



Roche Innovation Center Redevelopment Plan

Block 102 Lot 2 & Block 200 Lot 1, 2, 3, 4, 5, 6, 24

Township of Nutley

Essex County, New Jersey

Introduced June 18th, 2025

with de minimis modifications

Adopted on July 1st, 2025

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Acknowledgements:

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Commissioner Alphonse Petracco
Commissioner Dr. Joseph P. Scarpelli
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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 is an excerpt of the 2012 Master Plan goals and objectives related to the Roche Innovation Center Redevelopment Plan (herein referred to as the "Redevelopment Plan" or "Plan"):

1. Broaden the tax base through the attraction of commercial uses compatible with a residential community in order to provide for government services needed by residents and taxpayers of the Township.
2. Encourage good design, amenity and proper landscaping in new and rehabilitated buildings.
3. 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.
4. Encourage the implementation of green infrastructure and sustainable technologies in new developments where viable and beneficial.
5. Undertake a review of zoning districts to ensure that they are responsive to market conditions and allow for the attainment of the Township's overall goals and objectives. Consider new uses compatible with the existing community which allow for economic growth.
6. 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.
7. Concentrate economic and commercial activities in existing centers of commerce.
8. Recognize the unique character of each area, and promote development that takes advantage of market opportunities unique to Nutley.
9. Capitalize on Nutley's competitive advantages for economic development including its metropolitan location, extensive transportation and utility infrastructure, land available for redevelopment, a stable and highly skilled labor force, and an excellent quality of life.
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:

This Roche Innovation Center Redevelopment Plan has been prepared for Block 102 Lot 2 and Block 200 Lots 1, 2, 3, 4, 5, 6, and 24, as well as a portion of the Windsor Place right-of-way (herein referred to as the "Roche Innovation Center Redevelopment Plan Area"). As described herein, these lots comprise a portion of the former Hoffman La-Roche Campus (the "HLR Site" or the "Overall Redevelopment Area") which is an approximately 119-acre site consisting of property within the City of Clifton in Passaic County and the Township of Nutley in Essex County that formerly served as the U.S. headquarters for Hoffman-La Roche, Inc., a global healthcare company.

On March 18th, 2014, pursuant to Resolution #67-14, the Nutley Township Board of Commissioners requested the Planning Board of Nutley Township conduct a preliminary investigation of the Nutley portion of the Hoffman-La Roche Campus to determine if it satisfied the criteria for designation as a condemnation area in need of redevelopment pursuant to N.J.S.A. 40A 12A-5. Likewise, on November 5, 2014, pursuant to Resolution 513-14, the Municipal Council of the City of Clifton requested the Planning Board of the City of Clifton conduct a preliminary investigation to determine whether its portion of the Hoffman-La Roche Campus to determine if it satisfied the criteria for designation as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A 12A-5.

Maser Consulting prepared an investigation study with a date of February 5, 2015. Following the completion of this investigation, both municipalities designated their respective portions of the HLR Site as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law ("LRHL"). On March 3, 2015, the Nutley Township Board of Commissioners designated the entirety of the Nutley portion of the Hoffman-La Roche Campus as an area in need of redevelopment with condemnation. Likewise, as per Resolution 251-15 adopted on May 5, 2015, the Municipal Council of the City of Clifton designated the entirety of the Clifton portion of the Hoffman-La Roche Campus as a non-condemnation area in need of redevelopment.

B. Surrounding Area Context:

Block 102 Lot 2 and Block 200 Lots 1, 2, 3, 4, 5, and 6 are located in the M-O Industry and Office Work Zoning District. Block 200 Lot 24 is located in both the M-O Industry and Office Work Zoning District and the R-1 Residential One-Family Zoning District. The surrounding area is comprised of single-family homes to the west, single-family homes and a small commercial area to the south, and the remainder of the ON3 Campus (previously the Hoffman-La Roche Campus) to the east and north.

The surrounding zoning districts include the M-O Industry and Office Work Zoning District, the R-1 Residential One-Family District, the Phase 2A Redevelopment Area in the Township of Nutley, and the Phase II-A Redevelopment Area RD Research and Development District in the City of Clifton.

C. Property Information:

The Roche Innovation Center Redevelopment Plan Area is located in the northwesterly portion of Nutley, to the north of the intersection of Kingsland Street and Brookdale Avenue. It is immediately adjacent to the Township's shared municipal border with the City of Clifton and the portion of the Overall Redevelopment area located therein.

