

SINGAC REDEVELOPMENT PLAN

June 2018

Prepared for:



Prepared by:



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DRAFT



REDEVELOPMENT PLAN FOR THE SINGAC REDEVELOPMENT AREA

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***This plan is dedicated to William Kohlman,
dedicated volunteer and member of the Little Falls Planning Board who passed away in 2017.***

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Adopted by Little Falls Council: XXX X, 2018

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for the Singac Industrial Zone Area in Need of Redevelopment and Area in Need of Rehabilitation within the Township of Little Falls, Passaic County, New Jersey. **The Singac Industrial Zone Redevelopment Area** (“Redevelopment Area”) located in an area bounded by Main Street to the north, Woodside Avenue to the east, the NJ TRANSIT Montclair-Boonton Line to the south, and Dewey Avenue to the west in the northwest section of Little Falls. The plan area within the Township, and Redevelopment Area lots are shown in **Figures 1 and 2**, respectively. The block and lots within the redevelopment area are listed in **Table 1**. The Little Falls Planning Board on August 3, 2017 determined by Resolution and memorialized on September 7, 2017 (**See Appendix A**) that these properties qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. This redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Singac Redevelopment Area.

FIGURE 1: AREA MAP

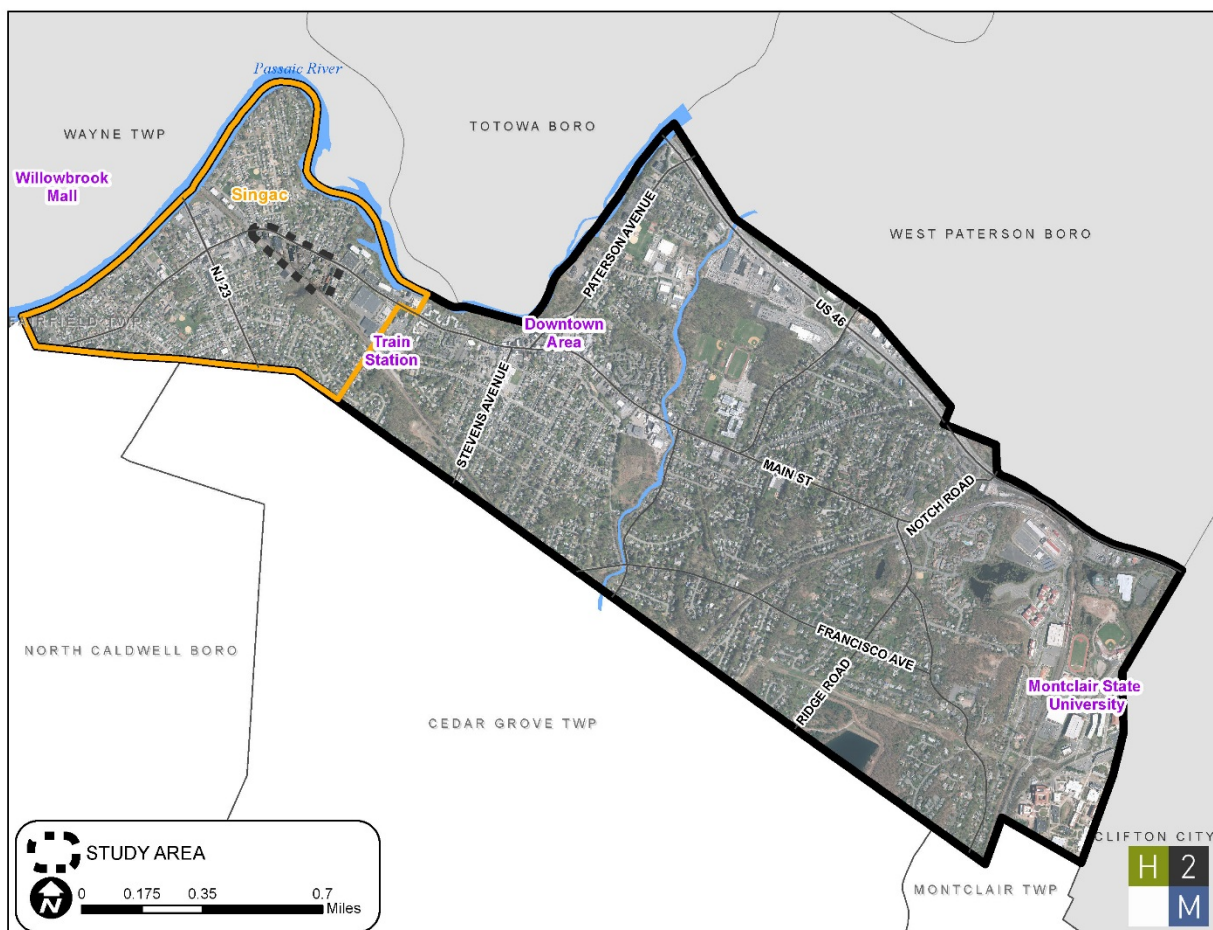


FIGURE 2: REDEVELOPMENT PLAN AREA MAP



TABLE 1: PROPERTIES IN THE REDEVELOPMENT AREA

No	Block	Lot	Location
1	77	1	437 Main St
2	77	2	419-421 Main St
3	77	2.01	417 Main St
4	77	3,18	409-415 Main St
5	77	4	381-385 Main St
6	77	5	361 Main St
7	77	6	333 Main St
8	77	6.02	3 South Grey Rock Ave
9	77	7	355 Main St
10	77	8	351 Main St
11	77	8.01	353 Main St
12	77	9	347-349 Main St
13	77	17	379 Main St
14	77	20	365 Main St
15	77	20.01	359 Main St

1.2 PURPOSE/VISION

The Singac Redevelopment Plan sets standards for development and site improvements in the declared area in need of redevelopment. The Singac Redevelopment Plan is intended to create new residential dwelling units at a location that capitalizes on its close proximity to the Little Falls train with access to Newark, Hoboken, and Manhattan. The introduction of new housing to the area will diversify housing stock in the Township, assist it in meeting its affordable housing obligation, and create an increase in NJ Transit ridership.

