

MASTER PLAN REEXAMINATION REPORT

Borough of Bound Brook Somerset County, New Jersey



Prepared for the Borough of Bound Brook Planning Board in Accordance with the
New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.)

Adopted by the Bound Brook Planning Board on _____, 2019

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1. Introduction

1.1 Preamble

The latest Bound Brook Master Plan Reexamination Report, prepared by Carlos Rodrigues, FAICP / PP, of Design Solutions, LLC, is dated 6/8/2017. It was adopted on that same day by the Bound Brook Planning Board, and memorialized by Resolution 2017-10 on 6/22/2017.

The 2017 Reexamination Report contained extensive recommendations regarding needed changes to the Borough's land use and zoning frameworks. Most of those changes have been implemented. However, the 2017 Reexamination Report did not provide definitive guidance as to certain areas of the Borough, suggesting the need for further study and analysis.

Subsequently, the Bound Brook Planning Board adopted, on 5/24/2018, a new Statement of Goals and Objectives, an action memorialized by resolution at a hearing on 6/14/2018; as well as a new Land Use Plan element of the Master Plan, adopted on 2/28/2019, and memorialized by resolution at a hearing on 3/28/2019. Both the Statement of Goals and Objectives, which is dated 6/5/2018, and the Land Use Plan, which is dated 2/5/2019 were prepared by Carlos Rodrigues, FAICP / PP, of Design Solutions, LLC.

The 2019 Land Use Plan element provides more definitive guidance regarding those areas where the 2017 Master Plan Reexamination Report remained inconclusive.

In addition, the Borough of Bound Brook recently designated two new areas as "Areas in Need of Redevelopment", as well as the Borough's first "Area in Need of Rehabilitation". These designations are authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. Additional designations may be necessary in the future.

Finally, it has become apparent that there is a need to recalibrate certain provisions in both the Redevelopment Plan for Area 1, specifically Sub-area 1.4, and in the Redevelopment Plan for Sub-Area 2, specifically Sub-Areas 2.5 and 2.6.

Thus, the need for a new Reexamination Report, focusing on these items, became apparent.

1.2 Statutory Requirements

Article 12 of the Municipal Land Use Law spells out the required contents of the periodic reexamination of the municipal Master Plan:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (NJSA 40:55D-89)

While it is customary for Reexamination Reports to literally follow the outline presented by items (a) through (e) above, there is no requirement in the MLUL that this format be slavishly adhered to. In reality, Reexamination Reports that follow that format are repetitive, redundant and cumbersome. Ultimately, a Reexamination Report is perfectly valid as long as it responds to the questions posed in items (a) through (e) above, to the extent they are relevant. In this case, item (c) is not relevant. The other items are relevant, and will be addressed in the sections that follow.

The descriptions of the various land use designations are taken directly and, for the most part, verbatim from the 2019 Land Use Plan element, supplemented by additional commentary, when necessary.

The Land Use Plan map, showing the various land use designations and the areas to which they apply, and the current Zoning Map, showing the various zoning districts and the areas to which they apply, as well as the boundaries of the three Redevelopment Areas, and of the new Area in Need of Rehabilitation, can be found in the back of this report.

2. Changes to the Land Use Framework

2.1 Mixed-Use 1 (MU-1) Land Use Designation

The MU-1 land use designation applies to five parcels totaling 28.6 acres located in the Union Avenue – West neighborhood, and occupying the northeast and northwest quadrants of the intersection of West Union Avenue and Tea Street.

The parcel located at the northwest quadrant of that intersection is occupied by the one-story Shop Rite shopping center, which includes the grocery store, a small strip center, a free-standing pad site with a fast food restaurant and a large, surface parking lot. While there are no vacancies and the retail center appears healthy, a more intensive and diverse use for this site can be anticipated. This parcel is also part of Redevelopment Area 3, and therefore subject to the zoning adopted as part of that Plan – see Section 3.3.

The parcels located in the northeast quadrant include the Brook Apartment complex, an aging 2-story garden apartment project; and three lots formerly occupied by the two-story Efinger’s sporting goods store, now mostly vacant, and a substantial surface parking lot. Again, a more intensive and diverse use of these parcels can be anticipated in the future.

