

REDEVELOPMENT PLAN FOR BLOCK 15, LOTS 29, 30, 31, 32, & 33 NETCONG, NEW JERSEY



PREPARED FOR THE BOROUGH OF NETCONG, NEW JERSEY BY
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BOROUGH OF NETCONG, NEW JERSEY

REDEVELOPMENT PLAN

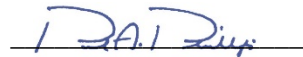
FOR BLOCK 15, LOTS 29, 30, 31, 32, & 33

Prepared for

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

December 2023

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1 INTRODUCTION

1.A Statutory Basis for the Redevelopment Plan

This Redevelopment Plan has been prepared for Block 15, Lots 29, 30, 31, 32, and 33 (the “Plan Area”) within the Borough of Netcong (“Borough”) in Morris County, New Jersey. The Plan Area is located in the central downtown core of the Borough of Netcong, with frontage on the east side of Main Street and the north side of Maple Avenue, as shown in **Figure 1, Redevelopment Plan Location**.

On May 11, 2023, the Council of the Borough of Netcong referred to the Planning Board a study prepared by Phillips Preiss Grygiel Leheny Hughes LLC entitled *Area in Need of Rehabilitation Report for Block 15, Lots 29, 30, 31, 32 and 33*. As part of the investigation, it was concluded that all of the subject properties qualified as a “rehabilitation area” consistent with the State’s Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-14. In particular, the properties met two of the conditions required to be affirmatively determined an area in need of rehabilitation, that (1) more than half of the housing stock is at least 50 years old, and (2) a majority of the water and sewer infrastructure serving these properties is at least 50 years old and in need of repair or substantial maintenance.

Based on the findings of the report, the Borough Planning Board adopted a resolution on June 26, 2023 recommending that the area be determined a rehabilitation area. Thereafter, the Borough Council took official action to designate the area as “in need of rehabilitation” on July 13, 2023 in accordance with Resolution 2023-71.

1.B Description of Plan Area Boundaries

The boundary of the Plan Area is shown in Figure 2, Redevelopment Plan Area Boundaries, and Figure 3, Redevelopment Plan Area Tax Block and Lots. The Plan Area is located at the bend in Main Street ~~and~~ at the corner of Maple Avenue. It has an area of 49,244 square feet (1.13 acres) and is irregular in shape, with ±171.56 feet of frontage on the east side of Main Street, ±173.04 feet of frontage on the southeast side of Main Street, and ±169.94 feet on the north side of Maple Avenue. The Plan Area has relatively level topography.

1.C Description of Plan Area and Surrounding Land Uses

The Plan Area consists of five contiguous tax lots with mixed residential and commercial land uses in older, low-rise buildings. Block 15, Lot 29 (48 Main Street) consists of 0.22 acres and is presently vacant. It had previously been improved with a building that was destroyed by fire and subsequently demolished in 2021. Block 15, Lot 30 (46 Main Street) consists of 0.14 acres and is presently improved with a 2-story commercial building that was constructed in 1900. Block 15, Lot 31 (42 Main Street) consists of 0.189 acres and is presently improved with a 2 ½ - story mixed-use building with ground floor commercial office use and upper floor residential apartments. The building was constructed in 1920. Block 15, Lot 32 (40 Main Street) consists of 0.225 acres and is improved with a Cape Cod style commercial building that was constructed in 1960. Block 15, Lot 33 (36 Main Street) consists of 0.270 areas and is improved with a 2-story mixed use building with

ground floor retail use and both ground floor and upper floor apartments. The building was constructed in 1900. The four southernmost parcels (Lots 29 to 32) have a shared access and parking arrangement, with an access driveway on each of Main Street and Maple Avenue leading to an irregular-shaped parking lot providing 32 parking spaces. Lot 33 has its own access driveway from Main Street, leading to a parking lot providing seven (7) parking spaces.

Existing development in the vicinity of the Plan Area comprises a mix of residential and commercial uses and building typologies. On Maple Avenue, the Plan Area abuts a two-story mixed-use building with ground-floor retail space and apartments on the first and second floors. Further along Maple Avenue, uses consist of a standalone pharmacy building, the Netcong municipal building, and largely residences thereafter. A small retail shopping center anchored by Quickchek is located directly across Maple Avenue. Along Main Street, the Plan Area abuts a 3-story mixed-use building with retail service and office uses on the ground floor. Single-family residences are located further east along Main Street and across Main Street to the north. Along the portion of Main Street that runs in the north-south direction, there are various mixed-use buildings that provide retail sales and services on the ground floor and apartments above. A funeral home is located in a standalone commercial building at the bend in Main Street.

