
***NORTH JERSEY DEVELOPMENTAL CENTER (NJDC)
REDEVELOPMENT PLAN
BOROUGH OF TOTOWA
PASSAIC COUNTY, NEW JERSEY***



Prepared for the:
*Mayor and Council of the
Borough of Totowa, New Jersey*

February 5, 2016

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*North Jersey Developmental Center (NJDC) Redevelopment Plan
Totowa Borough, Passaic County, New Jersey*

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1.0 INTRODUCTION

New Jersey adopted the Local Redevelopment and Housing Law (the “LRHL”) in 1992 to provide municipal governing bodies with the ability to correct or ameliorate deteriorating or underutilized conditions in targeted areas. The intent of the LRHL is to allow public intervention to encourage redevelopment where these conditions have not been addressed by private efforts.

Pursuant to N.J.S.A. 40A: 12A-1, the Borough of Totowa (the “Borough”) designated the former North Jersey Developmental Center as an “area in need of redevelopment” under the LRHL by Resolution #126-2015 dated October 13, 2015. This determination was made after the necessary Preliminary Investigation and recommendation from the Totowa Borough Planning Board.

The North Jersey Developmental Center (the “NJDC”) is a closed facility that does not currently have any productive use or purpose.

1.1 PURPOSE

The Borough has authorized the preparation of this Redevelopment Plan to enable the use of the closed NJDC Site for productive purposes in accordance with N.J.S.A. 40A:12A-7 of the LRHL which stipulates that *“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...”*

The intent of this North Jersey Developmental Center Redevelopment Plan (the “NJDC Redevelopment Plan” or “Redevelopment Plan”) is to maximize the productive use of the closed facility; to replace the employment opportunities lost by the NJDC Site closure; to accrue the tax ratables needed to provide a stable source of net property tax revenue to the Borough and County.

1.2 DEFINITIONS

Refer to Borough of Totowa Code Chapter 415 Zoning and Land Use for definitions not provided in the Redevelopment Plan.

“Borough” is defined in Section 1.0.

“County” refers to the County of Passaic in the State.

“LRHL” is defined in Section 1.0.

“Impervious Area” refers to the percentage of the lot area which is improved or is proposed to be improved, including but not limited to driveways, parking lots, pedestrian walkways, patios, terraces, gravel pathways, pavers and other man-made improvements that cover the ground surface and are more impervious than the natural ground surface, exclusive of buildings and structures.

“NJDC” is defined in Section 1.0.

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“*NJDC Campus*” refers to an 84.5± acre portion of the NJDC Site previously used for developmental center facilities.

“*NJDC Redevelopment Plan*” or “*Redevelopment Plan*” is defined in Section 1.1.

“*NJDC Site*” or “*Site*” refers to a 136.7± acre tract of land owned by the State of New Jersey that was used as the location of a regional developmental center up until July 1, 2014. The tract is defined as Block 154; Lot 19 on the Borough tax assessment map and Block 154; Lot 19 and Block 154.01, Lot 1 on the Borough tax assessment records.

“*Redeveloper*” refers to the private corporate entity that will enter into a **Redevelopment Agreement** with the Borough to develop the Redevelopment Project.

“*Redevelopment*” means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for the construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a **Redevelopment Plan**.

“*Redevelopment Agreement*” means the agreement or contract that will be entered into between the Borough and the **Redeveloper** that will detail the obligations and performance guarantees of the Redeveloper in implementing the **Redevelopment Plan**.

“*Redevelopment Area*” means an area determined to be in need of redevelopment pursuant to Sections 5 and 6 of the LRHL (N.J.S.A.40A:12A-5 and 40A:12:-6). In this case, the redevelopment area is the NJDC Site designated as such in Resolution #126-2015 adopted by the Mayor and Council of the Borough (see Section 2.0).

“*Redevelopment Entity*” means the Borough or any other entity authorized by the governing body pursuant to subsection c. of Section 4 of the LRHL (N.J.S.A. 40A:12A-4(c)) to implement the **Redevelopment Plan** and to carry out redevelopment projects in the designated **Redevelopment Area**.

“*Redevelopment Project*” means any work or undertaking pursuant to a **Redevelopment Plan**; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as, but not limited to, streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

“*State*” means the State of New Jersey.

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1.3 PROJECT BACKGROUND

The Municipal Council of the Borough designated the NJDC Site as an area in need of redevelopment by Resolution #126-2015 after receiving a recommendation to that effect from the Borough Planning Board.

The Redevelopment Area designation was based on the Preliminary Investigation undertaken by the Alaimo Group, which determined that the Site satisfied at least two of the statutory criteria needed to qualify for such designation.

1.3.1 Applicable Statutory Criteria for Redevelopment Area Designation

The applicable statutory criteria from N.J.S.A. 40A:12A-5, referred to as the *d*, *e* and *h* criteria, and the basis of the determination is described below.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

The ‘d’ criterion refers to various layout and design conditions that are inconsistent with sound planning practices. Since the developmental center was established for a specific purpose, the design and layout of the buildings is not conducive to maximizing the welfare of the community in terms of ratables and employment opportunities in alternate uses. The design standards used for the construction of this state complex in 1928 do not satisfy current design standards with regard to road layout and drainage control in particular. Therefore, the ‘d’ criterion was determined to apply to the NJDC Site.

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.*

The ‘e’ criterion refers to underutilized areas that have not been developed to a fully productive use or condition. Factors considered in determining whether this criterion applies are condition of title, diverse ownership, and whether the site is serving the public health, safety and welfare.

The NJDC Site is considered underutilized since it represents a substantial land mass that is no longer contributing to the public health, safety and welfare. While the NJDC served the State’s human service needs for many years, the legacy of that use is a facility that is no longer productive to the Borough. The NJDC Site contains over 80+ acres of land that could be used for private land development purposes.

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Furthermore, the NJDC Site was constructed in a low intensity manner. The structures were generally less than two stories and were scattered throughout the campus. Therefore, the impervious coverage and the floor area ratio of the NJDC Site are well below typical commercial development and are indicative of an underutilized site.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

The ‘h’ criterion is intended to enable a municipality to designate an area for redevelopment that is consistent with ‘smart growth’ planning principles. In this case, the Redevelopment Area designation would be consistent with Smart Growth planning principles since it would enhance the direction of growth to existing communities and would conform to the State Strategic Plan.

1.3.2 Department of Community Affairs Approval

In accordance with the LRHL, a copy of the resolution designating the area to be in need of redevelopment was forwarded to the Commissioner of the Department of Community Affairs. A response has yet to be received.

1.4 NJDC SITE HISTORY

1.4.1 Milestones

The Preliminary Assessment included an analysis of the history of the NJDC Site which can be summarized as follows:

- The State acquired the land for what was originally known as the New Jersey State Training School in 1926. The land was undeveloped at the time.
- The State Training School facilities were completed during the 1927-1929 time period. Most of the existing buildings date back to that time.
- The State Training School complex was expanded in the early 1950s with the addition of a nursery; two residential cottages; and staff unit buildings. There have been no substantive facility expansions since that time.
- Various improvements were made to the complex over an extensive period including infrastructure improvements; asbestos abatement; building renovations, accessibility improvements; and treatment plant closure.
- A Task Force report issued a binding recommendation to Department of Human Services (DHS) to close the NJDC by July 1, 2014. The NJDC Site has been vacant since that time. Site security has been in place during the closure period.
- Forested area has not been cut or disturbed since the property was acquired in 1926 or almost 90 years.

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1.4.2 Service Population

A review of historic documents indicates that the size of the resident population and the related staffing was in gradual decline well in advance of the decision to close the NJDC. A building evaluation study prepared in 1972 indicated that the training school, as it was known at that time, had 1,010 patients. At that time, the resident population was entirely women except for the nursery unit which had 250 boys and girls.

Subsequently, the resident population was reported to be 445 in 1996; 400 in 2009; 358 in 2010; and 174 at the time of the NJDC closure in July of 2014. The permanent staffing level at the time of the NJDC closure was 1,000 persons. It is likely that the staffing level was much higher than that when the NJDC was operating at peak levels.

2.0 DESCRIPTION OF REDEVELOPMENT AREA

2.1 DESIGNATED REDEVELOPMENT AREA

The NJDC Site is defined in Section 1.2. The term ‘Redevelopment Area’ and ‘NJDC Site’ are used synonymously in this Redevelopment Plan. The designated Redevelopment Area consists of the closed developmental center and related support facilities; previously disturbed areas associated with onsite treatment plant and poultry farm; and undeveloped forested area.

Figure 1 is a Regional Location Map and *Figure 2* is a Borough Tax Assessment Map showing the approximate limits of the NJDC Site known as Block 154, Lot 19. A right-of-way owned by the City of Newark, New Jersey that contains a major water supply pipeline bisects the NJDC Site. *Figure 3* is a recent aerial photograph, which depicts the conditions on the NJDC Site and in the Site vicinity as of February 2012. The limits of the NJDC Site are also shown on the aerial.

2.2 SITE OWNERSHIP/CONTROL

The NJDC Site is owned by the State in fee simple. When the NJDC Site was in operation, it was managed by the Department of Human Services. Since it is now considered state surplus land, it is managed by the Department of Treasury.

2.3 NJDC SITE ATTRIBUTES

The attributes of the NJDC Site include the following:

- Size of redevelopment area in an urban/suburban context;
- Excellent access to Interstate 80 West; good access to Route #46 and Interstate 80 East;
- Availability of water and sewer;
- Proximity of regional headquarters of the State Police;
- Undulating site topography that fosters flexible site design opportunities;
- Good perimeter buffers with residential neighborhoods;
- Prior developed use;
- Extensive undisturbed woodlands and related natural resources.

The fact that the NJDC Site was previously developed is relevant in the following respects:

- Certain site improvements may be reusable which would reduce redevelopment costs;
- Offsite traffic, drainage, wastewater and related facilities have been designed to accept design flows or discharges from the NJDC Site;
- Stormwater calculations for the redevelopment will factor in the pre-developed conditions.

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2.4 LAND USE CONTEXT

The NJDC Site is located within a suburban mixed use corridor along Interstate 80, a major arterial in this part of New Jersey. The adjacent land uses can be summarized as follows:

- To the east, the NJDC Site is bordered by the regional State Police headquarters and the Passaic Regional School (an alternate school) on the opposite side of Minnisink Road to the southeast and by single-family residential development along streets that intersect Minnisink Road to the northeast.
- To the west, the NJDC Site is bordered by single family residential development along Artillery Park Road and Winfred Drive. Expansive onsite woodlands and topographic conditions effectively buffer these residential areas from the NJDC Site.
- To the south, the NJDC Site is bordered by industrial land development fronting on Vreeland Avenue, which parallels Interstate 80.
- To the north, the NJDC Site is bordered by single-family residential development on Artillery Park Road and Hydeway Drive.

The NJDC Site serves as an effective transition between the residential development to the north, northeast, and west and industrial/commercial and institutional development to the south and southeast.

2.5 EXISTING STRUCTURES

The existing structures on the NJDC Site include the following:

- Administrative facility;
- Healthcare facility;
- Employee benefits facility;
- Food service facility;
- Clothing center/hair salon;
- Auditorium/gymnasium;
- Nursery building for care and residency of young children;
- Cottages for the care, rehabilitation, and residency of patients of all ages;
- Staff buildings;
- School for instructional activity;
- Environmental building for therapeutic activities;
- Power house for production of steam;
- Chapel;
- Maintenance building;
- Vocational building;
- Recreational facility;
- Utility buildings;
- Storage buildings.

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The key structures are summarized in **Table 1**. Most of the onsite buildings are of masonry construction and have more than one level. All of these structures were vacated and secured when the NJDC closed on July 1, 2014. Photos of some of the prominent former NJDC structures were provided in Appendix C of the Preliminary Investigation Report (PIR).

2.6 SITE UTILIZATION

The total building coverage in the Redevelopment Area is estimated to be just under 200,000 square feet or about 4.6 acres. Based on a total area of 136.7± acres, the current building coverage represents only 3.4% of the Redevelopment Area. Building coverage is typically in the twenty to thirty percent (20-30%) range in a commercial office market development.

The total floor area on the NJDC Site has been calculated to be about 350,000 square feet. This floor area figure may be generous (high) since some of the basement and attic areas included may not be useable and some of the utilitarian structures do not represent improved occupied space. Nevertheless, if all these areas were included, the floor area ratio (FAR) of the NJDC Site would be 0.059 compared to a FAR of 0.25 for a typical commercial office complex.

These calculations are more meaningful when based on the developed portion of the NJDC Site, which is estimated to be 84.5 acres. Using this developed area, which is basically the former NJDC campus, the building coverage would be 5.4% and the FAR would be 0.07. These land use intensity ratios are still well below the referenced commercial market guidance.

2.7 SITE ACCESSIBILITY

The Redevelopment Area has proximate access to Interstate 80 and to State Highway #46. Access ramps to and from Interstate 80 West are located just south of the NJDC Site on Vreeland Avenue and Minnisink Road. Access ramps to Interstate 80 East are located off of Union Boulevard about 500 feet southeast of the NJDC Site. State Highway #46 connects the Interstate 80 interchanges and provides sub-regional access to other parts of Passaic County.

The NJDC Site also has excellent local access including over 2,300 feet of public road frontage as itemized below:

- 1,600 feet of frontage on Minnisink Road a two lane County Road which currently serves as the main access location.
- 500 feet of frontage on Vreeland Avenue, a Borough Street, that connects to an access ramp to Interstate 80 West; (NJDOT has jurisdiction over the segment of Vreeland Avenue from Minnisink Road to the Interstate 80 West access ramp);
- 200 feet of frontage on Totowa Road, a two lane County Road.

The only site access deficiency of the Redevelopment Area is the absence of emergency access to the northern part of the NJDC Site since the slope of the access drive from Totowa Road is too steep for emergency vehicles. This deficiency is minor in nature and can be overcome in a variety of ways.

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Table 1									
Former North Jersey Developmental Center									
Existing Structures									
ID	Unit Type	Building Description	Beds	Ground Floor	First Floor	Second Floor	Third Floor	Building Area	Sheets
1	Cottage #1	Masonry construction	77	5,015	7,055	1,890	N/A	13,960	1-3
2	Cottage #2	Masonry construction	77	5,015	7,055	1,890	N/A	13,960	1-3
3	Cottage #3	Masonry construction	77	5,015	7,055	1,890	N/A	13,960	4-6
4	Cottage #4	Masonry construction	50	1,570	6,185	N/A	N/A	7,755	7-8
5	Cottage #5	Masonry construction	73	6,080	7,240	1,570	N/A	14,890	9-11
6	Cottage #6	Masonry construction	50	800	8,400	N/A	N/A	9,200	12-13
7	Cottage #7	Masonry construction	50	800	8,400	N/A	N/A	9,200	12-13
8	Cottage #8	Masonry construction	72	4,925	6,565	1,200	N/A	12,690	14-16
9	Cottage #9	Masonry construction	72	4,925	6,565	1,200	N/A	12,690	17-19
10	Cottage #10	Masonry construction	76	4,925	6,565	1,200	N/A	12,690	14-16
11	Cottage #11	Masonry construction	72	4,925	6,565	1,200	N/A	12,690	14-16
12	Cottage #12	Masonry construction	87	2,000	9,015	2,040	N/A	13,055	20-22
13	Healthcare	Masonry construction	N/A	5,215	5,180	5,180	N/A	15,575	23-25
14	Environmental building	Masonry construction	N/A	5,580	5,580	N/A	N/A	11,160	26-27
15	Administration building	Masonry construction	N/A	5,170	6,385	6,095	N/A	17,650	28-30
16	Food Services Building	Masonry construction	N/A	8,540	13,050	N/A	N/A	21,590	31-32
17	Maintenance Building	Masonry construction	N/A		9,050	770	N/A	9,820	33-34
18	Auditorium	Masonry construction	N/A	4,360	10,900	N/A	N/A	15,260	35-36
19	Chapel Building	Masonry construction	N/A	1,760	4,040	N/A	N/A	5,800	37-38
20	Power House	Masonry construction	N/A	5,160	1,390	N/A	N/A	6,550	39-40
20	Main School	Masonry construction	N/A	900	8,400	8,400	N/A	17,700	41-43
21	Vocational Building	Masonry construction	N/A	N/A	6,950	N/A	N/A	6,950	44
22	Ray Davidson	Masonry construction	N/A	N/A	2,860	N/A	N/A	2,860	45
23	Unit #3	Masonry construction	N/A	565	3,240	3,240	N/A	7,045	46-48
24	HRDI	Masonry construction	N/A	2,800	2,800	2,800	2,800	11,200	49-52
25	Group Home	Frame construction	N/A	1,290	1,730	1,290	485	4,795	53-56
26	Meese Building	Masonry construction	251	14,700	26,370	3,760	N/A	44,830	57-60
27	Clothing Center	Masonry construction	N/A		3,800			3,800	61
	Totals		1,084	102,035	198,390	45,615	3,285	349,325	

Note: Floor areas are in Square Feet.