This area of the Township has largely been a mix of residential, light industrial, and commercial. An August 2013 Visioning Workshop, held by Passaic County, noted that existing building conditions within the Singac District received the lowest ratings either because they were in poor condition, were auto-oriented, lacked defining architectural elements, and lacked continuity. The redevelopment of this area will promote a vision of multi-family residential development that provides a greater degree of housing options for the Township, takes advantage of current household preferences for living arrangements, and leverages the site's proximity to commuter rail service.

1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

1.4 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, redevelopment, or rehabilitation on 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 the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities;
 - b. The master plan of the county in which the municipality is located;
 - c. 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 on 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. 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.
9. 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.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the 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.

2.0 EXISTING CONDITIONS

2.1 2017 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

The 2017 Singac Industrial Zone Area in Need of Redevelopment and Area in Need of Rehabilitation Study (AINR Study) adopted August 3, 2017 by the Township Planning Board established the boundary of the Redevelopment Area and the legal framework for issuing a determination of need for the area. Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The AINR Study found that parcels within the area met one or more of the following criteria **A, B and D, and Section 3**. A summary of the necessary criteria as presented in the AINR and met by the study area is listed below.

- **Criteria A**

Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. One (1) of the properties within the Study Area were classified as meeting the “A” criteria, as the property was considered either substandard or of dilapidated condition.

- **Criteria B**

The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be tenantable. One property met this criteria, as the property was vacant and had been allowed to fall to disrepair.

- **Criteria D**

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Eleven (11) properties were classified as meeting the “D” criteria, as the properties are inconsistent with modern land use planning standards and practices.

- **Inclusion under Section 3**

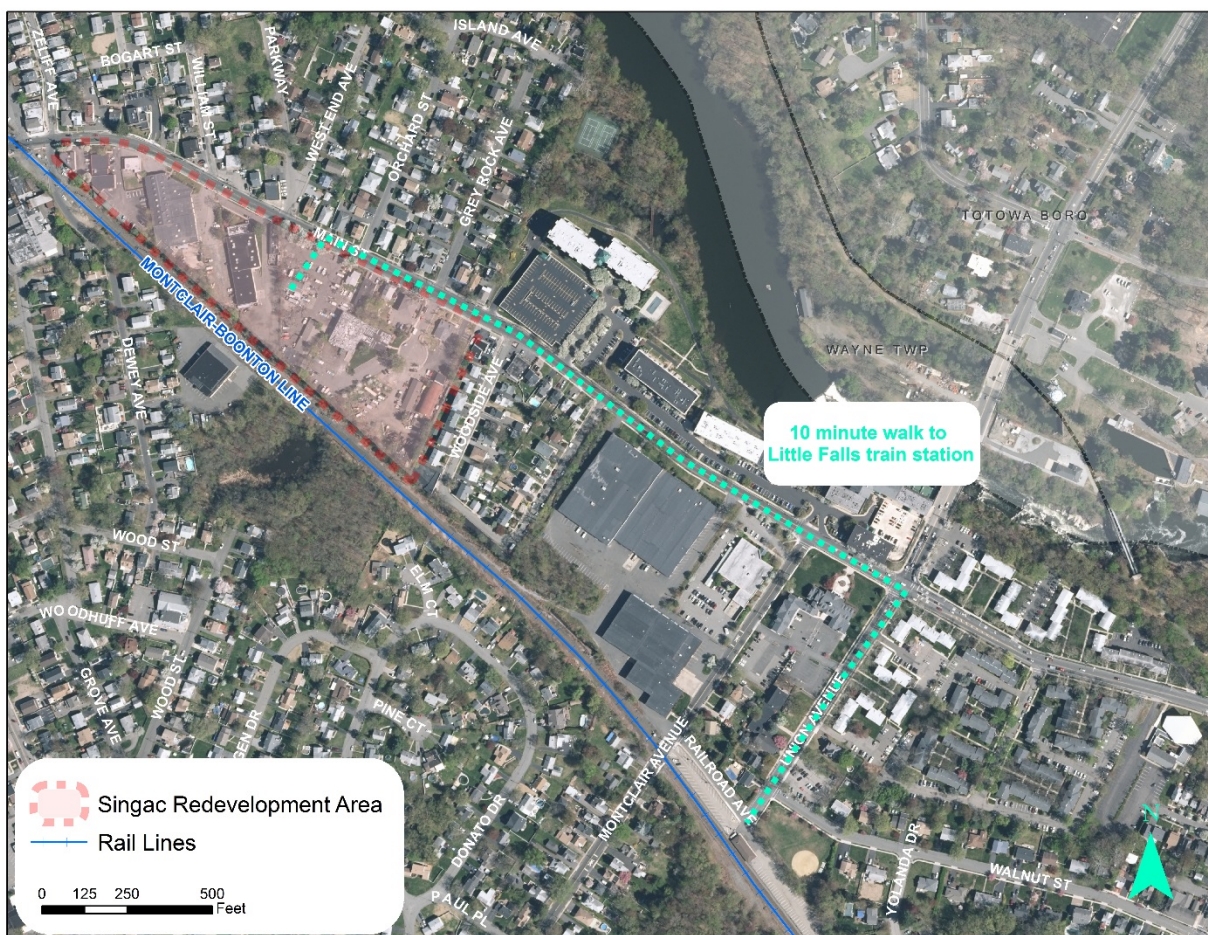
Parcels may be included under Section 3 (N.J.S.A. 40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health

safety and welfare of the community, but the inclusion of which, with or without changes in their condition, is necessary for the effective redevelopment of the area of which they are a part. Nine (9) properties met this criterion.

