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2021 Master Plan & Development Regulations Reexamination

Borough of Roselle

October 5, 2021

Prepared for:

Borough of Roselle

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Union County, New Jersey

October 5, 2021

Adopted by the Planning Board: December 22, 2021

Prepared by:

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Project No. RSB-027

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

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Introduction

Chapter I

I. Introduction

The Borough of Roselle is located in eastern Union County and encompasses roughly 2.6 square miles. Roselle is a primarily residential community with commercial uses located along East 1st Avenue, East St. Georges Avenue, and along the former Staten Island Rapid Transit Railway (hereinafter “SIRT”) in the south of the Borough. There are other commercial pockets at the Raritan Road and North Wood Avenue intersection and along Chestnut Street between West 1st Avenue and East 3rd Avenue. Industrial uses can be found in the northwest corner of the Borough along Cox Street and in the south-central area of the Borough along the former SIRT. New Jersey Route 27 (East St. Georges Avenue) runs along the entire southern border of the Borough. New Jersey Transit offers multiple bus routes throughout the Borough, including Routes 48 (Elizabeth – Perth Amboy), 56 (Elizabeth – Tremley), 59 (Newark – Dunellen), 94 (Bloomfield – Linden), 112 (Clark – New York), and 115 (Rahway – New York). Roselle is also close to the Roselle Park train station on the Raritan Valley Line of NJ Transit.¹

Roselle is surrounded to the north by the Borough of Roselle Park, to the northeast the City of Elizabeth, to the east, south, and southwest the City of Linden, and to the west the Township of Cranford. See the map on page 5 for Roselle’s general location.

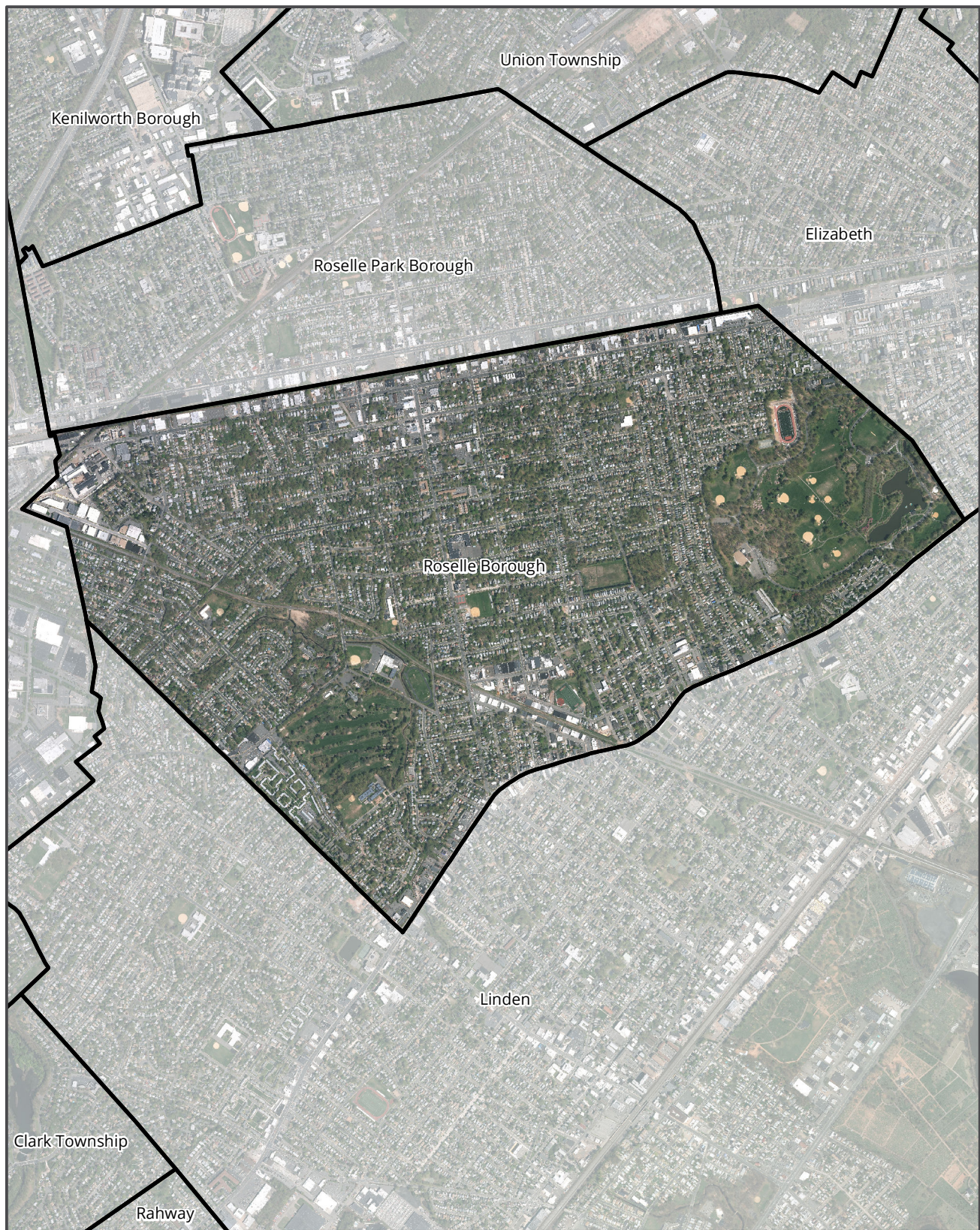
The New Jersey Municipal Land Use Law, N.J.S.A. 40:55 D-1 et seq. (hereinafter “MLUL”), stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

“The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.E.2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality. A reexamination shall be completed at least once every 10 years from the previous reexamination.”

This reexamination of the Borough of Roselle’s master planning documents conforms to the requirements of the MLUL and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

¹<https://ucnj.org/wp-content/uploads/2016/01/2017-Transit-Map-Elizabeth-Newark-Connections.pdf>, accessed August 25, 2020.



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0 1,100 2,200
Feet
1 inch = 2,200 feet

Borough Location
Borough of Roselle
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- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- F. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including, but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

A review of Roselle’s master planning documents reveals that the Borough adopted its most recent Master Plan in December of 2010, the 2010 Master Plan & Reexamination Report, which included a Reexamination Report.



Problems & Objectives Related to the 2010 Report

Chapter II

II. Problems & Objectives Related to the 2010 Report

This chapter of the 2021 Master Plan & Development Regulations Reexamination (hereinafter “2021 Reexamination”) report examines the major problems and objectives outlined in the 2010 Master Plan & Reexamination Report (hereinafter “2010 MPRR”). The reexamination portion of the 2010 MPRR does not provide any recommendations. However, Section 8 of the 2010 MPRR recommended the Borough create 17 new zones to fit the existing land uses. Therefore, we have listed those recommendations in this section.

1. Single-family Residential District – Low Density – The 2010 MPRR suggested the creation of the SR-L Zone from nearly 500 lots in various existing zones, primarily the Residential A Zone. The SR-L Zone would require lots to be at least 9,000 square feet.
2. Single-family Residential District – Medium Density – The SR-M Zone was suggested to allow for the development of single-family dwellings on lots between 4,000 square feet and 9,000 square feet. The SR-M Zone would include 2,472 lots within ten existing zones. Most of the existing lots were in the Residential A Zone.
3. Single-family Residential District – High Density – The 2010 MPRR recommended that 1,122 lots be rezoned from various zone designations, primarily the Residential A and B Zones, to create the SR-H Zone. This new zone would permit the development of single-family dwellings on a minimum of 4,000 square-foot lots.
4. Two-family Residential District – Medium Density – The 2010 MPRR suggested creating a two-family residential zone for two-family dwellings on lots at least 5,000 square feet in area. The proposed zone encompasses 212 lots in 11 existing zones, primarily the Residential B Zone.
5. Two-family Residential District – High Density – Two-family dwellings on lots at least 3,500 square feet were recommended to be rezoned by the 2010 MPRR. Note this translated to a density of more than 24 units per acre. This included 513 lots in seven existing zones, a majority of which are in the Residential B Zone.
6. Multi-family Residential District – A total of 460 lots in seven zones were suggested to be rezoned to the Multi-family Residential District, a majority of which are located in the Residential C Zone.
7. Multi-family Residential District – Townhomes – The 2010 MPRR recommended 136 lots in the townhouse developments served by Woodland Drive, Westbrook Court, and Jackson Avenue be rezoned. All lots are currently in the Residential E Zone.

8. Multi-family Residential District – Planned Unit Development – The 2010 MPRR suggested creating a planned unit development zone, permitting residential, commercial, and open space uses, on the former Roselle Golf Club property.
9. Generic Retail – The 2010 document recommended the creation of a new business zone for general retail and limited personal service uses. The proposed zone included 75 lots from five existing zones and are primarily located along First Avenue and St. Georges Avenue.
10. Big Box Retail – The 2010 MPRR suggested rezoning the existing Commercial Redevelopment zone, comprising of five lots along First Avenue in the northeast corner of the Borough, to permit large-scale retail uses.



Photo 1: Roselle Commons Shopping Center located along First Avenue

11. Commercial – Similar to the recommended Generic Retail Zone, the Commercial Zone would permit similar retail and personal service uses but prohibit establishments of congregation. The proposed zone includes 111 lots along First Avenue and St. Georges Avenue within three existing zones, primarily the Commercial Zone.
12. Central Business District – The 2010 MPRR recommended the Borough create a Central Business District, “CBD”, zone on 28 lots in the existing Central Business and Office Zones along Chestnut Street and First Avenue. The CBD zone would “protect the integrity of existing retail and business development at a pedestrian scale”. The ordinance would be crafted to promote retail development at street level and restrict office and residential uses to non-ground floor locations. Restaurant uses would also be encouraged in the CBD zone.
13. Professional Office and Business – Just over 60 lots within the Business, Residential A, and Residential C Zone were recommended to be rezoned to the Professional Office and Business Zone in the 2010 MPRR. The lots are located along Chestnut Street between Fourth and Eleventh Avenues. The zone would permit the “conversion of residential structures for professional office uses, while preserving the residential character, scale, and features of the buildings and streetscape”. Standards for the Professional Office and Business Zone would include limiting adverse impacts to adjoining residential uses, permitting executive, administrative, and/or professional offices, and prohibiting outdoor storage of goods and materials. Retail uses would not be permitted.
14. Commercial / Industrial – The 2010 MPRR suggested the rezoning of 58 lots within four existing zones to permit commercial and industrial uses. This zone would be located along

the north side of First Avenue, west of Chestnut Street, and at the north end of Aurore Street.

15. Public District – Permanent public facilities, such as administrative, educational, and recreational lands were suggested to be rezoned in the 2010 MPRR. A total of 38 lots throughout the Borough were included in this recommendation.
16. Industrial – The rezoning of 103 lots, primarily in the existing Industrial Zone was recommended in the 2010 MPRR. This new zone would encompass properties located along Cox Street, Highland Parkway, Eleventh Avenue, and Columbus Avenue.
17. Transportation – This proposed zone includes land used for public transportation and includes all public rights-of-way. This zone was recommended as a result of the *PC Air Rights vs. The City of Hackensack* lawsuit, which ruled that zone rights-of-way may have development potential if zone boundaries utilize streets and other public rights-of-way. The intention of this zone is to “strip” the development potential of all public rights-of-way in the Borough.



Extent that Problems & Objectives Have Changed Since 2010

Chapter III



III. Extent that Problems & Objectives Have Changed Since 2010

This chapter of the report looks at the extent to which problems and objectives have been reduced or increased since 2010. The 17 issues listed in Chapter II are summarized below, along with a 2021 status evaluation.

1. **Single-family Residential District – Low Density.** Create a new SR-L Zone on 493 lots with various zoning designations.

Current Status: The Borough did not adopt an ordinance establishing the SR-L Zone as most of the lots are currently zoned Residence A or B, which are the lowest density single-family zones within the Borough.

2. **Single-family Residential District – Medium Density.** Create a new 4,000 square foot to 9,000 square foot single-family residential zone on 2,472 lots with various zoning designations.