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2.8 ADAPTIVE REUSE POTENTIAL

The adaptive reuse potential of the existing structures has been assessed based on architecture, structural condition, size (floor area), design, and location. Adaptive re-use potential of existing structures was determined low due to the following factors:

- The small size of the building or the small size of rooms within these buildings;
- The specialized nature of the design of many buildings, particularly the former residential units (cottages and nursery building);
- The expense of converting the buildings to an alternate use;
- The importance of prominent locations on the NJDC Site for new alternate facilities.

2.9 WASTEWATER COLLECTION/TREATMENT

The NJDC Site is located within the sewer service area of the Passaic Valley Sewerage Commission (PVSC). There are no sewer service area or treatment plant capacity issues of any regulatory consequence. All wastewater generated within the NJDC Site will be directed to onsite lift stations which discharge to the collection system in the Borough and eventually lead to the PVSC treatment facility in the City of Newark.

The onsite wastewater conveyance system will need to be upgraded to adhere to Borough standards and existing pump stations will need to be replaced to efficiently handle the anticipated wastewater flow. Small segments of the existing system which are difficult to replace may continue to be used, if approved by the Borough engineer. The Redeveloper will be responsible for the improvements necessary to upgrade the wastewater collection system.

2.10 WATER SUPPLY/DISTRIBUTION

The NJDC Site is bisected by a water pipeline that serves the City of Newark. The State and the City of Newark entered into a water supply agreement which allowed a direct connection to the onsite pipeline. Based on recent discussions, it is believed that such a water supply arrangement could be extended to the Redeveloper for the NJDC Site.

The onsite water distribution system will need to be upgraded to adhere to Borough standards and to effectively serve the proposed project. The Redeveloper will be responsible for the improvements necessary to upgrade the water distribution and fire protection systems.

2.11 ENVIRONMENTAL CONSTRAINTS

2.11.1 TOPOGRAPHY

A topographic map of the NJDC Site prepared by Robins Engineering for water main improvements in 1972 was obtained from the NJDC files and gives a good indication of site topographic conditions. The topographic map shows a peak elevation of 300 feet above mean sea level (MSL) to the northwest of the former NJDC complex and an elevation below 170 feet MSL at

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the stream discharge in the southwestern limit of the Site. Most of the buildings that comprised the NJDC were located along the moderately sloping inclines on both sides of the valley. The slopes in the developed portion of the NJDC Site are in the five to ten percent (5-10%) range. Steep slopes (> 20%) were identified in the undeveloped woodlands to the west of the NJDC complex.

2.11.2 Geology

Figure 4 is a GIS bedrock geology map which indicates the entire NJDC Site is underlain by Preakness basalt.

The surface geology in the Paterson quad has been mapped by the New Jersey Department of Environmental Protection (NJDEP) and provides information on the soils and sediments that overlie the bedrock. The mapping indicates that the NJDC Site is underlain by Rahway Till which is characterized as reddish-yellow silty sand, sandy silt, and silt. The till is as much as 60 feet thick but on steep slopes, the till is discontinuous and includes thin rubble with little or no cover.

2.11.3 Soil Conditions

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Services (NRCS) Soil Survey is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. As shown in *Figure 5*, the NRCS has mapped the following soil types on the NJDC Site. These soils are described in *Table 2*.

Based on the soil survey data, the NJDC Site primarily consists of well drained soils with a significant depth to the seasonally high water table within the developed portion of the Site. The two poorly drained soils on the NJDC Site are located in the wooded buffers.

The NJDEP Historic Fill map for the Paterson quadrangle does not indicate the presence of any historic fill on the NJDC Site other than a small isolated area in the rear of the NJDC Site. Based on this information, it would appear that the presence of historic fill is not an issue on the NJDC Site.

2.11.4 Surface Hydrology

The NJDC Site contains an unnamed tributary that discharges to the Passaic River. Virtually the entire developed portion of the NJDC Site drains to this surface watercourse.

Figure 6 is a flood prone map for this portion of Totowa Borough. The Map indicates that there are no defined flood prone areas within the NJDC Site.

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**Table 2
NJDC Site
Soil Types/Descriptions**

Soil Type	Description
Boonton Silt Loam (3-8 percent slope), stony <i>BonBa</i>	This soil type is physically located in a wooded area of the NJDC Site behind the developed complex and encompasses about 59 acres of the NJDC Site. The soils are typically found in ground moraines. The closed wastewater treatment facility was located on these soils. The soil is classified as well drained with a depth to water table of about 24 inches. The soil profile consists of silt loam to a depth of 8 inches underlain by a 7 inch layer of fine sandy loam, an 8 inch layer of gravelly loam; 7 inches of gravelly fine sandy loam and a 30 inch substratum of gravelly sandy loam. A restrictive layer (fragipan) is located in the 24-36 inch range.
Haledon loam (3-8 percent slope) <i>HakBb</i>	This soil type is found at the intersection of Minnisink Road and Vreeland Avenue and encompasses less than 2 acres of the NJDC Site and are entirely cleared. These soils are characterized as somewhat poorly drained and are typically found in ground moraines. The typical soil profile consists of loam to a depth of 8 inches underlain by 22 inches of cobbly loam. The substratum is about 42 inches in depth and is characterized as gravelly sandy loam. The depth to water table is in the 6-18 inch range and a restrictive layer is typically found in the 2-3 feet depth range.
Hasbrouck silt loam (0-8 percent slope), very stony <i>HctBb</i>	This soil type is located along the western fringe of the NJDC Site behind the residences fronting on Winfred Drive and encompasses about 9.3 acres. The soil is characterized as poorly drained with a depth to water table of less than 12 inches. The typical soil profile consists of 14 inches of silt loam underlain by 10 inches of sandy clay loam. The substratum consists of 18 inches of gravelly sandy loam and 30 inches of gravelly loam. A restrictive layer is typically encountered in the 20-30 inch depth range.
Urban land – Boonton Complex (0-8 percent) <i>USBONB</i> Urban land – Boonton Complex (8-15 percent) <i>USBONC</i>	Most of the developed portion of the Site has been classified Urban land – Boonton complex and further divided based on slope. Approximately 64 acres of the complex has been so classified with 30 acres in the 0-8 percent slope range at the base of the valley and the remaining 34 acres being in the steeper sloped areas. The typical soil profile consists of 12 inches of manufactured material underlain by 3 feet of gravelly sandy loam and a substratum of 2 feet of loamy sand. The soil is well-drained. The depth to water table is in the 28-59 inch range. A restrictive layer is typically found in the 20-39 inch range.
Parsippany silt loam; sandy loam substratum, (0-3 percent), frequently flooded <i>PbphAt</i>	This soil is found in the low lying wetlands area near the southern property limit. The soil has a water table within 12 inches of the surface and is poorly drained.

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2.11.5 Wetlands

Figure 7 is a wetlands map based on current NJDEP land cover resource data. The map indicates that potential wetlands are located in the following three areas of the NJDC Site.

- Wetlands are mapped to the south of the maintenance building along the unnamed creek that drains the NJDC Site. The wetlands limits tend to correspond to those of the Parsippany silt loam soils (*PbphAt*) which are frequently flooded.
- An expansive area of potential wetlands have been mapped in the northwestern corner of the NJDC Site in a wooded area. The potential wetlands are shown on both the Hasbrouck silt loam and Boonton silt loam soils.
- Wetlands have been mapped along the northern boundary to the west of the Vocational Building in an area of poor drainage. The wetlands are shown on both the Hasbrouck silt loam and soils mapped as Urban land - Boonton complex. A portion of these wetlands are within the NJDC Site limits and the remainder are offsite parallel to the Site boundary. The wetlands are found along a drainage corridor and generally coincide with the Hasbrouck silt loam soils.

A field survey needs to be undertaken to accurately delineate the wetlands limits.

2.11.6 Land Use/Land Cover

Figure 8: Land Use/Land Cover Map displays the land use and land cover categories that have been assigned to the NJDC Site and adjacent lands. The Map shows areas of prior disturbance as developed land. The remainder of the NJDC Site is categorized as wetlands and forest. It should be noted that the forested areas have not been cleared for almost 100 years.

2.11.7 Critical Habitats

The critical habitats throughout the State have been delineated by the NJDEP Landscape Project that divides the landscape into habitat type using land cover data and then ranks each habitat type based on the status of the species. According to the NJDEP natural resource database, no documented critical habitats of listed species are within, or in the vicinity of, the NJDC Site. The apparent absence of threatened and endangered species will help advance redevelopment, particularly in areas of prior disturbance.

2.12 Environmental Issues

A Preliminary Assessment has been conducted for the NJDC Site which resulted in the Areas of Concern (AOCs) listed in *Table 3* and identified on Figure 9. The Areas of Concern are considered minor in nature for such an expansive site. Environmental incidents within the NJDC Site have generally been related to underground tanks, treatment plant operation, and power house malfunctions and all of these issues appear to have been resolved.

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**Table 3
NJDC Site
Areas of Concern (AOCs)**

<i>AOC#1: Presence of asbestos containing building materials throughout most of the complex;</i>
A survey was conducted of the building materials used on the NJDC Site and it was determined that 16 structures have asbestos containing building materials (ACBM). Most of the remaining ACBM is located in areas of limited exposure or not easily removed while the NJDC was in operation. The ACBM would need to be removed prior to demolition or reconstruction.
<i>AOC#2: Former well may not have been sealed and may represent a potential conduit to groundwater;</i>
Historic records have identified a former well near the pump house in the center of the NJDC Site. While the use of the well has been terminated, the former well may not have been sealed in accordance with NJDEP regulations.
<i>AOC #3: Floor drains may represent a source of contamination if not discharging into sewer system;</i>
Several structures had floor drains for washdown and disposal purposes. It is presumed that these floor drains discharge to the wastewater collection system but this connection needs to be confirmed with dye tests.
<i>AOC #4: The soil/asphalt staining in the maintenance yard may be indicative of surficial soil contamination.</i>
Soil staining was observed near the creek bank and asphalt staining was observed near the vehicle maintenance building. These oil/grease stains may be indicative of hydrocarbon contamination of the underlying soils. Surficial soil sampling and analysis is warranted to determine contaminant levels.
<i>AOC #5: Underground fuel tanks at the power house could represent a potential source of contamination;</i>
The environmental records database indicated that the State implemented a comprehensive upgrade of the underground tanks within the NJDC complex. A total of eleven USTs were removed or abandoned in-place prior to June 2002. Two tanks holding up to 40,000 gallons of heating oil remained in-use. It is recommended that a comprehensive review of monitoring data be conducted to confirm that the current and former tanks are having no ongoing impact. Since the two remaining USTs are no longer needed, they should also be removed.
<i>AOC#6: Residual contamination from a former poultry farm operation on the NJDC Site.</i>
The certified Sanborn maps indicated the presence of a poultry farm on the NJDC Site in the vicinity of the former wastewater treatment plant. A review of historic aerials indicates that any remnants of the poultry farm were eliminated by the mid-1980's. While it is unlikely that such an operation would have long-term effects, it is recommended that soil sampling be conducted in the former poultry farm area to demonstrate that there are no persistent environmental impacts.
<i>AOC#7: Residual contamination from the wastewater treatment plant on the NJDC Site.</i>
The NJDC had its own wastewater treatment plant until recent years when the treatment plant was closed and the wastewater was directed to the regional wastewater collection system. The NJDC treatment plant was closed in accordance with NJDEP regulations and consisted of the removal of all treatment plant components. However, remnants of the former treatment plant, such as underground piping, may remain. If this area is to be used for major construction, soil sampling should be conducted to determine the environmental quality of the soils to the depth of the planned excavation.
<i>AOC#8: Residual contamination from remote waste disposal activities.</i>
The site inspection revealed that concrete, asphalt, and other C/D debris were deposited in the forested area. A trail from Elm Street on the NJDC Campus leads to this disposal area. An inspection of the debris pile indicated that it was composed of non-putrescible waste but it is listed in the Areas of Concern to ensure that it is removed.

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2.13 PROPOSED LAND USE POLICIES/REGULATIONS

2.13.1 Totowa Borough Master Plan

The Borough Master Plan (2013) shows the NJDC Site as being committed to Public Use on the Land Use Plan Map. While the Master Plan does not indicate the intended future use of the NJDC Site nor explain the basis of the existing zoning, it does recognize the importance of the redevelopment process in developed communities such as Totowa by the following goal/policy statements:

“To encourage redevelopment of any property or area that ...has not realized its maximum development potential and are underutilized.”

“The entire Borough of Totowa should be studied to determine if any areas should be considered as areas in need of redevelopment or rehabilitation pursuant to the Local Redevelopment and Housing Law (LRHL). If it is determined that there are areas that meet the criteria contained in the LRHL, than we would recommend that further detailed study be undertaken of those areas and that a redevelopment plan be prepared in accordance with the LRHL.”

2.14 BOROUGH ZONING REGULATIONS

Figure 10 is an excerpt of the Totowa Borough Zoning Map. The NJDC Site is within the R-40 zoning district, which allows single family residential development on 40,000 square foot lots. The adjacent zoning includes low to medium density residential districts (R-7; R-20; R-40) and industrial zoning along Vreeland Avenue. The zoning also contains a Corporate Office (CO) overlay zone “*to promote the integrated and logical development*” of the NJDC site. The permitted uses in the CO zone are as follows:

- Corporate headquarters;
- Professional or business office;
- Executive and administrative offices;
- Research and development;
- Hotels;

Table 4 summarizes the current bulk regulations of the CO overlay zoning district.

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**Table 4
Totowa Borough
CO Zoning District Bulk Regulations**

Parameter	Bulk Standard
<i>Minimum lot size</i>	<i>10 acres</i>
<i>Minimum lot width</i>	<i>500 feet</i>
<i>Minimum Lot frontage</i>	<i>200 feet</i>
<i>Minimum Lot Depth</i>	<i>600 feet</i>
<i>Minimum front yard</i>	<i>100 feet</i>
<i>Minimum Side Yard</i>	<i>50 feet</i>
<i>Minimum Rear Yard</i>	<i>100 feet</i>
<i>Maximum floor area Ratio (FAR)</i>	<i>0.25</i>
<i>Maximum Building Coverage</i>	<i>25%</i>
<i>Maximum Impervious Coverage</i>	<i>50%</i>
<i>Maximum Building Height</i>	<i>40 feet or three stories</i>
<i>Minimum internal building spacing</i>	<i>50 feet</i>

2.15 MASTER PLAN RE-EXAMINATION REPORT

The Master Plan Re-examination Report for Totowa (2014) (the “Re-examination Report”) references the pending closure of the NJDC and indicates that it will have “*a significant impact on Totowa as roughly 140 acres will be available for development that were previously occupied and utilized by the State*”.

