

BYRAM VILLAGE CENTER REDEVELOPMENT PLAN

Township of Byram
Sussex County, New Jersey



DECEMBER 2006

 HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

INTRODUCTION

Byram has been engaged in smart growth planning for nearly a decade. The culmination of ten years of focused efforts and active public participation in multiple planning documents has resulted in this Redevelopment Plan for the Byram Village Center.

Smart Growth can be defined as:

“A proposed development pattern that makes efficient use of our limited land, fully utilizes existing services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the future population growth in centers, protects and enhances the architectural and environmental character of the Township through compatible, high quality, and environmentally-sensitive development practices. Inherent to this definition is the need to implement Smart Growth through comprehensive, consistent and effective policies, regulations, capital projects and incentives.”¹

The 2002 Byram Township Smart Growth Plan described Byram’s vision for locally realized Smart Growth and introduced the concepts of Village Center, Lake Communities and Environs, focusing on the Village Center as the magnet for the next decade of growth. The 2003 Byram Township Lakefront Development Plan followed the Smart Growth Plan and formulated a plan for the developed lakes, based on an examination of the current and future potential land use as well as the environmental constraints present at each of the Lake Communities, both in isolation and as a system. The 2004 Byram Master Plan combined the findings and policy recommendations of the previous planning documents and focused on the remaining areas of the Township, including the Environs, while incorporating the latest information on local conditions.

Byram Township has gone through an exhaustive and rigorous Smart Growth planning process. In recognition of this process and the efforts expended by the Township, the State Planning Commission revised the State Development and Redevelopment Plan Policy Map to designate the Byram Village Center as a Village Center per the State Plan. The Byram Township petition for Center Designation was reviewed and endorsed by the Executive Director of the Office of Smart Growth and the State Planning Commission’s Plan Implementation Committee. Based on these recommendations, the State Planning Commission approved the amendment to the State Plan Policy Map for the purpose of designating a portion of the Township as the Byram Village Center. The State Planning Commission further directed the Township to continue to carry out its plans in accordance with the goals, strategies and policies of the State Development and Redevelopment Plan.

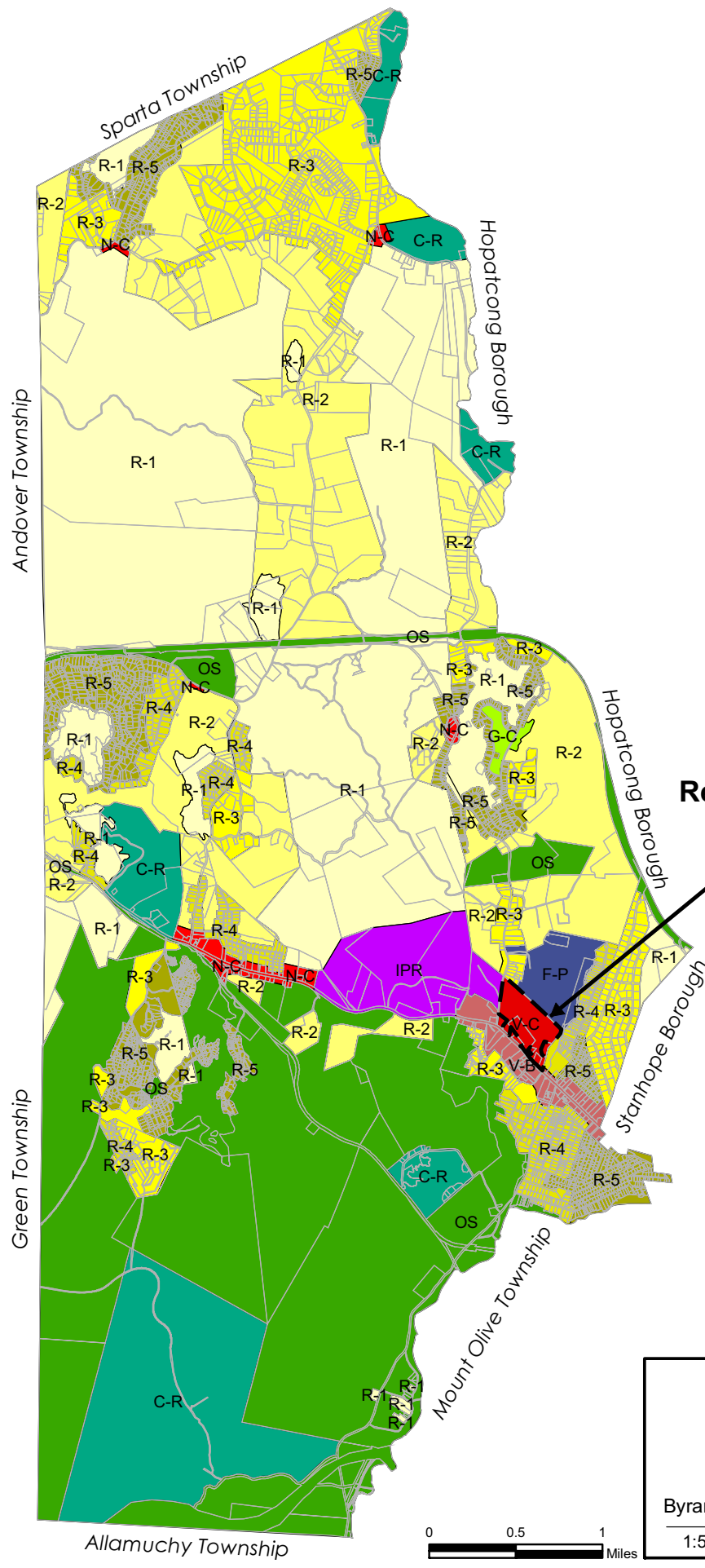
¹ Byram 2002 Smart Growth Plan

Not only has Byram Township pursued a Smart Growth planning program, producing three separate planning documents based on Smart Growth principles and subsequent ordinances to enact these principles, but the State Planning Commission and State Office of Smart Growth have also reviewed the 2002 Byram Township Smart Growth Plan and recognized that the Redevelopment Area that is the subject of this report is the best particular location in the Township for the Village Center. As the Smart Growth Plan states, "The Village Center Core Planning Area encompasses lands immediately adjacent to Lackawanna Drive and Route 206. This planning area contains the largest unconstrained land available for development in the Township with or near infrastructure."

At the Township's request, the area was evaluated in the "Byram Village Center Redevelopment Study" prepared by Heyer, Gruel & Associates in order to determine whether the area qualified as an area in need of redevelopment pursuant to the Local Redevelopment Housing Law ("LRHL"). The Byram Township Council designated Lots 2 and 5 in Block 365 an area in need of redevelopment in accordance with the LRHL by resolution on November 7, 2005.

This plan is written pursuant to Section 40A:12A-7 of the LRHL, which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation or in both..." according to criteria set forth in Section 5 or Section 14 of PL 1992, C.79 (C. 40A:12A-5 or C. 40A:12A-14), as appropriate.

Map 1 shows the locations of the Redevelopment Area within the context of the Township as a whole.



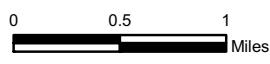
	R-1 10 Acres
	R-2 5 Acres
	R-3 1 Acre
	R-4 1/2 Acre
	R-5 1/4 Acre
	N-C
	V-C 60 Acres
	V-B
	IPR
	G-C
	C-R 20 Acres
	F-P 80 Acres
	OS/WV

Redevelopment Area



**Byram Village Center
Redevelopment Plan**
 Map 1 - Redevelopment
 Area Context Map
 Byram Township, Sussex County, New Jersey
 1:55,000

 December 2006



CONTENTS OF THE REDEVELOPMENT PLAN

This redevelopment plan serves as the formal planning document for the revitalization and/or Redevelopment of this Area. According to the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, 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 area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area; including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area that is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - o The Master Plans of contiguous municipalities;
 - o The Master Plan of the County in which the municipality is located; and
 - o The State Development and Redevelopment Plan adopted pursuant to the State Planning Act P.L. 1985, C.398 (C.52:18A-196 et al.)

AREA DESCRIPTION AND ANALYSIS

Byram Township, known as the 'Township of Lakes,' is located in northwestern New Jersey in the southeast corner of Sussex County, nestled in the heart of the New Jersey Highlands. Bordering Warren County to the southwest and Morris County to the south, the Township maintains the flavor of a rural community. Byram's easternmost boundary is Lubbers Run, which separates the Township from Hopatcong Borough. The southernmost boundary borders Stanhope Borough (Sussex County) and Mount Olive Township (Morris County). On the southwest is Allamuchy Township (Warren County); on the west and north are Green Township, Andover Borough and Andover Township; and on the north, Sparta Township.

For the purposes of this plan, the Village Center Redevelopment Area (hereafter referred to as the Village Center) is composed of two lots, Block 365, Lot 2 (HRS Drilling Company, Incorporated) and Block 365, Lot 5 (Western World, Incorporated). It is approximately 56 acres in size and is located along Route 206. The area is bound by Route 206 to the west, Lackawanna Drive to the north, the Wild West City Theme Park to the east, and the East Brookwood neighborhood (under the current R-2, R-3, and R-4 Residential zones) to the south.

To avoid any confusion throughout the remainder of this document the following definitions should be considered when reading this plan. The each definition describes an area larger than the previous definition.

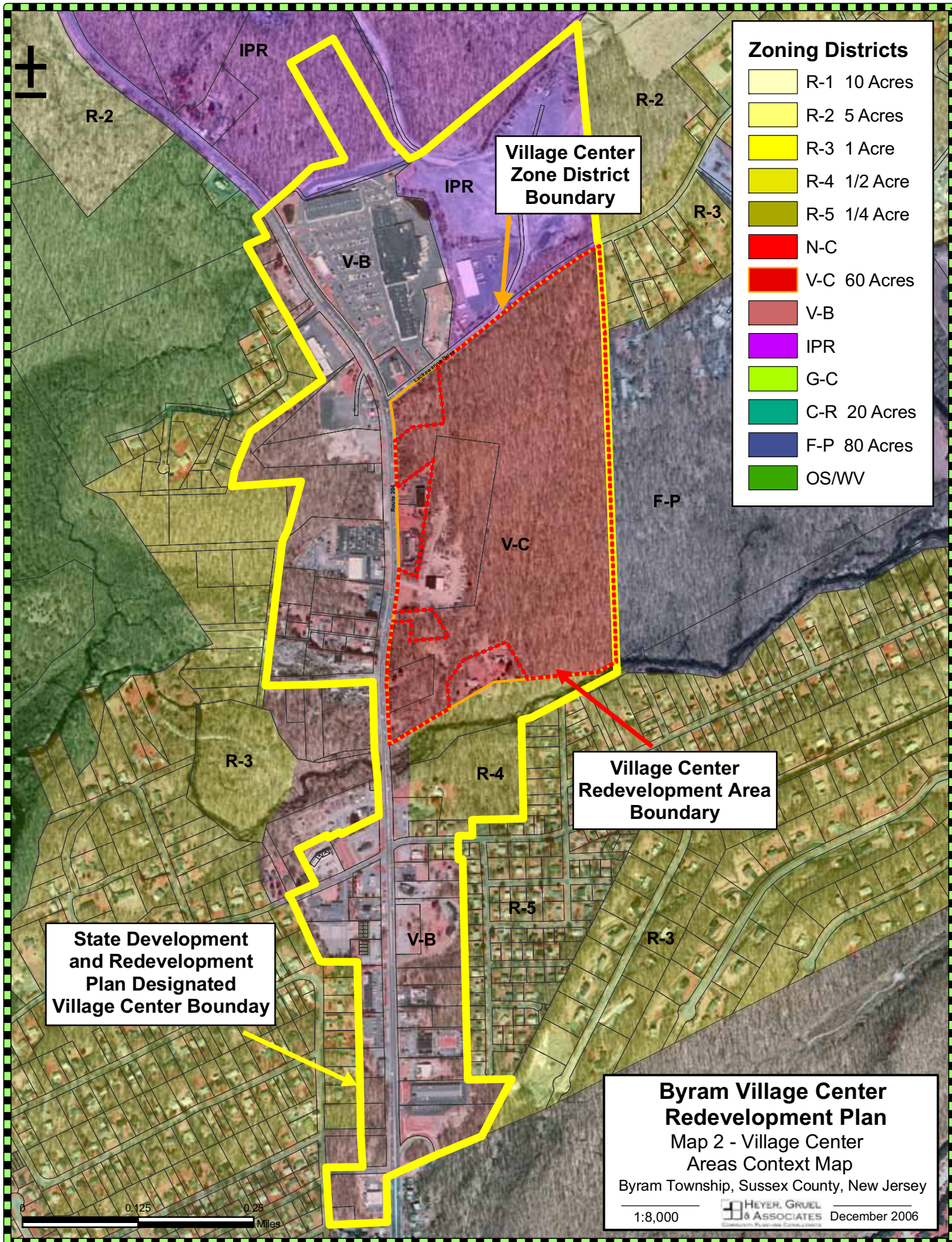
VILLAGE CENTER – That area of Byram Township designated as an area in need of redevelopment and the subject of this redevelopment plan. The Village Center Redevelopment Area is composed of two lots, Block 365, Lot 2 and 5. The term Village Center is used in many Township documents and often refers to the general area at the corner of Route 206 and Lackawanna Drive. It has also been used to describe both the Designated Village Center and the Village Center Zone together. However, for the purposes of this document, Village Center refers to the designated area in need of redevelopment.

VILLAGE CENTER ZONE (referred to as VC Zone) – The area zoned for mixed-use commercial and residential development and subject to Byram Township's Village Center Ordinance. The Village Center Zone consists of Block 365, Lots 1.01, 1.02, 1.03, 2, 3, 5 and 5.02. It is located at the southeastern corner of Route 206 and Lackawanna Drive and is bounded on the south by Lubbers Run and on the east by the Family Theme Park Zone. The VC Zone is part of the Designated VC (Designated Village Center) and is the only part of the Designated VC zoned for single-family, townhouse, condominium or other non-apartment residential development.

DESIGNATED VILLAGE CENTER (referred to as Designated VC) –The area of commercial and mixed-use development officially declared by the State Planning Commission as Byram Township’s Designated Village Center within the State Development and Redevelopment Plan. This area is approximately defined as those parcels immediately adjacent to Route 206, from Acorn Street to the northern boundary of the Byram Plaza parcel and including the Village Center Zone (VC Zone). Exact boundaries of the Designated Village Center are contained in the State Plan and the Highlands Protection Act

The location of the various Village Center areas (Village Center Redevelopment Area, Village Center Zone, Designated Village Center) is shown in greater detail in Map 2. Map 3 is a detail map of the Village Center Redevelopment Area.

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Zoning Districts	
	R-1 10 Acres
	R-2 5 Acres
	R-3 1 Acre
	R-4 1/2 Acre
	R-5 1/4 Acre
	N-C
	V-C 60 Acres
	V-B
	IPR
	G-C
	C-R 20 Acres
	F-P 80 Acres
	OS/WV

**Village Center
Zone District
Boundary**

**Village Center
Redevelopment Area
Boundary**

**State Development
and Redevelopment
Plan Designated
Village Center Boundary**

**Byram Village Center
Redevelopment Plan**
 Map 2 - Village Center
 Areas Context Map
 Byram Township, Sussex County, New Jersey
 1:8,000 HEYER, GRUEL & ASSOCIATES December 2006



Byram Plaza

Byram Land Development Property

Byram Land Development Property

Braun Day Care

Huhn Property

Granzen Property

Lakeland State Bank

Lackawanna Drive

Lockwood Tavern

Barone Property

Cheyenne Corp. Property

Route 206

STS

Block 365 Lot 2

Block 365 Lot 5

Cheyenne Corp.

Byram Car Wash

Lynne's Nissan

O'Connor Property

Lockwood Cemetery

Raimos Junk Yard

p/o Lot 5

Hartman Property

Run

Raimo's Junk Yard

Cheyenne Corp.

**Byram Village Center
Redevelopment Plan**

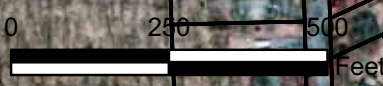
Map 3 - Village Center
Redevelopment Area Map

Byram Township, Sussex County, New Jersey

1:3,500



December 2006



COMMUNITY INPUT

Community input has been an important component of this Redevelopment Plan. The Township has been engaged in smart growth planning efforts for nearly ten years. The Byram Township Smart Growth Plan process officially began in May 2001, when the Township received a Smart Growth Grant from the Department of Community Affairs and the Office of State Planning. The Township created a Smart Growth Task Force, an 11 member ad hoc committee comprised of residents and individuals representing the following groups: Township Council, Land Use Board, Environmental Commission, Open Space Committee, Recreation Commission, Police Department, the Township Manager and members of the general public. The Smart Growth Committee was in charge of directing the Smart Growth Plan process.

The Smart Growth Task Force, working with the Township Planner, was charged with creating a future vision for the Township and building consensus to implement the Plan. The Smart Growth Plan was the result of a consensus-based process and included interviews with major stakeholders in the community. This process included the creation of two community surveys, as well as interviews with the Township Council, municipal boards, groups and officials, local and regional environmental groups, the business community, Sussex County, lake associations, and landowners. The Smart Growth Task Force continued its work with the Planning Board on the Lakefront Development Plan, holding both public workshops and public Planning Board hearings prior to adoption of the Smart Growth Plan and Lakefront Development Plan as amendments to the Master Plan.

The Smart Growth Task Force was then retired and the Architectural Review Committee was formed to provide better oversight of the eventual development of the Village Center, including assisting the Planning Board in drafting the 2004 Master Plan. Both the Planning Board and the ARC were active and instrumental in the drafting of the Smart Growth Ordinances. Again these were drafted only after numerous public workshops and public hearings prior to adoption and forwarding to the Township Committee. The Redevelopment Plan was prepared based on the input received throughout this Smart Growth planning process, at those meetings, workshops, charettes and hearings, as well as on the input of Township representatives, professional staff and consultants.

GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN

General Goals

1. To create an attractive diverse community of mixed-use development, open space, civic buildings and residential uses to create a vibrant center.
2. To provide well-designed public places and open spaces to accommodate and promote active community use, which includes larger organized community events and activities.
3. To build upon the planned neo-traditional retail development along Route 206 and to redevelop portions of existing development, in keeping with new zoning and design standards.
4. To create open space trail linkages between the Townships schools, the Village Center and trails west of Route 206 leading to Allamuchy Mountain State Park and beyond.
5. To protect the area from strip or big-box development.
6. To develop a capital improvement plan for major projects and ensure the consistency of those projects with the comprehensive plan.
7. To coordinate investment for roads, water and sewerage facilities, schools, transportation, and other public facilities to support new growth in areas designated for growth.
8. To enhance the visual character and beauty of the Township through preservation of important visual corridors, landscaping, and perpetuation of the architectural themes consistent with Waterloo Village and this plan.
9. To support the State Development and Redevelopment Plan, which calls for limited development in the Township and surrounding region, and the Highlands Water Protection and Planning Act, which calls for limited development in the Highlands region.