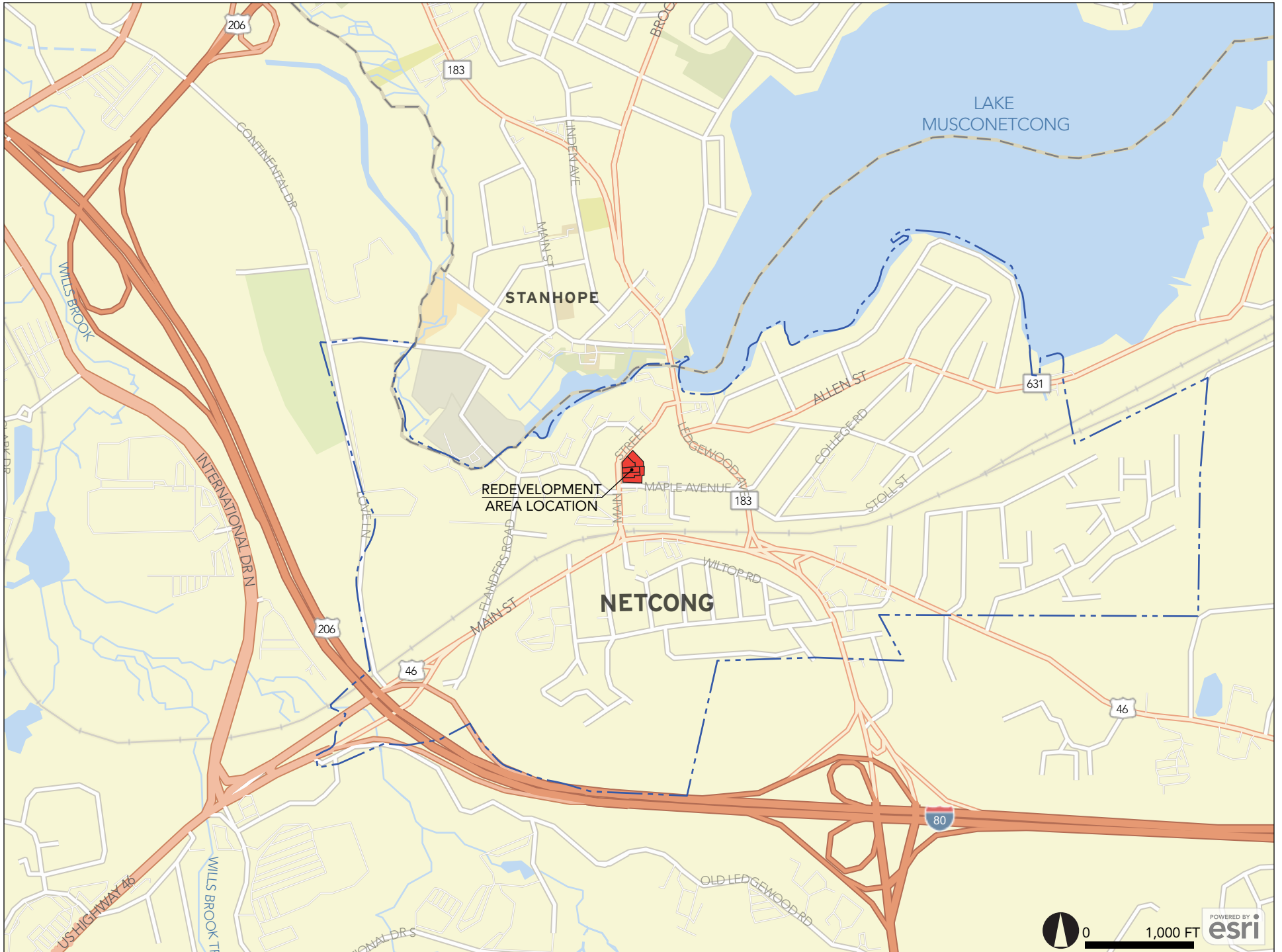


FIGURE 1: REDEVELOPMENT PLAN LOCATION



FIGURE 2: REDEVELOPMENT PLAN AREA BOUNDARIES

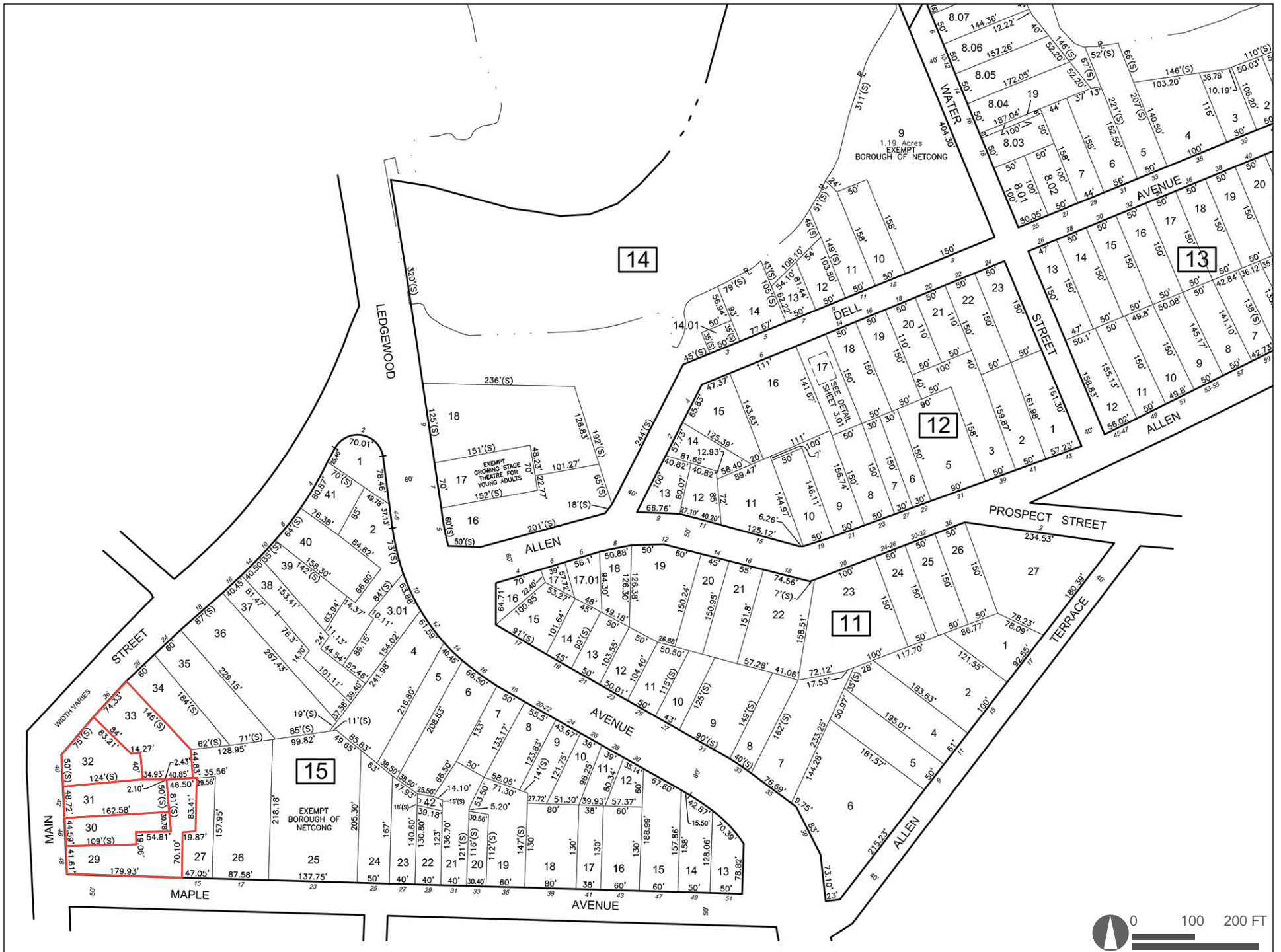


FIGURE 3: REDEVELOPMENT PLAN AREA TAX BLOCK AND LOTS

2 PLAN VISION AND OBJECTIVES

2.A Redevelopment Plan Goals

This Redevelopment Plan provides a framework for the redevelopment of property located in the center of the Borough within one block of the Netcong commuter train station. This Plan sets forth standards and guidelines for land use, circulation and parking, buffering and landscaping and design. The specific goals of the Redevelopment Plan are as follows:

- To advance the purposes of the Borough’s Transit Village designation by providing compact multi-family housing and commercial retail opportunities to serve commuters and area residents in a location close to the Netcong train station.
- To provide for both market-rate and affordable housing which complements and expands the housing options and choices in the Borough.
- To construct multi-family housing of an appropriate scale and density that attracts new residents due to its convenient location adjacent to the existing New Jersey Transit train station.
- To enliven the downtown commercial district by providing modern commercial spaces to attract new businesses.
- To provide for an increase in the economic base of the Borough by redeveloping older/ underutilized properties within the downtown core.
- To establish design standards and guidelines that foster a high-quality and aesthetically pleasing development.
- To provide a walkable pedestrian environment through attractive building and site design.
- To improve the aesthetics of the Plan Area in a manner that is compatible with the character of adjacent properties and uses as well as other nearby redevelopment projects.
- To foster appropriate relationships between buildings, streets, parking areas, walkways and landscaped areas in the context of the surrounding area.