2.2 SURROUNDING AREA CONTEXT

The Singac Industrial Zone Redevelopment Area is located in northwestern Little Falls along Main Street, in the Census Designated Place (CDP) known as Singac. It is approximately 0.5 miles from the Little Falls train station on Union Avenue, as shown in **Figure 3**. The optimal walking distance between a transit station or stop and a place of employment/residential use is between $\frac{1}{4}$ mile (1,320ft) and $\frac{1}{2}$ mile (2,640ft), which places the Redevelopment Area within walking distance of good commuter rail service.

FIGURE 3: EXISTING CONDITIONS



The Singac Redevelopment Area is located between Main Street, the NJ TRANSIT Montclair-Boonton Line, Dewey Avenue, and Woodside Avenue. Across Main Street, there is a mix of residential and commercial properties.

The Singac Redevelopment Area is currently zoned for Light Industry/Conditional Uses (LI) (**Figure 4**), which permits the following uses:

- Research laboratory and accessory uses
- Business, industrial or governmental offices
- Public utility substations or pumping stations in accordance with §280-122
- Publishing houses
- Manufacture by distillation, fabrication, assembling or other handling of products
- Warehousing, except highly combustible and explosive matter

Conditional uses for the zone include multiple-family uses in separate or attached structures utilizing a condominium or cooperative form of ownership, and adaptive reuse project having 50% or more units for rehabilitation.

Despite the limitation on the types of permitted uses within this zone, there are assortment of uses, as shown in **Figure 5**, disparate pattern of development within the redevelopment area, many of which are considered incompatible with each other. Within the redevelopment area, there is a beauty salon, a paint and decorating store, an automotive repair facility, vacant industrial buildings, a bar, a catering supply facility, residential homes, professional offices, and a landscape and construction business.

Generally surrounding the redevelopment area are single-family residential zones of various minimum lot sizes.

FIGURE 4: LITTLE FALLS ZONING MAP SECTION

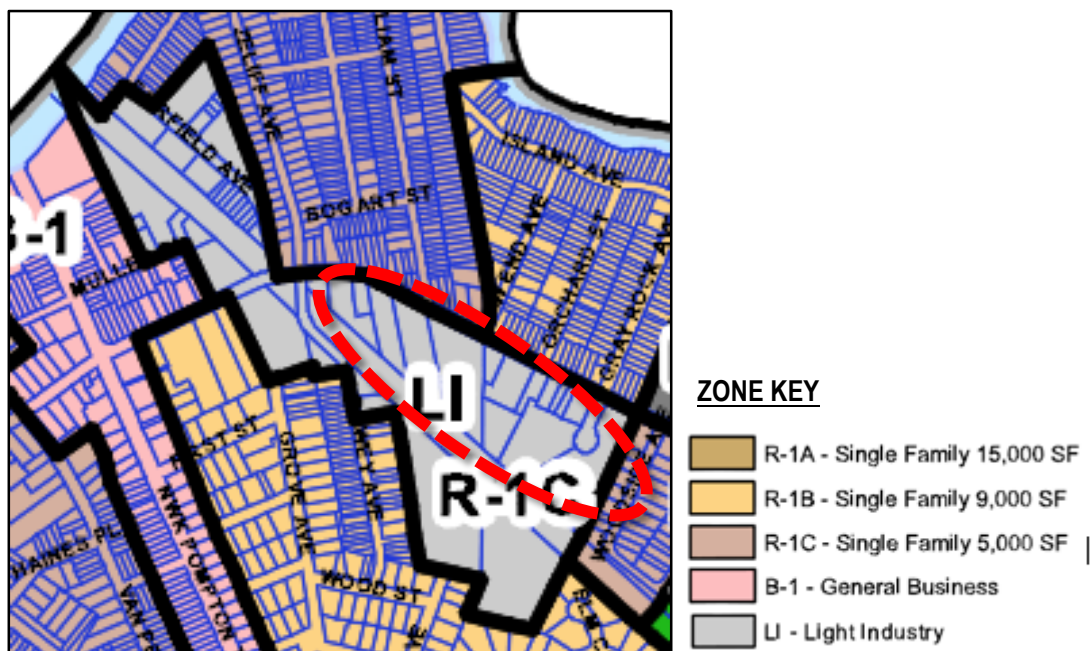


FIGURE 5: SINGAC AINR LAND USE



2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

2.3.1 Master Plan Objectives

Little Falls' current Master Plan and most recent Master Plan Reexamination were adopted in 2002 and 2013, respectively. The Master Plan sets forth the goals and objectives for land uses within Little Falls. The following information from the plans relate to the redevelopment area:

2002 Master Plan

The Land Use Element identifies the redevelopment area as “containing commercial and some light industrial uses.” The Element also states, “the Township might wish to maintain vibrant light industrial areas and plan for the orderly conversion of certain light industrial zones to other more productive land uses, such as limited scale corporate office development.”

Specifically, the redevelopment area is “another area of town appropriate for office development of a smaller scale, namely the properties fronting Main Street between the Railroad and Grey Rock Avenue, due in part to these properties' location on a major arterial road, and its proximity to the new municipal complex. Therefore, a professional office overlay zone is recommended for this area.” It continues to say that, “in response to the ongoing trends along Main Street between the railroad to the west and Grey Rock Avenue to the east, a professional overlay zone should be established to permit professional office uses along the Main Street corridor. This zone should include regulations including buffers along residential areas, proper densities and bulk regulations in light of the size of many of the parcels along this strip and its proximity to residential areas.”

The Master Plan concludes with the recommendation for the establishment of a light industrial transition zone. The plan states that, “the Township should take a proactive role to plan for the redevelopment and/or replacement of the industrial areas within the Township. [The zone] would permit redevelopment in the form of either mixed use concept, with retail and office on the first floor with residences above, or corporate office uses.”