Current Status: The Borough has not completed this task as most of the lots are currently zoned Residence A or B, which are the lowest density single-family zones within the Borough. Furthermore, this recommendation failed to recognize that the Central Roselle Revitalization Plan existed in 2010, which guides the zoning for the south-central section of the Borough and supersedes the underlying zoning.

3. **Single-family Residential District – High Density.** Create a new SR-H Zone on 1,122 lots with various zoning designations.

Current Status: The Borough did not adopt an ordinance establishing the SR-H as most of the lots flagged for this change are currently zoned Residence A, B or C, which are single-family zones. Furthermore, this recommendation failed to recognize that the Central Roselle Revitalization Plan existed in 2010, which guides the zoning for the south-central section of the Borough and supersedes the underlying zoning.

4. **Two-family Residential District – Medium Density.** Create a new zone for two-family residential uses on lots at least 5,000 square feet in size.



Photo 2: Existing multi-family buildings located along First Avenue

Current Status: This recommendation illustrated small groups of lots scattered throughout the Borough. No large areas were identified. As spot zoning is illegal, the Borough did not enact this recommendation.

5. **Two-family Residential District – High Density.** Rezone 513 lots to create the Two-Family Residential District – High Density.

Current Status: The overwhelming majority of the lots identified for this new zone are in the Central Roselle Revitalization Plan, which existed in 2010. This Plan guides the zoning for the south-central section of the Borough and supersedes the underlying zoning. Therefore, this recommendation was not implemented.

6. **Multi-family Residential District.** Create a new multi-family residential zone affecting 460 lots in seven zones.

Current Status: A portion of the recommended lots were rezoned in 2013 to a newly created Residence F Zone, which permits one-family, two-family, and multi-family dwellings up to a density of 15 units per acre.

7. **Multi-family Residential District – Townhomes.** Create a new zone for townhouse developments.

Current Status: As both existing townhome complexes are located within the Residence E Zone there was no reason to rezone the parcels.

8. **Multi-family Residential District – Planned Unit Development.** Create a new Planned Unit Development zone on the former Roselle Golf Club property.

Current Status: A Planned Unit Development Zone was not adopted for the former Roselle Golf Club Property. Instead, on February 15, 2012 the Roselle Golf Club Redevelopment Plan was adopted, which permits various residential uses and requires open space to be provided on the property. Using the redevelopment process as a tool for negotiation, the Borough was able to secure 24 of the 60 acres as open space.

9. **Generic Retail.** Create a new Generic Retail Zone on properties along First and St Georges Avenue.



Photo 3: Park Apartments entrance along Raritan Road

Current Status: Roughly one third of these lots are currently zoned Business/Commercial. Another third of the lots are within the Central Roselle Revitalization Plan and the remaining third are within the Commercial/Residential Transition subzone of the First Avenue Redevelopment Plan. Therefore, there is no reason to rezone these lots.

10. **Big Box Retail.** Rezone the existing Commercial Redevelopment zone along First Avenue to create the Big Box Retail zone.

Current Status: It appears the authors of the 2010 MPRR were unaware that the lots highlighted for this area were regulated by a redevelopment plan adopted in 2000. The First Avenue Redevelopment Plan was amended in 2001 and then again on May 11, 2016. Therefore, the Borough has made updates to the document to provide for expanded commercial options and plan flexibility.

11. **Commercial.** Create a new Commercial zone on properties along First and St. Georges Avenues.

Current Status: The overwhelming majority of the lots included in this recommendation are currently zoned Business/Commercial. Therefore, there is no reason to rezone these lots.

12. **Commercial Business District.** Create a new CBD zone in the Borough's "downtown" area along Chestnut Street and First Avenue.

Current Status: It appears the authors of the 2010 MPRR were unaware that the majority of lots flagged for this rezoning were regulated by a redevelopment plan adopted in 2000. The original plan was called the Central Business-Midtown Redevelopment Plan. The document was updated in 2015 and renamed North Chestnut Street Redevelopment Plan. Then on June 21, 2021 the governing body adopted amendment #2 to the report, which expands the area governed by the plan and creates a new sub-zone within the area.

13. **Professional Office and Business.** – Create a new zone for the conversion of residential structures to professional office uses.

Current Status: A majority of the lots highlighted in the report were rezoned to the Professional Office Zone in 2013. The Professional Office Zone permits single-family dwellings, various office uses, places of worship, personal service businesses, and childcare centers.

14. **Commercial / Industrial.** Create a new zone for industrial and commercial uses along First Avenue and Aurore Street.

Current Status: All of the lots included in this recommendation are currently zoned Commercial Industrial or Industrial. Therefore, there is no need to implement this recommendation.

15. **Public District.** Create a new Public District for all permanent public facilities.

Current Status: This task has not been completed.

16. **Industrial.** Create an Industrial Zone encompassing properties on Cox Street, Highland Parkway, Eleventh Avenue, and Columbus Avenue.

Current Status: The properties along Cox Street are and have been in the Industrial Zone. As for Columbus Avenue, Highland Parkway, and Eleventh Avenue, these streets are in the Central Roselle Revitalization Plan, which was initially adopted in October of 2007. The north side of East Highland Parkway is zoned Flex Industrial and both sides of East Eleventh Avenue are zoned Flex Industrial. As for Columbus Avenue, most of both sides of the street are zoned Flex Industrial. The only exception is the sports complex and lots immediate to the east of the sports complex, which are zoned Residential.

17. **Transportation.** Create a new zone for all public rights-of-way.

Current Status: A building permit cannot be issued for a public right-of-way. Therefore, the public rights-of-way within the Borough do not need to be encompassed by a zone.



Changes in Policies & Objectives Forming the Basis of the 2010 Report

Chapter IV

IV. Changes in Policies & Objectives Forming the Basis of the 2010 Report

The third step in the reexamination process, known as Section “c”, reviews the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations and changes in State, County, and municipal policies and objectives. Since the 2010 MPRR, there have been several changes at the State, County, and Borough level that impact the policies and objectives that form the basis of the Master Plan. The remainder of this chapter is divided into four sections: demographic changes, State changes, County changes, and Borough changes.

Demographic Changes

The sections below show historic trends and the most recent data from the Census Bureau provided in the 2020 Census. However, 2015-2019 American Community Survey (hereinafter “ACS”) estimates were utilized where 2020 Census data is unavailable.

Population Growth

Historic population information since 1940 is readily available. Between 1940 and 1970, the Borough gained a total of 8,988 residents, or an average of 300 residents per year. However, during the 1970s and 1980s, the Borough lost a total of 2,271 residents. Since 1990, the Borough’s population increased 2,381 residents despite a loss of 189 residents in the 2000s. See the table below for additional details.

POPULATION GROWTH			
Year	Population	Change	Percent
1940	13,597	---	---
1950	17,681	4,084	30.0%
1960	21,032	3,351	19.0%
1970	22,585	1,553	7.4%
1980	20,641	-1,944	-8.6%
1990	20,314	-327	-1.6%
2000	21,274	960	4.7%
2010	21,085	-189	-0.9%
2020	22,695	1,610	7.6%

Sources: 2010 & 2020 Census tables P1 and <http://lwd.doi.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

The North Jersey Transportation Planning Authority (hereinafter “NJTPA”), which is the regional planning agency for northern New Jersey, projects in their “Plan 2045” long range plan that the

Borough will grow from 21,524 residents in 2015 to 24,658 residents by the year 2045.² In order for that to occur, Roselle would need to gain 3,134 residents by 2045, which translates to roughly 105 new residents annually. However, the 2018 ACS reported a population of 21,582, 58 more than what the NJTPA reported in 2015. Therefore, the Borough would need to gain 3,076 residents by 2045, or 114 persons per year between 2018 and 2045. A population increase of 3,076 residents to 24,658 residents in 2045 is likely even earlier than 2045 considering the many redevelopment projects underway within the Borough, including the 932-unit Park Apartments development on the former Roselle Golf Club property. This population increase will not only raise demand for housing in the Borough, but also increase the need for more retail commercial space, as that number of new residents will increase retail demand in the Borough by \$34.4 million per year.

PERMANENT POPULATION PROJECTION			
Year	Population	Change	Percent
2000	21,274	---	---
2010	21,085	-189	-0.9%
2015	21,524	439	2.1%
2045	24,658	3,134	14.9%

Source: 2000 & 2010 Census table DP-1; NJTPA Population Forecast by County and Municipality 2015-2045

Age Distribution of Population

According to the 2019 ACS, approximately 23.2% of the Borough's population was 19 years or younger. This rising segment, now residing in single-family homes with their parents, will soon need housing of their own that the Borough cannot now provide. This suggests that there will be demand for smaller one- to two-bedroom apartments or condominiums to meet their needs, or risk that these young people will move out of town.

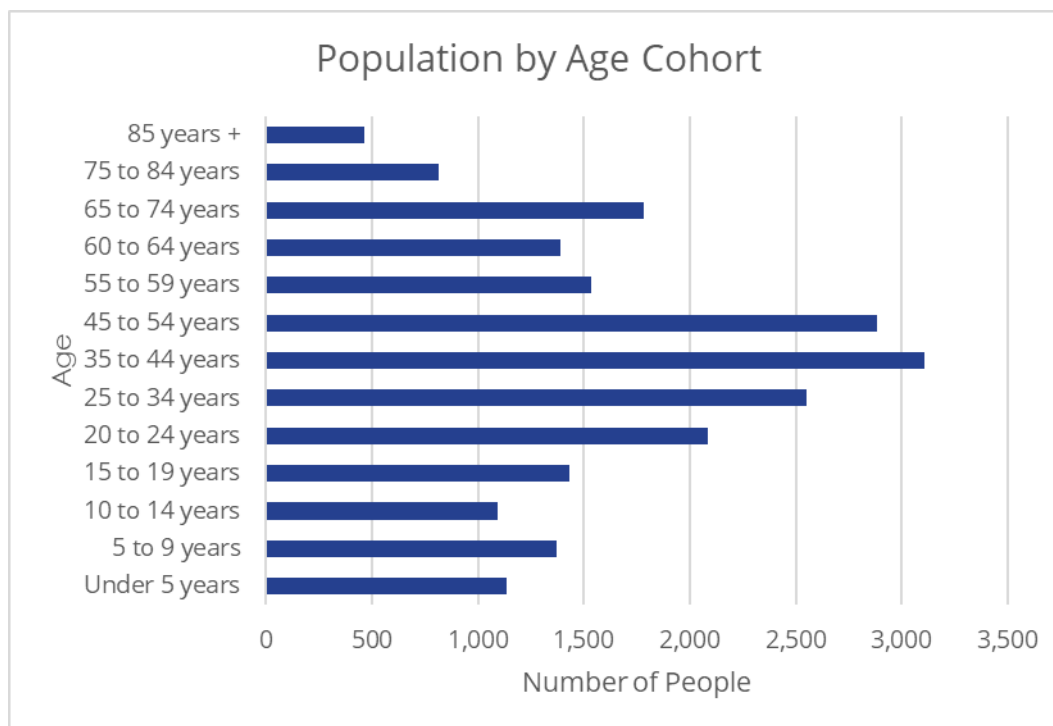
At the opposite end of the age spectrum, residents aged 60 years or older comprised 20.6% of the population. Similarly, this rising segment of the population will also be leaving their single-family homes in Roselle and seeking more manageable apartments or condominiums convenient to doctors, pharmacies, and grocery stores. (The housing needs of both of these age cohorts are expressed under Item 12 of the Goals section of this document.)

The largest age cohort was represented by 35 to 44-year-old persons at 3,105 residents (14.4%). Persons aged 45 to 54 years comprised 13.3% of the Borough's population. The Borough's median age was reported to be 39 years, which is evident by the large number of middle-aged residents. The table on the following page shows the 2018 age distribution of Roselle's population.

² [https://www.njtpa.org/planning/plan-2045-\(1\)/demographic-appendix.aspx](https://www.njtpa.org/planning/plan-2045-(1)/demographic-appendix.aspx), accessed August 24, 2020.