2.B Relationship to Local Objectives

2.B.I Borough of Netcong Master Plan

This Redevelopment Plan is substantially consistent with the Borough’s Master Plan. The Borough’s Master Plan as amended and its subsequent Reexamination reports throughout the years have recognized the importance of the Borough’s train station, and especially its historic significance as part of a transportation hub within the downtown and also its “Center” designation as part of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The Borough was also declared a NJ “Transit Village” in 2005. The Plan Area is located one block from the train station and is within the official ½-mile Transit Village area. These designations encourage

redevelopment and revitalization around transit facilities, which is compatible with the goals and objectives of both the Borough's planning efforts and this Redevelopment Plan.

The Master Plan for the Borough was completed in 1978 and amended through reexaminations in 1988 and 1998. An amendment to the Land Use Plan Element occurred in 2003 with regard to the annexation of a portion of Roxbury Township. In 2005, the Borough adopted a master plan revision in the form of a Stormwater Management Plan. The Borough also adopted a Master Plan Reexamination Report in 2008 and most recently in 2022. The 2008 Reexamination discussed planned improvements to the Main Street and Route 46 intersection and to the Netcong Circle, which have since been completed to improve accessibility to the transit station. Furthermore, since 2008, the Borough has embarked upon several nearby multifamily redevelopment projects, including Crown Walk and Crown Point. The Borough also has redevelopment plans for the Station Area and the Stoll/Allen Street Area. The Station Redevelopment Area is adjacent to the Plan Area and permits mixed-use development that would be compatible with this Redevelopment Plan, including a mix of ground-floor retail uses and upper-floor residential uses as well as varied multifamily residential development types. The 2022 Reexamination Report recommended amendments to the standards of the Plan Area's underlying B-C Zoning District, including an expansion of the type of commercial uses, encouragement of mixed residential with commercial uses, and prohibition of ground-level parking facing Maple Avenue and Main Street. This Redevelopment Plan is compatible with the initiatives of the Borough as per the 2022 Reexamination Report. The Redevelopment Plan further complies with the intent of the Master Plan and its amendments, specifically to "maintain and enhance the variety and balance of residential housing options and to maintain the quality and appearance of the Borough's housing supply."

2.B.II Borough of Netcong Zoning Ordinance

The Plan Area lies within the Borough's B-C Borough Center District. The B-C District is intended to "promote the appropriate development and redevelopment of a mixed-use commercial and residential downtown area of the Borough which serves the daily needs of the Borough residents and surrounding local areas. A mix of residential uses is also intended." The district permits single-family detached residences as per the R-2 zone standards, age-restricted senior housing, apartments on upper floors, and a variety of commercial and public institutional uses.

For principal uses other than senior and executive housing, the minimum required lot area in the B-C zone is 6,000 square feet, and the minimum lot dimensions are 60 feet in width and 100 feet in depth. Buildings are required to have a minimum floor area of 1,000 square feet and a maximum height of 2 stories and 30 feet, though office buildings are permitted to reach 40 feet in height. The minimum required setbacks are 25 feet for the front yard, 5 feet per side yard, 15 feet for the combined side yard, and 25 feet for the rear yard. The maximum required impervious coverage is 60 percent.

For senior and executive housing developments, the minimum lot area is three acres, and the minimum lot dimensions are 100 feet in width and 200 feet in depth. Buildings are required to have a maximum height of 3 stories and 50 feet. The minimum required setbacks are 100 feet for the front yard, 25 feet per side yard, 50 feet for the combined side yard, and 75 feet for the rear yard. The maximum required impervious coverage is 60 percent.

3 LAND USE & DEVELOPMENT PLAN

3.A Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.”

“Shall” or “must” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so. If the specific recommendation cannot be met, the Planning Board shall entertain any modification that meets the overall goals and objectives of this Redevelopment Plan.

3.B Illustrative Plans and Elevations

The Appendix includes illustrative plans (i.e., conceptual site development plan and building elevations) that show the intended site layout/configuration and building massing/architectural detailing. While some of these design elements are fixed, others are flexible and allow for changes to occur based on more complete site information and detailed architectural and engineering plans that are consistent with the land use and bulk standards contained herein.

3.C Land Use & Bulk Standards

3.C.I Permitted Principal Uses

- Multifamily residential dwellings above the ground floor.
- Commercial uses as follows where provided on the ground floor:
 - Retail sales and service stores.
 - Personal service establishments.
 - Restaurants/eating and drinking establishments, exclusive of drive-thru facilities.
 - Health and fitness clubs or studios.
 - Instructional/educational centers.
 - Art galleries and showrooms.
 - Business and professional offices.
 - Medical offices.
 - Banks and financial offices.
 - Real estate offices.
 - Physical therapy and rehabilitation centers.
 - Child care centers.

3.C.II Permitted Accessory Uses

- Off-street parking facilities include ground level/below building parking and surface parking.
- Off-street loading facilities.
- Any use which is customarily incidental to a principal permitted use including but not limited to exercise/fitness rooms; lounges; meeting rooms; storage facilities; and outdoor seating for restaurants/eating and drinking establishments.

3.C.III Prohibited Uses

Prohibited uses shall include those listed in the Borough's Land Development Ordinance at §194-63D for the B-C District.

3.C.IV Maximum Permitted Residential Yield

A maximum of 50 multifamily dwelling units shall be permitted.

3.C.V Affordable Housing

At least 15 percent of the total number of residential units shall be designated as affordable units. Affordable units shall be integrated in the building with the market rate units. The provision of such affordable units shall be consistent with the requirements for bedroom distribution and all other applicable rules of the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and rules of the New Jersey Council on Affordable Housing.

3.C.VI Commercial Floor Area

The minimum area for ground floor commercial uses shall be 6,000 square feet.

