

TOWNSHIP OF LONG HILL

ORDINANCE 581-26

**AN ORDINANCE OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY
ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 11401, LOT 7 ON THE OFFICIAL TAX MAPS
OF THE TOWNSHIP, COMMONLY KNOWN AS 1106-1122 VALLEY ROAD**

WHEREAS, the Township of Long Hill (the "**Township**") is a political subdivision of the State of New Jersey (the "**State**"), located in the County of Morris (the "**County**"); and

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether parcels of land located therein constitute an "area in need of redevelopment"; and

WHEREAS, on June 9, 2021, the Township Committee of the Township (the "**Township Committee**") adopted Resolution 21-166 on June 9, 2021, authorizing the Township Planning Board (the "**Planning Board**") to undertake a preliminary investigation on the property identified on the official tax maps of the Township as Block 11401, Lot 7, commonly known as 1106-1122 Valley Road (the "**Study Area**"), to determine whether the Study Area constituted an area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, on November 23, 2021, the Planning Board conducted a public hearing to determine whether the Study Area qualified as a non-condemnation area in need of redevelopment; and

WHEREAS, on December 14, 2021, the Planning Board adopted Resolution 2021-12-PB recommending that the Study Area be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, on January 19, 2022, the Township Committee adopted Resolution 22-043, designating the Study Area (hereinafter, the "**Redevelopment Area**"), as a non-condemnation area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of the Township and pursuant to the Redevelopment Law, J Caldwell & Associates, LLC, Newton, New Jersey (the "**Planning Consultant**"), has prepared a redevelopment plan for the Redevelopment Area, entitled "1106-1122 Valley Road Redevelopment Plan" (in the form on file in the office of the Municipal Clerk and available for public inspection, the "**Redevelopment Plan**"); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Township Committee hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board will have transmitted to the Township Committee a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate; and

WHEREAS, subject to receipt of such Planning Board report, the Township Committee believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the redevelopment of the

Redevelopment Area.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Long Hill, in the County of Morris, New Jersey, as follows:

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon passage of this Ordinance on first reading, the Township Committee hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review. The Planning Board shall prepare a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Township Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate, and submit same to the Township Committee within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*. Any action taken by the Planning Consultant in the preparation of the Redevelopment Plan, including preparation of the Redevelopment Plan itself, is hereby ratified, confirmed and approved.

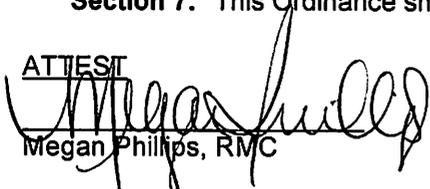
Section 4. The zoning district map and the zoning ordinance of the Township are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

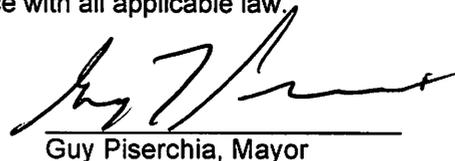
Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable law.

ATTEST


Megan Phillips, RMC


Guy Piserchia, Mayor

First Reading and Introduction: February 11, 2026

1st Publication: Echoes Sentinel (online) February 12, 2026, Long Hill Township website (online) February 12, 2026

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2nd Publication: Echoes Sentinel March 19, 2026, Long Hill Township website March 12, 2026

Township of Long Hill
Morris County, New Jersey

1106-1122 Valley Road Redevelopment
Plan
Block 11401, Lot 7



February 23, 2026



J Caldwell
& Associates, LLC
Community Planning Consultants

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Acknowledgments:

Township Committee

Guy Piserchia, Mayor

Matthew Dorsi, Deputy Mayor

Scott Lavender

Frank Liberato

Victor Verlezza

PLANNING BOARD

Don Richardson, Board Chairman, Class IV

Thomas Jones, Board Vice Chairman, Class IV

Mayor Guy Piserchia, Class I

Theresa Dill, Committee Appointment, Class II

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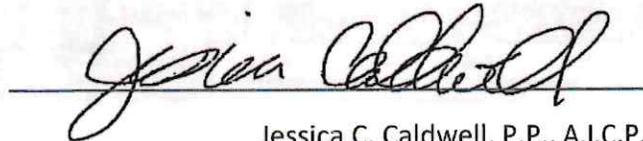
David Hands, Board Member, Class IV

