

**BOROUGH OF WATCHUNG
COUNTY OF SOMERSET, NEW JERSEY**

ORDINANCE OR:17/04

AN ORDINANCE ADOPTING A "REDEVELOPMENT PLAN" FOR A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT CONSISTING OF LOT 6.01 IN BLOCK 57.01 AS SHOWN ON THE BOROUGH OF WATCHUNG TAX MAP IN ACCORDANCE WITH N.J.S.A. 40A:12A-7

WHEREAS, Block 57.01, Lot 6.01 is a Borough-owned property located at the terminus of East Drive (the "East Drive Site" or "Site"). The East Drive Site is undeveloped and is roughly 6.4 acres in size. The Borough has owned the East Drive Site since 1999. Figures 1 through 3 identify the location of the East Drive Site; and

WHEREAS, this Redevelopment Plan sets forth the manner in which the East Drive Site will be developed as a multi-family development of forty nine (49) units consisting of forty eight (48) low- and moderate-income, non-age restricted affordable rental units and one (1) superintendent's unit. The East Drive Site was originally identified for development of a 100% non-age restricted affordable rental development in the Borough's Housing Element and Fair Share Plan (HEFSP), which was adopted in 2010 by the Borough Planning Board as an element of the Borough Master Plan, endorsed by the Borough Council and submitted to the Council on Affordable Housing (COAH) for substantive certification; and

WHEREAS, on September 3, 2015, the Borough Council of the Borough of Watchung adopted Resolution No. R9:09/03/15 which authorized the Borough of Watchung Planning Board to undertake a preliminary investigation to determine whether or not certain lands should be designated as a "Non-Condemnation Area In Need Of Redevelopment" in accordance with N.J.S.A. 40A:12A-1, et seq. (the Local Housing and Redevelopment Law or "LHRL"); and

WHEREAS, on October 13, 2015, the Planning Board reviewed the Preliminary Investigation Report prepared by Maser Consulting P.A. dated September 2015, reviewed the "site review" conducted by a committee of the Planning Board and conducted a public hearing; and

WHEREAS, after the conclusion of the public hearing the Planning Board adopted, on October 13, 2015, Resolution No. 10 finding and concluding that the Site qualifies as an area in need of Non-Condemnation Redevelopment and recommending that the Borough Council so designate the Site; and

WHEREAS, on November 5, 2015, the Borough Council adopted Resolution No. R9:11/05/15 which designated the Site as an area in need of Non-Condemnation Redevelopment and directed the preparation of a redevelopment plan for the Site and its presentation to the Borough Council; and

WHEREAS, Borough designation of the Site as a Non-Condemnation Redevelopment Area, along with adoption of this Redevelopment Plan, allow for the conveyance of the Site to a private developer for the purpose of developing the site as contemplated in the HEFSP and this Redevelopment Plan. This designation and adoption of the Redevelopment Plan also allow for the use of other mechanisms (e.g., a payment in lieu of

taxes arrangement) that are necessary for the realization of the affordable rental development specified in this Redevelopment Plan; and

WHEREAS, Figures 4 and 5 illustrate the planned development of the East Drive Site contemplated in this Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WATCHUNG, in the County of Somerset and the State of New Jersey, that a "East Drive Redevelopment Plan" (the "Redevelopment Plan") be adopted, as follows, in accordance with N.J.S.A. 40A:12A-7. of the LHRL:

SECTION 1. RELATIONSHIP TO LOCAL OBJECTIVES, CONSISTENCY WITH BOROUGH MASTER PLAN, AND REDEVELOPMENT OBJECTIVE:

The Local Housing and Redevelopment Law (LHRL) requires that the Redevelopment Plan describe its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements (40A:12A-7.a.(1)).

The LHRL requires that all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan. (40A:12A-7. d.).

- A. **Consistency with Master Plan.** This Redevelopment Plan is consistent with, and effectuates the Borough Master Plan.

As stated above, the Borough prepared a HEFSP, which was adopted in 2010 by the Borough Planning Board as an element of the Borough Master Plan, endorsed by the Borough Council and submitted to COAH for substantive certification. The HEFSP recommended that the East Drive Site be developed as a 100% non-age restricted affordable rental development of 46 units (of which 13% would be affordable to very low income households). The development contemplated in this Redevelopment Plan is entirely consistent with, and will effectuate, this recommendation of the HEFSP.