Inclusive of the Windsor Place right-of-way (approximately 0.42 acres), Block 102 Lot 2 and Block 200 Lots 1, 2, 3, 4, 5, 6, and 24 occupy an area of approximately 9.13 acres and is irregular in shape. Altogether, the dimensions include approximately 460 feet of frontage along Kingsland Street and 50 feet traversing the Windsor Place right-of-way. The Township will be vacating the right-of-way on Windsor Place, at which time the right-of-way's land shall become part of Block 102, Lot 2 and Block 200, Lots 1 and 24, which land is part of the Roche Innovation Center Redevelopment Plan Area and subject to this plan's development restrictions and criteria. It has been and remains the intent of the Nutley Commissioners that once the Windsor Place right-of-way is vacated, that portion of the right-of-way be included in the Roche Innovation Center Redevelopment Plan Area and subject to the plan's development restrictions and criteria.

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 Genentech in 2009, the Hoffmann-La Roche headquarters were eventually moved to Genentech'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.



Figure 1: Redeveloper Area Identified

3.0 General Provisions:

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

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper and shall apply notwithstanding to the provisions of any zoning or building ordinance or other regulations now or hereafter in force.

1. The applicant may submit a site plan application to the Planning Board and the board's professionals, who shall review the application and provide their professional reports thereon, however, the MLUL time period to act upon the application shall not commence, and the Planning Board shall not conduct a hearing on the application, until the applicant is designated as the Redeveloper and enters into a Redevelopment Agreement with the Township with regard to the subject property.

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 Commissioners by the applicant for review specific to this Redevelopment Plan for compliance, prior to any hearing by the Planning Board of the Township of Nutley, 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. The Board of Commissioners shall have ten (10) days to complete its review.

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 or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

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 and/ or redeveloper.

F. Deviation Request:

The Planning Board may grant variances and/or waivers allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures of physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property, or if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. 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 the plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without proper proofs associated with either the variance and/or waiver. An application for a variance and/or waiver 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, 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 means of an amendment of the Redevelopment Plan by the Township's governing body, and only upon finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.



Figure 2: Redeveloper Area Identified

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. Long Term Financing Considerations:

Due to the size, scale, vital location and anticipated nature of the potential projects contemplated under this plan, the Township anticipates that it would be eligible for a PILOT if the project commences within five (5) years of plan adoption. After that time, the specific economic conditions would have to be reevaluated to determine the duration of an exemption that would be deemed financially feasible and appropriate. The actual entry of any financial agreements for a long term tax exemption are subject to governing body approval under the processes required by law. In order for the Township to determine if a PILOT is necessary the developer would be required to submit a preliminary fiscal impact analysis as part of the process.

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.

The properties are located in the M-O Industry and Office Work Zoning District as well as, as to Lot 24 in Block 200, the R-1 Residential One-Family Zoning District. This redevelopment plan supersedes the existing zoning with respect to the subject property.

