
REDEVELOPMENT PLAN KEASBEY (K2)

Department of Planning and Development
Township of Woodbridge

March 20, 2000
Amended July 2017

Keasbey Redevelopment Plan, 2000

I. Description of the Project Area

A. Location

The project area is located in the Keasbey section of Woodbridge Township, south of Industrial Avenue, and in the Port Reading section of the township, south of Port Reading Avenue.

B. Boundaries

The boundaries of the project area include the following:

Keasbey:

The Keasbey Redevelopment Area is located south of Industrial Highway. The other boundary lines include the Edison Township border to the west, the Raritan River to the south and the Tenneco and Woodbridge Township properties to the east.

C. Properties

The following properties are included within the redevelopment project area:

Keasbey

Block	Lots	Block	Lots
41C	3B: 3R, 4B	75	1 A, 1B
51	1.B	75	1C, 1D
52	1	76	1A, 1B
51	1, 1R, 2B	76	1C
51	2, 2C	81	1

Keasbey Redevelopment Plan, 2000

Block	<u>L</u>ots	Block	<u>L</u>ots
51	3,5	80	1, 2
75	1	88	1
58	1,5B	89A	2
61	1A, 1B, 2	90A	1B
61A	I	134	100B
62	3	58	5A(Conrail)

It is anticipated that this plan could, at a future date, be amended to expand the boundaries of the redevelopment area to include additional portions of the abutting industrial area. The proceeding development standards have been considered and crafted contemplating that possibility.

II. Project Objectives

*The primary objective of this Redevelopment Plan is to eliminate those conditions which cause the area to be considered an "area in need of redevelopment," where practically possible.

*To enhance the existing industrial area of Port Reading and Keasbey, and to promote the health, safety and general welfare of the area through redevelopment of the included parcels.

*The Township seeks to generate new ratables within the industrial water- front.

*The Township seeks to see the remediation of contamination on the parcels and to bring these sites to market) thereby allowing for their development and the creation of thousands of new jobs.

Keasbey Redevelopment Plan, 2000

*To permit a wide range of industrial lot sizes, uses and enact reasonable yet flexible controls, both attractive to potential users and appropriate for the site.

*To separate residential uses from industrial area.

III. Consistency with the Master Plan of the Township of Woodbridge

A. Goals and Objectives

This Redevelopment Plan is consistent with the 1990 Master Plan of the Township of Woodbridge in a number of ways. First, the plan achieves or contributes to the following objectives contained in the Township Master Plan:

*To redevelop the industrial areas along the Raritan River;

*To encourage the development of the Port Reading waterfront as a planned industrial park;

*To exclude residential uses from industrial area; and

*To permit a range of industrial lot sizes and uses within industrial districts.

Additionally, the proposed redevelopment plan contributes to and to the achievement of the following goals as identified in the 1990 Master Plan:

*To promote the preservation of natural systems and environmentally sensitive areas, particularly wetlands and flood hazard areas;

*To provide a balance between housing and employment;

Keasbey Redevelopment Plan, 2000

*To safeguard the tax base and provide for a continuing source of employment and tax ratables through appropriate use of non-residential land;

*To ensure that the Township's land use plan is compatible with those of adjacent municipalities, the county and the state.

A new Master Plan was adopted in 2009 and reexamined in 2016. This amended plan is consistent with the following goals of the 2009 Master Plan:

- To control industrial development by limiting industrial development to land suitable for industrial use, including sites with flat topography, good drainage and access to arterial and primary roadways;
- To control industrial development by permitting a range of industrial lot sizes and uses within industrial districts;
- To control industrial development by excluding residential uses from industrial areas.

B. Recommended Use Purposes

The Master Plan adopted in 1990 and revised in 1994, recommends the following uses of the study areas:

Keasbey:

The Master Plan at time of initial adoption recommends this area's continued use for industrial purposes and/or commercial mixed use purposes. The proposed redevelopment plan is consistent in that the plan recognizes the existing zoning and existing uses, and provides a comprehensive redevelopment plan for the area that was

Keasbey Redevelopment Plan, 2000

recognized as necessary in the 1990 Master Plan (II-28). The 2009 Master Plan recommends this area as redevelopment.

IV. Consistency with Master Plans of Surrounding Townships

Only two (2) surrounding townships abut the study areas. Edison abuts the Keasbey study area and Carteret abuts the Port Reading study area.

The Township of Edison Master Plan recommends the abutting property known as "Raritan Center" continue to be used for industrial purposes.

Therein, the proposed redevelopment plan is consistent with the Master Plans of each of the surrounding, abutting towns.

V. Consistency with the State Plan

The State Plan designated much of the Township of Woodbridge as "Towns" with Metro Park recognized as a "Regional Center". The entire township is designated as a "Metropolitan Planning Area", (PAI). The proposed Redevelopment Plan is consistent with this designation in that the goods and services produced within this region will be utilized within the greater metropolitan area and therein contributes to the Metropolitan Planning Area as a whole.

This updated Keasbey Redevelopment Plan is consistent and would effectuate the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP.

- Revitalize the State's cities and towns;
- Promote beneficial economic growth, development and renewal for all

Keasbey Redevelopment Plan, 2000

residents of New Jersey;

- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value;
- Ensure sound and integrated planning and implementation statewide.