The Re-examination Report further states that the NJDC closure represents a substantive and unanticipated change in the municipal assumptions and policy objectives of the Borough Master Plan and that Totowa needs to review the existing zoning and ensure that the NJDC Site is properly zoned for its redevelopment. In particular, the Re-examination Report recommends that the current zoning of the NJDC Site be modified to take economic advantage of the Site’s development attributes. The specific findings with regard to zoning were as follows:

“The Borough no longer believes that the R-40 district is appropriate for the NJDC site. If there are no environmental limitations on the property, the R40 district could yield between 100 and 140 single-family homes...A residential development could eliminate the forested area of the campus and build adjacent to existing residences in the Echo Glen neighborhood;”

It should be noted that since the NJDC Site does contain environmental constraints, as described on Figure 11, the residential build-out would be less than indicated and more of the forest would be preserved. However, the current by-right zoning does not maximize ratables or employment opportunities and would result in significant public school expenditures. In this regard, the Re-examination Report states the following:

“Due to the site’s proximity to the Exit 54 interchange of I-80 and the fact that a Corporate Office Overlay Zone exists on the main campus, the Borough believes a non-residential designation is more appropriate for the facility. It is recommended that the Borough rezone Block 154; Lot 19 and Block 154.01, Lot 1 from the R40 District to a new zone called Research/Office District. The new Research/Office District should utilize the Corporate Office Overlay Zone as a springboard, but expand the list of permitted uses to include facilities such as child-care, data centers, business incubators, medical facilities including same-day surgery centers and conference centers. Once

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the new Research/Office District is adopted, the Corporate Office Overlay Zone should be removed from the property.

It is recommended that the Research/Office district include a requirement for the submission of a traffic study for any new development to protect the adjacent residences. The bulk standards of the Corporate Office Overlay Zone should be carefully examined to ensure that they provide flexibility and reflect the post-2008 development trends.

Finally, it is imperative to the Borough that a majority of the campus's forested area remains. The woods along the northern and western property line have subsisted for over 80 years. Therefore, the Research/Office District should include setback provisions or mandate a minimum percentage of the tree canopy to remain."

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3.0 OUTLINE FOR REDEVELOPMENT

3.1 REDEVELOPMENT PLAN OUTLINE AND CONTENT

The LRHL specifies that 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”*

This Chapter of the NJDC Redevelopment Plan is structured to address these requirements as well as other requirements of the LRHL. Section 3.2 discusses the potential land uses in the Redevelopment Area; Section 3.3 identifies and defines the Permitted Principal Uses and Conditional Principal Permitted Uses in the Redevelopment Area; Section 3.4 outlines the General Development Plan requirement; and Sections 3.5 and 3.6 contain the Bulk Regulations and Site/Building Requirements for the Redevelopment Area.

3.2 LAND USE CONSIDERATIONS

Whenever a major public facility, such as the NJDC is closed, there are a variety of potential uses that may be considered due to the scope of the redevelopment opportunity. This section of the Redevelopment Plan discusses many of the possible land uses and considers those uses that are feasible and the most beneficial for the community in this context.

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3.2.1 Potential Principal Permitted Land Uses

Data Center

Data Centers are facilities used to house computer systems and associated components, such as telecommunications and data storage systems. They generally include backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. Data Centers may be industrial scale operations requiring fiber optic cable, high capacity electrical substations, and related improvements including reliable infrastructure for IT operations. Specialized fire protection systems are often utilized. Data Centers have highly secure environments which minimize the chances of a security breach. Data Centers may have reduced need for direct access by personnel. Reduced personnel may result in less parking needs and related improvements.

Corporate Offices/Office Park

An obvious potential use is the creation of a Corporate Offices/Office Park as contemplated by the Corporate Office (CO) zoning overlay. The office park concept includes corporate offices providing the opportunity for a national or regional headquarters of major corporations, or an executive office park providing the opportunity for professional offices (legal, accounting, security, data processing, computer software firms) of all sizes.

Professional Offices

This use includes offices of a licensed or recognized professional including but not limited to, doctors, lawyers, accountants, engineers, architects, planners, surveyors, financial advisors, and investment bankers.

Executive and Administrative Offices

This use includes offices of executives or administrators of an organization or institution for the purpose of managing and/or coordinating the activities of the organization.

Research & Development

Research and Development (“R&D”) refers to firms that use a systematic approach to apply research in an effort to develop new products or other intellectual property. These firms need a strong educated employment pool and the ability to install equipment to conduct basic research. These firms tend to be more intense than the traditional office building but would be suited for the NJDC Site.

Medical Offices

This use includes offices of a licensed medical practitioners including general and specialized medical doctors; chiropractors; and urgent care facilities.

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Medical Support Facilities

This use is designed to assist doctors in the diagnosis or treatment of maladies including, but not limited to, laboratories; diagnostic centers; imaging (radiology; magnetic resonance) centers; rehabilitation and physical therapy.

Same Day Surgery Center

This use is designed and equipped for outpatient same day surgeries of all types with no provision for overnight stay. If follow-up care is needed by medical professionals, the patient would be transported to a hospital.

Child Care Centers

Child Care Centers are licensed by the Department of Human Services (DHS) to care for six (6) or more children from the age of six weeks to 13 years. These facilities must meet basic health, safety, program and staffing requirements and are inspected by DHS every two (2) years. The floor area occupied in any building as a child care center is excluded from off street parking requirements and maximum floor area ratio in the Redevelopment Area.

3.2.2 Potential Conditional Permitted Land Uses

Assisted Living Residence

“Assisted living residence” means a housing development which is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

Business Incubators/Accelerators

The terms, ‘business incubator’ or ‘business accelerator’ refers to corporate arrangements or physical space allocations meant to encourage innovation in small businesses. In some cases, the availability of flexible and supported space allows an entrepreneur to create prototypes for further research & development. In other cases, incubators or accelerators are terms used to refer to working arrangements for small firms to collaborate on a major R&D project. In either case, the physical space and work sharing arrangements need to be easily changed. The presence of these types of facilities would be advantageous to the creation of an innovative office campus. Proposed small business shall be conditioned upon being generally consistent with permitted uses or providing support services for permitted uses within the Redevelopment Area.

3.2.3. Project Site Integration

The NJDC operated as an integrated complex to achieve a singular human service purpose - that of treating developmentally disadvantaged persons. The entire complex was under a unified management structure to achieve that objective.

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The redevelopment of the NJDC Site into another type of complex should, to the extent feasible and practical, retain an integral design of uses. The optimum way to achieve project and site integration is to commit the entire site to one use or a series of compatible uses with one functional objective. An example of a fully integrated complex would be that of a major office park occupied by a single corporation, serving as the national headquarters providing comprehensive corporate operations, research and development, and data center facilities. A fully integrated project developed at the NJDC Site requires major commitment of resources by a single corporation. Site integration can also be achieved with multiple business operations by applying general development plan techniques.

A more feasible scenario may be that of developing a complex of similar compatible uses such as an office park with multiple corporations and office types represented. The key characteristic would be that the uses function in similar manners and demand a similar work environment. The objective would be a unified and integrated complex under one management entity. The key issue in the development of an executive office park is marketing and managing the complex to attract the uses appropriate to the office park environment. For example, a specialty medical office would be compatible with a corporate office but a medical clinic may not. In a similar manner, the executive offices of a corporation would be appropriate for an office park but an office warehouse of the same corporation would not, due to the amount of truck traffic generated by the distribution center.

The development of an office park at this location will require the use of various development measures that may include, but are by no means limited to, the following:

1. The office park should be developed and managed by a single entity.

There are numerous advantages of unified development and management entities. There is a need for consistent land development and site management practices. If the Redevelopment Plan is to be undertaken by more than one entity, the master developer should be empowered to obtain overall site development approval and ensure that the basis of that approval is properly implemented. Any land subdivisions should occur after a tract is fully developed in accordance with the GDP approval and the Redevelopment Agreement.

2. The office park should be comprised of similar and complementary occupants.

It would be advantageous to have firms that complement each other. The concept of an onsite training or conference center may be feasible if there is enough demand for those activities. Once these shared activities are implemented, there may be a desire for other firms to locate in the Redevelopment Area. In a sense, the corporate offices may feed off each other in the right context.

3. The office park should have a clear identity.

It is critical that the office park be distinctive in architecture and marketing to the benefit of the occupants. While corporate entities will promote their firm, smaller companies may locate in the office park to take advantage of the identity of the office park. The office park identity is displayed by name recognition; signage; architecture, landscaping and site improvements. The overall quality of development is attractive to tenants that want to be recognized.

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4. The office park should have shared facilities that adequately serve the complex.

The shared facilities may range from data processing and storage; support services; or even waste management. In this particular case, the concept of business incubator/accelerator uses are proposed as support for the entire office park.

5. The office park should have common access.

The main access to the office park should be well-designed in terms of appearance and traffic flow. The use of a single access point will contribute to traffic management and project integration.

6. Full advantage should be gained of the forested open space and the internal stream corridor.

The concept plan that has been developed for discussion purposes seeks to preserve the undisturbed forested area in the western part of the NJDC Site. Because the forest is in the rear of the complex, the concept plan proposes to position the more elevated buildings along the ridgeline to overlook the pristine forest and to create a parkway along the edge of development. Trails through the forested area would also provide a tranquil recreational area for workers.

The stream corridor that bisects the development area should be landscaped to serve as a greenway through the Redevelopment Project. Walkways should be used to connect the greenway with the office and conference facilities as well as the open space.

3.3 PERMITTED USES

3.3.1 Principal Permitted Uses

The principal permitted uses in the NJDC Redevelopment Area are as follows:

- a) Child Care Centers
- b) Corporate Offices/Office Park
- c) Data Center
- d) Executive and Administrative Offices
- e) Medical Offices
- f) Medical Support Facilities
- g) Professional Offices
- h) Research & Development Enterprises
- i) Same-Day Surgery Centers

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3.3.2 Conditional Permitted Uses and Accessory Uses

The permitted conditional use in the NJDC Redevelopment Area and the prerequisite conditions of approval are listed below.

**Table 5
NJDC Redevelopment Area
Conditional Uses**

Use	Conditions
Business Incubator/Accelerator	Identification of participants and overall responsible party; Definition of space and equipment allocation; Disclosure of ownership and intellectual property rights arrangements
Assisted Living Residences	Demonstrate that Assisted Living Residence meet the definition in Section 3.3.3 below

The permitted accessory use in the NJDC Redevelopment Area and the prerequisite conditions of approval is listed below.

**Table 5A
NJDC Redevelopment Area
Accessory Use**

Use	Conditions
Corporate Support Facilities	Demonstrate that corporate support facilities meet the definition in Section 3.3.3 below

3.3.3 Permitted, Conditional and Accessory Use Definitions

“Assisted Living Residence” means a housing development which is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance. Assisted Living Residence shall comply with the following:

1. A minimum of ten percent (10%) of the units shall be available to low- and moderate-income residents.
2. Residents of such units shall qualify as low- or moderate-income or be recipients of a Medicaid waiver who meet income requirements.
3. All affordable housing units must receive the same basic services as required by the regulatory guidelines and financing policies.
4. At least half of the affordable housing units shall be affordable to low-income residents or, alternatively, all of the affordable housing units may be affordable to persons whose income is at least sixty percent (60%) of median regional income. The range of affordability rules do not apply.
5. Rents in the affordable housing units shall be affordable so as not to exceed thirty percent (30%) of the gross monthly income, including an allowance for all utilities, of the resident. Up to eighty percent (80%) of the applicable gross household income

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may be used for rents, food and services based on the bedroom type. If annual increases are permitted by regulation, the increases shall be based on the entire fee package for rent, food and services.

6. A thirty (30) year deed restriction shall be recorded against the facility with provisions protecting the affordable housing units, in a form satisfactory to the Borough. The deed may allow the designation of a specific number of units in the facility for affordable housing units, subject to the foregoing controls rather than designating specific units as affordable housing units.
7. The operator of the facility shall be responsible for ensuring compliance with all applicable affordable housing laws and regulations in effect, including the retention of a qualified administrative agent.

“Business Incubator/Accelerator” are facilities designed for innovation by creating or advancing ideas, particularly in start-up or small scale enterprises. These facilities are typically designed to house multiple enterprises under one roof in a flexible manner. The legal structure of these operations is critical to define intellectual property rights and similar complexities.

“Child Care Center” means a center licensed by the Department of Human Services to care for six (6) or more children from the age of six weeks to 13 years. These facilities must meet basic health, safety, program and staffing requirements and are inspected by DHS every two (2) years. The floor area occupied in any building as a child care center shall be excluded from off street parking requirements.

“Corporate Offices/Office Park” refers to offices of a corporation where the company's executives and direct support staff are located. Corporate offices are either the headquarters of the corporation or a branch or regional office.

“Corporate Support Facilities” are facilities intended as accessory uses to support corporate, executive or professional offices including but not limited to, reproduction centers; technology sales and service businesses; cafeterias; computer assistance drafting operations; athletic gyms; dry cleaning services; automated banking services. All Corporate Support Facilities are available to Tenants and Owners only.

“Data Centers” refers to facilities used to house computer systems and associated components, such as telecommunications and data storage systems. Data centers include backup power supplies, redundant data communications connections, environmental controls and various security devices. Data Centers may be industrial scale operations requiring fiber optic cable, high capacity electrical substations, specialized fire protection and related improvements including reliable infrastructure for operations.

“Executive/Administrative Offices” refers to the offices of executives or administrators of an organization or institution for the purpose of managing and/or coordinating the activities of the organization.

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“Medical Offices” means the offices of licensed medical practitioners including general and specialized medical doctors; chiropractors; and urgent care facilities.

“Medical Support Facilities” are facilities designed to assist doctors in the diagnosis or treatment of maladies including, but not limited to, laboratories; diagnostic centers; imaging (radiology; magnetic resonance) centers; rehabilitation and physical therapy centers.

“Professional Offices” means the offices of a licensed or recognized professional including but not limited to, doctors, lawyers, accountants, engineers, architects, planners, surveyors, financial advisors, and investment bankers.

“Research and Development Enterprises” refers to independent or corporate affiliated enterprises designed to discover new knowledge about products, processes, and services, and then applying that knowledge to create new and improved products, processes, and services that fill market needs. These facilities typically include equipment and areas for the conduct of experiments and the testing of products.

“Same Day Surgery Center” is a center designed and equipped for outpatient surgeries of all types with no provision for overnight stay. If follow-up care is needed by medical professionals, the patient would be transported to a hospital.

3.4 ZONING DISTRICT DESIGNATION/PROVISIONS

Unless specified otherwise, the Redevelopment Plan supersedes the applicable provisions of the Borough’s land development regulations in the R-40 zoning district and the CO overlay zone in order to refine the uses permitted in the Redevelopment Area as well as regulate the permitted and conditional uses with project-specific requirements.

As noted previously, the current zoning for the Redevelopment Area is R-40 residential with a Corporate Office Overlay (CO) zone. The R-40 zoning is clearly inappropriate and will be eliminated from the Redevelopment Area except for a 1.0 acre proposed lot at 653 Totowa Road. The Corporate Office (CO) Overlay zoning regulations have been carefully reviewed and replaced by the Minnisink Road Redevelopment Zone (MRRZ) zoning district regulations described herein. Any references to the R-40 zoning or Corporate Office (CO) overlay zone in this Redevelopment Plan are for descriptive and comparative purposes as these zones are hereby removed from the Redevelopment Area on the Borough Zoning Map. The zoning designation for the Redevelopment Area is referenced as the MRRZ.

3.4.1. General Development Plan (GDP)

The Municipal Land Use Law (MLUL) allows municipalities to consider General Development Plan (GDP) approvals for developments on parcels in excess of 100 acres. The Redevelopment Area is well in excess of this threshold. The primary advantage of GDP approval is that it allows for a more extended timing schedule and culminates in a municipal development agreement.

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In accordance with this Redevelopment Plan, the Redeveloper shall prepare and submit a GDP application which indicates the basic outline of the redevelopment strategy for approval by the Redevelopment Entity and made a part of the Redevelopment Agreement. The content of the GDP application shall include the following;

- *Land Use Plan* indicating the type and location of proposed uses and conformance with NJDC Redevelopment Plan;
- *Environmental Constraints Analysis* indicating the natural resources worthy of protection and the proposed limit of disturbance; description of field investigations; explanation of variances from preliminary environmental constraints analysis;
- *Open Space Plan* indicating the areas of the NJDC Site being set aside as permanent open space; the amount of open space relative to the Redevelopment Plan; and the method of open space protection (i.e., conservation easement; dedication to Borough; or other means);
- *Project Site Plan* indicating the location and configuration of proposed buildings, parking areas, and landscaped areas;
- *Circulation Plan* indicating the location and service characteristics of the road/intersection layout;
- *Stormwater Management Plan* containing preliminary calculations indicating conformance with the stormwater control regulations and the measures to be employed to achieve these results;
- *Utility Plan* indicating the general location of water supply and distribution piping; wastewater collection piping and pump stations; and electric, gas, telephone and cable service conduits;
- *Demolition Plan* indicating the above and below ground structures and utility improvements requiring removal; the extent of asbestos containing building materials (ACBM) requiring the use of a specialized removal protocol; and the remedial actions required to address any other Area of Concern. The demolition plan will also indicate utility improvements being retained;
- *Project Implementation Plan* indicating overall site improvements; land development phasing; any proposed subdivisions; Redeveloper and Municipal responsibilities; and executed Redevelopment Agreement;
- *Traffic Impact Report*. The Redevelopment General Development Plan shall be accompanied by a comprehensive Traffic Impact Report. Off-site traffic improvements shall be required as determined necessary.
- *Environmental Impact Statement*. The Redevelopment General Development Plan shall be accompanied by an Environmental Impact Statement.