I. 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.

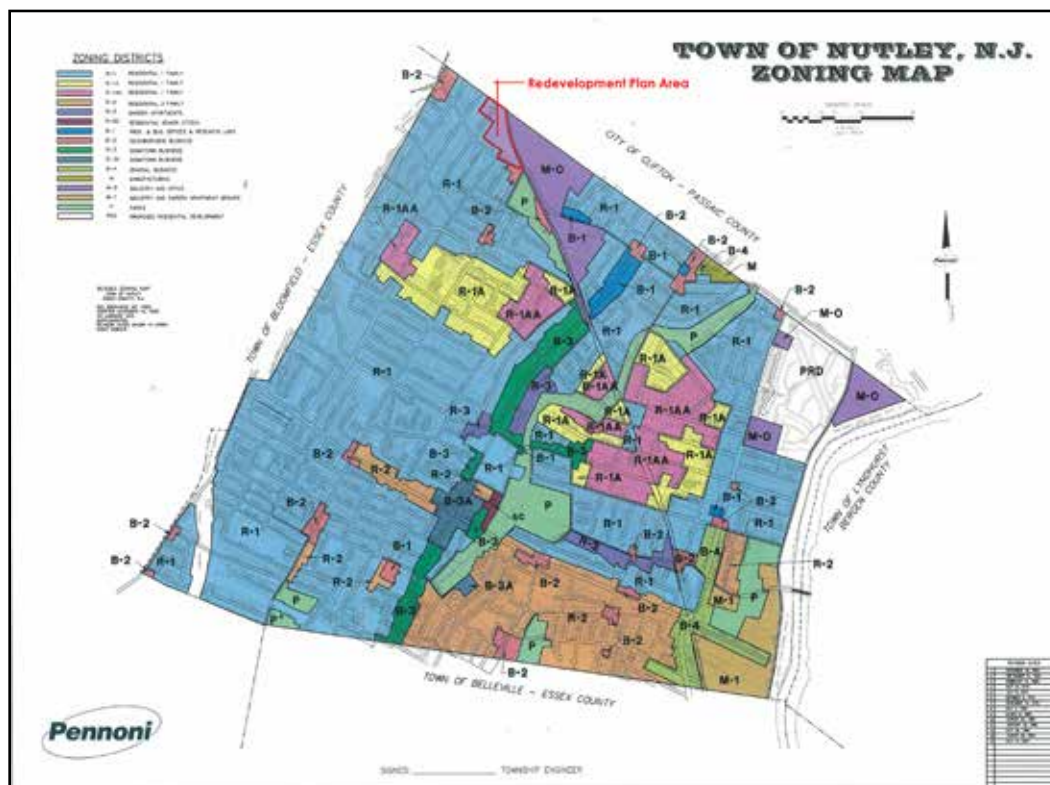


Figure 3: Zoning Map with Redeveloper Area Identified

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 plan area.

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

CAFETERIA: An eating establishment in which patrons serve themselves or are served at a counter.

CLINICAL LABORATORY: Laboratories including but not limited to bacteriological, biochemical, microscopical, serological, or parasitological research, development and testing by application of one or more of the fundamental sciences to material whether or not originating from the human body, by the use of specialized apparatus, equipment and methods, including incidental pilot plants in connection therewith (excluding animal testing).

GMP (GOOD MANUFACTURING PRACTICES) FACILITY: A production facility or a clinical trial materials pilot plant for the manufacture of pharmaceutical products. It includes the manufacturing space, the storage warehouse for raw and finished product, and support lab areas.

GREEN ROOF: A roof covered with vegetation, designed for water management, aesthetic value, recreation and/or to optimize resource conservation.

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.

MEDICAL LABORATORIES: As an accessory or a principal use, for testing or providing analysis relating to the medical care of humans.

MEDICAL OFFICE: A place principally engaged in providing services for health maintenance, diagnosis, and treatment of human disease, pain, or other physical or mental conditions of patients which may include medical procedures, including surgery. The term medical office shall not be construed to be an acute care hospital facility.

MEDICAL RESEARCH: Any study conducted to aid and support the development of knowledge in the field of medicine, including but not limited to bench science, applied research, translational research, pre-clinical research, and clinical research (excluding animal testing).

OFFICE: A place for an occupation that involves a professional, business, scientific, artistic, educational, clerical, administrative, executive or equivalent activity.

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.

PILOT PLANT: An establishment or part thereof used to test out concepts and ideas regarding compound composites and determine physical layouts, material flows, type of equipment required, costs, and secure other information in the discovery and advancement process of a product, incidental to compound approval prior to the transfer to a full-scale production site based on technology driven process consistent with a life science campus, which meet the Adverse Influence provision of this Redevelopment Plan. A pilot plant is an intermediate step between research and full-scale production.

PARKING STRUCTURE / STRUCTURED PARKING: A building or structure consisting of one or more levels and used for short-term, daily, or overnight parking or storage for bicycles and/or motor vehicles, including delivery and box trucks but excluding 18 wheelers and trailers unless located in the loading dock(s).

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.

RESEARCH LABORATORY: A facility engaged in medical and/or scientific investigation, testing and/or the production of factual information.

RESEARCH AND PRODUCT DEVELOPMENT LABORATORY: A facility housing research and research support uses (excluding animals) including but are not limited to the following:

- Laboratories devoted to experimentation in the biology, chemistry, physics and/or engineering sciences, including the design, development, engineering, and/or testing of materials, processes and products, and the assembly, fabrication operation, and/or processing of prototype materials processed and/or products for test and/or evaluation.
- Rooms housing equipment and/or materials actively and directly used in research and technology, including rooms for the testing, repair, service, assembly, and study of products, and including computer rooms, conference rooms, libraries, and demonstration rooms.
- Office space for employees, consultants, and/or visitors actively participating in, supervising, or supporting research uses.
- Cafeteria and/or kitchen space; shipping/receiving, stockroom and storage facilities; support services; dispensary; and exercise, locker, and shower rooms for employees.
- Rooms, including the testing, repair, service, assembly, and study of products.

SCIENTIFIC RESEARCH FACILITY: A structure or room equipped for conducting scientific experiments, analysis, examinations, research, testing and/or other experimental technical work.

STREET FURNITURE: The elements of streetscape, including but not limited to benches, bollards, news-racks, trash receptacles, tree grates, hardscape, seat-walls, street lights, and street trees.

SURFACE PARKING LOT: An off-street, ground-level open area that provides short-term, daily or overnight parking or storage for bicycles and/or motor vehicles, including delivery and box trucks including delivery and box trucks but excluding 18 wheelers and trailers unless located in the loading dock(s).