POPULATION BY AGE COHORT		
Age	Total	Percent
Under 5 years	1,133	5.2%
5 to 9 years	1,370	6.3%
10 to 14 years	1,092	5.0%
15 to 19 years	1,431	6.6%
20 to 24 years	2,084	9.6%
25 to 34 years	2,550	11.8%
35 to 44 years	3,105	14.4%
45 to 54 years	2,883	13.3%
55 to 59 years	1,535	7.1%
60 to 64 years	1,388	6.4%
65 to 74 years	1,786	8.3%
75 to 84 years	816	3.8%
85 years +	464	2.1%
Total	21,637	100.0%
Median Age	39.0	

Source: 2019 ACS table DP05

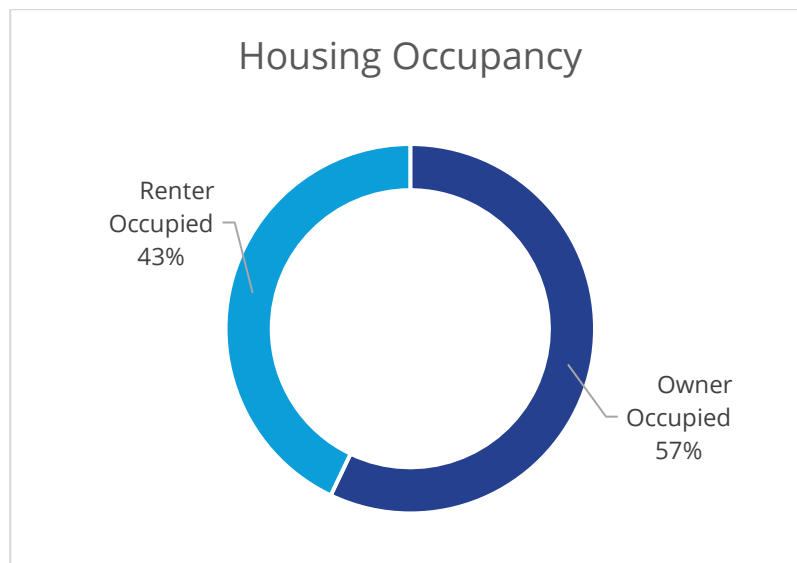


Housing Occupancy & Tenure

Roselle contained an estimated 8,189 housing units according to the 2019 ACS. The occupied housing stock was mostly owner-occupied units with 57.1%, while renter-occupied units comprised 42.9% of housing stock. However, almost 10% of the total housing units were reported to be vacant in 2019. As shown in the table below, 50.2% of vacant units were either for sale or sold, but not yet occupied. Over 26% of the vacant housing units were categorized as “other”. No vacant units were reported to be for seasonal use.

HOUSING OCCUPANCY		
	Households	Percent
Occupied Total	7,402	90.4%
Owner Occupied	4,226	57.1%
Renter Occupied	3,176	42.9%
Vacant Total	787	9.6%
For rent	123	15.6%
Rented, not occupied	60	7.6%
For sale	224	28.5%
Sold, not occupied	171	21.7%
Seasonal	0	0.0%
Other	209	26.6%
Total	8,189	100.0%

Source: 2019 ACS tables DP04 & B25004



Household Size

As stated above, Roselle had a total of 7,402 households in 2019. Two-person households were the highest reported household size with 1,964 units, or 26.5%, followed by one-person households with 1,909 housing units, or 25.8%. Three- and four-person households comprised 20.5% and 14.7% of the households in the Borough, respectively. It should be noted that 370 households were reported to house seven or more person's in 2019.

HOUSEHOLD SIZE		
Size	Total	Percent
1-person	1,909	25.8%
2-person	1,964	26.5%
3-person	1,514	20.5%
4-person	1,090	14.7%
5-person	426	5.8%
6-person	129	1.7%
7+ person	370	5.0%
Total	7,402	100.0%

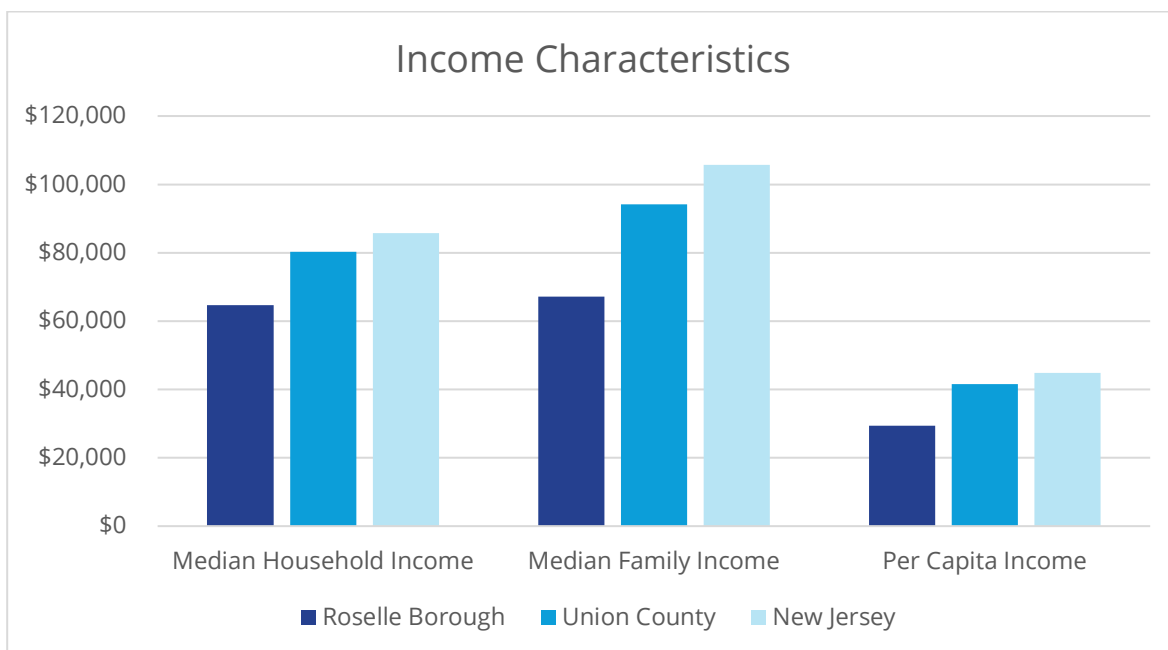
Source: 2018 ACS table B11016

Household Income

Roselle's median household, median family, and per capita incomes reported in 2019 were all significantly less than the income's reported for Union County and New Jersey. The Borough's median household income was reported to be \$15,621 less than the County's and over \$21,000 less than the State's. Similarly, the Borough's median family income was nearly \$27,000 less than the County's and \$38,539 less than the State's. The 2019 ACS also reports on poverty rates of individuals and families. According to the data, the poverty rate of individuals in the Borough was 8.2%, which is less than rates of the County and State. Similarly, the poverty rate of families in the Borough was 5.7%, which is less than both the County and the State. See the table and chart on the following page for additional details.

INCOME CHARACTERISTICS			
Income Type	Roselle Borough	Union County	New Jersey
Median Household Income	\$64,718	\$80,339	\$85,751
Median Family Income	\$67,166	\$94,087	\$105,705
Per Capita Income	\$29,452	\$41,576	\$44,888
Poverty Status (Percent of People)	8.2%	9.1%	9.2%
Poverty Status (Percent of Families)	5.7%	5.9%	6.2%

Source: 2019 ACS table DP03



Land Use

According to the Borough's 2021 Adopted Budget, the Borough is primarily developed with residential uses, which comprise 93.1% of the Borough's 5,645 parcels, including apartment uses. The total value of residential parcels was reported to be \$676.3 million. A total of 220 parcels (3.9%) were classified as commercial and valued at over \$74 million and 87 parcels (1.5%) were classified as industrial with a total value of \$32 million. The Budget also indicates there were 83 vacant parcels, valued at \$7,285,100, in the Borough in 2020. The table on the following page summarizes the various land use categories. Note that the Borough's Budget also includes 12 railroad parcels, valued at \$161,900 and one Business Personal Property, valued at \$2,575,191.

LAND USE (2020)				
Land Use Class	# of Parcels	Percentage	Total Assessed Value	Percentage
Vacant	83	1.5%	\$7,285,100	0.9%
Residential	5,206	92.2%	\$631,539,955	80.0%
Apartment	49	0.9%	\$44,808,700	5.7%
Farm Homestead	0	0.0%	\$0	0.0%
Farmland	0	0.0%	\$0	0.0%
Commercial	220	3.9%	\$74,089,700	9.4%
Industrial	87	1.5%	\$32,040,200	4.1%
Total	5,645	100%	\$789,763,655	100%

Source: https://www.boroughofroselle.com/_Content/pdf/budgets/2021-User-Friendly-Budget.pdf

State Changes

Since the 2010 MPRR was adopted the State has adopted dozens of bills that impact the Municipal Land Use Law, how meetings are conducted, and how towns tackle affordable housing. The following sections detail these policies and regulations.

New Jersey Energy Master Plan

In 2011 the State of New Jersey published an update to the 2008 Energy Master Plan. The purpose of the document is to outline the vision for the use, management and development of energy in New Jersey over the next ten years. The document has five goals:

- Drive down the cost of energy for all customers.
- Promote a diverse portfolio of new, clean, in-State generation.
- Reward energy efficiency and energy conservation and reduce peak demand.
- Capitalize on emerging technologies for transportation power production.
- Maintain support for the renewable energy portfolio standard of 22.5% energy from renewable sources by 2021.³

Wind Facilities on Landfills

On December 14, 2011 Governor Christie signed into law Senate Bill Number 2126 titled “An Act concerning solar energy and wind energy and supplementing P.L.1979, c.111.” This law amended the Municipal Land Use Law (hereinafter “MLUL”) to permit a wind energy generation facility or structure constructed and operated on the site of any landfill or closed recourse extraction operation to be a permitted use within every municipality outside of the Pinelands Area.

³ https://www.nj.gov/emp/docs/pdf/2011_Final_Energy_Master_Plan.pdf, page 1.

Master Plan Reexamination Requirements

On May 4, 2011 Governor Christie signed into law Assembly Bill Number 3272 titled “An Act concerning municipal land use planning, and amending the Municipal Land Use Law, P.L.1975, c.291.” This law changed the requirement to provide for a general reexamination of the master plan from every six years to every ten years.

State Development and Redevelopment Plan

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve that vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The Commission indicated they would revise the document to incorporate disaster planning goals considering Super Storm Sandy.

The draft final State Strategic Plan has four overarching goals along with ten “Garden State Values”. The four goals are as follows:

- Targeted Economic Growth – Enhance opportunities to attract and grow industries of statewide, regional and international importance.
- Effective Regional Planning - Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.
- Preservation, Protection and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation, protection and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.
- Tactical Alignment of Government - Prioritize effective resource allocation, coordination, cooperation and communication among entities that play a role in meeting the Plan's mission.⁴

The State Strategic Plan has sat idle since 2012. It is unclear if or when the State will finalize and adopt the document.

The ten values include:

- Concentrate Development and Mix Uses - Promote mixed-use development in Priority Growth and Alternate Investment Areas that is compact, conserves land, offers shopping

⁴<https://www5.njit.edu/middlestates/sites/middlestates/files/NJ%20State%20Development%20and%20Redevelopment%20Plan%202011.pdf>, page 20, accessed July 14, 2021.

and services, and provides culturally enriching experiences within convenient walking distance of home and jobs. Build with suitable designs and densities that support walking, biking and public transportation.

- Prioritize Redevelopment, Infill, and Existing Infrastructure - Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
- Increase Job and Business Opportunities - Provide opportunities for investment near housing, infrastructure and transportation. Support economic growth by addressing the land use and infrastructure needs of targeted industries and areas, consistent with these principles.
- Create High-Quality, Livable Places - Work with communities to offer an environmentally healthy place to live, work and recreate. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles, incorporating art, and providing pedestrian-friendly streetscapes. Improve community plazas, public performance spaces and parks and connections to waterfront areas.
- Provide Transportation Choice and Efficient Mobility of Goods - Maintain and enhance transportation options that improve access, safety, affordability and air quality for all users: pedestrians, bicyclists, transit-users, ride-shares and drivers. Improve strategic freight and public transportation infrastructure that supports sound economic growth. Encourage options for low emission and alternate fuel vehicles.
- Protect Equity - Consider the impact to equity for property owners. Where the goals, objectives and strategies of this Plan implemented by county and local governments affect the reasonable development potential of private property or is determined to disproportionately affect the equity of other citizens, government agencies at all levels should identify feasible remedies, including, for example, compensation programs, that help mitigate such impacts as appropriate.