Environmental Goals

1. To support environmental goals, such as reduced land consumption, improved water and air quality, protection of natural resources and attractive landscapes, and permanent preservation of substantial open space.
2. To integrate on-site natural features.
3. To protect environmentally sensitive lands and deter sprawl by directing growth toward areas of the Township with existing infrastructure.

Land Use Goals

1. To create an environment offering enhanced social, environmental, economic and aesthetic development design.
2. To create a pedestrian-friendly center easily accessible from neighboring residential areas.
3. To provide essential services to residents.

4. To encourage housing on upper floors above retail stores in order to provide the necessary residential critical mass to make the project feasible.
5. To develop an area at a density that creates a sense of place, encourages pedestrian activity and uses infrastructure efficiently.
6. To create distinct gateways into the area.
7. To preserve lake communities and rural environs.

Open Space Goals

1. To preserve substantial open space throughout the Township and protect natural resources and attractive landscapes.
2. To provide open space amenities for all residents in the center and surrounding areas.
3. To utilize landscaping and theme signage to accentuate the natural and built environment, connectivity and community identity.

Circulation Goals

1. To create pedestrian walkways, bikeways, and other pathways to enhance both the ability and desirability of walking and bicycling.
2. To design the interior roadways to meet the needs of motor vehicles, pedestrians and bicyclists.
3. To establish a town-wide system of trails and greenways linking the area with neighborhoods, schools, recreational facilities, and community facilities.

Parking Goals

1. To provide sufficient parking spaces to support demand while providing opportunities to reduce automobile trips through development design and opportunities for shared parking.
2. To reduce curb cuts on Route 206 to allow more efficient and safe use of the state highway.
3. To encourage lateral connections between parking lots.

Design Goals

1. To create building design that ensures privacy, safety and contributes to the long-term desirability of the community.
2. To require mixed-use buildings and new or redeveloped commercial construction to be located in close proximity to the street to create an inviting pedestrian-friendly environment.
3. To foster small-town charm as a key design element for future development.

Economic Goals

To promote economic development by encouraging retail, trade, service and tourism uses, particularly in relation to historic and recreational sites and cultural events. Such development should build upon attractions such as Waterloo Village, Wild West City and Tomahawk Lake.

Utility Goals

1. To provide, maintain, and expand utilities, community facilities and services necessary for the area.
2. To provide public water to service the area, including the Brookwoods and the Route 206 corridor.

Housing Goals

1. To provide the affordable housing for Township citizens with in the Township.
2. To meet the Township Second and Third Round COAH obligation in the only remaining area of the Township with adequate utility infrastructure and sewer allocation within the Highlands Planning Area.
3. To provide affordable housing for seniors, young professionals, young families and working adults in a traditional neighborhood.

The Village Center encompasses lands immediately adjacent to Lackawanna Drive and Route 206. This redevelopment area contains the largest unconstrained land available for development in the Township with or near infrastructure. The Plan envisions the highest density of development adjacent to Route 206 or Lackawanna Drive. Such development would consist of mixed-use retail with office and residential spaces on upper floors. The interior of the Village Center is intended to feature a five-acre central green with civic buildings having a high degree of pedestrian uses. Surrounding the green and in relation to protected open space should be a mix of housing types creating identifiable neighborhoods.

The Village Center is intended to be the primary focal point of new development in order to implement the objectives and goals of the Township's Smart Growth Plan, as well as satisfy its COAH certification and obligation. The area is intended to take advantage of its central location and proximity to community amenities and infrastructure. The primary purpose is to provide for carefully planned development through mixed-uses and specific commercial and residential developments, oriented around new civic buildings and public spaces. The area is intended to provide pedestrian oriented commercial services to future and existing residential neighborhoods and to create a new "center" as a community focus for the Township. The commercial and residential areas within the Village Center must be well integrated to create a neo-traditional, pedestrian-oriented, village-like development. The intent of the plan is to encourage new development while still providing for open space, common greens, and civic centers. The Village Center concept, through comprehensive project design, shall be the defining element for any new development.

The Village Center is designated as the Township's smart growth approach to satisfy its Second and Third Round COAH certification and obligation. The Village Center allows for additional commercial development if affordable rental apartments are included in mixed-use buildings, creating a mix of residential over commercial in the village. The Township specifically withheld the remaining sewer gallonage allotted to it to provide the density necessary to provide for affordable housing through the current COAH round. The number of rental units mandated by this plan will utilize the existing infrastructure and provide housing in the limited extent of the Highlands Planning Area, rather than attempting to increase density in the Preservation Area.

The Village Center Redevelopment Plan is designed to permit a mixture of land uses that collectively will generate less vehicular traffic and encourage pedestrian activity to the maximum extent possible. The area will consist of a dynamic mixture of shops, offices, entertainment, housing, recreation and community facilities. Accordingly, this Plan envisions the best aspects of small village downtowns, while providing connections to greenways and trails. A village green is the central focal point of the center. The green is surrounded by a mix of housing types, civic uses, retail shops and has multiple connections to nearby residential uses, retail uses along Route 206 and trail ways. Entertainment and mixed uses are arranged to enhance community life. Small locally owned stores benefit from foot traffic generated between them and nearby parking. Housing located in the center, creates a 24-hour presence and is convenient for seniors and others who place a high value on convenience and proximity to activity.

A mixture of land uses is a critical component in creating a vibrant center. While the existence of attractive buildings aids in establishing the market for the center, a mix of land uses results in diversity necessary for a successful center. Typically, the most successful centers encourage uses ranging from retail sales and service, office on upper floors, public buildings, public spaces, entertainment and residences. Almost without exception, all successful centers have residents living within and around the center, which encourages "after hour" vitality. In creating a center, one of the primary goals is to encourage this diverse mixture of people, stores, services and attractions.

The Mixed Use Area will include commercial retail sales uses such as general retailers, specialty shops, boutiques, art galleries, small grocers, pharmacies, drug stores, bakeries, specialty food, restaurants, sandwich shops, coffee houses, small movie theatres, entertainment spots, hotels/bed and breakfasts, health and fitness clubs, and other similar businesses. Buildings are required to be two stories in height and front the street. Uses that require large amounts of first floor storage space such as a warehouse store are prohibited and should be located outside of the Village Center.

The Medium-Density Residential Areas will include housing densities between 8.7 to 12.1 units per acre and will include a mixture of residential uses including townhouses and multifamily dwellings. The Single-family Residential Areas will include single-family residential dwellings with density ranges from 4.2 to 8.7 dwellings units per acre. Lot sizes typically range from approximately 6,000 square feet to 8,000 square feet, up to a maximum of 10,000 square feet. The Village Center will feature a mix of housing types designed to create a sense of neighborhood within and between the different residential areas.

The Byram Village Green will be a public landscape that will belong to everyone and will be the primary focal point of the Center. The green is proposed to be large and prominent (5 acres in size) and provide space for community events, such as outdoor concerts, fireworks displays, etc. During the community visioning process, the citizens of Byram sought a public library, community center, post office and a municipal building either directly on or along the perimeter of the Township green. This plan requires the placement of civic buildings either directly on or on the perimeter of the Township green. The green area should have sidewalks and benches both on its perimeter and throughout.

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RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supercedes the use and bulk provisions of the Township Land Development Regulations for the Redevelopment Area unless specifically referenced. Other standards, definitions, submission and development review requirements relating to all zones in the Township, including affordable housing development fees, shall apply. In addition, development and redevelopment in these Areas shall continue to be subject to the review of the Architectural Review Committee and shall be subject to the Smart Growth Ordinance, including but not limited to applicable architectural review standards of such ordinance. The Township's zoning map shall be amended to identify the Redevelopment Area.

Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Land Use Board. The Land Use Board shall have the power to grant relief from other bulk and dimensional requirements of this Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the Municipal Land Use Law. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. and further defined by Byram Land Development Code § 215-19, § 215-20 and Chapter XIII.

The Planning Board may grant 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 and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without

resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within in this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12.

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LAND USE AND BUILDING REQUIREMENTS

The following Land Use Standards apply to the Village Center Redevelopment Area.

DEFINITIONS

APARTMENTS – One or more rooms with cooking, sleeping and private sanitary facilities comprising an independent self-contained dwelling unit in a building containing three or more dwelling units. Apartments are rental units only.

ARCHITECTURAL REVIEW COMMITTEE – An advisory panel to the Byram Township Planning Board, appointed annually by the Mayor. The Committee shall consist of five to eight members, to include two sitting members of the Planning Board, two members of the general public, and a Township employee.

BANQUET HALL/CATERING FACILITY – A facility for use by businesses engaged in selling food and beverages for celebrations, parties, seminars, meetings, and similar functions where waiters serve no more than three hundred (300) guests/participants.

BED-AND-BREAKFAST FACILITY (B&B) – An owner-occupied premises of no more than twelve (12) guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. The impact of a B&B should not be much greater than that of a private residence with frequent houseguests. Food services shall be limited to breakfast for guests who shall not stay more than a few days.

CENTRAL GREEN – A large parcel of land (minimum five acres) set aside, dedicated, designated or reserved for public use or enjoyment, which may include such complimentary structures and improvements as are necessary and appropriate for entertainment or recreation, with such facilities being a small portion of the overall space.

COMMUNITY PARK/POCKET PARK – A small parcel of land set aside, dedicated, designated or reserved for public use or enjoyment, which may include such complimentary structures and improvements as are necessary and appropriate for entertainment or recreation, with such facilities being no more than 1/2 of the overall space.

COUNCIL ON AFFORDABLE HOUSING (COAH) – New Jersey Council on Affordable Housing established by P.L. 1985, Chapter 222, Fair Housing Act (N.J.S.A. 27D-301 et seq.).

DRIVE-UP SERVICE/FACILITY – An establishment that by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive goods or services while remaining in their motor vehicle.

DWELLING UNIT – One or more rooms designed, occupied or intended for occupancy as a separate living quarter, with cooking, sleeping and private sanitary facilities provided within the dwelling unit for the exclusive use of one or more persons living together and maintaining a common household

EXTERNAL ATTACHED GARAGE – A structure accessory to a residential dwelling used for the parking and storage of vehicles owned and operated by the residents thereof and not a separate enterprise available to the general public that is adjacent and attached to the principal structure that does not have any portion of the second floor above it and is not to be considered as living space.

FACADE DESIGN/LAYOUT ALTERATIONS – Facade design or layout alterations are defined as, but not limited to, changes in building materials (brick, wood, native stone, clapboard or stylized shingles); changes in window location, size, shape or type; changes in roof type or orientation; inclusion or exclusion of shutters or style of shutters; inclusion or exclusion of awnings or style/shape of awnings; or any other variations deemed appropriate by the Architectural Review Committee.

INN – A commercial facility for the housing and feeding of transients. An inn is commonly distinguished from a hotel or motel by its smaller size and purportedly more personal atmosphere. Full food and beverage service to lodgers or dining guests is allowed when proper zoning requirements are met.

INTERNAL ATTACHED GARAGE – A structure accessory to a residential dwelling used for the parking and storage of vehicles owned and operated by the residents thereof and not a separate enterprise available to the general public that is integral to the principal structure and occupies a portion of the first floor not to be considered as living space.

LANDSCAPE PLAN – A plan that identifies areas of tree preservation and methods of tree protection within the protected zone as well as areas of replanting. Within replanting areas, the common and botanical name of the proposed species, the number of plants of each species, the size of all plant materials, the proposed location of all plant materials, and any unique features of the plant material shall be indicated. The use of native species is required. The use of invasive species is prohibited.

MIXED-USE BUILDING – A structure containing a combination of permitted uses. Residential shall be on the second floor only.

NEIGHBORHOOD COMMONS – Lands within or related to a development, not individually owned or dedicated to public use, that are designed and intended for the common use and enjoyment of the residence and their guests, and may include such complimentary structures and improvements as are necessary and appropriate.

OPEN SPACE – Permanently preserved, publicly owned lands accessible to and usable by all residents of Byram Township. Open space shall include but not be limited to a central green, neighborhood squares or commons, recreational playing fields, woodland walking and/or biking trails, footpaths, community or pocket parks, or any combination of the above. Open space shall *not* include lawns and landscaped areas on private residential or commercial lots. Within the Village Center, no more than 20 percent of the minimum required open space may be comprised of active recreation facilities, such as playing fields, tennis courts, and the like.

PERSONAL SERVICES – Establishments primarily engaged in providing services involving the care of a person or his/her personal goods or apparel, including but not limited to laundry, cleaning and pressing services; beauty and barber shops; shoe repair; health clubs; clothing retail; and domestic services.

PROFESSIONAL OFFICE – The office of a professional maintained for the conduct of that profession, including but not limited to attorneys, medical practitioners, engineers, accountants, financial planners, and architects.

PROTECTED ZONES – All areas of a parcel that fall outside of the building area and which are required to remain an open space, together with all areas required as landscaping strips, according to provisions of zoning regulations or conditions of zoning approval.

REPAIR SERVICES – Establishments primarily providing repair services to individuals and households, rather than businesses, including but not limited to appliance repair, shoe repair, watch or jewelry repair or repair of musical instruments (exclusive of automobile, small engine, motor, equipment and automobile parts refurbishing, rebuilding and repair).

SERVICE ESTABLISHMENTS – Establishments primarily engaged in providing assistance, as opposed to products, to individuals and businesses, including but not limited to personal, health, educational, entertainment, recreation or repair services (exclusive of automobile repair).

SPECIMEN TREE – Any tree that has a caliper of greater than 18 inches, measured 4 1/2 feet above the surrounding ground or that has been determined by a certified arborist to be of high value because of its type, size, age, or other professional criteria.

STREET/PARK FURNITURE – Aboveground objects constructed to improve the appearance and/or function of a street or park in accordance with its planned use, including but not limited to outdoor seating, benches, bus shelters, sculptures, landscape planters, trash receptacles, fountains, telephone booths, kiosks, and any other objects that have potential for enlivening and giving variety to streets, sidewalks, plazas, and any other outdoor space open to the public.

TOWNHOUSE – Attached single-family dwelling units, each having its own front and rear entrance and separated from adjoining units by one or more common fire-resistant walls, which are established as and controlled by a condominium association under the guidelines of condominium law, controlling and maintaining all structures, landscaping and other common areas as approved by the Planning Board and defined in by-laws and master deeds.

2-to-4 FAMILY DWELLING – A building on a single lot containing 2-to-4 dwelling units, each of which is totally separated from the others by an unpierced wall extending from ground to roof, and/or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to multiple dwelling units.

WHOLESALE STORE/WAREHOUSES – Establishments or places of wholesale business primarily used to sell or warehouse merchandise to retailers, industrial, commercial, institutional or professional business users, other wholesalers, individuals or companies.

PERMITTED USES

1. Retail stores, such as bookstore, clothing and accessory boutique, bakery, jeweler, florist, pharmacy.
2. Service establishments.
3. Professional offices.
4. Financial institutions exclusive of drive-up service.
5. Restaurants exclusive of drive-up service.
6. Mixed-use buildings containing a combination of permitted uses. Residential shall be on the second floor only.
7. Community and municipal buildings.

8. Public open space.
9. Apartments (on upper floors) of permitted commercial uses.
10. Single-family detached dwellings.
11. Townhouses.
12. Two-to-four family dwellings.
13. Senior housing.
14. Live/work uses for licensed professionals, service providers and artisans.
15. Bed-and-breakfast facilities; inns.
16. Bars and taverns.
17. Health and fitness centers.
18. Public open space permanently protected through conservation easements and deed restrictions.
19. One or two screen Cinemas with maximum seating capacity of 500.
20. Public utility facilities, when necessary for development build-out within the zone, or required by a federal or state agency.

ZONING BULK REQUIREMENTS

1. Minimum tract size shall be the entire redevelopment area.
2. Minimum setback from Lubbers Run shall be 200 feet or the minimum setback required by NJDEP, whichever is greater.
3. Minimum public open space of 40%, which shall include a minimum-five-acre centrally located green from which all development shall radiate. Mature or specimen trees shall be preserved, and trails and park amenities and furniture shall be included. This open space requirement shall not include lawn or landscaped areas on private residential or commercial lots.
4. Minimum municipal use area of 2 acres, located on the central green, which shall include a 10,000 square foot building for municipal purposes, such as use by the Township administration for offices, community meeting space, to serve the public interest of the residents of Byram Township.
5. Total new commercial construction (buildings and associated parking) in the Village Center shall occupy a minimum of 10% of the gross tract area (not to exceed 125,000 square feet of leaseable floor area), except that a contiguous area up to 15% of the gross tract area (not to exceed 180,000 square feet of leaseable floor area) may be occupied by new commercial buildings and associated parking spaces if it includes second-story residential units. To qualify for the 15% figure, new commercial buildings shall be of two-story construction at least 25% of the second-story space shall be designated for residential units.

6. The residential construction in the VC zone shall comply with the Township’s Substantive Certification for Affordable Housing from COAH under the Second Round rules and anticipate Substantive Certification for Affordable Housing from COAH under the Third Round rules. The maximum number of residential units shall not exceed 125. All housing shall be subject to the provisions of Chapter 240, Article XIV of the Byram Township Code titled Affordable Housing.
7. All residential housing types are encouraged, with the following parameters and minimum/maximum percentages:
 - a. There shall be a minimum of twenty (20) family affordable rental units as defined by COAH. The relative number of one, two and three bedroom units shall conform to COAH standards.
 - b. There shall be a minimum of fifteen (15) senior affordable for sale units as defined by COAH. The relative number of one, two and three bedroom units shall conform to COAH standards.
 - c. In all, not less than 35 housing units shall be income-restricted in accordance with the Township's Second and Third Round fair share obligation, unless it is determined that additional affordable housing units are necessary to accommodate the commercial development in the Village Center.
 - d. Single-family detached shall constitute a minimum of 25% and a maximum of 40% of the total number of housing units.
 - e. The remaining housing units are to be a mix of Townhouse and 2-4 Family Units.
 - f. All Housing Types (Single-family, Townhouse, 2-4 Family) must be mixed throughout the site and any one particular housing type cannot be concentrated into any one area of the site, with these exceptions. The senior affordable for sale units as defined by COAH may be concentrated in one area of the site. The family affordable rental units as defined by COAH are encouraged to be located on second or third floors above commercial space.
8. Table I. Area, Yard and Building Requirements for Mixed Use Commercial/Retail/Office and Apartment Units. Note: All development is subject to the additional requirements of § 240-80.