2012 Master Plan Re-examination Report

The Township's 2013 Master Plan Re-examination Report identifies the increase in use variance requests within light industrial areas since the previous re-examination in 2008. The aim of the 2013 report is to plan for the transformation of Little Falls' underutilized industrial and commercial areas through redevelopment, which will ultimately allow Little Falls to increase ratables and relieve residential tax burden. The 2013 report identifies industrial properties as the primary areas suitable for redevelopment.

The 2002 and 2008 Master Plan goals and objectives were replaced by those identified in the 2013 Re-examination Report. The new goals and objectives address the topic of redevelopment and are listed below:

Goal #10:	<i>“Balance redevelopment initiatives in a manner that considers the fiscal impacts to the Township while not adversely impacting traffic, population, safety and environment, character and privacy of existing residential are or placing increased demands on municipal services.”</i>
Land Use Objective #9:	<i>“Plan for efficient and proper redevelopment for areas of transition.”</i>
Economic Development Objective #8:	<i>“Facilitate the redevelopment or upgrade of existing non-residential properties where appropriate.”</i>

The 2013 Re-examination Report acknowledges the Redevelopment Area specifically in the Zoning Recommendations for the Singac Industrial Zone. The 2013 report recommends changes from the 2002 Master Plan Re-examination Report for a professional overlay zone to now permit redevelopment that will allow either a mixed-use concept with service retail and offices on the first floor with residential uses above. According to the report, potential townhouse development fronting Main Street should also be considered.

2.3.2 Redevelopment Plan Objectives

The Township seeks to promote multi-family residential in areas which are well served by transit and have good access to employment. The redevelopment plan intends to capitalize on its location on Main Street and proximity the Little Falls train station and downtown Little Falls, both within walking distance from the Singac Industrial Zone Redevelopment Area. This enables the Township to provide a diversity of housing options, including affordable housing, without significantly increasing the amount of new vehicular traffic in the area.

The objectives for this Redevelopment Plan are to:

1. Promote a multi-story residential design that utilizes traditional design and planning concepts combined with similar architectural elements that create a sense of place and attractive livable environment.

2. Provide a range of market rate and affordable housing options that meet the current and future needs of Township residents.
3. Revitalize an under-invested and underutilized area of the Township with high-quality development that is surrounding neighborhood character.
4. Promote the development of a compact suburban environment with improved connectivity to the existing rail transit in order to encourage walking and biking, and minimize vehicular dependency.
5. Provide opportunities to support bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to public transportation, employment centers, and commercial areas.

2.4 RELATIONSHIP TO ZONING ORDINANCE

The Singac Redevelopment Plan shall be redeveloped in accordance with the standards detailed in this redevelopment plan. The Singac Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of Little Falls regulating development in the Singac Industrial Zone Redevelopment Area. In all situations where zoning issues are not specifically addressed herein, the Little Falls Land Use Ordinance and Development Regulations shall, however, remain in effect. The Township's Zoning Map shall be amended to indicate the redevelopment area to which the Singac Redevelopment Plan applies.

3.0 USE AND BULK REGULATIONS

The following land use and development standards provide a framework for the physical development of the Singac Redevelopment Area and have been put forth in the interest of public health, safety, convenience, and general welfare. The standards allow for project flexibility, while requiring that the design of buildings and improvements be of high quality and performance, and that the physical integration of design elements be prudently employed to meet the goals and objectives of this redevelopment plan. The Township has not attempted in these controls to anticipate every possible design or land use solution. Therefore, the land use controls set forth herein reinforce current zoning while providing guidelines for the types of uses the Township would like to see.

Relief/variances from the provisions of this section may be granted by the Township of Little Falls Planning Board in accordance with the provisions of Section 70(c) of the Municipal Land Use Law. To the extent that this establishes requirements from which the Planning Board cannot grant relief pursuant to Section 70(d) of the Municipal Land Use Law (e.g., permitted uses), then the procedure for amending the plan outlined in the report shall apply.

3.1 DEFINITIONS

The following terms are included within the redevelopment plan and defined herein:

TOWNHOUSE DWELLING UNIT - One of a series of single-family dwelling units attached by a common wall between it and the adjacent unit or units together with individual front and rear entrances and yards designed as an integral part of each unit and having been constructed in conformity with an approved subdivision and site development plan.

TOWNHOUSE DWELLING STRUCTURE - A building containing two or more townhouse dwelling units.

MULTI-FAMILY - A building containing three or more dwelling units that share common horizontal and vertical separations.

3.2 LAND USES

The purpose of the Singac Industrial Zone Redevelopment Area is to provide an area for a multi-family residential community in close proximity to the Little Falls train station and downtown Little Falls, while promoting an improved visual environment and economic growth along Main Street, a key thoroughfare for the Township. The Singac Industrial Zone Redevelopment Area is located about one half-mile from the Little Falls train station and will provide a new residential base within walking distance of the train station and shopping districts of Singac and downtown. The new market rate and affordable housing units will fill a housing need for new and future Township of Little Falls residents, provide ample on-site amenities for the new residents, increase ridership at the Little Falls rail station and NJ Transit bus lines, and provide housing options within the region. The revitalization of the Singac Industrial Zone Redevelopment Area will also improve the appearance and safety of the area, and improve the Township's tax base.

1. **Purpose:** The Singac Redevelopment Plan provides for multi-family residential development along Main Street where multi-family residential is consistent with the character on Main Street and takes advantage of assets in the surrounding area.
2. **Permitted uses.** Property in the Singac Industrial Zone Redevelopment Area may be developed only for:
 - a. Multi-family buildings
 - b. Townhouses
 - c. Total Density within the redevelopment area shall not exceed 36 units an acre provided that at least 15% if the total units within the redevelopment area are affordable units. Any reduction in this affordable housing obligation shall result in the permitted density being reduced to 35 units and acre.
 - d. Restaurants/Taverns
 - e. Open Space
3. **Accessory uses.** The following accessory uses are permitted in the Singac Industrial Zone Redevelopment Area:
 - a. Off-street parking in accordance with Section 3.5.
 - b. Private recreation facilities, intended for the use by residents of the premises.
 - c. Parking garage
 - d. Any and all other uses that are customarily incidental to the principal uses.

