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Movie Theater Redevelopment Plan

Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176

Prepared for:

Township of Maplewood

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC

Planning and Real Estate Consultants

70 Hudson Street, Suite 5B

Hoboken, NJ 07030

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

Paul Grygiel, AICP, PP

New Jersey Professional Planner License # 5518

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I INTRODUCTION

I.A Statutory Basis

This Redevelopment Plan has been prepared for an area consisting of multiple properties located within Maplewood Village in the Township of Maplewood, Essex County, New Jersey (the “Redevelopment Area”). The Redevelopment Area is designated as Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176 on the Township’s tax records and comprises 2.14 acres.

The Maplewood Township Committee, in Resolution #231-23 dated July 5, 2023, requested that the Planning Board undertake a preliminary investigation as to whether Block 12.02, Lots 100, 100.01, 169, 173, 174, 175, 175.01 and 176 identified in the resolution constitute an area in need of redevelopment, pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-14. On behalf of the Planning Board, Phillips Preiss Grygiel Leheny Hughes LLC prepared a document titled “Area in Need of Redevelopment Investigation Block 12.02, Township Of Maplewood, New Jersey.” This study determined that six of the eight lots in the study area qualified for designation as a “non-condemnation area in need of redevelopment.”

The Planning Board subsequently adopted a resolution approving the conclusions of the study and recommending that the six lots (Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176) be designated. The Maplewood Township Committee agreed with the Planning Board’s recommendation and adopted resolution #328-23 on October 3, 2023, determining that the Redevelopment Area qualified as a “non-condemnation area in need of redevelopment” in accordance with the criteria specified in LRHL. This Redevelopment Plan provides the development regulations and other standards to guide the redevelopment of this Redevelopment Area.

I.B Redevelopment Area Location, Boundaries and Ownership

The Redevelopment Area consists of six parcels, Block 12.02, Lots 100.01, 173, 174, 175, 175.01 and 176. It has approximately 305 feet of street frontage along its southern boundary, Maplewood Avenue, 290 feet of frontage along Inwood Place (western boundary), 145 feet of frontage along Durand Road (eastern boundary), and 220 feet of frontage along Woodland Road (northern boundary). The Redevelopment Area is directly bordered by a residential/office property to the northwest and by an office property to the southeast along Maplewood Avenue. Refer to **Figure 1**.

Lots 173, 174, 175 and 176 are privately owned. Lots 100.01 and 175.01 are owned by the Township of Maplewood.

I.C Existing Site Conditions

The existing uses in the Redevelopment Area are diverse, and are detailed as follows:

- Lot 100.01 contains the Burgdorff Center for the Performing Arts, which is the adaptive reuse of a building originally constructed in 1925. Landscaping for the property includes a mixture of open lawn and trees and associated parking lot is located to the rear of the building, which is accessed via lot 175.01.
- Lot 173 is located at the northeastern corner of Maplewood Avenue and Inwood Place and is occupied by the former Maplewood Bank & Trust Co./Bank of America building, which varies from one to three stories. The rear of the lot currently contains a large surface parking lot and

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circulation aisles, including an access lane for a drive-through window, and has four driveways along Inwood Place.

- Lot 174 is single story commercial structure with frontage on Maplewood Avenue and is presently in use as a grocery store (Greenway Market). The site is without landscaping or stormwater management measures and features a deficient loading area for deliveries, requiring trucks to back in across an active sidewalk into a narrow loading bay.
- Lot 175 is occupied by the former Maplewood Theater, which has been vacant for over two years, as well as occupied commercial spaces on the first and second floors along the street frontage of Maplewood Avenue.
- Lot 175.01 primarily consists of a surface parking lot with landscaping, accessed via Woodland Road. It additionally provides access to the rear parking area of Lot 100.01, which also serves Lot 176.
- Lot 176 is comprised by a one-story commercial building fronting Maplewood Avenue, which is occupied by multiple restaurants. Given that the building covers nearly the entire lot, it must rely on the adjacent lots for parking, loading or trash and recycling facilities.

A small part of the Redevelopment Area is also subject to limited flooding risk. As per FEMA Flood Maps, the western portion of Lot 173 along Inwood Place lies within the 500-year flood hazard area (0.2% annual chance flood hazard), although it is noted that the waterway responsible for the flood risk is contained within a culvert that runs underneath Maplewood Village.