6.0 Zoning:

A. Overview:

1. Intent: The intent of this Roche Innovation Center Redevelopment Plan is to facilitate the development of one or more modern research and development facility(s) serving as an innovative hub based on design, research, and development which is physically, economically, and social integrated with the existing residents and businesses within Nutley. It is the Township's desire to see new and compatible uses with this vision that will create skilled jobs, ratables, and new opportunities for growth within the municipal boundaries without contributing additional burden to the existing school or infrastructure system, unless mitigated.
2. Description: The Roche Innovation Center Redevelopment Plan Area shall constitute the following lands: Block 102 Lot 2 and Block 200 Lots 1, 2, 3, 4, 5, 6, and 24, as well as a portion of the Windsor Place right-of-way to be vacated.

B. Permitted Uses:

1. Purpose: This section establishes the uses permitted within the Roche Innovation Center Redevelopment Plan Area including accessory uses.
2. Permitted Principal Uses: The following uses are permitted. Buildings and properties with a mix of the following uses are permitted and encouraged. Multiple principal uses on a single lot and/or in a single building shall be permitted.
 - a. Offices.
 - b. Medical offices and practices.
 - c. Medical and scientific education.
 - d. Scientific laboratories, including pilot plants in connection therewith.
 - e. Fabrication and assembly of products related to technology and life sciences campus.
 - f. Research laboratories and product development laboratories.
 - g. Processing and warehousing facilities for products and materials related to medical research, scientific research and/or product development related to the medical research and facility.
 - h. GMP facilities.
 - i. Pilot plants.
 - j. Infrastructure and utilities facilities.
 - k. Active and passive recreation and open space areas.
 - l. Structured and surface parking.
 - m. Driveways and public and private roadways.
 - n. Clinical Laboratory.

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. Offices.
 - b. Pilot plants.
 - c. Showrooms.
 - d. GMP facilities.
 - e. Cafeterias and/or kitchen spaces.
 - f. Structured and surface parking.
 - g. Driveways and public and private roadways.
 - h. Active and passive recreation, plazas, and open space areas.
 - i. Health clubs / gyms / fitness centers for use by employees in the redevelopment plan area.
 - j. Security facilities and storage structures for materials and products related to or used in connection with the principal use.
 - k. Sky bridges and elevated walkways connecting buildings and structures located within this redevelopment plan area and/or the Overall Redevelopment Area.
 - l. Infrastructure and utilities facilities.
 - m. Refuse and recycling areas.
 - n. Flag poles.
 - o. Sitting areas outdoor furniture.
 - p. Accessory uses and structures which are customarily incidental and subordinate to a permitted principal use.

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

Development within the Roche Innovation Center Redevelopment Plan Area shall conform to the area and bulk standards set forth below:

1. **Minimum Lot Size:** 1 acre
 - a. Subdivisions of "convenience" shall be permitted to provide for separate financing of individual structures and/or lots which shall not be subject to the minimum lot size requirement established above.
2. **Minimum Building Front Yard Setback from a Public Street:** 40'-0"
3. **Minimum Building Setback from a Rail Line:** 20'-0"
4. **Minimum Building Side and Rear Yard Setback if Abutting a Residential Area:**
 - a. A setback of 40'-0" shall be required for any building abutting a residential zone. Bump-outs do not count toward this requirement.
5. **Minimum Setbacks from Internal Lot Lines:**
 - a. There shall be no setback requirements from any internal lot line within the Overall Redevelopment Area.
 - b. The placement of buildings shall not interfere with sight triangles.

6. **Maximum Building Height:** 80'-0"
7. **Maximum Building Coverage:** 30%
8. **Maximum Impervious Coverage:** 75%
9. **Minimum Buffer:** 40'-0" along Kingsland Street, provided the following shall be permitted in a buffer area:
 - a. Drainage improvements.
 - b. Underground and above-ground utilities.
 - c. Pedestrian and bicycle paths.
 - d. Crossing of roadways and driveways.
 - e. Fences and retaining walls.
 - f. Signage.
10. **Flood Mitigation/-Water 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 ensuring that the design and construction of any improvements within the redevelopment area shall meet the design and performance standards of the stormwater management rule and minimize damage to life and property from flooding caused by development within the flood hazard areas, to preserve the quality of surface waters, and to protect the wildlife and vegetation that exist within and depend upon such areas for sustenance and habitat as required by the flood hazard area control act rules. 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.
11. **Mechanical Equipment and Utilities:** All exterior mechanical equipment shall be located on rooftops behind parapet walls to limit visibility. Exterior ground-mounted mechanical equipment shall be fully screened with plantings or other architectural elements.