This Redevelopment Plan is also consistent with the Master Plan Reexamination adopted by the Planning Board in 2011 which states, in part:

At this time, the future of COAH is uncertain. On October 8, 2010, the Appellate Division invalidated substantial portions of the COAH's revised Third Round Rules. The court gave COAH five months to adopt new rules. At the time various legislative approaches have been proposed. The first bill introduced in the 2010 session of the New Jersey State Senate, S-1, proposes to abolish COAH and provide a new means of calculating and addressing affordable housing needs. A-3447 would also make similar reforms to the Fair Housing Act and would similarly abolish COAH.

All of these factors point towards major potential changes to affordable housing requirements. However, it is unclear what their exact form will be or what the potential effect on the Borough. It

has been determined that municipalities have a constitutional obligation to provide a realistic opportunity for affordable housing. This obligation will not likely go away entirely. Thus, it is imperative that the Borough continue to monitor the changes to affordable housing regulations, evaluate their effect on the Borough and react appropriately.

The Borough's designation of the East Drive Site as a Non-Condemnation Redevelopment Area and adoption of this Redevelopment Plan demonstrate that the Borough has continued to monitor the changes to affordable housing regulations as well as various decisions in the courts and has continued to evaluate their effect on the Borough.

This Redevelopment Plan is also consistent with, and effectuates, the overall Master Plan Goals and Objectives of the Borough. The 1994 Master Plan Update contains the Borough's overall planning and zoning goals and objectives in a section entitled "A Statement of Objectives, Principles, Assumptions, Policies and Standards." In particular, this Redevelopment Plan is also consistent with, and effectuates Objective 6:

The Development Plan should continue to address the mandate of the "Mt. Laurel II" New Jersey State Supreme Court Decision and the requirements of the New Jersey Council on Affordable Housing (COAH) which obligates each municipality to provide for its "fair share" of its regions "low" and "moderate" income housing. The Borough of Watchung should formulate a so-called "Housing Compliance Plan" which safeguards the integrity of existing residential neighborhoods, acknowledges environmentally fragile areas, and permits the continuance of a reasonable balance between residential and non-residential development.

- B. **Redevelopment Objective.** The overall objective of this Redevelopment Plan is to provide for the development of forty nine (49) housing units consisting of forty eight (48) low- and moderate-income, non-age restricted affordable rental units and one (1) superintendent's unit in order to address a component of the Borough's affordable housing obligation in a manner that is thoughtful and attractive in terms of site and building design.

SECTION 2. RELATIONSHIP TO LOCAL ZONING:

The LHRL requires that the Redevelopment Plan describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. (40A:12A-7.c.)

- A. This Redevelopment Plan shall supersede the Borough of Watchung Land Development Ordinance (LDO), and any other requirement of the Borough Code pertaining to land development, with respect to development of the East Drive Site. Certain requirements of the Borough LDO are specifically referenced in this Redevelopment Plan and shall apply to development of the Site in the manner specified in this Redevelopment Plan. Any requirement of the Borough LDO not so referenced shall be superseded by the requirements of this Redevelopment Plan and shall not apply.

- B. Terms used in this Plan shall have the same meaning as defined in the Borough's LDO including but not necessarily limited to the definitions of building height, building coverage, and lot coverage.
- C. For purposes of calculating minimum required lot area, maximum permitted building coverage and maximum permitted lot coverage the gross lot area (known to be 6.4 acres) shall be the unit of measure. Any provisions in the Borough Code to the contrary including but not limited to Sections 28-401.G and H, shall not apply in this Redevelopment Plan.
- D. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.
- E. The Planning Board may grant exceptions or waivers of design standards from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the Site. Deviations may be granted under the terms of this section provided such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.
- F. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviations from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than by variance relief through the Borough's Zoning Board of Adjustment.
- G. The Borough Council shall act as the "Redevelopment Authority" pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing the Redevelopment Plan and carrying out redevelopment. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.
- H. The Official Zoning Map of the Borough of Watchung is hereby amended to designate Block 57.01, Lot 6.01 as the "East Drive Redevelopment District". Figure 6 depicts the amendment to the Borough

Zoning Map. The “Land Use and Building Requirements” detailed below outline permitted land uses and building requirements in the East Drive Redevelopment District.

SECTION 3. LAND USE AND BUILDING REQUIREMENTS – EAST DRIVE REDEVELOPMENT DISTRICT:

The LHRL requires that the Redevelopment Plan outline proposed land uses and building requirements in the redevelopment area (40A:12A-7.a.(2)).

- A. **Permitted Uses on the Land and in Buildings.** Permitted Use: multi-family residential attached dwelling units. All units (with the exception one unit reserved for occupancy by a superintendent) shall be rental, non-age-restricted, and shall consist of low- and moderate-income housing as defined by the New Jersey Fair Housing Act. At least thirteen percent (13%) of the affordable units shall be very low income housing as defined by the New Jersey Fair Housing Act.