The MU-1 designation’s gateway location lends it to more intense development and a taller building scale. This land use designation envisions a three-story building wall facing West Union Avenue, with 5 story-buildings on the remaining site. Seven story buildings are currently permitted under the RB-1 zoning.

Ground-floor retail/services should be required along the Union Avenue and Tea Street frontages.

The intent of the MU-1 land use designation is to create a more dignified and distinctive entrance into this part of the Borough; to encourage a more efficient and pedestrian-oriented land use pattern; to increase the Borough’s ratable base and bring in new uses and new residents; and to enhance the Union Avenue and Tea Street streetscapes.

In addition to ground floor retail/services and upper level residential, this land use designation could also support a variety of non-residential uses, such as hospitality, offices and entertainment.

Other uses currently permitted under the zoning, such as warehouse/distribution and data centers are not considered appropriate and should be eliminated.

Building types would mirror the preferred uses, and include mixed-use buildings, hotels, offices, entertainment and potentially parking structures, with ground-floor liner uses and subject to design standards to animate the facades. Parking in the front yard is not appropriate.

New structures in this land use designation should be sensitive to surrounding land uses, where such exist, and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

It is recommended that the current RB-1 zoning be replaced with this new MU-1 zoning.

2.2 Mixed-Use 2 (MU-2) Land Use Designation

The MU-2 land use designation applies to 76 parcels with a combined total of 29 acres in the Union Avenue – West neighborhood, but also includes a few properties with frontage on Vosseller Avenue, north of Union Avenue.

The area contains a variety of retail and service uses, along with offices and some residential, which is currently not permitted.

While most lots are considerably smaller than the parcels included in the MU-1 designation, there are some larger, and deeper parcels that could be better utilized. Land assembly of adjoining properties, while time consuming, can also lead to larger parcels.

The intent of the MU-2 land use designation is to encourage a more efficient and pedestrian-oriented land use pattern; to increase the Borough's ratable base and bring in new uses and new residents; and to enhance the Union Avenue and Vosseler Avenue streetscapes.

This land use designation anticipates retail, services, offices and upper-floor residential as the primary uses. Other potential uses might include small hospitality (bed and breakfasts, small inns), educational uses, houses of worship and other compatible uses.

Given the limited depth of many parcels in this area, and the close proximity of single-family neighborhoods immediately behind, both to the north and to the south, a three-story building height is considered appropriate.

Building types envisioned include mixed-use or single-use buildings.

Parking in the front yard is strongly discouraged.

New structures in this land use designation should be sensitive to surrounding land uses and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

It is recommended that the current B-1 zoning be replaced with this new MU-2 zoning.

2.3 Mixed-Use 3 Land Use Designation (MU-3)

The MU-3 land use designation applies to four parcels with a combined total of 10.9 acres, located south of the New Jersey Transit railroad tracks and east of the South Main Street neighborhood. This area is currently occupied by two industrial uses -- Brook Industrial Park (a former Superfund site, still undergoing ground water monitoring) and Pelican Properties -- as well as a parcel owned by the Middlesex County Sewerage Authority (see also Section 3.1 -- Redevelopment Area 1).

With some improvements, this area could have direct access to the eastbound platform of the train station, and therefore constitute a new transit-oriented neighborhood for the Borough.

The bulk of this area is regulated by the zoning adopted as part of the Redevelopment Plan for Sub-Area 1.2.

The intent of the MU-3 land use designation is to dramatically change the uses and land use pattern in this currently underutilized area, with the following objectives:

- a. Implement the relevant recommendations of the Bound Brook Downtown Urban Design Plan.
- b. Facilitate any needed environmental remediation and significantly improve vehicular and pedestrian connections between this area and the core of the downtown.
- c. Facilitate enhanced vehicular and pedestrian connections to Main Street, including new connections under, over or across the NJ Transit railroad right-of-way.
- d. Facilitate enhanced pedestrian connections to the NJ Transit Eastbound platform.
- e. Create a new development pattern defined by pedestrian-sized blocks anchored by architecturally interesting buildings defining pedestrian-oriented street walls and small but inviting public, semi-public and private open spaces and plazas.
- f. Adopt an approach to design that encourages architectural interest and diversity.
- g. Permit adequate densities and building types -- including mid-rise and high-rise buildings -- that support transit-oriented development and help underwrite the high costs of infrastructure improvements required to improve access to this area.
- h. Create additional opportunities for active pedestrian-generating land uses within 1/2 mile walking distance of the Bound Brook train station.
- i. Create opportunities for new, demographically-appropriate residential and highly skilled employment space within walking distance of the Bound Brook train station.
- j. Pursue a complete streets approach to street design, with bicycle lanes, bicycle parking and bicycle storage.

- k. Promote pedestrian and bicycle activity through traffic calming measures, continuous sidewalks, buildings sited at the street line, walkable block patterns and clearly marked crosswalks, with a focus on pedestrian access to the train station, downtown and adjacent public spaces.
- l. Adopt parking strategies for on-street, shared and/or structured parking, incorporating appropriate reductions in parking requirements for properties near transit facilities and properties with on-demand car rental facilities.
- m. Pursue a “green street” approach to sidewalk and streetscape improvements, including porous pavements, structural soils in tree planters and use of foundation plantings or movable planter boxes.
- n. Pursue a “green wall” approach to building elevations, including window or balcony planters and climbing vegetation.
- o. Pursue non-structural stormwater management strategies – such as green roofs, cisterns, rain gardens, bio-swales, porous pavements and others -- that provide natural habitats, create attractive people places, reduce flooding, increase ground water recharge and minimize maintenance requirements for plantings and landscaping.
- p. Pursue high-performance building design and construction to minimize energy needs.
- q. Encourage architectural design that creates iconic and memorable buildings.

The MU-3 land use designation anticipates a wide variety of uses, either individually or combined: multi-family residential; live-work; retail; personal and professional services; hotel and hospitality (including extended stay facilities); inn; conference center; restaurants and bars (ground level or rooftop only); dance clubs, comedy clubs, live music venues and other entertainment facilities; office (including medical), research, and lab facilities; institutional; civic and governmental; houses of worship; performing arts centers; stadiums; and temporary uses.

The following building types are anticipated within the MU-3 land use designation: multi-story, single-use and mixed-use buildings; civic buildings; governmental buildings; houses of worship; structured parking decks; kiosks and open-air pavilions; temporary structures; and energy and utility-related structures.

Given the environmental and transportation challenges associated with redevelopment of this area, it is recognized that substantial incentives must be deployed if those challenges are to be appropriately addressed. As such, taller buildings are contemplated. These would also take advantage of the scenic views of the Raritan River, the downtown, and the railroads. Building heights in the MU-3 designation could reach 30 stories, however the granting of building heights above six (6) stories should be contingent on substantial developer contributions towards the costly infrastructure investments necessary to substantially improve vehicular and pedestrian access between this area, the train station and the downtown.

The Redevelopment Plan for Sub-Area 1.2 has extensive design standards that govern both building and public space design in this area with a view towards creating a walkable, pedestrian, bicycle and transit-friendly environment with high quality and interesting building design and public, semi-public and private open spaces that enhance and complement the new neighborhood.

The intent of the building design standards is to ensure well-designed, high-quality buildings that, whether conforming to traditional design models or exhibiting iconic features and contemporary design expressions, nevertheless fit well into the surrounding context of buildings and open spaces.

The open space and landscape design standards and guidelines seek to shape inviting public and semi-public spaces, create active and safe streets, sidewalks and public spaces, and promote landscape restoration and habitat creation, where appropriate.

It is recommended that the underlying Industrial Park (I-P) zoning be replaced by this new MU-3 zoning.

2.4 Mixed-Use 4 Land Use Designation (MU-4)

The MU-4 land use designation applies to two parcels of 3.1 acres at the eastern end of East Union Avenue, next to the Bound Brook. This land is currently vacant. One parcel is occupied by a parking lot.

