elements that constitute the physical makeup of a street and that, as a group, define its character.

THEATER: A facility used to show motion pictures or for drama, dance, musical or other live performance. A facility consisting of more than one auditorium or other room used as a theater shall be considered a single theater for the purposes of this chapter.

WINERY: A salesroom operated by the holder of a plenary winery license as defined and regulated within N.J.S.A. 33:1-10.

IV.C Permitted Uses

IV.C.1 Principal Permitted Uses

One or more of the following uses shall be provided at street level along Maplewood Avenue, and shall be permitted in any location within the Redevelopment Area:

- Theaters
- Performing arts centers
- Art galleries
- Grocery stores
- Other retail businesses

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- Retail services, but not including hair or nail salons
- Restaurants, but not including fast food restaurants
- Microbreweries
- Craft distilleries
- Wineries

The following uses shall not be permitted at street level along Maplewood Avenue, but shall be permitted in any other location within the Redevelopment Area:

- Multi-unit residential (i.e. multiple dwellings)
- Office
- Coworking
- Hotel

IV.C.2 Additional Regulations for Permitted Principal Uses

The maximum width of any individual use (other than a theater or grocery store) facing Maplewood Avenue shall be 30 feet, except that greater width may be provided if the facade design is broken up to appear as two or more storefronts 30 feet or less in width. This requirement shall not apply to existing buildings.

IV.C.3 Permitted Accessory Uses

Permitted accessory uses are other uses that are customarily accessory to the permitted principal use, provided that they are subordinate to the principal use, do not change the character of the principal use, and serve only the principal use, and include but are not limited to:

- Lobbies on the ground level providing access to coworking, hotel, office or residential uses on upper floors or in the interior of a building.
- Parking as an accessory use to permitted principal uses in the Redevelopment Area, as well as other uses in Maplewood Village.
- Loading spaces, including loading docks, and recycling and refuse storage areas. Off-street loading, refuse and storage areas shall be screened from public view and not permitted along Maplewood Avenue. On-street loading may be provided along Maplewood Avenue and Inwood Place, subject to appropriate Township regulations, but shall not be permitted on Durand Road or Woodland Road.
- Home-based businesses, as defined in the Zoning and Development Regulations of the Township of Maplewood, Section 271-3, and as regulated in the definition for the RGA, Residential Garden Apartment district, Section 271-70C.
- Management offices, fitness centers, receiving dish antennas, solar collectors and other uses customarily associated with the permitted uses, provided that such accessory uses are subordinate to the principal use and serve only the principal use.

IV.C.4 Affordable Housing

Any residential development with five or more dwelling units is required to set aside at least 20 percent of units on-site to be affordable to low- and moderate-income households.

IV.D Bulk and Yield

IV.D.1 Lot Standards

The following lot standards apply to any new lots:

- Minimum lot area: 2,500 square feet
- Minimum lot frontage: 25 feet

IV.D.2 Setbacks, Height, and Coverage

Setbacks

Setbacks of existing buildings along Maplewood Avenue shall be maintained. Minimum setbacks from street lines for new development are as follows:

- Maplewood Avenue: zero feet. The existing marquee and canopy over the theater lobby entrance on Lot 175 shall be permitted to remain.
- Inwood Place: five feet.
- Durand Road and Woodland Road: 20 feet.

Minimum setbacks from other property lines are as follows:

- Lot 100: zero feet.
- Lot 169: five feet.

Building Height

- The limitations on building height assume the construction of a building with a flat roof, although sloped features such as dormers and mansard roofs shall be permitted.
- The height of a building façade at minimum front setback lines and the minimum setback lines to Lots 100 and 169 shall not exceed 35 feet at any one point, as measured from finished grade at the base of the building to the top of the façade, including any parapet.
- Additional height up to 55 feet shall be permitted beyond the front building facades, but that portion of the building over 35 feet in height shall be set back from the minimum front setback line one foot for every foot in building height over 35 feet. This setback may be provided as a stepback for one or more upper stories, or may be a taller façade setback at the required additional distance from the minimum front setback line.
- Overall building height shall be measured from the average finished grade along the building perimeter to the highest point of the roof, subject to the stepback requirements above. The average finished grade shall be calculated by measuring the elevation at ten-foot intervals around the periphery of the foundation.
- This requirement applies to the main building mass as well as to all parapets, rooftop amenity structures, elevator overruns, and stairwell bulkheads.
- Parapets shall not exceed a height of 42 inches above the highest point of the roof. Rooftop appurtenances may exceed the maximum permitted height by up to 10 feet, but shall be screened and/or set back from the edge of the roof a horizontal distance equal to its height above the roof, and shall not cover more than 15 percent of the roof area. Such appurtenances should be located as close to the center of the roof as possible, so as to reduce visibility from surrounding areas.