Permitted accessory uses shall consist of such uses and structures that are customary and incidental to the principal permitted use including but not limited to recreational facilities, management/ leasing office and community room.

- B. **Building/ Architectural Design and Overall Site Design Concept.** While the development planned herein represents an important element of the Borough’s affordable housing plan, it is critical that the development also be carefully designed in consideration of surrounding land uses, seek to minimize overall land disturbance and tree removal, and be attractively designed. Conceptual site plans and renderings (Figures 4 and 5) have been prepared demonstrating how the site will be developed consistent with this objective and the requirements of this Redevelopment Plan. The “Site/Architectural Design Statement”, below, provides a narrative explanation of the planned building/ architectural design and overall site design concept. This narrative describes how the buildings and site will be attractively and thoughtfully designed.

In addition to the development requirements of C through H, below, development of the site shall be substantially consistent with the conceptual site plans and renderings provided in Figures 4 and 5 and the “Site/Architectural Design Statement” provided below.

Site/Architectural Design Statement

The architectural design of the proposed East Drive affordable housing development will be developed in response to its surrounding context and its steeply sloped site. The immediate area around the site includes large multi-family developments to the south of the property and single-family homes to the north and west. The proposed development will be designed to have the appearance of a “mountain side village” with a blend of density and scale derived from the context. Small 8-unit and 9-unit clusters will be provided that will be placed on terraces created to disturb as little of the existing topography and landscape as possible. A new landscape will be provided in between these terraces with a winding driveway that will lead to parking areas

between the clusters. The development will be designed as a series of scattered residences that will be concealed with landscape. The architectural language used will be in keeping with the surrounding developments and homes with classic dormers, window styles and materials used in the same scale. The resulting architectural response will have the appearance of a suburban, sustainable, modern mountain-side residence. Suburban elements of this design will include the use of varying roof pitches, which will relate to the neighboring multi-family complex and homes. Building materials will include fiber cement siding, panels, cedar impression siding, standing seam roofs, and 2-over-1 style windows to create a classic yet contemporary aesthetic. A narrow profile of brick or stone will anchor the buildings to the ground and the colors used will be rich and earth toned in response to the natural surroundings. All of the various architectural elements and selected color palette will create a sophisticated, contextual, and inviting architectural style for this development.

- C. **Maximum Building Height.** No building shall exceed thirty-five (35) feet in height.
- D. **Maximum Permitted Number of Units.** The maximum number of permitted residential units shall be forty-nine (49) units.
- E. **Area and Yard Requirements.**
 - 1. *Minimum front yard:* fifty (50) feet.
 - 2. *Minimum side yard:* forty (40) feet
 - 3. *Minimum rear yard:* forty (40) feet.
 - 4. *Minimum setback of parking:* twenty (20) feet from a lot line abutting a property in a residential zone.
 - 5. *Maximum number of units per structure:* twelve (12).
 - 6. *Minimum distance between structures:* one-half (1/2) the sum of the height of adjacent structures, except that a minimum of fifteen (15) feet shall be maintained when structures abut end to end.
 - 7. *Maximum building coverage:* fifteen percent (15%).
 - 8. *Maximum lot coverage:* thirty five percent (35%).
- F. **Off-Street Parking.**

1. Parking shall be provided and designed in accordance with the requirements of the New Jersey Residential Site Improvement Standards (RSIS).
2. During review of the site plan application, the Planning Board may allow "landbanking" of parking spaces pursuant to Section 28-607.A.8 of the Borough LDO if the applicant demonstrates to the satisfaction of the Planning Board that less than the required number of parking spaces will satisfy the parking needs for the development.

H. Additional Requirements.

1. Building materials shall consist of fiber cement siding, panels, cedar impression siding, standing seam roofs, and 2-over-1 style windows.
2. Fences and walls may be provided in accordance with Section 28-502 and Article 28-600 of the Borough LDO. However, notwithstanding any provisions in the LDO to the contrary, in order to decrease overall site disturbance, disturbance to steep slopes and existing native vegetation, walls may be constructed to the height necessary to construct the development permitted by this Redevelopment Plan and may be constructed without restriction to location and height within transition buffers and setback from property lines.
3. Signs may be provided in accordance with Section 28-504 of the Borough LDO. One development identification sign shall be permitted not to exceed 16 square feet in sign area or 10 feet in height.
4. Section 28-505, Recreation and Open Space, shall not apply. However, a community room shall be provided for the residents of the development.
5. Development within the Redevelopment Area shall comply with the requirements of Article 28-600, Development Requirements and Standards, of the Borough LDO. The requirements of Article 28-600 shall apply unless specifically modified or waived by this Redevelopment Plan. Notwithstanding any requirements to the contrary, the following specific design requirements shall apply within the Redevelopment Area (to the degree other requirements in the Borough Code conflict, the following requirements shall apply to development on the Site):
 - a. A transition buffer not less than twenty (20) feet in width shall be provided along lot lines abutting a residential zone. Walls permitted by this Redevelopment Plan as well as access drives may be permitted within the transition buffer provided that the applicant demonstrates during site plan review that same is necessary to construct the development and/or to minimize overall site disturbance. During site plan review the Planning Board may require appropriate measures (e.g., treatment of the wall and/or landscape screening) to