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- *Community Impact Report.* The Redevelopment General Development Plan shall be accompanied by a Community Impact Report. Quantitative Analysis conclusions must provide positive economic and fiscal benefit for the Borough of Totowa. The report should include the following:
 - An analysis of the existing facilities available to serve the proposed development and the impact of the development upon the facilities. If the existing facilities are determined to be inadequate or overburdened by the need created by the proposed development, the remedies, either expected or proposed by the Redeveloper, shall be indicated along with the estimated cost for the additional facilities and who, in the opinion of the Redeveloper, should be responsible for the payment of those costs.
 - An analysis of the existing services provided by the Borough, or by agencies serving the population of the Borough, and the impact of the proposed development upon those services, specifically including police protection, fire protection, emergency services, solid waste disposal and street maintenance.
 - An analysis of the revenues expected to be generated from the development compared to the anticipated costs which the proposed development is expected to generate. Revenues and costs shall be shown for the Borough, the school systems serving the Borough and the County.
- *Building Design Parameters* proposed building design parameter and general elevations shall accompany the General Development Plan for approval by the Review Board.

No subdivision of the Redevelopment Area shall be permitted (other than that authorized by Section 3.4.2) until the GDP is approved.

3.4.2 Proposed Subdivision

The NJDC Site contains a residential structure on land that fronts on Totowa Road. The property is known as 653 Totowa Road and is accessed by a steep drive from the former NJDC campus.

Since the drive is too steep for emergency vehicle use, it is recommended that the land fronting on Totowa Road be subdivided from the remainder of the NJDC Site and utilized for residential purposes. The underlying R-40 Single-Family Residence District regulations apply for residential. The subdivided lot shall comply with the minimum lot area, lot width and lot depth as defined in Borough Code Section 415 for the R-40 Zone. The existing residential site improvements within the subdivided parcel are permitted to remain at existing setbacks. Any future residential development of the subdivided parcel shall comply with the R-40 Single Family Residence District zoning regulations.

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3.5 BULK REGULATIONS

The bulk regulations for the designated Redevelopment Areas and for individual lots that are created within the Redevelopment Area are discussed below. The intensity of the land redevelopment within the NJDC Site will be primarily regulated by building coverage, and impervious coverage for the entire NJDC Redevelopment Area as discussed below. The following subsection of Section 3.5 shall establish the bulk standards as provided herein. All other bulk standards shall be as described in *Table 7*.

3.5.1 Minimum Lot Area/Setback Requirements

Background

The current CO overlay zoning allows for lots of at least 10 acres to be subdivided within the tract. The Redevelopment Plan proposes the subdivision of one parcel, 653 Totowa Road, to be developed independent of the Redevelopment Area. The proposed subdivision will be compatible with the neighborhood.

Commentary

If a subdivision of the Redevelopment Area is proposed by the Redeveloper, the subdivision needs to be approved as part of the GDP approval process and needs to be in full conformance with the performance standards, the Redevelopment Agreement, the permitted uses, and the approved site plan for the tract being subdivided. The Redevelopment Plan does not allow any parcels to be subdivided until GDP approval has been issued which establishes the basis of land development in that part of the Redevelopment Area.

Minimum Lot Area Regulation

Any subdivision of the Redevelopment Area shall adhere to the minimum lot area and setback requirements in the MRRZ zoning bulk regulations. (See *Table 7*.)

3.5.2 Maximum Building Coverage

Background

The area occupied by buildings within the former NJDC has been estimated to be 5.28±acres. Based on an estimated site area of 136.7± acres, the existing building coverage has been calculated to be 3.8%.

Commentary

The current CO overlay zoning district has a maximum building coverage limit of 25%. The application of this building coverage regulation would, in theory, allow buildings to cover 34 acres of the NJDC Site.

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A more reasonable limit of 10% is being proposed for the Redevelopment Area. This standard would allow the building footprint to be 13.7 acres.

Building Coverage Regulations

1. The maximum building coverage for the NJDC Redevelopment Area shall be 10% of the NJDC Site.

3.5.3 Maximum Impervious Coverage (Exclusive of Building Coverage)

Background

The total impervious area of the former NJDC complex has been estimated to be 20.0± acres or 14.6% of the NJDC Site.

Commentary

The current CO overlay zoning district has a maximum impervious coverage limit of 50%. The application of this impervious coverage regulation would, in theory, allow 68.4 acres to be committed to impervious coverage, which is excessive.

A more reasonable limit of 25% is being proposed for the Redevelopment Area. This standard would allow the total impervious coverage to be approximately 34.2 acres.

Impervious Coverage Regulations

1. The maximum impervious coverage exclusive of building coverage permitted for the NJDC Redevelopment Area shall be limited to 25% of the NJDC Site.

3.5.4 Maximum Height

Background

The maximum height of the structures within the NJDC Site is currently 40 feet (power house).

Commentary

The current CO overlay zoning district has a maximum building height limitation of 40 feet or three stories. The 40 foot height limitation is overly restrictive for office uses that require an elevator. The typical office building in a suburban office park context is 4 to 6 stories.

Because of the prevailing slope on portions of the designated redeveloped area, an office building could be 1-2 stories higher than the specified height limitation by building the structure into the slope.

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Building Height Regulation

The maximum building height limit for Permitted Uses within the Redevelopment Area shall be 66 feet (5 stories) for one (1) building only. All other buildings shall have a maximum building height of 40 feet.

3.6 SITE DEVELOPMENT AND OTHER REQUIREMENTS

The foregoing section shall establish the development standards as provided for herein. All other development standards for roads, open space and parking shall be as described in ***Tables 8, 9 and 10.***

3.6.1 Stormwater Management.

The goals of the Stormwater Management Rules are listed below:

- Reduce flood damage;
- Minimize any increase in stormwater runoff from any new development;
- Reduce soil erosion from any land development project;
- Assure the adequacy of exiting culverts or bridges and other instream structures;
- Maintain groundwater recharge
- Prevent an increase in nonpoint pollution to the extent feasible;
- Maintain the integrity of stream channels for drainage and for their biological functions;
- Minimize pollutants in stormwater runoff from new and existing development;
- Protect public safety;

Stormwater Runoff Quantity

The Redevelopment Project shall demonstrate that there is no increase in the peak runoff compared to the pre-developed condition. The design of the stormwater management measures shall be such that the post-construction runoff rates for the 2, 10, and 100 year storms events are 50, 75, and 80 percent of the pre-construction runoff rates. The pre-construction runoff rates are to be based on the impervious and land cover conditions of the Campus prior to the construction of the major development.

Stormwater Runoff Quality

The stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) to 80% of the anticipated load from the developed site. This reduction is calculated based on the removal rates of the best management practices stipulated in the stormwater rules. It may be necessary to use multiple measures to achieve this stringent standard.

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Groundwater Recharge

The stormwater management regulations regulate stormwater discharge rates; stormwater quality, and ground water recharge. The groundwater recharge requirement does not apply to projects within urban redevelopment areas, including the Redevelopment Area.

Special Water Resource Protection Areas

There are no special water resource protection areas within the Redevelopment Area. Nonetheless, the Redevelopment Plan requires a 25' minimum setback from the centerline on both sides of the unnamed creek that bisects the NJDC Site. This stream buffer area shall be designed as a greenway and shall be devoid of any site improvements except for underground stormwater piping, roadways that need to cross over the stream corridor and the passive recreation park and trail described in Section 3.6.2.

3.6.2 Open Space Green Area, Passive Recreation and Stream Greenway

1. A minimum of one-third of the NJDC Site shall be maintained as open space green area.
2. The open space green area shall be shown on the approved GDP. To the extent feasible, the open space area shall be contiguous and connective. Any adjustments to the open space designation shall represent an amendment to the approved GDP.
3. A passive recreation park and trail along the waterway shall be provided with access and use by the public. The 50 foot wide stream greenway shall act as a passive linear park for the redevelopment area and public. A minimum 6 foot wide ADA accessible pathway shall be provided along the greenway. Existing healthy trees within the greenway corridor shall be preserved and included in the required greenway landscaping. The required greenway landscaping includes one (1) shade tree every 100 linear feet, one (1) ornamental tree every 50 linear feet, and twenty (20) shrubs or native grasses every 75 linear feet.

3.6.3 Perimeter Setback and Buffer Strip

1. All site improvements shall be setback a minimum of 200 feet from the perimeter property line adjacent to the Echo Glen Development. No disturbance shall occur within this 200 feet of buffer along Echo Glen Development.
2. All site improvements shall be setback a minimum of 100 feet from the perimeter property line adjacent to residential uses that front on Minnisink Road, Rutherford Court, Roseland Avenue and Totowa Road.
3. All site improvements shall be setback a minimum of 50 feet from the perimeter property line along Hydeway Drive.

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4. All site improvements shall be setback a minimum of 50 feet from the perimeter property line along the Minnisink Road and Vreeland Avenue frontages, and adjacent to industrial/commercial uses, except for driveway access.
5. Utility service from Minnisink Road and Vreeland Avenue are exempt from the buffer restriction.

3.6.4 Environmental Constraints

The GDP shall establish a limit of disturbance for the redevelopment of the NJDC Site that protects important natural resources based on field investigations.

3.6.5 Steep Slope Buffer

The limit of disturbance shown on the GDP shall limit the inclusion of steep slopes of 15% or more to the extent feasible and practical.

3.6.6 Parking Requirements and Location

Parking requirements for each use shall be subject to the Redevelopment Agreement. For parking requirements not specified in Chapter 415 of the Borough of Totowa Code, parking areas having sufficient capacities for employees, customers and commercial vehicles related to the proposed use(s) and activities on site shall be provided within the Redevelopment Area. No parking area shall be located in any required perimeter buffer area. Shared parking is encouraged.

3.6.7 Landbank Parking Provision

The Borough of Totowa has off-street parking requirements based on type of use, occupied area and visitor traffic. In the event that the Redeveloper determines that off-street parking requirements are excessive, the Redeveloper may defer the construction of up to twenty-five 25% of the amount required under the landbank parking provision. The Redeveloper must define where this parking would be located, grade the area and permanently revegetate; and post a performance bond to allow the construction of the parking at the discretion of the Borough. All stormwater management calculations should include the run-off from these prospective parking areas. The advantage of the landbank parking provision is that it defers the construction of the parking needed for peak periods until it is needed.

3.6.8 Lighting

Lighting shall be provided throughout the Redevelopment Area in accordance with Chapter 415 of the Borough Code, the Redevelopment Plan and the Redevelopment Agreement. In addition to the minimum requirements of Chapter 415 of the Borough Code, lighting shall comply with the following standards:

- i. Off-site glare and uplighting shall be controlled and minimized through use of cut-off shields and designs for controlling glare, with particular attention to the adjacent residential zoning districts.

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- ii. Lighting intensity shall not exceed 0.0 footcandles along residential properties.
- iii. Suitable security and convenience lighting shall be provided along all walkways and parking areas.
- iv. A minimum average of 0.5 footcandles shall be provided along all internal driveways, parking lots and walkways.
- v. The maximum fixture height shall be 24 feet.

3.6.9 Landscape Buffer Screen

The landscape buffer screen along the adjacent residential uses shall be a minimum width of 25 feet. The landscape buffer screen shall be existing natural wooded areas as first priority; or designed, graded and landscaped; or a combination of both. Landscaped buffers shall include evergreen and deciduous trees and shrubs, and native decorative grasses. Landscaped buffers may include earthen berms and fencing. Landscape buffer areas shall be designed at a density that serves to screen views and reduce glare beyond the tract boundary. No activity, storage of materials, or structures are permitted in buffer areas, except underground utilities, and stormwater improvements as necessary.

Landscape buffer screens shall meet the following requirements:

- i. Preserved natural wooded areas shall be cleaned, and dead or diseased growth removed.
- ii. The preservation of natural wooded areas shall be an integral part of buffer areas, provided the growth is of a density to screen views and reduce glare. Supplemental plantings may be required. In fill plantings installed in a staggered pattern, consisting of various species shall be provided as necessary throughout existing buffers that do not provide a solid screen.
- iii. At time of planting, evergreen trees shall be a minimum of 6 feet in height; deciduous trees a minimum of 10 feet with a minimum caliper of 3 inches; and evergreen and deciduous shrubs a minimum of 3 feet in height. Infill plantings are required in the buffer area along the rear of the residential properties of Totowa Road.

3.6.10 Redevelopment Area Landscaping

All areas other than preserved natural open space shall be suitably stabilized and landscaped. Appropriate shade and decorative trees and shrubs shall be provided along walks, driveways, and parking areas, and positioned so that the root systems will not cause damage to these facilities as the trees mature. The Borough may require such grading, drainage, walkways, fencing, lights and such other improvements in the common open space as it shall deem appropriate to enhance the intended open space uses. Screening or buffers consisting of fencing, landscaping, asymmetrical undulating berms or other improvements may be required around passive recreation, parking, pathways, driveways, utility and refuse disposal areas, and around other similar areas as determined by the

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reviewing board. All landscaping located within open space areas shall be maintained in good condition. Street trees having a minimum 3 inch caliper shall be provided along all internal and external streets spaced a maximum 50 feet on center.

Parking lot landscaping shall be provided in accordance with Chapter 415 of the Borough Code, the Redevelopment Plan and the Redevelopment Agreement. At a minimum, one (1) disease resistant and salt tolerant deciduous tree shall be provided in a space no less than 200 square feet for every fifteen (15) parking spaces. Trees shall be maintained to eliminate branching below 7 feet.

3.6.11 Waste Management

Solid waste and recycle material shall be secured and enclosed within a solid barrier so not to be visible from any public street. The enclosure shall match the height of the waste receptacle/container, shall be a masonry enclosure on three sides, and shall have a self-closing gate on the fourth side.

3.6.12 Utilities Underground

Utilities shall be placed underground to the greatest extent possible in accordance with Borough and Utility Company Design Standards. In the event the Redeveloper requires deviation from this requirement, the Redeveloper shall make application to the Planning Board for such deviation providing evidence supporting the Redeveloper's application.

3.6.13 Loading Areas

Subject to need for individual buildings, loading areas shall be provided in accordance with Chapter 415 of the Borough Code, the Redevelopment Plan and the Redevelopment Agreement. Loading areas shall not be visible from any public street.

3.6.14 Signage

Proposed signage design, size, and locations shall accompany the General Development Plan. No billboards are permitted in the Redevelopment Area. Monument signs shall be permitted, but no more than one per driveway and must be at least 150 feet apart.

3.6.15 Fencing

Fencing height shall not exceed 4' in height in any required front yard and 6' in height along required side and rear yards. Chain link fencing is not permitted.

3.6.16 Other Requirements

New Jersey Non-Residential Development

The Redevelopment Area shall comply with the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.8). 50% of the fee shall be paid prior to the issuance of a building permit and the remaining fee shall be paid prior to the issuance of a Certificate of

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Occupancy. All development fees shall be deposited in the Borough’s Affordable Housing Trust Fund.

3.7 SITE DESIGN OVERVIEW

3.7.1 Redevelopment Area Intensity Standards

The NJDC Site performance standards in the MRRZ zoning district are summarized below.