Billian Park is located immediately to the south, on the other side of a drainage ditch. It can be reached by way of a pedestrian bridge. Immediately to the west is Blair House, a garden apartment complex.

The area is regulated by the zoning adopted as part of the Redevelopment Plan for Sub-Area 1.5 (see also Section 3.1 – Redevelopment Area 1).

The intent of the MU-5 land use designation is to create a visually striking eastern gateway into the Borough and the Union Avenue corridor, and provide a suitable anchor to the eastern end of the corridor.

Other objectives include bringing new users and patrons to Billian Park; taking advantage of the unobstructed views of Billian Park, of the undeveloped lands to the north and of the stream corridor to the east; assisting the on-going downtown revitalization efforts by locating additional new patrons, and transit riders, within walking distance to downtown businesses, activities, and transit; facilitating any needed environmental remediation and/or infrastructure improvements to address any existing geo-technical constraints; pursuing high quality architectural and landscape design that creates iconic and memorable buildings and high quality places and outdoor spaces; creating opportunities for new, demographically-appropriate residential and high-skill employment space within walking distance of downtown's goods and services; improving pedestrian and bicycle connections between this area and the core of the downtown; and promoting pedestrian and bicycle activity through appropriate site design, including continuous sidewalks and walkways, buildings sited at the street line, clearly marked crosswalks, and bicycle storage.

The MU-4 land use designation anticipates a variety of uses, including residential; live-work; retail, including grocery stores; personal, professional and business services; hotel and hospitality (including extended stay facilities); conference center; restaurants and bars (ground level or rooftop only); sports, health and fitness facilities; offices, including medical offices; civic and governmental uses; museums; art galleries and artist studios.

The MU-4 land use designation anticipates the following building types: multi-story, single-use and mixed-use buildings; enclosed sports facilities; civic buildings and governmental buildings; and parking decks.

Given the gateway location and the surrounding, permanently preserved open space, a six-story building height is considered appropriate.

Parking in the front yard is not appropriate.

New structures in this land use designation should be sensitive to surrounding land uses, where such exist, and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

The Redevelopment Plan for Sub-Area 1.5 contains extensive design standards to require high quality design of both buildings and open spaces.

It is recommended that the underlying Office-Business (O-B) zoning be replaced with this new MU-4 zoning.

2.5 Mixed-Use 5 Land Use Designation (MU-5)

The MU-5 land use designation applies to 145 parcels, with a combined area of 24 acres. The designation applies to the Historic Downtown neighborhood, and part of the West End neighborhood. This mixed-use area includes mixed-use buildings, with ground floor retail and services and upper level apartments, including recently developed projects; offices; and a variety of goods and services typically found in a downtown area. It also includes the NJ Transit Bound Brook train station, along with the commuter parking lots.

The area is subject to the Redevelopment Plan for Sub-district 1.4, as well as the B-R zoning (see also Section 3.1 – Redevelopment Area 1).

The intent of the MU-5 land use designation is as follows:

1. Implement the relevant recommendations of the Downtown Urban Design Plan.
2. Encourage creative design and development that promotes economic revitalization and a sense of place.
3. Protect architecturally-significant historic buildings.
4. Provide ample sidewalks that encourage pedestrian circulation and public interaction and provide space for active outdoor uses by businesses (cafes, displays, etc) and the public.
5. Create the active streets and vibrant public spaces envisioned in the Downtown Urban Design Plan.
6. Provide the high-quality pedestrian access to downtown amenities, services and transit required to achieve the vision of the Downtown Urban Design Plan.
7. Maintain a continuous or near continuous street wall along Main Street, Talmage Ave and Columbus Place, and expand it to fill any “gap” areas. A continuous or near continuous sequence of facades will enclose the street, define the downtown space, facilitate the creation of place, and create protected and uninterrupted pedestrian zones.
8. Encourage active ground floor uses, such as retail and services, in order to promote economic development, improve the pedestrian experience and encourage further residential growth downtown.
9. Promote economic development through a mix of new development, renovation and reuse of existing structures, and the preservation of historically and architecturally significant buildings.
10. Harmonize the design of new construction with that of existing buildings. This harmony is best accomplished through the control of design features, such as key facade elements, and will ensure that new development meets market demands while also reinforcing the existing place character of the Downtown. The result will be a Downtown with a stronger identity and new construction with greater marketplace value.
11. Strongly discourage surface parking lots that abut streets, which have negative visual impacts, detract from a pedestrian-friendly environment, reduce the overall market value of properties in the Downtown, and are generally inconsistent with the goals and objectives of the Urban Design Plan.
12. Pursue a parking strategy focused on encouraging shared-use parking agreements among private property owners and between the Borough and private property owners to create a strategically located downtown parking supply. At least 50% of new parking provided in residential buildings within easy walking distance (1/4 mile) of the train station should be open to the general public, for a fee, between 7 AM and 7 PM.

