

**BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY
NOTICE OF PUBLIC HEARING
ADOPTION OF REDEVELOPMENT PLAN
PAN CHEMICAL REDEVELOPMENT AREA**

PLEASE TAKE NOTICE that the **Borough Council of the Borough of Hawthorne**, in the County of Passaic, State of New Jersey, will hold a **public hearing on Wednesday, March 4, 2026, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at **Borough Hall, 445 Lafayette Avenue, Hawthorne, New Jersey**, to consider the **final adoption of a Redevelopment Plan** pursuant to the **Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.**

The Redevelopment Plan proposed for adoption is entitled:

“Pan Chemical Redevelopment Plan for 1 Washington Avenue, Borough of Hawthorne, Passaic County, New Jersey,”
as prepared for the Borough of Hawthorne.

The Redevelopment Area consists of the following property as shown on the Borough Tax Maps:

- **Block 28.01, Lot 1**

commonly known as **1 Washington Avenue**, Hawthorne, New Jersey, and formerly known as the **Pan Chemical site**.

The Redevelopment Plan establishes permitted land uses, development standards, bulk and design requirements, and administrative provisions governing redevelopment of the Redevelopment Area, and is intended to facilitate the remediation and redevelopment of a long-vacant and contaminated industrial property. Adoption of the Redevelopment Plan shall constitute an amendment to the Borough Zoning Ordinance as it applies to the Redevelopment Area.

At the public hearing, **all interested parties shall have an opportunity to be heard**, either orally or in writing.

A copy of the proposed Redevelopment Plan can be found on the borough website: <https://www.hawthornenj.org/651/Legal-Notices-Bids-RFPs> and on file and available for public inspection during normal business hours in the Office of the **Borough Clerk**, Borough Hall, **445 Lafayette Avenue, Hawthorne, New Jersey**.

This Notice is published pursuant to **N.J.S.A. 40A:12A-7(f)** and **N.J.S.A. 40:49-2**.

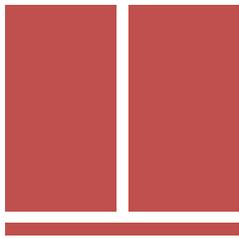
By Order of the Borough Council
Borough of Hawthorne

Lori Fernandez, RMC, CMC
Borough Clerk

Dated: February 13, 2026



Pan Chemical
1 Washington Avenue;
Block 28.01, Lot 1



Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

Principals:

Joseph H. Burgis PP, AICP

Edward Snieckus, Jr. PP, LLA, ASLA

David Novak PP, AICP

Redevelopment Plan For

1 Washington Avenue

Block 28.01, Lot 1

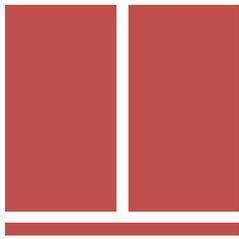
Borough of Hawthorne
Passaic County, New Jersey

Prepared for the Borough of Hawthorne
BA# 4002.04

The original document was appropriately signed and sealed on February 09, 2026, in accordance with Chapter 41 of Title 13 of the State Board of Professional Plan



John P. Szabo, Jr. AICP, PP
Professional Planner #3445



B U R G I S
ASSOCIATES, INC.

Community Planning
Land Development and Design
Landscape Architecture

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Edward Snieckus, Jr. PP, LLA, ASLA

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Introduction

By resolution #167-23 adopted on November 1, 2023, the Governing Body authorized the Planning Board to conduct a preliminary investigation to determine if property located at 1 Washington Avenue (hereinafter referred to as the "Redevelopment Area") further identified as Block 28.01, Lot 1 by Borough tax assessment records, qualified as an "Area in Need of Redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) subject to the criteria contained in N.J.S.A. 40A:12A-5. The resolution further stipulated that the investigation of the Redevelopment Area be undertaken as a "non-condemnation" Redevelopment. Consequently, should the Redevelopment Area be determined to qualify as an Area in Need of Redevelopment pursuant to the LRHL, it shall be designated a "Non- Condemnation Redevelopment Area." Such a designation would authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area, excluding eminent domain.

Pursuant to the Planning Board's recommendation, the Borough Council adopted Resolution 98-25 designating the site as an "area in need of redevelopment" on June 4, 2025 and directed Burgis Associates to prepare this redevelopment plan on its behalf. This Redevelopment Plan represents the next step in the redevelopment process. It is designed to affirmatively address the statutory requirements set forth in the LRHL, identifying the Redevelopment Plan's relationship to local land use objectives, and enumerating the uses that may be permitted in the area, along with regulatory controls governing the proposed intensity and distribution of those uses. The plan incorporates the philosophy and policies of the State's Strategic Plan and envisions the creation of the development of multi-family inclusionary development, or alternatively, a mixed-use development with ground level commercial uses with residential units above as a realistic and necessary means to promote the redevelopment of the property.

The Borough is obligated to proceed in this effort in accordance with the procedures set forth in the Local Redevelopment and Housing Law. This process calls for participation by the Planning Board and general public. The accompanying diagram summarizes this process.

This Redevelopment Plan is divided into the following five sections:

- ❖ Section 1: LRHL Background

The first section discusses the background of the LRHL as well as the redevelopment process and the statutory criteria for preparing redevelopment plans.

- ❖ Section 2: Property Characteristics

The next section provides an overview of the Redevelopment Area. It includes an analysis of the Redevelopment Area's physical characteristics and its relationship to existing land uses.



- ❖ Section 3: Current Zoning

Section 3 discusses the existing zoning requirements.

- ❖ Section 4: Consistency to Other Plans

As required by the LRHL, this section discusses the consistency of the redevelopment plan with Municipal, County and State planning policies.

- ❖ Section 5: Redevelopment Plan Details

Finally, this section contains the procedural and development requirements for the redevelopment area.

Section 1: LRHL Background

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including designating an "Area in Need of Redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financing tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality at its discretion to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property through eminent domain;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

1.1: Redevelopment Process

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment

As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area.” Pursuant to the resolution adopted on February 15, 2023, the Governing Body initiated this process as a “Non-Condensation” Redevelopment Area.

An area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria listed under Section 5 of the LRHL. These criteria, are the same regardless of whether a governing body seeks to designate a Redevelopment area as a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area.”