3.3 BULK REGULATIONS

Development in the Singac Industrial Zone Redevelopment Area is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Tract Area*	5 acres
Max. Density	36 dwelling units/acre*
Min. Lot Width	500 feet
Min. Lot Frontage	500 feet
Min. Lot Depth	220 feet
Front Yard Setback	10 feet for Townhouse and Multi-Family – front porches and steps are permitted within the setback
Side yard Setback	5 feet To residential Use – 20 feet – patios and decks are permitted within the setback
Rear yard Setback	40 feet 5 feet -accessory structures
Max. Building Coverage	50%
Max. Lot Coverage	80% - Public 10' wide walk to be excluded from lot coverage calculation
Minimum Useable Open Space	15%
Max. Height***	Townhouses – 3 stories or 42 feet Multi-family structures – 4 stories** or 55 feet Commercial buildings – 2 stories or 35 feet
Max. Height**** (Accessory Structures)	Parking Garage – 5 stories or 65 feet

* Tract may be subdivided to create three lots with no bulk zoning standards.

** 36 units/acre provided that at least 15% of the total number of units constructed within the redevelopment area are affordable units.

*** 4 Stories requires a 10 setback on the fourth floor facing Main Street

**** "Height" as it relates to any building means the vertical distance from the mean natural grade surrounding the building to: (a) in the case of a flat roof, the highest point of the flat roof or parapet wall, whichever is higher, or (b) in the case of a sloped roof, the midpoint of the sloped roof. The mean grade shall be calculated using the existing natural grade at ten-foot intervals surrounding the existing building foundation walls and any new construction. If soil or rock removal lowers the ground elevation around the perimeter of the foundation walls, building height shall be based on the lowered elevation. If the placement of soil or other materials raises the ground elevation around the perimeter of the foundation walls, building height shall be based on the elevation as it existed prior to the placement of soil or other material.

3.4 BUILDING AND UNIT DESIGN

1. Structures:
 - a. No townhouse dwelling structure with a frontage along Main Street shall be permitted to have more than 12 townhouse dwelling units.
 - b. All other townhouse structures which do not have a frontage along Main Street shall have no more than 14 townhouse dwelling units.
2. Dwelling unit size: Market-rate studio, one, and two bedroom units are permitted in multi-family buildings, and market rate three bedroom units are only permitted in townhouse dwelling structures. Units shall meet the following criteria:
 - a. Studio – market rate unit minimum 575 sq.ft.
 - b. One bedroom – market rate unit minimum 700 sq.ft./ affordable unit minimum 670 sq.ft.
 - c. Two bedroom – market rate unit minimum 1050 sq.ft./ affordable unit minimum 840 sq.ft.
 - d. No market unit in the multifamily building can have three or more bedrooms, except for affordable units. Three bedroom units are permitted in the townhouse dwelling structures.
 - e. Fifteen percent (15%) of the total number of units constructed within the redevelopment area shall be affordable units; all of which must comply with UHAC.
 - f. As it relates to any units with dens:
 - i. Dens must adjoin a living space
 - ii. Dens must be built without closets and at all times post-construction have no closets
 - iii. Dens must be accessed through a wider-than-usual opening
 - iv. The addition of a door, wall and a closet is at all times prohibited
 - g. Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy to verify continue compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the Singac Industrial Zone Redevelopment Area.
3. Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections shall be provided for each unit. One satellite dish shall be permitted per structure, and may not be visible from Main Street.

3.5 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. A maximum of two (2) driveways shall be permitted.
3. Two-way driveways shall be a minimum of 24 feet wide; where a center median is proposed, the median shall be a minimum of 5 feet in width and the driveway shall be a minimum of 18 feet in width.
4. Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block.

3.6 PARKING

1. Parking may be provided as both surface parking and garage spaces.
2. All required parking must be provided within the redevelopment area.
3. Parking is prohibited in any required front yard setback.
4. Parking shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way will be minimized. Parking is prohibited in any front yard.

5. Adequate fire and emergency access must be provided subject to the Township of Little Falls Fire Department.
6. All parking spaces shall be at least nine feet by eighteen feet.
7. On-site parking shall not be provided for any use or to any party other than a resident or visitor of the Redevelopment Area, nor shall parking areas be used for any purpose other than parking.
8. Visitor parking shall be signed and painted for each space designated for such a purpose.
9. Required parking.
 - a. The requirement for the minimum number of parking spaces shall be based on the following parking ratios:
 - i. Multi-family
 - 1.5 spaces per unit
 - ii. Townhouse
 - 2.0 spaces per unit
 - iii. Restaurant/Tavern
 - 1 space per 100 square feet
 - b. Signage shall be provided where parking spaces are to be reserved for residents and/or for areas used for visitor parking or restaurant use.
 - c. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
10. The parking structure shall not be visible from any point along the northerly edge of Main Street.

3.7 ON-SITE PEDESTRIAN REQUIREMENTS

1. Pedestrian walkways shall be provided connecting Main Street to building entrances, and connecting parking areas to building entrances.
2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by the Township's land use ordinances and as otherwise required by the Planning Board.
4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).
5. There shall be a minimum of a 10-foot wide improved path along rear of the property up until perpendicular with the interior front façade of the multifamily building, at which time it shall continue to the Main Street sidewalk. This path shall be designed in such a way that it may be expanded to adjacent properties at a later date to provide an off-road path to the Little Falls train station. The path shall be designed to identify it as a means of access to the adjacent train station. If the opportunity exists at the time of site plan approval, for a walkway along the NJ Transit, ROW the applicant shall explore the possibility.