**Table 6
NJDC Redevelopment Plan; MRRZ Zoning District
Summary of Redevelopment Intensity Regulations**

<i>Regulation</i>	<i>Proposed Limitation</i>	<i>Area (Square feet)</i>	<i>Area (Acres)</i>
Site Performance Standards			
Maximum building coverage	10% of NJDC Redevelopment Area	595,465	13.67
Maximum impervious coverage	25% of NJDC Redevelopment Area	1,488,663	34.18

Notes:

1. Based on estimated site area of 136.7 acres

3.7.2 Concept Plan

Figure 13 is a concept plan for the NJDC Site which identifies site design components but is not intended to specify the means of implementing the design element. The key elements of the concept plan include the following:

- The main entrance is shown on Minnisink Road directly across from the regional school and utilize superior traffic design;
- The internal road network will adhere to complete street design principles, including vehicles, walking, biking to the extent feasible and practical;
- A limit of disturbance is shown that conforms to the open space requirement and defines a contiguous protected area;
- A linear greenway through the office park along the unnamed tributary;
- Required perimeter buffers are shown;
- A stormwater management facility is shown at the down-gradient end of the unnamed tributary in the vicinity of potential wetlands;
- Office complexes are located to take advantage of the scenic vistas of the forested area;
- A parkway is shown along the ridge line to access the office complexes and the forested open space.

Table 7
NJDC Site Redevelopment
MRRZ Zoning District
Use/Bulk Regulations

NJDC Redevelopment Area Ordinance Provisions	
Use Regulations	
Principal Permitted Uses	Child Care Centers Corporate Offices/Office Park Data Center Executive and Administrative Offices Medical Offices Medical Support Facilities Professional Offices Research and Development Enterprises Same-Day Surgery Centers
Conditional Uses	Assisted Living Residences Business Incubator/Accelerator
Accessory Uses	Corporate Support Facilities
Bulk regulations	
Building Coverage	Maximum building coverage for Redevelopment Area: 10%
Impervious Coverage	Maximum impervious coverage for Redevelopment Area: 25%
Minimum lot area	Unified development for Redevelopment Area; Minimum lot area of 10 acres would apply to lots created that conform to GDP;
Minimum lot frontage	Unified development for Redevelopment Area; Minimum lot frontage of 200 feet would apply to lots created that conform to GDP;
Minimum lot width	Unified development for Redevelopment Area; Minimum lot width of 400 feet would apply to lots created that conform to GDP;
Minimum lot depth	Unified development for Redevelopment Area; Minimum lot depth of 600 feet would apply to lots created that conform to GDP;
Minimum front yard	Unified development for Redevelopment Area; Minimum front yard of 100 feet would apply to lots created that conform to GDP;
Minimum rear yard	Unified development for Redevelopment Area; Minimum rear yard of 100 feet would apply to lots created that conform to GDP;
Minimum side yard	Unified development for Redevelopment Area; Minimum side yard of 50 feet would apply to lots created that conform to GDP;
Maximum height	Maximum height; sixty-six (66) feet/five (5) stories for 1 building. All other buildings maximum height 40 feet.
Minimum building spacing	Minimum Internal building spacing: 50 feet

NOTE: Any zoning requirement, design criteria, engineering standard, or other standard not annotated in the table above shall be regulated with the Redevelopment Agreement, Redevelopment Plan narrative, and/or as defined in the Borough Code.

Table 8
NJDC Site Redevelopment
MRRZ Zoning District
Road Design Regulations

Interior Road Design Criteria	NJDC Redevelopment Area Ordinance Provision
Site development	If any land located in the MRRZ Zone is subdivided and developed on a parcel-by-parcel basis or developed in a phased development, lots should be arranged so as to make it possible to provide an internal street system that allows for the logical development of the remainder of the site. The overall road layout shall be that shown on the approved GDP.
Internal lot frontage	Each lot shall have frontage on an interior roadway system. The interior roadway system must have access to Minnisink Road.
Road minimum design standards	All roadways shall be paved, bounded by permanent curbing and constructed in accordance with applicable provisions of the Borough Code. All roadways shall adhere to NJDOT Complete Street design principles.
Internal roadway design	Internal private roadways shall be at least 24 feet in width for two-way traffic and 16 feet in width for one-way traffic and shall not enter a public street within 100 feet of an intersection. Parking on internal roadways shall be prohibited.
Street intersection design	Street intersections shall be at right angles with other roadways or within acceptable intersection design standards approved by the New Jersey Department of Transportation (NJDOT).
Maximum/minimum road grades	Grades of arterial and collector streets shall not exceed 10%. Grades on other streets shall not exceed 12%. No street shall have a grade of less than 1% unless as approved by the Planning Board.
Street offsets	Street jogs with center-line offsets of less than 125 feet shall be prohibited.
Horizontal street curves	A tangent at least 100 feet long shall be introduced between reverse curves on arterial or collector streets.
Vertical street curves	All changes in grade shall be connected by vertical curves and shall provide a smooth transition and proper sight distance.
Sidewalks	Pedestrian sidewalks and amenities shall be provided in such locations, including entrances, exits and activity nodes where normal pedestrian traffic will occur. Sidewalks at least five feet in width shall be provided in such locations to ensure convenient pedestrian traffic, as required by the Planning Board;

NOTE: Any zoning requirement, design criteria, engineering standard, or other standard not annotated in the table above shall be regulated with the Redevelopment Agreement, Redevelopment Plan narrative, and/or as defined in the Borough Code.

Table 9
NJDC Site Redevelopment
MRRZ Zoning District
Open Space Design Regulations

Open Space Design	NJDC Redevelopment Area Ordinance Provisions
Open Space Protection and Preservation Area	No less than one-third of the NJDC Site shall be maintained as open space green area as shown on the approved GDP. To the extent feasible, the open space area shall be contiguous and connective.
Open Space Plan	The Open Space Plan of the GDP shall establish the area being protected and preserved and the means of open space preservation and management (i.e. conservation easement; dedication to Borough; or other means).
Open Space Requirement	The open space area shall consist of pervious surfaces left in their natural state or previously disturbed areas that have been reclaimed and restored; Any reclaimed area shall be landscaped with plants, trees, shrubs and grass as required by the Planning Board;.
Buffer strip along public and private streets	A buffer strip consisting of a combination of grass and shrubs/trees, with a minimum width of 15 feet, shall be provided along all public streets and a buffer strip of a minimum width of 10 feet shall be provided along all private streets. This is necessary to assure pedestrian and vehicular safety by separating the off-street parking area from the vehicular and pedestrian traffic in the public right-of-way.
Public street edges	All public street edges shall be landscaped with minimum three inch caliper street trees at a maximum centerline spacing of 50 feet.
Landscaped portion	The landscaped portion of the MRRZ Zone not used for structures, roadways, loading accessways, parking, or pedestrian walks shall be landscaped with grass, trees, and shrubs, as designed by a qualified landscape architect, as required by the Planning Board
Buffer strip	Any buffer strip required by this section may be provided within the setback requirement as set forth in any other section of this article.
Minimum perimeter buffer strip	A minimum perimeter buffer strip shall be provided as defined in Section 3.6.3.
Environmental Constraints area	The Environmental Constraints Analysis conducted by the Redeveloper shall define the natural features worthy of protection and shall establish a permanent limit of disturbance, which prevents encroachment on the environmentally sensitive areas, including but not limited to, wetlands, steep slope areas of 15% or more, and mature undisturbed forested areas. The open space area that includes the protected resources shall coincide with that described in the open space plan of the approved GDP.
Landscaped Buffer Screen	There shall be a minimum twenty five-foot landscape buffer screen along any abutting residential use. These areas are to be landscaped with plants, trees, shrubs and grass as defined in Section 3.6.9.

NOTE: Any zoning requirement, design criteria, engineering standard, or other standard not annotated in the table above shall be regulated with the Redevelopment Agreement, Redevelopment Plan narrative, and/or as defined in the Borough Code.

Table 10
NJDC Site Redevelopment Area
MRRZ Zoning District
Parking Design Regulations

Off-street Parking Requirements	NJDC Redevelopment Area Ordinance Provisions
Parking layout	The GDP shall indicate the parking area and parking structure layout for the Redevelopment Area. After the GDP is approved by the Planning Board, it shall establish the basis of parking arrangements in subsequent site plans. Substantive modifications of the parking arrangements shall require the approval of an amendment to the GDP by the Planning Board.
Adequate parking spaces	In conjunction with any principal building erected or any use of land established, there shall be provided on the same lot sufficient parking spaces to meet the minimum standards defined in Sections 3.6.6 and 3.6.7.
Shared parking	The site plan shall show the total number of off-street parking spaces required for the use or combination of uses indicated in the land development application. Where shared parking for uses with different peak parking demands results in a documented need for fewer spaces than the sum of the individual requirements, the Board may allow the construction of the lesser number of spaces provided that the site plan shows the reserved space for the required number of parking spaces. The applicant shall provide expert testimony documenting the basis of the shared parking request and shall post a bond covering the construction, if deemed warranted by the Borough Engineer.
Parking area design	All parking areas shall be paved and shall be suitably drained and maintained in good condition, all spaces and directional signage and pavement markings shall be clearly marked and maintained so as to be clearly visible.
Change in use	No change in use within a building shall be allowed unless it can be shown that sufficient parking is available for the new use onsite.
Accessible parking and route requirements	For all uses, accessible parking and Pedestrian Accessible Routes of travel shall be provided in accordance with the most current Barrier-Free Design Regulations of the State of New Jersey and current ADA regulations.
Parking lot construction	Parking lot pavement shall consist of 4" dense graded aggregate, 3" of base course pavement and a minimum of 1.5" of surface course pavement. Asphalt mixes shall comply with current NJDOT mix design standards.
Parking space size; aisle width	In general, angled parking spaces shall be 10 feet wide by 18 feet long and parallel parking spaces shall be eight feet wide by 21 feet long. Where long-term parking is proposed for uses such as office uses, ninety degree stall widths may be reduced to nine feet.
Aisle width	The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements of Chapter 415 of the Borough Code. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than 90°.
Parking area screening	Parking areas adjacent to residential uses shall be properly screened as defined in Section 3.6.9 and as required by the Planning Board.
Parking access	Access to off-street shall not be through entrances directly abutting streets, but shall be connected to streets by means of access driveways situated between the parking areas and adjacent streets, not less than 15 feet long. Access shall not block pedestrian flow.
Parking location	No parking area shall be located within any required perimeter setback or buffer strip as defined in Section 3.6.3. Exceptions to the parking setback from internal property lines may be authorized by the Planning Board for shared parking.

NOTE: Any zoning requirement, design criteria, engineering standard, or other standard not annotated in the table above shall be regulated with the Redevelopment Agreement, Redevelopment Plan narrative, and/or as defined in the Borough Code.

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3.8 SITE ACQUISITION

No portion of the Redevelopment Area is identified for acquisition pursuant to the powers of eminent domain authorized by the LRHL.

3.9 RELOCATION REQUIREMENTS

The facilities at the NJDC Site have been closed permanently. The NJDC Redevelopment Area does not contain any residences or businesses that will need to be relocated as a result on the NJDC Redevelopment Plan.

3.10 RELATIONSHIP TO STATE/COUNTY/LOCAL MASTER PLANS

3.10.1 Consistency with the Borough Master Plan

The LRHL states that “*all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan*”. The NJDC Redevelopment Plan relates to the Borough Master Plan in the following manners:

1. The objective of the NJDC Redevelopment Plan is fully consistent with the following key goal of the Borough Master Plan:

“To encourage redevelopment of any property or area that ...has not realized its maximum development potential and are underutilized.”

2. The NJDC Redevelopment Plan represents the fulfillment of the Redevelopment Planning process that is becoming more relevant to the land development process in developed areas, such as Totowa as recommended by the following Master Plan excerpt:

“The entire Borough of Totowa should be studied to determine if any areas should be considered as areas in need of redevelopment or rehabilitation pursuant to the Local Redevelopment and Housing Law (LRHL). If it is determined that there are areas that meet the criteria contained in the LRHL, then we would recommend that further detailed study be undertaken of those areas and that a Redevelopment Plan be prepared in accordance with the LRHL.”

While the master plan does not specify the use of the NJDC after closure, it does recognize the need for the redevelopment planning process to define a master plan for any areas determined to be in need of redevelopment.

3.10.2 Consistency with Borough Zoning

The existing use-by-right zoning (R40) does not fulfill the stated objectives of the Master Plan or the Master Plan Re-examination Report. The basis of this zoning is not well founded but it appears to have been intended for any lots that were split off from the NJDC Site.

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The Corporate Office (CO) overlay zone was created “to promote the integrated and logical development” of the NJDC Site. The provisions of this Redevelopment Plan are generally consistent with the CO overlay zoning with regard to the principle uses and the overall intensity of the land development. The differences between the recommendations of this Redevelopment Plan and the CO zoning district regulations should be considered refinements to the prior office park zoning.

3.10.3 Consistency with Borough Re-examination Report

The NJDC Redevelopment Plan basically represents the implementation and fulfillment of the recommendations of the Borough Re-examination report (2014) which was prepared when the closure of the NJDC was pending. The consistency of this Redevelopment Plan with the Re-examination Report is itemized below:

1. The Minnisink Road Redevelopment Zone (MRRZ) zoning provisions described in this Section are consistent with the uses mentioned in the Re-examination Report.
2. The CO zoning district bulk standards have been reviewed and refined to advance the Redevelopment Plan objectives. In addition, the coverage standards have been modified to be performance standards for the entire Redevelopment Area.
3. The NJDC Redevelopment Plan includes a traffic study requirement to ensure that there is no adverse impact to existing traffic patterns.
4. The NJDC Redevelopment Plan will ensure that the mature forest in the western part of the property will be protected even though the methods of protection will differ from that described in the Re-examination Report.

3.10.4 Consistency with County Master Plan

The Redevelopment Plan’s consistency with recent elements of the Passaic County Master Plan are discussed below.

Sustainability Element of Passaic County Master Plan (April 2013)

The NJDC Redevelopment Plan is consistent with the Sustainability Plan Element as exemplified by the following excerpts:

“Passaic County recognizes the need to assess our resources, track impacts, and take corrective action when needed, thereby ensuring our capacity to meet the needs of today without depleting resource availability for future generations.”

“Protect, enhance and restore habitat and natural ecosystems to levels of function that confer resilience and adaptability, and support biological imperatives for clean water and air; food, shelter, and public safety.”

“Reclaim and repurpose vacant, abandoned, foreclosed, underutilized or contaminated land and buildings to improve community health and safety, increase environmental quality and provide economic benefits.”

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“Spur economic development and redevelopment at the community and neighborhood levels in ways that promote and manage the County’s resources for its residents benefit on a sustainable and inclusive basis.”

“Prepare participants for success in the marketplace and workplace by providing quality, affordable and accessible training that imparts the technical personal and team skills leading to demonstrable outcomes with respect to successful employment access and retention.”

The NJDC Redevelopment Plan will result in the protection of natural resources; will result in the redevelopment of underutilized land; and will spur redevelopment in the Borough of Totowa and surrounding communities as advocated by the Sustainability Element. It will also increase employment opportunities and may expand employee training programs.

Moving Passaic County; Transportation Element of Passaic County Master Plan (October 2012)

Passaic County’s transportation element consists of a design guidance manual for ‘complete streets’. This term is meant to refer to streets that are designed for pedestrians and bikes in addition to vehicles; stormwater control; and streetscape design. While the plan element does not contain specific capital projects, it does relate the design cross-sections to a particular street classification.

It is recommended that the GDP adhere to the complete streets design guidance to the extent feasible and practical as the County Planning Board will need to approve the redevelopment project.

Parks, Recreation and Open Space Master Plan (July 2014)

Passaic County prepared this element in 2014 to update the assessment of the County park system. The recreation plan focuses on issues relating to the accessibility and use of the existing county park system. The plan recognizes that the County has a park acreage deficiency in the southern part of the County and identifies and prioritizes potential acquisition. The only county park land in Totowa is a fringe of the Preakness Valley Park and no additional acreage acquisition is proposed in the Borough in the Open Space Plan.

While the Open Space Plan recognizes the forested area on the NJDC Site, it does not propose any action regarding its protection by the public and does not address private conservation efforts.

It can be concluded that the redevelopment of the NJDC Site and the related protection of its natural resources is compatible with the stewardship principles in the County open space plan.

3.10.5 Relationship to Municipal Land Use Law (MLUL)

Unless specified otherwise, the Redevelopment Plan supersedes the applicable provisions of the Borough’s land development regulations in the R-40 zoning district and the CO overlay zone in order to refine the uses permitted in the Redevelopment Area as well as regulate the permitted and conditional uses with project-specific requirements.