The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

After it conducts its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Based on the planning board’s recommendation, the governing body may designate all or a portion of the area as an “Area in Need of Redevelopment.” The governing body will then prepare a redevelopment plan for the area, or alternatively will direct the planning board to prepare such a plan.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the “redevelopment entity” will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

In summary, the LRHL essentially establishes a two-fold process in which a site is first designated as an Area of Need of Redevelopment (Step 1), and second, a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process, beginning with the adoption of a resolution by the governing body to the preparation and adoption of a redevelopment plan.

THE REDEVELOPMENT PROCESS



1.2: Statutory Criteria

The Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- A. The relationship to definite local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other improvements;
- B. Proposed land uses and building requirements in the project area;
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to where decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
- E. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

Section 2: Redevelopment Area

The following section provides a general overview of the Redevelopment Area, herein referred to as the Washington Avenue Redevelopment Area (or WARA District), which is identified as Block 28.01, Lot 1 on the Borough's Tax Assessment records.

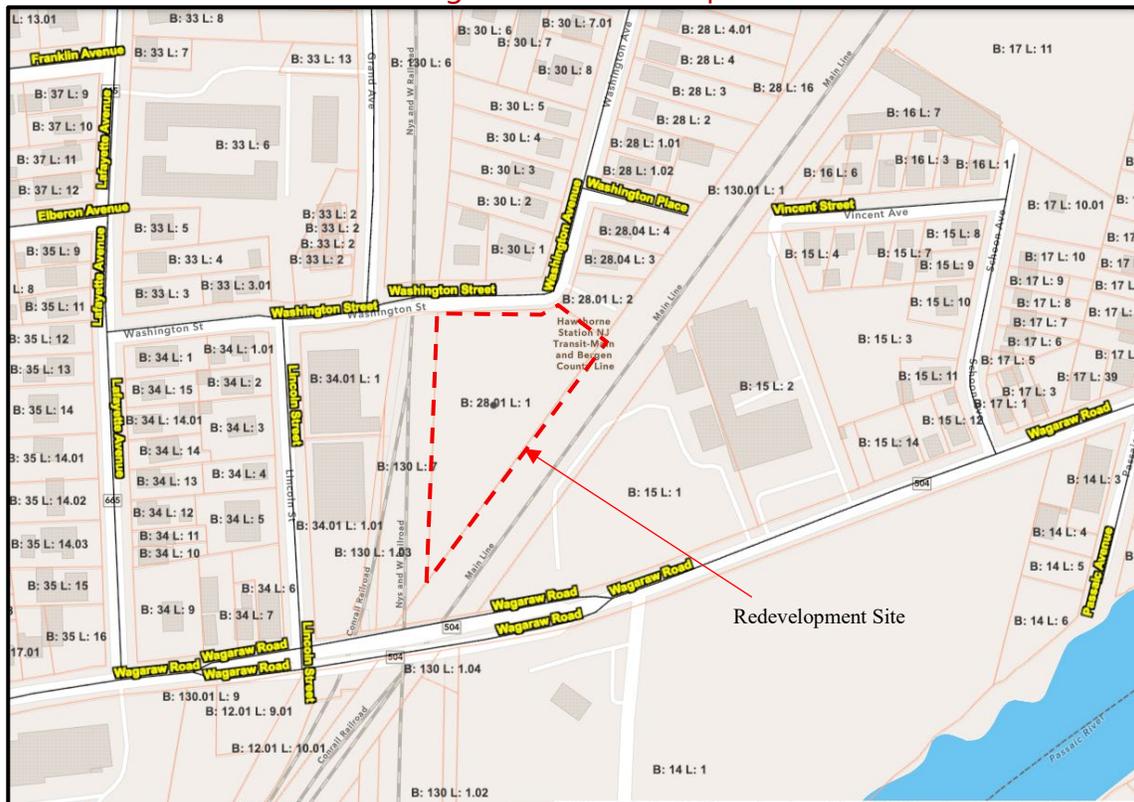
2.1: Redevelopment Area Overview

The following section provides a general overview of the Redevelopment Area, including an analysis of existing site conditions, ownership and property tax records, and surrounding development pattern.

The Redevelopment Area is the former Pan Chemical site comprised of a single parcel of land located within the south-east portion of the Borough on Washington Avenue that abuts the NJ Transit Main Line near its intersection with Wagaraw Road. Figure 1 below identifies the Redevelopment Area within the context of the immediate neighborhood.

The property is identified as Block 28.01, Lot 1 by Borough Tax Assessment records and is a triangular shaped parcel with a total tract area of 1.47 acres. The property is the abandoned site of the former Pan Chemical site which has a long standing history with the Borough.

Figure 1 – Parcel Map



Source: NJ-GeoWeb

Prior to 1999, Pan Chemical had occupied the property for fifty-five years for the purpose manufacturing industrial coatings, color dispersions, inks and nail polish. Over time operations at the site and illegal disposal methods contaminated the property which was the subject of numerous Federal and State actions to enforce environmental regulations violated by Pan Chemical.

In 1992, Pan Chemical removed underground storage tanks which had leaked chemicals that contaminated the soil and ground water.

In October of 1999, Pan Chemical moved its manufacturing operations and thirty-plus employees to Carlstadt. It left only three employees on the subject property and two of its seven buildings in use. As testified to by the company's president during a tax appeal trial, this was largely done to avoid or postpone costly environmental clean-up pursuant to its legal obligation under the Industrial Site Remediation Act (ISRA), formerly the Environmental Cleanup Responsibility Act (ECRA). N.J.S.A. 13:1K-6 to -14.

The site suffered a major fire on February 23, 1999 that severely damaged the buildings on-site. Site conditions caused by the fire resulted in creating a public hazard, and a determination was made by the Borough's Construction Official that the remnants of the buildings were unsafe. Consequently, the Borough ordered the structures to be demolished, which occurred on September 21, 2020.

Despite promises made by the manufacturer, no efforts were made to improve or maintain the property, other than the removal of leaking storage tanks. Subsequently, Pan Chemical sold the property in 2005 for \$150,000 in "as is" condition, with the purchaser assuming all environmental cleanup costs.

Subsequent investigations revealed that the site is contaminated with chemicals associated with paints and lacquers that include volatile organic compounds (VOCs), heavy metals such as lead and cadmium, chemicals used in paint and coatings such as toluene and xylene, polycyclic aromatic hydrocarbons (PAHs) and semi-volatile organic compounds (SVOCs). These chemical compounds are known carcinogens.