	Minimum	Maximum
Building depth	36 feet	100 feet
Building height*	2 stories	35 feet
Building Square Footage	NA	10,000 square feet
Lot width	40 feet with rear alley	
	60 feet without alley	
Lot depth	100 feet	150 feet
Front yard Setback	12 feet	18 feet

Rear yard setback	Sufficient space to accommodate off-street parking, with minimum 10 feet of buffer and landscaping.	
Side yard setback	Attached:(maximum 2 bldgs.) 0 feet one side; 8 feet the other	
	Detached: 8 feet both sides or 8 feet one side and 0 feet the other	
Parking requirements:	As per Table V	In accordance with § 240-80

*The ground floor level shall be a minimum of 14 feet high. The ground floor shall be level with the sidewalk.

9. Table II. Area, Yard and Building Requirements for Detached Single-Family Dwellings. Note: All development is subject to the additional requirements of § 240-80.

	Minimum	Maximum
Lot area	6,000 square feet, on average; up to 20% of the lots may be reduced to 5,000 square feet	10,000 square feet
Building height*	N/A	2 stories/30 feet
Lot depth	100 feet	180 feet
Street frontage	50 feet	65 feet
Lot width	50 feet	65 feet
Front yard setback	12 feet (principal building), 6 feet (front porch)	20 feet
Rear yard setback principal building	30 feet	
Garage (attached or detached)	100% of all garages must be solely accessed from a side or rear alley.	
Garage (attached or detached)	1-car garage	2-car garage
Attached garage (rear-loaded, rear setback)	20 feet from alley	N/A
Detached garage (rear loaded, rear setback)	20 feet from alley	N/A
Lot disturbance	N/A	50%

Principal building coverage	N/A	15% up to 2,000 square feet
Accessory buildings (shed)	Setback 5 feet	One @ 50 square feet/height 10 feet
Accessory uses (pool, deck, gazebo, patio)	Setback 10 feet from all property lines; behind front yard setback on any street line	N/A
Side yard setback	10 feet	12 feet
Parking requirement	As per RSIS standards and § 240-80	N/A

*The ground floor level shall be a minimum of 9 feet high.

10. Table III. Area, Yard, and Building Requirements for Townhouses. Note: All development is subject to the additional requirements of § 240-80.

	Minimum	Maximum
Building height*	2 stories	2.5 Stories/35 feet (exclusive non-habitable architectural features); total maximum 40 feet
Minimum lot area	20,000 square feet	30,000 square ft.
Lot width	130 feet	300 feet
Lot depth	130 feet	300 feet
Front yard setback	10 feet/each unit; offset 4 feet	20 feet
Rear yard setback	20 feet	N/A
Side yard setback	15 feet to exterior property line	24 feet to exterior property line
Garage (attached or detached)	100% of all garages must be solely accessed from a side or rear alley.	
Attached garages per unit (internal or external garage)	1-car garage	2-car garage
Detached garages	Not permitted	Not permitted
Attached garage (rear-loaded, rear setback)	20 feet from alley	N/A
Number of bedrooms	One	30% may be 3
Parking requirement	As required by RSIS and § 240-80	
Units per structure	4	6

*The ground floor level shall be a minimum of 9 feet high.

11. Table IV. Area, Yard, and Building Requirements for Two-to-Four-Family Dwellings. Note: All development is subject to the additional requirements of § 240-80.

	Minimum	Maximum
Building height	2 stories	30 feet (exclusive of non-habitable architectural features); total maximum 35 feet
Minimum lot area	7,200 square feet	15,000 sq.ft.
Lot width	60 feet	100 feet
Lot depth	120 feet	200 feet
Front yard setback	12 feet (principal structure); 6 feet (front porch)	20 feet
Rear yard setback	30 feet	N/A
Side yard setback	12 feet one side, but both sides must total 30 feet	15 feet one side, but both sides must total 40 feet
Number of bedrooms	1 per unit	2 per unit
Units per structure	2	4

- a. Parking Requirements for Two-to-Four-Family Dwellings. Note: All development is subject to the additional requirements of § 240-80.
- b. Two parking spaces per unit are required for the Two-to-Four-Family Dwellings. All parking must be on-site and no parking calculation can include on-street parking. The on-site parking needs can be met through a combination of surface parking, internal attached garages, external attached garages and detached garages. 100% of all garages must be solely accessed from a side or rear alley. Internal attached garages may include up to four spaces or parking bays. External attached garages and detached garages may not exceed two parking spaces or parking bays. The on-site parking requirements are subject to these additional requirements.

	Minimum	Maximum
Surface Parking and Garage (attached or detached)	100% of all garages must be accessed from a side or rear alley.	
Attached garage (rear-loaded, rear setback)	20 feet from alley	N/A
Detached garage (rear loaded, rear setback)	20 feet from alley	N/A
Surface Parking (rear loaded, rear setback)	10 feet from alley	N/A
Attached garage (rear-loaded, side setback)	10 feet	N/A
Detached garage (rear loaded, side setback)	10 feet	N/A

Surface Parking (rear loaded, side setback)	5 feet with landscape buffer	N/A
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12. Table V. Parking shall be provided according to these minimum requirements, subject to maximums set forth in § 240-80.

Use	Minimum
Offices	One space for each 400 square feet of gross floor area
Retail	One space for the first 500 square feet and one space for each additional 350 square feet
All residential	As per RSIS standards
Bed-and-breakfasts/inns	One space per room plus 1 space per every 4 restaurant seats
Restaurants, bars and taverns	One space for every 3 seats or 3 persons, according to the occupancy maximum permitted by the Fire Code Official
Uses not specified	As determined by the Planning Board

SUPPLEMENTAL STANDARDS

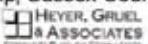
All development in the Village Center is subject to the standards, principles and procedures set forth in Articles XIII (Smart Growth) and XIV (Affordable Housing) of the Byram Township Land Development Ordinance, as well as Chapters 45 and 215. Where standards are in conflict, those set forth in this Redevelopment Plan shall govern.

DESIGN EXAMPLES

The maps (Maps 4 and 5) that follow are examples of conceptual layouts that illustrate the intent and provisions of the redevelopment plan standards. They are not intended to illustrate required site designs, but are illustrative examples of village center designs that would meet the intent of the plan. Any concept plans submitted by the redeveloper for review and approval should illustrate the same planning principles illustrated in these examples.

- SINGLE FAMILY
- TWO-FAM./TOWNHOME/MULTI-FAM.
- COMMERCIAL
- MUNICIPAL OFFICES
- PARKING
- OPEN SPACE/RECREATION
- PEDESTRIAN WALKWAY/BIKEWAY
- WATER - FOUNTAINS/POOLS



**Byram Village Center
Redevelopment Plan**
Map 4 - Village Center
Concept Map 1
Byram Township, Sussex County, New Jersey
1:2,400  HEYER, GRUEL
& ASSOCIATES December 2006



- SINGLE FAMILY
- TWO-FAM./TOWNHOMES/MULTI-FAM.
- COMMERCIAL
- MUNICIPAL OFFICES
- PARKING
- OPEN SPACE/RECREATION
- PRESERVED OPEN SPACE
- PEDESTRIAN WALKWAYS

**Byram Village Center
Redevelopment Plan**
Map 5 - Village Center
Concept Map 2

Byram Township, Sussex County, New Jersey

1:2,400 Hoyer, Grud, & Associates December 2006

VC VILLAGE CENTER DESIGN STANDARDS AND PROCEDURES

In addition to the Use and Bulk Standards, the Village Center will be developed according to a comprehensive set of design standards and procedures.

GENERAL SITE DESIGN STANDARDS

Design and construction shall reduce:

1. Volume of cut and fill.
2. Area over which existing vegetation will be disturbed, especially on land within 200 feet of a river, pond, or stream, or having a slope of more than 25%.
3. Number of mature trees removed.
4. Visual prominence of man-made elements, which are not necessary for safety or orientation.
5. Blockage of vistas through new development.
6. Number of driveways on existing streets.
7. Alteration in groundwater or surface-water levels.
8. Disturbance of important wildlife habitats, outstanding botanical features, scenic or historic environs.
9. Soil loss or instability during and after construction.
10. The area devoted to motor vehicle travel within the Village Center.

OPEN SPACE REQUIREMENTS

1. Applications for development in the Village Center shall contain a detailed explanation of how the minimum open space requirements have been met.
2. All open space shall be transferred to the Township as permanent, deed-restricted, open space and shall be added to the Township's permanent Open Space Inventory.

COMMERCIAL/RESIDENTIAL MIXED USES

1. When used to meet the minimum rental percentage, residential units above commercial uses shall comply with COAH standards and those set forth in § 240-81, Affordable Housing. A separate residential entrance shall be required and constructed within the building footprint. These apartments count toward the maximum housing component allowed under this ordinance.
2. Permitted encroachments:
 - a. Open front porches on the street level, not to extend further than six feet from the facade or into the pedestrian right-of-way.
 - b. Awnings shall not extend more than five feet from the facade.
3. Permitted roof types: gable, hip or combination.

CIVIC USES

1. The municipal use lot and the municipal building shall be located and designed to add to the visual amenities of the Village Center by maximizing the visibility of the civic building, creating a visual terminus from the central green.
2. The municipal building shall be designed in accordance with all other design guidelines for all structures in the Village Center, unless the design concept for the municipal building is such that it enhances the Village Center in such a manner as to be more beneficial than strict adherence to the design guidelines for all structures in the Village Center.
3. The municipal user lot and municipal building shall be transferred to the Township for public use.

GENERAL DESIGN GUIDELINES FOR ALL STRUCTURES

1. All structures shall be designed to reflect traditional building design in general accordance with housing styles identified and/or pictured in the Smart Growth Plan and the Visual Design Guide created by the Architectural Review Committee. (Appendix A)
2. Two-to-four-family dwellings shall be designed to emulate traditional large single-family residences and shall not have "mirrored" or duplicate front facades.
3. Brick, stone, and painted wood clapboard or shingle siding is encouraged, as are pitched roofs with slopes between 8:12 and 12:12. The overall design should have varying housing styles, shapes, and materials within the overall theme of the Village Center as described in the Smart Growth Plan and the guidelines established for use by the Architectural Review Committee. Alternative materials may be approved if the Architectural Review Committee finds that they are appropriate and do not detract from the overall visual conformity of the traditional styles.
4. At least half of all single-family homes shall be oriented with gable ends facing the street and all shall have a covered front-entry porch, raised a minimum of 18 inches above ground level.
5. No facade design or layout shall be the same as the adjacent structure. No less than three major alterations to a facade are required to define the facade as different from that of the adjacent structure. Changes in exterior building materials may be counted as one alteration.

BUILDING MASSING AND SCALE

Scale is the relationship between the size of a structure and the size of adjoining permanent structures. Large-scale building elements will appear out-of-place if they are situated in a visual environment that is smaller in scale, such as the Village Center.

1. Dominant structures should be broken up by creating horizontal emphasis, such as through the use of trim, awnings, eaves, windows, or other architectural ornamentation, use of combinations of complementary colors, and varied landscape materials.
2. Long, horizontal facades should be broken down into segments having vertical orientation; and tall vertically oriented facades shall be broken down into horizontal components through use of appropriate design features.
3. Expansive blank walls are prohibited.
4. Buildings should be designed so the facade is the prominent architectural feature and the roof is visually less dominant in the total design.
5. Gable and hip roofs are encouraged. Other roof types may be permitted if the Architectural Review Committee concludes that they are generally consistent with traditional architectural styles and if materials suitable to such styles are used.
6. A human scale should be achieved at ground level and along street frontages and entryways through the use of scale elements such as windows, doors, columns, plazas, awnings and canopies.
7. The height of structures should relate to adjacent open spaces to allow maximum natural light and ventilation, to protect from prevailing winds, to enhance public views, and to minimize obstruction of the view from adjoining structures.

EXTERIOR BUILDING DESIGN

1. Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls that can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.
2. Architectural features.
 - a. Architectural features may include, but are not limited to, the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the Architectural Review Committee.
 - b. In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features will significantly reduce the visual impact of the building mass as viewed from the street. Additional landscaping requirements are set forth in § 240-80R.
3. Building materials.

- a. The predominant building materials shall be materials characteristic of traditional developments in northwestern New Jersey, such as brick, wood, native stone, traditional clapboard, and stylized shingles.
- b. Alternative siding, metal panels or roofs, mirrored glass surfaces, or faux facade materials shall require the approval of the Architectural Review Committee; and special care would be needed to not detract from the overall visual conformity of the traditional styles.
- c. Buildings may not be painted in bold colors, patterns, checks or stripes.
- d. The use of earth-tone colors (browns, beige, grays, soft greens, and the like) and/or other colors generally associated with traditional building design is encouraged on all buildings. Accent or complementary colors that harmonize with the main facade color(s) shall be permitted for trim, awning and other building details.
- e. Exterior colors shall be subtle, neutral or earth tone colors and of low reflectance. The use of high-intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof is prohibited except as approved for building trim.

FACADE TREATMENT

1. Multi-tenant buildings shall provide offset storefronts, doorways, windows, awnings and/or other design features for all ground-floor tenants. The minimum offset shall be four feet. Offsets that incorporate small courtyards are strongly encouraged. At a minimum, the upper floor of said buildings shall be coordinated with the ground floor through the use of common materials and colors. Storefronts should include display windows with a minimum sill height of two feet from grade.
2. Commercial and mixed-use building facades shall have decorative architectural features on all sides
3. New or renovated facades should incorporate rhythms that carry through a block, such as storefront patterns, window spacing, entrances, canopies or awnings, and the like.
4. Where fire escapes are required, they may not be on the principal facade of a building and should blend with the exterior design as balconies and stairs where possible.
5. Facade renovations should be consistent with the architectural styles detailed and encouraged in the Smart Growth Plan, the guidelines established by the Architectural Review Committee, and this Article XIII.
6. Surface detailing should be integrated within the structure rather than applied for decorative purposes.
7. Exterior-mounted mechanical and electrical equipment shall be architecturally screened.
8. The use of creative lighting schemes to highlight building facades and related areas is encouraged as long as it would not interfere with residential uses. Nonresidential lighting above the first floor shall be shut off by 10:00 p.m. or one-half hour after closing, whichever is earlier.

9. Clearly defined, highly visible customer entrances are encouraged, such as through the use of canopies, porticos, arches, wing walls, integral planters and similar features.

ROOFS

1. Roofs should be designed to reduce the apparent exterior mass, add visual interest and be appropriate to the architectural style of the building, while avoiding excessive complexity of line or massing. Variations within one architectural style are highly encouraged. Visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged, as are overhanging eaves, sloped roofs and multiple roof elements.
2. Gable, hip or combination roof types are permitted. Flat roofs are prohibited unless incorporated with combination roofs and may not exceed 20% of the total roof area. Roof pitches of 8:12 and 12:12 are recommended.
3. The roofline at the top of the structure should incorporate offsets and jogs to reduce the monotony of an uninterrupted roof plane.
4. All rooftop equipment shall be screened from public view by materials of the same nature as the main structure. Mechanical equipment shall be located below the highest vertical element of the building.

LOADING AND SERVICE AREAS

1. Loading areas, recycling facilities, solid waste facilities and other service areas shall be placed to the rear of buildings a minimum five feet from adjoining properties. Developments containing more than one commercial/residential use shall design loading areas, recycling facilities, solid waste facilities and other services areas for multiple users to limit the total number.
2. A loading area and its driveway shall be screened to minimize direct view and the effect of spillover lighting, noise and exhaust fumes on adjacent properties. Options for screening must be approved by the Architectural Review Committee and shall include, but are not limited to, walls, fences, and landscaping. Screening must be at least five-feet-tall and visually impervious. In developments of multiple uses, all fences, walls, et cetera, shall be of similar materials.

COMMUNITY AMENITIES

Community amenities such as patio/seating areas, water features, artwork, sculpture, clock towers, pedestrian plazas with park benches and other features, located adjacent to the primary entrances of buildings are highly encouraged and may be calculated as part of the landscaping requirement.

LIGHTING AND FLAG POLES

1. Lighting shall be shielded and directed down onto the site so as not to shine or glare onto adjacent property or streets.
2. Freestanding light poles and/or fixtures and flagpoles shall not exceed 25 feet in height.
3. Street lighting design shall be traditional in style, consistent throughout the Village Center and is subject to Architectural Review Committee approval.

OTHER REQUIREMENTS

1. The use of street furniture (benches, tables, trash receptacles, et cetera) is encouraged, provided that materials are consistent with the overall concept of the building design and locale in which the building is located.
2. Awnings are encouraged on retail buildings. All awnings shall be constructed and installed so that the frame and fabric of the awning is integrated into the overall building design. No awning shall extend more than five feet from the building facade or be less than eight feet above the ground. Awnings shall not project into any roadway, driveway, parking or loading area nor be placed so as to conceal or disfigure an architectural feature or detail. Awning material shall be limited to cloth, canvas, metal and similar materials; stretched plastic or vinyl are prohibited. Awning colors should complement the building exterior and shall comply with 240:80(H)(3)(e) such that awning colors shall be subtle, neutral or earth tone colors and of low reflectance. The use of high-intensity colors such as neon, metallic or fluorescent for awning material is prohibited.
3. At least one principal building entrance must be oriented toward the primary frontage property line.

PARKING AREAS

1. Parking for commercial structures is prohibited in front yard setback areas. Driveways and parking spaces shall be set back at least five feet from all building units to provide room for a landscaped area.
2. Parking lot layout, landscaping, buffering and screening shall be used to minimize direct views of parked vehicles from streets and sidewalks and to avoid spillover light, glare, noise, or exhaust fumes onto adjacent properties. Parking lots exposed to view shall be surrounded by a year-round, visually impervious screen, hedge or wall a minimum of 4.5 feet high. The height of the screen shall gradually decrease in height where driveways, walkways and sidewalks approach to provide adequate sight triangles.
3. The interior of all parking lots shall be landscaped to provide shade and visual relief. At a minimum, one deciduous tree shall be planted inside a landscape island for every 10 parking stalls. Landscaping

should be utilized to soften the edges of parking lots and to provide a sense of lot borders or boundaries.

4. Parking lot layout should take into consideration pedestrian movement, and pedestrian crossings shall be installed where deemed necessary by the Planning Board.
5. Stormwater design must be approved by the Board engineer and is subject to all applicable standards.

