

# Roche Townhome Redevelopment Plan

Block 102 Lot 9

Township of Nutley

Essex County, New Jersey

June 2026

Prepared by:

**FAR** Planning

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## **Acknowledgements:**

### **Board of Commissioners**

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Commissioner Thomas J. Evans  
Commissioner Alphonse Petracco  
Commissioner Dr. Joseph P. Scarpelli  
Commissioner Mauro G. Tucci

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## 1.0: Background Information:

The Township of Nutley is a mature suburban community with its central business corridor of the Township encompassing Franklin Avenue from High Street to Essex Street. Understanding the importance of continued growth and development within appropriate areas, the Township has utilized the Local Redevelopment and Housing Law (LRHL) to accomplish this objective.

The following are excerpts of the 2012 Master Plan and 2022 Master Plan Reexamination Report Goals and Objectives related to this Redevelopment Plan (herein referred to as the "Redevelopment Plan" or "Plan"):

1. Preserve and maintain sound residential neighborhoods through preservation, rehabilitation and, where necessary, redevelopment of housing, traffic improvements and measures designed to reduce and eventually eliminate areas of incompatible mixed uses.
2. Continue to provide housing for various income levels and family compositions.
3. Encourage good design, amenity and proper landscaping in new and rehabilitated buildings.
4. Encourage stormwater management controls for all new developments.
4. Encourage the implementation of green infrastructure and sustainable technologies in new developments where viable and beneficial.
5. Encourage the development of a diversified economic base that generates employment growth, increases property values and income levels, and promotes the reuse of underutilized properties.
6. Conduct the Township's planning program within the framework of a regional setting and fully cognizant of the needs and rights of the adjoining municipalities and of Essex County.
7. Promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.
8. Require all in-fill development to be undertaken in a manner that is consistent and compatible with the surrounding neighborhood and environment.
9. Encourage quality architectural and landscape design through the use of design standards.
10. Encourage redevelopment in areas that need rehabilitation or improvement.

As part of the on-going initiatives to promote revitalization, the Township has created this Redevelopment Plan that would support the goals and objectives of the Master Plan.

## 2.0 Introduction to the Plan:

### A. Basis for the Plan:

The Board of Commissioners of the Township of Nutley, in a Resolution dated October 6th, 2025 authorized the Nutley Planning Board to conduct a preliminary investigation as to whether the Study Area, which included the property within this Redevelopment Plan, constitutes an area in need of redevelopment without condemnation according to the criteria set forth in N.J.S.A. 40A:12A-5. FAR Planning presented the investigation study to the Planning Board on February 4th, 2026 at a public meeting and recommended that the property meets the statutory criteria. After obtaining the Planning Board's recommendation, the Board of Commissioners adopted Resolution No. 272-25 that delineated the property as an area in need of redevelopment without condemnation.

**B. Surrounding Area Context:**

The redevelopment area consists of Block 102 Lot 9 (300 Kingsland Street) located in the R-1 Residential Family Zone. The property is located on Kingsland Street and Windsor Place.

**C. Property Information:**

The existing conditions on the property comprising the Redevelopment Area are as follows: Block 102 Lot 9: This property is approximately 0.888 acres located with frontage on Kingsland Street and Windsor Place and surrounds six single family lots that front both Kingsland Street and Windsor Place.

The property includes two one and a half story buildings with a drive aisle that connects Kingsland Street with Windsor Place. In addition there is surface parking with ancillary sheds on the property. The property is surrounded by single family homes to the south, east and west and the recently approved Innovation Center Redevelopment Plan to the north.

The site is part of the Overall Redevelopment Area, which formerly served as the U.S. headquarters for Hoffmann-La Roche Inc., a global healthcare company from 1929 until 2009. Between 1929 and 1942, the campus was solely in Nutley. In 1942, the Nutley campus was expanded into Clifton. By 1954, a number of substantial buildings had been constructed on the campus, as well as a large parking lot.

The campus continued to expand throughout the 1960s. In 1967, Hoffmann-La Roche opened the Roche Institute of Molecular Biology which was at one point one of the largest post-doctoral training programs funded by an industry. By 1970, two new multi-story buildings had been constructed as well as a number of ancillary structures.

Throughout the latter part of the 2000s, several buildings on the campus underwent demolition. Nevertheless, improvements continued to be made to the campus, including: improvements to the main entrance from Kingsland Street; the construction of a visitor's center in 2009; an approximately \$10 million interior alteration project in 2009; a window replacement program in 2010, and; the construction of an elevated pedestrian walkway in 2011. At its peak, the HLR Site contained approximately 4.2 million square feet of improvements.

However, after the full acquisition of Genetech in 2009, the Hoffmann-La Roche headquarters were eventually moved to Genetech's headquarters outside of San Francisco. In 2012, Hoffmann-La Roche announced the closure of its operation in Clifton and Nutley. By December 2013, business operations ceased. At the time of the transfer of the property to its current owners, Hoffmann-La Roche had demolished all but 1.2 million square feet of improvements, which demolition and vacant lands underscore the need for a Redevelopment Plan to guide its future redevelopment.