Pan Chemical has a long history of environmental issues going back to 1987 and has admitted to, been found guilty of and fined over the years for numerous violations of environmental laws by the State of New Jersey and Federal EPA. The property is presently listed and recognized on both the Federal and State listings as a known contaminated site. The site has been abandoned and remains contaminated to this date.

2.2: Surrounding Land Uses

The Redevelopment Area is located in an area characterized by a mix of commercial and residential uses. There are residential neighborhoods located directly across the street to the

north. The site is sandwiched between the NYSW Railroad and New Jersey Transit rail lines. The Hawthorne Rail Station is located directly adjacent to the site to the northeast. Commercial uses are located to the east and west of the property separated from the site by the rail lines.

An aerial map depicting the Redevelopment Area and surrounding land uses is presented in Figure 2 below.

Figure 2 – Redevelopment Area Land Use Aerial Map

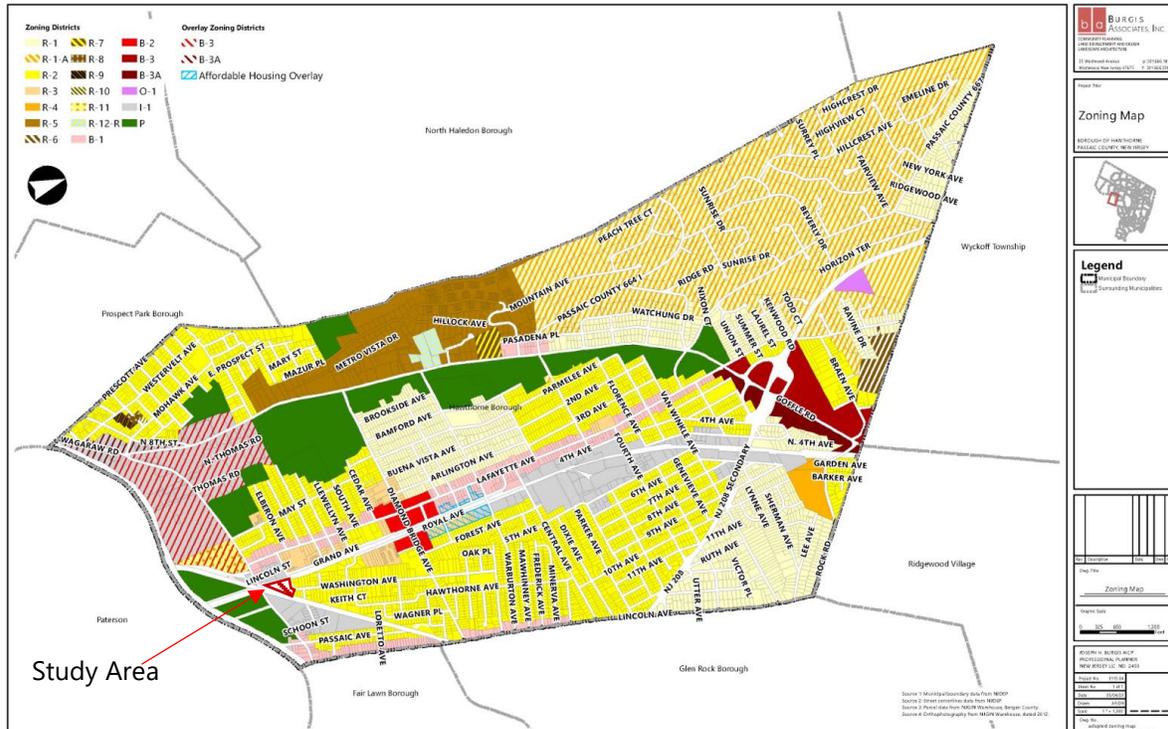


Source: Google Earth

Section 3: Current Zoning

As shown on the accompanying zoning map, the Redevelopment Area is located within the I-1, Industrial Zone. The area immediately abutting the I-1 zone to north is designated R-2 Residential. Further south are municipal parks zoned as Public Open Space.

Figure 3 – Zoning Map



3.1: I-1 Industrial Zoning

The Redevelopment Area is located in the I-1, Industrial Zone which permits the following uses: industrial manufacturing, fabrication, warehousing and similar type uses. Uses in the B-1, Neighborhood Commercial Zone (with the exception of residential) and O-1, Research and Restricted Office zones, are also permitted within the I-1 zone. Permitted uses in the B-1 zone include a variety of retail, commercial services and offices. The O-1 zone permits office and research facilities.

3.2: I-1 Zone Area and Bulk Standards

Area and bulk regulations for the I-1 Zone are highlighted in the following table:

Table 1: I-1 District Bulk Standards

Table 1: I-1 District Bulk Standards

District	Minimum Lot Area (sq.ft)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Front Yard (ft)	Minimum Side Yard (ft)	Minimum Rear Yard (ft)	Maximum Building Height (ft/stories)	Maximum Lot Coverage (%)
I-1	10,000	80	100	25	10 plus 5 for each story in excess of 2 stories	25	35/3	50%

Section 4: Consistency with Other Plans

The following section provides an analysis regarding how the WARA relates to Municipal, County and State planning policies.

4.1 Relationship to Borough of Hawthorne Master Plans

Land Use Plan

The Borough of Hawthorne adopted its first comprehensive Master Plan in 1968. Since that time, the Borough Planning Board has adopted Periodic Reexamination Reports on August 3, 1982, August 16, 1988, July 19, 1994, December 19, 2000, August 16, 2011 and most recently on July 19, 2022. The 2022 Periodic Reexamination Report (2022 Reexamination) included a Land Use Plan update with general objectives, goals and policy statements.

The 2022 Reexamination reaffirmed the objectives of the 2011 Reexamination Report and Land Use Element which included the following general objectives:

- To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare;
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements, in order to meet the needs of all New Jersey citizens.
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site.

The updated 2022 Land Use Plan supplemented the above goals and objectives. The following are relevant to this Redevelopment Plan:

- Goal: To maintain the land use patterns and characters of established residential neighborhoods as a priority and focus non-residential development in the Borough's downtown, existing nonresidential zones and along its commercial corridors in accordance with the prescribed zoning for those areas.