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Coverage

- Maximum building coverage: 80 percent, which may be increased to 90 percent where parking is provided within a building.
- Maximum lot coverage: 95 percent.

IV.E Building and Site Design

IV.E.1 Architectural Style

There are no specific “style” requirements for buildings in the Redevelopment Area. However, new buildings shall follow the traditional early 20th Century architectural traditions of Maplewood Village and be compatible with and follow the existing architectural vocabulary, particularly in terms of orientation, massing, articulation and building materials.

The architectural character of Maplewood Village primarily consists of early 20th Century traditional and vernacular buildings from 1895 to 1935. The predominant material is masonry, usually brick, but including stone and terra cotta. Buildings are one to three stories in height along the street, and sometimes include dormers for the third story.

The early 20th Century architectural vocabulary for facades includes the following components:

- Strong base of buildings with large clear glass store fronts. Ideally these store fronts have divided glass, surrounded by masonry piers and walls.
- Entrance doors for upper stories are clearly demarcated with classical elements such as pilasters and stone surrounds.
- Upper story windows are vertical in proportion and are typically wood double-hung with divided lites with appropriately proportioned trim in stone or wood, with a lintel in stone or brick.
- Cornices or extended eaves cap the buildings, and are proportional to the overall height of the buildings.
- Roofs are often flat, but there are buildings with sloping roofs with dormers that support the third floor residential units.

IV.E.2 Awnings¹

Awnings are permitted above ground level windows and doors.

Extended awnings shall be in the shape of a sloped flat plane. “Bubble” or “waterfall” shaped awnings are prohibited.

All awnings must be made of fabric. Vinyl and metal awnings are not permitted.

Internally illuminated awnings are not permitted.

No awning shall extend more than five feet from the building exterior.

No awning shall extend less than 7.5 feet from the grade level of the sidewalk.

Awning valances shall be no more than nine inches in height.

¹ These regulations are not applicable to the marquee of the former Maplewood Theater building.

IV.E.3 Balconies

Balconies are permitted on upper floors of all residential facades except any facade facing Maplewood Avenue. Balconies may project up to three feet from the building facade, but shall not project beyond the property line. Balconies shall be visually permeable at the front, with wood or metal railings, and shall be full balconies (i.e. shallow “Juliet” or French balconies are prohibited).

IV.E.4 Building Materials and Facade Design

All new and expanded buildings in the Redevelopment Area shall be constructed of high-quality materials. Primary permitted building materials shall be brick, stone, terra cotta and/or stucco, which shall cover a minimum of 75 percent of each façade visible from a public right-of-way, exclusive of windows and doors, and 40 percent of any other façade. Accent materials may include painted and nonreflective metals, glass, aluminum, wrought iron, matte finish ceramic, slate, terra cotta, stone and wood clapboard siding. Reflective materials, EIFS and other synthetic stucco, vinyl siding and vinyl-clad windows are explicitly prohibited. Building design and materials should harmonize with those in the Historic District and other surrounding development.

No more than three different materials should be employed as primary materials within each bay’s facade. Within the chosen primary materials, variation in color, texture, and/or pattern should be employed to create further distinctions. Changes in materials, colors, texture, or pattern that occur across a horizontal line should be marked by a change in plane, dimensional band or belt cornice, a recessed channel, or similar horizontal feature.

Materials should be extended around corners and extensions to a logical vertical break in plane, in order to avoid a “pasted on” appearance. Side elevations that are within the front 50 feet of the sides of the building, shall have a level of fenestration, detailing, and materials that is comparable with that of the front façade of the building.

Any façade that faces a public or private parking area or a public alley or other right-of-way, or is visible from a street, shall utilize the same materials, building design and quality of appearance as a front façade.

Air conditioners, vents and chimneys shall not be permitted on any facade that faces Maplewood Avenue.