**3.0 General Provisions:**

**A. Criteria and Procedures for Redeveloper Selection and Implementation of the Redevelopment Plan:**

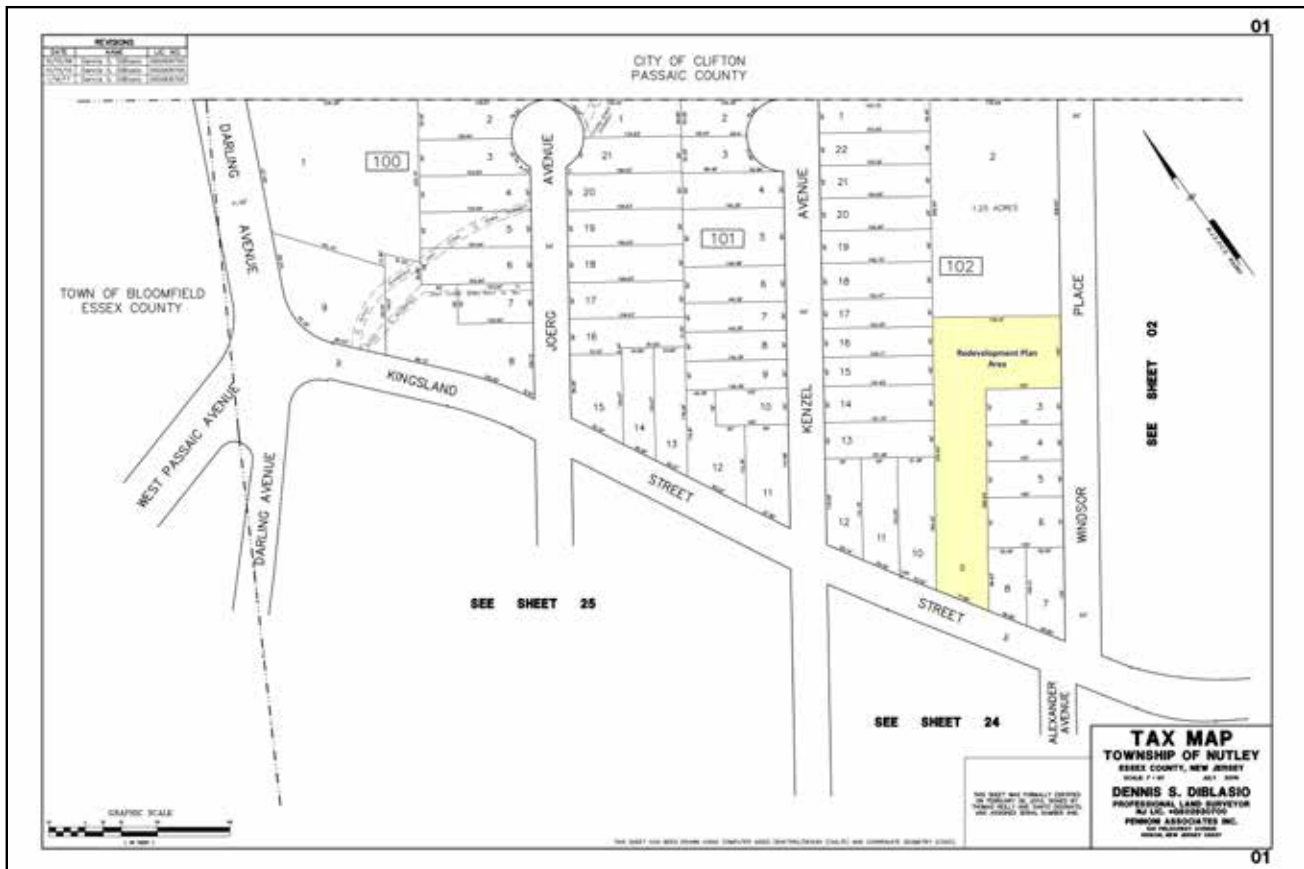
No site plan application can be submitted to the Planning Board unless the applicant has been designated as the redeveloper of the subject property and entered into a redevelopment agreement with the Township.

**B. Site Plan and Subdivision Review:**

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance of the Township of Nutley shall be submitted to the Board of Commissioners by the applicant for review specific to this Redevelopment Plan prior to any submission to the Planning Board so that compliance with the Redevelopment Plan can be determined. The redeveloper shall be required to obtain a consistency review from the Board of Commissioners for any substantial amendments to the site plan or substantial changes to the plan.

**C. 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, radiation, smoke, cinders, odors, dust or waste, unacceptable levels of noise per Chapter 460, or other objectionable features so as to be detrimental to the public health, safety or general welfare.



Map 1: Redevelopment Plan Area

**D. Non-Discrimination Provisions:**

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township of Nutley or by the developer or any of his/her successor or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identify or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, 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, or sex in the sale lease, use or occupancy thereof.

**E. Duration of the Plan:**

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall not be amended for a period of not less than thirty (30) years from the date of approval by the Board of Commissioners without the express consent of the property owner.

**F. Deviation Request:**

The Planning Board may grant variances allowing deviations from the bulk standards contained herein to the same extent as the Planning Board may grant relief from bulk and dimensional requirements pursuant to the powers granted under NJSA 40:55D-70.(c).

Furthermore, the Planning Board may grant waivers allowing deviations from the design standards contained herein to the same extent that the Planning Board may grant relief from design standards pursuant to the power granted under NJSA 40:55D-51

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 Township's Board of Commissioners, and only upon finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

**G. Approved Amendments:**

Upon acquisition by Redeveloper of any immediately contiguous property which Redeveloper has determined is essential in order to carry out the intent of the Redevelopment Plan, the Governing Body will cooperate with Redeveloper to take actions to include such acquired property as part of the Redevelopment Plan under 40A:12A-5.

## 4.0 Redevelopment Plan Components:

### A. Required Components of the Redevelopment Plan:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with this plan.
5. Any significant relationship of the redevelopment plan to:
  - The master plans of contiguous municipalities;
  - The master plan of the county in which the municipality is located;
  - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure and electric vehicle parking spaces within the project area to be in compliance with Electric Vehicle Charging Station Law (P.L. 2021, C. 171)
9. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district

map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

**B. Note on Plan Terminology:**

Throughout this Redevelopment Plan, a distinction is made between "shall" and "should."

"Shall" means that a developer is required to comply with the specific regulation (unless a deviation is granted pursuant to Section 3.0 Paragraph E herein). "Should" means that a developer is encouraged to comply but is not required to do so.

**C. Temporary and Permanent Relocation:**

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As the property does not include any existing residential units there is no requirement to relocate any residents as part of this Redevelopment Plan.

**D. Identification of Property to be Acquired:**

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The properties have been designated as a condemnation Redevelopment Area. However, no properties are proposed to be acquired through condemnation at this time.

**E. Affordable Housing:**

The developer shall comply to the extent applicable with the requirements of N.J.S.A. 40:55D-8.1 et. seq. (the Statewide Non-Residential Development Fee Act).

**F. Electric Vehicles/Make-Ready Parking Spaces:**

Any redevelopment pursuant to this redevelopment plan is to comply with the State requirement P.L., c.171 and NJSA 40:55D-66.20 for the installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces for electric vehicles.