Policy: The Borough is a suburban residential community with fixed land use patterns that have evolved over the years. It is the plan's policy to protect existing residential areas from incompatible development, promote the enhancement of existing nonresidential areas and expand opportunities to develop and enhance areas dedicated to public use and enjoyment. This entails maintaining the density, scale, and character of existing residential zones, providing adequate buffers from other uses and limiting the intrusion of nonresidential and multifamily uses into those zones that are contrary to the Borough's Land Use Plan.

- Goal: To ensure that any new development minimizes impacts to surrounding uses and the community at large including consideration of traffic and safety, school-aged children, the environment, natural resources, demands on public services and infrastructure, nuisances such as noise and glare, and visual compatibility.

Policy: Future growth and development of the community is desired but should not occur at the detriment of surrounding land uses. Development needs to be context sensitive to both the development site and surrounding community.

- Goal: To promote green building and sustainable development best practices and strategies in building and site design, materials and operation to preserve and protect natural resources, conserve energy, reduce water consumption, reuse and recycle materials, reduce carbon emissions and mitigate stormwater runoff that contributes to flooding.

Policy: It is incumbent upon the Borough to protect the environment and its natural resources and to secure these for future generations to come.

- Goal: To support the implementation of the Hawthorne Gateway District Plan.

Policy: The goals and policies contained in the Hawthorne Gateway District Plan are incorporated by reference into this plan as if set forth verbatim and are further supported by the goals and policies enumerated above in this document.

The 2022 Reexamination and updated Land Use Plan update included revised mapping and land use designations that amended the previous master plan. The amended Land Use Element

maintained the redevelopment area's industrial designation without any changes. The updated Land Use Plan defines I-1 zone as an "Industrial" land use with the following description:

This land use category is located in two main areas of the Borough, one in the northeastern portion of the Borough along the Susquehanna Railroad and the other is located in the southern portion of the Borough along Wagaraw Road. This land use category promotes research and development, manufacturing, processing, fabricating, warehousing and storage uses. It is recommended that light industrial uses be also permitted in this zone so as to adapt to the ever-changing type of industrial development.

Although the conversion of the site to multifamily residential from industrial constitutes a change in land use, the redevelopment plan promotes a number of goals and objectives related to neighborhood development, addressing environmental concerns and creating opportunities for housing development that will increase and diversify the Borough's available housing stock and provide for affordable housing units through inclusionary development.

Housing Element and Fair Share Plan

The redevelopment site is specifically identified within the Housing Element and Fair Share Plan for multifamily inclusionary development and is part of the settlement agreement with Fair Share Housing Center for the Fourth Round. Consequently, the site is a required compliance mechanism for satisfying the Borough's Fourth Round affordable housing obligation under the amended Fair Housing Act and by settlement with Fair Share Housing Center.

Gateway District Neighborhood Preservation Program

The State of New Jersey makes funding available to municipalities through its Neighborhood Preservation Program for neighborhood revitalization projects.

The general goal of the New Jersey's Neighborhood Preservation Program (NPP) is to help designated towns stabilize and revitalize "threatened but still viable" neighborhoods by combining local planning, community participation, and targeted investment.

More specifically, NPP is intended to:

- Strengthen neighborhoods socially and economically (the core purpose set out under the program's enabling framework).
- Revitalize targeted districts through local planning + community participation, so improvements are guided by residents, businesses, and local institutions.
- Build local capacity to manage neighborhood revitalization (e.g., staffing/coordination, program administration, sustained implementation).
- Serve as a catalyst for economic development, especially in or near business districts that need reinvestment but are still workable.
- Coordinate efforts among stakeholders—the State, municipality, residents, businesses, and other partners—so actions are concentrated and mutually reinforcing (rather than scattered).

Hawthorne was awarded a place in New Jersey's Neighborhood Preservation Program in 2021, which provides approximately \$125,000 per year through a grant from the New Jersey Department of Community Affairs (DCA) to support revitalization and preservation of targeted local neighborhoods.

The Borough created a target area named the Gateway District whose primary goal is to:

...strengthen the social and economic vitality of neighborhoods by engaging community stakeholders (local government, residents, business owners, and organizations) in planning and implementing improvements that enhance quality of life and promote economic activity.

The Gateway district includes the central business area around Lafayette Avenue, key public spaces like the municipal building, library, NJ Transit station, and nearby recreational areas such as the 8-Acre Woods and the Bandshell area.

The Redevelopment Area falls within the Gateway District and is an integral component to revitalizing the surrounding neighborhood. The Redevelopment Plan seeks to restore an otherwise failing and deteriorating property so as to promote neighborhood revitalization consistent with the Gateway goals and objectives. Multifamily inclusionary residential development in particular is anticipated to promote integrated development by creating additional housing opportunities for all income groups including low and moderate income families and limited commercial development, both of which is a primary focus of the program.

4.2: Relationship to the State Development and Redevelopment Plan & Strategic Plan

State Development and Redevelopment Plan 2001

The State Development and Redevelopment Plan (SDRP), was adopted on March 1, 2001, which served as a blueprint for future development and redevelopment on a statewide basis. The Plan's main objective was to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal and economic and other systems. Generally, the Plan attempted to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan did not take power away from planning and zoning at the municipal level, the State used the plan as a guide for decisions regarding funding for infrastructure improvements.

1. Under the SDRP the Borough of Hawthorne and the redevelopment area is designated within the Metropolitan Planning Area (PA-1) category. Municipalities in the Metropolitan

Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; they recognize that redevelopment will be the predominant form of growth and they understand that certain municipal services and systems need to be regionalized. The SDRP recommended that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The SDRP encouraged both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

2. Subsequently, the SDRP underwent revision and was readopted by the State Planning Commission in 2025.
3. State Development and Redevelopment Plan 2025

The 2025 New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy framework—adopted by the State Planning Commission on December 17, 2025—intended to guide how growth, redevelopment, infrastructure investment, resource protection, equity, and climate adaptation are coordinated across New Jersey. It’s designed to be implemented through state agency functional plans, investment priorities, and administrative rules, and reflected locally through municipal and county planning—while serving as guidance and collaboration, not a document meant to override local plans or regulations. The update was overseen by the Office of Planning Advocacy and the State Planning Commission.