I.D Locational Context

The Redevelopment Area is located a short distance from the Maplewood Train Station within Maplewood Village, one of the Township's business districts. The Redevelopment Area and surrounding areas are characterized by a mix of commercial, residential and public uses (see **Figure 2**). The train station provides local and regional access to Maplewood for workers and visitors, as well as access to New York City and other regional hubs for Maplewood residents. Maplewood Village is unique for a suburban downtown in that it has no highway or artery access – and no traffic lights.

Maplewood Avenue is the main thoroughfare in the vicinity of the Redevelopment Area, providing access to the rest of downtown Maplewood and to adjoining single-family residential areas to the north and to the east. Development along Maplewood Avenue across from the Redevelopment Area includes Ricalton Square park, a public parking lot, and a three-story mixed-use multi-family residential building above restaurant and bank uses. Memorial Park, a locally designated landmark which includes open space and recreational areas, is located further south of the train station along with the Maplewood Memorial Library. Moving west, the downtown exhibits traditional characteristics, with retail and service commercial on the ground floor of most buildings and residential and office uses on upper floors in some areas. This makes the Redevelopment Area a convenient and walkable location for shopping, dining, public transit, and other amenities. Further west, the downtown culminates near the intersection of Lenox Place and Maplewood Avenue, where there is a train station parking lot. Adjacent development in this area consists of the Maplewood Middle School, Maplewood Country Club, and surrounding single-family residential homes.

North of the Redevelopment Area is comprised by largely single family residential development, along with a small mix of other uses such as The Woodland (the former Maplewood Women's Club), which is a locally designated landmark, along Woodland Road. East of the Redevelopment Area beyond the train station is characterized by a mix of public and residential uses, including the Maplewood Municipal

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Building, South Essex Fire Department, recreational facilities, and multi-family (Dunnell Road Redevelopment) and single-family residential development.

The Redevelopment Area lies within both the RB Retail Business Zone (Lots 173, 174, 175, & 176) and the R-1-7 Residential 1-Family 7,000 sq. ft. Zone (Lots 100.01 & 175.01). The lots with frontage along Maplewood Avenue are within the RB Zone. The Redevelopment Area is largely surrounded by the R-1-7 Zone to the north and the east, is adjacent to numerous other properties within the RB Zone to the west, and is directly across from the Post Office Redevelopment Area (PORA) to the south. Refer to **Figure 3**.

I.E Historic District Designation

The Maplewood Village Historic District was listed in the National and New Jersey Registers of Historic Places in 2022. The Historic District includes properties on both sides of Maplewood Avenue from Durand Road to Lenox Place, including the entire Redevelopment Area. The Historic Registers designation does not place restrictions on private property owners with regard to renovations or demolition, provided no federal or state license, permit, or funding is involved, but it does subject state, county, or municipal undertakings on publicly owned properties to review by the State Historic Preservation Office. Developers are strongly encouraged to apply for and utilize Federal and State historic tax credits, where available. There are also local restrictions and demolition must be approved by the Maplewood Village Alliance.