**G. Relation to Existing Zoning:**

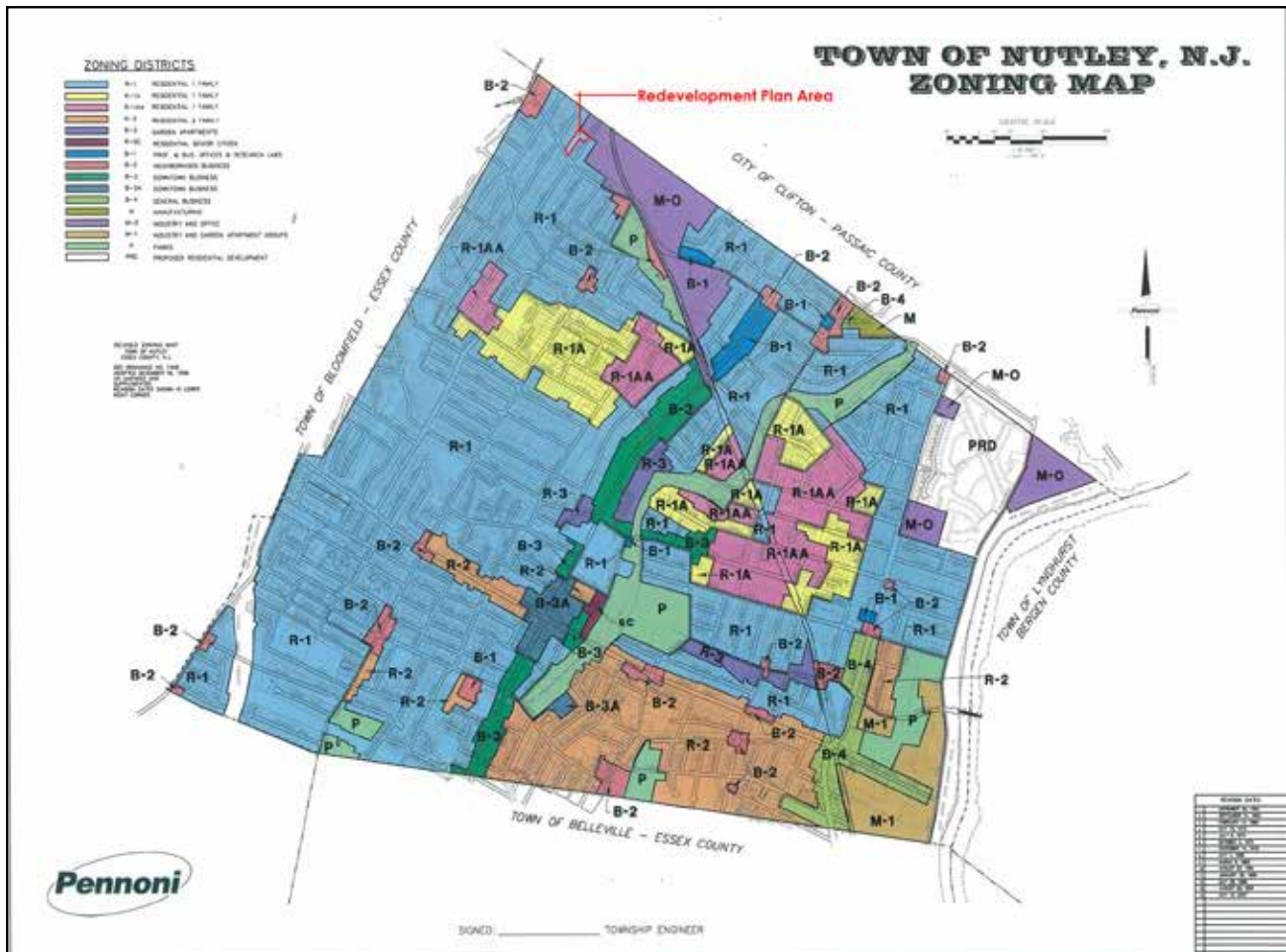
The property is located in the R-1 Residential One-Family Zoning District, which permits a maximum net density of approximately eight families per acre. This Redevelopment Plan supersedes the existing zoning with respect to the subject property.

This Redevelopment Plan shall supersede all use, area and bulk provisions and design standards of the Zoning Code (Chapter 700) ordinances of the Township of Nutley regulating development on this site.

In all situations where development regulations are not specifically addressed herein, the Township of Nutley Zoning Regulations shall remain in effect. In the event of any conflict between the ordinances and the Redevelopment Plan, the terms of this Redevelopment Plan shall control. Final adoption of this Redevelopment Plan by the Board of Commissioners shall be considered an amendment of the Township of Nutley Zoning Map.

**H. Master Plan Consistency:**

Based on the information contained within this report, this Redevelopment Plan does not conflict nor have any negative impacts with the State Plan, Township of Nutley's Master Plans, and surrounding municipality's Master Plans.



Map 2: Zoning Map with Redevelopment Area Identified

## 5.0 Definitions:

### A. Definitions:

It is the intention of this Redevelopment Plan is to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The definitions at Section 700-3 of the Township's Land Use Ordinance shall apply to this Redevelopment Plan, except where superseded by the definitions contained hereinafter in this plan.

**BUFFER:** An area of land generally adjacent to a property line for the purpose of reducing the visual impact of commercial, industrial, and parking lot activities from the public right-of-way.

**BUILDING COVERAGE:** The total building area of all buildings within the redevelopment area.

**BUILDING FACADE:** The exterior portion of a building exposed to public view.

**IMPERVIOUS COVERAGE:** The percentage of the redevelopment area covered by buildings and paved areas. Fifty percent (50%) of areas with pervious pavers, pervious asphalt, green roofs, and similar pervious materials shall be included in the calculation of the maximum impervious coverage.

**OPEN SPACE:** Includes only that part of the ground area of the redevelopment plan area which is devoted to outdoor active or passive recreational space, greenery, landscaped areas, hardscaping, grass pavers, or services which are normally carried on outdoors.

**REDEVELOPER:** Any person, firm, corporation or public entity that shall voluntarily seek and be designated as a Redeveloper by the Board of Commissioners or Redevelopment Entity and shall enter into a Redevelopment Agreement, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**TOWNHOME:** A single-family dwelling unit, that shares one or more walls with adjacent units.