F. Parking Standards:

1. Parking Requirements:

The minimum parking requires for the Roche Innovation Center Redevelopment Plan Area are as follows:

Use	Parking Ratio
Fabrication, processing, GMP, pilot plants, and warehousing facilities	0.5 spaces per 1,000 square feet
Medical and scientific education	3.0 spaces per 1,000 square feet
Offices	0.7 spaces per employee or 3.0 spaces per 1,000 square feet, whichever is less
Medical Offices	4.0 spaces per 1,000 square feet
Research facilities and laboratories	0.25 space per employee or 1.0 space per each 1,000 square feet, whichever is less

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. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure, excluding all vertical penetrations, roof areas and equipment areas.
 - c. Accessory uses and structures shall not generate parking requirements separate from or in addition to the parking required for the principal use to which they are accessory.
 - d. Up to 20% of the required parking stalls may be designated for compact cars.
 - e. If two or more uses are conducted in one building, the minimum required number of parking spaces shall be the aggregate of the required number of parking spaces for each use, computed separately, except as may be modified herein.
2. **Shared Parking:** Shared parking, where possible, shall be encouraged so as to result in fewer overall parking spaces. The Planning Board may grant reasonable deviations and waivers from the parking standards contained herein where evidence is provided that shared parking will not negatively affect the availability of on-site parking at any given time.
 3. **Make-Ready/EVSE 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.
 4. **Bicycle Parking:** Bicycle parking is required for new developments at one bicycle parking space for every 25 vehicle parking spaces, up to 200 vehicle parking spaces.
 - a. Thereafter, one bicycle parking space shall be provided for every 50 vehicle parking spaces.
 - b. Bicycle parking may be located indoors or outdoors.
 5. **ADA Accessible Parking Requirements:** Refer to national ADA standards for accessible parking space counts, dimensions, and design specifications.

6. **Minimum Number of Loading Spaces:** There shall be a minimum of one loading spaces for each 100,000 square feet of warehouse space, GMP space, pilot plants, and/or laboratory/research space or fraction thereof in the Roche Innovation Center Redevelopment Plan Area. Areas devoted to other uses permitted herein shall not require nor shall be included in the calculation of the required number of loading spaces. In no case shall there be more than five (5) loading spaces.
7. **Temporary Parking Locations:**
 - a. Some of the required parking for Roche Innovation Center Redevelopment Plan Area may initially occur in temporary locations.
 - b. The required parking, temporary and permanent, for the Roche Innovation Center Redevelopment Plan Area may be located in surface lots, or in structured parking facilities, which may be relocated from time to time, in the Roche Innovation Center Redevelopment Plan Area.
 - c. Temporary parking is not permitted on public streets at any time.
8. **Permanent Parking Locations:**
 - a. Permanent parking for uses within the Roche Innovation Center Redevelopment Plan Area may be located in surface lots, or in structured parking facilities.
 - b. Permanent parking for individual uses does not have to exist on the same building lot as the principal structure or use.
 - c. Permanent parking is not permitted on public streets at any time.

7.0: Design Standards:

A. Architectural Design Standards:

The following section addresses an overall approach for the design of architectural 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 vertical improvements.

1. Architecture + Building Design Standards:

- Parking and loading areas should be oriented to minimize visibility from the street and shall be screened in locations where they face public streets.
- A harmonious aesthetic across buildings within the Roche campus is encouraged.
- Primary entrances to buildings shall be clearly marked and architecturally framed.
- Ground facades should provide transparency to create a sense of visibility and openness from the public street.
- Blank walls are discouraged. Blank components of facades should be limited to the greatest extent possible but may be permitted where necessary to accommodate the interior layout.
- Landscaped buffers, artistic treatment, paint schemes, and other means by which to soften otherwise blank facades shall be employed.
- Where architectural accent lighting, and sign lighting is provided, it shall be off between the hours of 11:00 pm and 6:00 am. Security lighting shall not apply to this requirement.

2. Sustainability Standards:

- Provision of electric truck charging stations is encouraged.
- Operators should be encouraged to install and maintain, at the manufacturer's recommended maintenance intervals, air filtration systems for the life of the project.
- Operators should be encouraged to install and maintain, at the manufacturer's recommended maintenance intervals, an air monitoring station proximate to sensitive receptors and the facility for the life of the project and to make the resulting data publicly available in realtime.
- For buildings and structures not connected to a Central Utility Plant servicing the Overall Redevelopment Area, operators are highly encouraged to install solar photovoltaic systems on the project site that is equal to or greater than the building's projected energy needs.
- Any stand-by emergency generators utilized should be powered by a non-diesel fuel. In the event diesel fuel is required, an ultra-low diesel fuel shall be utilized.
- Operators should be encouraged to establish and promote a ride share program that encourages alternate modes of transportation, including carpooling, public transit, shuttle service and biking.
- Site development should strive to comply with LEED green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.
- Cool pavement and a white roof should be used throughout the facility to reduce heat island effects.
- Operational standards should restrict truck idling time, and encourage off-peak goods movement and staggered shifts, to minimize traffic impacts.