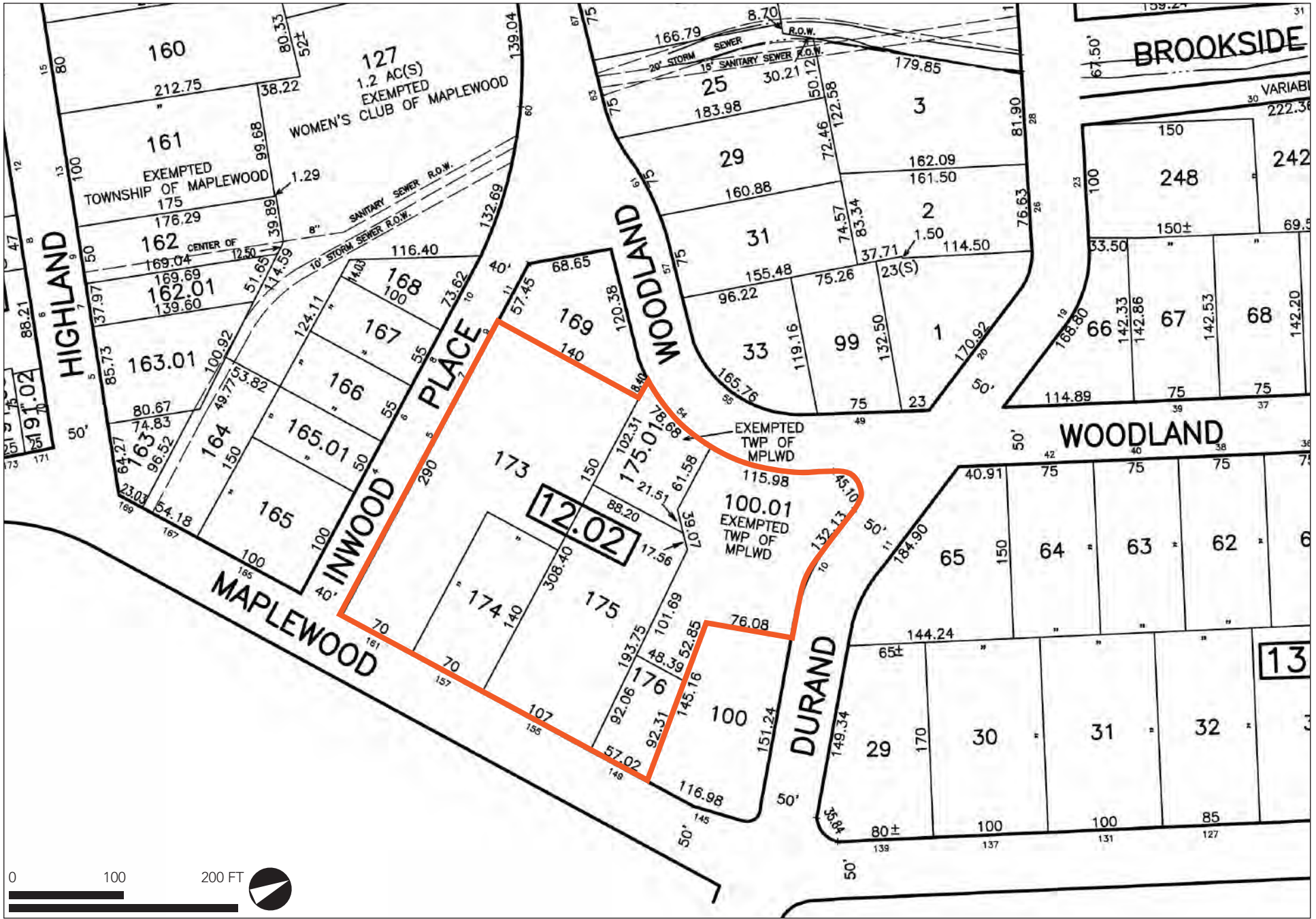


FIGURE 1: REDEVELOPMENT AREA BOUNDARIES
 BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