address aesthetics of the walls. Such walls and access drives shall be setback as far as practicable from the lot line abutting a residential district.

- b. The development shall include sidewalks providing pedestrian access from the parking lots to the buildings and along the access drives connecting the sidewalks adjacent to the lower, middle and upper parking lots to one another.
- c. The site shall be designed to properly allow for emergency vehicle maneuverability and access. All buildings shall be sprinklered.
- e. Notwithstanding any requirements to the contrary, stormwater management facilities may be permitted within yard setbacks. However, such facilities shall be attractively landscaped and/or screened consistent with applicable requirements of Article 28-600.
- f. Chapter 24, Tree Preservation, of the Borough Code shall not apply in this Redevelopment Plan, including but not limited to any tree replacement requirements in the Borough Code. Nonetheless, existing vegetation shall be preserved to the greatest extent practicable and the applicant shall employ measures (e.g., site layout, grading, use of retaining walls, incorporating buildings into the slope) to minimize overall site disturbance, to minimize disturbance to steep slopes, and to minimize removal of native vegetation and trees. Removal of trees shall be limited to the minimum necessary to permit the construction of the development contemplated in this Redevelopment Plan, and same shall be demonstrated to the Planning Board during site plan review.
 - (1) Tree protection measures and the limit-of disturbance line shown on the site plan shall be provided in the field with snow fencing or other durable material and verified by the Borough Engineer or other designated official prior to soil disturbance.
 - (2) Protective barriers shall not be supported by the plants they are protecting, but shall be self-supporting. Barriers shall be a minimum of four (4) feet high and last until construction is complete.
 - (3) Chain link fencing may be required for tree protection if warranted by site conditions and relative rarity of the plant.
 - (4) Snow fencing used for tree protection shall be firmly secured along the dripline, but not less than six (6) feet from the trunk.
 - (5) The grade of the land located within the dripline shall not be raised or lowered more than six (6) inches unless compensated by welling or retaining wall methods; and in

no event shall welling or retaining wall methods be located less than six (6) feet from the trunk of a tree.

- (6) No soil stockpiling, storage of building materials, construction equipment or vehicles shall be permitted within the dripline or within six (6) feet of any protected trees, whichever is greater.
 - (7) Any clearing within the dripline, or within six (6) feet of the trunk of a remaining tree, whichever is greater, shall be done by hand-operated equipment.
 - (8) All disturbed land area shall be stabilized in a manner consistent with Section 28-600 of the Borough LDO and proposed method(s) of stabilization shall be depicted on the site plan submitted for approval by the Planning Board.
6. Construction of the Site shall comply with any and all applicable requirements and regulations related to blasting.
 7. Development of the Site shall be subject to the applicable requirements of the following Articles of the Borough LDO: 28-800, Development Application Review Procedures and Checklists; 28-900, Application Fees, Guarantees, Inspections and Off-Tract Improvements; and 28-1200, Administration, Penalties, Repealer, Validity. The following items in the Preliminary Major Application Checklist shall not be required: #12 (Tree Removal/ Tree Replacement Application); #32 (individual tree locations); and #58 (steep slope analysis).
 8. The development shall comply with all applicable requirements necessary for the Borough to address its affordable housing obligation including but not necessarily limited to: filing of necessary deed restriction(s); affirmative marketing; bedroom distribution; low/ moderate income split; and engagement of a qualified administrative agent.

SECTION 4. AFFORDABLE HOUSING:

The LHRL provides that the Redevelopment Plan may include the provision of affordable housing in accordance with the "Fair Housing Act" and the housing element of the municipal master plan.

As stated above, the development will be a forty nine (49)-unit multi-family development. Forty eight (48) of the units shall be low- and moderate-income ("affordable") non-age-restricted rental housing units as defined by the New Jersey Fair Housing Act, while one (1) of the units will be a superintendent's unit. No less than thirteen percent (13%) of the 48 affordable units (i.e., 7 units) will be very low income units as defined in the New Jersey Fair Housing Act.