The MU-5 land use designation anticipates a wide variety of uses, including mixed-use buildings with active ground floor uses (cafes, restaurants, art galleries, bookshops, banks, retail, services) and upper-level residential; upper level office; and upper-level educational.

Anticipated building types in the MU-5 designation include mixed-use buildings, apartment buildings, live/work, offices, and parking decks with ground floor liner uses, such as retail or services. Civic, governmental and houses of worship are also anticipated building types.

Given the proximity to the train station and to downtown goods and services; the views to the Raritan River and Watchung Mountains; the proximity to the railroad tracks; and the limited dimensions of many Main Street parcels, building heights on the south side of Main Street are limited to six stories, but may rise to 16 stories, under certain conditions. Projects with taller buildings are required to make substantial contributions to needed infrastructure or public space projects, under the provisions of the Redevelopment Plan and parcel-specific redevelopment agreements.

The appropriate building height for the area on the north side of Main Street is six stories, and necessary adjustments should be made to the Arts District and Downtown Housing overlays in the B-R zoning.

The Redevelopment Plan for Sub-Area 1.4, as well as the underlying Business-Residential (B-R) zoning, contain extensive design standards to assure a high quality of design for both new buildings as well as for the public realm.

New structures in this land use designation should be sensitive to surrounding land uses, where such exist, and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

Certain historic or iconic structures in Sub-Area 1.4 should be preserved, and the Redevelopment Plan should be revised accordingly.

2.6 Mixed-Use 6 Land Use Designation (MU-6)

The MU-6 designation applies to the Talmage Avenue corridor. It includes 111 parcels totaling 18.3 acres.

The area subject to this land use designation is regulated by the Redevelopment Plans for Sub-Areas 2.3, 2.4, 2.5 and 2.6. These sub-areas have distinct land use/occupancy characteristics and therefore require a different development strategy. (See also Section 3.2 – Redevelopment Area 2)

The underlying zoning district is currently the NB/R (Neighborhood Business / Residential).

New development on the north side of Talmage Avenue should be compatible with the nature and scale of the surrounding, established neighborhood. New development on the south side of Talmage is constrained by relatively shallow lots abutting the railroad right-of-way and possible soil contamination from many years of railroad use, but otherwise unconstrained by immediate residential neighbors.

The MU-6 land use designation seeks to transform this corridor from a derelict, stagnant and underutilized area to a thriving, stable and revived asset to the community and to the Borough as a whole.

The intent of the MU-6 land use designation is to encourage targeted new development and rehabilitation to improve the quality of life for current and future residents and business owners, as well as to enhance the corridor's currently gritty image. Specifically, this designation seeks to:

- Provide for viable, short-term (re)development opportunities as well as longer-term projects.
- Provide for a mix of residential, community-oriented commercial, civic, recreational and community activities.
- Significantly enhance the image and quality of architecture, the streetscape and the public realm along the Talmage Avenue corridor.
- Maintain a continuous, or near continuous building wall, uninterrupted by surface parking lots.
- Facilitate green infrastructure interventions to soften the corridor's gritty image.
- Improve the opportunities for walking and bicycling as alternatives to driving.
- Facilitate access to the south side of the railroad tracks and to the river.
- Provide functional, high-quality public and private open space, where appropriate.
- Create a new, visually striking gateway into town from the west.
- Functionally link new development with the neighborhoods to the north, the preserved lands to the south and the downtown, to the east.
- Encourage and facilitate the environmental cleanup, remediation and replacement of contaminated

buildings and lots, where needed.