SIGNS

1. A maximum of three signs in combination shall be allowed for each permitted nonresidential use in any one structure, for any new development or change of use, or upon renovation of existing uses or structures in the Village Center. There shall only be one of each of the permitted signs dedicated to each permitted use on any one facade or ground space. When more than one business is proposed or exists in any one structure, all proposed signage shall be uniform with the same combination of sizes, types, and materials used. Mixed-use or residential structures containing more than two dwelling units are permitted only one identification sign, no larger than six square feet. Signs advertising a commercial use are prohibited above the first floor of any structure where residential uses exist on the second floor.
2. Permitted signs:
 - a. Awning: limited to the business name and/or logo and street number, which shall not cover more than 25% of the total square footage of the surface of the awning. Signage is only permitted on one surface or side of the awning. Stretched plastic or vinyl awnings are prohibited.
 - b. Wall mounted: limited to the business name and/or logo and street number, which shall not cover more than 15% of the total square footage of the first floor facade of the storefront to be advertised.
 - c. Projecting: a two-sided sign mounted perpendicular to the facade of the approved use or business, and shall have a maximum square footage of four feet.
 - d. Window: painted lettering limited to the business name and/or logo and street number, and shall not cover more than 15% of the total square footage of the window.
 - e. Freestanding ground: with a total square footage of four square feet and a maximum height of five feet, permitted only when no directory sign exists, the maximum number of signs is not exceeded, and the structure contains only one advertised use.
 - f. Directory: a combination of signs to advertise multiple approved uses within a structure, with a total square footage of no more than two square feet multiplied by the total number of approved uses. The height shall not exceed 15 feet or the height of the first story, whichever is less. No other ground signs are permitted where a directory sign exists or is proposed.

- g. Temporary: a banner, sale, grand opening, or similar sign, no larger than two feet by eight feet. There may only be one temporary sign on any one structure, for a maximum of 30 days, and limited to a maximum of three per calendar year. A temporary sign will not to be considered in the total number of permitted signs.
- 3. A master signage plan shall be submitted with any plan for new development, change of use or renovation of existing use or structure in the village center. The following information shall be submitted for each existing and proposed sign:
 - a. Size (i.e., length, height, area, thickness, number of faces).
 - b. Letter style and size.
 - c. Illumination.
 - d. Colors (i.e., letter, background, trim), including color samples.
 - e. Construction materials, structural integrity and installation details.
 - f. Window size (if applicable).
 - g. Location (i.e., height above grade, distance from roofline, building width, location from property lines, streets, sidewalks, and structures).
 - h. Enumeration of relevant requirements and compliance with same.
- 4. The master signage plan shall graphically depict the signs and may be prepared by the applicant or a sign professional. The master signage plan shall include a sketch or photograph showing the dimensions of each facade, window and canopy of the building to which a sign is to be attached in sufficient detail to clearly indicate the location, dimension and area of all existing and proposed permanent signs. Samples of construction materials should be submitted.
- 5. In the case of a freestanding ground sign, a plot plan of the lot shall be required as part of the master signage plan to show the location of buildings, parking lots, driveways, landscaped areas, and other existing and proposed signs.
- 6. The applicant shall provide additional information deemed necessary to determine whether the master signage plan complies with the sign regulations.
- 7. When the Planning Board as part of a development application has approved installation or modification of a sign, the Construction Official shall issue a sign permit only if the proposed sign is consistent with the approval.
- 8. Measurement of sign area:
 - a. Measurement of area of individual signs.
 - i. The total square footage of a sign shall be the total outside measurement of the surface or materials containing any writing or graphic illustration, picture, symbol or other display, together with any material or color forming an integral part of the background

of the sign and used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the sign itself.

- ii. Signs may not have more than two display faces. The sign area for a sign with two faces shall be computed by adding together the area of all sign faces visible from any one point. When a sign having two faces is such that both faces cannot be viewed from any point at the same time, the sign area shall be computed by the measurement of the larger of the two faces.
 - iii. For purposes of calculating window signs, a window shall be considered the glass area.
 - iv. Signs that are required by county, state or federal authorities are exempt from calculation up to the minimum size required (or one square foot if no minimum is required); any area in excess of the minimum shall be included in the sign calculation.
- b. Measurement of height. The height of a freestanding sign is the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. A sign cannot be located on a berm or mound solely for the purpose of adding height to the sign. If the normal grade cannot reasonably be determined, the sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

9. Design guidelines and regulations:

- a. Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth. Signs shall not be dominant, but shall be proportionate, and shall complement the building, existing signs, and surroundings.
- b. There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction materials, size and illumination.
- c. Freestanding ground signs shall be integrated with the landscaping on site but shall not be raised on a berm for the sole purpose of increasing the height of the sign.
- d. Building signs shall not obscure, conflict with, or cover any architectural element, and must be aligned with major building elements such as windows, trim and structure lines.
- e. A sign shall not extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building.

- f. Electric wiring associated with a sign shall not be visible to public view.

10. Illuminated signs:

- a. Internally illuminated signs shall have characters, letters, figures and designs that are illuminated by electric lights as part of the sign proper, with dark or translucent background, and shall not blink or flash.
- b. Externally lit signs shall be located in such a manner so as not to cause glare on any adjacent property or residential uses. Sources of sign illumination shall be completely shielded from the view of vehicular traffic using the road or roads abutting the lot on which the sign is located.
- c. External lights used for the illumination of a sign on a building, whether or not such light fixtures are attached to or separate from the building, shall not extend above the highest elevation of the front wall of the building or more than 18 feet above the street level of the premises, whichever is less.

11. Prohibited signs:

- a. Billboards or signs that advertise uses, special announcements or special interests not related to approved uses within the Village Center.
- b. Signs on fences, utility poles, trees, railway or road bridges, bridge supports or abutments, retaining walls or water towers, unless approved by the Planning Board.
- c. A sign, device or object installed or placed on the roof of any structure.
- d. Signs on poles.
- e. Signs on an accessory structure.
- f. Signs lit by means of a flashing light, or that are moving, mobile, revolving, electrically and/or mechanically activated in whole or in part.
- g. Signs with the optical illusion of movement by means of a design, that presents a pattern capable of reverse perspective, giving the illusion of motion or changing of copy.
- h. Commercial signs in a window that serves a residential use.
- i. Signs on street furniture.
- j. Televised advertising in a window.
- k. The use and display of temporary portable signs, windsocks, banners, strings, streamers of flags, pennants, spinners, or similar objects and devices across, upon, over or along any premises or building, whether as part of a sign or for advertising or public attraction, or otherwise, except for:
 - i. Temporary displays as provided for in this section.
 - ii. Temporary decorations customarily used for holidays or for special events, as may be approved by the Township.

- l. Signs that are placed on, or affixed to, vehicles and/or trailers parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way, to advertise a product, service or activity or direct people to a business or activity located on the same or nearby property. This is not intended to prohibit signs placed on or affixed to vehicles or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, the latter may not be parked on commercial property overnight or for more than a twenty-four-hour period for advertisement purposes.
 - m. Signs that obstruct any window or door opening used as a means of egress, or interfere with an opening required for ventilation, or are attached to or obstruct any standpipe, fire escape or fire hydrant.
 - n. Signs that obstruct the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare.
 - o. Signs with trademarks or brand names (including umbrella signs) when the product is not available in the establishment or the maximum signage allowed has already been met.
 - p. Sign elements as part of the architectural elements of the building.
 - q. Inflatable signs and tethered balloons.
 - r. Neon or gas-filled decorations, including those that outline facade elements or windows.
12. Nonconforming signs:
- a. A nonconforming sign may not be enlarged or altered in a way that would increase its nonconformity.
 - b. Existing nonconforming permanent signs may continue to exist until modified in shape, size, illumination or structure; at which time, the sign shall be made to conform with the provisions of this section.
 - c. A nonconforming sign that is damaged by any means shall not be reconstructed if the cost would be 50% or more of its replacement cost at time of damage; in which case, it can only be reconstructed in conformity with the provisions of this section.
13. Removal of certain signs:
- a. In the event that a business ceases operation for a period in excess of 60 days, the sign owner, lessee and/or the property owner shall immediately remove any sign identifying or advertising said business or any product. Should the sign owner, lessee and/or property owner fail to comply with this section, the Zoning Officer shall issue a written notice that such sign must be removed within the following time periods: sign face: 60 days; posts, columns and supporting structures: one year.

- b. If the sign owner, lessee and/or or property owner fails to comply with a written notice to remove, the Zoning Officer is hereby authorized to cause removal of such sign, and any incidental expense shall be charged to the owner of the property and shall constitute a lien upon the property. For the purpose of this section, the word "remove" shall mean:
 - i. The sign face, along with posts, columns or supports of freestanding signs, shall be taken down and removed from the property.
 - ii. The sign face and supporting structures of projecting or wall signs shall be taken down and removed from the property.
 - iii. Awnings: Lettering advertising the business may be removed if possible, in lieu of complete removal of the awning. If this cannot be accomplished without remnants of the signage remaining, the entire awning shall be removed.

14. Sign permit revocable. All rights and privileges under the provisions of this chapter or any amendment thereto are revocable at any time by the Zoning Officer if the applicant fails to accurately depict the sign erected, or to be erected, or if the sign that is erected does not meet the details of the drawing submitted.

STREETS, ROADWAYS, STREETSCAPES

- 1. Design guidelines for streets and roadways. Development within the Village Center shall create or encourage land use and street design that is compatible with and encourages pedestrian traffic. Building placement, in conjunction with display windows on all sides, further enhances the pedestrian orientation of the area. Shade trees shall be located to frame the streets and roadways to create a canopy effect when matured. Street furniture, such as benches, decorative street lighting and trash receptacles, will also help to create an enhanced pedestrian environment.
- 2. Design Guidelines for alleys. Residential development within the village center will have on-site parking accessed solely from side (corner lots) or rear alleys. The predominance of residential dwellings will have rear frontage on alleys. Alleys within the village center will be constructed in compliance with RSIS standards for alleys (one-way or two-way). Alleyways are designed to accommodate secondary means of access to lots, no off-site parking shall be allowed in the alleyways and should be designed to discourage through traffic. Alleys should accommodate garbage and recycling storage and collection. Alleys become the property of a homeowners association and all maintenance and repairs of the alleys are the responsibilities of a homeowners association, at no time do alleys become Township streets.
- 3. Design and construction shall enhance and increase the following:
 - a. Configuration using collector/major arterial streets to avoid traffic congestion on primary streets upon which buildings front;

- b. Visual prominence of natural features and topography of the landscape;
 - c. Street layout facilitation of solar orientation of buildings;
 - d. Use of curvilinear or grid patterns;
 - e. Improve the view of, and the view from, buildings and other prominent vistas within the Village Center;
 - f. Promote pedestrian design that makes it more convenient and pleasant for the community to walk short distances than to drive within the Village Center; and
 - g. Promote the creation of vista terminations within the Village Center.
4. Referenced standards. A Policy on Geometric Design of Highways and Streets, by the American Association of State Highway and Transportation Officials (AASHTO), latest edition, as amended, contains guidelines as follows. The design guidelines herein further amend AASHTO standards insofar as they apply to the Township of Byram.
- a. Layout. Easements shall be continuous from block to block and layout shall create as few irregularities as possible. The minimum easement width shall be 20 feet, except as otherwise required in the Village Center within the commercial component, wherein the minimum easement width shall be 13 feet.
 - b. Watercourses. An emergency/maintenance access easement shall be provided for streams or watercourses. Said easement along watercourse and be at least 20 feet in width centered on its midpoint. Streets or pedestrian ways that are parallel to the streams or watercourses and/or appropriate accesses may be required in connection therewith. The placement of streams or watercourses into open or covered culverts shall be kept to a minimum.
 - c. Utilities. Utility easements shall at least twenty-foot-wide and shall generally follow lot lines or be centered on the rear or side lot lines. Within the commercial component of the Village Center, utility easements shall have a minimum width of five feet in order to reduce right-of-way widths, and the Planning Board may permit utilities to be placed in the two-foot grassed area between the paved way and the property line and the tree easement immediately abutting the right-of-way. Utilities may also be permitted to be located within the right-of-way under parking areas and pedestrian ways abutting the right-of-way.
 - d. Pedestrian ways/sidewalks:
 - i. Pedestrian ways or footpaths shall be required for convenient circulation and access to schools, playgrounds, shopping, transportation, parks, conservation areas and other facilities. The minimum requirement for pedestrian ways within the commercial core shall be a ten-foot-wide easement immediately abutting the right-of-way, including an eight-foot-wide sidewalk. Throughout the remainder of the Village Center, pedestrian

- ways shall consist of an easement at least ten-feet-wide, including sidewalks at least six-feet-wide.
- ii. Pedestrian ways are required to include sidewalks, trees and grass strips abutting the right-of-way, street furniture (benches and trash receptacles), and decorative street lighting. Trees within the sidewalk shall have tree grates and tree guards.
 - iii. Walkways from sidewalk to building entrance(s): A continuous pedestrian walkway shall be provided from the primary frontage sidewalk to building entrance(s). This internal walkway shall incorporate a mixture of landscaping, benches, drop-off-bays and bicycle facilities for at least 50% of the length of the walkway. Walkways shall be connected to adjacent sites.
 - iv. Walkways from parking areas to building entrances: Internal pedestrian walkways shall be developed to provide access to building(s) entrance(s) from parking lot(s). Walkways shall be designed to separate people from moving vehicles. These walkways shall have a minimum width of five feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the building code and American Disabilities Act (ADA).
 - v. Walkways shall be distinguished from parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if appropriate to the overall design of the site and building and acceptable to the Architectural Review Committee.
- e. Arrangement. Proposed streets shall be considered in relation to existing and planned streets, existing topographic and geologic conditions, public convenience and safety, and safe vehicular travel. Due consideration shall also be given to the attractiveness of the street layout in order to obtain the maximum amenity of the subdivision and avoid cut and fills.
- i. Long straight roadway sections shall be avoided. All streets shall have a design speed of 25 m.p.h. Straight roadway sections in the Village Center shall have a vista termination (i.e., a lot, park or open space, building-church with spire, government building-, monument/statue site, fountain) located at an intersection or at the end of the street(s) or pedestrian ways. A vista termination shall be prominently visible from one or more streets or ways approaching said site.
 - ii. Proposed street design shall also provide for appropriate continuation of existing streets of similar design speed and the extension of streets onto adjoining land

- iii. Access to feeder streets: Subdivisions and extensions of subdivisions serving or capable of serving 25 lots or more shall have at least two roadway accesses to existing or proposed street(s) having a design speed of 25 m.p.h. or greater.
- f. Reconstruction. Where development of a subdivision may cause congestion or a safety hazard to pedestrian or vehicular traffic on adjacent public ways, provision shall be made for the reconstruction of adjacent public ways or the addition of alternate access roads or other remedial steps, subject to Planning Board approval.
- g. Street jogs. Continuation of a street through an intersection where the centerline of the paved surface is not aligned on both sides of the intersection is prohibited.
- h. Reverse curves. Reverse curves on streets may be separated by a straight section of road of least 150 feet in length if a street has a design speed of 25 m.p.h. or less. This can be addressed on a case-by-case basis during the plan review process to insure that public safety is not impacted.
- i. Level of service. All development applications shall provide the appropriate level of service (LOS) flows for traffic analysis.

LANDSCAPING

1. Tree removal:
 - a. Existing mature trees shall be preserved wherever possible. Existing mature trees and vegetation shall not be removed in an area greater than 70% of the total project area. Preservation of specimen trees within the developable area of the property counts at a rate of 2:1 when calculating the total shade tree requirement.
 - b. When it is necessary to remove existing mature trees and vegetation, removal shall be in conjunction with the phasing of the total project, with trees and vegetation removed only in those parts of the project area slated for grading. Other areas shall remain in the natural state.
2. Landscape design:
 - a. Landscaping is to be integrated into building arrangements, topography, parking, buffering and other site features. Landscaping may include trees, shrubs, ground cover, berms, flowers, sculpture, art and similar materials and shall be designed to provide aesthetic, buffer, climatological, environmental, ornamental, and other related functions. All landscaping plans must be prepared by a New Jersey-registered landscape architect or other individual deemed suitably qualified by the Planning Board.
 - b. Landscaping plans should avoid the use of exotic species and shall not include invasive species, as described in Table III (Recommended Native Plant List) and IV (Exotic/Invasive Plant

List) in the Lubbers Run Greenway Project, prepared for the Township Environmental Commission in 1997.

- c. Landscaping for commercial uses shall define entrances to buildings and parking lots, define the edges of various land uses, provide transition (buffering) between neighboring properties and provide screening for loading and equipment areas.
- d. Landscaping around the entire base of structures is recommended to soften the edge between the parking lot and the structure and should be accented at entrances to provide focus.
- e. Trees shall be located throughout the parking lot and not simply at the ends of parking aisles.
- f. Landscaping shall be protected from vehicular and pedestrian encroachment by raised-planted surfaces, depressed walks, or the use of curbs.
- g. The use of vines and climbing plants on buildings, trellises and perimeter garden walls is strongly encouraged.
- h. Plants in boxed, clay or wood containers should be used to enhance sidewalk shops, plazas, and courtyards.
- i. Landscaping shall not obstruct visibility at drive-aisle intersections.

3. Shade trees along streets:

- a. Shade trees shall be planted along all streets. Shade trees shall be planted on all sites at a minimum rate of 10 trees per acre, inclusive of trees required along any street line. Said trees shall be selected from the following groups, with at least 20% of the trees to be from Group A, and at least 30% each to be selected from Group B and Group C:

<u>Group A</u>	<u>Group B</u>	<u>Group C</u>
White flowering dogwood	American beauty Crabapple	Princeton sentry ginko
Red flowering dogwood	Snow crabapple	Emerald queen maple
Crimson cloud hawthorn	Shademaster honeylocust	Sugar maple
Washington Hawthorn	Katsura tree	Red maple
	Crimson king maple	Northern Red Oak
		Sweetgum

- b. The Planning Board may permit or require the substitution of evergreen trees for shade trees from Groups B and C only. Evergreens must be at least eight feet high at planting.
- c. Shade trees shall meet all of the following requirements:
 - i. Measure 3 to 3.5 inches in diameter six inches above the ground.
 - ii. Group A trees shall be planted at thirty-foot intervals; Group B trees shall be planted at forty-foot intervals; and Group C trees shall be planted at fifty-foot intervals.
 - iii. Have a straight trunk and be properly staked.