Photo 4: Construction occurring along First Avenue

- Diversify Housing Opportunities- Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs, transit and where services are available.
- Provide for Healthy Communities through Environmental Protection and Enhancement - Protect and restore the environment, sensitive lands, ecosystems and natural resources. Ensure healthy places through an increase in the quantity and quality of preserved land. Reduce energy use, carbon emissions, water degradation and other impacts of development.
- Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands - Support agriculture and locally-grown food consumption through protection and preservation of farmland. Protect agricultural lands, and historic sites and landscapes. Provide accessible neighborhood parks and recreational systems.
- Make Decisions within a Regional Framework - Maintain up-to-date, coordinated local, regional and State functional plans that reflect these principles and can provide a regional framework for making decisions about capital investments, programs, regulations and development applications. Gather and consider public input during planning and implementation.⁵

Wireless Co-location

On January 17, 2012 Governor Christie signed into law Senate Bill Number 2989 titled “An Act concerning the collocation of wireless communications equipment and supplementing P.L.1975, c.291.” This law amends the MLUL to allow for an application for development to collocate wireless equipment to not be subject to site plan review provided the application meets certain requirements.

Non-contiguous Cluster Development

On August 7, 2013 Governor Christie signed into law Assembly Bill Number 3761 titled “An Act concerning municipal land use approval, amending and supplementing P.L. 1975, c.291.” This new law permits communities to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized, while preserving agricultural lands, open space, and historic sites. The new law defines contiguous and non-contiguous clustering and, via non-contiguous clustering, allows development on one tract and preservation of another tract elsewhere in the community.

⁵<https://www5.njit.edu/middlestates/sites/middlestates/files/NJ%20State%20Development%20and%20Redevelopment%20Plan%202011.pdf>, pages 28-30, accessed July 14, 2021.

Local Redevelopment and Housing Law Changes

On September 6, 2013 Governor Christie signed into law Assembly Bill Number 3615 titled “An Act concerning procedures and powers under the Local Redevelopment and Housing Law and amending P.L.1992, c.79.” This new law amended Criterion E regarding productivity and adding language to the criterion. The law also requires the resolution authorizing the Planning Board to undertake the preliminary investigation to state whether the redevelopment area determination authorizes the use of eminent domain or not. This created a non-condemnation redevelopment and a condemnation redevelopment area and outlined certain noticing requirements.

Affordable Housing

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (hereinafter “COAH”) failed to act and as a result, the Courts would be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a thirty-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This enabled a municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of affordable housing.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations purportedly accruing during the so-called “gap period,” the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Since the 2015 decision, Roselle has not adopted a Housing Element and Fair Share Plan.

Statement of Strategy

On January 8, 2018 Governor Murphy signed into law Assembly Bill Number 4540 titled “An Act concerning smart growth, storm resiliency, and environmental sustainability and amending P.L.1975,

As Roselle is an Urban Aid Community, the Borough does not have a Prospective Need Obligation for the Third Round Period spanning from 1999 to 2025. However, the Borough does have a Present Need Obligation (also known as Rehabilitation Obligation) of 197 units.

2018 Extrapolation of Judge Jacobson Decision

c.291.” This new law requires any land use element adopted after the effective date of the new law to include a statement of strategy concerning:

- Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
- Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
- Environmental sustainability.

Affordable Housing Foreclosure Revisions

On June 24, 2019 Governor Murphy signed into law Senate Bill Number 362 entitled “An Act concerning affordability controls on affordable housing and amending P.L.1995, c.244.” This law provides that deed restrictions on affordable housing units are not extinguished by foreclosure proceedings.

New Jersey Land Bank Law

On July 11, 2019, Governor Murphy signed into law Senate Bill Number 1214. Bill 1214 is known as the New Jersey Land Bank Law, which will allow New Jersey towns and cities to designate a land bank entity to obtain vacant, abandoned, and neglected properties for productive reuse purposes. This law provides municipalities with a tool to revitalize and reuse

properties for public benefit. The law provides for accountability to local communities through the requirement for community advisory boards with mandatory access to certain information and opportunities for the board to comment on the land bank entity’s decisions. Land bank entities will further be required to develop and maintain an online, publicly accessible database of current and former land bank properties. The community advisory board must issue an annual report on the accuracy, integrity, accessibility, and comprehensiveness of the land bank entity’s online database.

The Borough of Roselle is considering implementation of the Land Bank Law to transform underutilized and vacant properties into productive parcels.

Innovation District Designation Program

On August 8, 2019 Governor Murphy signed into law Assembly Bill Number 5111, creating the Innovation District Designation Program. The program, established within the New Jersey Commission on Science, Innovation, and Technology, encourages development of innovation districts within New Jersey. Innovation districts promote the development or redevelopment of an area in a manner that facilitates collaboration between government, higher education institutions, and private enterprises, and are a strategic way to promote development in science and technology throughout the State. Municipalities may apply individually or jointly for designation of an area as an innovation district.

Stranded Asset Redevelopment Criterion

On August 9, 2019 Governor Murphy signed into law Assembly Bill Number 1700 titled “An Act concerning the designation of certain areas as in need of redevelopment and amending P.L.1992, c.79.” The law expands the eligibility criteria for designating certain areas as being in need of redevelopment. Specifically, the law amends Criterion B by added retail, shopping malls, and office parks to the list of discontinued uses.

Temporary Supplemental Zoning Board

On August 9, 2019 Governor Murphy signed into law Senate Bill Number 3212 titled “An Act concerning municipal zoning boards of adjustment, supplementing P.L.1975, C.291, and amending P.L.2005, c. 133 and P.L.1991, c.256.” The law allows a municipality to establish a temporary, supplemental zoning board to address any backlog of applications. A municipality that determines a need for a supplemental zoning board must adopt an ordinance to establish one.



Photo 5: Empty commercial space in the Roselle Shopping Center

Electric Charging Stations

On November 6, 2019 Governor Murphy signed into law Senate Bill Number 606 titled “An Act encouraging local units to plan for electric vehicle charging infrastructure, and amending P.L. 1975, c.291, and P.L. 1992, C.;79.” The law requires a Land Use Plan Element to illustrate the existing and proposed location of public electric vehicle charging infrastructure; a Circulation Plan Element to identify existing and proposed locations for public electric vehicle charging infrastructure; a Green Buildings and Environmental Sustainability Plan Element to consider, encourage, and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including, but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops. Additionally, the law amended the requirements of a Master Plan Reexamination Report to add a new section “F” that contains the recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including, but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops: and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

Long-Term Tax Exemptions

On January 13, 2020, Governor Murphy signed into law Senate Bill Number 538 titled “An Act concerning long-term tax exemptions on certain low-income housing, amending P.L.1983, c.530, and supplementing P.L.1991, c.431 (C.40A:20-1 et seq.).” This law allows long-term tax exemption extensions for certain low-income housing. Previously, a property tax exemption could be granted

to an affordable housing project for a maximum of 35 years, or until a loan provided by the new Jersey Housing and Mortgage Finance Agency was fully paid. This legislation permits a municipal governing body to continue a tax exemption for a State or federally subsidized housing project beyond the date of the payoff of the existing first mortgage as long as the project remains subject to certain affordability controls.

Roselle's Planning and Zoning Boards have utilized virtual public meetings to process applications, review area in need studies, and evaluate redevelopment plans during the pandemic.

Virtual Public Meetings

On March 20, 2020 Governor Murphy signed into law Assembly Bill Number 3850 titled "An Act concerning the conduct of public meetings during periods of emergency and supplementing P.L. 1975, c.231." This law allows public meetings, including zoning and planning board meetings, to be conducted electronically during a public health emergency.

Affordable Housing Marketing

On July 1, 2020 Governor Murphy signed into law Senate Bill Number 2527 titled "An Act concerning the online marketing of affordable housing units and supplementing P.L. 1985, c.111." This law requires developers, owners, property managers, and/or administrative agents to post notices of available affordable housing on the Housing Resource Center website at least 60 days prior to conducting a lottery.

Climate Change-Related Hazard Vulnerability Assessment

On February 4, 2021 Governor Murphy signed into law Assembly Bill Number 2785 titled "an Act concerning municipal master plans, amending P.L.1975, c.291, and supplementing title 13 of the Revised Statutes." This law requires any land use plan element adopted after the effective date to include a climate change-related hazard vulnerability assessment which shall analyze current and future threats to, and vulnerability of, the municipality associated with climate change-related natural hazards such as increased temperatures, drought, flooding, hurricanes, and sea-level rise.

Adult-Use Recreational Cannabis

On February 22, 2021 Governor Murphy signed into law Assembly Bill Number 21 titled "An Act concerning the regulation and use of cannabis, and amending and supplementing various parts of the statutory law." The law legalizes recreational personal use of cannabis for adults and provides municipalities with 180 days from the date the law was signed to prohibit or establish

The Borough adopted Ordinance 2659-21 on July 21, 2021, which permits five of the six cannabis classes in certain zones and redevelopment areas.

zoning provisions regulating the six classes of cannabis – cultivation, manufacturing, wholesaling, distribution, retail, and delivery. Municipalities that do not act within the 180-day period will be “locked in” for a five-year period to standards established by the law.

Certain Housing Exempt from Zoning Regulations

On June 30, 2021 Governor Murphy signed into law Senate Bill 1676 titled “An Act concerning hospitals and supplementing P.L.1971, c.136 (C.26:2H-1 et seq.).” The law allows hospitals to construct housing for individuals who are homeless or housing insecure and deems such housing as a permitted use in all residential and non-residential districts of a municipality and exempt the use from local zoning restrictions.

Electric Vehicle Charging Space Requirements

On July 9, 2021 Governor Murphy signed into law Senate Bill 3223 titled “An Act concerning electric vehicles supply equipment and make-ready parking spaces and amending and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.).” This law amends the MLUL’s definition of inherently beneficial to include electric vehicle charging infrastructure. It also amends the law to permit electric vehicle supply equipment as a permitted accessory use and structure in all zoning districts within a municipality and precludes variances. The law states that an application for the installation of electric vehicle supply equipment at an existing gas station, retail establishment, or any other existing building shall not be subject to site plan or other land use board review provided it does not violate any bulk requirements. Moreover, all applications involving five or more multi-family units must provide 15% of the parking spaces as “make-ready” spaces and install electric vehicle supply equipment in at least one-third of the 15% of “make-ready” spaces. There are also requirements for parking lots containing certain numbers of spaces to provide “make-ready” and/or actual charging equipment. The act took effect immediately and any development applications filed after July 9, 2021 will be subject to these requirements.

County Changes

Since the 2010 MPRR was adopted, Union County prepared a Transportation Master Plan and amended their Land Development Standards. The following sections detail these policies and regulations. It should be noted that the County is in the process of preparing a new ten-year master plan for the County parks system. However, a draft of the plan is not yet available.

Transportation Master Plan

Union County prepared a Transportation Master Plan in June of 2016.⁶ The document discusses the existing transportation infrastructure in the County, goals and objectives, and implementation strategies to meet the goals set forth in the Plan. Chapter 2 contains the Plan’s vision and presents eight goals and associated objectives. The document does not provide any specific recommendations for County roads or public transit within Roselle. Chapter 4 of the Transportation Master Plan details the implementation of various projects to improve the transportation network in

⁶ <https://ucnj.org/union-county-transportation-master-plan/master-plan/>, accessed July 26, 2021.

Union County. However, no projects were identified within Roselle and the implementation strategies provide general information on the strategies and are not specific to certain municipalities.

Land Development Standards

On September 3, 2020, the Union County Board of Chosen Freeholders amended the Land Development Standards of the County of Union.⁷ Regulations within the Land Development Standards include submission and approval procedures (Section 300), submission details (Section 400), design standards (Section 500), drainage and drainage runoff requirements (Sections 600 and 601), traffic impact analysis (Section 700), and off-site/off-tract improvements (Section 800). The Land Development Standard requires any site plan or subdivision application to receive County Planning Board approval if the proposed development is along a County road or would affect County drainage facilities.