B. Landscaping Design Standards:

The following section addresses an overall approach for the design of landscape 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 landscape improvements.

1. Landscaping Plan:

- a. All open spaces must be pursuant to a landscape plan prepared by a licensed landscape architect, licensed by the New Jersey Board of Landscape Architects, or other qualified individual including but not limited to a professional engineer, shall be submitted with any plan for development.
- b. An overall Landscaping Plan shall be required which consists of a substantial variety and quantity of trees and plant materials, so that it is aesthetically pleasing as a gateway into the Township of Nutley.

2. General Landscaping and Screening Standards:

- a. All land area not covered with buildings, parking or other pervious and/or impervious surfaces shall be landscaped with suitable materials, such as trees, turf grass, ornamental grass, shrubs, ground cover, perennials and annuals or inanimate materials such as rocks, water, sculpture, art, walls, fences, and pervious paving materials. This requirement shall only apply to the extent that environmental conditions or requirements under the Environmental Declaration are not violated by the removal of impervious surfaces and the placement of pervious surface.
- b. Landscaping shall be designed to achieve a thorough integration of the various elements of site design, including building and parking placement and natural features.
- c. All landscape plants shall be typical in size and weight for their species and shall conform to the standards of the American Association of Nurserymen for quality and installation.
- d. Shade trees shall be provided at regular intervals of 35'-0", to the extent practicable, in appropriate locations along public streets as well as internal roadways as well as along any public local street, excluding county or state roadways, providing access to the Roche Innovation Center Redevelopment Plan Area in accordance with a landscape plan, unless the design of such roadway or street has already been previously approved by the Planning Board and/or Zoning Board of Adjustment.
 - i. Trees shall have a minimum caliper at 4".
 - ii. In the event that the placement of the shade trees as required herein would interfere with existing and proposed utilities, said trees shall be planted elsewhere within the Overall Redevelopment Area in the same quantity, as approved by the Planning Board or Board of Adjustment.

3. Off Street Surface Parking:

All proposed off street surface parking areas with twenty (20) spaces or more, shall be screened from all public streets with the following criteria:

- a. A four foot (4'-0") min. planting strip shall be located between the parking area and the public street which it faces;

- b. The planting area shall be planted with evergreen shrubs at least three feet high (3'-0") at the time of planting with species that will form a year round dense screen.
 - i. The max. height for planting should be maintained at no greater than 4'-0" in height.
- c. Perimeter trees shall be planted at no greater than thirty foot (30'-0") on center based on the perimeter length of the parking area based divided by the 30 feet. Trees in areas of retaining walls and steep slopes can be relocated elsewhere on the site to meet this requirement.

4. **Interior Landscape Planting for Surface Parking:**

All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 3.5" caliper tree for every eight parking spaces which include perimeter trees.

- a. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one tree;
- b. Each such tree shall be located in a planting island with a minimum area of 160 square feet of pervious surface;
- c. The following distribution of trees shall apply:-
 - i. All surface parking areas shall have a minimum 275 sf landscape planting area at the end of all surface parking rows;
 - ii. A minimum of two street trees shall be planted in each planting area;
 - iii. A landscape planting area is required for any surface parking that is greater than 180'-0" (20 spaces);
 - iv. Individual parking areas shall be separated by a minimum 6'-0" landscape buffer;
 - v. A minimum 12'-0" landscape planting area shall be provided along any interior roadway that accesses surface parking to end at the first parking drive aisle;
 - vi. Screening requirements for interior surface parking

5. **Required Screening:**

The following uses must be screened from abutting property and view from a public street:

- a. Dumpsters, recycling containers (except for recycling containers located, or solid waste handling areas;
- b. Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
- c. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
- d. Outdoor storage of materials, stock and equipment is prohibited unless enclosed and/or screened within a separate building and/or structure (with or without a roof). No open side shall be visible to any adjacent residential use / zone.
- e. Screening adjacent to residential zoning districts shall include a minimum double row of evergreen trees planted a 8'-0" height along the property line adjacent to any residential area. In addition, shade trees shall be planted at 30'-0" on center with the buffer areas.
- f. Existing trees shall be maintained and protected during construction.

6. Fencing:

- a. Fences shall not exceed 6'-0" in height with the exception of a required fence along the residential uses which shall be a minimum 8'-0" in height. Fencing for security reasons may also be 8'-0" in height.
- b. Chain link fencing is prohibited in the front yard setback area, with the exclusion of fencing required for fall protection.
- c. Fence and walls shall complement the architectural character of the principal building.
- d. The finished side of all fences shall face "out" from the property. All structural supporting members of the fence must face the interior portion of the lot and no portion of any at-grade fence may extend beyond the Roche Innovation Center Redevelopment Area.
- e. Retaining walls are not considered fencing but require fencing on the top of any retaining wall over 3'-6" for safety reasons.