## 6.0 Zoning:

### A. Overview:

1. Intent: The purpose of the Townhome Redevelopment Plan is to provide a realistic opportunity for the construction of twelve townhomes.
2. Description: The Townhome Redevelopment Plan Area, ("the area" or "the redevelopment plan area") shall constitute the following lands: Block 102, Lot 9 (See Map 1).

### B. Permitted Uses:

1. Purpose: This section establishes the uses permitted within this Redevelopment Plan Area including accessory uses.
2. Permitted Principal Uses: The following uses are permitted.
  - a. Townhomes;
  - b. Open Space;
  - c. Parking.

### C. Prohibited Uses:

1. Any use not expressly stated as a permitted or accessory use is considered a prohibited use for this Redevelopment Plan.

### D. Accessory Uses and Structures:

1. Permitted accessory uses located within the redevelopment plan area include, but are not limited to, the following:
  - a. Any use customary and incidental to a permitted principal use;
  - b. Outdoor barbecue structure(s), gathering and sitting areas;
  - c. Essential utilities;
  - d. Parks and playgrounds and shade structures (such as gazebos);
  - e. Maintenance equipment and storage sheds;
  - f. Fences;
  - g. Signs, in accordance with the provisions set forth herein;
  - h. Outdoor waste collection and recycling areas enclosed and constructed of materials similar to the façade of the building;
  - i. Parking.

### E. Bulk Standards: Density, Area, Yard and Height Requirements:

- |  |              |      |
|--|--------------|------|
| 1. <u>Maximum Number of Units:</u>                         | 12 Townhomes |      |
| 2. <u>Minimum Lot Area:</u>                                | 0.75 ac      |      |
| 3. <u>Minimum Lot Width:</u>                               | 72 ft        |      |
| 4. <u>Maximum Building Coverage:</u>                       | 45%          |      |
| 5. <u>Maximum Impervious Coverage:</u>                     | 75%          |      |
| 6. <u>Setbacks to property or lot lines for buildings:</u> |              |      |
| a. Kingsland Street:                                       | 25 ft        |      |
| b. Windsor Place:  |              | 5 ft |

- c. Setback to residential uses: 10 ft
- d. Setback to non-residential uses: 5 ft
- 7. Additional Area, Yard and Building Requirements:
  - a. Interior roadway setbacks to buildings and side/rear property lines: 5 ft
  - b. Notwithstanding anything to the contrary contained herein, parking (inclusive of driveway parking), interior roadways, stormwater facilities and permitted accessory uses and structures, including, but not limited to essential utilities, fences shall be permitted within required setbacks.
  - c. Patios (at-grade only) shall be permitted up to 4 ft away from any side or rear property line,
- 8. Maximum Height:
  - a. Building: 2.5 stories / 30 feet
  - b. Accessory Building: 1-1/2 stories
- 9. Flood Mitigation / Stormwater Management Requirements:
  - a. Any redevelopment pursuant to this redevelopment plan shall comply with the NJDEP's Flood Hazard and Water Management Rules (FHA NJAC 7:13 and Stormwater NJAC 7:8).
  - b. Any redevelopment activities carried out pursuant to this Redevelopment Plan shall be undertaken in strict compliance with all applicable federal, state, and local regulations, including but not limited to the FEMA Flood Insurance rules, New Jersey Department of Environmental Protection's (NJDEP) Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) and the Stormwater Management Rules(N.J.A.C. 7:8). The Developer shall be responsible for obtaining all necessary permits and approvals from NJDEP and any other applicable regulatory agencies prior to any land disturbance or construction activities.
- 10. Other Requirements:
  - a. See Design Standards for all building design requirements;
  - b. Sidewalks and streetscape shall be provided on all public street frontage per the streetscape design standards of this plan;
  - c. The Redevelopment Area shall be developed in one phase. Individual buildings do not constitute a phase;
- 11. Accessory structures shall comply in all respects with the requirements of this Redevelopment Plan applicable to the principal structure, with the following exceptions.
  - a. Subject to (b) below, no accessory structure, except for essential utilities, signs and fences, shall be located closer to the street right-of-way line than the principal structure;
  - b. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of five feet.
- 12. No accessory building shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
- 13. In no event shall the height of an accessory structure exceed the height of the principal building.
- 14. No portion of an accessory structure shall include living quarters.

**F. Circulation Standards:**

1. Any interior roadway(s) shall meet the RSIS roadway standards and applicable fire codes, the satisfaction with which shall be confirmed by the Police, Fire, and Building Departments.

**G. Parking Standards:**

1. Parking Requirements:

The minimum parking requirements for the Redevelopment Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
- Townhome:	RSIS

Notes:

- a. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.
  - b. Accessory uses shall not generate parking requirements separate from or in addition to the parking required for the principal use to which they are accessory.
  - c. Spaces shall be not less than eighteen (18) by nine (9) feet for perpendicular parking stalls.
  - d. Parking spaces for persons with disabilities shall be in accordance with the New Jersey Uniform Construction Code (N.J.A.C. 5:23-7) or the Americans with Disabilities Act. 2 as applicable.
2. EVSE/Make-Ready Parking Spaces: The developer shall comply with ordinance P.L. 2021, 171 and NJSA 40:55D-66.20 to provide the required number of Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready parking spaces.
  3. ADA Accessible Parking Requirements: Refer to national ADA standards for accessible parking space counts, dimensions, and design specifications.

**H. Permitted Signage:**

1. A main entrance sign is permitted on Kingsland Street which shall not exceed 32 square feet in size and a secondary entrance sign shall not exceed 16 square feet in size. Signs may be located in the buffer area.
2. Temporary signage shall be permitted pursuant to Section 700-78 of the Township code.