- iv. Be balled and burlapped, well branched and with a good root system. Backfill shall consist of 50% humus for each tree, and each tree shall be thoroughly watered and properly pruned at the time of planting.
 - d. Trees to be planted in any street right-of-way shall be subject to the approval of the Township Engineer.
 - e. Where the placement of required trees within a street right-of-way is impossible or impractical due to the presence of sidewalks, critical areas or other physical or environmental features, the Planning Board may require a ten-foot-wide street tree easement to be located adjacent to the right of-way.
 - f. The Planning Board may require that existing trees on a site be replanted for reuse on the subject property or elsewhere in the Township on public property only.
- 4. The planting of shrubbery, bushes, flowers and similar plantings shall be designed to serve decorative and ornamental functions as well as screening and buffering. Junipers, yews and similar evergreen plants shall largely be used for screening and buffering. White hollies, rhododendron, azaleas, and similar plants shall be used at highly visible locations such as front yards, building entrances and adjacent to ground signs. The use of flowerbeds and planters is strongly encouraged in all nonresidential zones.
- 5. Parking areas. Areas containing 10 or more parking stalls shall contain the following landscaping features:
 - a. Five percent of the interior portion of the parking areas shall be landscaped, excluding all perimeter landscaping and required buffer areas. No more than 15 parking stalls shall exist in a continuous row without a landscaped break.
 - b. In addition to the general shade tree requirements, one shade tree shall be provided for every 10 parking stalls to create a canopy effect.
 - c. A landscaped island at least five feet in width shall separate the ends of parking rows from access aisles.
 - d. Evergreen plantings shall be required to screen parking areas from public rights-of-way and all residential property.
- 6. Loading areas. All loading areas shall be landscaped in a manner that sufficiently screens the view of the loading area and vehicles from any public right-of-way and residential property. Landscaping in this instance may include berms, fencing, walls or a combination thereof.
- 7. Replacement. A two-year guarantee is required so that all new plantings and existing trees and other vegetation are maintained after construction and replaced where necessary.

8. Post-development inspection. All landscaping shall be subject to a post-development inspection by the Township Engineer, Township Planner and/or a representative of the Planning Board.
9. The Planning Board shall have the right to impose additional landscaping requirements after due consideration of the size and type of proposed development, the extent of existing vegetation to be removed during construction, and the nature of surrounding land uses.
10. Landscape coverage:
 - a. Coverage of the landscaped area, excluding lawns, shall be 50% at the time of installation and 90% at five years. Lawns shall be fully established within two growing seasons.
 - b. Parking lot landscaping shall consist of a minimum of 5% of the total parking area, excluding the perimeter landscaping and buffer areas required in § 240-80Q, plus a ratio of one tree per 10 parking stalls to create a canopy effect upon maturity.
 - c. Landscaped buffers between parking areas, parking pods and internal streets shall have a minimum width of five feet with no car overhang and 10 feet with a car overhang.
 - d. Landscaped buffers between parking and on abutting property lines shall have a minimum width of 10 feet.
 - e. Front or exterior yard landscaping may not be substituted for the landscaping required for interior parking stalls.
 - f. A landscaped and/or screened buffer area is required between commercial uses, parking areas and buildings in parking areas adjacent to residential dwellings. The minimum height and width shall be five feet of continuous evergreen hedge screen in two years (or a wall or fence with a minimum height of five feet).
 - g. Landscaped buffers shall consist of evergreen ground cover and shrubs mixed with a variety of flowering and deciduous plant species of trees and shrubs.
 - h. Landscaping in a parking or loading area shall have a width of at least five feet and be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area.
 - i. Required landscaping shall be continuously maintained.
11. Replacement and maintenance. The owner, its successors and/or assigns, shall maintain vegetation planted in accordance with an approved site plan. Plants or trees that die or are damaged shall be replaced and maintained.

WALLS AND FENCES

1. Walls shall not be utilized within commercial areas unless required for screening, security or separation of incompatible land uses.

2. Walls should be designed to blend with the site's architecture. Both sides of all perimeter walls or fences should be architecturally treated. Brick, stone, and stucco shall be used whenever possible. Landscaping should be used in combination with all walls.

LIGHTING

1. Street lighting shall meet the minimum standards set forth below and shall be designed to conform with the Village Center historical design vision set forth in the Smart Growth Plan and approved by the Architectural Review Committee. All lighting throughout the Village Center shall be designed in a manner that conforms to the style and architectural design of adjacent structures and uses. Wherever possible, the lighting shall be similar and conforming.
2. All outdoor lighting shall be shown on the site plan in sufficient detail to allow a determination of its effect at the property line and on nearby streets, driveways, residences and overhead sky glow. At a minimum, the lighting design submitted for review shall include iso-footcandle drawings indicating 0.1 and 1.0 footcandle traces for all site lighting.
3. Lighting shall not shine directly or reflect into windows, or shine onto streets and driveways so as to interfere with driver vision.
4. Lights that have a yellow, red, green or blue beam and/or that rotate, pulsate or operate intermittently are prohibited.
5. The intensity, shielding, direction, reflection and similar characteristics of lighting shall be subject to site plan approval. The objective is to minimize undesirable off-site effects.
6. The maximum height of lights shall be 25 feet measured from the surrounding grade.

UTILITIES

1. All utilities (both main and service lines) servicing new developments, or where there is a change, renovation or expansion of an existing use, shall be constructed underground within easements or dedicated public rights-of-way, and installed in accordance with the prevailing standards and practices of the utility or other company providing such services.
2. Lots that abut existing easements or public rights-of-way where overhead utility distribution supply lines and service connections have heretofore been installed may be supplied with service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a road widening, extension of service, or other such condition occur as a result of the subdivision, and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.
3. Year-round screening of aboveground utility apparatus is required except for utility poles.

CONSTRUCTION

After the entire Village Center project has been designed and approved, 100% of the commercial component must be completed before construction of single-family housing will be permitted. The Village Center project may be constructed in phases at the developer's request, subject to Planning Board approval and the following restrictions:

1. Up to 1/3 of the multifamily (apartment and/or townhouse) residential dwellings may be constructed in the initial phase.
2. The entire commercial component must be completed before construction may be commenced on any single-family residence.

VISUAL DESIGN GUIDE

Appendix A of this document is a Visual Design Guide created by the Architectural Review Committee to assist any and all developers in the Village Center to better understand the vision and intent of the design requirements.

APPLICATION PROCEDURE FOR DESIGNATED REDEVELOPER

1. The designated redeveloper of the Village Center is required to submit an application for conceptual approval to the Planning Board as the initial step in the process. The concept plan is designed to enable representatives of the Planning Board, its professionals, and the Village Center Architectural Review Committee (ARC) to review the goals and standards of the redevelopment plan and the Smart Growth Ordinance.
2. The planning process in the Village Center shall be initiated through concept applications. Fees and escrow fees for a concept plan shall be one-half of those charged for the formal application at the next step of the process. Credit for such fees shall be granted to any such applicant at the time of application for preliminary and/or final approval as applicable.
3. Twenty copies of the concept plan and three copies of the application, including specialized checklist for the Village Center shall be presented to the Secretary of the Planning Board at least 60 days prior to the concept plan meeting, to be forwarded by the Secretary to representative members of the Planning Board, its professionals, the ARC and other municipal boards as necessary.
4. The concept plan shall be drawn by a New Jersey licensed engineer, land surveyor or other approved professional and shall show or include those items included in the Village Center checklist, designed to highlight the requirements of the redevelopment plan.
5. In addition, the concept plan shall show or include those requirements delineated in Chapter 215-19 of the Byram Township Ordinance, entitled "Concept Submission for Major Subdivision."

6. All applications for Village Center development proposal approval by the Planning Board are required to comply with the smart growth regulations and standards and shall comply with the submission requirements in Chapters 45 and 215, as well as the additional submission requirements set forth below.
7. All applications for Village Center development proposal approval by the Planning Board are hereby notified that any application is a subdivision and site plan application and requires review by any professional deemed necessary by the Township Manager (e.g. Engineer, Planner, Traffic Engineer, Architect, Landscape Architect, Environmentalist) who will then provide the Subdivision and Site Plan Committees recommendations as to whether to deem the application complete. The professionals and Committees will rely on the Village Center Completeness Checklist as defined in Article XIII, Smart Growth regulations as defined in Article XIII and shall ensure compliance with the submission requirements in Chapters 45 and 215.
8. As a further condition of completeness, all applications shall be submitted to the Architectural Review Committee appointed by the Planning Board for review and comment regarding building styles and/or materials, the design and/or layout of streets and walking or bicycling paths and their furniture, and the design of the open space, including tree preservation and landscaping, and the preservation of natural features, including existing topography.
9. See Appendix B of this Document for the Village Center Checklist for Completeness.

Draft

PROPERTY TO BE ACQUIRED

The Redevelopment Plan does not propose the acquisition of properties through the use of eminent domain in accordance with the LRHL. The Township will afford the property owners the right to propose redevelopers for designation by the Township through an application process outlined below. The Township reserves all rights to designate the redeveloper. Private acquisition of any properties by the redeveloper shall be pursued prior to any action by the Township.

RELOCATION

The Plan does not require or propose the relocation of any residents.

Draft

RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

This redevelopment plan is entirely compliant with the 2004 Master Plan, its Goals and Objectives and its Land Use Plan.

General Goals

The goals of a Township represent the long-term vision and the values held collectively by the residents of the Township. These goals are intended to address current issues in a broad perspective and set forth principles for the development of Byram.

- Develop a Village Center that combines residential, commercial and civic spaces, creating a viable focus for carefully controlled growth and a community hub for planned activities and casual gatherings.
- Support and promote economic development in the Township by creating balanced opportunities for retail and service businesses, clean industries, eco-tourism, and commercial enterprises that provide jobs and maintain a viable ratable base.
- Use Smart Growth to provide a mix of housing opportunities and control the property tax burden, keeping the Township an affordable place to live for Byram's families to grow and stay, now and in the future.

Land Use Goals

- Provide a balanced variety of land uses, including residential, commercial, and service uses, to promote adequate housing and economic opportunities, within the natural abilities of Byram's lands to support development.
- Create a mixed-use, pedestrian-friendly Village Center, easily accessible from neighboring residential areas, that is developed using enhanced social, environmental, economic, and aesthetic design standards to fulfill the Township's vision and meet the State Plan's goal of creating a 'Community of Place.'
- Maintain the current character of development in each lake community, surrounded by environmentally sensitive and largely undeveloped lands that establish the distinct land use pattern for the Township and ensure the basic water quality of the lakes.

Housing Goals

- Provide for a mix of housing types to meet existing and future population needs.

Circulation Goals

- Create pedestrian walkways, bikeways, and other pathways to enhance both the ability and desirability of walking and bicycling.
- Establish trails and greenways linking neighborhoods, schools, recreational facilities, and community facilities with the lake communities and the Village Center.

Land Use Plan

Byram has decided to reduce density in its Environs, which are large areas of mostly undeveloped forestlands, characterized by steep slopes, marginal soils, wetlands, and surface water. Nearly 4,000 acres of forestlands in Byram are in public or non-profit ownership, either as Allamuchy Mountain State Park, the Sussex/Morris Allamuchy Boy Scout Camp, or Township-owned property. By placing another 5,600 acres of the Township in 5-acre and 10-acre zoning, with the application of Byram's Tract Disturbance Ordinance and clustering or lot averaging, it will be possible to preserve large areas of forestlands. This should keep development out of critical environmental areas, while allowing residential housing to develop according to the principles of Smart Growth.

In addition to reducing residential densities in the Environs and maintaining higher densities—where reasonable—in established neighborhoods and Lake Communities, Byram also wants to create commercial land use opportunities. The Village Center (VC) Mixed Use zone (VC Zone) replaces the B-2 Shopping Center Commercial Zone and contains clearly stated goals and objectives intended to make this VC Zone the primary focal point of new development in the form of a 'neo-traditional' community hub for the Township. The VC Zone was designated to take advantage of its central location and proximity to infrastructure to provide for carefully planned and carefully designed development, through mixed-uses and specific commercial and residential components. The intent of this district is to encourage a reasonable amount of new commercial and residential development, while still providing for open space, common greens, and civic centers that are custom-designed to accommodate the natural characteristics of the land.

Village Center (VC)

The Village Center Mixed-Use Zone (VC Zone) is intended to be the primary focal point of new development, in order to promote the implementation of the objectives and goals of the Township of Byram's Smart Growth Plan and to fulfill its certified COAH plan. The VC Zone takes advantage of its central location and proximity to community amenities and infrastructure.

The primary purpose of the VC Zone is to provide for carefully planned development, through mixed-uses and specific commercial and residential components. The VC Zone is intended to provide pedestrian-oriented

commercial services to future and existing residential neighborhoods, and to create a new, 'neo-traditional' 'Center' that serves as a community focus for the Township.

The intent of this zone is to encourage reasonable new development, while still providing for open space, common greens, and civic centers. The Village Center concept, through comprehensive project design, is to be the defining element for any new development. All new development proposals, as well as changes, alterations and rehabilitations to existing structures or uses are to be subject to the standards and objectives listed in the Village Center Ordinance and the Design Guidelines developed by the Township's Architectural Review Committee, which is established under the Village Center Ordinance.

The Village Center Zone is approximately 60 acres in size and is located along Route 206. The area is bound by Route 206 to the west, Lackawanna Drive to the north, the Wild West City Theme Park to the east, and the East Brookwood neighborhood (under the current R-2, R-3, and R-4 Residential zones) to the south.

Master Plan Land Use Conclusion

This Land Use Element is the culmination and implementation of 20 years of Smart Growth planning in Byram Township. The Township has decided to create a mixed-use Village Center, with complimentary commercial areas throughout Byram, and has crafted a residential land use pattern designed to strengthen existing neighborhoods and protect the forested, rural landscape that makes Byram a unique and special place to call home. Byram is striving to define and manage the growth that will come to this 'Township of Lakes' that is a gateway to Sussex County and the New Jersey Highlands. This pro-active approach to providing affordable housing, vibrant retail areas, community amenities, and economic development will help ensure that the Township's vast open space areas will be an integral part of a growing and prosperous community.

As mentioned above, these objectives of the Master Plan have guided the development of this Redevelopment Plan. The "Relationship to Plans of Other Agencies" Section, below, describes the relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities, Sussex County and the State Development and Redevelopment Plan.

RELATIONSHIP TO PLANS OF OTHER AGENCIES

The Plan is consistent with the master plans of adjacent municipalities, Sussex County and the State Development and Redevelopment Plan (SDRP).

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The primary objective of the SDRP is to guide development to areas where infrastructure is available. New growth and development should be located in 'centers', which are 'compact' forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently.

The 2001 SDRP identifies Byram as part of the PA 4 Rural (28% total land area), PA 5 Environmentally Sensitive (50% total land area) and PA8 State Parks (22% total land area) Planning Areas. Byram Township received Designated Village Center Status from the State Planning Commission May 19, 2004.

The State Plan recommends "protecting the rural character of the area (PA4) by encouraging a pattern of development that promotes a stronger rural economy in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry, thereby maintaining a rural environment". Moreover, the SDRP states that, Rural Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

The State Plan indicates that large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Moreover, new development in PA 5 should capitalize on the inherent efficiencies of compact development patterns found in existing Centers. Benefits associated with center focused development include the preservation of: open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities.

SDRP is very specific in its intention for PA 5; "new development should be guided into Centers to preserve open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities".

Byram determined at the beginning of the Smart Growth planning process that achieving Village Center status for a neo-traditional, mixed-use, high density development built in partnership with a landowner and developer was

a vital part of its Smart Growth strategy. By developing a Village Center, Byram could accomplish many different goals at once. The Village Center would accommodate the next ten years of growth, facilitate its obligation for affordable housing, create an identifiable center for the Township on its commercial corridor and provide low cost housing so families could afford to stay in Byram for generations. Center Designation identifies the village center of Byram on the State Development and Redevelopment Plan (SDRP). The State now recognizes Byram's commitment to focusing development in a high-density center to accommodate the preservation of the remaining forestlands and critical areas.

The State Planning Act (N.J.S.A. 52:18A-196 et seq.) was signed into law in 1985. It created the New Jersey State Planning Commission and required the Commission to prepare and adopt the State Plan. In the Act, the legislature found and declared that:

- a. New Jersey, the nation's most densely populated State, requires sound and integrated Statewide planning and the coordination of Statewide planning with local and regional planning in order to 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;*
- a. Significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and by public sector development agencies if the several levels of government would cooperate in the preparation of and adherence to sound and integrated plans;
- b. It is of urgent importance that the State Development Guide Plan be replaced by a State Development and Redevelopment Plan (SDRP) designed for use as a tool for assessing suitable locations for infrastructure, housing, economic growth and conservation;
- c. 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;*
- d. A cooperative planning process that involves the full participation of State, regional, county and local governments as well as other public and private sector interests will enhance prudent and rational development, redevelopment and conservation policies and the formulation of sound and consistent regional plans and planning criteria;
- e. Since the overwhelming majority of New Jersey land use planning and development review occurs at the local level, it is important to provide local governments in this State with the technical resources and

guidance necessary to assist them in developing land use plans and procedures which are based on sound planning information and practice, and to facilitate the development of local plans which are consistent with State and regional plans and programs;

- f. An increasing concentration of the poor and minorities in older urban areas jeopardizes the future well-being of this State, and a sound and comprehensive planning process will facilitate the provision of equal social and economic opportunity so that all of New Jersey's citizens can benefit from growth, development and redevelopment;
- g. An adequate response to judicial mandates respecting housing for low- and moderate-income persons requires sound planning to prevent sprawl and to promote suitable use of land; and
- h. These purposes can be best achieved through the establishment of a State planning commission consisting of representatives from the executive and legislative branches of State government, local government, the general public and the planning community.

The State Development and Redevelopment Plan (SDRP) shall be designed to represent a balance of development and conservation objectives best suited to meet the needs of the State. The plan shall:

- a. Protect the natural resources and qualities of the State, including, but not limited to, agricultural development areas, fresh and saltwater wetlands, flood plains, stream corridors, aquifer recharge areas, steep slopes, areas of unique flora and fauna, and areas with scenic, historic, cultural and recreational values;
- b. *Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds.* This should not be construed to give preferential treatment to new construction;
- c. Consider input from State, regional, county and municipal entities concerning their land use, environmental, capital and economic development plans, including to the extent practicable any State and regional plans concerning natural resources or infrastructure elements;
- d. Identify areas for growth, limited growth, agriculture, open space conservation and other appropriate designations that the commission may deem necessary;
- e. Incorporate a reference guide of technical planning standards and guidelines used in the preparation of the plan; and
- f. Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The State Planning Goals that directly address the Byram Township Village Center include:

#1. Revitalize the State's Cities and Towns

Strategy

Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing in public resources in accordance with current plans, which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.