Robert Lavorerio, Board Member, Class IV

Pam Ogens, Board Member, Class IV

Tony Opalka, Board Member, Class IV

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

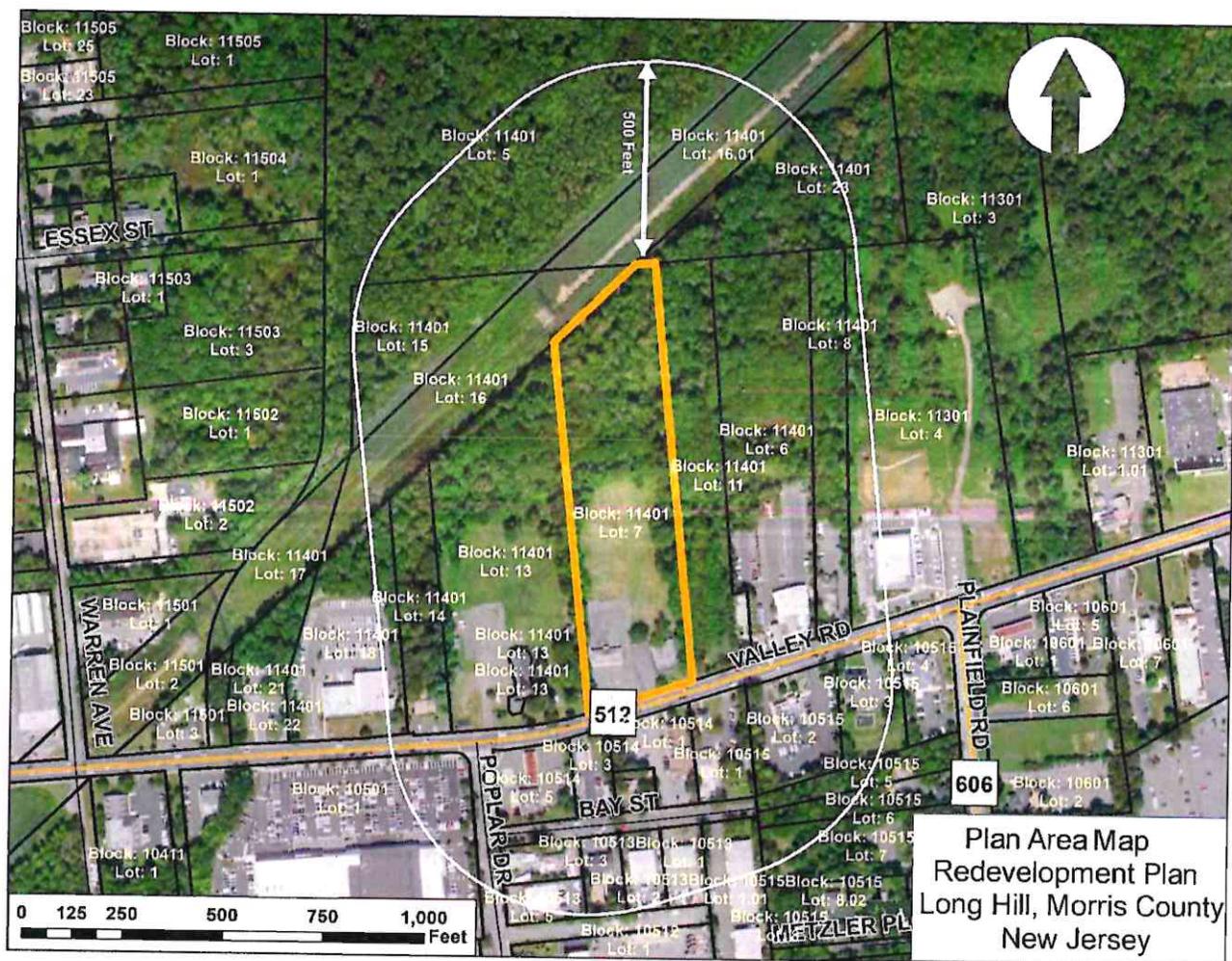


Jessica C. Caldwell, P.P., A.I.C.P.