## 7.0: Design Standards:

### A. Architectural Design Standards:

1. Intent:
  - a. Any site plan application for this redevelopment area shall closely resemble the exterior building layout, design, fenestration and materials identified within Section 8.0 of this plan or shall provide proofs for design waivers.
  - b. The intent of the Architectural Design Standards is to set a vision for any development that occurs within the redevelopment area and to ensure the architectural design is consistent with the goals and objectives of the Township Master Plan combined with an understanding of the architectural context within which the development will occur.
  - c. The Redevelopment Area is located at a transitional site along Kingsland Street at the entrance to the former Hoffmann-LaRoche property that has been transformed into a mixed office, medical office and educational campus. Immediately adjacent to the property are single family homes from the early to mid-1900's in a mix of traditional residential styles.
  - d. The vision for building in the redevelopment area is to blend the multi-family structure with the single family residential architectural context rather than the industrial / office / educational neighboring buildings.
2. Building Design and Style: The architectural style within the redevelopment area shall have similar elements and materiality as shown in Section 8.0 of this plan.
3. Primary Architectural Standards: Proposed residential development shall incorporate the following:
  - a. Buildings shall be designed to break down the overall length of the structure with:
    - i. Articulation in plan to minimize the unbroken length of building façade.
    - ii. If provided, porches and porch roofs at ground level dwelling units and other areas to give the building a rowhouse/feel.
    - II. End units shall have a minimum of four windows with a minimum of two windows on the ground level.
  - b. Buildings shall have a discernible base, middle and a top:
    - i. The base should be faced with brick and / or stone veneer and should incorporate the first level of the building.
    - ii. The upper level(s) should be faced with materials that reflect traditional residential architectural styles, such as lapped horizontal siding, cedar shakes and vertical board-and-batten in materials that include prefinished wood and or fiber cement. Siding areas should have trim boards at roof rake and gable trim which are appropriate to the scale of the building and style of the façade, constructed of prefinished fiber or cement.
  - c. Entry: While the proposed buildings are intended to be individual townhomes, the strategy should incorporate presenting ground level stoop entrances to the street.
  - d. Windows: The windows should be primarily traditional double or single hung, in either single or double configurations with exterior casing trim. Windows shall all be energy-star rated units.
  - e. Porches: Dwelling unit grade level porches are encouraged with steps and a landing, with traditional

railings, traditionally trimmed wood support posts, shed or dormer style roofs, with shingles matching the main roof, and rake and gable end trim and siding to match the siding areas of the building.

f. Doors: Doors to individual porches shall be of material similar to the window construction.

4. Additional Design Standards:

a. Primary Building Materials:

- i. Building materials for all exterior elevations shall include brick, stone, cast stone, metal, wood or fiber-cement siding with a minimum 60% of all facades.
- ii. Building materials for roofs shall include architectural fiberglass shingles and/or standing seam metal roofing, with membrane roofing materials used in locations not visible from the ground.
- iii. Synthetic stucco materials such as EIFS as well as vinyl siding of any grade are prohibited on any façade.

b. Trim:

- i. Permitted trim materials may include wood, fiber-cement as well as colored metal coping or copper flashing.
- ii. Trim materials shall be moisture resistant and durable.

c. Fencing:

- i. A minimum 6 foot fence shall be installed along all side and rear property lines / lots.

**B. Landscaping Standards:**

The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the redevelopment plan. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape.

1. Street Trees: Trees shall be planted along Kingsland Street and Windsor Place as well as any interior roadways at an equivalent of 35'-0" on center within the redevelopment area.

- a. Street tree species shall be reviewed and approved by the Township Engineer at site plan application.
- b. No tree shall be planted which is identified by the New Jersey Department of Environmental Protection as an invasive species;
- c. Trees should be installed at a 3.5" caliper;
- d. Prior to installation a 4'-0" by 8'-0" minimum area should be treated and prepared for tree root growth;
- e. A min. 2 year watering plan should be put into place;

**C. Screening Standards:**

1. General Landscaping and Screening Standards:

- a. Fence Materials: Any fence or wall used for screening shall be constructed in a durable fashion of decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, wood, wood composite, or other comparable materials specifically designed as fencing materials.
  - i. Barbed wire, electrical and chain-linked and vinyl fences are prohibited
- b. Plant Installation Requirements The following contains standards to be used in installing screening:

- i. Trees should be trimmed up 4 feet at the time of planting.
  - ii. Shrubs used in any screening or landscaping should be at least 3 feet tall with a minimum spread of 2 feet when planted and no further apart than 6 feet.
    - Shrubs must be of a variety and adequately maintained so that an average height of 3 to 6 feet could be expected as normal growth within four years of planting.
    - Shrubs shall be planted between any surface parking area and any public street so that screening is provided for the surface parking areas.
  - iii. All townhomes shall include foundation planting.
2. Screening from Existing Single-Family Dwellings:
- a. In conjunction with fencing, there shall be planting provided along any side or rear yard that abuts any existing single family zone, which shall have 1 tree every 35 foot and 1 shrub for every 3 feet along the property line.
    - i. Any fraction of a tree should be rounded up.
    - ii. Existing trees shall be preserved within 10 feet of the property line.
3. Utility Accessories:
- a. Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;
  - b. Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;
  - c. Utility locations should minimize visual and physical impact as much as possible.

**8.0: CONCEPTUAL SITE PLANS / RENDERINGS:**

The following represent conceptual plans for the proposed Redevelopment Area and are intended to only provide context. The intent of this plan is to be consistent with the written requirements herein, however in the event there are discrepancies, the written requirements of this Redevelopment Plan supersede any conceptual site plans or elevations shown within this report.