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Totowa Borough, Passaic County, New Jersey***

The Redeveloper will be required to obtain site plan approval from the Borough Planning Board in accordance with the MLUL based on the regulatory provisions of this Redevelopment Plan. Furthermore, the Borough Zoning officer shall grant or deny a zoning permit based on the requirements of this Redevelopment Plan and the actions of the Planning Board. For these reasons, the Borough shall amend its Zoning Map upon the adoption of this Redevelopment Plan to indicate the limits of the NJDC Redevelopment Area and the MRRZ zone as described herein.

3.10.6 Consistency with State Development and Redevelopment Plan/State Strategic Plan

The State of New Jersey has issued a State Strategic Plan (SSP), which relies on elements of the prior State Development and Redevelopment Plan (SDRP) but does not adopt that plan. The SSP replaces the State Plan Policy Map with Priority Growth Investment Area Criteria. In effect, the SSP represents a shift in public planning policy from reliance on a State wide policy map to direct future growth based on a strategic investment policy. The NJDC Redevelopment Plan is consistent with the State Strategic Plan in the following ways:

1. The SSP proposes to direct investment to priority areas to capitalize on existing infrastructure and to deliver jobs. The NJDC Site is a defined Priority Growth Investment Area since it is located within a SPC designated center.
2. The NJDC Redevelopment Plan is consistent with the Strategic Plan “*because it recognizes market forces as a significant driver for change...*”
3. The NJDC Redevelopment Plan conforms to Garden State Value #8 of the SSP “*by protecting and restoring the environment, sensitive lands,... and natural resources*”.
4. The NJDC Redevelopment Plan provides an opportunity “*for long-term job producing economic development through public and private partnerships on ...underutilized State-owned land*” as recommended by the SSP.
5. The NJDC Redevelopment Plan will also conform to the SSP Goal #1 of targeting economic growth to “*enhance opportunities for attraction and growth of industries of statewide and regional importance*”.
6. The NJDC Redevelopment Plan generally conforms to the SSP goal #2 of “*prioritizing redevelopment, the reuse and remediation of existing sites and structures and construction on infill sites that are compatible with surrounding uses...*”

4.0 REDEVELOPMENT PLAN IMPLEMENTATION PROCESS

4.1 Redevelopment Agreement

No development within the Redevelopment Area may be undertaken except pursuant to a Redevelopment Agreement entered into with the Borough.

4.2 Expiration of Redevelopment Area Designation

The Redevelopment Plan shall terminate on the 30th anniversary of its adoption.

4.3 Permits and Approvals

There are various entities that will need to grant permits or approvals for the development of the Redevelopment Project. The Redeveloper will be responsible for obtaining all permits and approvals necessary for the implementation of the Redevelopment Plan in accordance with the Redevelopment Agreement.

The Planning Board may grant deviations from the regulations contained in this Redevelopment Plan under the following sections:

- Sections 3.6.5 through and including 3.6.15
- Tables 8, 9 and 10

Such deviation shall not be considered an amendment to this Redevelopment Plan, where by reason of exceptional narrowness, shallowness or shape of a piece of property within the Redevelopment Area, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structures lawfully constructed thereon, the strict application of the regulation of this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Redeveloper. For purposes of this Redevelopment Plan, any standard reference with the term “shall” will require a deviation under this section. Any other variances from the provisions of this Redevelopment Plan will require an amendment to this Redevelopment Plan. The Redeveloper may make application to the Borough in accordance with the Borough’s requirements for any amendments.

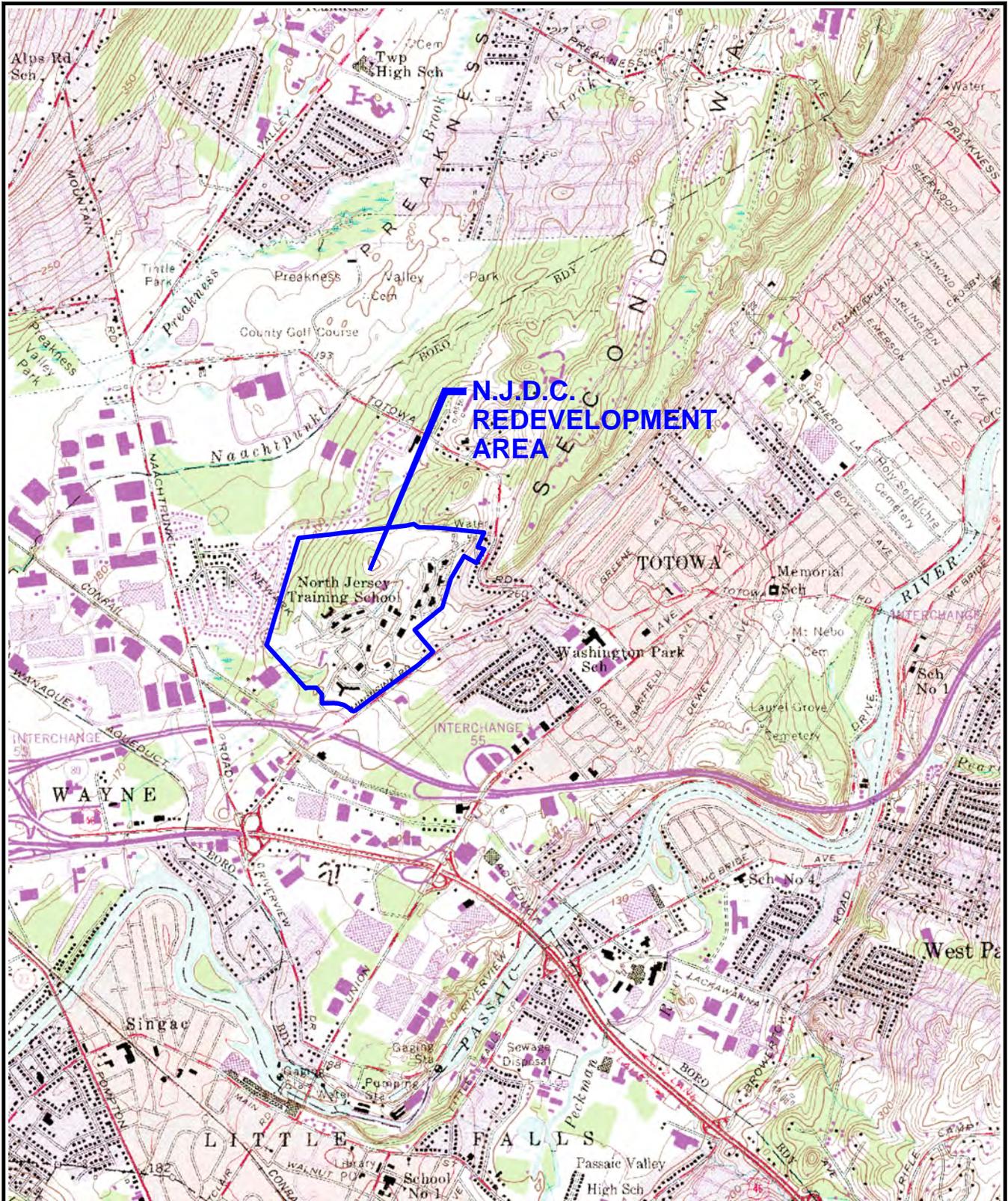
The regulatory agencies having jurisdiction will include, but not be limited to, the following:

- New Jersey Department of Environmental Protection (NJDEP). The Division of Land Use Regulation will need to approve the delineation of any onsite wetlands within the limit of disturbance and any applicable General or Individual Permits needed to implement the Redevelopment Project.
- Borough of Totowa. The Totowa Borough Planning Board will need to grant site plan approval and the Totowa Borough construction office will need to issue zoning and

*North Jersey Developmental Center (NJDC) Redevelopment Plan
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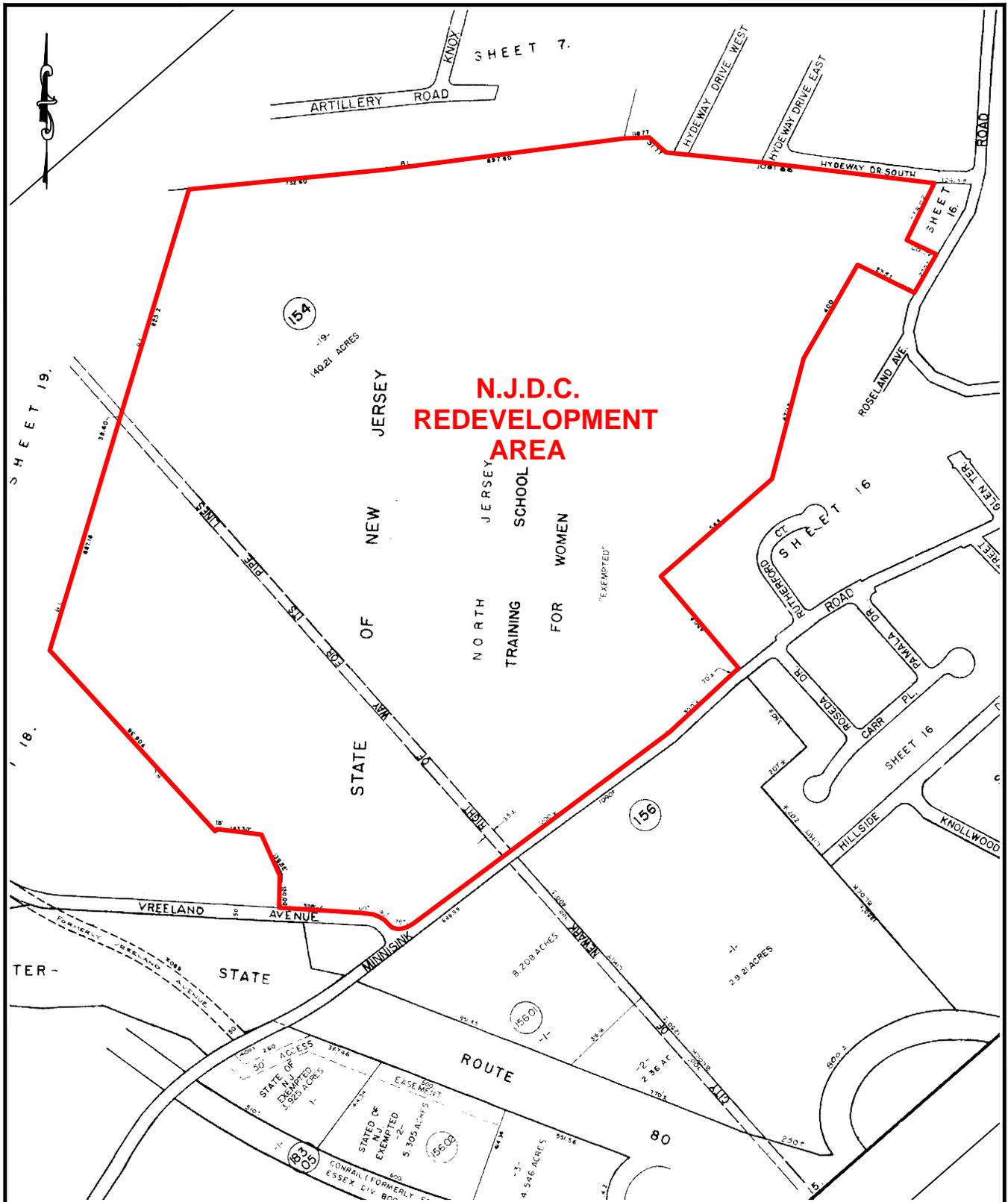
construction permits for the Project. Site plan approval and zoning permit compliance will be based on the regulations contained in the adopted NJDC Redevelopment Plan.

- Passaic County Planning Board. The GDP will need to be approved by the County Planning Board for its impact on County roads and drainage facilities. All subsequent site plans that implement elements or phases of the Redevelopment Plan will also require County Planning Board approval.
- Soil Conservation District. The Redeveloper will also need to obtain soil erosion and sediment control plan approval from the Soil Conservation District.



SOURCE: U.S.G.S. 7.5 MINUTE SERIES QUADRANGLE, PATERSON, N.J.

<p>TOTOWA TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers</p>	<p>FIGURE 1</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	<p>200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.</p>	<p>U.S.G.S. REGIONAL LOCATION MAP</p>
<p>Scale: 1" = 2000'</p>	<p>Drawn By: MAC Check By: C.J.W.</p>	<p>Date: JANUARY 2016 Project No.: P-0570-0099-000</p>



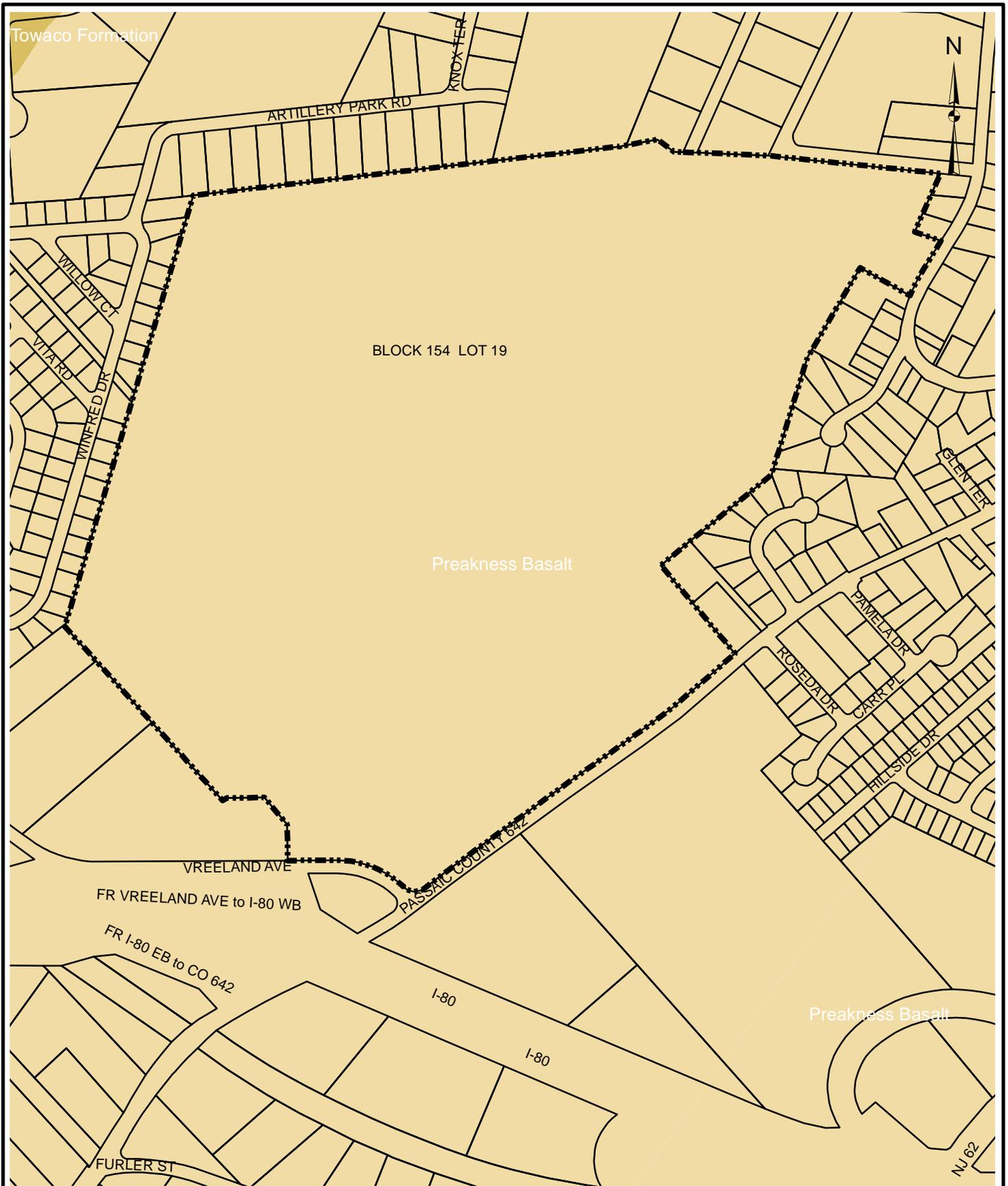
SOURCE: TOTOWA BOROUGH TAX MAP SHEET 17

<p>TOTOWA TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers</p>	<p>FIGURE 2</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	<p>200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.</p>	<p>TAX MAP N.J.D.C. SITE</p>
<p>Scale: 1" = 500'</p>	<p>Drawn By: MAC Check By: C.J.W.</p>	<p>Date: JANUARY 2016 Project No.: P-0570-0099-000</p>