Buildings fronting on Woodland Road and the portion of Inwood Place to the north of the former bank building may have a more residential appearance. Permissible design along these residential frontages may include townhouse-style architecture with private porches, stoops and/or entrances for ground floor dwellings and similar design elements.

IV.E.5 Ground Floor Uses

Active uses shall be provided on the ground level frontage of all portions of a building facing Maplewood Avenue. These uses may include a retail business, financial institution or restaurant, as well as management offices, fitness rooms, meeting rooms or building lobbies associated with upper floor uses. The minimum floor to ceiling height of new ground level spaces facing Maplewood Avenue shall be 11 feet.

IV.E.6 Historic Building Preservation and Reuse

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Developers shall evaluate the adaptive reuse of existing buildings and justify reasons why an existing building, either whole or partially, cannot be reused.

The original Maplewood Bank & Trust Co. building on Lot 173 shall not be demolished and shall be preserved and restored. Developers shall consider retaining the interior of the Bank building as part of their construction plans.

The two-story building, fronting the Maplewood Theater on Lot 175, shall not be demolished unless engineering studies find that it is structurally deficient for development. Such studies are to be presented to the Township for its analysis and approval. If demolition of the front building is approved, a new building must be constructed that is similar to the existing building in terms of size, design and materials.

The redeveloper of the historic bank building shall preserve the engraved signage which states “The Maplewood Bank & Trust Co.” on the front façade and the interior bank vault, and repair and preserve any other original features on the facade. Adaptive reuse of the interior of the bank building shall be required. Modifications to the interior shall be permitted in the event a use other than a bank occupies the interior, but should limit modifications to the interior layout to the extent possible.

The redeveloper of the former Maplewood Theater building shall reconstruct (consolidating any original historic materials) and replicate the 1927 theater marquee and locate it in its original site. No other marquees or projecting signage shall be permitted.

Redevelopers shall outline in their application all previous experience with historic preservation and adaptive reuse and any team members with historic preservation and/or adaptive reuse experience/certifications. Redevelopers who have no experience in historic preservation (including by members on their team) shall be required to hire an architectural preservation firm as a consultant from project conception to project closeout.

IV.E.7 Lighting

Adequate lighting shall be provided for all parking areas and pedestrian walkways. Street lamps shall match existing light poles in Maplewood Village. All outdoor lighting, including street lamps and accent lighting comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. Additional information on dark sky goals and standards may be found at the International Dark-Sky Association’s web site, www.darksky.org.

Storefront window displays must be illuminated from dusk until 12:00 midnight.

Flashing, “chasing,” intermittent or changing color lights, including LED’s, fiber optic signs, strobe lights, highway flashers, backlit signs or windows, or other “attention getting” optical displays for graphics, are prohibited.

IV.E.8 Recycling And Refuse Areas

One or more designated areas shall be provided for the storage of recyclables and refuse. Such areas shall be screened by fences, walls and/or landscaping or be located within a building, and should be located adjacent to a loading area to the extent practicable.

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IV.E.9 Roofs

Cool Roofs and Green Roofs

Cool roofs, green roofs and solar collectors are permitted and encouraged on buildings in the Redevelopment Area.

A cool roof shall utilize a material that has a solar reflectivity of 40 percent or greater as certified by the Cool Roof Rating Council on at least 75 percent of its surface area. Additional information cool roofs may be found at the Cool Roof Rating Council's web site, www.coolroofs.org.

Green roofs shall be installed in accordance with the following criteria:

- A green roof shall consist of four layers: a waterproof membrane, a layer of insulation, a drainage layer, and the growing medium (substrate). Additionally, a protective layer of PVC or other suitable material may be placed beneath the growing medium to protect against roots penetrating the waterproofing layer.
- The growing medium shall be a thin, lightweight medium suitable for planting wildflowers or grasses; for example, a mix of expanded shale and/or sand with 10 percent humus.
- Plantings on green roofs shall be shallow-rooted, drought-tolerant species that thrive in thin, nutrient-poor soils and will not require irrigation; for example, mosses and grasses.
- Green roofs shall be subject to approval by the Township Engineer and shall be subject to periodic inspection.

Rooftop Terraces

Rooftop terraces shall be permitted. Any terrace located on a roof above the top story of the building shall be set back a minimum of ten feet from the edge of a facade facing a public street and five feet from any other facade.