3.C.VII Building Height

Only pitched roof buildings are permitted. Flat roofs are prohibited. The maximum building height shall be three (3) stories and forty-five (45) feet measured from the average ground elevation around the building foundation to the highest point of the roof ridgeline. Cupolas, towers, spires or similar elements, such as a decorative corner element, that project above roofs are permitted up to ten (10) feet above the maximum permitted height.

3.C.VIII Building Lot, Yard and Coverage Requirements

3.C.VIII.1 Minimum Lot Size

The minimum lot size shall be one (1) acre.

3.C.VIII.2 Minimum Building Setbacks

The minimum building setback from the existing curb line along Main Street shall be fourteen (14) feet and the minimum building setback from the existing curb line along Maple Avenue shall be

twelve (12) feet. These setbacks to the curb line shall be increased at the corner of Main Street and Maple Avenue as illustrated in the conceptual site development plan provided in the Appendix.

The minimum building setback to adjacent properties on Block 15 shall be as follows: ~~five~~ 35 feet to Lot 27, 1520 feet to Lot 26, and 6075 feet to Lot 34.

3.C.VIII.3 Coverage

The maximum impervious coverage shall be 95 percent ~~[MEASURED PERVIOUS AREA IS GREATER THAN 5%]~~ and the maximum building coverage shall be 55 percent.

3.D Parking and Access

3.D.I Parking Requirements

A minimum parking ratio of two (2) spaces for two-bedroom and three-bedroom units and one (1) space for one-bedroom units shall be required. Tandem spaces are permitted, provided that each tandem pair is reserved/assigned for a single two-bedroom or three-bedroom unit and provided further that app-enabled smart parking barriers be installed in the tandem spaces to prevent unauthorized use of such spaces. Operational considerations associated with said parking barriers (e.g., mounting, snow removal, battery life/replacement, communications, vehicle damage prevention, trip- and fall-occurrences etc.) shall be addressed at the time of site plan review. A minimum of 20 spaces shall be provided to support the commercial/retail uses, based on a parking ratio of 1 space per ~~300~~300 square feet of floor area. Note that these parking requirements are intended to better reflect local conditions, consistent with the methodology contained in N.J.A.C. 5:21-4.14(c) of the Residential Site Improvement Standards (RSIS) which states that factors affecting the minimum number of parking spaces may include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.

The minimum stall dimensions for standard parking spaces shall be 9 feet wide and 18 feet deep. A maximum of 10 percent of the total parking spaces may be compact, with minimum dimensions of 8 feet wide and 18 feet deep. Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).

3.D.II Electric Vehicles Charging Stations

Electric vehicle charging stations shall be provided in accordance with New Jersey's Electric Vehicle Charging Station Law (P.L. 2021, c.171).

3.D.III Driveways

A maximum of two full-movement curb cuts are permitted on Main Street and one full-movement curb cut is permitted on Maple Avenue. Each access driveway shall be a minimum width of 24 feet.

3.D.IV Loading

A minimum of one (1) loading zone shall be provided within the Plan Area with minimum dimensions of 24 feet in width and 60 feet in length.

3.E Building and Design Standards/Guidelines

3.E.I Building Massing and Articulation

3.E.I.1 Vertical Differentiation

VERTICAL MASSING

Bays

Street facing building facades should be broken into a series of vertical bays. The design and dimensions of bays along a building façade should create a varied articulation; a monotonous repetition of the same bay along a very wide façade should be avoided. Bays should be defined through elements such as changes in façade plane, size and rhythm of window spacing and/or variation in surface material and pattern. Bay definition should extend through all levels of the building.

Decorative Corner Element

A decorative corner (tower) element is encouraged at the corner of Main Street and Maple Avenue extending from ground floor to the upper level/roof of the building. The intended design of said corner element shall be as illustrated in the rendered elevations provided in the Appendix.

3.E.I.2 Horizontal Differentiation

HORIZONTAL MASSING

Base

The base consists of the lowest level of a building. Designs for retail storefronts should emphasize the separation between different storefronts or businesses and relate to the vertical bay pattern of the upper floors. The base of a building facade shall be highlighted architecturally and differentiated from upper floors in order to visually ground the building. Suggested means are

unique materials and variations in window pattern and proportion. Materials heavier in appearance are typically appropriate for the base of a building.

Middle

The middle of the facade shall be distinguished from the base and top of the building by changes in material, articulation, window pattern and/or other appropriate means.

Top and Roof

The top of the building shall be defined and differentiated at the upper most floor and the roofline. Dormer windows should be provided at the upper floor level to break up the roof line.

3.E.II Building Transparency

3.E.II.1 Entries

Pedestrian entries to commercial spaces in the building shall be clearly visible and highlighted within facades through projections, recessions and/or material changes, as well as canopies, awnings, overhangs, and/or lighting. Residential building entries should face a parking area. Commercial and residential entry doors should be multi-paned. Commercial entries within building facades should be framed by rectangular sidelights and transom windows.

3.E.II.2 Windows

Blank façade walls are prohibited. Ground floor facades should have a high degree of glazing and transparency, allowing views into commercial spaces. All upper-floor windows should be operable. Double hung, multi-paned windows with muntins are preferred, with windows hung individually or in pairs. The pattern of fenestration should be consistent on each vertical bay. Simple decorative lintels may be placed above the windows.

3.E.II.3 Recessed and Projecting Features

Balconies are permitted to be recessed into the building façade above the ground floor. Balconies that project beyond the building wall are discouraged. Covered entries are permitted to be recessed into the building wall and may project a maximum of two (2) feet out from the building wall.

3.E.III Materials

Building ornamentation should be provided on all sides of a building and should be compatible in terms of architectural treatment, color, and materials so as to enhance the visual character of the development. Materials should be extended around corners and extensions in order to avoid a “pasted-on” appearance.

The street facing façades should be faced with masonry across the lower portion of the level with fiber cement siding above. The middle and upper façades should be faced with fiber cement siding. The roof should be composed of asphalt shingles.

3.E.IV Screening of Mechanical Equipment

The screening of roof-mounted and ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust vents, elevator overruns, transformers and generators and similar equipment) is required.

Roof-top mechanical equipment shall be screened in roof wells recessed below the roof line or by solid and permanent roof-mounted screens. Screening shall be compatible with the architectural style, materials, and color of the building. Ground-mounted mechanical equipment shall be screened with shrubbery or enclosures, which should be designed to be compatible with the materials or colors of the principal building.

PTAC (Packaged Terminal Air Conditioners, through-the-wall air conditioning units), if used, should be placed within a logical portion of a window framing unit and designed as integral to the window framing and definition, and should be of a material and/or color to blend into the surrounding framing. Logos, brand names, and lettering over one inch in height are not permitted on the exterior of PTAC units.