2025 SDRP Goals:

- Promote Economic Growth that Benefits all Residents of New Jersey
- Provide an Adequate Supply of Housing for residents of all ages and incomes, in communities of their choosing, with access to supportive goods and services
- Economic Opportunity Through Nation-Leading Infrastructure
- Revitalize and Recenter the State’s Underutilized Developed Areas
- Effectively Address the Adverse Impacts of Global Climate Change
- Protect, Maintain, and Restore the State’s Natural and Water Resources and Ecosystems
- Protect the Environment; Prevent and Clean Up Pollution
- Protect, Enhance, and Improve Access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value
- Implement Equitable Planning Practices to promote thriving communities for all New Jerseyans
- Foster Sound and Integrated Planning and Implementation at all levels statewide

The Redevelopment Plan is consistent with and implements policy goals of the SDRP by promoting redevelopment of an existing environmentally challenged and dilapidated site and returning the property back to productive use, specifically to:

- Provide opportunity for the development of inclusionary multifamily family housing as a mechanism towards the Borough satisfying its affordable housing obligation under the New Jersey Supreme Court Mount Laurel doctrine; and
 - Results in establishing a transit oriented center by its immediate proximity to the NJ Transit rail station which abuts the site. Included within this development plan are requirements to upgrade the adjoining transit facility by repaving the existing surface lot, restriping the lot and providing a safe and convenient drop off for transit users.
-

4.3: Relationship to the Passaic County Master Plan

Passaic County adopted a Master Plan in 1988, inclusive of a Land Use Plan and Housing Element. The Land Use Plan element addressed the following areas: Balanced Development, Concentrate Development and Conserve Critical Lands, Housing, Business and Industry and Facilities and Services. The Plan also included the land use plan map which includes the industrial areas that are consistent with the Borough of Hawthorne land use plan map. A review of the County development goals and policies reveals the Redevelopment Plan is generally consistent with the County's policies.

The County has subsequently adopted a series of master plan elements which include Transportation, Corridor Enhancement, Green Stormwater Infrastructure and Sustainability. The LARA is consistent with the general policies and recommendations of these elements as redevelopment of the area is expected to incorporate many of environmental enhancements called for by the County.

4.4: Relationship To Adjoining Municipal Master Plans

The WARA is centrally located within the Borough and not adjacent to any municipal boundary. Consequently, it is anticipated that the redevelopment area will not impact the master plan of adjoining communities.

Section 5: Redevelopment Plan Details

The Redevelopment Plan is intended to promote and permit the development of multifamily inclusionary housing which will incorporate a mandatory 20 percent set aside for affordable units consistent with the recently amended Fair Housing Act and Uniform Housing Affordability Controls (UHAC) regulations utilizing the tools available to municipalities under the LRHL including but not limited to the use of a PILOT or other measures necessary to effectuate the redevelopment of the site.

The Redevelopment Plan identifies development regulations designed to enhance the use of the site for residential development with zoning and design requirements that promote the appropriate development within the redevelopment area taking into consideration the character of the existing neighborhood based upon the concept plan prepared by Minno and Wasko, Architects and Planners, dated January 7, 2026 which is appended hereto. It is anticipated that redevelopment of the site will reflect the attached concept subject to a final engineered site plan that complies with the requirements of this Redevelopment Plan and which is eventually approved by the Borough Planning Board.

These regulations shall serve as the redevelopment plan for the area, which shall be referred to as the WARA District, encompassing Block 28.01, Lot 1 as indicated in Figure 1. The purpose and intent of this district is to allow for inclusionary multifamily residential development on the site in a manner that will return the property to productive use and remediate any environmental concerns, in accordance with applicable State statutes and New Jersey Department of Environmental Protection requirements, that need to be addressed as part of the site clean-up. This Redevelopment Plan shall supersede all use, area and bulk provisions of the Zoning Ordinance (Chapter 540) of the Borough of Hawthorne regulating development within the I-1 zone. In all situations where development regulations are not specifically addressed herein, the Borough of Hawthorne Zoning Regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment of the Borough of Hawthorne Zoning Ordinance and Map.

5.1: Plan Components

Description of the Washington Avenue Redevelopment Area. The WARA District shall include the following parcel:

1 Washington Avenue, Block 28.01, Lot 1

5.2: Plan Goals. The primary goal of this Redevelopment Area is to permit multifamily residential development in order to provide expanded housing opportunities for the community by promoting multifamily housing development that will also include units affordable to low and

moderate income families. The Plan also seeks to promote the environmental remediation of the site as a result of its prior industrial use and to encourage redevelopment that will incorporate current planning, engineering and environmental design standards designed to provide for an attractive and environmentally responsible development.

Specific plan goals are to:

- (1) Provide for inclusionary residential development that will expand and diversify the Borough's housing stock including housing units affordable to low- and moderate-income families in a manner that is consistent with the Supreme Court's Mount Laurel Doctrine.
- (2) Remediate existing environmental conditions associated with prior industrial use of the site to eliminate conditions of blight and environmental concern.
- (3) Encourage redevelopment that is compatible with surrounding land uses and neighborhood character.
- (4) Transition the site from obsolete industrial use to an active transit center further aligned with Borough planning objectives.
- (5) Ensure building scale, massing, and design are appropriate to adjacent properties.
- (6) Provide adequate buffering where necessary.

5.3: Purpose. The WARA District is established to facilitate the redevelopment of a former industrial site for multifamily inclusionary residential use functional transit center. This initiative is designed to advance the Borough's adopted Housing Element and Fair Share Plan in accordance with the New Jersey Fair Housing Act and Uniform Housing Affordability Control regulations, ensuring compliance with the Borough's affordable housing obligations as set forth by the Mount Laurel Doctrine.

5.4: Principal permitted uses.

Permitted principal uses are hereby specified and shall be limited to the following. Any use other than those enumerated below shall be prohibited:

- (1) Residential multifamily housing not to exceed a total of 69 units. Any request to increase the number of units beyond 69 shall require an amended redevelopment plan and cannot be done by variance.
- (2) Ground level commercial uses limited to service-oriented uses intended for residents and transit users not to exceed 1,500 square feet in area.

- (3) A minimum of fourteen (14) residential units (20 percent of the total number of units) shall be made affordable to low and moderate income families. Affordable housing units shall comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), as was amended in 2024, the Uniform Housing Affordability Controls ("UHAC") regulations, N.J.A.C. 5:80-26.1 et seq., and N.J.A.C. 5:99-1 et seq as embodied in Chapter 540, Article XXIV of the Borough Code.

