

KEASBEY/PORT READING 1996 REDEVELOPMENT PLAN

AMENDED FEBRUARY 2013, JULY 2017

Prepared by

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Township of Woodbridge
Department of Planning and Development
July 2, 1996



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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:

Port Reading:

The Port Reading Redevelopment Area is located on the south side of Port Reading Avenue. This area is bounded by Port Reading Avenue to the north, the Carteret boundary line to the east, the Arthur Kill to the south and the Amerada Hess property to the west.

Subject to any and all easements, restrictions, reservations, agreements, right licenses or rights of ways, whether recorded or unrecorded, as may exist as of this 22 day of July, 1996.

This description is subject any and all facts that an accurate search may find.

All deed information supersedes any Tax Map information. Any Tax Map information herein is for reference only.

Property is know as Block 1095, Lots 1, 2, & 4, Block 1095-C, Lots 12, 13, 14, 15 & 16-B, and Block 1095-D, Lots 1, & 1-R, as shown on sheet No. 97 of the Township of Woodbridge Tax Maps.

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.

Subject to any and all easements, restrictions, reservations agreements, rights, licenses, or rights of ways, whether recorded or unrecorded as may exist as of this 22 day of July, 1996.

This description is subject to any and all facts that an accurate search may find.

All deed information supersedes any Tax Map information. Any Tax Map information herein is for reference only.

Property is known as Block 62, Lots 2, & 3, Block 77, Lot 100, Block 83, Lot 1, Block 93, Lot 100, Block 95, lot 10-B, Block 99, Lot 10, Block 111, Lot 100, Block 114, Lots 110-A, & 100-B, and Block 134, Lot 100-A, as shown on Sheets No. 1, 2, & 129 of the Township of Woodbridge Tax Maps.

It is understood that portions of Block 111, Lot 100, Block 114, Lots 100-A, & 100-B, and Block 134, Lot 100-A, were used for storage and other handling of ammunition and are contaminated and other portions may be contaminated. In a previous deed, the United States of America recommended restriction from use of limited use of the portion hereinafter designated as Block 114, Lot 100-B, and an unattainable location referenced as Area 4, all or part of which may be within the land and premises within.

C. Properties

The following properties are included within the redevelopment project area:

<u>Keasbey</u>			
<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
62	2	99	10

93	100	111	100
95	10B	114	100A
77	100	134	100A
83	1		

Port Reading

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
1095	1, 2, &4	1095-C	15
1095-C	12, 13, 14 & 16B	1095-D	1 & 1R

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.

*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 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 forwards the achievement of the following goals as identified in the 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;

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

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

B. Recommended use Purpose

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

Keasbey:

The Master Plan 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 recognized as necessary in the 1990 Master Plan (II-28).

Port Reading:

The 1990 Master Plan recommends the study area be used for purposes forwarded by this Redevelopment Plan. The 1990 Master Plan recommends “that this area be redeveloped through a comprehensive plan as a Planned Industrial Park with a possible marine terminal” (II-35).

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.

The Master Plan of the Borough of Carteret recommends the abutting property known as “Port Carteret” continue to be used for industrial purposes.

Therein, the proposed redevelopment plan is consistent with the Master Plans for 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”, (PA1). 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.

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. These existing regulations include the following:

M-1 Light Industrial Zone

A. Purpose – The purpose of the M-1 Light Industrial Zone is to provide for the development of light industrial land uses in the township; to provide places of employment; to provide for a compatible land use relationship; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from industrial areas.

B. Permitted Uses – A building may be erected, altered or used and a lot or premises may be occupied and use for any of the following:

1. Manufacturing and assembly of light machinery, such as the following: carburetors and small machine parts; cash registers; sewing machines; and typewriters, calculators and other office machines.
2. Fabrication and assembly of metal products, such as the following: baby carriages, bicycles and other light vehicles; metal foil, aluminum, gold and the like, metal furniture; musical instruments; sheet metal products; and toys.
3. Fabrication of paper products, such as the following: bags; books, bookbinding, boxes and packaging materials; office supplies; and toys
4. Fabrication of wood products, such as the following: boats; boxes, cabinets and woodworking; furniture; and toys.
5. Fabrication of concrete and plastic products.
6. Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing and distribution.
7. Television and radio studios and antennas.

8. Other permissible industrial uses comprising any of the following: brush and broom manufacturing; electronic products; glass and glass products, including soluble glass and derivative products; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods manufacturing, except curing, tanning and finishing of hides; and sporting goods manufacturing.
9. Warehouses, wholesale sales, storage and distribution.
10. Newspaper and publishing plants.
11. In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort.
12. General office buildings.
13. Accessory buildings and uses, including:
 - a. Private garage space for the storage of vehicles operated exclusively as part of a permitted use.
 - b. Signs, subject to the provisions of Section 150-41 – Article III.
 - c. Fences and hedges, subject to the provisions of Section 150-44 – Article III.
 - d. Buildings for tools and equipment used for maintenance of grounds.
 - e. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
 - f. Offices of an administrative nature when connected to the principal use.
14. Conditional Uses – The following uses are permitted, subject to approval by the municipal agency and the special conditions of Section 150-46 – Article III.
 - a. Lumberyards and building material sales.