Union County Truck Mobility Study

Union County has commenced a truck mobility study. Two newsletters have been produced and virtual meetings have occurred. Additionally, two PowerPoint presentations have been prepared. The May 26, 2021 presentation lists the intersection of First Avenue and Locust Street as one of the top ten improvement locations in the County.⁸ Issues identified include a high number of conflict points for potential crashes, major north-south connector route, insufficient advance warning sign for railroad bridge clearance, and high truck volumes. Improvements include investigating driveway consolidation, providing advance signage for bridge clearance, and installation pedestrian crossing infrastructure. The study concluded at the end of June; it is unclear if a final report will be issued.



Photo 6: Intersection of First Avenue and Locust Street

Municipal Changes

Since the 2010 MPRR was adopted in December of 2010 the Borough has adopted several redevelopment plans, amended existing redevelopment plans, and updated its Land Use Ordinance. The following sections describe the local-level changes. See the map on page 34 for the location of the redevelopment plans within the Borough.

⁷ <https://ucnj.org/wp-content/uploads/2020/10/LDS-10-20.pdf>, accessed July 26, 2021.

⁸ <https://ucnj.org/wp-content/uploads/2021/06/Union-County-Truck-Mobility-Study-Public-Meeting.pdf>, accessed July 29, 2021.

Redevelopment Plan for Roselle Golf Club

Adopted on February 15, 2012, this Redevelopment Plan provides the framework for the redevelopment of the former golf course property. The document requires a walkable development and mandates 24 of the almost 60 acres be preserved as open space available to the public. A residential density of 30 units to the acre is permitted. Since the adoption of the Redevelopment Plan a site plan has been approved and construction has commenced.

Borough-owned Lot Inventory & Investigation

In 2011 the Borough authorized an investigation of Borough-owned lots to determine what exists on those lots and whether these lots are buildable or not. The inventory revealed that the Borough owned a total of 187 parcels. Of these lots, 13 were parks and were not evaluated. A total of 117 lots were vacant, of which, 42 were variance-free and buildable. A property information card and photo were prepared for all the lots. This study ultimately allowed the Borough to sell buildable and slightly undersized lots to developers who then constructed single-family homes, reinvigorating the neighborhood around them. Since 2011 the Borough has sold several lots and roughly 55 new homes have been constructed on lots identified in this study.



Photo 7: Ongoing construction at the former Roselle Golf Club

Chapter 77 Land Use

In 2013 the Borough adopted a new Chapter 77, Land Use Ordinance. Chapter 77 merged Land Use with Chapter 118 Zoning. The Ordinance also reorganized various sections of the code, added design standards, and created the Residence F Zone (permitting one-family, two-family, and multi-family dwellings up to a density of 15 units per acre) and the Professional Office Zone (permitting single-family dwellings, various office uses, places of worship, personal service businesses, and childcare centers).⁹

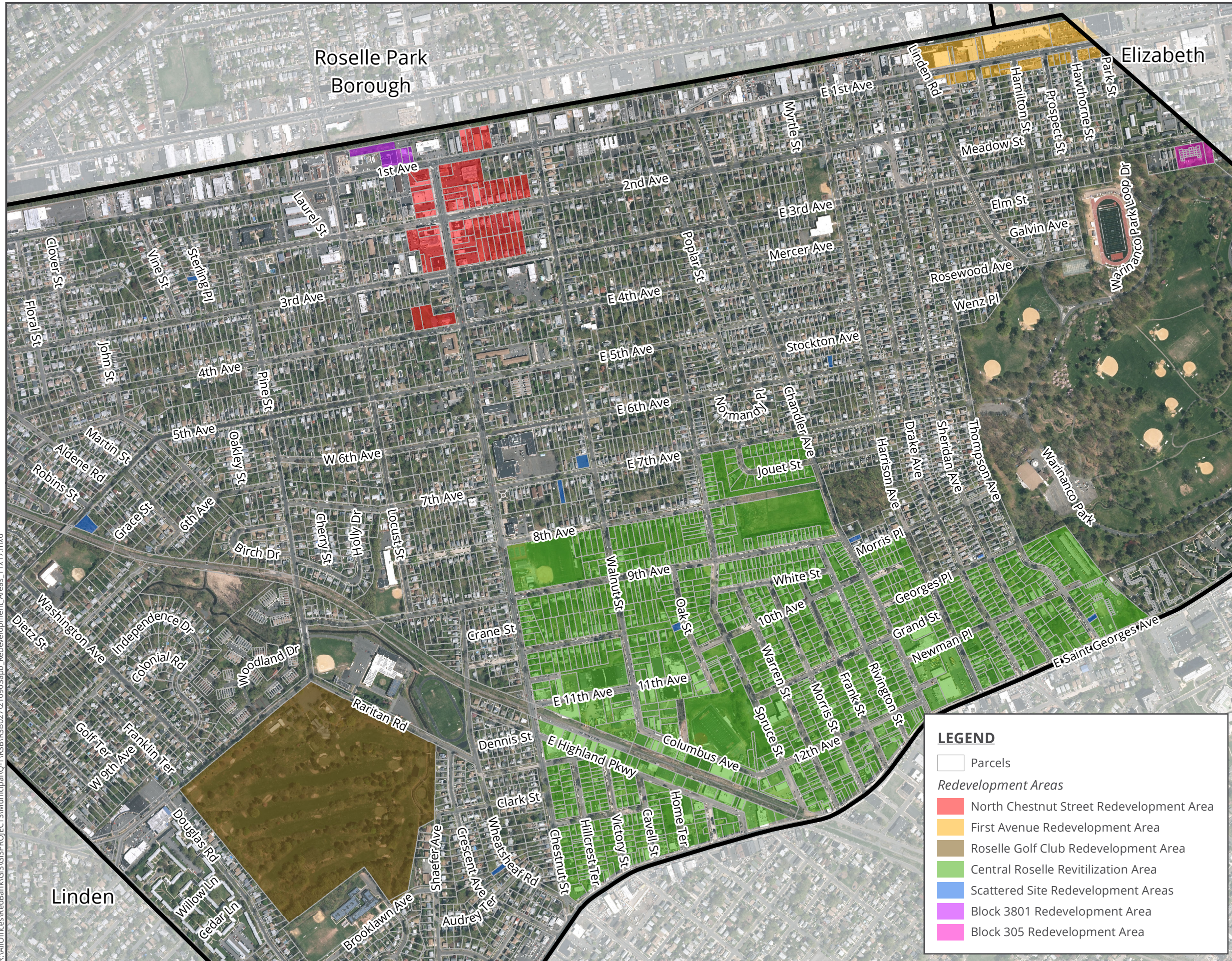
North Chestnut Street Redevelopment Plan

This Redevelopment Plan was adopted by the Council on December 16, 2015 and added churches as a permitted use in the North Chestnut Street Redevelopment Zone.

Thereafter, on April 21, 2021, the Borough Council directed the Planning Board, via Resolution 2021-176, to conduct a preliminary investigation to determine if Block 3902, Lots 19 and 20 meet the

⁹ Note that the entire code was recodified, and Chapter 77 is now known as Chapter 650.

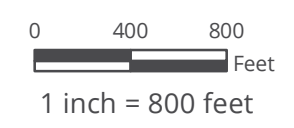
R:\All Offices\Red Bank\GIS\PROJECTS\Municipal\Q-T\RSB\RSB027\210903apb Redevelopment Areas 11x17.mxd



REDEVELOPMENT AREAS

BOROUGH OF ROSELLE

Union County
New Jersey



September 2021

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



LEGEND

Parcels

Redevelopment Areas

- North Chestnut Street Redevelopment Area
- First Avenue Redevelopment Area
- Roselle Golf Club Redevelopment Area
- Central Roselle Revitalization Area
- Scattered Site Redevelopment Areas
- Block 3801 Redevelopment Area
- Block 305 Redevelopment Area

criteria necessary for designation as an area in need of redevelopment. The preliminary investigation was conducted by Colliers Engineering & Design, as directed by the Borough Council, which resulted in a report entitled “Redevelopment Area Determination of Need Study” dated May 13, 2021. The investigation found the properties qualified as an area in need of redevelopment. On May 26, 2021, the Planning Board reviewed the report and determined that the sites meet the criteria for redevelopment designation as an area in need of redevelopment. Then on June 9, 2021 the Borough Council accepted the recommendation that Lots 19 and 20 in Block 3902 are in need of redevelopment and deemed said lots to be an Area in Need of Redevelopment via Resolution 2021-207.

Following this, the North Chestnut Street Redevelopment Plan Amendment #2 was drafted to add Block 3902, Lots 19 and 20 to the plan. These two parcels now comprise the Library Sub-Zone, which permits municipal uses. Amendment #2 was adopted via Ordinance 2657-21 on June 21, 2021.



Photo 8: Roselle Public Library

First Avenue Redevelopment Plan

This Redevelopment Plan was originally adopted in 2000 and then amended in 2001. The document was further amended on May 11, 2016 via Amendment #2. Amendment #2 added definitions, it expanded the permitted uses within the Commercial Redevelopment Zone to permit self-storage facilities, personal service establishments, studios, and childcare centers. The report also clarifies the permitted uses within the Commercial Residential Transition Zone and permits personal service establishments, restaurants, and mixed-use buildings. Architectural design standards were also added to the document.

Scattered Site Redevelopment Plan

This Redevelopment Plan was initially adopted by the Council on April 19, 2017. Amendment #1 was then adopted on April 17, 2019. The plan addresses ten undersized, scattered properties within the Borough, owned by Roselle. The purpose of the plan was to provide modified bulk standards to allow for the construction of single-family detached homes.

Roselle Golf Club Redevelopment Plan

In May of 2019 the Borough Council adopted Amendment #1 to the Roselle Golf Club Redevelopment Plan. This document made minor amendments to the report to allow the site to be subdivided into small parcels for financing purposes.

Redevelopment Plan for Block 3801

In June of 2019, the Borough Council, via Resolution 2019-200, authorized a study to determine if Lots 2.01, 4, 5, and 6 in Block 3801 along the north side of West 1st Avenue qualify as an Area in Need of Redevelopment with Condemnation, pursuant to the New Jersey Local Redevelopment and Housing Law (hereinafter “LRHL”), N.J.S.A. 40A:12A-1 et seq. The Borough Council and the Planning Board received a report, entitled Redevelopment Area with Condemnation: Determination of Need Study dated January 2, 2020. According to the report, Lot 2.01 (Borough-owned lot) and Lot 5 (Laundromat) qualify for designation under Criteria G and H. Lot 4 (Warehouse) qualifies for designation under Criteria A, B, D, G, and H. Finally, Lot 6 (Knights of Columbus) qualifies for designation under Criteria A, D, G, and H. Thereafter, the Council adopted Resolution 2020-135, which designated the Study Area as a Condemnation Redevelopment Area.



Photo 9: Block 3801. an Area in Need of Redevelopment

The Council then authorized the preparation of a redevelopment plan. The purpose of the Redevelopment Plan for Block 3801 is to eliminate the unsafe, dilapidated, and obsolete conditions that exist in the area, encourage redevelopment along West 1st Avenue, expand the “downtown”, and diversify the housing stock. The report permits ground floor stores and personal service establishments and residential units on the upper floors at a maximum density of 90 units to the acre. The Redevelopment Plan was adopted on March 18, 2021 via Ordinance 2642-21.

Central Roselle Revitalization Plan

The Central Roselle Revitalization Plan encompasses approximately 15% of the Borough’s land area. It was originally adopted in October 2007 to reestablish St. Georges Avenue as a vital, commercial corridor, enhance the quality of life in the residential neighborhoods, and support the existing industrial uses in the area. Since 2007 the report has been amended ten times. Pertinent changes that have occurred since 2010 are noted below.

- Amendment #4 (in 2014) changed the name of the report from South Central Neighborhood Revitalization Plan to Central Roselle Revitalization Plan (hereinafter “CRRP”). This amendment also added age-restricted multi-family as a permitted use within the Residential Sub-Zone.
- Amendment #6 (in 2016) addressed general text clean up and added standards for accessory structures.
- Amendment #7 (2016) added convenience stores with fuel sales as a conditionally permitted use in the Commercial Mixed-Use Sub-Zone.