#2. Conserve the State's Natural Resources and Systems

Strategy

Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soils, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

#3. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Strategy

Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths – its entrepreneurship, skilled labor, cultural diversity, diversified economy and

environment, strategic location and logistical excellence – and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs – both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.

#4. Protect the Environment, Prevent and Clean Up Pollution

Strategy

Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.

#6. Provide Adequate Housing at a Reasonable Cost

Strategy

Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.

#7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, Recreational Value

Strategy

Enhance, preserve and use historic, cultural, scenic, open space 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 and civic beauty.

Under the State Planning Policies, there are several policy statements that address the types of Smart Growth planning initiatives symbolized by the Byram Township Village Center:

Comprehensive Planning

- o **Policy 4 – Capacity Considerations in Planning**

Use the most up-to-date information available on the capacities of natural, infrastructure, social and economic systems, and on desirable levels of service standards, to inform growth and development planning and decisions.

- o **Policy 10 – Municipal Plans and Development Regulations**

Revise Municipal plans and development regulations to encourage compact, mixed-use development.

Economic Development

- o **Policy 22 – Balance Housing and Employment**

Encourage proximity between housing and employment to achieve a balance between housing and job opportunities and to ease commuter travel.

- o **Policy 28 – Sustainable Economic Growth**

Economic development activities should avoid the depletion of resources and any other activities, which compromise the livelihood of future generations and negatively affect quality of life.

Housing

- o **Policy 15 – Housing and Community Development and Redevelopment**

Enhance community development and redevelopment strategies that target housing programs to designate neighborhoods so that housing development is better coordinated with the provision of other community services, economic development, employment opportunities, education and public safety efforts.

- o **Policy 22 – Integration of Housing with Different Unit Types and Costs**

Seek to integrate different housing types and units of varied costs in neighborhood design.

- o **Policy 23 – Community Oriented Housing Features**

Emphasize community-oriented housing features, such as front porches, balconies and small front setbacks, where appropriate, to increase incidental social interaction and neighborhood security.

Open Lands and Natural Systems – Recreational Lands

- o **Policy 6 – Adequate Facilities for Development and Redevelopment**

Ensure that the character, location, magnitude and timing of development and redevelopment are linked to the availability of adequate recreational facilities and open space land needed to serve growth.

- o **Policy 7 – Open Space and Redevelopment**

Provide, in redevelopment programs, for the acquisition, development and maintenance of recreational and public open space that will assist in the creation of an attractive and desirable quality of life in the redevelopment area.

- o **Policy 13 – Location of Recreational Facilities and Open Space**

Locate recreational facilities and open space as close as possible to the population they serve, taking into account the nature of the recreational facility or open space.

Energy Resources

- o **Policy 3 – Energy Efficient Community Design**

Promote and encourage development and redevelopment in higher density mixed-use Centers and redesigned Nodes that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure. Design, locate and orient development and redevelopment, including lighting plans, to allow maximum use of passive solar energy and to take advantage of topography, vegetation and prevailing climatic conditions, to reduce energy demands and needs.

Design

- o **Policy 2 – Design Guidelines**

Develop, adopt and implement design guidelines that achieve the Goals of the State Plan, are consistent with its Statewide Policies, and are integrate with master or functional plans, investments, regulations, standards and programs.

- o **Policy 3- Creating Places**

Apply design principles to create and preserve spatially defined, visually appealing and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale.

o **Policy 4 – Increasing Choices**

Design communities to increase choices and diversity for residents and workers. This can include using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities.

o **Policy 5 – Establishing Connectivity in Circulation Systems**

Design circulations systems to maximize connectivity, in ways that:

- Create and maintain a network of interconnected segments designed to be shared by a wide variety of modes and users, and which pays particular attention to the needs of the elderly, the young, the transportation-impaired and the disabled;
- Ensure the safety of pedestrians and bicyclists and create communities and places that are safe and attractive to walk and ride and promote physically active lifestyles;
- Establish and maintain a regional network that facilitates multi-modal links to, from, around and between Centers, other compact communities and significant traffic generators such as employment centers; and
- Distinguish between local and regional road networks and, where appropriate, use access management to control access to regional facilities and separate local from regional traffic.

In compact communities:

- Use a flexible (modified) approach to the grid, which can respond to physical features (for example, topography, water bodies, etc.) while maintaining a high level of connectivity.
- Create and maintain pedestrian and bicycle connections in those cases where cul-de-sacs are justified due to environmental, physical, social or other constraints.
- Use a full range of street types that are closely matched with the prevalent surrounding land uses;
- Provide a barrier-free, continuous and accessible pedestrian and bicycle network;
- Eliminate or mitigate physical barriers to pedestrian activity, including excessive or unnecessary setbacks, buffers and berms, excessive street widths, and over-engineered street geometrics which encourage vehicular speed over pedestrian safety; and
- Provide a comprehensive bicycle network with paths, racks and lockers to link neighborhoods, civic uses, employment and recreation opportunities.

o **Policy 6 – Balancing the Natural and Built Environments**

Use physical design to both enhance the workings of natural systems and support the quality, integrity and continuity of the built environment.

o **Policy 7 – Maintaining an Appropriate Scale**

Design buildings and structures (including infrastructure) to relate to the human scale, using modular elements (such as doors and windows), façade treatments and design details to display a variety of sizes, from large to small. Integrate large and small buildings and facilities.

o **Policy 11 – Creating Civic Buildings and Spaces**

Site civic buildings and spaces in prominent locations, easily accessible to the majority of the community, preferably by foot. Design civic buildings and spaces in ways that recognize their importance and clearly distinguish them from other uses. Foster the development of other public or semi-public gathering spaces such as plazas or pocket parks, which promote informal social interaction and provide a quality setting for artistic and cultural events, live entertainment and outdoor dining

SUSSEX COUNTY STRATEGIC GROWTH PLAN

The Sussex County Strategic Growth Plan (SGP) was published in the fall of 2004. The SGP is similar to a County Master Plan and has certain Visioning Goal Statements that share similarities to the 2004 Byram Township Master Plan:

1. Maintain the quality of life in Sussex County.
2. Encourage protection of agricultural production areas
3. Protection of private property rights
4. Preserve environmentally sensitive areas
5. Maintain and enhance surface and groundwater quality/water quantity
6. Direct future growth into areas, which can support and sustain proposed development uses, intensity and economic development opportunities.

The SGP then establishes strategies to implement the proposed County Visioning Goal Statements. The strategies include:

5. Encourage downtown and highway corridor revitalization while simultaneously encouraging future growth in areas, which do not destroy environmentally sensitive areas of the county.
6. Channel future growth of high-density residential development and high intensity non-residential development into existing and future Sewer Service Areas.

An examination of these County Strategies for implementing the Visioning Goal Statements reveals the direct link between the County and Byram Township Smart Growth planning and the Township land development ordinances. The Village Center and Village Business zones are designed to create a downtown mixed-use center and a revitalized Route 206 corridor while limiting growth in the Environs. The Village Center is the only remaining vacant land with access to the last remaining sewer capacity in the Township. The Village Business zone incorporates the existing sewer service area along Route 206.

The SCG divides the County into component Landscapes. These landscapes have been chosen because they are self-explanatory and are generally exclusive of each other. These Landscapes include:

- Rural/Agricultural Landscape
- The Highlands
- Centers Landscape
- Parklands And Private Wildlife Management Area Landscape
- Job Creation Centers Landscape
- Lake Communities Landscape

Byram is typified by most, if not all of these Landscape designations. The types of places that Byram is endeavoring to create in the Village Center typify the Centers Landscape.

Traditional Town Centers

- These will become the focus of the majority of development in Sussex County.
- Existing centers should be revitalized. Proposed centers should provide a wide range of densities, styles and mixes of development.
- Provide a range of housing opportunities to all segments of the County population.
- Provide pedestrian oriented development.
- Use traffic calming designs to address and mitigate the common problem of major roads, which divide centers and create unsafe conditions for pedestrians.
- Site/expand development at the most advantageous natural resource locations.
- Where disturbance is required (as, for example of steep slopes), employ extensive safeguards to offset the effects of such disturbance.
- Ensure that the carrying capacity of the site, as expanded through central water and sewer infrastructure, is the foundation of the center design and build out.

- Where major employment facilities are to be located at some significant distance from an established center boundary, require on site service infrastructure and functional connections between such facilities and the center they support.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING ACT

The Legislature and Governor passed the NJ Highlands Water Protection and Planning Act (Highlands Act) in 2004. Byram Township is located within the designated Highlands region, the majority of the Township is in the Protection Area and the Designated Village Center area is in the Planning Area. This will have widespread and lasting impacts on the Township. The newness of the Highlands Act and its regulations, combined with the impending membership of the "Highlands Water Protection and Planning Council" (Highlands Council) and the ensuing Highlands Regional Plan still leave many questions unanswered and only time and experience will paint a full picture of the Highlands Act's impacts.

Any Municipality in the preservation area must revise its Master Plan and ordinances to conform to the Highlands Regional Plan. This Byram Township Master Plan was crafted with this requirement in mind is not expected to require much revision at all to be compliant. Municipalities, such as Byram, that are in both the preservation area and the planning area will have to work with both the State Planning Commission and the Highlands Council on planning and development matters.

ADJACENT MUNICIPALITIES

Byram is bordered to the northeast by Sparta Township, to the southeast by Hopatcong Borough, to the south by Stanhope Borough and Mount Olive Township, to the west by Green Township, Andover Township and Andover Borough, and to the southwest by Allamuchy Township. Byram Island is bordered by Roxbury Township, Stanhope Borough and Hopatcong Borough. No portions of the Village Center are bordered by an adjacent Municipality.

Allamuchy Township (Warren County)

Allamuchy Township, approximately 21 square miles in area, is located to the southwest of Byram. Much of the Township is devoted to Allamuchy State Park, portions of which cross over into Byram Township. The portion of Allamuchy Township adjacent to Byram is zoned PPE Parks Public & Education. Byram's future land use map indicates that the area adjacent to Allamuchy Township will be zoned for open space. The park represents a continuous land use between the two Townships, assuring compatible land uses.

Green Township

Green Township borders Byram to the west. Most of the land bordering Byram is zoned AR-5/2 Agricultural/Industrial. Although the land along the western edge of Byram is zoned for single-family residential use, the Township's future land use map shows that a majority of this area will be zoned for open space; these uses are compatible with land uses in neighboring Green.

Andover Borough

A very small portion of the western border of Byram is shared with Andover Borough. Along the border, Byram is zoned R-2 single family residential, and Andover is zoned C-3 Office, Shopping Center & Limited Industrial. The Andover ordinance requires that more intensive land uses that border less intensive uses must contain a landscaped buffer area. Due to the buffer requirement, and the extremely small size of the shared border between these two municipalities, no conflict in land uses is anticipated.

Andover Township

Andover Township is situated to the west of Byram. Andover lands along the Byram border are zoned for single-family residential use, and a small portion of land is zoned for planned commercial development. The adjoining land in Byram is also zoned for single-family residential use. The Andover Master Plan indicates that there are significant wetlands in the PCD Planned Commercial Development zone adjacent to Byram. Furthermore, the Master Plan notes that significant buffering is required when such a use abuts a residential zone, and recommends that no activities, which require late evening hours, be permitted to about these residential zones.

Sparta Township

Sparta borders Byram along its northeastern edge. Both Sparta and Byram lands along the border are zoned residential, indicating that the two areas are compatible.

Hopatcong Borough

Hopatcong is located along the southeast border of Byram Township; Hopatcong's border with Byram runs generally along Lubber's Run and the Columbia Valley Road South railroad right-of-way. Along the border, Byram contains lands zoned for commercial recreation, single family residential, and a small area zoned IPR Industrial Professional Recreational. Bordering land in Hopatcong is zoned for low-density residential, planned residential development, and light manufacturing uses. The small industrial zone in Byram coincides with the M-I Light Manufacturing zone in Hopatcong. The majority of bordering lands in both municipalities are zoned for residential use, with several small pockets of low intensity commercial recreation uses in Byram. The abutting zones are generally compatible and are further separated by Lubber's Run and the railroad ROW.

Byram Island is zoned NC Neighborhood Commercial. Abutting land in Hopatcong is zoned for medium density residential development. Adequate buffering and sound planning should mitigate any potential incompatibility between the uses.

Stanhope Borough

The Borough of Stanhope, comprising approximately two square miles, is located along the southern border of Byram Township. Bordering lands in Byram are zoned for single-family residential, highway commercial, and industrial commercial park. Abutting lands in Stanhope are zoned for highway commercial, planned light industrial/commercial development, and a small portion of land is zoned for medium-low density residential. Sensitive site planning and buffering may be required to screen industrial/commercial development in Stanhope from adjacent residential uses in Byram.

Byram Island is zoned NC Neighborhood Commercial. Abutting land in Stanhope is zoned for medium density residential development. Adequate buffering and sound planning should mitigate any potential incompatibility between the uses.

Mount Olive Township (Morris County)

Mount Olive Township is located along the southern border of Byram. Lands in Mount Olive along the border are zoned for mining and public use. Bordering land in Byram includes Allamuchy State Park and residential uses. The Musconetcong River and Lake Waterloo act as natural buffers between the municipalities. Additional buffering in Mount Olive Township may be necessary to screen noncompatible uses.

Roxbury Township (Morris County)

Byram Island is zoned NC Neighborhood Commercial. Abutting land in Roxbury is zoned for residential development. Adequate buffering and sound planning should mitigate any potential incompatibility between the uses.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise or modify the Redevelopment Plan, as circumstances may make such changes appropriate.

Duration of Plan

The Plan, as amended, shall be in full force and effect for 30 years from the date of approval of this Plan by the Township Council.

Conveyance of Land

The Township Council may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the Township as a result of public action under this Plan.

Draft

ADDITIONAL REQUIREMENTS

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulation now or hereafter in force. The restrictions shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments. The selection of any redeveloper shall be at the sole discretion of the Township.

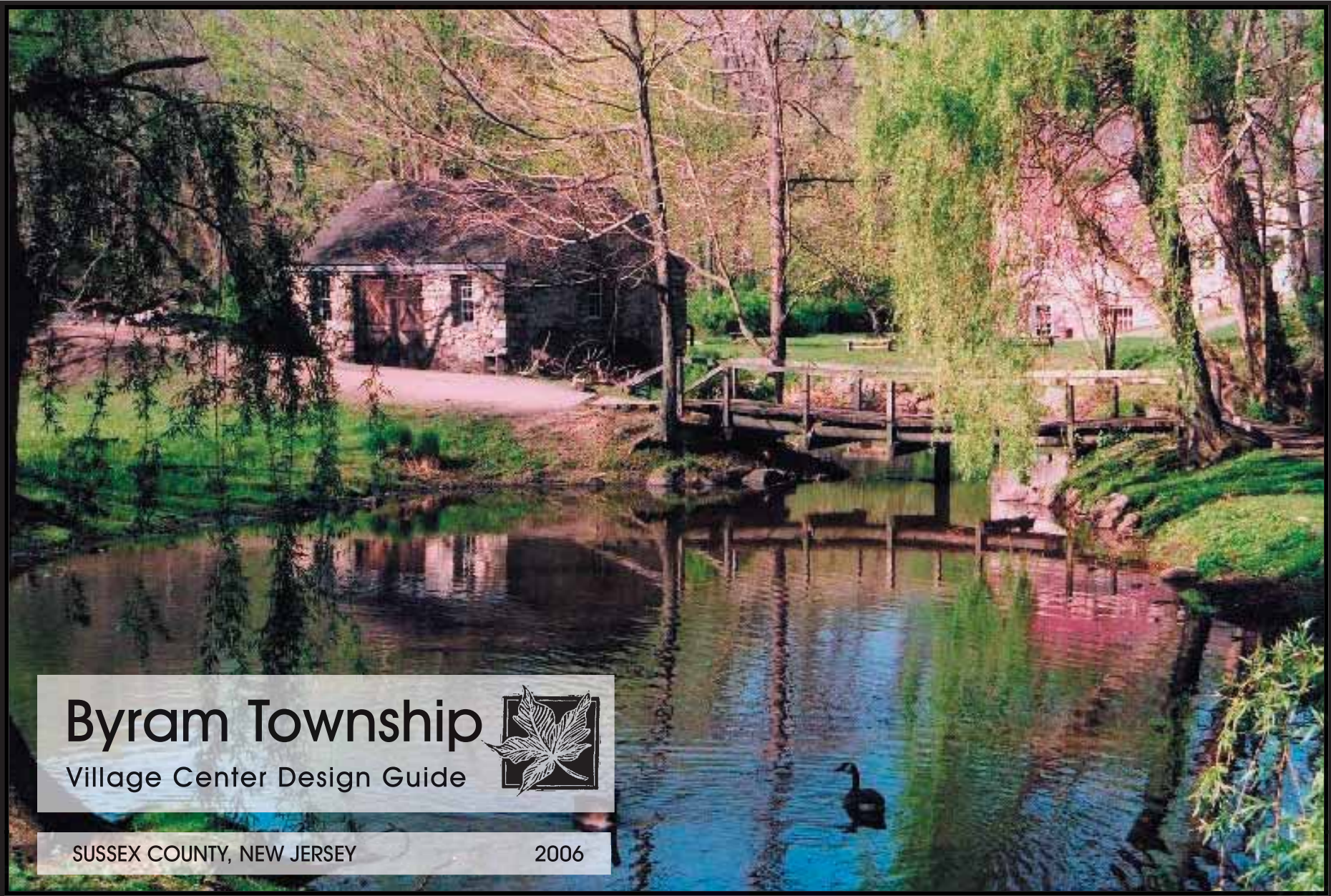
1. Applicants for designation as redeveloper must submit the following materials to the designated entity for review and approval:
 - Documentation evidencing financial responsibility and capability with respect to the proposed development;
 - Estimated offering price and deposit for acquisition of any land(s) to be acquired for development;
 - Estimated total development cost;
 - Fiscal impact analysis addressing the effect of the proposed project on municipal services and taxes;
 - Estimated time schedule for start and completion of development; and
 - Concept plans and elevations sufficient in scope and detail to demonstrate the commercial, municipal and residential site design, architectural concepts, parking, traffic circulation, pedestrian and bicycle circulation, landscaping, active and/or passive recreation space for all uses.
2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
3. The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in the Redevelopment Plan.
4. The redeveloper shall begin or complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time that the Township Council fixes as reasonable.
5. Until the completion of the improvements, the redeveloper will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Township Council except that this condition shall not apply to any lender to the redeveloper in connection to the Plan.
6. The Township may designate a redeveloper for a portion of the Redevelopment Area with or without undertaking a Request For Proposals (RFP) process.
7. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements hereon shall no longer be subject to eminent domain as result of those determinations.
8. No covenant, agreement, lease, conveyance, of other instrument shall be effected or executed by the redevelopers, the Township Council, or the successors, lessees, or assigns of either of them, by which land

in the Redevelopment Area is restricted as a sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.