5.5: Permitted accessory uses.

- (1) Any use which is ordinarily subordinate and customarily incidental to the principal permitted uses in the WARA District.
- (2) Surface and underground parking.
- (3) Signs as permitted by Chapter 540, Article XIX.
- (4) Fences and walls as permitted by Chapter 540, Article XV, §540-140.
- (5) Amenity space intended for tenant use.
- (6) Plaza space with streetscaping and public amenities.

5.6: Development Lot Area and Bulk Requirements

A. Area and Bulk Requirements

- (1) Lot area, external yard and bulk requirements.

(a) Minimum lot area (acres): 1.4

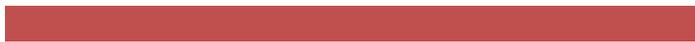
(b) Minimum setbacks (feet):

Front Yard:	25
Side Yard:	8
Rear Yard:	None

(c) Maximum number of stories and building height (stories/feet): 4/50

(d) Maximum lot coverage inclusive of building and pavement (percent): 83

- (2) Determination of yards.

- 
- (a) For purposes of designating yards, due to the triangular shape of the property, the redevelopment site shall be considered to have one front yard and two side yards. Only the lot line abutting Washington Street directly shall be considered the front and the lot lines abutting Lot 2 shall be considered sides.
 - (b) Stoops, steps, terraces, chimneys and/or balconies, extending not more than thirty-six (36) inches, eaves up to two (2) feet, rainwater leaders, window wells and other such fixtures, bay windows up to two (2) feet deep and ten (10) feet wide, public plaza space including but not limited to outdoor amenities such as plantings, benches, lighting, bicycle storage, utility connections, and water features and open steps shall be permitted to encroach within required yards.
- (3) Building height shall not exceed 40 feet as measured at grade along the street frontage of Washington Avenue. No less than 8 feet of the building shall be constructed below the street level of Washington Avenue as part of the parking area construction.
 - (4) The required front yard setback of the fourth floor of the building shall be setback an additional eight (8) feet.
 - (5) Height of Building or Structure. Building height shall be measured as the vertical distance measured from the average finished grade level, from the building or structure foundation, at twenty (20) foot intervals around the building or structure (and at all points opposite corners of the building or structure where the ten (10) foot lines intersect), to the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and to the average distance between the eaves and ridge level for gable, hip and gambrel roofs. If the building or structure wall is less than forty (40) feet in length, the measurement shall be taken at the midpoint of the wall. Where a retaining wall bisects the ten (10) foot dimension, an additional measurement shall be taken using the average height between the top and bottom of the retaining wall.
 - (6) Story. That part of a building between any floor and the floor above or, in its absence, the ceiling or roof above. A story in which persons live, sleep, work or congregate, the ceiling of which is more than three feet above the street level taken at the center of the street facade, shall be counted as that fraction of a story which its height above such street level bears to the height of the story. A story which extends less than three feet above such street level shall not be counted in determining the number of stories unless more than half of the distance between the floor and the ceiling of such story is above the grade of lot at the outside of such building; provided, however, that when a building is located on a lot with irregular terrain with a slope ratio from the highest finished grade at an outside wall of the building to the lowest finished grade at an outside wall of the building of three

to one or steeper, the measurement of the first story shall be taken from the average grade of the highest and lowest grades at the outside walls of such building instead of the curb level as described above. Any story under the pitched roof at the top of a building, the floor of which is not more than two feet above the plate, shall be counted as a half story when not more than 60% of said floor area is used for rooms, bath or toilet; otherwise, it shall be counted as that fraction of a story which its floor area in rooms, baths or toilets bears to the entire floor area.

- (7) The height provisions do not apply to the erection of architectural features designed exclusively for ornamental purposes, chimneys, flues or similar appurtenances not exceeding the height limit by more than ten (10) feet. The height provisions shall, moreover, not apply to bulkheads, elevator enclosures, water tanks or similar accessory structures occupying an aggregate of ten percent (10%) or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than ten (10) feet. Nothing shall prevent the erection above the height limitation of a parapet wall or cornice extending above such height limit not more than four (4) feet.

5.7: Development Standards

Development within the WARA District shall be subject to the following development standards. Relief from any required site design standard under this section shall be considered a variance exception pursuant to N.J.S.A. 40:55D-70(c).

A. Parking Requirements

- (1) The minimum number of parking spaces shall not be less than 112 spaces to be constructed below grade beneath the proposed residential building and shall be screened as visible from the Washington Street public right of way.
- (2) Tandem parking shall be assigned spaces, designated to 2 or 3 bedroom units.
- (3) Electric Vehicle charging stations shall be provided pursuant to §540-138.
- (4) Additional spaces shall be leased from the Borough of Hawthorne along Grand Avenue as "spill-over" parking in accordance with the settlement agreement between Deugen Development and the Borough of Hawthorne. This requirement shall be binding upon any designated developer, and their subsequent heirs or assigns with respect to the Property.

B. Loading Requirements

- (1) Minimum loading space requirements shall be provided in compliance §540-174 of the Borough Zoning Ordinance.
- (2) Loading restrictions. Trucks and other delivery and shipping vehicles shall not be parked in loading spaces except during the course of loading and unloading operations.
- (3) Provision shall be made for the delivery of mail and other packages associated with the residential component of any development.

C. Required Buffers

A planted landscaped perimeter buffer shall be provided subject to the following standards in addition to landscaping requirements as set forth herein as follows:

- (1) No accessory structures, parking, or storage of materials shall be permitted within the required buffer. Circulation drives and underground infrastructure are permitted within all required buffers except that not more than 10% of the required buffer shall be affected. All underground utilities are permitted within required buffer areas. Sidewalk not greater than 4 feet in width and perimeter fencing shall be permitted within the side set-back areas.
- (2) Buffer Areas. Buffers shall comply with the following standards:
 - (a) Where required, buffers shall be measured from property lines and street rights-of-way. Buffer areas may overlap required setbacks.

D. Solid Waste and Recycling

Provision shall be made for the orderly deposit, storage and collection of trash, garbage and recyclable materials in accordance with the requirements below:

- (1) Trash, garbage and recyclable materials stored outside a building shall be stored in suitable containers and in fenced or walled enclosures. Said enclosures may adjoin the rear wall of a building, may adjoin a side wall of a building which does not face on either a street or a residential district or may be located in the rear yard and apart from the building, provided that the setbacks for parking areas are met. Said enclosures shall be screened from view from any adjoining street or property when deemed necessary by the Planning Board.