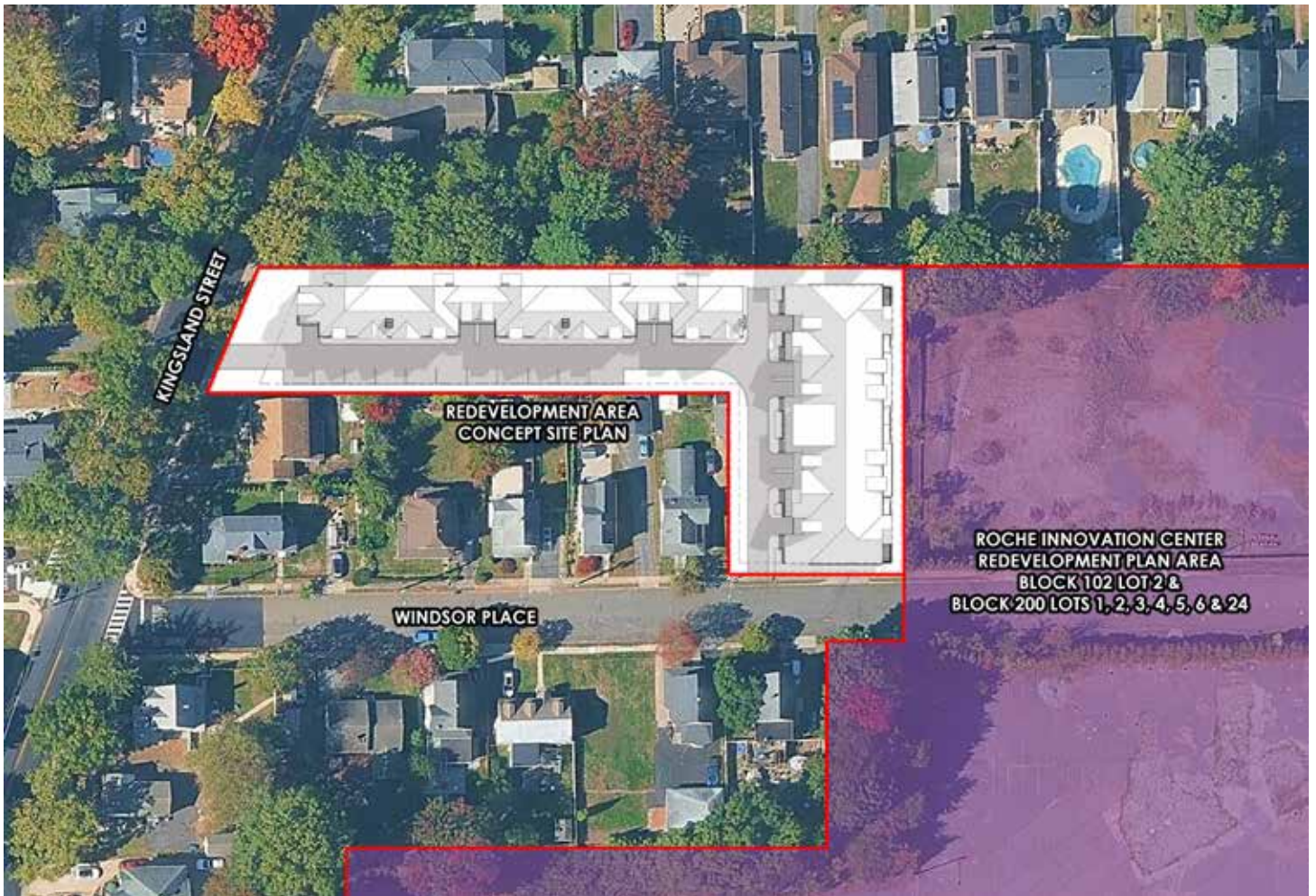


FIGURE 1: Conceptual Site Plan over Google Earth Aerial

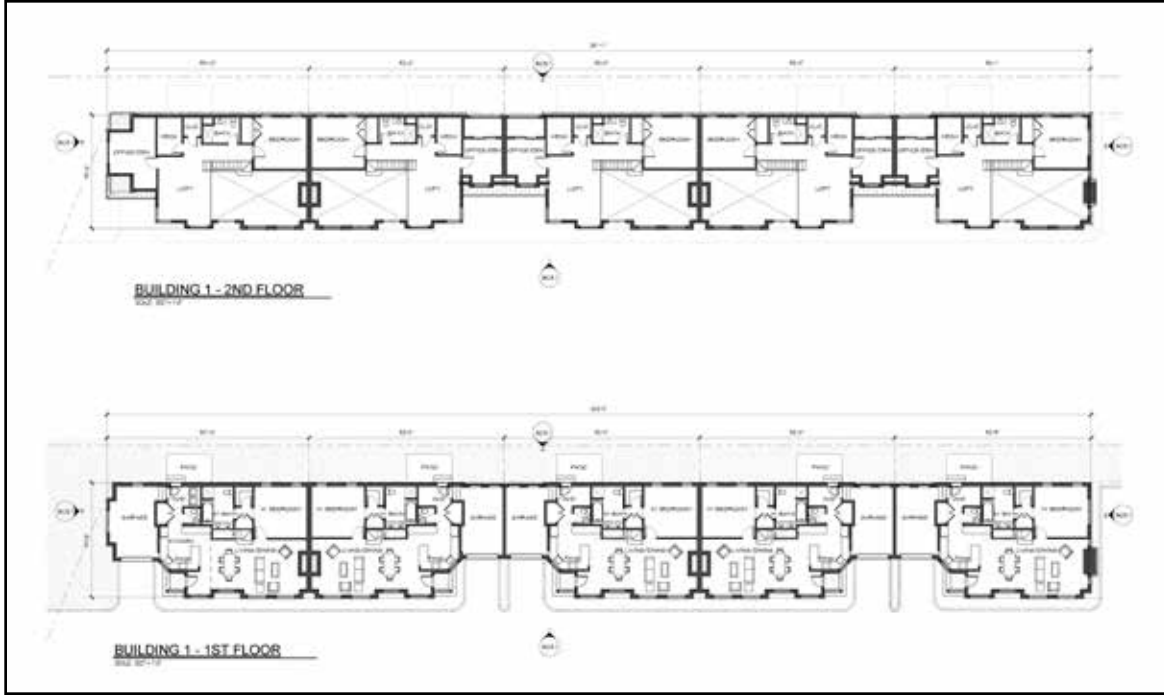


FIGURE 2: Conceptual Floor Plans  
Courtesy of Rotwein + Blake

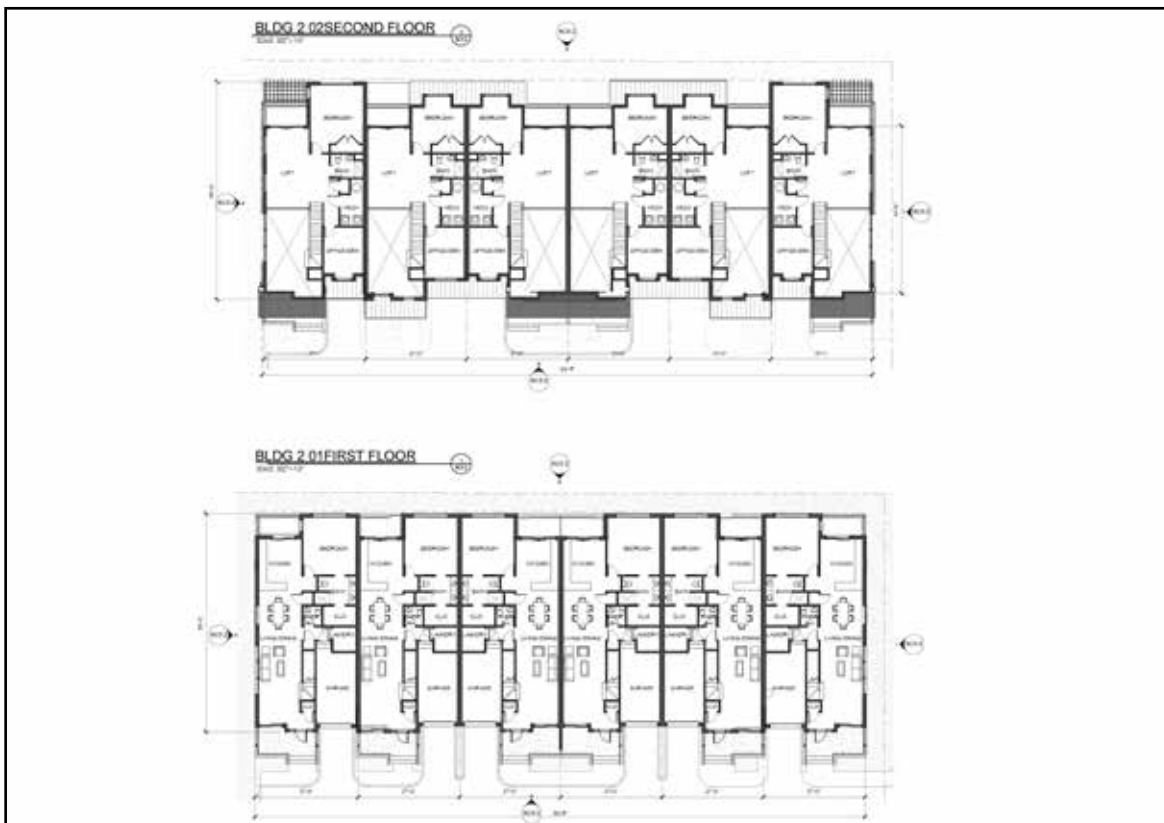


FIGURE 3: Conceptual Floor Plans  
Courtesy of Rotwein + Blake



FIGURE 4: Conceptual Building Elevations  
Courtesy of Rotwein + Blake



FIGURE 5: Conceptual Building Elevations  
Courtesy of Rotwein + Blake

## 9.0: Relationship of the Redevelopment Plan to State / County / Local Master Plans

### A. State Development and Redevelopment Plan (SDRP):

#### 1. State Development and Redevelopment Plan:

The LRHL requires a review of the relationship between this Redevelopment Plan and the State Development and Redevelopment Plan (the "SDRP") (N.J.S.A. 40A:12A-7(a)(5)(c)).

In 2025, the State Planning Commission adopted an updated SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Ten statewide goals are articulated in the SDRP, along with dozens of corresponding implementation policies. The goals are as follows:

- 1) Promote Economic Growth that Benefits all Residents of New Jersey.
- 2) Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing that Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services.
- 3) Economic Opportunity Through Nation-Leading Infrastructure.
- 4) Revitalize and Recenter the State's Underutilized Developed Areas.
- 5) Effectively Address the Adverse Impacts of Global Climate Change.
- 6) Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems.
- 7) Protect the Environment; Prevent and Clean Up Pollution.
- 8) Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, or Recreational Value.
- 9) Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans.
- 10) Foster Sound and Integrated Planning and Implementation at all Levels Statewide.

This Redevelopment Plan meets stated goals 1, 2, 4, 9 and 10 of the SDRP.

- This Redevelopment Plan supports the revitalization of a dilapidated and vacant property, into a residential development with a streetscape improvements.
- This Redevelopment Plan permits residential to optimize the Redevelopment Area location.
- This Redevelopment Plan accounts for the construction of up to 12 dwelling units.

The SDRP also includes a State Plan Policy Map, which divides the State into regions known as Planning Areas. The Redevelopment Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for rehabilitation and redevelopment efforts. The goals for PA-1 include the following:

- 1) Provide for much of the state's future growth in compact development and redevelopment;
- 2) Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- 3) Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- 4) Prevent displacement and gentrification;
- 5) Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;

- 6) Rebalance urbanization with natural systems;