3.F Utilities

All utilities shall be buried underground. Overhead utility lines are prohibited.

3.G Landscaping and Lighting

All areas not used for building, parking, walkways, etc. shall be suitably landscaped in accordance with a landscape plan that shall be subject to Planning Board review and approval. Provision of appropriate screening, buffering and/or fencing to adjacent properties shall be one of the intended objectives of the landscape plan.

Buffers and/or planting strips consisting of fencing, trees, shrubbery, grasses and/or other appropriate landscaping should be provided along perimeter property lines and street frontages where possible.

Solid privacy fencing of at least 4 feet in height should be provided along the property line abutting Lots 26, 27 and 34.

Lighting should be dark sky compliant with energy efficient fixtures that are downcast and shielded to avoid creating glare. The lighting plan shall be subject to Planning Board review and approval.

3.H Signage

Each commercial space is permitted to have one (1) wall sign on the building façade, which shall use a maximum of three colors. External lighting with a minimal glare is preferred.

Allowable sign area shall be consistent with the provisions of the Borough's Land Development Ordinance at §194-55H(12)(a)(3)[b].

4 RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS

4.A Relationship to the Borough of Netcong Land Development Ordinance

This Redevelopment Plan shall not supersede the underlying B-C Borough Center District zoning but rather constitute an overlay zoning district applicable to the Plan Area. In all situations where particular development standards are not specifically addressed within this Redevelopment Plan, the Borough of Netcong Land Development Ordinance (Chapter 194) shall remain in effect. No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment.

4.B Relationship to Master Plans of Adjacent Municipalities

The Borough of Netcong is bordered to the south and east by the Township of Roxbury; to the south and west by Mount Olive Township; and the Borough of Stanhope to the north. None of these municipalities are close to the Plan Area, as it is located in the center of the Borough. Therefore, this Redevelopment Plan is not expected to have any adverse impacts on adjacent municipalities.

4.C Relationship to the Morris County Master Plan

4.C.I Land Use Element

Morris County recently updated the Land Use Element of its Master Plan in December 2020. The Land Use Element established the guiding principle to “promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy, diverse housing opportunities and a strong infrastructure to protect and enrich Morris County’s overall quality of life.” The Land Use Element contains recommendations and “targeted sub-plans” for development/redevelopment and “utilization of the New Jersey Local Redevelopment and Housing Law to develop proactive plans for redevelopment.” With respect to the Borough of Netcong in particular, the Land Use Element update recognizes that the Borough has promoted multifamily and mixed-use investment and redevelopment in recent years and notes that new housing will increasingly occur in existing downtowns and compact suburban locations.

4.C.II Transportation Element

The Morris County Plan’s Transportation Element was adopted in 2018. One of the specific objectives is to support integration of land use and transportation planning. This Redevelopment Plan is consistent with this goal as it envisions a multi-family residential development in close proximity to a regional commuter train station.

4.D **Relationship to the State Development and Redevelopment Plan (SDRP)**

Among the overriding goals of the 2001 SDRP is to direct growth and development to designated centers. Netcong is listed as a designated *Regional Town Center* in the State Plan. The entire Borough is located within Planning Area 2 (PA2), the Suburban Planning Area, an area slated to receive much of the State's development by promoting growth in Centers and other compact forms while preserving the character of residential communities. By virtue of its excellent access and prominent location, the Plan Area is by all measures an appropriate location for new growth.

Another of the State Plan's goals is to provide adequate housing at a reasonable cost, particularly for those most in need. This Redevelopment Plan proposes to replace underutilized and vacant land with multifamily housing, including for low and moderate-income households, to diversify the housing stock in Netcong. This Plan also advances walkability and the use of transit in a central location within the Borough's downtown core.

4.E **Relationship to NJDOT Transit Initiative Program**

Netcong Borough is among the designated Transit Villages in New Jersey. As stated on the NJDOT Transit Initiative Program:

- A designated Transit Village is a municipality that has been recommended for designation by the interagency Transit Village Task Force. These municipalities have demonstrated a commitment to revitalizing and redeveloping the area around their transit facilities into compact, mixed-use neighborhoods with a strong residential component.
- A municipality can be designated a Transit Village only after much of the planning and background work has already been done on the municipal level. It may only be designated a Transit Village after the Transit Village Criteria have been met.

Being designated a Transit Village provides a municipality with the following benefits:

- State of New Jersey commitment to the municipality's vision for redevelopment.
- Coordination among the state agencies that make up the Transit Village Task Force.
- Priority funding from some state agencies.
- Technical assistance from some state agencies.
- Eligibility for grants from the New Jersey Department of Transportation (NJDOT).

As the Plan Area is located one block from the Netcong train station and is within the ½ mile Transit Village radius, it falls within the area of focus for the Transit Village program. Therefore, this Redevelopment Plan espouses principles of transit-friendly development to create a neighborhood compatible project that is walkable to the train station.

5 REDEVELOPMENT ACTIONS

5.A Outline of Proposed Actions

Construction of a new mixed-use structure and other improvements will take place as set forth in the Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include the clearance of existing structures and improvements, provision for infrastructure necessary to service and support new development and the creation and/or vacation of easements as may be necessary for redevelopment. The designated redeveloper shall be responsible for the installation or upgrade of infrastructure related to the project, whether on-site or off-site. Infrastructure items may include, but are not limited to, gas, electric, water, sanitary and storm sewers, pumping stations, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. All improvements will comply with applicable federal, state and local law. As this Redevelopment Plan has been prepared as a result of a Rehabilitation Area designation, the Borough is not permitted to condemn any property within the Plan Area.

5.B Properties to be Acquired

The Borough will not acquire any properties as part of this Redevelopment Plan.

5.C Relocation

No relocation actions will be required to implement the Redevelopment Plan.

5.D Other Actions

In addition to the demolition and new construction described above, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: environmental remediation and creation and/or vacation easements and rights of way as may be necessary for redevelopment.

5.E Redevelopment Agreement and Borough Consent

The redeveloper of the Plan Area shall be required to enter into a Redevelopment Agreement with the Borough Council acting as the Redevelopment Entity pursuant to the LRHL for purposes of implementing this Redevelopment Plan and further setting forth the roles and responsibilities agreed to by the Borough and redeveloper regarding redevelopment of the Plan Area. No application for development of property subject to this Redevelopment Plan may be filed with the Planning Board until the applicant has been designated by the Borough as redeveloper, has entered into a Redevelopment Agreement with the Borough and has obtained the consent of the Council upon its review of the plans for development. Any application filed with the Planning Board shall be subject to the conditions that the applicant be so designated and enter into such Redevelopment Agreement.