- (2) The area for storage of trash, garbage and recyclable materials shall be well lit, and shall be safely and easily accessible by collection personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles.
- (3) Any trash, garbage and recyclable materials shall be so contained as to be protected from the elements and to eliminate the potential for accumulation or scattering of debris. Garbage of an animal or vegetable nature, any trash or waste material that would attract vermin and insects and any other waste material which, by its nature, would present a health hazard if exposed to the elements shall be stored in airtight and/or leakproof, covered metal containers as may be necessary.

E. Utilities

- (1) Utilities services shall be placed underground.
- (2) Meters shall be located such that they are either interior to the building or otherwise screened.
- (3) To the extent feasible, transformers, metering vaults and other similar type appurtenances shall be integrated into the site design and located so as to reduce their visibility from the public.

5.8: Design Standards

Development within the WARA shall be subject to the following design standards. Relief from any required site design standard under this section shall be considered a design standard exception pursuant to N.J.S.A. 40:55D-51 (b) and not a variance.

A. Architectural Design Standards

(1) Building Façade Standards.

- (a) Permitted Foundation Materials: Brick masonry, stone masonry, cement-parged concrete block, split face block, tilt-up concrete.
- (b) Primary Façade Materials: Brick masonry, stone masonry, stucco, metal panels, composite panels, fiber cement panels and siding.
- (c) Permitted Façade Accent Materials: Cast stone, wood, fiber-cement trim, siding,

panels, composite trim, siding, and panels, architectural metal

- (2) Building Articulation. Articulation requirements shall be met in one or more of the following methods:
 - (a) Facade offset with a minimum depth of 2 feet that extends to within 2 feet of the full height of the facade.
 - (b) Facade projection or recession with a minimum depth of 4 inches and a minimum width of 1 foot that extends the full height of the first story of the facade.
 - (c) Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
 - (d) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the heavier material below the lighter material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.
 - (e) The following materials are prohibited:
 - I. E.I.F.S.
 - II. Vinyl siding
 - (f) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

B. Landscaping

- (1) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts, provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. The impact of any proposed landscaping plan at various time intervals shall be considered. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage,

wind and ice damage, habitat (wet-site, drought, sun and shade tolerance), soil conditions, growth rate, longevity, root pattern, maintenance requirements, etc., shall be considered. Consideration shall be given to accenting site entrances and unique areas with special landscaping treatment. Flowerbed displays are encouraged.

- (2) All areas that are not improved with buildings, structures and other man-made improvements shall be landscaped with trees, shrubs, and ground cover.
- (3) Shade trees should be a 2.5 to 3-inch caliper with a canopy height of at least the minimum American Nursery and Landscape Association Standards for this caliper.
- (4) Ornamental Trees shall be installed at a minimum size of 6 feet in height.
- (5) Shrubs shall be planted at a minimum size of 18 to 24 inches.
- (6) All plant material shall meet the minimum latest American Nursery and Landscape Association Standards.
- (7) Irrigation shall be provided for all buffer plantings and sodded lawn areas in a manner appropriate for the specific plant species. A growth guarantee of two growing seasons shall be provided and all dead or dying plants shall be replaced by the applicant, as required, to maintain the integrity of the site plan.
- (8) Landscape Plantings. A minimum of 30 percent of the plantings proposed shall be indigenous to the region. Plants considered to be invasive shall not be permitted.
- (9) Landscape Plan Content. A landscape plan shall be submitted with each major site plan or major subdivision application. In addition to the major site plan or subdivision submission requirements, the landscape plan shall include and identify the following information:
 - (a) Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc. existing wooded areas, rock outcroppings and existing and proposed water bodies.
 - (b) Location of individual existing trees noted for preservation within the area of development and 30 feet beyond the limit of the disturbance. Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located

and identified by name and diameter unless the wooded area is shown with a specific limit line. In this case, specimen trees shall be located within thirty feet of the line. Indicate all existing vegetation to be saved or removed.

- (c) Existing and proposed topography and location of all landscaped berms.
- (d) Location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
- (e) A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name.
- (f) Planting and construction details and specifications.

C. Lighting

- (1) All lighting fixtures and foot-candle standards for parking areas and recreation facilities should be consistent with the standards outlined by the Illuminating Engineering Society of North America (IESNA) and regulations of the Borough of Hawthorne.
- (2) The intensity, shielding, direction and reflecting of lighting shall be subject to site plan approval by the approving authority.
- (3) All parking areas, walkways, building entrances, and driveways required for uses in this zone shall be adequately illuminated during the hours of operation that occur after sunset. Any adjacent residential zone or use shall be shielded from the glare of illumination from site lighting.
- (4) The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged. The use of traditional style lanterns and similar fixtures shall also be encouraged. Exterior neon lights and lighting generating glare and unnecessary night-glow impacts shall be prohibited.

- (5) Whenever possible, light poles should be integrated into landscaped islands.
- (6) Courtyard Plaza space shall be provided within the front yard to create an attractive public plaza for residents and commuters. The plaza space shall include decorative pavers, landscaping and street furniture in order to create an aesthetic amenity that will enhance the proposed development and benefit the surrounding community and transit users.

D. Green infrastructure

- (1) All development shall be in accordance with the regulations set forth in the Borough's Zoning Ordinance Articles X and Article XI relating to Environmentally Sensitive Areas and Stormwater Management. Site design is encouraged to incorporate green design elements to achieve the following goals: reduce stormwater volume, minimize impervious coverage, decrease and delay peak discharge, reduce pollution and recharge groundwater.
- (2) Various design elements may be incorporated into site design with the following specifically low impact development techniques encouraged: rain gardens, bio-infiltration planters, infiltration basins, vegetated swales and pervious paving.

E. Public Improvements. The redevelopment of the site shall be integrated with the adjoining New Jersey Transit rail station. Required public improvements are indicated in the attached concept plan and include the creation of a kiss and drop lane serving the rail station, repavement and striping of the existing New Jersey Transit station parking lot and the integration of a common plaza area serving both the redevelopment and transit station. Other public improvements may be required as will be specified in the required developer's agreement with the Governing Body pursuant Section 5.9 subsections 3, 4 and 5 below.

