

# LAGRANGE STREET REDEVELOPMENT PLAN

*Borough of Raritan, Somerset County*

DRAFT as of  
August 15, 2022

*Public Hearing  
Date:*

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## I. INTRODUCTION

The study area on the consists of Block 93 Lot 1 and Block 93 Lot 2, also referred to as 57 and 59 LaGrange Street, respectively. The lots are each approximately 0.45 acres in size and are adjacent to each other. The parcels are bounded to the north by the New Jersey Transit Raritan Valley line railway; to the east by Block 93 Lot 3; to the south by LaGrange Street; and to the west by Reimer Street. Figures 1 and 2 indicate the location of the parcels within the Borough and their regional context. Reimer Street R.O.W. is also illustrated. Vacation of R.O.W. may be considered in conjunction with conceptually proposed development.

These lots are in the R-4 Medium High Density Residential District which permits single-family homes but does not expressly permit multi-family dwellings. This permits only conditional uses permitted in the R-1 Residential District and Professional Offices limited to properties with frontages on Somerset Street.

The LaGrange Street Redevelopment Plan encompasses the entirety of an area in need of redevelopment established by the Borough of Raritan in July 2016. The Redevelopment area includes 2 parcels in the Borough (Block 93 Lots 1 and 2, also referred to as 57 and 59). The Redevelopment Area contains approximately 1 acre in the mix of single and multi-family residential neighborhood. The Redevelopment Area is the only nonresidential land uses in the vicinity. The parcels are bounded to the north by the New Jersey Transit Raritan Valley line railway; to the east by Block 93 Lot 3; to the south by LaGrange Street; and to the west by Reimer Street. Figures 1 and 2 indicate the location of the parcels within the Borough and their regional context. The study area is located in the R-4 Medium to High Density Residential Zone. The study area parcels are the only non-residential land uses in the immediate vicinity. Lot 1 is currently occupied by one building and an attached garage in use by the Somerville First Aid and Rescue Squad; Lot 2 is currently occupied by a 12,600 sf building in use by two light industrial entities.

### **District Regulations**

Permitted principal uses shall be all uses permitted in the R-4 Medium to High Residential District, except the alternative residential development option. The Borough's Zoning Ordinance at §207-108 cites the regulations for the R-4 zoning districts principal, accessory and conditional uses.

The Permitted uses shall be all uses permitted in the R-1 Residential District, except the alternative residential development option.

These permitted uses include:

- Single-family residences.
- Places of worship, parish houses and convents, and cemeteries.
- Public parks, playgrounds and recreational areas owned or operated by the Borough.
- Public and private schools, except nursery schools as defined in this chapter.

Permitted accessory uses shall be all uses permitted in the R-1 Residential District, which are:

- Private garages.
- Private swimming pools for residential use in accordance with the Borough of Raritan Swimming Pool Ordinance and the Uniform Construction Code.
- Fences, patios, sheds and other typical residential accessory structures and uses.

Permitted conditional uses are professional offices, limited to properties with frontage on Somerset Street, and all conditional uses permitted in the R-1 Residential District, which are:

- Home occupation.

- Public and private schools.
- Public utility facilities.
- Places of worship.

Bulk requirements of the R-4 Zone for single-family homes include minimum lot area of 7,500 square feet for interior lots (9,000 square feet for corner lots), maximum permitted building height of 2.5 stories or 30 feet, minimum front yard of 25 feet, minimum side yard of eight feet, minimum rear yard of 35 feet, and maximum impervious lot coverage of 30 percent

This area was first studied in July 2016 when the Borough Council authorized a preliminary investigation to determine whether the LaGrange Street area qualified as an “area in need of redevelopment”. The area included the two (2) lots along LaGrange Street. A study was prepared in July 2016, and two public hearings were held in July and October of 2016. In October 25<sup>th</sup> the Planning Board adopted a resolution recommending the Council designate the LaGrange Street two lots as an “area in need of redevelopment”. The Council subsequently adopted such resolution. A conceptual site plan was also prepared and presented to the Borough Council.

## REDEVELOPMENT PLAN PROCESS

The Borough of Raritan has authorized Van Cleef Engineering Associates to conduct a redevelopment needs analysis and public hearing to determine whether two parcels in the Borough (Block 93 Lots 1 and 2) meet the criteria to be designated an “area in need of redevelopment” (NJ Local Redevelopment and Housing Law; N.J.S.A. 40A:12A-1 et. seq.). The study area parcels (“the study area”) are located at 57 and 59 Lagrange Street, respectively.