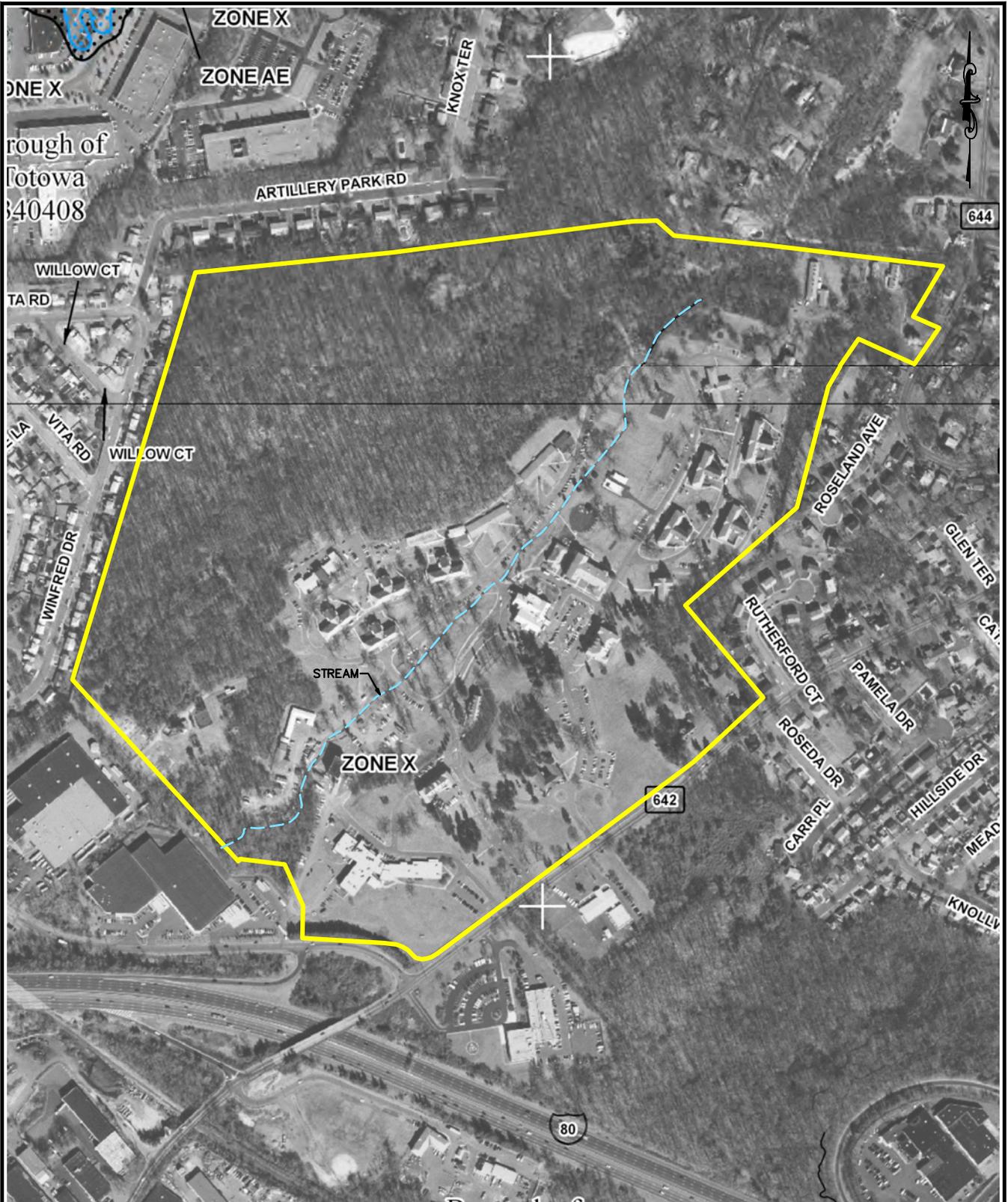
SOURCE: NEW JERSEY STATE AERIAL PHOTOGRAPHY CAPTURED FEBRUARY 2012.

<p>TOTOWA BOROUGH</p>	<p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES</p>	<p>FIGURE 3</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	 <p><i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>AERIAL PHOTOGRAPH N.J.D.C. SITE</p>
<p>Scale: 1" = 500' (APPROX.)</p>	<p>Created By: MAC</p>	<p>Checked By: C.J.W.</p>
<p>Project No.: P-0570-0099-000</p>		<p>Date: JANUARY 2016</p>



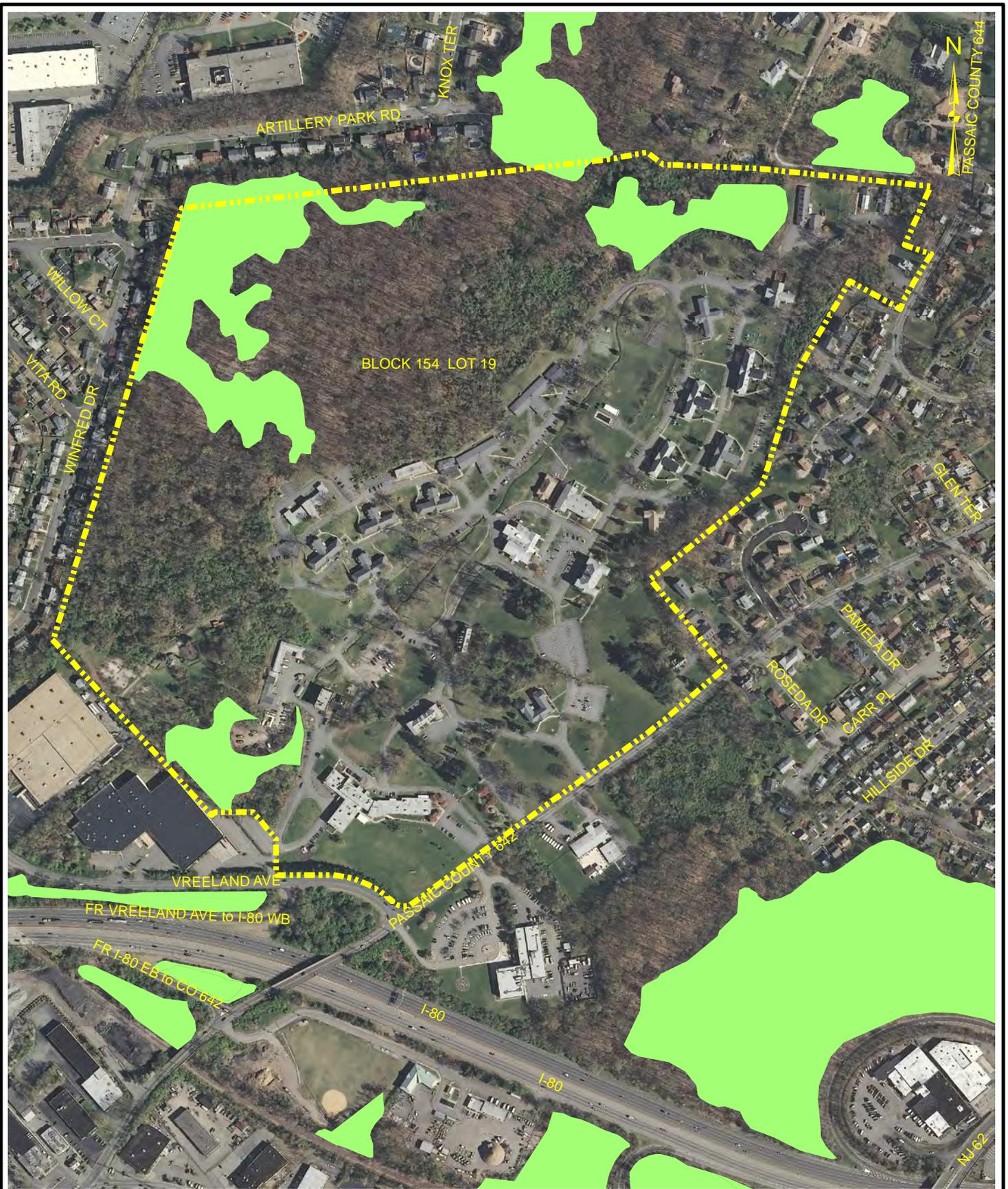
SOURCE: N.J.D.E.P. GEOLOGY RESOURCE DATA.

<p>TOTOWA BOROUGH</p>	<p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES</p>	<p>FIGURE 4</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	<p><i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>GEOLOGY MAP</p>
<p>Scale: 1" = 500' (APPROX.)</p>	<p>Created By: MAC Checked By: C.J.W.</p>	<p>Date: JANUARY 2016 Project No.: P-0570-0099-000</p>



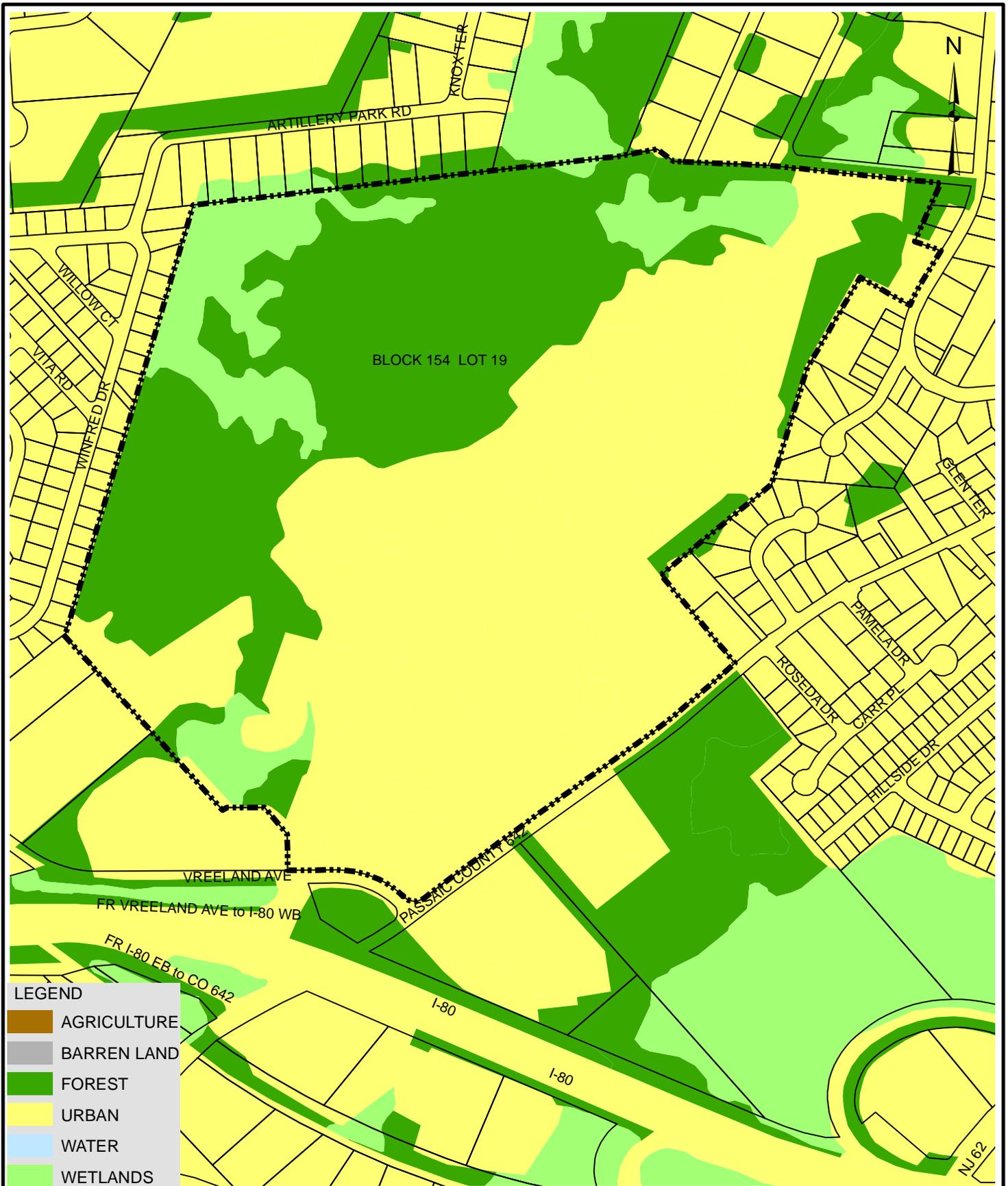
SOURCE: F.E.M.A. F.I.R.M. MAP 211 OF 278 MAP # 34031C0211F & MAP 213 OF 278 MAP # 34031C0213F EFFECTIVE SEPT. 28, 2007

<p>TOTOWA TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers</p>	<p>FIGURE 6</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	<p>200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.</p>	<p>FLOOD HAZARD MAP</p> <p>Date: JANUARY 2016</p>
<p>Scale: 1" = 500'</p>	<p>Drawn By: MAC</p>	<p>Check By: C.J.W.</p>
<p>Project No.: P-0570-0099-000</p>		



SOURCE: 1. N.J. STATE AERIAL PHOTOGRAPHY CAPTURED FEB. 2012. 2. WETLANDS FROM N.J.D.E.P. 2007 LAND USE / LAND COVER RESOURCE DATA.

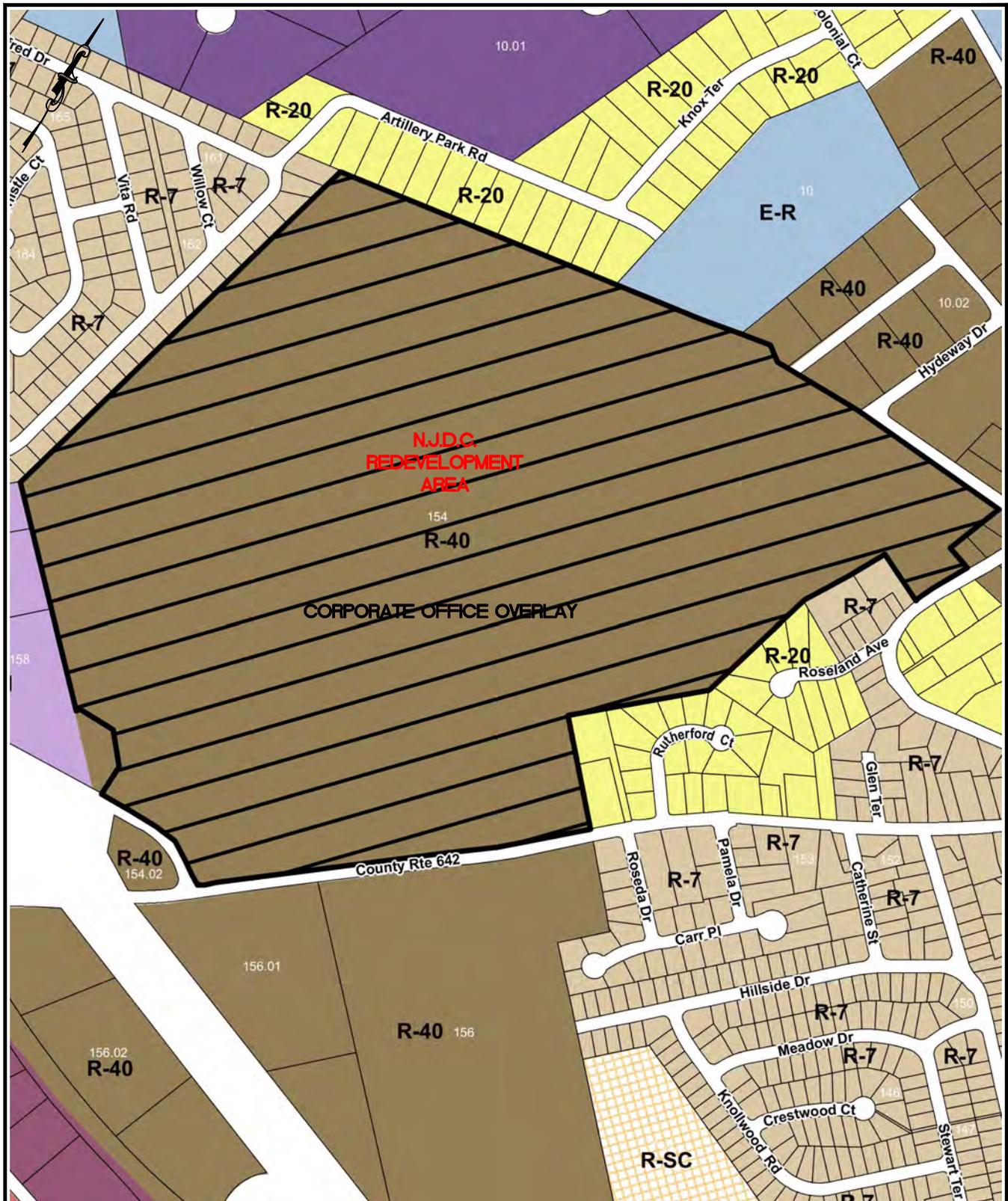
<p>TOTOWA BOROUGH</p>	<p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES</p>	<p>FIGURE 7</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	 <p><i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>WETLANDS MAP</p>
<p>Scale: 1" = 500' (APPROX.)</p>	<p>Created By: MAC</p>	<p>Checked By: C.J.W.</p>
<p>Date: JANUARY 2016</p>		<p>Project No.: P-0570-0099-000</p>