6 GENERAL PROVISIONS

6.A Site Plan Review

Prior to commencement of construction, site plans for improvements within the Redevelopment Plan Area prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and Chapter 194, Article VI Site Plan Review of the Land Development Ordinance of the Borough of Netcong shall be submitted by the applicant for review and approval by the Planning Board so that compliance with the Redevelopment Plan can be determined.

6.B Adverse Influences

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

6.C Non-Discrimination Provisions

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

6.D Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval of this plan by the Mayor and Council of the Borough of Netcong.

6.E Deviation Requests

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

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

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the governing body, and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

6.F Severability

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by a Court of Law to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

7 PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. If the designated redeveloper requests such amendment that redeveloper shall pay a fee of \$5000, as well as reimburse the Borough for reasonable costs, fees and expenses to undertake such amendment, unless the request is issued from an agency of the Borough. The Planning Board, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey. In addition, the Borough, at its sole discretion, may require the party requesting the amendments establish an escrow account with the municipality adequate to allow the Borough to retain a Professional Planner, licensed in the State of New Jersey, to review any proposed amendments to confirm that the intent of the Plan will not be compromised.

8 APPENDIX: CONCEPTUAL ILLUSTRATIONS - SITE PLAN, ELEVATIONS, AND FLOOR PLANS

SURVEY NOTES AND REFERENCES:
 1. A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, FELDMAN, BLOCK 15, LOTS 29, 30, 31, AND 32, NETCONG, MORRIS COUNTY, NEW JERSEY", AS PREPARED BY LAPATKA ASSOCIATES, AND DATED 6-28-23



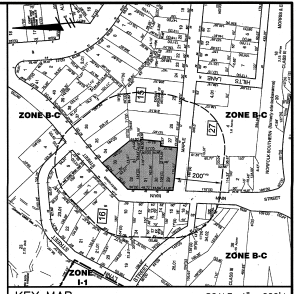
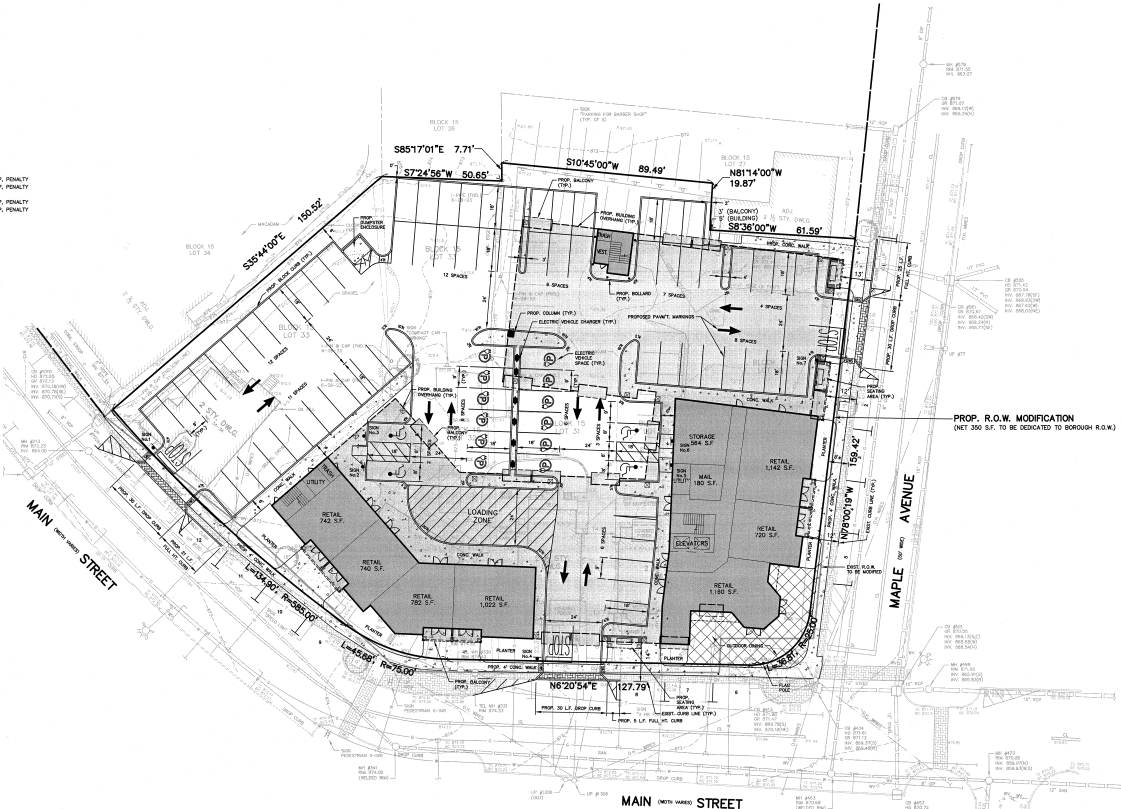
TRAFFIC SIGN LEGEND:

- SIGN** **MULTIPLY TYPE**
- SIGN NO. 1 "STOP" MULTICO. R-1-1
 - SIGN NO. 2 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICO. R7-B, R7-BP, PENALTY
 - SIGN NO. 3 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICO. R7-B, R7-BP, PENALTY
 - SIGN NO. 4 "STOP" MULTICO. R-1-1
 - SIGN NO. 5 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICO. R7-B, R7-BP, PENALTY
 - SIGN NO. 6 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICO. R7-B, R7-BP, PENALTY
 - SIGN NO. 7 "RESERVED PARKING" WITH VAN & PENALTY TAGS MULTICO. R7-B, R7-BP, PENALTY
 - SIGN NO. 8 "STOP" MULTICO. R-1-1

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED FLAT GRADE CATCHBASIN
- PROPOSED SEWER PIT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING UTILITY WITH LIGHT
- EXISTING CONCRETE WALK
- PROPOSED CONCRETE WALK
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE TO BE REMOVED
- PROPOSED DRIVE TO BE REMOVED

This Concept Plan is illustrative and subject to detailed architectural and engineering plans; the redeveloper will ultimately be bound by the Plan standards and regulations.