### Consistency with Redevelopment Plan

A Technical Review Committee of the Planning Board shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Borough of Raritan Planning Board and prior to a determination of a complete application by the Planning Board. As a condition of filing any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute a Redevelopment Agreement with a redeveloper.

### Planning Board Review

1. Site plan and subdivision review shall be conducted by the Borough of Raritan Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat or deed.

2. Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-60 and 70c Furthermore, exceptions may be granted pursuant to N.J.S.A. 40:55D-51 and submission waivers pursuant to NJSA 40:55D-10.3. 3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a&b.

### Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40A:12A-5 et seq.) except to the extent they may be modified by the Redeveloper’s Agreement.

Figure 1 – Location of Redevelopment Area

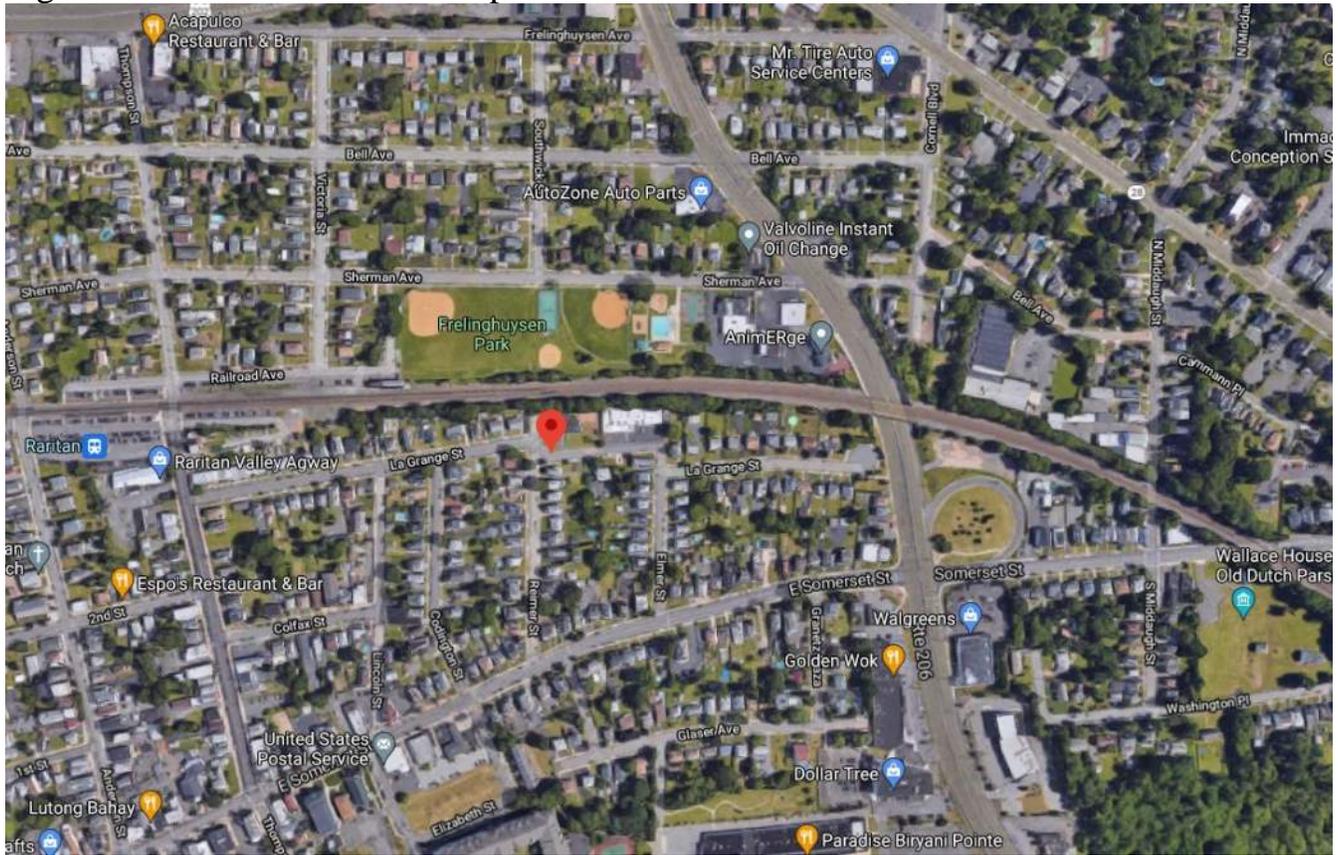
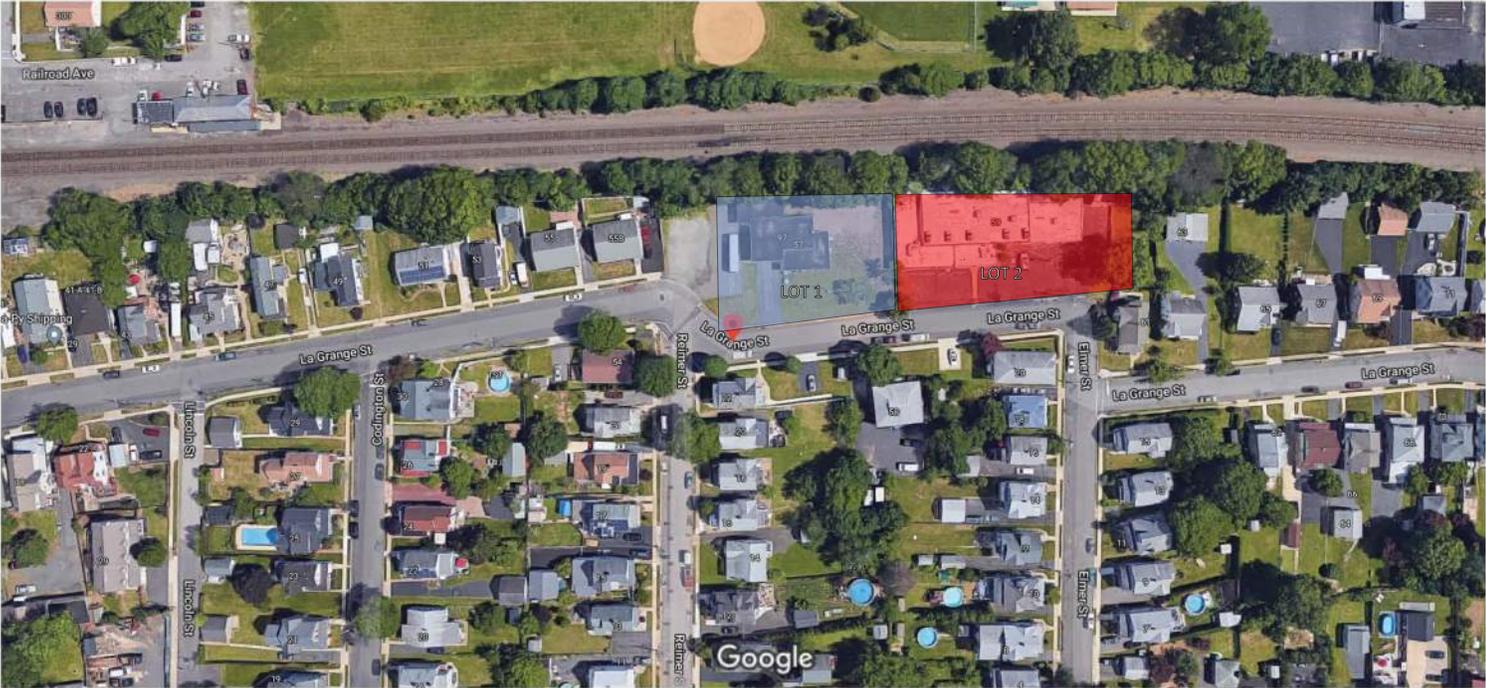


Figure 2 – Aerial Photo

Google Maps La Grange St





## II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The LaGrange Street Redevelopment Plan is intended to provide a framework of regulations for the development of vacant and underutilized lands for the creation of multi-family housing on LaGrange Street and is guided by the following goals and objectives:

1. Provide a cohesive design for new housing that is in keeping with the character of the existing neighborhood.
2. Maintain the existing street and circulation system for the LaGrange Street Redevelopment Area that connects the existing residential neighborhood to the existing businesses along Somerset Street.
  - a. Public streets shall not create a “dead-end” or cul-de-sac.
  - b. Streets and sidewalks shall connect to the rest of the LaGrange Street, the Raritan Train Station, and amenities on Somerset Street and in the Downtown.
  - c. Pedestrian connectivity between the Redevelopment Area and Thompson Street and the Downtown shall be prioritized in the vicinity of the Redevelopment Area.
3. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.
  - a. Redeveloper shall be responsible for extension of public water supply to the Redevelopment Area subject to the requirements of the water supply authority.
4. Create small lots for better maintenance of the lots and usage of the lots.