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INTRODUCTION

The 1106-1122 Valley Road Redevelopment Plan (the "Plan") governs the Non-Condensation Area in Need of Redevelopment (the "Plan Area") designated by Resolution No. 22-043 adopted by the Township Committee of the Township of Long Hill (the "Township") on January 19, 2022, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), including Block 11401, Lot 7 (the "Plan Area"). This Plan is proposed to effectuate the redevelopment of the Plan Area, shown below.



PLAN CONTEXT

The Plan Area occupies 5.6 acres and is located in the southern section of Long Hill Township along Valley Road. The Plan Area includes one (1) lot, Block 11401, Lot 7, which fronts on the northern side of Valley Road (CR 512) where the nearest intersection to the west is Poplar Drive and the nearest intersection to the east is Plainfield Road.

The Plan Area is primarily within the B-D Downtown Valley Commercial Zone District along the frontage of Valley Road and the Conservation District in the northern undeveloped portion of the Plan Area. The purpose of the B-D Zone is to function as a primary business district, offering goods and services catering to the daily needs of residents. In addition, as with many traditional downtown areas, many of the buildings in Long Hill's B-D district are commercial spaces occupied by a mix of retail, service, and office uses.

PURPOSE

This Redevelopment Plan is designed to address existing conditions in the Plan Area that negatively impact its surroundings. The Plan will serve as the zoning for the Plan Area and provide guidelines for new construction by establishing permitted land uses and building requirements for the Plan Area. The Plan permits multi-family residential uses with an affordable housing set-aside of 20 percent. The Plan permits construction of up to five-story buildings in the Plan Area to provide for a residential use that will bolster the B-D Zone's permitted commercial uses. The Plan is designed to implement the Township's Housing Element and Fair Share Plan and encourage the integration of building, parking, landscape, and signage elements to improve the appearance of the B-D Zone's existing streetscape and landscaping and support the specific goals and policy statements outlined in the Township Master Plan.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

The Redevelopment Law requires that the Redevelopment Plan define the Plan's relationship to local master plan goals and objectives, such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that the Redevelopment Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township's 1996 Master Plan was reexamined in 2003, 2009, 2013, 2017, and 2018. Additional elements have also been adopted, including the Downtown Valley Commercial District Element (2017) and the Housing Element and Fair Share Plan (2025). According to the Housing Element and Fair Share Plan, a primary housing goal is to "provide a framework for the Township of Long Hill to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing." The Master Plan also has a goal to uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening, and other site improvements. This Plan is also consistent with the 2017 Downtown Valley Commercial District Element, which envisioned the Township having community activity and recommended appropriately scaled future redevelopment opportunities, including encouraging complete street designs that allow for convenient and comfortable travel and access for users of all ages and abilities. This Plan is also consistent with the Township's Housing Element and Fair Share Plan, which identifies this site as a proposed inclusionary zone to provide for a portion of the Township's Fourth Round obligation.

Local, Regional, and State Plan Consistency

The relationship of the Redevelopment Plan with the surrounding communities' master plans is reviewed to determine whether any significant relationship exists. Its relationship to the State Development and Redevelopment Plan must also be reviewed. The Plan Area is not located adjacent to any bordering communities and therefore, doesn't create any potential issues or significant relationships with master plans in surrounding municipalities.