SECTION 5. PROPERTY ACQUISITION:

The LHRL requires that the Redevelopment Plan identify properties within the redevelopment area which are proposed to be acquired in accordance with the redevelopment plan. (40A:12A-7.a.(4)).

As indicated above, the subject property is owned by the Borough of Watchung. No acquisition of property is involved in this Redevelopment Plan.

Further, because the Area in Need of Redevelopment preliminary investigation was conducted as a “Non-Condemnation” study, no property may be acquired by the municipality by eminent domain in association with this Redevelopment Plan.

SECTION 6. RELOCATION:

The LHRL requires that the Redevelopment Plan outline adequate provision for the temporary and permanent relocation, as necessary, of residents in the redevelopment area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market. (40A:12A-7.a.(3)).

The property is currently undeveloped and contains no residences. Therefore, there will be no need to relocate any residents in order to construct this Redevelopment Plan.

SECTION 7. RELATIONSHIP TO PLANS OF OTHER JURISDICTIONS AND TO THE MASTER PLANS OF CONTIGUOUS MUNICIPALITIES, COUNTIES AND/OR STATE:

The LHRL requires that the Redevelopment Plan describe any significant relationship of the redevelopment plan to: the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan. (40A:12A-7.a.(5)).

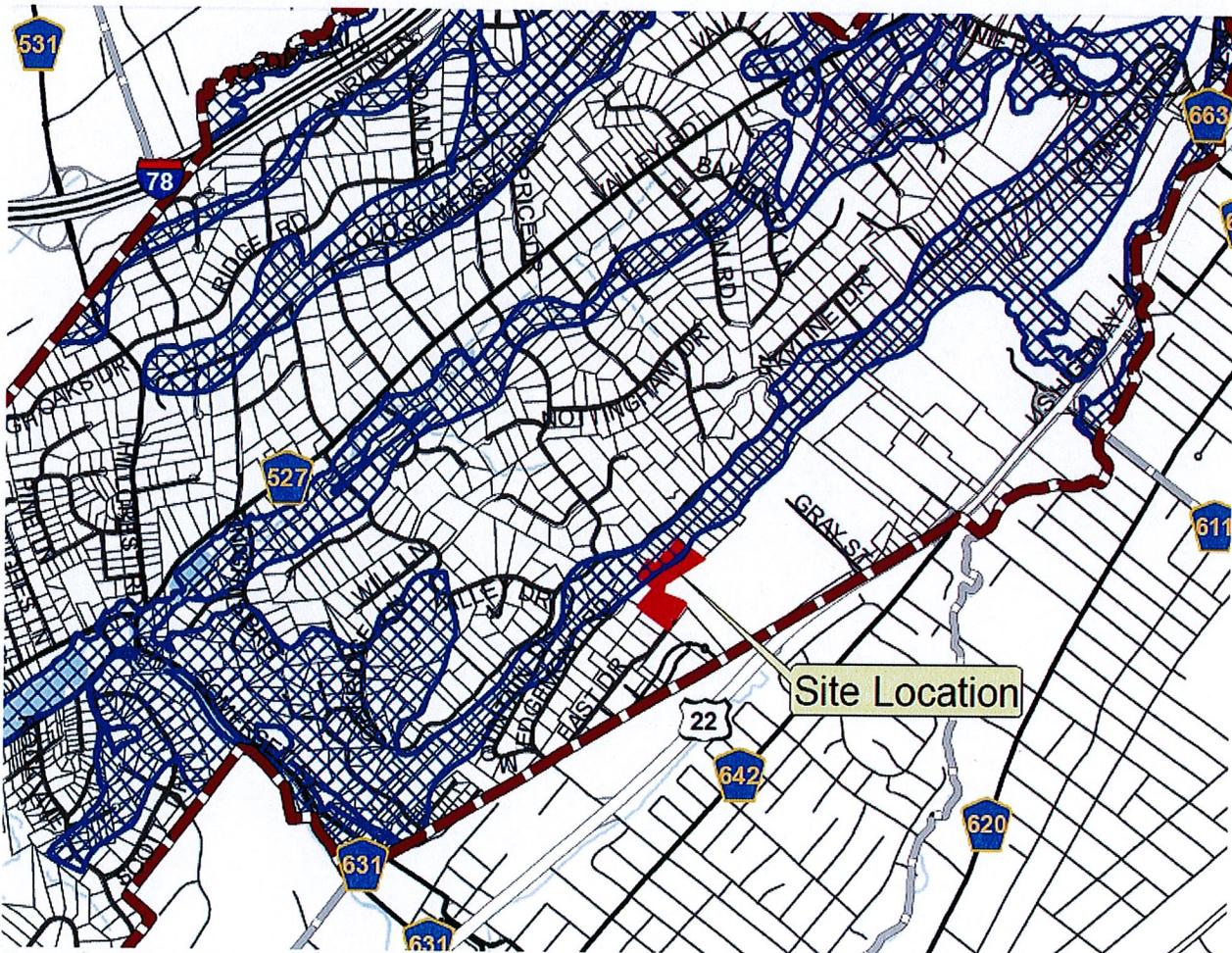
- A. **Adjacent Municipalities.** The Site is located at the end of East Drive. The Site is located in close proximity to State Route 22 and is located to the immediate west of two higher density multi-family developments (Regency Village and Avalon Watchung) and a large regional shopping center which front Route 22. The East Drive Site is not adjacent to any surrounding municipalities. Given the physical separation of the Site to other municipalities and the relatively small size and low intensity of the proposed development in relation to other nearby developments, the Redevelopment Plan will not significantly affect any nearby municipalities.
- B. **Somerset County Master Plan.** The Somerset County Master Plan was adopted in 1987 and serves as a guideline for Somerset County's future. The plan includes background data and information, and goals and recommendations pertaining to the following components: Land Use, Housing, Transportation, the Environment and Capital Facilities, the majority of which remain relevant today. It also includes implementation strategies for each of these components. This Redevelopment Plan is consistent with a number of goals in the County Master Plan. In particular, this Redevelopment Plan is consistent with goals 5 and 6 which encourage development in areas that are currently developed and served by infrastructure such as public water and sewer (rather than encouraging sprawl patterns of development into areas of the County that are undeveloped and not served by such infrastructure). The Redevelopment Plan is also consistent with goal 5 which encourages a variety of housing types.
- C. **The State Development and Redevelopment Plan.** The State Development and Redevelopment Plan