## III. LAND USE AND DEVELOPMENT REGULATIONS

For the purposes of this plan, we will refer to the standards in the Section 207 of the Borough's Code - Land Use and Development - related to residential and multi-family uses.

## IV. APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough of Raritan Development Ordinance for Block 59 and 57 for LaGrange Street Lot 1 and 2. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7. A (2).

## V. REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be substantially consistent with the exhibits entitled “Illustrative Plan: Multi-family Dwellings” and “Architectural Concept: Multi-Family Dwellings” included as part of this Redevelopment Plan. Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances or design exceptions may be granted from standards contained in the remaining sections, herein, or within the Borough’s Land Development Ordinance. Consideration of variances shall be undertaken pursuant to requirements found at N.J.S.A. 40:12DA-5.C of the New Jersey Municipal Land Use Law. Consideration of exceptions shall be undertaken pursuant to requirements found at N.J.S.A. 40:12A-5. Consideration of submission waivers shall be undertaken pursuant to N.J.S.A. 40:12A-5.

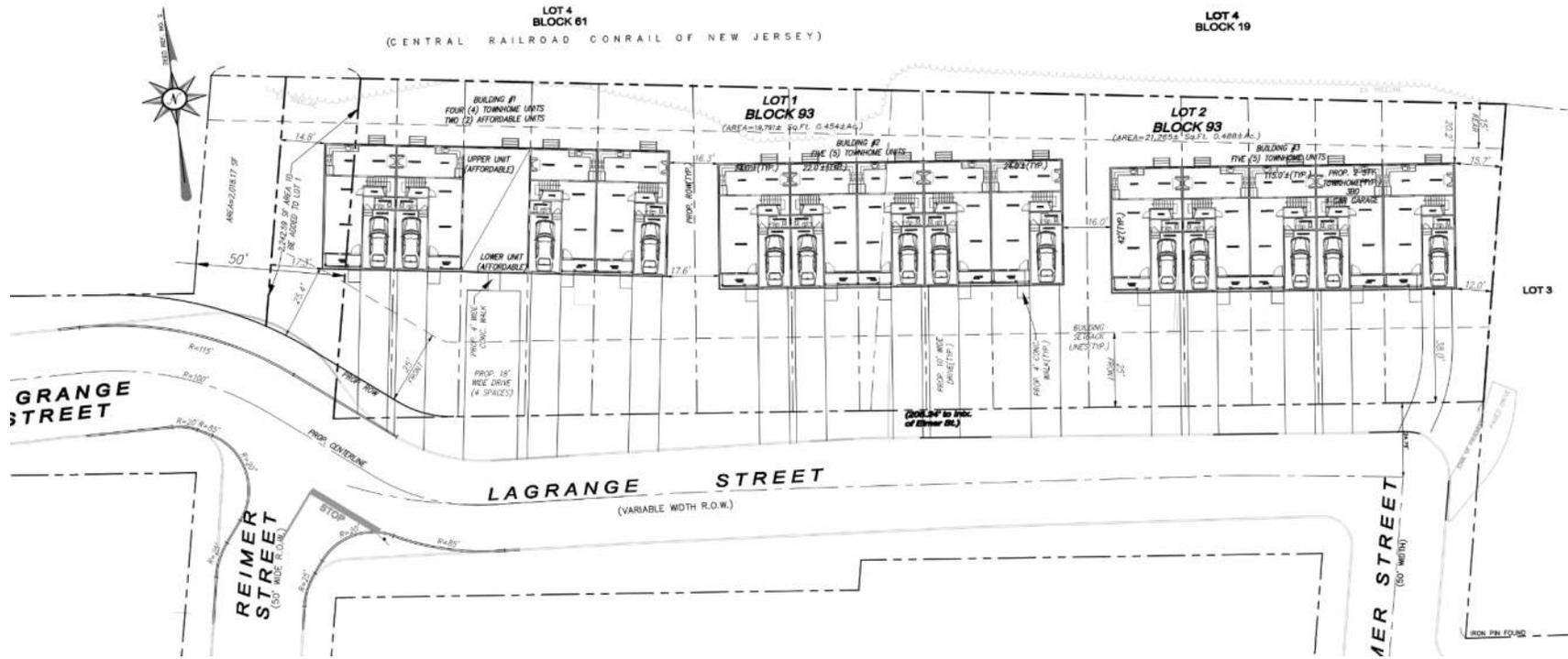


Figure 4 – Illustrative Plan