The MU-6 designation anticipates a mix of residential, retail and services.

The anticipated building types are townhouses and small apartment buildings, with or without ground floor retail/services.

The appropriate building height is three stories.

New structures in this land use designation should be sensitive to surrounding land uses, where such exist, and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

The underlying Neighborhood Business/Residential (NB-R) zoning should be replaced by a new MU-6 zoning.

2.7 Office Business Land Use Designation (O-B)

The O-B land use designation applies to 179 parcels, with a combined area of 47 acres, in the Union Avenue – East and Old Town neighborhoods.

The intent of this land use designation is to preserve the inventory of older, stately single-family housing stock, and to promote new single-family, two-family, three-family and four-family housing, as well as small-scale professional office buildings. Office uses can be accommodated in freestanding office buildings, or through the adaptive reuse of housing to offices.

Allowing the conversion of single-family housing structures to offices is a strategy that has been in place for quite some time. It has been successful with respect to the large, stately single-family structures located along East Union Avenue, most of which are occupied by law offices, accounting firms, dental/medical and other professional offices. It has been less successful in the Old Town area, along Hamilton Street and Mountain Avenue, where the building stock consists of smaller structures built as single-family dwellings, as well as older commercial buildings, frequently single-story.

The existing O-B zoning allows residential uses, either as stand-alone single-family buildings; or in the upper floors, where an office use occupies the ground floor and the lot is a minimum of 11,250 square feet. Public buildings and funeral homes are also permitted. Conditional uses include houses of worship and home occupations.

The 2017 Master Plan Reexamination Report identified a significant number of non-conforming lots in the O-B district, both with respect to minimum lot size and lot frontage. These issues should be remedied. In addition, the 2017 Reexamination Report noted that the limitation on ground floor residential uses, in mixed-use buildings, could be preventing desired reinvestment, given a soft market for small offices and the proximity of small downtown office suites.

Maintaining the integrity of the older, larger housing structures on West Union Avenue, along with the prevailing setbacks and scale, continues to be important. However, the smaller lots and housing structures in the Old Town neighborhood should be treated differently. The current requirement for ground floor office uses in mixed-use buildings is no longer appropriate. In addition, two-, three- and four-family structures should be permitted, with no requirement for a ground floor office use.

The anticipated uses in this designation are housing, offices, live/work, personal and professional services, small-scale hospitality, civic, institutional and houses of worship.

The anticipated building types are single-family detached; two-, three- and four-family buildings; townhouses, office buildings; mixed-use buildings; and civic and institutional buildings.

A three-story building height is considered generally appropriate in this land use designation.

Explicit design standards to better guide change should be adopted, including streetscape standards for the properties fronting directly on East Union Avenue. Parking in the front yard is not considered appropriate throughout the O-B designation.

New structures in this land use designation should be sensitive to surrounding land uses, where such exist, and should be subject to bulk standards such that they do not encroach on appropriate standards of light and air affecting other properties.

The O-B zoning should be tweaked to address the above recommendations.

3. Redevelopment Plans

The Borough has three redevelopment areas, each with its own Redevelopment Plan. For various reasons, updates to all three Plans are called for.

3.1 Redevelopment Area 1

Redevelopment Area 1 is an expansive redevelopment area that includes most of the Borough's downtown, as well as lands to the south of the downtown, between the NJ Transit Raritan Valley line right-of-way and the old Port Reading Secondary railroad right-of-way.

The Borough recently designated additional properties to the west of Redevelopment Sub-Area 1.2 as an "area in need of redevelopment – non-condemnation". Only one property is likely to be redeveloped in a conventional sense. The other properties are publicly owned – by either the Borough, the Middlesex County Utilities Authority or the US Army Corps of Engineers – and are used for recreational or infrastructure purposes. These properties are not developable in a conventional sense. In addition to their current functions, there may be opportunities for additional recreational uses, both active and passive, as well as landscape restoration and habitat restoration for those parcels subject to restrictive environmental limitations.