The State Development and Redevelopment Plan designated the Township mostly as Environmentally Sensitive Planning Area 5 (PA5), and much of the municipality is designated parkland, including the Great Swamp National Refuge in the north of the Township and the Passaic River County Park in the south of the municipality. The State Plan identifies that the primary goal for PA5 communities is to protect environmental resources through large contiguous areas of open space land, accommodate growth in Centers, protect the character of existing stable communities, confine programmed sewer and public water services to Centers, and revitalize cities and towns. This Redevelopment Plan is located in an existing developed area of the municipality with existing public sewer and water service, which is an area proposed to accommodate development and redevelopment in the PA5. Development of the site would retain the character of the existing community by providing for the redevelopment of an area designated in need of redevelopment along a County Road, which is also the primary commercial corridor in the Township. This Redevelopment Plan is consistent with the goals of the State Development and Redevelopment Plan.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper or Redevelopers for all or portions of the site based on developer interest and ability to assemble parcels. The regulations listed below are designed to supersede the Township Zoning Ordinance except where noted. Where conflicts exist, this Plan supersedes other ordinance standards. The Redeveloper will acquire, or work with the Township to acquire, all or portions of the Redevelopment Area in order to redevelop the area according to the following land use regulations:

Permitted Uses

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

A. Principal permitted uses:

1. Multifamily dwelling structures.

B. Conditional uses subject to Section 125, Conditional Uses of the Township Land Use Ordinance:

1. Public and institutional uses;
2. Public utilities.

C. Accessory uses:

1. Signs;
2. Parking and loading facilities;
3. Multi-family residential amenities;
4. Street furniture and other pedestrian amenities;
5. Bicycle parking facilities;
6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation;
7. Any other accessory use, which, in the opinion of the approving authority, is customarily incidental or accessory to a permitted principal use.

Area and Bulk Requirements

The following regulatory controls apply to properties located within the Plan Area:

Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard	15 Feet
Maximum Front Yard	50 Feet
Minimum Side Yard	15 Feet
Minimum Rear Yard	25 feet
Maximum Building Height	South Building: 4 Stories/60 Feet North Building 5 Stories/70 Feet
Maximum Building Coverage	30%
Maximum Lot Coverage	60%

Additional Use & Bulk Standards

1. Setbacks are measured from the building foundation. Eaves, overhangs, and gutters may encroach into the setback.
2. "Hot-boxes", transformers, and other similar structures required by utilities for service to the buildings are permitted accessory structures and may be located within the front yard setback.
3. Stormwater management structures and elements shall be permitted accessory uses and are permitted within any required setback.
4. Multiple principal uses and structures are permitted on one lot.
5. Height in this zone is measured from the **proposed average** grade **around each individual building foundation (measured at 50-foot intervals)** to the mid-point of a pitched roof.

Residential and Affordable Housing Standards

1. A maximum of 167 residential units is permitted with an affordable housing set-aside of 20% percent, which shall generate a minimum of 33 affordable housing units.
2. Affordable units shall comply with Chapter 15 Affordable Housing regulations of the Township ordinance and Uniform Housing Affordability Controls.

Amenities

The proposed residential development shall include amenities customary to luxury rental development projects similar to the following examples:

- EV charging available
- Storage units available
- Pet Friendly (household pets up to 35 lbs)
- Generous lobbies with television & multiple seating areas
- Indoor, heated parking available
- Bike storage
- Commuter bar (coffee and water)
- Game room
- Fitness center
- Yoga/Stretching Room
- Screening Room/Golf Simulator
- Business Center/Library
- Courtyard sun deck
- Grill stations
- Outdoor dining area
- Outdoor firepit lounge
- Pet wash station
- WIFI

Parking Standards

The following parking standards apply to the residential development in the Redevelopment Area. The standards listed below are designed to apply to this Plan Area, supersede the existing parking ordinances, and do not apply to other zone districts:

A. Minimum number of off-street parking spaces:

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1. Multi-family residential: 1.6 spaces per unit.
2. All other uses: As per Section 151.1 of the Township Land Use Ordinance.
3. Up to 5% of parking spaces may be tandem spaces for two-bedroom units and up to 10% of all spaces may be compact spaces.
4. Electric Vehicle Supply/Service Equipment (EVSE) shall be provided according to State Law, P.L.1975, c.171, which generally requires:
 - a. Dwellings with five (5) or more units
 - i. At least 15% of the required off-street parking spaces prepared as Make-Ready spaces. EVSE installed in at least one-third of the total number of Make-Ready spaces.
 - ii. At least 5% of EVSE and Make-Ready spaces must be ADA accessible.
 - b. EVSE for applications involving parking lots or garages

# Off-street spaces provided	Minimum Make-Ready spaces or EVSE
50 or fewer*	1
51 – 75	2
76 – 100	3
101 – 150	4
151+	4% of total number of spaces 5% of these spaces ADA accessible

* Single family homes and Retail uses providing fewer than 25 off-street spaces are NOT required to provide any Make-Ready or EVSE spaces.

B. Location of parking spaces:

1. Parking must be located on **or below** the ground floor of any proposed residential building and in the front, side, and rear of such building. Any parking located along the Valley Road frontage must be screened to the greatest extent practicable.
2. Minimum distance to the right-of-way line: 4 feet
3. Minimum setback to side or rear lot line: 4 feet

C. Size of parking spaces:

1. Each off-street parking space must measure no less than nine (9) feet in width by eighteen (18) feet in length, **with compact parking spaces measuring no less than eight (8) feet in width by sixteen (16) feet in length.**

D. Pedestrian circulation within parking lots:

1. Pedestrian circulation within parking lots must be taken into consideration. Pedestrian crossings and amenities must be installed where deemed necessary by the Planning Board and the Planning Board Engineer and Planner.
2. A minimum aisle of 24 feet must be maintained.

E. Loading requirements:

1. A minimum of one (1) loading area must be provided for every new building in the Redevelopment Area.
2. The loading area must be at a minimum ~~12~~ **10** feet wide by 30 feet long.

Building Design Standards

Building design shall be governed by Section 152 Building Design Standards of the Township's Land Use Ordinance, however, garage exhaust louvres and exhaust vent flappers are exempt from these requirements.

Fence and Wall Standards

- A. Fences and walls must have a minimum setback of one (1) foot from the property line.
- B. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- C. Trash Enclosures must be setback at least 5 feet from the property line.
- D. All other Trash and recycling storage requirements are subject to Section 154.3 Trash and Recycling Storage of the Township Land Use Ordinance.

Landscaping Standards

Landscaping must be provided to promote a desirable and cohesive natural environment for residents, downtown patrons and employees, and passing motorists. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

1. Landscaping is to be provided as part of all development applications and 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, buffering, climatological, environmental, ornamental, and other related functions. All landscaping plans shall be prepared by a New Jersey registered landscape architect, or other individual deemed suitably qualified by the approving authority.
2. Shade trees shall be planted on all sites at a rate of not less than 2 trees per acre, inclusive of all trees to be 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% to be selected from each of Group B and Group C:
 - a. Group A.
 - i. White Flowering Dogwood.
 - ii. Red Flowering Dogwood.
 - iii. Crimson Cloud Hawthorn.
 - iv. Washington Hawthorn.
 - b. Group B.
 - i. American Beauty Crab-apple.
 - ii. Snow Crab-apple.
 - iii. Shademaster Honeylocust.

- iv. Katsura Tree.
 - v. Crimson King Maple.
 - vi. Callery Pear.
- c. Group C.
- i. Princeton Sentry Ginko.
 - ii. Emerald Queen Maple.
 - iii. Sugar Maple.
 - iv. Red Maple.
 - v. Northern Red Oak.
 - vi. Sweetgum.
3. The approving authority may permit or require the substitution of evergreen trees for shade trees, provided that the evergreens replace only Group B and C trees, are at least eight-foot high at planting, and are not located in any required buffer area.
- a. Shade trees shall meet all of the following requirements:
 - i. All trees shall provide a three to 3 ½-inch caliper as measured six inches above the ground. Where applicable, 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.
 - ii. All trees must have straight trunks and be properly staked.
 - iii. All trees shall 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.
 - iv. Trees to be planted in any street right-of-way shall be subject to the approval of the Township Engineer.
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 be used largely for screening and buffering, while hollies, rhododendron, azaleas, barberries and similar plants shall be used at highly visible locations such as front yards, building entrances and adjacent to ground signs. The use of flower beds and planters shall be strongly encouraged in all nonresidential zones.
5. Evergreen plantings shall be required to screen parking areas from public rights-of-way and all residential property.
6. Parking area designs shall be encouraged to sacrifice parking stalls in favor of saving existing trees and other significant vegetation.
7. 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.