9. Neither the Redeveloper nor the Township Council, nor the successors, lessees, or assigns or either of them shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.

Draft

— Appendix A —



Byram Township
Village Center Design Guide



SUSSEX COUNTY, NEW JERSEY 2006

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TOWNSHIP OF BYRAM ARCHITECTURAL REVIEW COMMITTEE

Past and current ARC members:

Tina Bologna
Skip Danielson
Lou Esposito Jr.
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Laura Hamblen
Christina Honthy
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They spent many hours searching out historic and new neighborhoods and the planners and developers who built them to help illustrate Byram's vision for its Village Center. In addition to internet and library searches, ARC members traveled extensively in New Jersey, New York, Pennsylvania, and Connecticut.

Introduction

Byram Township's Village Center Ordinance establishes an Architectural Review Committee (ARC). The ARC is called upon to establish design guidelines, which illustrate and supplement the vision and standards described in the Ordinance, in Article XIII (Smart Growth Regulations and Standards), and in the Township's 2002 Smart Growth Plan.

The Village Center vision is described in the 2002 Smart Growth Plan:

The Village Center incorporates the natural landscape with work places, community greens, medium density residential, office, recreational amenities and shopping places. The Center encourages social interaction, multiple activities, and is the focal point of the community for all of Byram's citizens to share.

... The Center is pedestrian friendly; residents and visitors enjoy the mixture of ground floor retail, upper level office and residential. Restaurants, taverns and entertainment provide evening entertainment and vitality.

Residents of the Center enjoy essential services without having to drive. Residents of surrounding neighborhoods have ready pedestrian access to the Center by way of trail networks. All this takes place in an environment of open space and abundant natural resources.



The Village Center Ordinance further defines this vision.

The primary purpose of the VC Zone is to provide for carefully planned development, through mixed-uses and specific commercial and residential developments, oriented around a civic green.. The Village Center Zone is intended to provide pedestrian oriented commercial services to planned and existing residential neighborhoods, and to create a new "center" as a community focus for the Township. The commercial and residential areas within the Village Center Zone must be well-integrated to create a neo-traditional, pedestrian-oriented, village-like development. The intent of this district is to encourage new development, while still providing for open space, common greens, and civic centers. The Village Center concept, through comprehensive project design, shall be the defining element for any new development. (This includes clarifications OKd by Paul but still to be OKd by the Council.)

The Sussex County Strategic Growth Plan (draft, September 2004) also emphasizes the critical need for new design standards for centers and includes sections of Visions for A New American Dream by Anton Clarence Nelessen of Rutgers University.

CENTER DESIGN CRITERIA

In changing the development patterns of the County to emphasize centers, it is critical that those places, once constructed, be attractive and successful. Over the years, there have been numerous volumes written on center design. Of those, one, "Visions For A New American Dream" by Anton Clarence Nelessen of Rutgers University, has a great deal to offer. ...

*These standards, visual and narrative, demonstrate the essential elements of small livable communities. Not all will apply equally in any given circumstance. However, all have much to contribute to creating true "Communities of Place".**

Introduction

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This Byram Township Village Center Design Guide also cites Mr. Nelessen, in particular for his recommendations for village design standards based on:

- Mixed uses, with a variety of residential uses that are well integrated with the commercial uses within a walkable, village-like setting.
- A dense network of streets to facilitate walking and to create a more compact village character.
- The five-minute, 1,500-foot walk—the average walk most pedestrians will make without choosing to drive instead.
- Attractive destinations visible at the terminus of the walk—for instance parks, landscaping or topographic features, civic buildings, steeples, gazebos, water.
- Pedestrian-oriented design standards, as distinct from the automobile-oriented standards that are familiar from suburban residential subdivisions and highway commercial site plans. Streetscapes proportioned for a human-scale environment, with on-street parking to help establish scale and to slow traffic.
- Variation in building sizes and appearances within a unified streetscape. An architectural design vocabulary for human-scale, pedestrian interest, and village character.
- Reduced site-plan and bulk standards to create a human, pedestrian scale and a neighborhood feel. Examples similar to Byram's Village Center standards are given on p. 79 in Mr. Nelessen's book.
- Houses near the street with porches, stoops, stairs, fences, hedges to create a neighborhood feel and to define the change from the public space of the street/sidewalk to the private space of the residence.
- Back alleys for garages in residential areas, to keep garages away from the street and allow houses to be more closely spaced. "Garages located in the rear yard, off an alley, behind the front yard setback, or screened from primary views enhance the positive character of the street." "Garages should never be located in the front yard and should never be the dominant visual element of the viewshed on the street."
- Small, well-screened parking lots at the rear of commercial buildings and side and back alleys in commercial areas to facilitate pedestrian

travel and make the streetscape more interesting.

- Intensive landscaping, including rows of street trees in both residential and commercial areas.
- Ecological responsibility, including energy conservation through site planning (including alternate energy sources), replacement of vegetation destroyed by development, use of native plant species, provisions for walking and transit, and preservation of open space, sensitive natural areas, and important visual features of the landscape. (See Principle Two in Nelessen's Chapter 7, 'Designing A Small Community Using the Ten Design Principles.')
- Ordinances that are illustrated to make them more understandable, usable and predictable, and to define the vision.

* The Sussex County Strategic Growth Plan specifically cites Chapter 7 of Mr. Nelessen's book, 'Designing a Small Community Using the Ten Design Principles.'



Introduction

Responsibilities of the Architectural Review Committee

This Design Guide has been established by the Architectural Review Committee as called for in Section 240-80, VC Village Center design standards and procedures, F, General design guidelines for all structures, specifically under (1) and (3).

The Ordinance also charges the Architectural Review Committee in its advisory capacity to the Planning Board with review, recommendation, or approval concerning the following, as described in various sections of the Ordinance:

- façade design/layout alterations;
- building styles and/or materials, the design and/or layout of streets and walking or bicycling paths and their furniture, and the design of open space, including tree preservation and landscaping (this review is also a condition of completeness);
- roof types;
- architectural features, including recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures, or other features that complement the design intent of the structure;
- alternative siding, metal panels or roofs, mirrored glass surfaces, or faux façade materials (the ARC must approve these);
- screening for loading areas and driveways, such as walls, fences, landscaping (the ARC must approve these);
- streetlighting design;
- alternative walkway materials.

This Design Guide addresses the general architectural styles of buildings, the general appearance of streetscapes, and the general character of parks and open spaces. Detailed architectural recommendations will be addressed during the application review process, including completeness review. Specific recommendations concerning design details are also addressed in Visions for a New American Dream by Anton Clarence Nelessen, which is cited in the Design Guide introduction.





Commercial: DO



Commercial: DO



- ✓ Commercial buildings converted from historic homes. Varied styles, heights, facades. Inviting for pedestrians. Human scale. Small, independent retailers make a unique shopping district.
- ✓ Effective and varied architectural details, including at ground level, to establish human scale and invite pedestrians into the stores.
- ✓ Street shade trees, on-street parking, awnings, sidewalk uses, and small retail shops with large street-level windows and inset

Commercial: DO



- ✓ Very small, cottage-like buildings mixed with larger buildings for a varied and interesting streetscape and provide affordable spaces for small, independent retailers.
- ✓ Varied but natural materials. Human scale streetscape with varied

Commercial: DO



- ✓ Large plate-glass windows at street level attract pedestrians and invite them in. Buildings are designed to be seen at walking speed, rather than from cars.
- ✓ Natural materials, human scale, interesting architectural detail, variety, buildings that appear to have grown over time, trees and

Commercial: DO



- ✓ Large shop windows make a lively street. Punched-out facades, second story porches provide variety and invite human presence for living, working, shopping, socializing. Variation in building shapes, sizes, and architectural detail. Natural materials help make an inviting environment for walkers. Unique, independent retailers are best visited on foot, as compared to typical 'chain' or 'trademark' retailers, which are designed to be recognized from a car.



Commercial: DO



- ✓ Outdoor cafes make lively, people-oriented streets and tie interior and street spaces together. Small, independent and unique retailers create a busy, unique and varied shopping district within a confined area.

Commercial: DO



- ✓ Width of streets and sidewalk, height of buildings, parking on road, scale of facades, variety and scale of architectural detail, and natural materials all help establish an inviting environment for people. This streetscape and its stores are best seen by walking, not driving. Street is long enough to invite strolling. Large shop windows, recessed entrances, second story porches, benches, trees also define this street as a place for people.

Commercial: DO



- ✓ Larger buildings suitable for a farmers' market, but still scaled for a pedestrian-friendly streetscape.
- ✓ Natural materials, building set comfortably in the natural landscape, trees, variety of interior and exterior spaces, attractive for walkers and socializing.
- ✓ Commercial buildings converted from historic homes.

Commercial: DO



- ✓ Various shapes, sizes, and styles of buildings set into the natural landscape. Ample plantings and attention to sidewalks create a comfortable, walkable commercial area and community hub. Natural materials.
- ✓ Dense building patterns and extensive landscaping along sidewalks and buildings provide an attractive and comfortable pedestrian environment.

Commercial: DO



- ✓ Retail with upper-floor apartments and offices establish a lively, people-friendly village district, day and night. Lack of 'chain' or 'trademark' or 'anchor' retailers makes a unique downtown area and sets a different pace and atmosphere.
- ✓ Street shade trees, on-street parking, awnings, side-walk uses, and small retail shops with large street-level windows and inset entrances create an active community hub.

Commercial: DO

- ✓ Interesting architectural details create attractive retail and apartment spaces.



Commercial: DO



- ✓ Small, independent shops with large street-level windows and inset entrances invite pedestrians.
- ✓ Spacious shop, office and apartment areas within a house-like building.

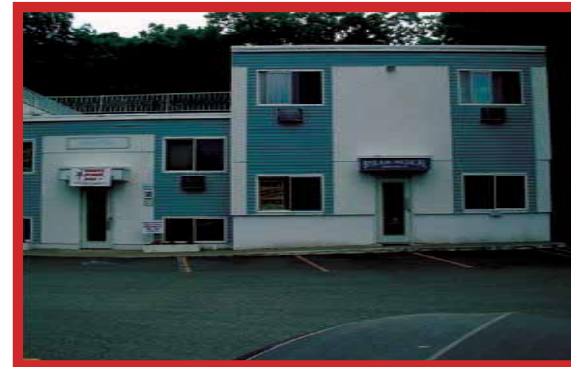


Commercial: **DON'T**

Commercial: DON'T



- Vast parking lots; barren, badly-proportioned buildings; an environment that is totally utilitarian and designed for automobile access; bulldozed, overbuilt lots.
- Parking lots right to the doors of the buildings; buildings that look like loading docks.
- Faux architecture, lacking in proportion or meaningful detail. Designed to be seen from the car, not on foot.
- Neither human-scaled nor pedestrian-friendly. Designed for cars and the five-minute stop.
- Great expanses of tar; featureless, utilitarian facades; lack of architectural integrity; meaningless architectural details; windows out of proportion to facades.



Commercial: DON'T



- Buildings designed to be seen and visited by car. Nothing that invites walkers or social interaction.
- Repetition of a false facade. Car, tar, sidewalk, buildings. A barren environment.
- The same 'trademark' stores seen everywhere. A generic shopping district. Designed to be recognized from a car, not visited on foot.
- 'Chain' retailers that draw shoppers but offer no reasons to linger and no feel of a unique, community center. Not village-like.
- A generic set of stores in a generic design. Not about a particular place. Not a village-like shopping area and not a community hub.



Commercial: DON'T



- Bulldozed lots; minimal or no landscaping that does nothing to alleviate the barrenness of the roadscapes.
- Repetitious, barren. Spend your money and get back in your car.
- Tar and cars. No landscaping. Not a village-like shopping area.
- Sterile, not people-friendly. Unpleasant, badly-proportioned, stark buildings.





Single Family: DO



Single Family: DO



- ✓ Porches on first and second floors, gable ends to street, natural colors, comprehensive landscaping, houses close to street and sidewalks, no garage on the streetfront, building to the natural topography.

Single Family: DO



- ✓ Porches, fences, walkways, gable-ends to the public walkway all help create a neighborhood feel, where private and public spaces are clearly defined but also compliment one another and establish a safe and friendly neighborhood.

Single Family: DO



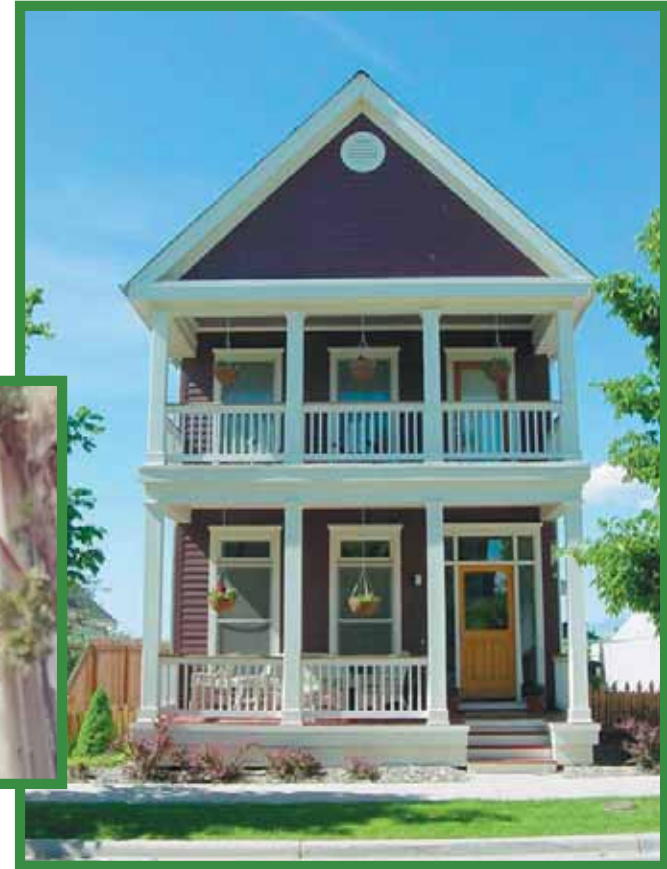
- ✓ Small houses with porches and sidewalks and comprehensive landscaping establish a human-scale, pedestrian-oriented neighborhood street. Prohibiting garages at the front of the house gives preference to people and pedestrians and allow a human-scale, compact streetscape.
- ✓ Nelessen, p.208; “The location of the garage, and particularly of the garage door, is an important site-location. decision for achieving positive streetscapes. To the extent possible, garages should be located in the rear yard... Garages should never be located in the front yard and should never be the dominant visual element of the viewshed on the streetscape.

Single Family: DO



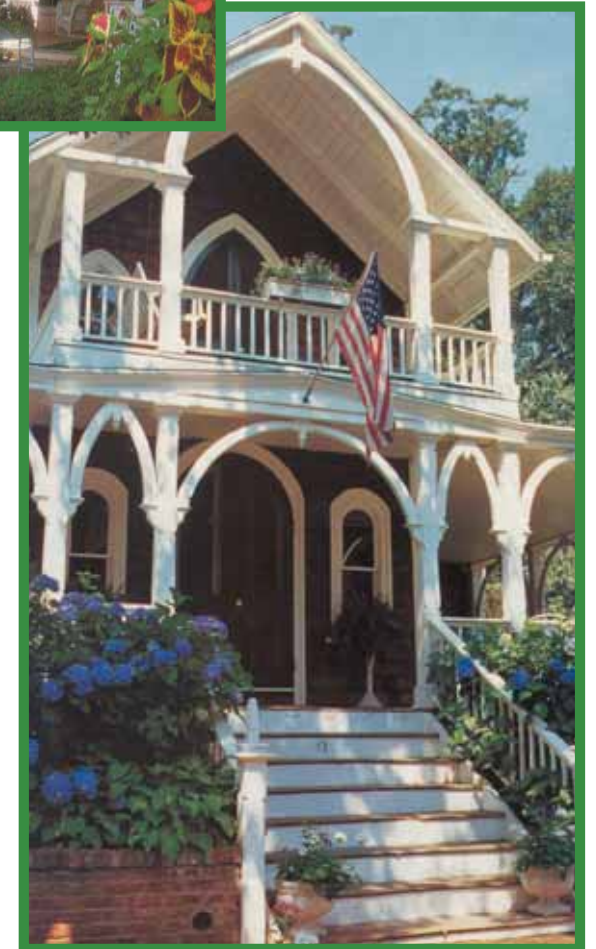
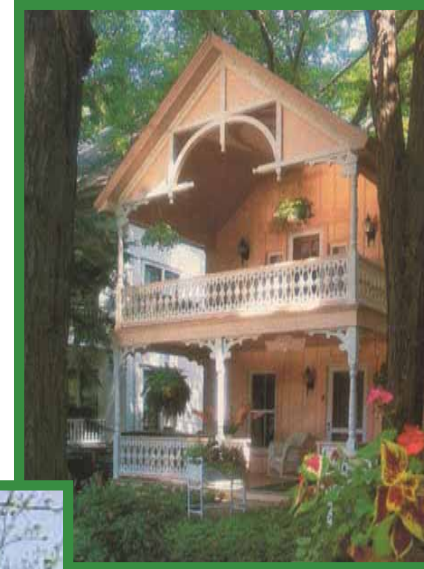
- ✓ Porches, landscaping, sidewalks, gable-ends to street all establish a friendly neighborhood.

Single Family: DO



- ✓ Porches, gable-ends to the street, small-scale houses, upper story porches, compact development patterns, no garages on the streetfront, landscaping along sidewalks and building fronts.

Single Family: DO



- Porches, sidewalks, landscaping along road and sidewalk and fronts of house-all help establish the neighborhood feel.

Single Family: DO



- ✓ Smaller houses, landscaped to fit within a compact neighborhood but to retain privacy.



- ✓ Modern versions of traditional American housing styles. Ranging from cottage-size to commodious, but compact footprints and comfortable on the land.





Single Family: **DON'T**

Single Family: DON'T



- Barren streetscapes, dominated by garages and roads and cars; generic houses that are too large and uninteresting to create a pedestrian friendly neighborhood. Lacking in interest or aesthetic details in both the natural or built environment; roof without eaves; artificial siding materials. Poorly proportional buildings, with backs of buildings lacking in any design consideration.