It is recommended that the Redevelopment Plan for Area 1, Sub-Area 1.2 be amended to include the recently designated properties.

Redevelopment Sub-Area 1.4 largely coincides with the Mixed-Use 5 (MU-5) land use designation, and with the Business-Residential (B-R) zoning designation. The zoning for Sub-Area 1.4 largely defers to the B-R zoning, with some important exceptions. The B-R district contains several zoning overlays, namely the Main Street overlay, the Arts District overlay and the Downtown Residential overlay.

There is considerable activity in the Main Street zoning overlay, with several large redevelopment projects under construction, and others in the pipeline.

There has been considerably less interest, on the other hand, in redeveloping properties in the areas covered by the Arts District and Downtown Residential overlays, and the incentives offered in the Arts District for redevelopment projects that include arts-related activities have not been effective.

While it is considered that the overall land use framework for these two overlay areas continues to be sound and appropriate, it is recommended that the bulk standards be reexamined and modified, as needed, in order to more effectively attract needed redevelopment initiatives.

In addition, it is recommended that the Borough undertake a Preliminary Investigation of the property immediately to the West of Sub-Area 1.5, on the southeast corner of East Union Avenue and East Street. This property is occupied by an aging multi-family rental housing project, known as Blair House. This parcel may be instrumental for the effective redevelopment of the existing Sub-Area 1.5, which is subject to limitations due to environmental regulations.

3.2 Redevelopment Area 2

The Redevelopment Plan for Area 2 was originally adopted in 2000, but it was substantially overhauled in 2009, when six Sub-Areas were created – Sub-Areas 2.1 through 2.6.

Since 2009, the Plans for Sub-Areas 2.1, 2.2, 2.3 and 2.4 have been amended a number of times. There is evidence of developer interest and a number of redevelopment projects are underway.

However, the Plans for Sub-Areas 2.5 and 2.6 have not been amended. There is little evidence of developer interest and only one, small redevelopment project pending.

The land use framework outlined in the Plan for Sub-Area 2.6 calls for a variety of commercial and other non-residential uses that are likely not viable, given the limited size of the lots, and in any event would not be appropriate, from a land use perspective.

The land use framework outlined in the Plan for Sub-Area 2.5 calls for a variety of residential uses, which may be more viable, but may exclude other options that should be considered.