KEY MAP SCALE: 1" = 200'

NOTES:

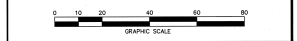
1. PROPERTY KNOWN AND DESIGNATED AS LOTS 29,30,31,32 & 33 IN BLOCK 15 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF NETCONG.
2. APPLICANT: ROCK SOLID BUILDERS INC. 125-05 RIVER ROAD SUITE 100 FAIRLANE, N.J. 07410
3. PROPERTY LOCATED IN THE "B-C" ZONE (BOROUGH CENTER)
4. ZONING DATA:

CRITERIA:	PROPOSED
LOT AREA (SF/AC)	48,244 / 1.12
LOT DENSITY (UNITS/AC)	44
LOT WIDTH (FT)	169.94
LOT DEPTH (FT)	175.5
BUILDING HEIGHT (SF/FT)	3/5.5
FRONT YARD - MAKE AVERAGE CURB LINE (FT)	12
- MAIN STREET CURB LINE (FT)	14
REAR YARD PROPERTY LINE (FT)	5
REAR YARD PROPERTY LINE (FT)	N/A
SEWER COVERAGE (%)	92.1
WATER COVERAGE (%)	92.1
PARING SPACES (%)	95

5. EXISTING LOT AREA = 48,244 SF
6. PROPOSED LOT AREA (AREA R.O.W. MODIFICATION) = 48,894 SF
7. DENSITY = 46 PROPOSED UNITS - 1.12 AC = 40 UNITS/AC
8. REQUIRED PARKING:
 - RESIDENTIAL UNITS:
 - 38 - 1 BEDROOM (W/O-RISE) UNITS = 38 x 1.8 = 68.4 SPACES
 - 10 - 2 BEDROOM (W/O-RISE) UNITS = 10 x 2.0 = 20.0 SPACES
 - 2 - 3 BEDROOM (W/O-RISE) UNITS = 2 x 2.4 = 4.8 SPACES
 - RETAIL (NETCONG CODES):
 - 7,014 SF. RETAIL = 7,014 SF x 1/200 SF = 35.1 SPACES
 - NET REQUIRED = 128.3 SPACES 128 SPACES
 - E.V. OFFSET = 11.0 SPACES
 - NET REQUIRED = 116 SPACES
 - PROPOSED AVAILABLE SPACES:
 - 83 OR 816 SPACES INDICATE 15' MIN. - TO BE ASSIGNED TO 2 AND 3 BEDROOM UNITS
 - 12 ON STREET PARKING (MAPLE AVENUE & MAIN STREET FRONTAL)
 - 59 TOTAL SPACES AVAILABLE
 - E.V. REQUIRED SPACES CALCULATION:
 - 83 x 1.8 (E.V. READY) = 149 SPACES (4 TO BE INSTALLED (1/2))
9. SETBACK TO BUILDING LINE, SETBACK TO BALCONY 8.3 FT.

5. EXISTING IMPERVIOUS AREA (E.F.) = 25,442 (0.56 AC)
6. PROPOSED INCREASE IN IMPERVIOUS AREA (E.F.) = 45,040 (1.04 AC)
6. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING UTILITIES. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER / ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND DETERMINE AS NECESSARY, THE LOCATION AND DEPTH OF ANY CONFLICTS OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
7. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REGULATIONS OF THE BOROUGH OF NETCONG, THE COUNTY OF MORRIS, N.J.S.P., N.J.S.P. AND ADA REGULATIONS.
8. CONTRACTOR SHALL CALL MORRIS STATE LOCATOR SERVICE (1-800-772-0000) IN ADVANCE OF BEGINNING ANY ACTIVITY ON THIS SITE AND IN ACCORDANCE WITH THE REQUIREMENTS.
9. ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED/REMOVED.
10. FIRE LANE IS TO BE STRIPPED AND SIGNED IN ACCORDANCE WITH NETCONG FIRE DEPARTMENT.

12-13-23	REVISED LAYOUT	02
12-13-23	REVISED LAYOUT	05
	DATE	REVISION



REDEVELOPMENT CONCEPT SITE PLAN
ROCK SOLID BUILDERS, LLC
 BLOCK 15 LOTS 29, 30, 31, AND 32
 NETCONG MORRIS COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
 12 WINDY HILL DRIVE, SUITE 230
 FAIRLANE, N.J. 07410
 (908) 867-1800
 ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