(SDRP) was adopted by the State Planning Commission on March 1, 2001. This Redevelopment Plan directly supports the State Plan Policy Goals by facilitating development of a thoughtfully designed affordable housing rental apartment development that is consistent with local, regional and state land use policies. In particular, the proposed development of the East Drive Site consistent with Goal #6 of the SDRP - "Provide Adequate Housing at a Reasonable Cost". The proposed development is particularly consistent with the following strategy of the SDRP: "Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing." The statewide policy map includes the East Drive Site within the Suburban Planning Area (PA 2) which encourages a variety of housing choices.

SECTION 8. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

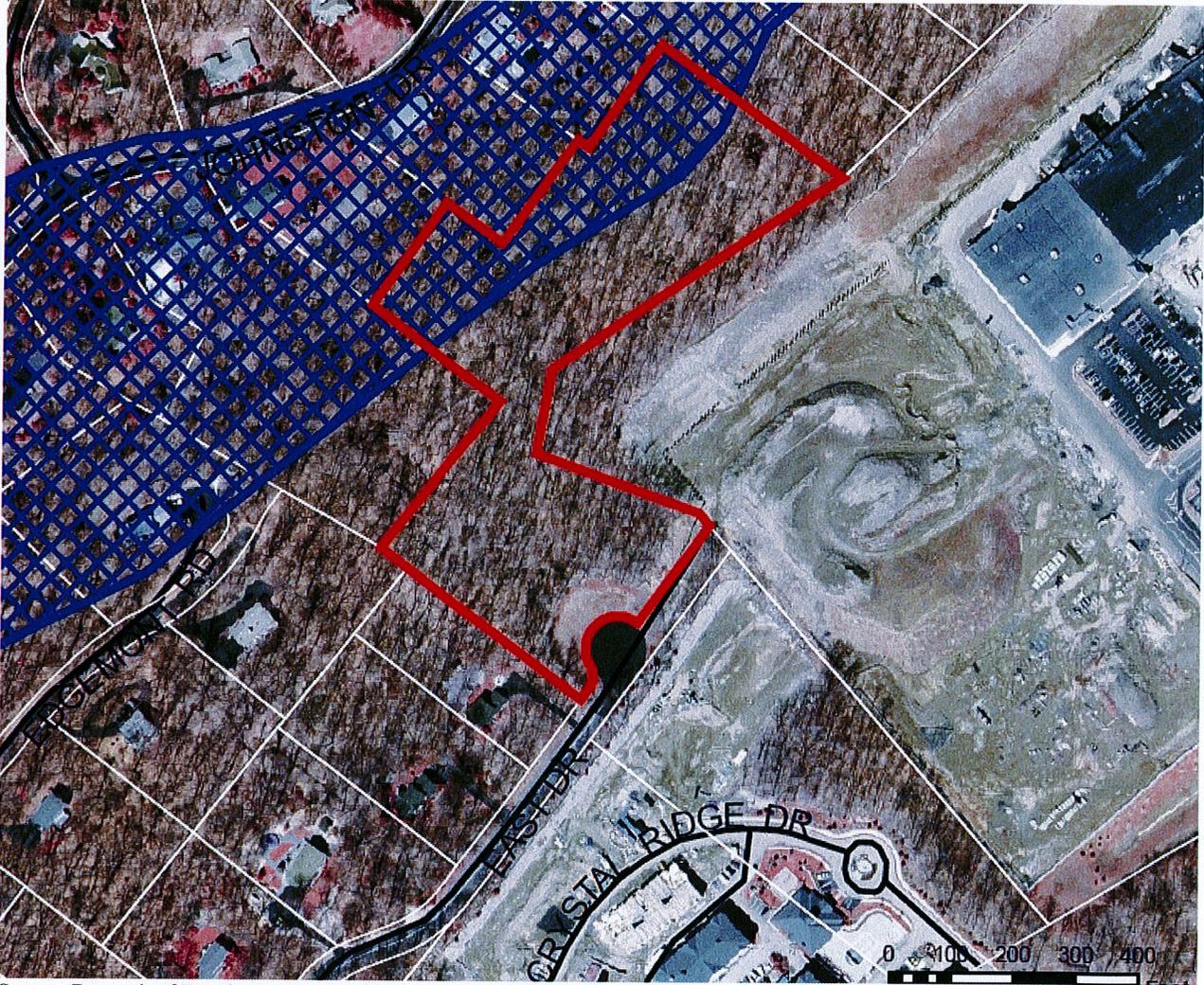
SECTION 9. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of the adopted ordinance as required by law.