C. Structured and Surface Parking Requirements:

1. All parking facilities must be designed so that emergency and safety vehicles can effectively service the facility.
2. Standard parking spaces shall measure 9'-0" wide by 18'-0" deep.
3. Compact car parking spaces shall measure 8'-0" wide by 16'-0" deep.
4. Two-way driveways shall have a minimum width of 24'-0". One-way driveways shall have a minimum width of 12'-0".
5. The minimal width of any curb cut for two-way traffic shall be 24'-0".
6. All parking area aisles shall measure 24'-0" in width for perpendicular parking. Where sixty-degree diagonal parking is provided, aisles may be 18'-0" in width. Where forty-five degree diagonal parking is provided, aisles may be 13'-0" in width. Where thirty-degree diagonal or parallel parking is provided, aisles may be 12'-0" in width.
7. Each building shall provide pedestrian connectivity to the remaining Overall Redevelopment Area. Interior roads giving access to buildings shall have a sidewalk on at least one side of such road. All parking areas shall provide a sidewalk connecting the parking area to all building entrances intended to be accessed by said parking lot users. Fencing and landscaping buffers shall be provided and designed to contain pedestrian traffic on-site and away from existing residential neighborhoods.
8. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
9. Truck parking shall be permitted on-site during hours of operation. No overnight parking of 18 wheelers or vehicles not associated with the end user shall be permitted unless located in the loading dock(s). No on-street parking of any kind shall be permitted.
10. Loading Design Requirements:
 - a. Minimum Loading Berth Size: 12'-0" by 33'-0"
 - b. Screening: All off-street loading areas shall be shielded from obvious view from any public rights-of-

way, residential zones and view sheds to the greatest extent feasible. Nothing contained herein shall be construed to prohibit loading areas which are visible from Prism Way or other internal roadways, irrespective of any potential future dedication.

D. Lighting:

1. Lighting shall be provided by light poles that are between 10'-0" and 30'-0" in height from finished grade and placed at intervals sufficient to light the entire parking lot with reasonable uniformity.
2. Lights are to be shielded. Cutoff fixtures are required to prevent light spillage onto off-site properties or upward into the sky. Lighting is to be LED lamps.
3. Pathways shall be lit for pedestrians in addition to any street lighting that is proposed.
4. Where adjacent to residential uses, fencing, landscaping, or other techniques must be used to shield the glare of vehicle headlights from the adjacent properties.
5. Blinking, strobe, flashing lighting are prohibited

E. Signage:

1. All signage shall either be submitted as part of a site plan application or as a separate sign package application for review and approval by the Planning Board. Signage shall not infringe, impede or otherwise diminish the quality of life of any existing Township of Nutley resident.
2. In order to ensure a cohesive, consistent and high-quality signage and identification program, coordinated signage shall be permitted throughout the entirety of the Overall Redevelopment Area including the following: tenant identification monuments and way finding signs such as, vehicular direction signs, parking identification signs, pedestrian directory signs and building identification signs. The Planning Board shall have the authority to approve such signs pursuant to site plan applications made from time to time. The Planning Board shall also have the ability to approve signage types (i.e. blade signs, banner signs, hanging signs, etc.) not contemplated in this Redevelopment Plan as well as differing signage dimensions not otherwise stipulated herein.
3. Internally and or externally illuminated signage shall be permitted, including signage affixed to the facade of a building, subject to the following restrictions:
 - a. No illumination shall result in an increase of the foot candle of lighting at any property boundary prior to the installation of the illuminated sign;
 - b. All facade mounted illuminated signs shall dim 50% between the hours of 10:00 pm and 6:00 am. Any sign facing a residential neighborhood shall turn off illumination after 10:00 pm.
 - c. The applicant shall submit a photometric study with its signage package if illumination is to be used.

F. Traffic Impact Study:

1. The primary purpose of the May 23rd, 2025 Stonefield Engineering and Design Report projecting traffic generation and traffic mitigation measures (Stonefield Report) is to determine necessary infrastructure improvements necessitated by redevelopment of the Overall Redevelopment Area, including but not limited to ingress / egress of all vehicles, traffic calming signalization, etc.

2. All improvements pertaining to any individual redevelopment plan and/or project shall be based on the Stonefield Report, dated May 23rd, 2025.
3. Any changes from the anticipated development included in the Stonefield Report, which result in an increase in traffic may require additional traffic improvements determined by the Township of Nutley traffic consultant at the time of site plan application.
4. Each individual redevelopment plan and/or project shall reference the Stonefield report, confirm the proposed project meets the anticipated conditions with in the report and identified the necessary improvements.