3.8 BICYCLE PARKING REQUIREMENTS

1. A designated area within the Singac Industrial Zone Redevelopment Area shall be provided for bicycle parking for any multi-family building. The area can be permitted inside the building or outside in a protected area. Parking shall be provided in such a way that allows for a bicycle to be properly secured, via a bicycle rack or locker.
2. A minimum of one (1) bike parking space per 10 units shall be required.



3.9 SIGNAGE

1. Two monument-style signs identifying the name of the residential complex may be provided at the primary entrances. The signs shall have a maximum height of two and a half (2.5), maximum width of five (5) feet, a maximum area of 25 square feet, and be set back a minimum of ten (10) feet from any street right-of-way line. Any illumination shall be limited to either indirect lighting or diffused lighting, and the source of any lighting shall be shielded in such a manner as to not be visible from the street or any adjoining residential property.
2. Appropriate directional signage indicating the location of visitor parking and/or unit locations may be required.
3. One wall sign shall be permitted per commercial use within the Singac Industrial Zone Redevelopment Area. All design standards for wall signs shall be regulated by Article XXXI: Signs of the Little Falls Zoning Ordinance.
4. An (R1-1) sign and stop bar is required at any exit to the site.

4.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of Singac Industrial Zone Redevelopment Area. Any development that occurs in the Singac Industrial Zone Redevelopment Area should be considered in the context of the overall redevelopment area with regards to building height, massing, siting, materials, color or other design characteristic. These standards are intended to apply to renovations of existing buildings, to infill construction and to new construction.

The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the Township.

4.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Mix.** The mix of dwelling units shall be of the size and the mix set forth in subsection 1 of Section 3.3 above in an arrangement that promotes the enjoyment of the dwelling units, other on-site facilities and the community as a whole by residents of the development. The Planning Board shall require, as a condition of final approval of the development plan, the provision that the locations of the dwelling unit mix conform with the above standards.
2. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
3. **Site Layout.** The development plan shall locate buildings, parking areas and open space in an arrangement that promotes the enjoyment of dwelling units, other on-site facilities and the community as a whole by

residents of the development. Dwelling units and buildings shall be oriented towards the public street and interior open spaces and away from parking lots and garages. Surface parking lots and garages, not masked with architectural features shall be prohibited from being located in the front yard area of any dwelling unit.

4. **Individuality of Dwelling Units and Buildings.** In order to provide attractiveness, identity and individuality to dwelling units, buildings and complexes of buildings within the entire development and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:
 - a. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
 - b. Varying architectural embellishments to roofs between dwelling units, buildings or complexes of buildings including roof elements such as dormers, belvederes, masonry chimneys and similar elements, provided that such are architecturally compatible with the style, materials, colors and details of the building;
 - c. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.
 - d. All units facing on Main Street shall provide front entrances and stoops to convey a neighborhood residential feeling.
 - e. Any multifamily building façade shall be compatible in architectural style with townhomes
5. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent light fixture shall be provided outside each exterior entrance to a dwelling unit or building.
6. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
7. **Community Space.** Any proposed multi-family development shall incorporate approximately 4,000 sq.ft. of interior community space, such as: a wellness/fitness center, business center, concierge services, recreation room, and library or jitney services. All these services should be for the use of building residents only.
8. **Common Open Space.** Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site, including existing vegetation, where possible, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally formal and geometrically logical, however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.
9. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Township's lighting standards.
10. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the available cable television utility.
11. **Maintenance Equipment Storage.** The storage of maintenance equipment shall be located within any building.
12. **Common Entrances.** Multi-family buildings with common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.

4.2 FAÇADE STANDARDS

1. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
2. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
3. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
4. All townhouse units and at least 50% of the first floor units within the multi-family building facing on Main Street shall provide front entrances and stoops to convey a neighborhood residential feeling.
5. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
6. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.
7. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.

4.3 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

4.4 MECHANICAL EQUIPMENT SCREENING

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted;
4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15' from any street or public open space and screened as to not be visible from any adjacent public street or public property within the Singac Industrial Zone Redevelopment Area
5. If wall pack ventilation units are being used, they are required to match the adjacent building material color.

4.5 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall be screened by a solid masonry wall or 6-foot solid fencing on three sides and heavy-duty gate closures.
2. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that are a minimum of 5-6 feet tall at planting.
3. Garbage and recycling collection shall be through a private service to be paid by residents of the improvements constructed in the Singac Industrial Zone Redevelopment Area and not by the general revenue or tax collections of Little Falls Township. A recycling and trash pickup plan shall be submitted.

4.6 UTILITIES

All new utility distribution lines and utility service connections from such lines to buildings in the Singac Industrial Zone Redevelopment Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred. A capacity analysis shall be submitted for any site plan application.

4.7 LIGHTING

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including street lamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Township ordinance standards for lighting.

5.0 STREETScape AND STREET DESIGN

Public realm improvements and furnishings within the Singac Industrial Zone Redevelopment Area are intended to create a pedestrian-friendly environment, provide an attractive gateway into Little Falls, and improve the aesthetics of the area. Where Little Falls has determined that existing streetscape and open space features have deteriorated, do not exist or need improvement, the applicant/owner/redeveloper shall be required to make related site improvements at the time of site plan approval that comply with the established Little Falls Streetscape Standards.

5.1 STREET TREES

1. Street Trees shall be planted along the streets within or adjacent to the Singac Industrial Zone Redevelopment Area. Shade trees should be planted to create a traditional allee (a line of trees along both sides of the street) that is appropriate given the surrounding residential character.
2. Where street trees are not currently provided, they shall be placed at regular intervals on all streets within the Singac Industrial Zone Redevelopment Area and shall be planted at approximately 40 feet on center. Exceptions to the 40-foot spacing are allowed for curb cuts to parking areas, lobby entrances and utility facilities located within the sidewalk area.
3. The genus-species of trees shall be consistent with the existing foliage to harmonize the natural setting in the surrounding area. Tree types and location shall be subject to approval by the Planning Board.
4. Trees shall not be planted in a way that would negatively impact pedestrian circulation and visibility.