Single Family: DON'T



- Barren streetscapes; bull-dozed lots with no memory of the natural topography or landscape; generic housing designs; car-oriented.



Single Family: DON'T



- Barren site plans; generic housing designs: garages at the front; houses too large and separated to establish a village-like neighborhood that invites pedestrians or socializing.
- Very large houses, but generic in architectural styling, set well back from the street on segregated mini-estate lots. Flat, tall facades that establish imposing but forbidding appearance. Not a friendly village-like neighborhood.





Townhouse / Multi-Family: DO



Townhouse / Multi-Family: DO



- ✓ Variation in facades; natural materials; human scale. Buildings are small enough to be close to sidewalk and street, helping to establish pedestrian-friendly streetscapes. Cars parked on street help establish scale and feeling that people are present, help pedestrians feel protected on the sidewalks, and also promote traffic calming. Porches invite interaction between homeowners and neighbors on the street. Steps up to porches help separate public from private spaces.

Townhouse / Multi-Family: DO



- ✓ Natural materials. Buildings set comfortably on the natural lay of the land. House-like buildings can accommodate multi-family or townhouse units but still fit within a walkable, various neighborhood.

Townhouse / Multi-Family: DO



- ✓ House-like buildings fit well within neighborhoods that also contain single-family homes.

Townhouse / Multi-Family: DO



- ✓ Buildings that look like neighborhood homes but can accommodate multi-family or townhouse units. Human scale helps create attractive, walkable streets. Buildings are small enough to front directly on the sidewalk. Porches establish human scale and make the streetscape neighborly, tying together the public and private spaces.

Townhouse / Multi-Family: DO



- ✓ Buildings offer units of varying sizes for different types of owners and families. Smaller units provide affordable housing.



Townhouse / Multi-Family: **DON'T**

Townhouse / Multi-Family: DON'T



- Buildings front on parking lots to minimize walking or neighborhood interaction. Warehousing for people. Buildings have poor massing and scale and lack attractive architectural detail, especially at street level.
- Excessive variation in massing, materials, rooflines; unattractive, agitated design throughout.
- Housing for cars—not for people. Garages in front (and protruding) make ugly, uninviting streetscapes. No neighborhood feel. Artificial building materials, agitated rooflines, lack of landscaping—all create a barren, repetitious, unattractive, totally generic subdivision.



Townhouse / Multi-Family: DON'T



- An ugly box with poorly-chosen architectural detail. Not pedestrian friendly—fronts on a parking lot. Warehousing for people.
- Architecture that lacks any feel for placement on the land or on a streetscape. Vertical emphasis to try to make buildings look impressive. No attempt at creating a human-scale, pedestrian-oriented neighborhood.
- Cars and tar. Not human-scale. Not pedestrian-friendly. Buildings are designed to look tall and big because this development fronts on a parking lot—emphasis is on looking grandiose and easy to get in and out of, rather than offering people-oriented neighborhood where people do more than commute.
- Garages. Garages. Garages—the primary street-level element. Housing for cars and commuters, not neighbors. Barren, bulldozed sites. Virtually no landscaping on the house lots. Poor massing of buildings; repetition of unattractive, generic houses, all very much the same. Nothing to define a walkable neighborhood street.



Townhouse / Multi-Family: DON'T



- Emphasis on garages and roadway. No landscaping. Very poor architectural design..
- Townhouses all grouped together and segregated from other housing types, rather than mixed into the neighborhood.
- Ugly, overly-varied, agitated design, with emphasis on height rather than human scale. Garages front on street; virtually no landscaping; no inviting architectural detail at street level. Warehousing for people and their cars.



- Maximum housing count jammed onto a stripped parcel. Bull-dozed sites with no attempt to take advantage of the natural landscape. No apparent order to the streets. A mess on a very beautiful site. Warehousing for people. Automobile oriented.





Parks & Landscaping: DO



Parks & Landscaping: DO



- ✓ Central green organically shaped but still provides long open vistas.
- ✓ Mature shade trees and rapidly-growing tree buffers define park spaces and establish green, quiet places within busy commercial areas. Seating for walkers or café visitors creates a comfortable environment where visitors and shoppers can relax.

Parks & Landscaping: DO



- ✓ Mature trees preserved around edges of park; open green areas are organic in shape, with pathways around the edge serving the houses and pathways through the center connecting the various neighborhoods. Use of native species, avoiding invasive, exotic, or overly-formalized plantings.
- ✓ A very complete landscape plan, including mature shade trees, evergreens, shrubs, and lawns, defines the meeting of public and private spaces, inviting neighbors to meet and linger. Walkways through the parks and along the fences and hedges that define residential lots provide a functional, inviting, and safe pedestrian environment. Use of native species, as required by the ordinance.
- ✓ Walls and borders made of stones found on the site.



Parks & Landscaping: DO



- ✓ Nicely detailed gazebo, painted in natural colors complements the parkscape; an inviting place to sit and feel protected from the weather.
- ✓ Mature shade trees, natural topography help maintain rural feel and create interesting lawn and park spaces.

Parks & Landscaping: DO



- ✓ Park architecture—gazebo, fountain, plantings—adds interest and focal points for walkers. Houses on the edge of the park establish a safe and inviting combination of private and public uses. Very successful neighborhood parks.
- ✓ Naturally-shaped central green with landscaping around edges and along paths; mature trees preserved around the green. Brick walkways, gazebo, benches encircling mature trees, natural fencing, attention to the natural conditions of the site, including existing topography.
- ✓ Mature trees, natural site topography, native species create attractive landscaping plan that mediates between private and public spaces.



Parks & Landscaping: DO



- ✓ Preservation of mature trees settles architecture into the landscape and makes area look more established.
- ✓ Intimate scale invites people in; landscaping not overly formalized; trees, shrubs, other features distributed throughout the park area, rather than clustered in more formal arrangements. Use of native species, as required by the ordinance. Nelessen, p. 144: "Indigenous vegetation should then be used to the fullest extent possible in the landscaping of developments. It will require less maintenance and will complement the other vegetation and will complement the other vegetation and natural features of the site."

APPENDIX B- VILLAGE CENTER CHECKLIST FOR COMPLETENESS

CHECKLIST FOR COMPLETENESS

Preliminary plats shall be drawn by a New Jersey licensed professional engineer or land surveyor and shall meet all the provisions of § 215-19, § 215-20 and shall show or be accompanied by the following information:

GENERAL INFORMATION – information required for all preliminary plats for major subdivision

General Information	Included	Not Included (Board Use Only)	Waiver Sought
1. Byram Land Development Application form properly filled out			
2. A key map showing the entire Village Center and the proposed street pattern in the area and the relationship of the tract to the adjacent property, to be drafted at no larger than 1"= 1,500'			
3. Tract name			
4. Tax Map sheet			
5. Block and lot numbers			
6. Date			
7. Reference meridian			
8. North arrow			
9. Graphic scale			
10. The name and address of the record owner or owners.			
11. The name and address of the subdivider.			
12. The name and address of the person who prepared the map.			
13. The names and lot and block of all adjoining landowners within 200 feet as disclosed by the most recent Township tax records.			
14. The total acreage of the tract to the nearest tenth of an acre.			
15. The location of existing and proposed property lines showing the dimensions of each.			
16. All existing structures on the tract to be subdivided and within 200 feet.			
17. All zoning districts and the location of any zoning boundaries within the tract.			
18. Bulk Standards Charts and any requested Variances			
19. All requested Waivers			
20. A place for the signature of the Chairman and Secretary of the Planning Board			
21. A place for signature of Planning Board Engineer			
22. A copy of any existing or proposed protective or restrictive covenants or deed restrictions applying to land being subdivided shall be submitted with the preliminary plat.			
23. Certification as to whether or not the property sought to be developed is within a one-hundred-year floodplain			
24. Certification as to whether or not the property sought to be developed is within a critical area as designated in this			

chapter			
25. An environmental impact statement meeting all the standards set forth in Article VII			
26. A soil erosion and sedimentation control plan meeting all of the standards set forth in Article VIII			
27. A Traffic Impact Study of the proposed development			
28. List of other permits from other approving authorities (NJDEP, Sussex County, Highlands) filed for in conjunction with this application			

Statement of Purpose and Intent - A narrative statement that addressed how the applicant is meeting the general goals, environmental goals, land use goals, open space goals, circulation goals, parking goals, design goals, economic goals, and utility goals of the Smart Growth Regulations for the Village Center.

Statements of Purpose and Intent	Included	Not Included (Board Use Only)	Waiver Sought
29. General goals			
30. Environmental goals			
31. Land use goals			
32. Open space goals			
33. Circulation goals			
34. Parking goals			
35. Design goals			
36. Economic goals			
37. Utility goals			

Notes – Provide a series of notes either together or on appropriate plan pages that provide the following information and reference the appropriate plan pages where compliance is demonstrated:

Statements of Compliance	Included	Not Included (Board Use Only)	Waiver Sought
38. Compliance with Open Space Requirements			
39. Compliance with Commercial Uses Requirements			
40. Compliance with Commercial/ Residential Use conditions			
41. Compliance with General Design Guidelines for all Structures			
42. Compliance with Building Massing and Scale Requirements			
43. Compliance with Exterior Building Design Requirements			
44. Compliance with Façade Treatment Requirements			
45. Compliance with Roof Requirements			
46. Compliance with Loading and Service Area Requirements			
47. Compliance with Lighting Requirements			
48. Compliance with Parking Requirements			
49. Compliance with Signage Requirements			
50. Compliance with Streets, Roadways and Streetscape Requirements			
51. Compliance with Landscaping Requirements			
52. Compliance with Other Requirements (Street Furniture,			

Awnings, Walls)			
53. Volume of Cut and Fill			
54. Area of disturbance with separate figures for critical areas			
55. Number of mature trees removed and number of trees to be planted			
56. Number of driveways on existing streets			
57. Total area devoted to vehicle travel in Village Center			
58. Area Tabulation Forms (see below)			

SITE PLAN REQUIREMENTS

GENERAL SITE PLAN – THE GENERAL SITE PLAN SHOULD SHOW THE SITE IN ITS ENTIRETY AND PORTRAY THE GENERAL LAND USE PLAN FOR THE VILLAGE CENTER. IT SHOULD CLEARLY ILLUSTRATE THE APPLICANT’S PROPOSAL TO FULLY COMPLY WITH THE INTENT AND PURPOSE OF THE SMART GROWTH REGULATIONS FOR THE VILLAGE CENTER.

<u>General Site Plan</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
59. The plat shall be drawn accurately to scale. General Site Plan to be drafted at no larger than 1"= 100'			
60. Contour lines at 5' intervals			
61. General Development layout to include Location of:			XXXXXXXXXX
a. Proposed Commercial/Office Uses and associated parking			
b. Proposed Residential Uses and associate parking			
c. Proposed Mixed Uses and associated parking			
d. Proposed Civic Spaces and associated parking			
e. Proposed Commercial/Office Uses and associated parking			
f. Structures numbered and labeled to show compliance with use requirements			
g. All access drives on the property, existing or proposed			
h. Existing and proposed streets and rights-of-way			
i. Walkways, sidewalks and trails			
j. Watercourses and drainage ditches			
k. Railroads, bridges, culverts, drainpipes			
l. Parking areas, parking stalls, parking circulation			
m. Signage			
n. Landscaping elements and buffers, including existing vegetation			
o. Natural features such as wooded areas or rock formations			
p. Critical areas including required buffers and transition areas			
q. Easements, restrictions			

r.	Stormwater Retention Areas			
s.	Pre and Post development grading			
t.	Adjacent structures, streets, highways and property boundaries			
u.	Provisions for fire protection, including the type of construction, volume of the building, fire zones, location of the two nearest fire hydrants and any and all other provisions for fire protection			

DETAILED SITE PLANS – THE DETAILED SITE PLANS SHOULD SHOW DETAILED SECTIONS OF EACH PORTION OF THE SITE AND PORTRAY THE DETAILED PLAN FOR ELEMENTS OF THE VILLAGE CENTER. THEY SHOULD CLEARLY ILLUSTRATE THE APPLICANT’S PROPOSAL TO FULLY COMPLY WITH THE TECHNICAL REQUIREMENTS OF THE SMART GROWTH REGULATIONS FOR THE VILLAGE CENTER.

<u>Detailed Site Plans</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
62. The plat shall be drawn accurately to scale. Detailed Site Plan sections to be drafted no larger than 1" = 50'			
63. Contour lines at 5' intervals			
64. Detailed Development layout to include Location of, and Dimensions for:			XXXXXXXXXX
a. Principle Structures			
b. Accessory Structures			
c. Open Space Areas			
d. Building setback lines as required			
e. Lot dimensions and property boundaries			
f. Individual lot areas			
g. Block and Lot numbers assigned by Tax Assessor			
h. Street Address assigned by Tax Assessor and approved by Sussex County Emergency Services			
i. Right of Ways			
j. Cartways			
k. Walkways, sidewalks and trails			
l. Parking areas, parking stalls, parking circulation			
m. Landscaping elements and buffers, including existing vegetation			
n. Signage			
o. Critical areas including required buffers and transition areas			
p. Stormwater Detention/Retention Areas			
q. Pre and Post development grading			
r. Adjacent structures, streets, highways and property boundaries			

LANDSCAPING AND LIGHTING PLANS – LANDSCAPING AND LIGHTING PLANS SHOULD SHOW DETAILED SECTIONS OF EACH PORTION OF THE SITE AND PORTRAY THE DETAILED PLAN FOR LANDSCAPE AND LIGHTING ELEMENTS OF THE VILLAGE CENTER. THEY SHOULD CLEARLY ILLUSTRATE THE

APPLICANT'S PROPOSAL TO FULLY COMPLY WITH THE TECHNICAL REQUIREMENTS OF THE SMART GROWTH REGULATIONS FOR THE VILLAGE CENTER.

<u>Landscaping and Lighting Plans</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
65. The plat shall be drawn accurately to scale. Landscaping and Lighting Plan sections to be drafted no larger than 1" = 50'			
66. Contour lines at 5' intervals			
67. Landscaping and Lighting Plans to include Location of, and Dimensions for:			XXXXXXXXXX
a. Tree Removal			
b. Tree Replacement			
c. Shade Trees and other plant materials			
d. Planting Areas			
e. Berms and water features			
f. Parking Areas			
g. Loading Areas			
h. Street Lights with iso-footcandle drawings			
i. Building Lights with iso-footcandle drawings			
j. Parking Area Lighting with iso-footcandle drawings			
k. Other landscape features and furniture (gazebos, patios, benches, etc)			

Utilities Plan – A Utilities Plan showing feasible connections to existing or any proposed utility system or plans for any proposed treatment plant.

<u>Utilities Plan</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
68. The plat shall be drawn accurately to scale. Utilities Plan sections to be drafted no larger than 1" = 100'			
69. Contour lines at 5' intervals			
70. Utilities Plan to include Location of, and Dimensions for:			XXXXXXXXXX
a. Sewers			
b. Storm Drains			
c. Water lines			
d. Fire Hydrants			
e. Gas lines			
f. Electricity			
g. Telephone			
h. Cable			

Grading Plan – A preliminary grading and drainage system shall be part of the preliminary layout. This shall conform to the specifications furnished by the Township Engineer.

<u>Grading Plan</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
71. The plat shall be drawn accurately to scale. Grading Plan to be drafted no larger than 1" = 100'			
72. Contour lines at 5' intervals			

MASTER SIGNAGE PLAN – THE MASTER SIGNAGE PLAN SHOULD SHOW DETAILED, SCALED RENDERINGS FOR ALL PROPOSED SIGNAGE THROUGH OUT THE VILLAGE CENTER. THEY SHOULD CLEARLY ILLUSTRATE THE APPLICANT’S PROPOSAL TO FULLY COMPLY WITH THE TECHNICAL REQUIREMENTS OF THE SMART GROWTH REGULATIONS FOR THE VILLAGE CENTER.

<u>Master Signage Plan</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
73. The plat shall be drawn accurately to scale.			
74. Master Signage Plan to include:			XXXXXXXXXX
a. Size (i.e., length, height, area, thickness, number of faces)			
b. Letter style and size			
c. Illumination			
d. Colors (i.e., letter, background, trim), including color samples			
e. Construction materials, structural integrity and installation details			
f. Window size (if applicable)			
g. Location (i.e., height above grade, distance from roofline, building width, location from property lines, streets, sidewalks, and structures)			
h. Elevation sketches or photo simulations of signs			

BUILDING AND STREET ELEVATIONS – THE BUILDING AND STREET ELEVATIONS SHOULD SHOW DETAILED, SCALED RENDERINGS FOR ALL PROPOSED BUILDING AND STREET TYPES THROUGH OUT THE VILLAGE CENTER. THEY SHOULD CLEARLY ILLUSTRATE THE APPLICANT’S PROPOSAL TO FULLY COMPLY WITH THE TECHNICAL REQUIREMENTS OF THE SMART GROWTH REGULATIONS FOR THE VILLAGE CENTER AND THE VILLAGE CENTER DESIGN GUIDELINES.

<u>Building and Street Elevations</u>	<u>Included</u>	<u>Not Included (Board Use Only)</u>	<u>Waiver Sought</u>
75. The plat shall be drawn accurately to scale. The Building and Street Elevations to be drafted no larger than 1/16"=1'			
76. The Building and Street Elevations to include:			XXXXXXXXXX
a. Cross sections of all proposed streets based on the design standards of Articles V and VI.			
b. Centerline profiles of all proposed streets based on			

AREA TABULATION FORMS FOR ALL LAND USES PER THE SMART GROWTH ORDINANCE

Area Tabulation Forms:

Land Area by Use	Acres	Total Acres = % of total acres
Residential Lots - Total		
Single family		
Multi-family		
Townhouse		
Commercial with second story apartment		
Retail, Commercial and mixed use lots (including the off-street parking)		
Civic Use		
Off-Street Parking		
Roads		
Publicly dedicated Open Space - Total		
Passive Recreation		
Active Recreation		
Central Green		
Buffer Areas		
	Total	

Building Area by Use	Square Feet	Total Square Feet % of total
Residential above Commercial		
Retail		
Office		
Civic Use		

DWELLING UNITS BY TYPE	Senior Units	Total # of Units	% of total dwelling units
Single family			
Multi-family			
Townhouse			
Commercial with second			

story apartment			
		Total	

COAH Units	Senior Units	Total # of Units
Single family		
Multi-family		
Townhouse		
Commercial with second story apartment		
	Total	

Draft