- 7) Promote increased biodiversity and habitat restoration;
- 8) Stabilize and enhance older inner ring suburbs;
- 9) Redesign and revitalize auto oriented areas; and
- 10) Protect and enhance the character of existing stable communities.

This Redevelopment Plan meets stated goals 1, 2, 5, 8, 9 and 10 for PA-1.

#### **B. Essex County Master Plan:**

The Essex County land use element was last adopted in 1969. In 1984, the County produced a circulation element to its Master Plan. The County adopted in 2003 a Park, Recreation and Open Space Master Plan, in 2004 a Cross Acceptance report and in 2013 a Comprehensive Transportation plan.

##### 1. Essex County Master Plans Overview:

- a. From the 2004 Cross Acceptance plan the following discussions are related to this redevelopment plan:
  - i. Nutley's proposed Master Plan and zoning proposals are substantially consistent with the land use and zoning proposals of the bordering municipalities;
- b. The Essex County Transportation Plan was developed to meet mobility and transportation safety needs across Essex County, through the year 2035. Though the report focuses upon transportation, it references redevelopment in various sections of the Plan noting that Essex County is primarily built out and efforts for infill development particularly around transit corridors will likely occur.

#### **C. Nutley Master Plan:**

The Township's Master Plan and Reexamination Study provide strategies for redevelopment as noted based on the following Goals and Objectives:

1. Goals and Objectives stated in the Master Plan and Reexamination Report include but are not limited to:
  - a. Preserve and maintain sound residential neighborhoods through preservation, rehabilitation and, where necessary, redevelopment of housing, traffic improvements and measures designed to reduce and eventually eliminate areas of incompatible mixed uses.
  - b. Continue to provide housing for various income levels and family compositions.
  - c. Encourage good design, amenity and proper landscaping in new and rehabilitated buildings.
  - d. Encourage stormwater management controls for all new developments.
  - e. Encourage the implementation of green infrastructure and sustainable technologies in new developments where viable and beneficial.
  - f. Encourage the development of a diversified economic base that generates employment growth, increases property values and income levels, and promotes the reuse of underutilized properties.
  - g. Conduct the Township's planning program within the framework of a regional setting and fully cognizant of the needs and rights of the adjoining municipalities and of Essex County.
  - h. Promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.
  - i. Require all in-fill development to be undertaken in a manner that is consistent and compatible with

the surrounding neighborhood and environment.