- Amendment #8 (2019) appended the subzone map to the end of the report.
- Amendment #9 (2021) amended the subzone map for three blocks between 12th Avenue and Jouet Brook from the Mixed-Use Commercial Subzone to the Residential Subzone.
- Amendment #10 (2021) supplements the permitted use table by adding cannabis delivery service, cannabis manufacturer integrated with retail as a permitted use in the Commercial Mixed-Use Subzone and cannabis delivery service, cannabis manufacturer, and cannabis distributor as a permitted use in the Flex Industrial Subzone. Cannabis retailer was also added as a conditional use within the Commercial Mixed-Use Subzone.

Stormwater Regulation

Adopted in 2005, the New Jersey's Stormwater Management Program, comprised of two separate Rules (N.J.A.C. 7:8 (Municipal Stormwater Regulations) and 7:14A (New Jersey Pollutant Discharge Elimination System (NJPDES) Rules) which establishes a framework for addressing water quality impacts associated with existing and future stormwater discharges. As required by the NJAC 7:8-4.1, the Borough of Roselle has developed a "Municipal Stormwater Management Plan" which address stormwater-related impacts. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acres of land. Adopted in May 2021, The Borough updated its stormwater management ordinance as required by the NJPDES Tier A permit. The newly adopted ordinance includes green infrastructure measures to satisfy the groundwater recharge, quantity and quality requirements. The new ordinance provides tables of acceptable green infrastructure measures that have been approved by the NJDEP. Together with the Flood Hazard Control Act, the stormwater requirements continue to ensure that flooding is minimized in the Borough. The Borough of Roselle has two water bodies, the Peach Orchard Brook, and the West Brook (previously called Morses Creek). The Residential Site Improvement Standards (RSIS) established requirements for improvements made in connection with residential development, including streets and parking, water supply, sanitary sewers and stormwater management.

The Borough has complied with the 2005 rule changes as follows:

- Preparing a Municipal Stormwater Management Plan – this Plan was last revised in 2005 and will need to be updated to include the new stormwater management rules.
- Preparing a Stormwater Pollution Prevention Plan (SPPP)- This plan was last updated in 2010 and will need to be updated to include the new stormwater management rules.
- Preparing and adopting a Stormwater Control Ordinance – this Ordinance was adopted on September 20, 2006 as Chapter 390 - Stormwater Control and Site Plan Requirements. The ordinance will have to be updated to include the new stormwater management rules.

- Obtaining a Municipal Stormwater Regulation Program (MS4) Permit from the State of New Jersey and addressing the Statewide Basic Requirements (SBR's) in that permit on a recurring basis, which includes filing an annual report with the State Department of Environmental Protection. The Statewide Basic Requirements have been addressed through adoption of model Stormwater Ordinances, which are available online at the Borough's Ordinance website at <https://ecode360.com/RO0497> . Note that Applicants proposing development in the Borough are responsible for complying with the Borough's Stormwater Ordinances.
- Reviewing development applications for compliance with the adopted Stormwater Control Ordinance where applicable. Applications are reviewed on an on-going basis for compliance with the Stormwater Management Ordinance. The Applicant is required to comply with State requirements and obtain the required permits.

As part of the Master Plan Reexamination report process, the Stormwater Management Plan and Storm Water Control Ordinances adopted in 2005 respectively have been reviewed. Based upon that review, it is recommended that the Municipal Stormwater Management Plan, Stormwater Pollution Prevention Plan, and the Stormwater Control Ordinances be updated to comply with the new stormwater management rules.¹⁰

Stormwater management is especially important as NJDEP's 2020 New Jersey Scientific Report on Climate Change makes several key findings on precipitation that will impact stormwater capacity and flood preparation for the Borough of Roselle. They are:

- Annual precipitation in New Jersey is expected to increase by 4% to 11% by 2050.
- The intensity and frequency of precipitation events is anticipated to increase due to climate change.
- Droughts may occur more frequently due to the expected changes in precipitation patterns.
- The size and frequency of floods will increase as annual precipitation increases.
- Tropical storms have the potential to increase in intensity due to the warmer atmosphere and warmer oceans that will occur with climate change.¹¹

¹⁰ Email from Ty Apgar, Assistant Project Manager, Colliers Engineering & Design, September 21, 2021.

¹¹ <https://nj.gov/dep/climatechange/docs/nj-scientific-report-2020.pdf>, page 56, accessed September 20, 2021.



Master Plan & Zoning
Amendments
Chapter V

V. Master Plan & Zoning Amendments

This chapter of the 2021 Reexamination looks at the specific changes that are recommended for the Master Plan and existing development standards, which includes the underlying objectives, policies, and standards. The remainder of this chapter is divided into five sections. The first section provides amended goals and objectives to guide the Master Plan and development within the Borough moving forward. The second section provides recommendations regarding future master plan elements that should be drafted and adopted. Section three conducts a review of the land use and development regulations within the Borough. The fourth section concerns new technologies and uses. Finally, section five details the year-end zoning board reports.

Goals

This section is divided into two parts – current goals and proposed goals.

Current Goals

The 2010 MPRR contains goals and objectives in Section 7. The goals are mostly sourced from the Municipal Land Use Law.

1. To encourage municipal action to guide the appropriate use or development of all lands in this Borough, in a manner that will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
 - a. Maintain adequate water service to the Borough.
 - b. Maintain and improve the storm drainage system serving the Borough.
 - c. Maintain adequate sanitary sewer service for the Borough.
3. To provide adequate light, air, and open space.
 - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Borough.
 - b. Promote the conservation of environmental resources and the natural appearance of the Borough.
4. To ensure that the development of the Borough does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment.

- a. Preserve the environmental resources of the Borough by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the Borough's natural character.
 - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
- 6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
 - a. Provide adequate community facilities in the Borough by maintaining and improving necessary facilities such that the Borough is efficiently and adequately served, and that all such facilities be barrier free.
- 7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Roselle.
 - a. Preserve and promote a balanced variety of residential, commercial, light industrial, public, recreation, and conservation land uses.
 - b. Preserve and protect the established primarily residential character of the Borough by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction that is compatible with the existing character of the Borough without increasing housing density in established residential areas.
 - d. Maintain and improve the existing quality of housing.
 - e. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
 - f. Guide the future development and/or redevelopment of land within the Borough so as to incorporate new construction without undue disruption to the established character of the Borough.
- 8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes that result in congestion or blight.
 - a. Maintain the efficiency of the Borough's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.

- c. Provide municipal parking areas in support of commercial enterprises in the central business district.
 - d. Encourage the use of alternative forms of mass transportation.
 - e. Encourage the protection of the residential character by discouraging cut through traffic.
- 9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
 - a. Reduce the cutting of trees on private property through tree preservation regulations.
 - b. Support the planting and maintain trees along public rights-of-way.
- 10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Borough and to prevent urban sprawl and degradation of the environment through improper use of land.
 - a. Encourage the protection and preservation of historic sites and buildings.
- 11. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site.
- 12. To encourage senior citizen community housing construction.
- 13. To continue to meet the municipal obligation to provide the Borough of Roselle its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing.
- 14. To encourage coordination of the various public and private procedures and activities shaping land development.
 - a. Maximize leveraging of public and private funds.
 - b. Enhance and maintain attractive gateways to the Borough.
 - c. Provide the necessary infrastructure to support business development in all business districts.
- 15. To promote utilization of renewable energy resources.
 - a. Provide incentives for LEED (Leadership in Energy and Environmental Design) Green Building Certification that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.
 - b. Encourage the utilization of new solar technology and other clean fuels.

16. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Proposed Goals

As Roselle is experiencing great interest in redevelopment and economic investment, it is important to create goals and objectives specific to the character of the community. Two brain storming sessions were held to gather ideas for new goals and objectives to guide Roselle moving forward. These new goals are categorized by topic for ease of reference.

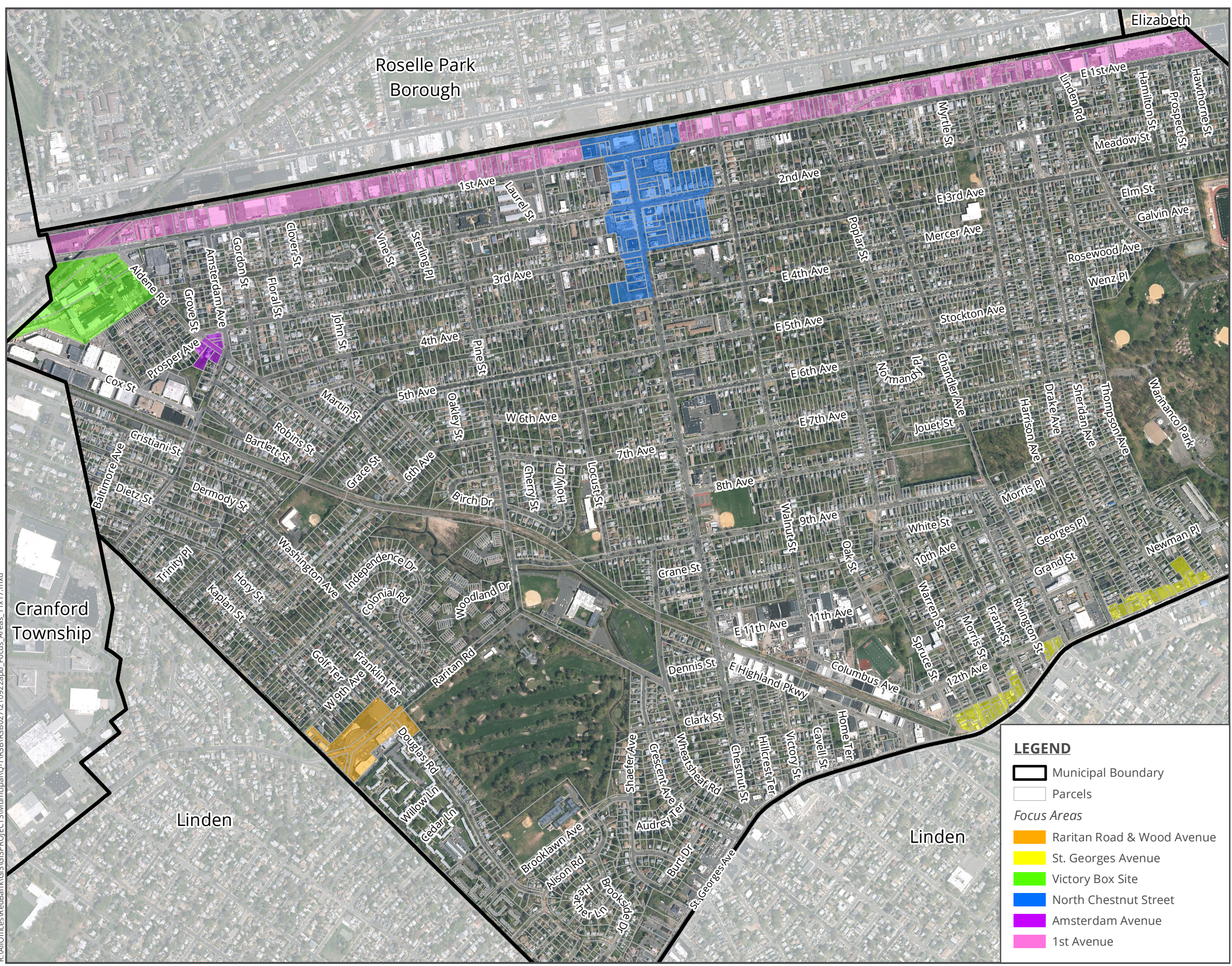
Land Use

1. Encourage redevelopment in appropriate areas with densities and intensities that are self-supporting.
 - a. Review all zones and redevelopment plans to confirm the prescribed densities and intensities align with the Borough's vision.
 - b. Encourage redevelopment and investment in the six focus areas that have been identified by the Borough, which are:
 - Raritan Road & Wood Avenue, including the Roselle Shopping Center
 - St. Georges Avenue
 - Aldene Road, including the Victory Box site
 - North Chestnut Street
 - First Avenue
 - Amsterdam Avenue
 - c. Proactively rezone and/or create areas in need of redevelopment to guide redevelopment within the Borough.
 - d. Create an informational brochure detailing the five-year tax abatement program to educate and encourage property owners, both residential and non-residential, to upgrade their properties.
 - e. Sell all Borough-owned undersized parcels, so the municipality does not have to maintain them, provided the parcel has no developer interest.