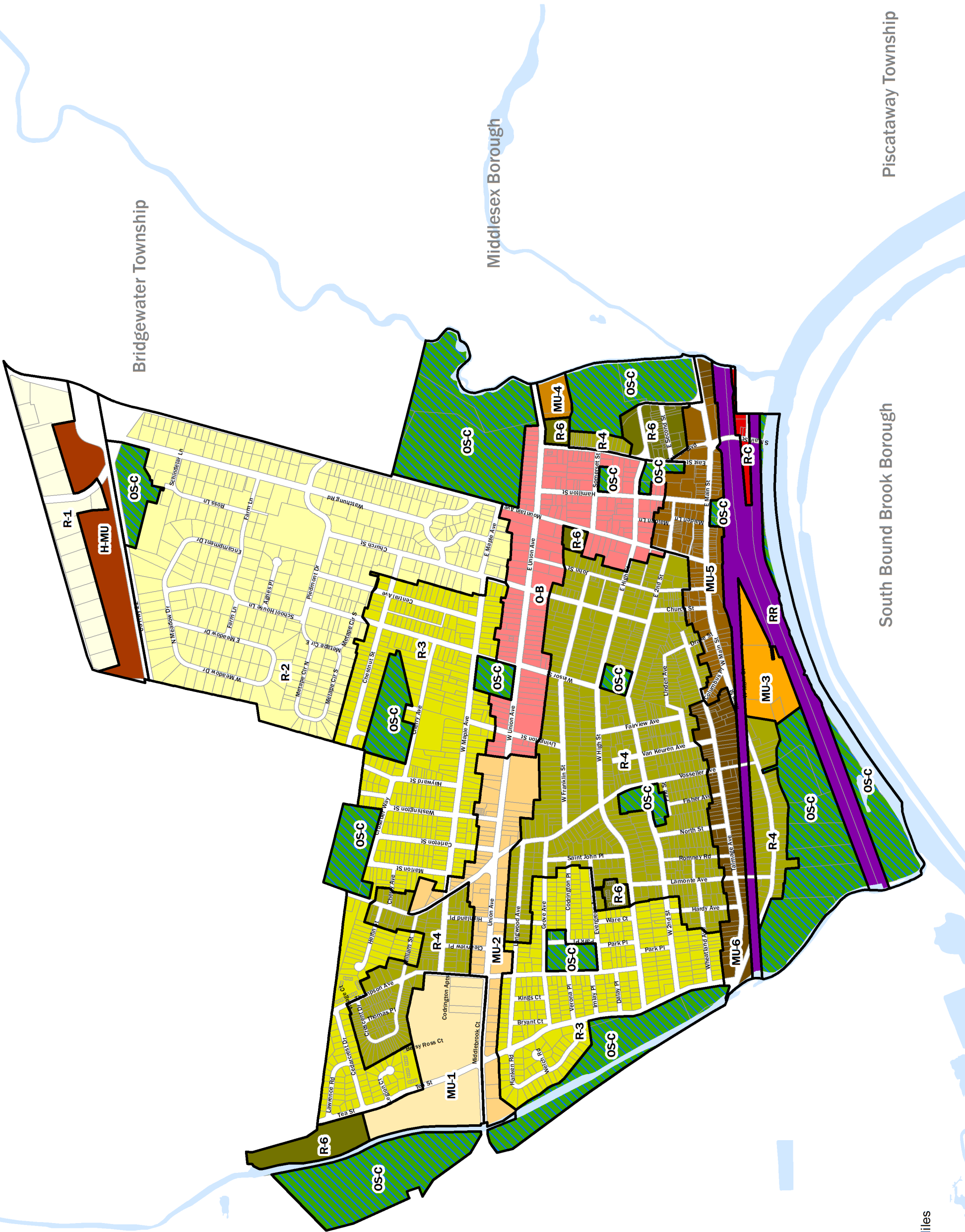
Therefore, it is recommended that the Plan for these two Sub-Areas be re-evaluated and possibly modified, as appropriate. The area's location as a gateway into the Borough, and a possible trail head for a future riverfront trail should be carefully considered.

3.3 Redevelopment Area 3

Redevelopment Area 3 is largely built out with an older commercial area, on the corner of West Union Avenue and Tea Street, and a more recent multi-family residential area located to the north of the commercial area, between Tea Street and the Middle Brook. The older commercial area is included in the Mixed-Use 1 (MU-1) designation. It is recommended that the Redevelopment Plan for this area be updated to reflect the intent of the MU-1 designation and the zoning for the area be updated accordingly.

LAND USE PLAN MAP

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- R-3 Single Family Residence District
- R-4 One and Two Family Residence
- R-6 Multiple Family Residence
- MU-1 Mixed-Use 1
- MU-2 Mixed-Use 2
- MU-3 Mixed-Use 3
- MU-4 Mixed-Use 4
- MU-5 Mixed-Use 5
- MU-6 Mixed-Use 6
- H-MU Highway Mixed-Use
- O-B Office-Business
- R-C Riverfront Commercial
- RR Railroad
- OS-C Open Space/Civic



Design Solution LLC
11/4/18



South Bound Brook Borough

Piscataway Township

Bridgewater Township

Middlesex Borough

Bridgewater Township

Zoning Map

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- R-3 Single Family Residence District
- R-4 One and Two Family Residence
- R-6 Multiple Family Residence
- BR Business/Residential
- NB/R Neighborhood Business/Residential
- RB/SR Regional Business/Senior Residential
- O-B Office-Business
- B-1 General Business
- RB-1 Regional Business District One
- OS-C Open Space/Civic
- LP Industrial Park
- RR Railroad
- RC Riverfront Commercial
- Redevelopment Sub-Districts
- The West Main Street Rehabilitation Area
- Overlay Districts**
- Arts District
- Downtown Residential
- Main Street District