5.2 SIDEWALKS

1. Sidewalks shall be located along all streets and kept in good condition at all times to accommodate the safe travel of pedestrians and persons with limited mobility.
2. The existing sidewalks within the Singac Industrial Zone Redevelopment Area may remain so long as they are sufficient and in good condition and improved to meet minimum ADA requirements.
3. New sidewalks elsewhere in the Plan Area shall be a minimum of 4-feet wide.
4. Existing curb cuts within the Singac Industrial Zone Redevelopment Area that will not be used by any proposed development shall be replaced with new sidewalks to match the surrounding sidewalk materials and design.

5.3 STREETSCAPE LIGHTING

1. Street lighting shall be of a type supplied by or approved by the utility and of a type and number similar to the existing Main Street lighting and shall be provided for all street intersections and along all streets within the redevelopment area as deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting.
2. Pedestrian-scale, decorative lighting (12 feet to 14 feet in height) comparable to the Little Falls Streetscape Standard shall be provided at regular intervals along the public right of way within the Singac Industrial Zone Redevelopment Area.
3. The lighting scheme shall be chosen to illuminate the sidewalks and walkways and promote an enjoyable pedestrian experience, sense of security, and unified look throughout the Singac Industrial Zone Redevelopment Area.
4. Decorative lighting may contain features such as hanging plant baskets and/or banners, where such features meet the approval of the Planning Board.

5.4 STREETSCAPE FURNISHINGS

1. Street furniture in the area, including benches/seating, public art, lighting, planters, and trash and recycling containers, should be appropriately placed but serve to also be visually appealing.
2. The property owner shall be responsible for the maintenance of all street furniture, including raised planter landscaping and care, the emptying of garbage and any repairs necessary within the redevelopment area, including the streetscape.

5.5 BUS STOP

1. The selected developer shall maintain existing bus stop locations along the redevelopment area and during site plan shall investigate any possibility of a bus pull off location along Main Street.

5.6 COMPLETE STREETS

Little Falls has adopted a Complete Streets policy by Resolution to support and reinforce their commitment to creating a comprehensive, integrated, connected street network that safely accommodates all road users of all abilities and for all trips. As such, any application within the Singac Industrial Zone Redevelopment Area that results in a public street project shall ensure that such a project be designed and constructed as “complete streets” whenever feasible to do so in order to safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers, with special priority given to pedestrian safety, and shall make affirmative statement to that project’s adherence in the site plan application.

5.7 STREET REGULATIONS

Efficient circulation through the Singac Industrial Zone Redevelopment Area shall be maintained at all times. All uses within the Singac Industrial Zone Redevelopment Area shall ensure their operations do not interfere with the safe and efficient operations of any public roadway within the Singac Industrial Zone Redevelopment Area.

1. Bicycle signage and striping is encouraged throughout the Singac Industrial Zone Redevelopment Area, subject to approval by the Planning Board. Where separate bicycle facilities are not feasible or required, applicant shall consider the installation of sharrows and/or “share the road” or “bicycle may use full lane” signage.

5.8 TRAFFIC IMPACT STUDY

As part of any application for site plan approval, a Traffic Impact Study shall be submitted for review by the Township Engineer. The Traffic Impact Study shall consider both vehicular and pedestrian traffic.

6.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

6.1 RELATIONSHIP TO LOCAL PLANNING OBJECTIVES

Little Falls Master Plan. This Plan acknowledges and serves to address many of the goals and objectives noted in the 2013 Master Plan Re-examination Report associated with the Singac Industrial Zone Redevelopment Area including:

Comprehensive Goals:

1. Encourage the promotion of practical and appropriate development controls in order to promote and be consistent with the goals of the MLUL (N.J.A.C. 40:55D-2), which advocates the protection of the general health, safety and general welfare of the residents
2. Continue to be a stable and diverse suburban community through the provision of a balanced land use pattern
3. To encourage the site specific appropriate production of a range of housing types and densities to meet the housing needs of the residents of Little Falls
8. Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial areas (US-46, Signac and Main Street), while being sensitive to adjacent and existing uses
10. Balance redevelopment initiatives in a manner that considers the fiscal impacts to the Township while not adversely impacting traffic, population, safety and environment, character and privacy of existing residential area or placing increased demands on municipal services.

Land Use Objectives:

1. Maintain, preserve and enhance the existing established residential character of Little Falls neighborhoods.
4. Expand opportunities for mixed use development in the business corridors and potential Transit Village area designation, including both the office and retail sectors and to encourage residential uses of many varieties including a mix of types that produce few schoolchildren, resulting in a positive fiscal impact on the Township.

Housing Objectives:

3. Although there is limited available land capacity where higher density inclusionary housing could be encouraged in the Township, appropriate residential development should be inclusionary and provide for its share of affordable housing.

Circulation Objectives:

1. Create pedestrian and bike connections within the Township between and among residential neighborhoods, community resources, commercial areas and transit facilities.

Economic Development Objectives:

8. Facilitate the redevelopment or upgrade of existing non-residential properties where appropriate.

6.2 RELATIONSHIP TO OTHER PLANS

Wayne Master Plan. The Singac Redevelopment Plan Area is near the boundary of Little Falls Township and Wayne Township. The Township of Wayne's 1994 (last re-examined in 2010) Master Plan identifies that zoning and land use in Little Falls to be substantially consistent with Wayne's Master Plan. The Singac Industrial Zone Redevelopment Area is accessed from Wayne via Newark-Pompton Turnpike over the Passaic River. In Wayne, the land is zoned for commercial, characterized by the Willowbrook Mall. In Little Falls, Newark-Pompton Turnpike is also commercial as it approaches the intersection with Main Street from both directions. The proposed redevelopment plan provides a suitable transition in land use from both commercial areas, and as such, is substantially consistent with Wayne's Master Plan.