DANIEL J. LAMOTHE P.E. 42254 PROFESSIONAL ENGINEER	JEFFREY H. KLEINE L.S. 35848 PROFESSIONAL LAND SURVEYOR
---	--

DRAWN	CHECKED	SCALE	DATE	SHEET NO.	PROJECT NO.
02		1"=20'	8-12-23	1 OF 2	23-141

FIGURE 4: CONCEPTUAL SITE PLAN

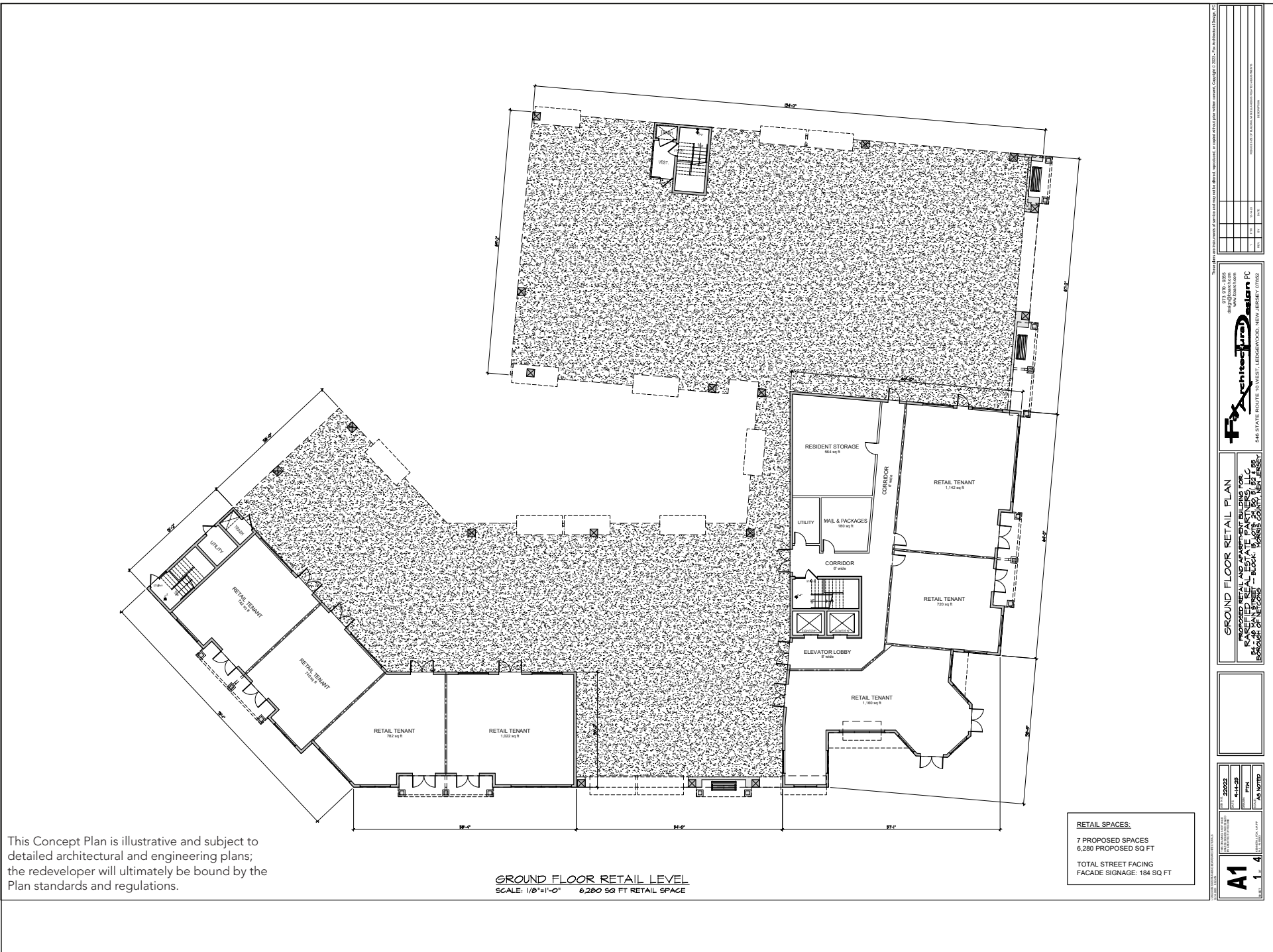


FIGURE 5: CONCEPTUAL GROUND FLOOR RETAIL LEVEL AND SITE LAYOUT



MAPLE AVENUE BUILDING FACADE
SCALE: 1/8"=1'-0"



MAIN STREET BUILDING FACADE (TOWARDS NORTH END)
SCALE: 1/8"=1'-0"



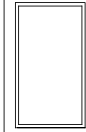
MAIN STREET BUILDING FACADE (TOWARDS CORNER)
SCALE: 1/8"=1'-0"

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NO. 1	DATE	DESCRIPTION

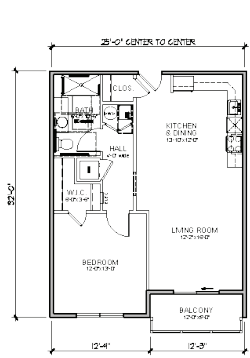
873.870.1858
www.foxarch.com
FoxArchitecturalDesign PC
648 STATE ROUTE 161 WEST, LEEDSWOOD, NEW JERSEY 07863

STREET FACING ELEVATIONS
PROPOSED RETAIL AND APARTMENT BUILDING FOR
BLANKET REAL ESTATE PARTNERS, LLC
BLANKET REAL ESTATE PARTNERS, LLC
BRANCH OF NETCONG

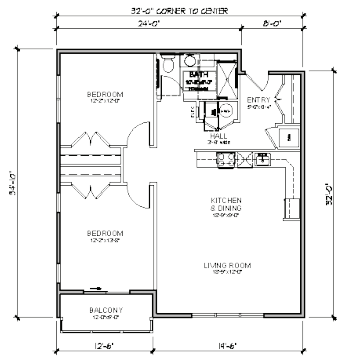


NO. 2	DATE	DESCRIPTION

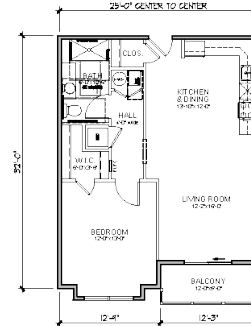
FIGURE 6: CONCEPTUAL ELEVATIONS



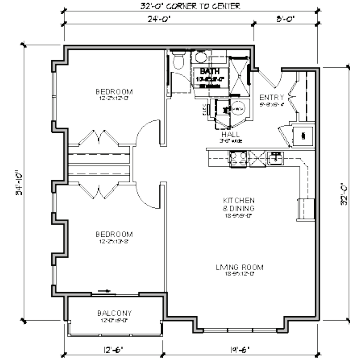
TYPICAL ONE-BEDROOM
SCALE: 1/8"=1'-0"
763 SF & 60 SF BALCONY



TYPICAL TWO-BEDROOM
SCALE: 1/8"=1'-0"
1,049 SF & 60 SF BALCONY



TYPICAL ONE-BEDROOM
SCALE: 1/8"=1'-0"
777 SF & 60 SF BALCONY



TYPICAL TWO-BEDROOM
SCALE: 1/8"=1'-0"
1,098 SF & 60 SF BALCONY



SECOND FLOOR APARTMENT UNITS
SCALE: 1/8"=1'-0" 24'106 SQ FT -- 29 APPT UNITS THIS FLOOR

APARTMENT UNIT COUNTS	
(1) ONE-BEDROOM	(1) TWO-BEDROOM
(1) THREE-BEDROOM	
50 TOTAL APARTMENTS	64 TOTAL BEDROOMS

REDEVELOPMENT UNIT COUNTS	
BASED ON 75% OF TOTAL COUNT	45 TOTAL UNITS
8 SAFETY/STAIRS	
20% MAX ONE-BEDROOM	20% MAXIMUM THREE-BEDROOM
REST TO BE TWO-BEDROOM	
REQUIRED AND PROPOSED	(1) ONE-BEDROOM
	(1) TWO-BEDROOM
	(1) THREE-BEDROOM



THIRD FLOOR APARTMENT UNITS
SCALE: 1/8"=1'-0" 25'118 SQ FT -- 29 APPT UNITS THIS FLOOR

APARTMENT UNIT COUNTS	
(1) ONE-BEDROOM	(1) TWO-BEDROOM
(1) THREE-BEDROOM	
50 TOTAL APARTMENTS	64 TOTAL BEDROOMS

REDEVELOPMENT UNIT COUNTS	
BASED ON 75% OF TOTAL COUNT	45 TOTAL UNITS
8 SAFETY/STAIRS	
20% MAX ONE-BEDROOM	20% MAXIMUM THREE-BEDROOM
REST TO BE TWO-BEDROOM	
REQUIRED AND PROPOSED	(1) ONE-BEDROOM
	(1) TWO-BEDROOM
	(1) THREE-BEDROOM

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FIGURE 7: CONCEPTUAL SECOND AND THIRD FLOOR PLANS