Photo 10: Victory Box Site

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FOCUS AREAS

BOROUGH OF ROSELLE

Union County
New Jersey



0 450 900
Feet
1 inch = 900 feet

September 2021

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



LEGEND

- Municipal Boundary
- Parcels
- Focus Areas**
 - Raritan Road & Wood Avenue
 - St. Georges Avenue
 - Victory Box Site
 - North Chestnut Street
 - Amsterdam Avenue
 - 1st Avenue

2. Guide commercial and industrial development into non-residential zones and redevelopment areas and prohibit non-residential development in single- and two-family zones.
 - a. Leverage the newly created conceptual meeting avenue to meet informally with property owners, contract purchasers, etc. to allow interested parties to ask questions, gather information, and converse with Borough professionals to achieve a development outcome that will be consistent with the Borough's goals based upon its data-driven economic and land-use analysis of the development area.
3. Encourage reuse and repurposing of underutilized properties.
 - a. Examine privately-owned vacant lots and meet with their owners to encourage reuse and repurposing of the parcels.
4. Transform Chestnut Street into Roselle's downtown.
 - a. Work with local retailers to market vacant buildings and storefronts.
 - b. Host meetings and information sessions with property owners to provide data on site potential.
 - c. Explore solutions for additional parking proximate to the corridor.
 - d. Consider increasing the permitted number of stories to five or six.
 - e. Create a pedestrian-oriented, walkable environment.
 - f. Evaluate moving the Borough Hall complex to allow for redevelopment of the site, which would include an active ground floor level that engages pedestrians.
5. Enhance and upgrade the First Avenue and St. Georges Avenue corridors.
 - a. Utilize Borough staff to enforce property maintenance and zoning codes. Require Administration to provide quarterly reports to the Council to highlight areas with significant property maintenance and/or zoning violations.
 - b. Prepare and distribute pamphlets to property owners regarding common property maintenance and zoning violations.



Photo 11: Outdoor dining along Chestnut Street

- c. Host meetings with business owners along the corridors to gather suggestions regarding zoning changes that could aid in their business growth and expansion.
- 6. Revitalize the Raritan Road commercial node.
 - a. Assist with filling vacancies.
 - b. Enforce property maintenance and zoning codes.
 - c. Work with property owners of large parcels to determine potential reuse options and the necessary zoning changes to allow for reuse and/or redevelopment of the sites, which could be transformative projects for the greater neighborhood.
- 7. Enhance and upgrade the small commercial nodes scattered throughout the Borough.
 - a. Assist with filling vacancies.
 - b. Utilize Borough staff to enforce property maintenance and zoning codes. Require Administration to provide quarterly reports to the Council to highlight areas with significant property maintenance and/or zoning violations.
 - c. Prepare and distribute pamphlets to property owners regarding common property maintenance and zoning violations.
 - d. Host meetings with business owners within the nodes to gather suggestions regarding zoning changes that could aid in their business growth and expansion.

Economic Development

- 1. Leverage the Urban Enterprise Zone (hereinafter “UEZ”) program designation to foster economic development, stimulate investment, and create jobs. See the map on page 47 for Roselle’s Urban Enterprise Zone.
- 2. Utilize the Main Street Recovery Program, which has \$100 million allocated, to obtain grants, loans, and technical assistance to support small and micro businesses within the Borough.

For more information on the UEZ Program, please refer to the embedded [brochure](#).

Housing

- 1. Encourage the construction of affordable and/or workforce housing.¹²

¹² Workforce housing is typically defined as housing to households earning between 60 and 120% of the area median income.

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URBAN ENTERPRISE ZONE

BOROUGH OF ROSELLE

Union County
New Jersey



0 500 1,000
Feet
1 inch = 1,000 feet

August 2021

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

LEGEND

- Parcels
- Urban Enterprise Zone



- a. Require all new residential construction containing 25 or more units to include affordable and/or workforce housing.
 - b. Consider providing incentives, such as increased density or reduced bulk standards, for developers who provide a greater percentage of affordable and/or workforce housing.
 - c. Review undersized Borough-owned lots for construction of tiny homes that offer affordable homeownership options.
2. Provide a diversity of housing types and tenures in zones where multi-family residential development is permitted.
- a. Encourage new residential development to provide a variety of housing types such as townhomes, flats, and apartments, of varying sizes (studios to three-bedroom units) and tenures. Smaller units are especially important due to the large cohort of those age 19 and younger that will shortly be moving out from their parent's home and seeking small, affordable apartments and condominiums.
 - b. Analyze the appropriateness of permitting micro-apartments in certain zones.¹³
 - c. Encourage the construction of senior housing to allow residents to age in place.
3. Preserve the scale and character of established single-family residential neighborhoods in the Residence A and C Zones.
- a. Ensure that development standards reflect on-the-ground conditions within the single-family residential zones.
 - b. Prohibit the conversion of single-family homes into two-family units or other types of multi-family housing.
 - c. Advertise the Union County Home Improvement & Senior Home Improvement Grant Programs. See <https://ucnj.org/departments-of-economic-development/home-improvement-program/>.



Photo 12: Existing multi-family units along First Avenue

¹³ Micro-apartments are studio units typically ranging from 220 to 450 square feet. See <http://ktgy.com/work/the-micro-unit/> for examples of micro-apartments.

- d. Conduct code sweeps to enforce zoning and catch illegal conversions. Require Administration to provide quarterly reports to the Council that summarize the findings.
- 4. Encourage residential construction above non-residential uses along Chestnut Street and St. Georges Avenue.
 - a. Review existing Redevelopment Plans and zoning along the corridors to ensure appropriate standards are included.

Transportation

- 1. Create pedestrian-friendly streets along the main commercial corridors.
 - a. Establish pedestrian lighting standards to provide sufficient illumination.
 - b. Incorporate public art, benches, and other amenities that promote walkability.
 - c. Increase pedestrian crossing safety along Chestnut Street.
- 2. Encourage bus ridership.
 - a. Work with NJTransit to strategically locate bus stops that provide shelter from the elements.
- 3. Promote biking as a form of transportation.
 - a. Place bike racks in convenient locations in the downtown and along busy commercial corridors.
 - b. Consider bike lanes or shared lanes along specific streets.
 - c. Work with the Rails-To-Trails Union County Group to convert the inactive CNJ rail corridor into a bike path.
- 4. Provide connections to the local train stations to increase transportation options.
 - a. Create a shuttle service from specific locations within the Borough to local train stations (e.g. Roselle Park).

The inactive CNJ rail corridor is owned by Conrail/CSX and stretches from Cranford to Elizabeth. A video of the corridor can be viewed [here](#).

Parks & Open Spaces

- 1. Provide a variety of parks and open spaces for residents of all ages.
 - a. Review undersized Borough-owned lots for potential conversion to neighborhood pocket parks or community gardens.

- b. Consider issuing a resident survey to gain feedback on desired park amenities.
2. Continue to strategically upgrade park facilities.
 - a. Create a five- or ten-year capital improvements plan to guide park renovations.
3. Work with the Rails-To-Trails Union County Group to convert the 3.5-mile long inactive CNJ rail corridor into a walking and cycling path.¹⁴

Master Plan Elements

This section of the 2021 Reexamination makes suggestions for master plan elements that should be drafted and adopted over the next ten years.

Land Use Plan Element

A Land Use Plan Element is required to show the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial recreational, and other types of development. It includes a statement of the standards of population density and development intensity that are recommended for the municipality. The 2010 Master Plan & Reexamination Report contained an abbreviated Land Use Plan Element. However, since that time the Borough has adopted and/or amended six redevelopment plans, which constitute 16% of the Borough's land area.

Open Space & Recreational Plan Element

An Open Space & Recreational Plan Element provides an assessment of existing recreation facilities and compares them to the needs and projected population of the community. Since 2010, the Borough has approved several new residential developments, which has and will increase the population. There are over 900 units under construction at Park Apartments and Block 3801 is permitted to develop approximately 130 units. The Borough has also deemed Block 305, Lots 4 and 5 an Area in Need of Redevelopment, which were residential in nature and are likely to be rebuilt with multi-family residential development. The Borough is also studying portions of Chestnut Street and St. Georges as potential redevelopment areas, which would likely redevelop as mixed-use development including a residential component. Therefore, it would be prudent to reevaluate the Borough's open space and parks inventory and ensure there is sufficient facilities to accommodate existing and future residents.

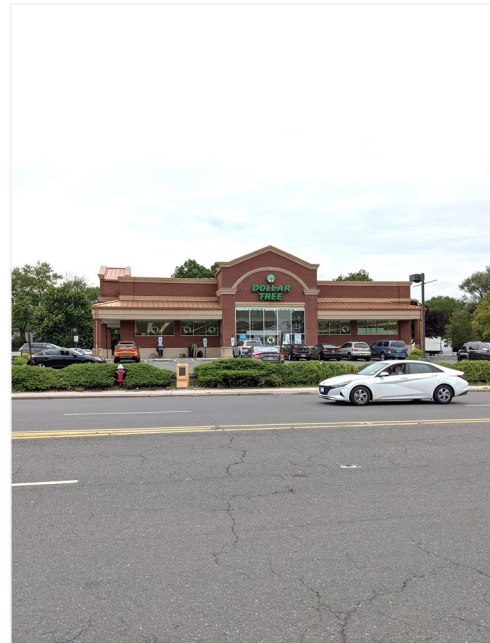


Photo 13: Big box use along St. Georges Avenue

¹⁴ <https://www.facebook.com/groups/356043565398569?form=MY01SV&OCID=MY01SV>, accessed July 28, 2021.

Circulation Plan Element

A Circulation Plan Element shows the location and types of facilities for all modes of transportation required for the efficient movement of people and goods. The report identifies existing issues, strategies for improvements, and can even conduct walking and/or cycling assessments. Also, due to the Borough's proximity to surrounding train stations, jitney service could be included in the analysis. This type of element is important as the streets cannot be made any wider due to the developed nature of the Borough. Therefore, as the Borough continues to grow and redevelop, the focus on moving residents and workers will have to shift from cars to other forms of travel.

Housing Element & Fair Share Plan

A Housing Element & Fair Share Plan documents a municipality's affordable housing obligation and provides mechanisms on how to meet that obligation. The Borough is aware that redevelopment has a tendency to remove older, more affordable housing units, and replace those units with new, more expensive housing units. Roselle intends to require developers of larger housing sites to include an on-site affordable component to ensure a portion of the new housing stock is affordable. This master plan element would assist in determining the number of affordable housing that are required and the appropriate locations for affordable housing in the future.



Photo 14: Existing crosswalk spanning Chestnut Street

Land Use & Development Review

The MLUL requires a review of the community's development regulations. The Borough Planner has performed a cursory review of the regulations in Chapter 650 – Land Use. The assessment looked for inconsistencies between sections, outdated terms, missing definitions, etc. The review resulted in a memorandum dated October 7, 2020 addressed to the Master Plan Reexamination Sub-Committee. This committee is the standing Borough Redevelopment Committee. The memorandum was then discussed with the Redevelopment Committee at a meeting held on February 24, 2021.

The Committee has reviewed Chapter 650 and finds that the regulations and standards contained in Chapter 650 are, except for the items outlined below, adequate, and suitable. The following recommendations are made:

General

1. The 2017 Zoning Map should be updated to include the "Block 3801 Redevelopment District" and the expanded North Chestnut Street Redevelopment Plan area.