- LEGEND**
- AGRICULTURE
 - BARREN LAND
 - FOREST
 - URBAN
 - WATER
 - WETLANDS

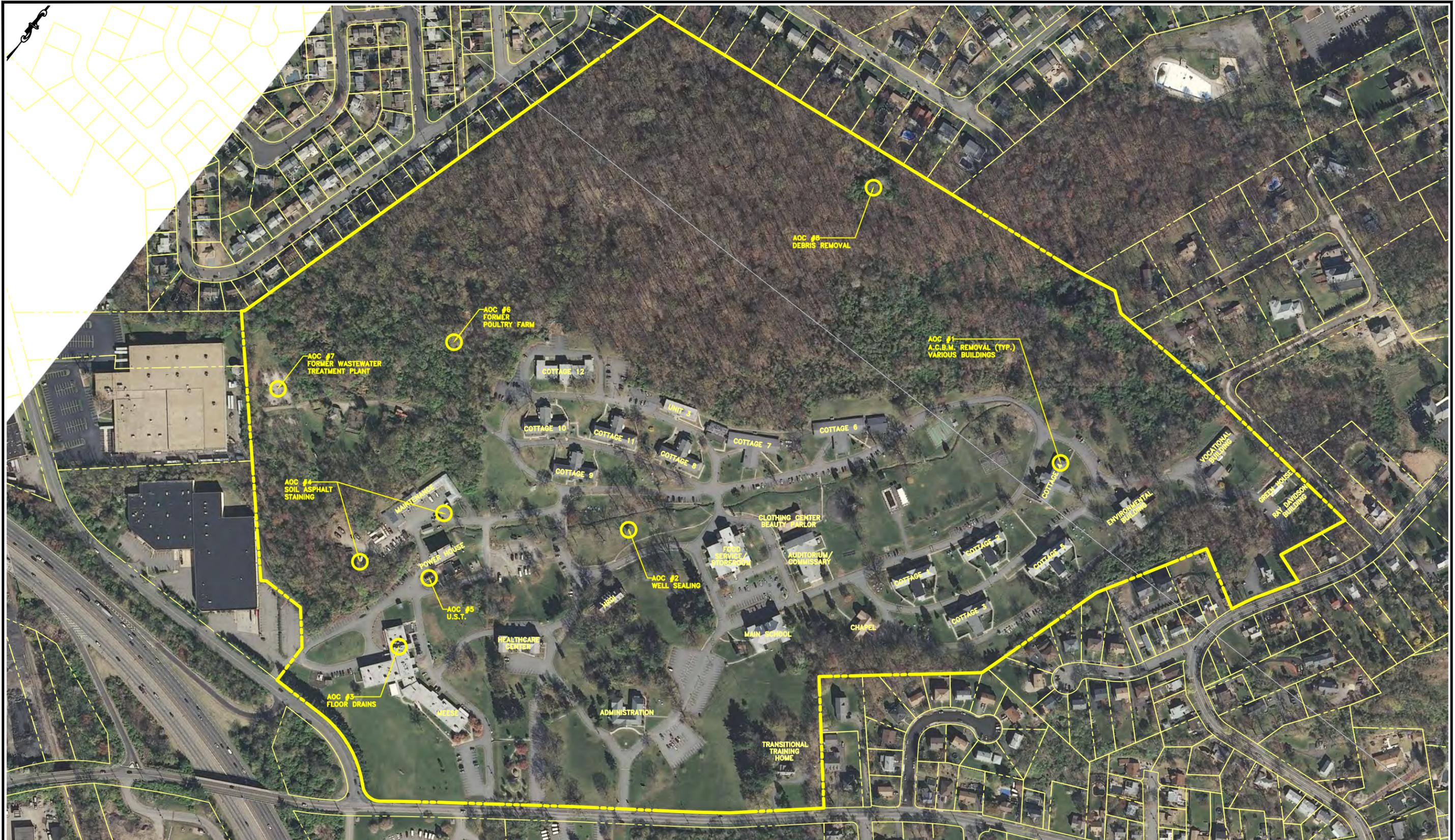
SOURCE: N.J.D.E.P. 2007 LANDUSE / LANDCOVER

<p>TOTOWA BOROUGH</p> <p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	 <p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES <i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>FIGURE 8</p> <p>LANDUSE/LANDCOVER MAP</p> <p>Date: JANUARY 2016</p>
Scale: 1" = 500' (APPROX.)	Created By: MAC	Checked By: C.J.W.
		Project No.: P-0570-0099-000



SOURCE: MAP CREATED BY MAZER. ADOPTED BY ORDINANCE 14-2015 ON JULY 14, 2015

<p>TOTOWA TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers</p>	<p>FIGURE 9</p>
<p>N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19</p>	<p>200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.</p>	<p>ZONING MAP N.J.D.C. SITE Date: JANUARY 2016</p>
<p>Scale: 1" = 500'</p>	<p>Drawn By: MAC</p>	<p>Check By: C.J.W. Project No.: P-0570-0099-000</p>



NOTES:

1. NEW JERSEY STATE AERIAL PHOTOGRAPHY CAPTURED FEB. 2012.
2. LOT LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

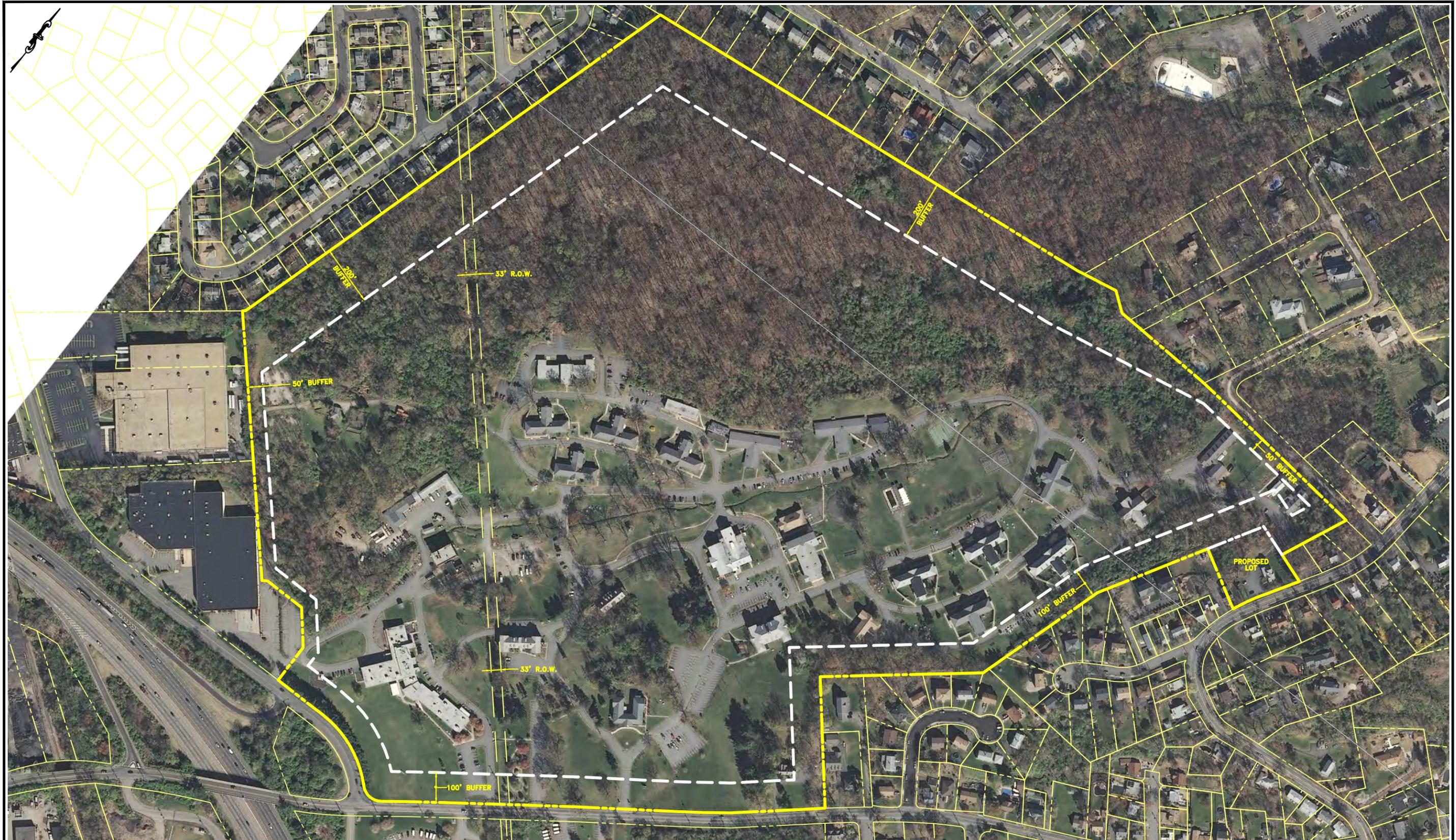
TOTOWA TOWNSHIP	 RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers 200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.	FIGURE 10
N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19		AREA OF CONCERN (AOC) MAP N.J.D.C. SITE
Scale: 1" = 300'	Drawn By: MAC Check By: C.J.W.	Date: JANUARY 2016 Project No.: P-0570-0099-000



NOTES:

1. NEW JERSEY STATE AERIAL PHOTOGRAPHY CAPTURED FEB. 2012.
2. LOT LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

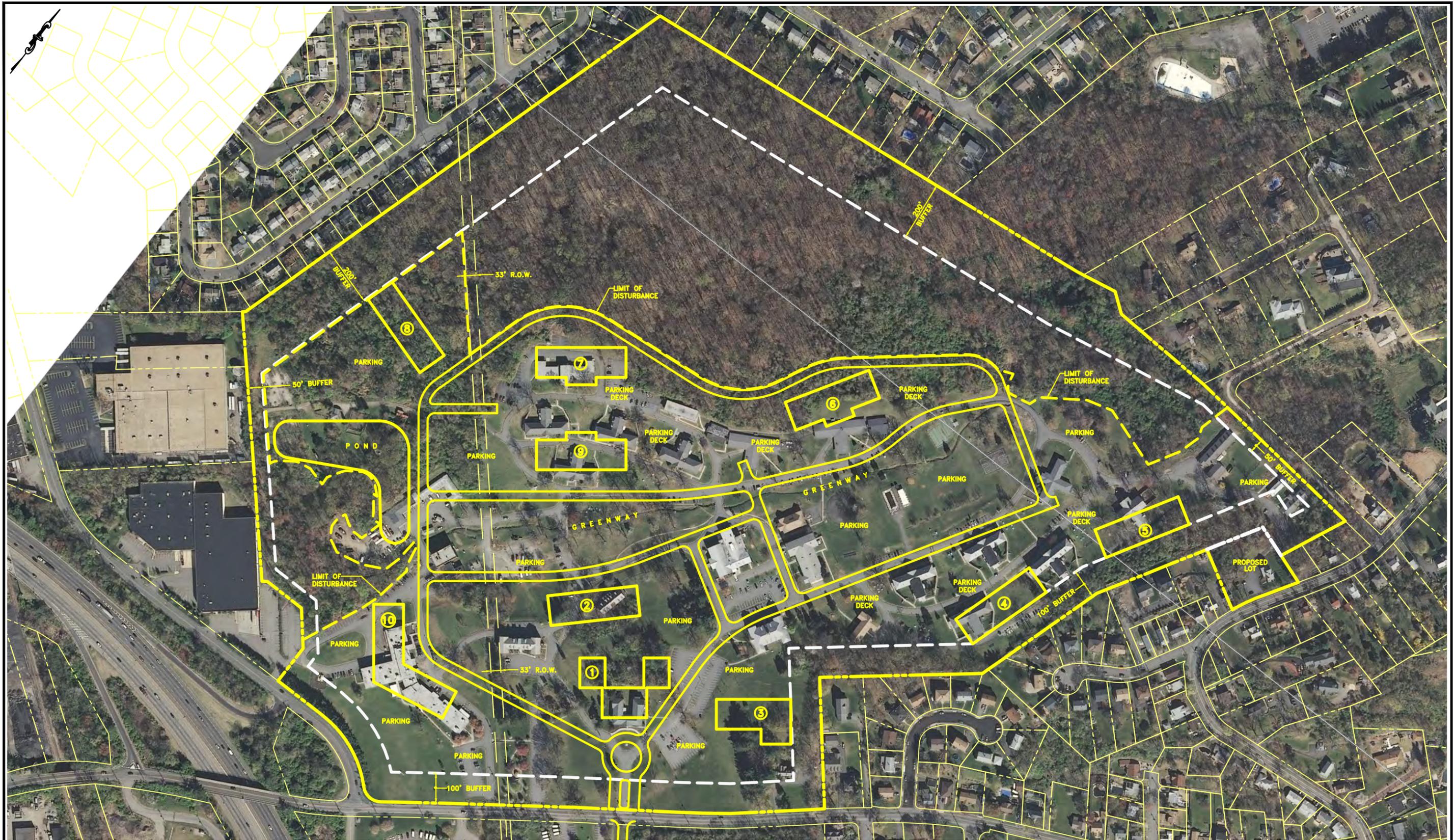
TOTOWA TOWNSHIP	 RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers 200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.	FIGURE 11
N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19		ENVIRONMENTAL CONSTRAINTS N.J.D.C. SITE
Scale: 1" = 300'	Drawn By: MAC Check By: C.J.W.	Date: JANUARY 2016 Project No.: P-0570-0099-000



NOTES:

1. NEW JERSEY STATE AERIAL PHOTOGRAPHY CAPTURED FEB. 2012.
2. LOT LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

TOTOWA TOWNSHIP	 RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers 200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.	FIGURE 12
N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19		REDEVELOPMENT AREA N.J.D.C. SITE
Scale: 1" = 300'	Drawn By: MAC	Check By: C.J.W.
		Date: JANUARY 2016
		Project No.: P-0570-0099-000



NOTES:

1. NEW JERSEY STATE AERIAL PHOTOGRAPHY CAPTURED FEB. 2012.
2. LOT LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

TOTOWA TOWNSHIP	 RICHARD A. ALAIMO ENGINEERING ASSOCIATES Consulting Engineers 200 HIGH STREET MOUNT HOLLY, N.J. 2 MARKET STREET PATERSON, N.J.	FIGURE 13
N.J.D.C. REDEVELOPMENT PLAN 169 MINNISINK ROAD, TOTOWA BOROUGH, N.J. BLOCK 154 LOT 19		CONCEPTUAL PLAN N.J.D.C. SITE
Scale: 1" = 300'	Drawn By: MAC Check By: C.J.W.	Date: JANUARY 2016 Project No.: P-0570-0099-000