VI. Land Use Plan

A. Land Use Map

The attached land use map shows the boundaries of the redevelopment area and the underlying zoning which is to remain in effect. The overlay zoning for which standards and permitted uses are set forth below, are consistent with the development standards as set forth in the Municipal Land Use Ordinance of the Township of Woodbridge.

B. Existing Zoning

The following is a recounting of the existing zoning for the area as contained in the larger Land Use and Development Ordinance of the Township of Woodbridge. These zoning controls will remain in effect as the underlying zoning for the area so that existing development is not rendered nonconforming in nature, and in order to allow a great amount of flexibility in the zoning standards.

Keasbey Redevelopment Plan, 2000

C. Land Use Provisions

All the permitted uses in the Light Industrial M-1, Heavy Industrial M-2 Zones are permitted in this Redevelopment Area, including public and private utilities and their transmission facilities.

In addition to the existing zoning or underlying zone standards) the following development regulations and use standards shall be permitted:

A. Purpose - The purpose of these provisions is to provide additional flexibility within which special land use situations and conditions may be accommodated, thereby ensuring the provision of places of employment; compatible land use relationships; additional ratables for the Township; and heavy industrial development along the waterfront while protecting the character of adjacent areas.

B. Planned Development Option - As an alternative to conventional development, the Planning Board may authorize planned developments for areas designated on the Zoning Map in accordance with the requirements of this section. The standards herein establish the limits of discretionary action which may be taken by the approving authority administering these provisions. No deviation from these standards may be granted pursuant to N.J.S.A. 40:55D-70.

C. Permitted Uses - A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

(1) All the permitted uses in the Light Industrial M-1 and Heavy Industrial M-2 Zones, and public and private utilities and their transmission facilities.

(2) All industry not inconsistent with the above and that which is totally similar in purpose, character, function and effort.

D. Development Standards - The redevelopment areas specified herewith shall be occupied only as indicated in the Schedule of Bulk Requirements as follows:

(1) Principal Buildings

Keasbey Redevelopment Plan, 2000

- (a) Minimum lot size: thirty (30) acre.
- (b) Minimum lot width: one hundred (100) feet.
- (c) Minimum lot depth: two hundred (200) feet.
- (d) Minimum front yard setback: sixty (60) feet.
- (e) Minimum rear yard setback: thirty (30) feet.
- (f) Minimum side yard setback (each): thirty (30) feet.
- (g) Side and rear yard setbacks may be reduced as follows: No side or rear yard shall be required when the boundary line is a railroad right-of-way line providing direct access to that property.
- (h) Maximum structure coverage: seventy percent (70%).
- (i) Maximum impervious coverage: ninety percent (90%).
- (j) Maximum building height: fifty (50) feet; maximum height of public and private utility facilities: 150-185 feet as may be warranted through documentation to the Municipal Agency.
- (k) Maximum distance between buildings: More than one (1) principal building and lot shall provide a minimum open unoccupied area between buildings equal to the height of the adjoining building or buildings, but not less than fifteen (15) feet.

(2) Accessory Buildings

Accessory buildings shall meet all the setback requirements of a principal building

Keasbey Redevelopment Plan, 2000

D. Other Provisions and Requirements

(1) Off-street parking and loading is required subject to the following conditions:

- (a) Manufacturing, research, industrial warehouses, wholesale or laboratories - one (1) parking space for each employee employed at one (1) time on maximum shift, plus ten percent (10%) of the employee spaces for visitors, not to exceed forty (40).
- (b) offices, office buildings, office research buildings: one(1) parking space for each three hundred (300) square feet of net floor area (not including common areas).

(2) Loading and Unloading:

- (a) Loading and unloading shall be provided according to the following schedule:

Gross Floor Area	Spaces Required
4,000 - 25,000	1
25,001 - 50,000	2
50,001 - 75,000	3
75,001 - 100,000	4
Each additional 50,000	1 Additional

- (b) Screening - Loading facilities open to public view shall be screened from public view by a solid fence and evergreen shrubs not less than six (6) feet high.

(3) Landscaping

- (a) Site Considerations - Natural site features, such as existing trees, streams, rock outcroppings, etc., shall be preserved wherever possible. Whenever such natural features are absent or insufficient or have been destroyed during the development of the site, additional newplantings of

Keasbey Redevelopment Plan, 2000

a sufficient size as determined by the municipal agency shall be established to provide environmental protection to beautify the buildings and grounds and to provide privacy, shade and the screening out of objectionable features created on the site.

(b) All buffers and landscaped areas shall be protected from adjacent parking areas by curbs or concrete, metal or wood bumpers, at least six (6) inches in height and securely anchored into the ground.

(c) All street trees and on-site deciduous shade trees shall be not less than two and one-half (2 ½) inches in diameter, measured one (1) foot above the root crown.

(d) Where zone lines abut a single-family residential zone, a solid evergreen buffer planted at a minimum of eight (8) feet in height shall be utilized abutting the property line. Further screening shall be provided by a six (6) foot high architectural, solid fence planted behind the landscaped screen.

(4) Outside Storage

No outside storage of materials, raw or finished, shall be stored in any yard or open area unless it is screened from public view by a solid architectural fence.

Keasbey Redevelopment Plan, 2000

Plan Area
Redevelopment Area Keasbey K2