2. A more thorough application form should be prepared. The existing two-page form gathers very little information from applicants. Additionally, the form should be modernized to be a fillable PDF document.
3. Several sections of the Borough's Ordinance require 15 copies of all documents to be submitted to the Borough (Sections 650-12B., 650-12D.(1), 650-13B., 650-13D.(2), 650-41A., 650-41D., etc.). Considering the current pandemic and to save physical storage space, many municipalities are requiring applicants to submit a digital copy of the entire application in addition to the physical copies. The Borough should consider adding this requirement and discuss if the number of physical copies can be reduced.
4. There are numerous sections within Chapter 650 that refer to signs and the provisions regulating such in Chapter 98 (Section 650-88D.(1)(p), 650-89B.(2)(a)[5], 650-90B.(2)(a)[5], etc.). Signs have been moved to Chapter 620. The Land Use Ordinance should be revised accordingly.
5. The Borough is currently experiencing a problem with commercial vehicles parking in residential zones and residents covering most of their front yard with a driveway. The Ordinance regulates impervious coverage in the residence zones, but that is for the overall lot. The Borough should consider, in addition to the overall lot coverage, a maximum front yard impervious coverage. A reasonable limit would be 40% of the front yard as impervious coverage.
6. The Borough's fees and escrows for applications are low compared to other communities. This causes applicants to replenish their escrow several times during the application approval process. The Borough should research the fees and escrows that surrounding towns charge and consider increasing to alleviate the need to replenish multiple times during the process.

Section 650-9, Filing, Referral and Classification Procedures

1. This section describes the process for filing a site plan application. The Ordinance requires an application to be deemed complete **prior** to referral to the Development Review Committee (hereinafter "DRC") (Section 650-9B.(2)). In recent months the Borough has been sending applications to the DRC before being deemed complete. The Borough should either follow the Ordinance process or amend the text to describe the new process.
2. Section 650-9B.(3) indicates that the DRC reports its findings to the Planning Board. It is unclear if this presently occurs. If the Borough no longer desires to share findings with the Planning Board, the Ordinance text should be amended.

Section 650-24, Circulation and Parking

1. This section contains the required parking ratios for various land uses. However, the section is located within Article VI, "Design Details". Therefore, any deviation from 650-24 is a design

waiver and not a variance. The proofs are lesser for a design waiver than a variance. As sufficient parking is an important component of the review process and can have potential detrimental on-site and off-site impacts, these standards should be moved to Article XII, "Zoning", where any deviation would trigger a variance and require sufficient proofs to be put on record justifying the relief sought.

2. A current trend for houses of worship is to create flexible spaces. Therefore, many new religious facilities do not contain fixed seats or pews. Without fixed seats it becomes difficult to calculate the necessary parking. In response to this new trend, some towns have amended their code to base the parking requirement on the permitted fire code occupancy. The Ordinance should be amended to address this new trend for houses of worship.
3. When Chapter 650 was adopted in 2017, there was a desire to increase mobility options within the Borough. Therefore, bicycle parking requirements are included in the Ordinance (Section 650-24B.(3)). However, as we have reviewed applications since then, it has become clear that the Ordinance may be overly aggressive. It is recommended that the Ordinance be amended to reduce the multi-family requirement from one space for every three residential units to one space for every ten units. Additionally, the visitor parking should be amended from one space for every 10 units to one space for every 20 units.

Section 650-37, Development Review Committee Review

1. Similar to the comments under 650-9 above, the Ordinance process should be followed, or the text amended.

Section 650-88, General Provisions

1. Section 650-88B.(1) lists 11 zoning districts, but does not mention all the redevelopment areas, which function as districts. These areas should be noted in the text.
2. Section 650-88D.(2) concerns accessory structures. There is no maximum accessory structure height limitation. The Borough should consider implementing a maximum height for accessory structures.

Section 650-94, Residence F Zone

1. An application was filed in 2018 for a multi-family development on Fourth Avenue in the Residence F Zone. The Zone permits one-family homes, two-family homes, and multi-family units at a density of 15 units to the acre. All uses are permitted a height of 50 feet and five stories. The application presented to the board was for 33 units to the acre in a four-story building that was 51.5 feet tall. That application revealed there is a disconnect between the permitted density and height. It is recommended that the height be differentiated between the permitted uses. It is also recommended that the Zone be modified to 25 units to the acre with a height of four stories and 45 feet.

Section 650-95, Business/Commercial Zone

1. A recent application for a fast-food restaurant seeking to add a drive-through revealed that the code is slightly confusing. Section 650-95B.(4)(i) reads “Fast-food restaurants shall be permitted on parcels front on First Avenue and St. George Avenue, which meet the conditions for drive-through pickup facilities”. The question arose if a site doesn’t meet the street requirement, does the deviation trigger a D(1) use variance or a D(3) conditional use variance? The proofs that are required for these variances are very different. The Borough Planner and Board Attorney opined that it should trigger a D(1) use variance. The Borough should amend the code to clarify this section.

In addition to the recommendations for the Land Use Ordinance, the Redevelopment Committee has recommendations for modifications to the Sign Ordinance, which is located in Chapter 620:



Photo 15: Fast-food restaurant along First Avenue

Section 620-13, Signs on St. Georges Avenue in Business/Commercial Zone

1. A recent trend for drive-through fast-food restaurants is dual drive-through lanes with order points, which merge to one lane prior to reaching the pickup window to increase the efficiency of the ordering process. Section 620-13E. permits drive-through restaurant establishments to have up to two menu board signs. The Borough should consider increasing the number of permitted menu board signs to allow for dual drive-through lanes for fast-food restaurants.

Section 620-14, Signs in other locations in Business/Commercial Zone

1. As discussed in Section 620-13 above, the Borough should consider increasing the number of menu board signs to allow for dual drive-through lanes at fast-food restaurants.

Finally, the Redevelopment Committee recommends that a review is conducted of the permitted uses within the Central Roselle Revitalization Plan, specifically for the Industrial Sub-zone, as there have been new advances in technology such as 3D printing, a surge in craft beverages (e.g. beer, spirits, wine), and other changes that should be evaluated and potentially added to the list of permitted uses.

New Technologies & Uses

There are four new technologies and/or uses that have emerged since the 2010 MPRR. They include wind, short-term house rentals, back yard rentals, and cannabis. These topics are examined in the following sections.

Wind

Chapter 650 does not mention wind energy as a permitted principal or accessory use. The Municipal Land Use Law identifies wind energy as inherently beneficial uses. However, wind energy systems have the potential for greater visual impact, and there are some studies that suggest there are noise impacts. The Redevelopment Committee has expressed concern regarding potential impacts and believes further research should be done before the Borough makes any decisions.

Short-Term House Rentals

Websites like Airbnb, VRBO, etc. have created the ability for homeowners to rent rooms or their entire house on a daily, weekly, or monthly basis. It should be noted that the Residence A and B Zone permit the taking of boarders or leasing of rooms as-of-right. As of October 7, 2020, there were 17 listings on www.airbnb.com, this number has decreased to 10 listings as of July 29, 2021. The offerings include entire homes, apartments, and rooms available for rent. The Borough has received a handful of complaints regarding this but does not believe it is an issue at this time.



Photo 16: Existing homes within the Borough

Back Yard Rentals

Swimply.com allows homeowners to rent their private pool, similar to the way Airbnb works. However, guests can rent the pool hourly. There is currently one home in Roselle that is listed on the website. Guests can rent the pool for \$100 per hour on the weekend and bring up to 25 guests. The home also boasts premium amenities including speakers, a DJ for events, and catering food services. The Borough wishes to ban this use, as it has the potential to generate noise and parking complaints.

Cannabis

Since the 2010 MPRR the State has legalized medicinal and recreational cannabis. Roselle adopted Ordinance 2659-21 on July 21, 2021, which permits five of the six classes of cannabis in certain zones. The Borough wants to amend the Land Use Plan Element to permit cultivation as a permitted or conditionally permitted use in the Industrial Zone, the Commercial-Industrial Zone, and the Central Roselle Revitalization Plan, Flex Industrial Sub-Zone. This modification would then allow for an ordinance to be crafted to allow the use, which would be consistent with the Master Plan.

Year-End Zoning Board Reports

To determine if there has been a pattern in the types of variance relief granted, we requested year-end Zoning Board reports and all resolutions from the Zoning Board between 2013 and 2019. The Borough responded to this request indicating the documentation is unavailable.¹⁵

¹⁵ Email from Victor Klymenko, dated July 27, 2021.



Redevelopment Plan Recommendations

Chapter VI

VI. Redevelopment Plan Recommendations

The entire Borough of Roselle was designated an Area in Need of Rehabilitation on October 11, 2007 via Resolution 2007-330. The Borough should study Block 3902, Lots 14, 15, 16, 17, and 18, which front Chestnut Street and are surrounded by the North Chestnut Street Redevelopment Area to the north and south, to determine if the lots would qualify as an Area in Need of Redevelopment. The Borough should also analyze the following block and lots along St. Georges Avenue to determine if they meet the criteria to be deemed an Area in Need of Redevelopment:

- Block 2601, Lots 10-16
- Block 2602, Lots 7-17
- Block 2603, Lots 4-9
- Block 2901, Lots 14-19

The Borough should also prepare a Redevelopment Plan for the newly adopted redevelopment designation on Block 305, Lots 4 and 5.

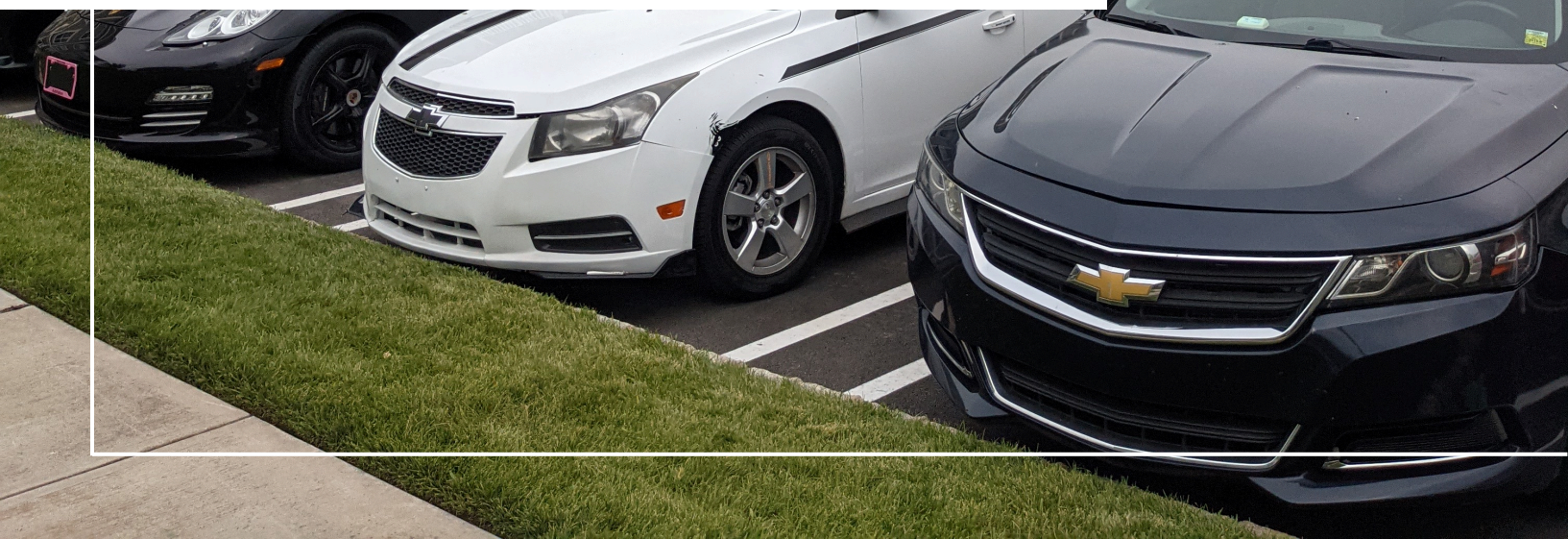


Photo 17: Multi-family home within the Block 3902 Study Area



Electric Vehicle Recommendations

Chapter VII



VII. Electric Vehicle Recommendations

The Borough is unaware of any existing charging stations. Roselle is amenable to homeowners and businesses installing charging stations on private property provided all bulk parameters are met. Roselle does not believe it is necessary to draft an ordinance to address charging stations currently. Each facility should be reviewed and handled on a case-by-case basis. Furthermore, the Borough recognizes the recently adopted legislation that requires certain types of developments filed after July 9, 2021 to include charging stations and/or make-ready spaces.