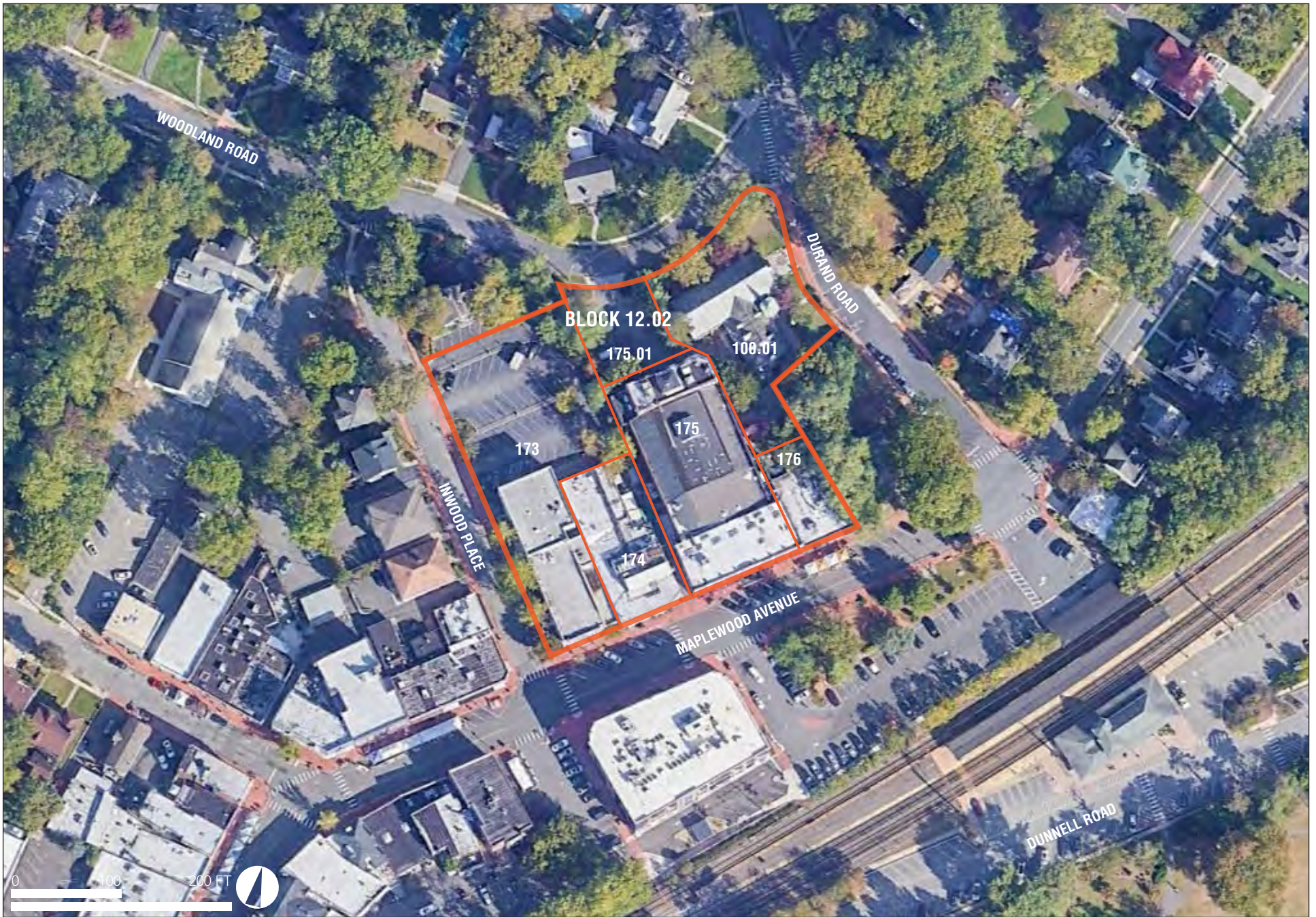


FIGURE 2: AERIAL CONTEXT

BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024



FIGURE 3: EXISTING ZONING

BLOCK 12.02 REDEVELOPMENT PLAN | TOWNSHIP OF MAPLEWOOD, NEW JERSEY
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2024

II PURPOSE, VISION AND OBJECTIVES

II.A Purpose

The purpose of this Redevelopment Plan is to provide a framework for the potential redevelopment of the properties located within the Block 12.02 Redevelopment Area, which will promote vibrant, inviting, and transit-oriented development that complements the existing pedestrian-oriented character of Maplewood Village.

The process of preparing this plan included multiple opportunities for public involvement. Community meetings for this process were held in locations a short distance from the Redevelopment Area. The objectives of the community meetings were to get ideas from residents, merchants and others for the redevelopment of the Redevelopment Area and to get feedback on the proposed redevelopment plan regulations and guidelines. The consultant also met with the Township’s Committee on Entrepreneurship and Economic Development and the Maplewood Village Alliance, and received written comments and recommendations from the Maplewood Historic Preservation Commission.

II.B Vision, Goals and Objectives

The vision for the Redevelopment Plan is a mix of preserved notable features and complementary new development in the Redevelopment Area supported by investments that will enhance community character.