IV.E.10 Satellite Dishes and Antennas

All parts and components of satellite dishes, and television and radio antennas shall require approval of the Maplewood Village Alliance and shall be screened from view or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, placement of said equipment in the center of the building is strongly encouraged in order to minimize the need for screening.

IV.E.11 Signage

Signage shall be governed by the signage regulations in Section 271-56 of the Zoning and Development Regulations of the Township of Maplewood, following the column equivalent to the RB Retail Business zone, and by the sign regulations for the Maplewood Village Special Improvement District set forth in Section 237-9.1 of the Code of the Township of Maplewood.

Signage shall be indirectly lit, except that the theater marquee sign shall be permitted to have punch through letters.

IV.E.12 Sustainable Design

The Maplewood Township Committee adopted Resolution 106-22, a *Sustainable Land Use Pledge*, on April 5, 2022, spelling out the Township's intent to incorporate sustainable development practices in its

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municipal land use policies. Goals include reducing the amount of parking and encouraging walking and bicycling, protecting natural resources, fostering a diverse mix of housing types, and incorporating “the principles of green building design and renewable energy generation ... when updating our site plan and subdivision requirements for residential and commercial buildings.”

On the same date, the Township Committee adopted Resolution 111-22 endorsing the adoption of a *Green Building Policy* that encourages green design for residential and commercial buildings. In light of this policy, development in the Redevelopment Area shall follow green building design principles, including those that reduce building heating and air conditioning demands, such as reflective or green roofs, sunshades or brise-soleils at windows, rooftop shade structures, and deep overhangs. Solar panels are encouraged.

As required of all applications for site plan approval, the developer shall complete the *Maplewood Green Development Checklist*. The Checklist is for information purposes and is intended to “foster a dialogue between a site plan applicant and the Planning Board or Zoning Board of Adjustment regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment and generally improve the quality of life in the Township of Maplewood.”

IV.E.13 Massing and Articulation

Buildings shall be broken up vertically into a base, a middle and a top, and horizontally into bays, through the use of building articulation or change in materials. The base shall not extend higher than 15 feet above the adjacent finished grade. Material changes shall occur at logical points, delineated by a change in building plane and/or a cornice line.

A vertical demarcation into bays shall be required every 30 linear feet along building facades. A vertical demarcation having a depth of at least two feet shall be required for every 100 linear feet of building facade.

IV.E.14 Transparency

Buildings shall maintain a distinction between ground floor and upper floor windows. A higher proportion of ground floor portions of façades should consist of glass than on upper floors.

A minimum of 60 percent of the ground floor of a façade facing Maplewood Avenue shall be transparent glass. Storefront and lobby entrance doors shall be at least 75 percent transparent glass.

On upper floors, windows shall be vertically proportioned. Windows may be grouped in twos or threes to create larger areas of glazing, but windows shall be separated by vertical structural members. All upper floor windows shall have multiple panes. When muntins are utilized, they shall be visible on the exterior of windows. A minimum of 40 percent of the façade of upper floors shall be transparent glass.

Large areas of blank, windowless facades are discouraged on all façades.

IV.E.15 Streetscape

Pedestrian plazas and other open spaces shall be bounded by perimeter tree plantings. Benches and other street furniture should be provided along Maplewood Avenue and elsewhere in the Redevelopment Area. A plaza area shall be provided at the corner of Inwood Place and Maplewood Avenue.

IV.E.16 Utilities

All new utility distribution lines and utility service connections from such lines to the Redevelopment Area's individual uses shall be located underground. Remote readers shall be provided for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities. To the extent possible, existing utility lines should also be relocated underground.

IV.F Circulation, Parking and Loading

IV.F.1 Sidewalks

The minimum width of sidewalks shall be six feet, except that a minimum width of 11 feet and a maximum width of 15 feet shall be provided for any sidewalk along Maplewood Avenue. Sidewalk materials and construction methods are to be determined by the Township Engineer.

IV.F.2 Vehicular and Pedestrian Connection

New development on Lot 173 may be coordinated with the Township to provide a vehicular and pedestrian connection through the Redevelopment Area between Inwood Place and Woodland Road.

IV.F.3 Traffic Calming

Traffic calming measures such as speed humps and changes in road surface are encouraged at intersections and crosswalks in the Redevelopment Area and for any new connections or parking or street improvements constructed in connection with the redevelopment of the Redevelopment Area. Speed humps shall not be permitted on Maplewood Avenue.