- b. Construction contractors.
- c. Automotive repair garages.
- d. Public utility installations. [Amended 4-4-1995 by Ord. No. 95-24; 6-7 – 1995 by Ord. No. 95-49]

[1] Cellular communications towers. No cellular tower shall be located within a minimum distance of two thousand (2,000) feet of a residential structure, school or other such tower.

- e. Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first-aid squads.

15. Within areas zoned M-1 /SR only, Salvage/recycling. The purpose of the M-1 /SR salvage/recycling designation is to recognize areas of existing salvage/recycling operations, yet to provide for their aesthetic improvement and eventual conversion to other light industrial uses.

[Added 12-21-1993 by Ord. No. 93-104]

- C. Development Standards – The M-1 Light Industrial Zone specified

herewith shall be occupied only as indicated in the Schedule of Bulk Requirements included and as follows:

- 1. Principal buildings.
 - a. Minimum lot size: one (1) acre.
 - b. Minimum lot width: one hundred fifty (150) feet.
 - c. Minimum lot depth: two hundred (200) feet.

d. Minimum front yard setback (measured from the future street right-of-way): sixty (60) feet, except for salvage/recycling operations in the SR subzone, which may be set back fifty (50) feet.

[Amended 12-21-1993 by Ord. No. 93-104]

e. Minimum rear yard setback: sixty (60) feet. Where an industrial zone abuts a lot in a residential zone, a rear yard of one hundred (100) feet shall be required.

f. Minimum each side yard setback: thirty (30) feet. Where an industrial zone abuts a lot of residential zone, a side yard of one hundred (100) feet shall be required.

g. [Amended 12-21-1993 by Ord. No. 93-104]. Side and rear yard setbacks may be reduced as follows:

1. No side or rear yard shall be required where the boundary line is a railroad right-of-way line providing direct access to that property.

2. Salvage/recycling operations in the SR subzone may reduce side and rear setbacks to fifteen (15) feet where directly adjacent to another salvage/recycling use.

h. Maximum lot coverage: forty-five percent (45%). [Added 12-21-1993 by Ord. No. 93-106]

i. Minimum gross floor area: eight thousand (8,000) square feet.

j. Maximum building height: fifty (50) feet, except for salvage/recycling operations in the SR subzone, which may not

exceed thirty-five (35) feet. [Amended 12-21-1993 by ord. No. 93-104

k. Maximum distance between buildings: More than one (1) principal building on a 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.

l. Maximum floor area ratio: one and fifty-hundredths to one (1.50:1). [Added 9-4-1984 by Ord. No. 84-55].

2. Accessory buildings.

Accessory buildings shall be set back one (1) foot for each one (1) foot of building height, but less than thirty (30) feet from a property line, except where the yard abuts a residential zone, where the accessory building shall meet all setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.

3. All accessory structures shall not exceed the height requirements applicable to the principal structure. [Added 4-4-1995 by Ord. No. 95-23].

D. Other Provisions and Requirements.

1. Off-street parking and loading is required subject to the special conditions in section 150-42 – Article III.

2. Landscaping is required subject to the special conditions as specified in Section 150-76 – Article III.

3. Industrial uses shall be subject to the performance standards of Section 150-45 – Article III.

4. No property in a residential zone shall be used as a driveway or parking lot to serve an industrial use.

5. Storage of materials, raw or finished, shall be confined to within a wholly enclosed building or shall be enclosed by a fence and visually screened from public view. The height of stockpiled materials shall be limited to the height of the fence and screening, and shall be limited to fifteen (15) feet. Fences exceeding eight (8) feet in height shall be set back from any lot line a distance equal to the height of the fence. Salvage/recycling operations in the SR subzone shall be required to maintain a seven (7) foot wide planted buffer between any outdoor storage area and any boundary adjacent to a residential use or zone. [Amended 12-21-1993 by Ord. No. 93-104].

M-2 Heavy Industrial Zone

A. Purpose – The purpose of the Heavy Industrial Zone is to provide for the expansion and development of heavy industrial land uses in the township/ to provide places of employment; to provide for a compatible land use relationship; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from heavy industrial areas.

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

(1) Principal Uses.

(a) Manufacturing of light or heavy machinery.

(b) Manufacturing of food products.

(c) Manufacturing of spirituous liquors.