59 LA GRANGE STREET, RARITAN, NJ  
ARCHITECTURAL PLANS & ELEVATIONS

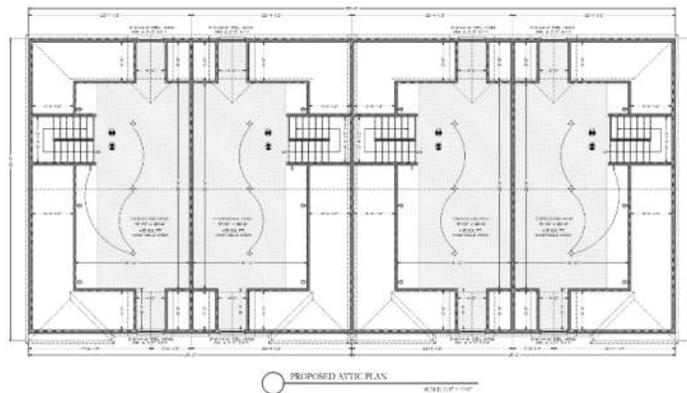
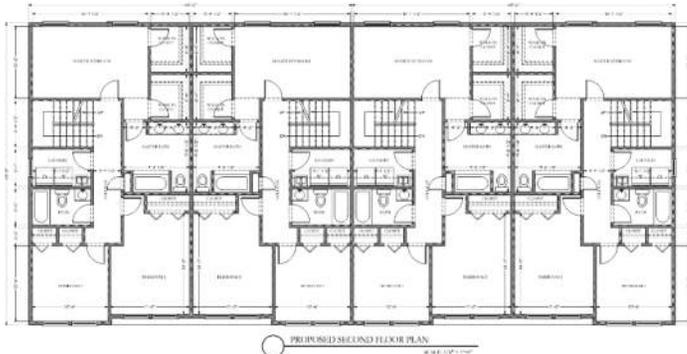
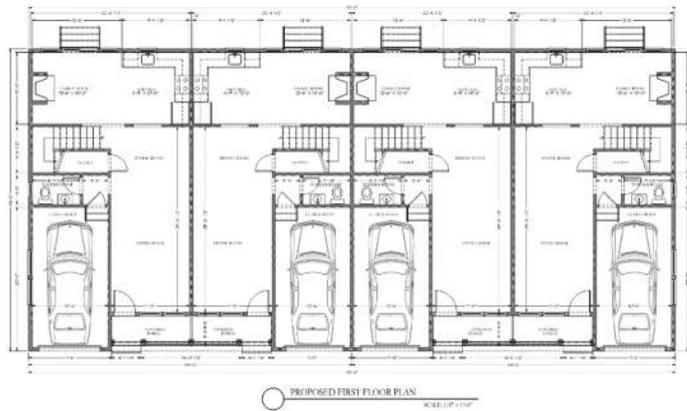


Figure 5 – Elevation Plan

## Use Regulations

### *Definitions*

All terms used herein shall have the same meaning as defined in the Borough of Raritan of Zoning and Land Use Ordinance unless otherwise specified in this redevelopment plan.

### *Waivers*

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

### *Permitted Principal Uses*

No lot within the redevelopment area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses:

1. Townhouses.

### *Accessory Uses and Structures Permitted*

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a permitted principal use:

1. Off-street parking.
2. Fences, walls and street furniture.
3. Essential services.
4. Accessory uses on the same lot and customarily incidental to a principal use.

## Design Standards

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Lagrange Street Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area. The following performance and design standards shall be used in all development within the LaGrange Street Redevelopment Area. “Shall” is mandatory and “should” is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at NSA 40:55D-51.