IV.F.4 Parking

Adequate parking shall be provided to reasonably serve all uses within the Redevelopment Area, as well as to provide public parking as required by this plan. However, in recognition of the Redevelopment Area's location proximate to a passenger railroad station with frequent service and the availability of stores, services, parks and other amenities within the vicinity, some flexibility in the provision of parking is set forth below. The provision of parking in the Redevelopment Area should be coordinated with other Township parking efforts in the vicinity of the Redevelopment Area.

Public Parking

Existing public parking spaces in the Redevelopment Area and on adjacent street frontages shall remain or be replaced by an equivalent or greater number of public parking spaces, which may be located in the Redevelopment Area or within reasonable walking distance.

Residential Parking

A minimum of 0.75 parking spaces and a maximum of 1.25 parking spaces shall be provided per dwelling unit. These ratios are lower than set forth in the New Jersey Residential Site Improvement Standards due to the Redevelopment Area's accessibility to transit service, stores, services, parks and other amenities. Required residential parking spaces shall be provided within the Redevelopment Area.

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Non-Residential Parking

There shall be no minimum parking requirement for non-residential uses

Parking Design

Off-street parking may be provided within buildings and in surface parking lots. Parking located in the Redevelopment Area serving one or more uses in the Redevelopment Area (e.g., parking for apartment residents or hotel guests) should be located within a building. All parking spaces shall be screened from view from the street by landscaping or decorative walls.

Consolidation and provision of shared access for existing parking within the Redevelopment Area is recommended.

Full-size parking spaces shall be a minimum of 9 feet wide and 18 feet deep. Accessible parking spaces shall comply with dimensional requirements of the Americans with Disabilities Act (ADA). Compact parking spaces shall be a minimum of 8 feet wide and 16 feet deep, and shall make up no more than 20% of the total parking. Tandem parking spaces may be provided for residential uses, but the number of tandem parking spaces shall not exceed the proposed number of multi bedroom dwelling units.

The placement of a curb-stop up to two feet within the required parking space depth is permitted, provided that there is adequate area for an automobile occupying the parking space to overhang said curb-stop a like distance without infringing on required landscaping or pedestrian areas.

Landscaping shall be provided around the perimeter of all surface parking lots.

IV.F.5 Trash, Service, and Mechanical Areas

Adequate loading space shall be provided to serve the uses in the Redevelopment Area. Off-street loading spaces should be located adjacent to recycling and refuse storage areas and shall be located within a building or screened by fences, walls and/or landscaping. Any new off-street loading space shall be designed to accommodate tractor trailer access without using Maplewood Avenue for vehicle maneuvering.

IV.F.6 Curb Cuts and Driveways

Existing curb cuts on Inwood Place shall be reduced in number as part of any redevelopment on Lot 173. A maximum of one curb cut shall be permitted on the Lot 173 frontage on Inwood Place, except that a second curb cut shall be permitted to provide a vehicular connection to Woodland Road.

No new curb cuts shall be permitted on Maplewood Avenue.

Curb cuts shall not exceed 20 feet in width, except where necessary to accommodate truck turning movements for loading areas. Traffic calming measures such as gates and changes in surface materials shall be utilized where driveways cross a sidewalk or pathway to help ensure the safety of pedestrians and bicyclists.

IV.F.7 Electric Vehicle Charging Infrastructure

“Make-Ready” parking spaces and/or Electric Vehicle Supply Equipment (EVSE) shall be provided within the parking garage of the Redevelopment Area as required by New Jersey law. The Redeveloper shall be responsible for the continued maintenance and functional operation of the EVSE in accordance with the New Jersey Municipal Land Use Law.

IV.F.8 Bicycle Facilities

Indoor bicycle storage areas and/or sheltered bicycle parking racks shall be provided for residents and workers of all buildings. The minimum ratios for bicycle parking shall be one space for every three dwelling units and one space per 500 square feet of nonresidential floor area. At least 15 square feet of area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals; double-height racks to stack bicycles are permitted in order to meet this requirement.

Outdoor bicycle parking shall be provided to accommodate customers and visitors of the uses in the Redevelopment Area, and shall match the style and color of those existing in Maplewood Village or approved by the Maplewood Village Alliance. Bicycle racks shall be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

V PLAN CONSISTENCY REVIEW

V.A Relationship to Master Plans of Adjacent Municipalities

The Redevelopment Area is situated in the interior of the Township of Maplewood. It is not located in the immediate vicinity of any adjacent municipalities, and therefore the Redevelopment Plan would not impact the master plan of any municipality adjoining Maplewood.