- (d) Manufacturing of concrete or plastic products.
- (e) Laboratories, including manufacturing, but not clinics, comprising any of the following: biological, chemical, dental, pharmaceuticals and general research.
- (f) Petroleum refining, oil storage for wholesale purposes or accessory to a plant for the refining of crude oil or the manufacture of petroleum products, including pipelines for the transportation of oil and refined products accessory to such storage, refining or manufacturing uses.
- (g) Railroad classification, freight or storage yards, railroad shops and all appurtenances thereto.
- (h) Chemical manufactures not involving noxious odors or danger from fire or explosives.
- (i) Concrete central mixing and proportioning plants.
- (j) Electricity production plants.
- (k) Manufacturing of metal and metal products, processing, fabrication and assembly.
- (l) Manufacturing of rubber products, including tires and tubes and tire recapping.
- (m) Manufacturing of wood and lumber products and bulk processing, including sawmills, planing mills and wood-preserving treatment.
- (n) Warehouses, wholesale sales, storage and distribution.
- (o) In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort.

- (2) Accessory buildings and uses.
 - (a) Private garage space for the storage of vehicles operated exclusively as part of a permitted use.
 - (b) Signs, subject to the provisions of Section 150-41 – Article III.
 - (c) Fences and hedges, subject to the provisions of Section 150-44 – Article III.
 - (d) Buildings for tools and equipment used for maintenance of grounds.
 - (e) Offices of an administrative nature when connected to the principal use.
 - (f) Other customary accessory uses and structures which are cleanly incidental to the principal structure and use.

(3) Conditional uses – The following uses are permitted, subject to approval of the municipal agency and the special conditions of section 150-46 – Article III:

- (a) Lumberyards and building material sales.
- (b) Construction contractors.
- (c) Adult bookstores, adult motion-picture theaters, artist’s body painting studios, cabarets, massage shops, modeling studios and tattoo shops.
- (d) Automotive repair garages.
- (e) Public utility installations. [Amended 4-4-1995 by Ord. No. 95-24; 6-7-1995 by Ord. No. 95-49].
- (f) Truck terminals.

(g) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first-aid squads.

C. Development standards – The M-2 Heavy Industrial Zone specified herewith shall be occupied only as indicated in the Schedule of Bulk Requirements and as follows:

(1) Principal buildings.

(a) Minimum lot size: two (2) acres.

(b) Minimum lot width two hundred (200) feet.

(c) Minimum lot depth: three hundred (300) feet.

(d) Minimum front yard setback (measured from the future street right-of-way): fifty (50) feet.

(e) Minimum rear yard setback: forty (40) feet. Where an industrial zone abuts a lot in a residential zone, a rear yard of one hundred (100) feet shall be required.

(f) Minimum each side yard setback: thirty (30) feet. Where an industrial zone abuts a lot in a residential zone, a side yard of one hundred (100) feet shall be required.

(g) No side or rear yard shall be required where the boundary lines of the side or rear lot lines is a railroad right-of-way providing direct access to that property.

(h) Minimum lot coverage; forty-five percent (45%). [Added 12-21-1993 by Ord. No. 93-106].

(i) Minimum gross floor area: sixteen thousand (16,000) square feet.

(j) Maximum building height: fifty (50) feet.

(k) Maximum distance between buildings: more than one (1) principal building on a lot shall provide a minimum open unoccupied area between buildings equal to the mean height of the adjoining building or buildings, but not less than fifteen (15) feet.

(l) Maximum floor area ratio: ninety-hundredths to one (0.90:1). [Added 9-4-1984 by Ord. No. 84-55]

(2) Accessory buildings – Accessory buildings shall be set back one (1) foot for each one (1) foot of building height, but not less than thirty (30) feet from a property line, except where the yard abuts a residential zone, where the accessory building will meet all the setback requirements of a principal building.

(3) All accessory structures shall not exceed the height requirements applicable to the principal structure. [Added 4-4-1995 by Ord. No. 95-23].

D. Other provisions and requirements.

(1) Off-street parking and loading is required subject to the special conditions in Section 150-42 – Article III.

(2) Landscaping is requires subject to the special conditions of Section 150-43 – Article III.

(3) Industrial uses shall be subject to the performance standards of Section 150-45 – Article III.

(4) No property in a residential zone shall be used as a driveway or parking lot to serve an industrial use.

(5) 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.

C. Land Use Provisions

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

A. Purposes – 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 a 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, Heavy Industrial (M-2) Zones and, in the Keasbey Redevelopment Area, 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

- (a) Minimum lot size: thirty (30) acres.
- (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 or private utility facilities 150-185 feet as may be warranted through documentation to the Municipal Agency within the Keasbey Redevelopment Area.
- (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 setbacks requirements of a principal building.

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 Consideration – 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 new plantings of 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 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 not be 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.

Zoning Map Keasbey