### *General*

1. Neighborhood Design. Any plan for the Redevelopment Area shall be generally consistent with the exhibit contained herein, entitled “Illustrative Plan: Multi-Family” by Amertech Engineering, Inc., in terms of layout, arrangement, scale and intensity.
2. Building Design. Architecture of buildings within the redevelopment area shall be substantially consistent with the exhibit contained herein entitled “Architectural Concept: Multi-Family” by Amertech Engineering, Inc.
3. All units will be established for individual sale per N.J.A.C 46:8 B-8, et.al.
4. All townhouse units will be arranged to face LaGrange Street.
5. Roofs should be either gable or hip; dormers are encouraged. Flat roofs are not permitted.
6. Individual units should include a basement, which is defined in Section 207-7 “BASEMENT”:  
*“For purposes of this chapter, with reference to occupancy or use and to regulate the height and bulk of buildings, the portion of a building in which the ceiling averages less than four feet above the finished grade where such grade meets the outside walls of the building, which shall not be considered a story and habitable.”*

7. Parking. A minimum of two off-street parking spaces shall be provided for the residents of each townhouse unit. Such parking spaces shall be provided on the lot of the townhouse unit and may include one space in the garage and one space in the driveway. Additional visitor parking may be provided on LaGrange Street according to Borough on-street parking regulations.

*Townhouse Bulk Standards*

The Redevelopment Area district regulations LaGrange are as follows:

<b>Lot Area</b>	2,200 sf
<b>Front Yard Setback</b>	25 ft.
<b>Side Yard Setback</b>	8 ft.
<b>Rear Yard Setback</b>	15 ft.
<b>Combined Side Yard Setback</b>	20 ft.
<b>Height</b>	2½ story / 35 ft.
<b>Lot Coverage</b>	65%

In the event of a conflict between the foregoing and Figure 4 attached hereto, the standard set forth in Figure 4 shall control.

*Porches*

Each townhouse will have a covered front porch defining the entry, which may be located within the required front yard. The entry porch should be at least four feet deep and about five feet wide. The porch roof must complement the roof style of the main structure.

*Garages*

Each townhouse will have at least a single-car garage at the front or rear of the property. Garages are to be designed to complement the scale and style of the residential unit including elements such as siding, roof, windows and color. The two condominium style affordable housing units will not have garages.

*Fences and Hedges*

Front yard fences and fences at corners will be no higher than three feet and be of an open type design such as vertical rails or pickets. Front porch railings and front yard fences should be of complementary materials and design details and painted to be compatible with the house. Fences separating properties will be no higher than five feet and may be solid in design. Fences along the alley cart way shall be no taller than three feet high if solid or five feet if open to maintain a pleasant pedestrian environment along the alley. Chain link fences are prohibited in all cases. Hedges are to be maintained at the same height as fences.

*Street Trees*

All street frontages should be planted with street trees of medium size such as Hedge Maple (Acer campestre), Trident Maple (Acer buergeranum), Green Ash (Fraxinus caroliniana), etc. at an average spacing of 30 to 50 feet.

*Vehicular Circulation and Parking*

1. Parking for Residential Uses: The standards of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-1 et seq.) shall apply.
2. Required spaces shall be located off-street.
3. Parking area design shall comply with the Borough of Raritan Land Development Regulations.

4. Electric Vehicle Supply Equipment (E.V.S.E.) or make-ready spaces must be provided in accordance with P.L. 2021, c. 171, specifically referencing the amended Municipal Land Use Law, C.40:55D-66.20 “Certain Multiple Family Dwellings, Preliminary Site Plan Approval”, as required.

### *Lighting*

In addition to the requirements of §207-66 (Residential Lighting Standards) of the Land Use Development Ordinance, the following specific requirements pertaining to development within the LaGrange Street Redevelopment Area:

- (a) Lighting shall be provided for nonresidential uses during the hours between sunset and sunrise to ensure the safe movement of persons and vehicles when the facility is in use and for security purposes when the facility is not in use.
- (b) Lighting levels, colors and fixture types shall be consistent throughout the site and shall complement the architectural theme and landscaping of the site.
- (c) All outdoor lighting fixtures shall be designed and directed so as to prevent direct light from shining onto the property of any neighbor or onto any public street or sidewalk.

### *Maintenance of Building Premises*

Maintenance of Building Premises should be done in accordance of §217-11 of the Borough’s Land Development Code.