V.B Relationship to the Essex County Master Plan

Maplewood lies at the southern boundary of Essex County. The Land Use Element of the *Essex County Master Plan* has not been updated since 1970. As indicated in the Maplewood Master Plan, the land use conditions in the County have changed so much since that time that its goals and policies are very much outdated. The only portion of the *Essex County Master Plan* to be updated in recent years is the Park, Recreation and Open Space element, which focuses largely on the County's park system, and is not relevant to this Redevelopment Plan.

V.C Relationship to the State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been readopted once during the 32 years since its original adoption. A new State Strategic Plan (SSP) was proposed in 2011 as the revision to the 2001 SDRP, but has not been advanced in recent years. The State Office of Planning Advocacy started the process of preparing a new State Plan in 2023.

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit and proximate to highways and other transportation networks; it facilitates the remediation, cleanup, and reuse of a contaminated commercial property; and it reduces flood risks and enhances a riparian location. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

VI PROPOSED REDEVELOPMENT ACTIONS

The Redevelopment Plan provides for a number of actions in support of the overall Plan goals and objectives, as follows.

VI.A New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in **Section III** of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Township’s professional consultants for the project. The redeveloper shall adhere to the overall parameters for development presented in **Section III** of this Plan and is encouraged to otherwise refine the design concepts presented therein in developing a unique and high-quality project proposal.

VI.B Properties To Be Acquired

No property acquisition will be required by the Township of Maplewood to complete the redevelopment project.

VI.C Redeveloper’s Agreement

The Redeveloper shall enter into an agreement with the Township no later than 90 days after a memorialized Planning Board resolution of final site plan approval. The Redeveloper’s Agreement shall be in a mutually agreeable form satisfactory to the Township Attorney and Redeveloper and shall stipulate the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

VI.D Impact Study and Off-Site Improvements

To assess development impacts on traffic, a traffic impact study of external flow on streets and intersections within the Maplewood Village Special Improvement District shall be required for any project that exceeds 20 dwelling units and/or 10,000 square feet of new nonresidential floor area. The traffic study shall include an analysis of traffic patterns for accessing parking and loading areas, and evaluate impacts on all access points of vehicular, pedestrian and bicycle traffic in and out of the Village. The redeveloper shall be required to pay the pro-rata share of the cost of providing reasonable and necessary street improvements. “Complete Streets” policies shall be incorporated in the design of any street improvements.

VI.E Other Actions

In addition to the demolition and new construction described above, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to:

- Provisions for public infrastructure necessary to service and support new development.
- Environmental remediation.
- Vacation of public utility easements as may be necessary for redevelopment.

VII GENERAL PROVISIONS

VII.A Site Plan Review

Prior to commencement of construction, a site plan for the construction and/or rehabilitation of improvements within the Redevelopment 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 applicant for review and approval by the Maplewood Planning Board.

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Engineer of the Township of Maplewood.

VII.B 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.

VII.C Non-Discrimination Provisions

No covenant, agreement, lease, conveyance, or other instrument shall be affected or executed by the Township Committee of the Township of Maplewood or by a developer or any of his or her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual orientation 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 Redevelopment Area on the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual orientation.

VII.D Duration of the Plan

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of not more than 30 years from the date of original adoption by the Township Committee.

VII.E Deviation Requests

The Maplewood Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Maplewood Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of

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the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township governing body, and only upon a finding that such deviation would be consistent with the furtherance of the goals and objectives of this Plan.

VII.F Escrows

The redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Township to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process.

VII.G Infrastructure

The redeveloper, at the Redeveloper's 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, stormwater sewer, electric and gas service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper'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 project or required as a result of the impacts of the project. The Redevelopment Agreement between the Township and the Redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to Redeveloper's obligation to provide the infrastructure and improvements required for the project.

VIII OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- No displacement and/or relocation of businesses and residents in the Redevelopment Area is anticipated on the part of the Township of Maplewood.
- As indicated in **Section II.C**, this Redevelopment Plan is substantially consistent with the Master Plan of the Township of Maplewood. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

IX PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Township Council of the Township of Maplewood and, unless the request is issued by an agency of the Township, shall pay a fee of \$2,500. The Township Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Borough and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.