Passaic County Master Plan. The County of Essex does not have a current Master Plan Land Use Element. However, the county completed its Transportation Element in 2012. The element developed a County Roadway Classification System based on Complete Streets guidelines. The section of Main Street (CR-631) in the redevelopment area is classified as a "Downtown Street", noting the corridors are "characterized by mixed-use commercial and traditional downtown services and needs". Also, they "tend to be highly transit-oriented and experience high levels of pedestrian activity". The proximity to the train station and availability of NJ Transit bus service along Main Street makes the redevelopment area particularly suited to higher-density residential.

State Development and Redevelopment Plan. The objectives of the Singac Redevelopment Plan are consistent with the goals, strategies and policies of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. Ultimately, the Redevelopment Plan will provide diverse housing options, affordable housing opportunities, and support the usage of public transportation because of the Singac Industrial Zone Redevelopment Area's proximity to the Little Falls train station.

7.0 IMPLEMENTATION

7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

The Little Falls Township Council shall be the designated Redevelopment Entity as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) ("LRHL") and shall for the purposes of this report be identified as The Little Falls Redevelopment Agency (LFRA).

The governing body of Little Falls may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan if necessary.

When necessary for the implementation of this plan, LFRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan (N.J.S.A. 40A: 12A-4(c)).

The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this redevelopment plan. The redeveloper shall further agree not to lease (other than residential leases to residential end-users of the residential units and site improvements constructed in the Singac Industrial Zone Redevelopment Area), sell or transfer any interest acquired, or any part thereof, without prior written approval of the LFRA, who's consent will not be reasonably withheld.

7.2 CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

1. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the LFRA, together with any other materials requested by the LFRA (collectively, “Redeveloper Materials”):
 - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
 - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
 - c. Estimated total development cost.
 - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - e. Detailed description of proposed public amenities and benefits.
 - f. Estimated time schedule for start and completion of development.
 - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
 - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
 - i. A certification that no member of the governing body nor any member of the LFRA will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.
 - j. The LFRA shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. The LFRA shall have the authority to determine at what pace and in what order it shall designate redevelopers for redevelopment of the properties in the Redevelopment Area.
2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Singac Redevelopment Plan and the redevelopment agreement.
3. The redeveloper shall devote land within the Singac Industrial Zone Redevelopment Area for the uses specified in the Singac Redevelopment Plan.
4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Singac Industrial Zone Redevelopment Area was determined shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain or deemed “in need of redevelopment” pursuant to the LRHL.
5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Township, or successors, lessees, or assigns of any of them, by which the land in the Singac Industrial Zone Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
6. Neither the redeveloper nor Township and the LFRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Singac Industrial Zone Redevelopment Area.

7.3 GENERAL PROVISIONS

1. The LFRA and the Little Falls Planning Board specifically reserve the right to review and approve the redeveloper’s plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Singac Industrial Zone

Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.

2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:D-53. Either the Township Attorney or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the Township in accordance with the Municipal Land Use Law (MLUL) and shall be sufficient to assure completion of improvements within two years of final site plan approval or apply for an approved extension by the LFRA and Planning Board, which shall not be unreasonably denied.
3. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
4. No building shall be constructed over an easement in the project area without prior written approval of the Township of Little Falls.
5. Utility easements, when necessary, shall be provided by developers and approved by the Township of Little Falls.
6. The developer of the Singac Industrial Zone Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board in the Singac Industrial Zone Redevelopment Area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

7.4 SITE PLAN AND SUBDIVISION REVIEW

Any subdivision of lots and parcels of land within the Singac Industrial Zone Redevelopment Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Township of Little Falls, except that where this redevelopment plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.

Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Singac Industrial Zone Redevelopment Area, prepared in accordance with the requirements of the Township Land Use Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and shall be submitted by the developer(s) to the Planning Board for approval.

Any substantial revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board for approval. This pertains to any revisions or additions made prior to, during, and after completion of the improvements.

7.5 INFRASTRUCTURE

The redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project. The redeveloper's agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of

required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

7.6 ACQUISITION AND RELOCATION

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Singac Industrial Zone Redevelopment Area by the Township of Little Falls.

7.7 AFFORDABLE HOUSING REQUIREMENTS

During the preparation of the AINR Study for Singac Industrial Zone Redevelopment Area, there were no existing affordable housing units identified. All properties were acquired through private negotiation. Any proposed residential development within the Singac Industrial Zone Redevelopment Area shall provide a minimum of 15% affordable housing units, all of which shall be in the multi-family residential rental building, and of which all will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Township of Little Falls and the State of New Jersey. Any proposed residential condominium-type development within the Singac Industrial Zone Redevelopment Area shall provide a minimum of 15% affordable housing units.

7.8 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

The Little Falls Planning Board may grant deviations from the regulations contained within this redevelopment plan, where by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this redevelopment plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Planning Board may also grant such relief where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section if such deviation or relief will have substantial detriment to the public good or substantial impairment of the intent and purpose of this redevelopment plan.

An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this redevelopment plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Little Falls Zoning Board of Adjustment.

7.9 ADVERSE INFLUENCES

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

7.10 PROCEDURES FOR AMENDING THE PLAN

This redevelopment plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Township of Little Falls. The municipal governing bodies, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

7.11 DURATION OF THE PLAN

The selected redeveloper(s) within the Singac Industrial Zone Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, as specified in a redevelopment agreement.

Provisions of this plan specifying redevelopment of the Singac Industrial Zone Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township of Little Falls.

7.12 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification by the Township of Little Falls that the redevelopment within the Singac Industrial Zone Redevelopment Area has been completed, certificates of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this redevelopment plan shall be in effect until the issuance of such certificates.

7.13 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this redevelopment plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this redevelopment plan shall be deemed valid and effective.

APPENDICES