G. Noise:

1. Design standards must ensure the project conforms with the noise requirements set forth in NJAC 7:29-1.2 and applicable NJDEP standards and decibel requirements.
2. A third-party acoustic engineer should conduct a sound study at the proposed site. The sound study shall be submitted as part of the Site Plan Application. Baseline noise levels and projected noise levels should be included in the study. This study should also measure the sound levels at the nearest property lines zoned for residential use or recreational uses.
3. A third-party acoustic engineer should conduct a sound study upon completion of the proposed project, providing sound measurements on the sound levels emanating from the site during peak operation. This study should also measure the sound levels at the nearest property lines zoned for residential uses.
4. Upon commencing operation, the operator of the building must provide contact information for a liaison, during the hours of 8:00 a.m. and 8:00 p.m., who is responsible for responding to noise complaints relating to the operation.
5. Aside from power outages, backup generators may operate during the hours of 8:00 a.m. to 10:00 p.m., from Monday to Friday, not including holidays.
6. Ground mounted mechanical equipment that is needed for operations should be screened on all sides by an acoustical barrier or an alternative material that provides sound-proofing, as needed to comply with sound NJDEP requirements.

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

A. State Development and Redevelopment Plan (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Volume II – State Plan Goals and Policies include the following:
 - a. **Revitalize the State's Cities and Town Centers:** Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals;
 - b. **Conserve the State's Natural Resources and Systems:** Conserve the State's natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan's vision and goals;
 - c. **Promote Beneficial Economic Growth:** Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals;
 - d. **Protect the Environment, Prevent and Clean up Pollution:** Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards;
 - e. **Provide Adequate Public Facilities and Services at Reasonable Cost:** Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan's vision and goals;
 - f. **Provide Adequate Housing at Reasonable Cost:** Provide adequate housing at reasonable cost through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide

greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan's vision and goals;

- g. **Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value:** Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan's vision and goals;
- h. **Ensure Sound, Coordinated and Integrated Statewide Planning:** Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan's vision and goals;
- i. **Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions:** Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.

2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:

- a. "Among the goals of the act is the following: ...conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal."
- b. "It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state." (N.J.S.A. 52:18A-196 (d))

3. The State Plan Policy Map (SPPM)

- a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the Township of Nutley in Planning Area 1 - the Metropolitan Planning Area and states:
- b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/

Jersey Township metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region;

- c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime;
- d. In the Metropolitan Planning Area, the State Plan's intent is to do the following:
 - i. Provide for much of the State's future development and redevelopment;
 - ii. Revitalize Cities and Towns;
 - iii. Take advantage of increased densities and compact building design;
 - iv. Encourage distinctive, attractive neighborhoods with a strong sense of place;
 - v. Provide for mixed-use concentrations of residential and commercial activity;
 - vi. Create a wide range of residential housing opportunities and choices with income mix;
 - vii. Provide for a variety of multi-modal transportation alternatives;
 - viii. Prioritize clean-up and redevelopment of brownfields and greyfields sites;
 - ix. Create cultural centers of state-wide significance;
 - x. Re-design any existing areas of low-density sprawl;

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 2022 Master Plan Reexamination report provides strategies for redevelopment. The Master Plan report noted the following which this plan is consistent with:

- 1. Goals and Objectives:

- a. Broaden the tax base through the attraction of commercial uses compatible with a residential community in order to provide for government services needed by residents and taxpayers of the Township.
- b. Encourage stormwater management controls for all new developments.
- c. 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
- d. Consider new uses compatible with the existing community which allow for economic growth.
- e. Encourage the development of a diversified economic base that generates employment growth, increases property values and income levels, and promotes the reuse of under-utilized properties.
- f. Concentrate economic and commercial activities in existing centers of commerce.
- g. Recognize the unique character of each area, and promote development that takes advantage of market opportunities unique to Nutley.
- h. Capitalize on Nutley's competitive advantages for economic development including its metropolitan location, extensive transportation and utility infrastructure, land available for redevelopment, a stable and highly skilled labor force, and an excellent quality of life.
- i. Encourage redevelopment in areas that need rehabilitation or improvement.
- j. Create attractive gateways at the principal entrances to the Township through upgraded land uses, streetscape improvements and signage.
- k. Require all in-fill development to be undertaken in a manner that is consistent and compatible with the surrounding neighborhood and environment.
- l. Encourage sustainable development practices.
- m. Maintain and upgrade the storm and sanitary systems.
- n. Promote development and redevelopment in existing nonresidential areas of the community that accommodate alternative modes of transportation and shared parking where possible.
- o. Encourage good design, amenity and landscaping in new and rehabilitated buildings.
- p. Encourage quality architectural and landscape design through the use of design standards.
- q. Recognize the Rehabilitation designation of the Roche properties and create a plan to implement the rehabilitation designation.

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.