5.9: Administration

- 1. Applicability. The standards and procedures contained herein within Administration, shall apply to all projects within the designated redevelopment area.
- 2. Computations and Rounding: Where cumulative requirements or limitations are to be computed for purposes of this Plan, fractions shall be carried forward in the summation, and the total rounded to the nearest whole number.
- 3. Other Actions by the Borough in Furtherance of the Plan. Other actions may be taken by the Borough to further the goals of the Plan. These actions may include, but shall not

be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for development. Unless otherwise agreed to by the Designated Developer and the Borough as part of a Redevelopment Agreement, the costs for such actions shall be apportioned in accordance with N.J.S.A. 40:55D-42.

4. Approval process.

- a) No development shall occur within the designated redevelopment area without the developer first being designated redevelopment developer by the Borough Governing Body.
- b) Upon designation of a developer, the developer shall enter into a Redevelopment Agreement with the Borough. Only a Designated Developer(s) with an executed Redevelopment Agreement with the Borough shall have standing to submit application to the Borough Planning Board for development. No development nor application for development may occur within the Redevelopment Area without an executed Redevelopment Agreement. As part of the Redevelopment Agreement, the Designated Developer shall indicate whether the proposed redevelopment project is intended for rental or subdivision of units for individual sale. In the event of any future or subsequent intention to subdivide units for sale from an initial rental project, the redeveloper shall submit all related documentation to the Borough for review prior to the subdivision of units.
- c) The redeveloper shall conduct an environmental analysis of the site to determine if environmental remediation is required as a result of the prior use of the property. Such analysis shall be provided to the Borough as part of the redevelopment agreement. If applicable, the designated redeveloper shall provide the Borough with a comprehensive site remediation plan including timetable demonstrating, to the Borough's satisfaction, that the site is to be remediated and existing environmental conditions are abated in a manner that complies with applicable State statutes and NJDEP requirements.
- d) Green technologies to promote sustainability are to be encouraged as part of the redevelopment agreement.

- e) Upon the execution of a Redevelopment Agreement with the Borough, an application shall be made to the Borough Planning Board for Site Plan approval in accordance with the Redevelopment Plan.
- f) Site Plan and Subdivision Review. Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and consistent with the applicable attachments to the Redevelopment Agreement, shall be submitted by the Designated Developer for review and approval by the Borough Planning Board. If there is a material change to the attachments to the Redevelopment Agreement, such material changes must be approved by the Council as a prerequisite to site plan approval.
- g) A detailed traffic analysis shall be prepared and submitted by a qualified New Jersey licensed engineer whose primary practice is in the area of traffic engineering as a requirement for any site plan application filed in connection to any redevelopment project pursuant to d) above. The traffic analysis will detail traffic generation and any required improvements to the public right of way as a result of proposed development.
- h) Excepting de minimis field changes to a site plan approved by the Borough Construction Code Official, no construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during, and after completion of the improvements. Any change shall be submitted by the Developer to the Borough Planning Board Engineer, who will make a determination as to whether the change is de minimus such that approval by the Planning Board would not be required.
- i) The Designated Developer shall be required to provide the Borough with copies of all permit applications made to federal, state and county agencies upon filing such applications, as may be required by the Redevelopment Agreement to be executed between the Redeveloper(s) and the Borough.
- j) Deviations. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan pursuant to the standards established in the Municipal Land Use Law and attendant case law where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of

exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective, or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b.

- k) Notwithstanding the above, any changes to the uses permitted in the WARA, or any other deviation requiring a "d" variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Governing Body.

- l) Redevelopment Actions. The Borough shall have such powers and duties as set forth in the LRHL and as may be conferred by this Redevelopment Plan, including, but not limited to, the authority to relocate residents and businesses, to designate Redevelopers, establish clear terms and conditions for rehabilitation through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.

- m) Escrows. The Redevelopment Agreement shall provide that the Designated Developer shall be responsible to post sufficient escrows to cover the reasonable costs of the Borough and the professional consultants retained by the Borough to negotiate the Redevelopment Agreement, any other agreements associated with the project, undertake any studies in connection with the project, review the proposed project and advise the Borough on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

- n) Infrastructure. In accordance with N.J.S.A. 40:55D-42 or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, provide all necessary engineering studies for, and construct or install all on-and off-site

municipal infrastructure improvements and capacity enhancements or upgrades required in connection with traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees subject to appropriate credits as required by law. In accordance with N.J.S.A. 40:55D-42, or as may otherwise be required by the Borough and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, also be responsible for providing all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on-and off-site traffic controls and road improvements for the project or required due to the impacts of the project. The Redeveloper shall be required to receive all necessary approvals for infrastructure, including at the County and State level as applicable.

- o) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law and a request for same may be submitted to the Borough Council. The Borough of Hawthorne and the Redeveloper reserve the right to amend this Redevelopment Plan. The Redeveloper shall remit an escrow for professional fees if it requests a Redevelopment Plan amendment, while the Borough shall bear its own professional fees if the Redevelopment Plan amendment request originates from the Borough or an agency of the Borough.
- p) The provisions of this Redevelopment Plan specifying the redevelopment of the WARA District and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Borough Council.
- q) Certificate of Completion. Upon completion of a project, the developer shall submit for a Certificate of Completion.

5.10: Other Applicable Design and Performance Requirements. Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Borough Zoning Ordinance to the extent that they do not conflict with the plan itself. In the event of a regulatory conflict, the provisions of the Redevelopment Plan shall apply.

Redevelopment Concept Plan

PROGRAM SUMMARY

TOTAL AREA: ±1.41 ACRES
 TOTAL DENSITY: 48.9 DU/AC
 TOTAL RESIDENTIAL: 69 UNITS
 MARKET: 55 UNITS
 AFFORDABLE (20%): 14 UNITS
 • 1-BEDROOM: 02 DU (20%)
 • 2-BEDROOM: 09 DU (60%)
 • 3-BEDROOM: 03 DU (20%)
 AMENITY: 3,370 SF
 BUILDING HEIGHT: 4 STORIES
 TOTAL PARKING: 112 SP (1.62 SP/DU)



FIRST FLOOR PLAN
 SCALE: 1" = 30'-0"

CONCEPT SITE PLAN
 DATE: 01/07/2026

MINNO WASKO
 ARCHITECTS AND PLANNERS
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PREPARED FOR:
WASHINGTON DIG, LLC

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