8. All landscape plans shall provide a two-year replacement guarantee for all new plantings and all existing trees and other vegetation to be retained after construction.
9. All landscape plans shall be subject to a post-development inspection by the Township Planner and/or Engineer and a representative of the approving authority.

Street Tree Standards

The following standards are recommended regarding street trees:

- A. Where possible, existing street trees must be maintained.
- B. A minimum of one (1) street tree per 50 feet of frontage must be provided.

Lighting Standards

Safe and appropriate lighting shall be provided in accordance with Section 153.2 Lighting Design of the Township's Land Use Ordinance.

Circulation Standards

Thoroughfares are an important aspect of public space. Street frontages and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming the sense of place for the Township's downtown and surrounding area.

A. Access and automobile circulation:

1. The primary access points will be from Valley Road.
2. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redevelopment area.
3. Access and right-of-way dedication, if required, will be subject to the requirements of Morris County.

B. Pedestrian access and circulation:

1. All building entrances must provide pedestrian access to adjacent streets and parking areas.
2. Sidewalks shall be provided along the frontage of Valley Road in accordance with Section 157.4 Sidewalks of the Township Land Use Ordinance.

Sign Standards

With the exception of ground sign height and area, signs shall be governed by Section 155 Permanent Signs of the Township Land Use Ordinance and particularly Section 155.8 Signs Permitted in the General Commercial Areas (B-D Zone). One (1) ground sign shall be permitted up to sixteen (16) feet in height and 100 square feet in total area.

Submittal Requirements

The Redeveloper(s) will submit a site plan for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Township's site plan review requirements of Section 162 of the Township's Land Use Ordinance.

Projects Governed by a Redevelopment Agreement

Developments within the Plan Area must be governed by a redevelopment agreement between the developer and the Township (“Redevelopment Agreement”), such Redevelopment Agreement must be fully executed prior to submission of any site plan to the Planning Board.

LEGAL PROVISIONS

Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Committee, the Zoning Map of the Township of Long Hill is hereby amended and must be revised to show the boundaries of the 1106-1122 Valley Road Redevelopment Area and identify the district as the “1106-1122 Valley Road Redevelopment Zone.” All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Township Committee, this Redevelopment Plan will supersede all provisions of the Long Hill Township Zoning Ordinance or the Plan Area, except where noted. No variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Planning Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

Amendment to the Valley Road Plan

The 1106-1122 Valley Road Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment and Housing Law.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Long Hill, and its citizens. Amendments may be required in order to accommodate these changes.

Variations in Site Plan Design

Modifications from standards that are expressly stated to be “mandatory” under the Land Use Regulations of this Plan may be approved by the Planning Board only by formal grant of a deviation as provided. No variances that would be considered “d” variances pursuant to N.J.S.A. 40:55D-70d(1)-(6) are permitted. The Planning Board will have the authority to grant deviations from the requirements of this Plan that are cognizable as variances pursuant to N.J.S.A. 40:55D-70c(1) and (2) as outlined below, or that would be considered a design standard waiver or exception pursuant to N.J.S.A. 40:55D-51.

The Planning Board may grant deviations from the regulations contained within this 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, or 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 Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Planning Board may also grant a

deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this 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 this 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 the 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 this Plan.

An application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12a & b.

Any party seeking a deviation from this Plan that cannot be granted by the Planning Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

ACQUISITION PLAN

There is no property acquisition by the Township anticipated by this Plan.

RELOCATION PLAN

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.