Figure 1: Site Location



Source: Borough of Watchung Housing Element and Fair Share Plan (2010)

Figure 2: Site



Source: Borough of Watchung Housing Element and Fair Share Plan (2010)

Figure 3: Site and Surrounding Area

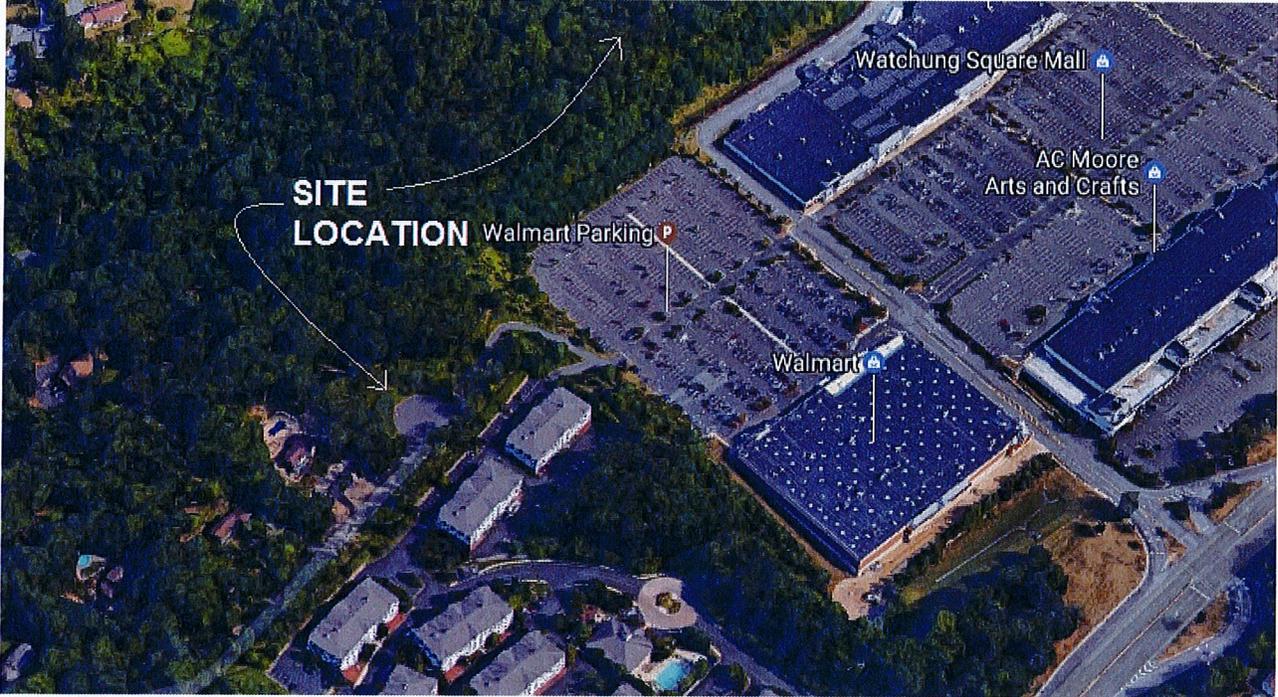


Figure 4: Conceptual Site Plan



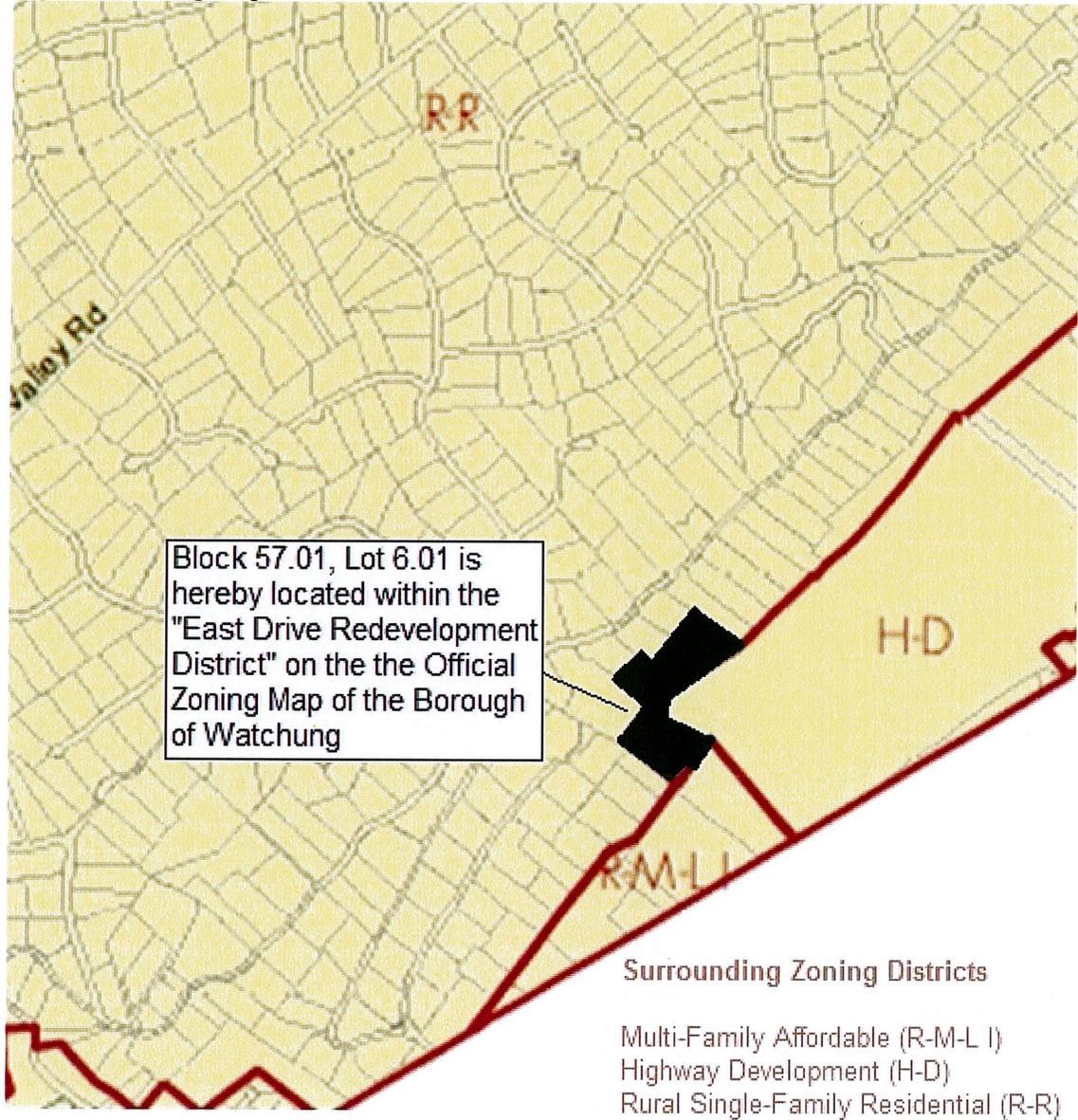
Source: Inglese Architecture + Engineering

Figure 5: Exterior Perspective



Source: Inglese Architecture + Engineering

Figure 6: Zoning Map Amendment



ATTEST:

BOROUGH OF WATCHUNG:

Michelle DeRocco, Borough Clerk

BY: _____
Stephen K. Pote, Mayor

Introduced: Joren
Passed: February 16, 2017
Published: _____
Adopted: _____