- j. Encourage quality architectural and landscape design through the use of design standards.
- k. Encourage redevelopment in areas that need rehabilitation or improvement.

**D. Neighboring Community Master Plans:**

Information for the Master Plans of the adjacent municipalities has been included with any projects, goals or objectives that could have an impact on the Township.

1. Township of Montclair: The Township adopted their Master Plan Re-examination in 2016 and amended their land use and circulation element in 2023. Two objectives of the plan are to encourage a wider mix of contextual commercial uses through zoning and redevelopment tools, and to seek development regulation (including the use of redevelopment) that produce “places” in the public realm consistent with the vision. This redevelopment plan will not have a negative impact on the Township.
2. Township of Bloomfield: The Township of Bloomfield adopted their Master Plan Re-examination in 2014. The Master Plan Re-examination report identified seven (7) redevelopment areas. Additionally there are several areas where future redevelopment plans may be adopted. This redevelopment plan will not have a negative impact on the Township.
3. City of Clifton: The City of Clifton last Master Plan Re-examination is from 2021. One objective of the Re-examination Report that applies to the redevelopment is to encourage the re-use, rehabilitation or reconstruction of older non-residential areas and existing commercial and industrial structures which have been vacated for potential re-use as appropriate non-residential uses in order to maintain a balance of land uses, existing jobs and to produce new jobs. The Re-examination Report further notes that the City seeks to provide a comprehensive and coordinated plan to guide the redevelopment and necessary physical improvements of older industrial areas, and to plan for the redevelopment of vacant commercial and industrial structures as well as industrial complexes that are available to public and private redevelopment efforts. This redevelopment plan will not have a negative impact on the City.
4. Township of Lyndhurst: The Township's latest Master Plan Re-examination is from 2014. Within the Master Plan Re-examination report it discusses the tool of redevelopment and identifies several sites for redevelopment. Additionally the Master Plan Re-examination identifies goals and objectives related to redevelopment including but not limited to: “to increase the value of properties throughout the township by implementing redevelopment and development in and around identified town center area. This concept will generate capital investment necessary to sustain municipal infrastructure and public service expenditures. This redevelopment plan will not have a negative impact on the Township.

# **APPENDIX 1**

## Resolution Authorizing Investigation and Redevelopment Plan

**NUTLEY PLANNING BOARD**

**RESOLUTION RECOMMENDING THAT BLOCK 102, LOT 9 (KNOWN AS 300 KINGSLAND STREET) BE DECLARED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT BASED ON A FINDING THAT THE PROPERTY HAS CONDITIONS THAT MEET ONE OR MORE OF THE CRITERIA LISTED IN THE LOCAL REDEVELOPMENT AND HOUSING LAW AT N.J.S.A. 40A:12A-1**

February 4, 2026

**WHEREAS**, by Resolution No. 272-25, dated October 6, 2025, the Township of Nutley Board of Commissioners authorized the Township of Nutley Planning Board to conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation area in need of redevelopment pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township of Nutley Board of Commissioners engaged FAR Planning (hereinafter referred to as "FAR") to undertake a preliminary investigation with findings and recommendations relevant to whether the area of investigation should be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, FAR prepared a Preliminary Investigation Report dated December 2025, which was provided to the Planning Board; and

**WHEREAS**, the Planning Board provided notice of the scheduled meeting to the public as required by law as well as to adjacent property owners outside the Study Area; and

**WHEREAS**, the FAR report was the subject of a public presentation and hearing before the Township of Nutley Planning Board on February 4, 2026; and

**WHEREAS**, there was opportunity for public discussion and participation at the meeting with questions and comments from interested members of the public; and

**WHEREAS**, in the course of the public meeting, the Planning Board reviewed the Preliminary Investigation Report dated December 2025 and appendices, and had testimony from Francis Reiner, LLA, PP; and

**WHEREAS**, based upon its review of the Preliminary Investigation Report dated December 2025, and the testimony presented during the public hearing, the Township of Nutley Planning Board determined that the subject property located in the Township of Nutley satisfies the criteria of the Local Redevelopment and Housing Law for the reasons as stated in the Preliminary Investigation Report dated December 2025, and as set forth on the record;

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Nutley Planning Board hereby recommends to the Mayor and Commissioners as follows:

That Block 102, Lot 9 (300 Kingsland Street) be declared as a non-condemnation area in need of redevelopment based on the Planning Board's finding that the property has conditions that meet one or more of the criteria listed in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5; and

**BE IT FURTHER RESOLVED** that the Township of Nutley Planning Board recommends that any redevelopment plan for this property preserves the character of adjoining properties, that any development at transition points take into consideration the scale, density, open space, and character of adjoining neighborhoods, and that the plan maintains and maximizes ratables while also maintaining affordable housing.

**BE IT FURTHER RESOLVED THAT** this resolution may be signed in one or more counterparts and that a majority of the Planning Board members attending the meeting may sign the Resolution in counterparts, and that when the several pages are gathered, the Resolution shall be deemed adopted.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be transmitted to the Mayor and the Commissioners.

  
\_\_\_\_\_  
Mark Arcuti, Chairperson

  
\_\_\_\_\_  
Larry Marchese, Board Member


  
\_\_\_\_\_  
Carol Tangorra, Vice Chairperson

  
\_\_\_\_\_  
Frank Contella, Board Member (Alternate)

  
\_\_\_\_\_  
Michael Koribanick, Mayor's Designee

\_\_\_\_\_  
Mayor John V. Kelly, III, Board Member

  
\_\_\_\_\_  
Walter Smith, Board Member

  
\_\_\_\_\_  
Commissioner Dr. Joseph Scarpelli,  
Board Member

  
\_\_\_\_\_  
Gerard DelTufo, Secretary

\_\_\_\_\_  
Anthony Malfitano, Board Member

\_\_\_\_\_  
Kathryn Rempusheski, Board Member (Alternate)

  
\_\_\_\_\_  
Michael Goitiandia, Board Member