- A. Premises and yards where commercial and residential buildings are located shall be kept free of litter and waste materials. Litter from said buildings must not be left outside unless the receptacles or waste materials are in an enclosure which will prevent said materials from being blow over property on which said building is located. Empty soft drink and milk cases, large and small cardboard cartons and other discarded materials not in receptacles or enclosures must be removed daily from commercial premises.
- B. It is unlawful for any residential or commercial property owner to permit open or overflowing waste disposal bins on his or her property.

### *Stormwater Management*

1. The stormwater management design for all residential and nonresidential development shall be in conformance with the Stormwater Management Rules (N.J.A.C. 7:8) of the State of New Jersey and the New Jersey Stormwater Best Management Practices Manual published by the NJDEP dated April 2004 and amended thereafter. These rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, runoff quality controls and Category One buffers. Details of the performance standards can be found in Subchapter 5 of the Stormwater Management Rules.

### *Provisions Related To Off-Site Improvements*

The approving authority may require an applicant, as a condition for approval of a subdivision or site plan, to pay his pro rata share of the cost of providing only reasonable and necessary street improvements and water, sewerage and drainage facilities, and easements therefor, located outside the property limits of the subdivision or development that are necessitated or required by construction or improvements within such subdivision or development. "Necessary improvements" are those clearly, directly and substantially related to the development in question. The approving authority shall base its determinations regarding proportionate or pro rata shares to be

paid by an applicant on the circulation and comprehensive utility service plans pursuant to the Municipal Land Use Law.

#### Provisions Related To State and Federal Regulations

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements including but not limited to post-remediation requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits.

#### Relationship to Other Plans

##### *Borough of Raritan Master Plan*

On November 29, 2017 the Borough adopted a Master Plan Reexamination Report that supported the goals, objectives and recommendations. That plan proposed many general policies which, together, form a statement which serves as a guide for the Borough's future. The general policies are then defined by goals which support the policies and then each planning goal is further defined by several objectives which will implement the specific planning goals.

At the time the 2003 Master Plan was drafted, the study area properties were located in an M-1 zone, which the Master Plan recommended rezoning to R-4; specifically, the corner of LaGrange Street and Elmer Street. While the Master Plan does not call out other specifications to this particular zoning district, it does note the Borough's overall goals for Land Use, the following of which are relevant to the study area parcels:

#### Land Use Goals

1. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, increases parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.
  2. Preserve and enhance the residential character of the Borough by protecting established neighborhoods, maintaining a balance of housing choices, providing for compatible infill housing and planning for appropriate residential development in targeted redevelopment areas where land uses are in transition.
  3. Encourage appropriate redevelopment in transitional focus areas that will return underutilized land to productive use, improve quality of life, enhance community character, create new employment opportunities and strengthen the municipal tax base.
  4. Continue the revitalization of the Central Business District as a mixed-use destination and support other commercial districts through selective redevelopment, compatible infill development, infrastructure improvements, updated zoning, public/private partnership and increased regional cooperation.
- Recommendations from the Master Plan:

- Residential Districts:

Monitor the potential for intrusion of non-residential uses in Low and Medium Density Residential Districts.

### *Somerset County Master Plan*

1. Respond to the changing needs of the County’s population by encouraging a broad range of housing types at all levels of affordability Planning Objectives
2. Create healthy, attractive, walkable neighborhoods with proximity and access to jobs, cultural and recreational amenities, services and transportation choices Planning Objectives
3. Align housing policies and strategies with the principles of regional and local smart growth and sustainability
4. Maximize the dynamic relationship between housing supply, quality of life and the strength of the economy
5. Support efforts to advance the Federal and State Fair Housing Acts and “Affirmatively Furthering Fair Housing” requirements
6. Enable informed housing policy, regulatory and investment decision-making

Housing Plan Element - C. 52:27D-310 (addendum to C. 40:55D-28b(3)) The Housing Plan Element describes available housing types and strategies to achieve present and prospective housing needs. This element should: inventory the existing housing stock; analyze local demographics and existing and future employment; project housing needs for six-years; determine present and prospective needs for low and moderate -income affordable housing; and identify locations for affordable housing.

Per the Fair Share Plan, Raritan Borough, Somerset County, dated February 9, 2022, as adopted by the Planning Board and endorsed by Mayor and Council, two (2) affordable units shall be included within this development.