The goals of the Redevelopment Plan are as follows:

- **High Quality Architecture** - contextually appropriate, visually compatible, and consistent in scale or character
- **Thoughtful Placemaking** - Ground floor to promote vibrant human-oriented public space, including a continuous vibrant and varied, small scale retail street wall at grade
- **Green Infrastructure + Sustainable Design**
- **Carefully Preserve Historically Significant Architecture** - Bank Building and Movie Theater façades

The specific objectives of the Redevelopment Plan are as follows:

- **Character:** Respect the existing character of Maplewood Village and the land use context of the Redevelopment Area while optimizing its value to the Township
 - Preserve and enhance the character of Maplewood Village, including its diversity of buildings and varied building heights
 - Preserve and enhance the historic character of the Maplewood Village Historic District
 - Permit redevelopment and new development consistent with the Redevelopment Area’s pedestrian-friendly mixed-use and transit-oriented setting
- **Uses:** Promote a mix of uses that supports and enhances Maplewood Village and the Township as a whole
 - Support downtown anchors, including theater space and a grocery store
 - Provide for new housing options, including a mandatory affordable housing component
 - Continue to allow a range of retail, commercial and service uses, as well as new uses such as entertainment and recreation spaces

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- **Design:** Create buildings and places that support Maplewood’s diversity and unique character
 - Allow new and expanded buildings that are similar in scale to existing development along streets frontages in Maplewood Village, with additional height permitted stepped back from adjoining streets
 - Mandate sustainable building and site design
 - Require the preservation and incorporation of existing historical facades, notably those of the bank and theater buildings
 - Encourage provision of formal and informal gathering spaces

- **Circulation:** Maintain or improve pedestrian and vehicular circulation patterns in the Redevelopment Area and Maplewood Village as a whole
 - Maintain the existing amount of public parking in the Redevelopment Area either in the Redevelopment Area or within reasonable walking distance
 - Coordinate the provision of parking in the Redevelopment Area with other Township parking efforts in the vicinity of the Redevelopment Area
 - Enhance pedestrian and bicyclist safety
 - Provide facilities for bicycle parking and storage
 - Require loading facilities for larger buildings and uses to be appropriately designed and located

The Redevelopment Plan is intended to capitalize on the strengths of the Redevelopment Area, including its prime location within Maplewood Village and its proximity to a passenger railroad station. It reflects the Township’s desire to redevelop the Redevelopment Area in a manner that meets the above objectives.

The following considerations are noted with regard to individual properties within the Redevelopment Area:

-
- Lot 100.01 is municipally owned and used as the Burgdorff Center for the Performing Arts. The Township Committee has no plans to sell or lease this property.
- Lot 174 is privately owned and used as a grocery store. The Township Committee wishes that the current use be maintained.
- Lot 175.01 is a municipally owned public parking lot. The Township Committee will consider including this property as part of the redevelopment project.
- Lot 176 is privately owned and the owner has publicly said that there is no intention to develop the site or sell it for development.

III RELATIONSHIP TO LOCAL PLANNING AND ZONING

III.A Maplewood Master Plan

The Township of Maplewood’s current Master Plan was adopted by the Maplewood Planning Board in August 2023.

Section 4 (Strategies and Recommendations – Land Use & Zoning) of the 2023 Master Plan recommends the use of redevelopment tools under the LRHL to strategically revitalize key properties within the Township. It notes that the use of redevelopment tools would be particularly appropriate for properties that are “unlikely to develop on their own and according to the community’s vision, whether because of environmental cleanup issues, difficult physical conditions, or other factors.” The Master Plan specifically calls out opportunity sites such as the “former movie theater building in Maplewood Village, which is currently being studied for redevelopment designation,” further noting that the “entire Maplewood Village area, because of the age of its buildings, would qualify as an area in need of rehabilitation.” It goes on to say that rehabilitation designation could help facilitate public realm and infrastructure improvements (including parking), and that collaboration with the Maplewood Village Alliance and the Historic Preservation Commission could help accomplish some of these larger public goals.

A number of goals of 2023 Master Plan that are relevant to this Redevelopment Plan include:

- Ensure safe and accessible mobility for all users: pedestrians, bicyclists, and transit riders, as well as those who drive.
- Strengthen the distinct characteristics of the commercial areas while promoting a cohesive and recognizable identity for Maplewood.
- Preserve and create affordable housing opportunities for residents of all incomes, ages, abilities, and family types.
- Support appropriate infill development and redevelopment throughout Maplewood that builds on community assets and minimizes unwanted impacts.
- Reinforce residential quality of life by ensuring smooth transitions between intensities of use and addressing nuisance issues.
- Recognize and protect Maplewood's historical and cultural resources as a vital part of the community's identity.
- Support environmental sustainability initiatives that improve waste and energy systems, enhance the tree canopy, protect natural resources, and reduce the impact of development.

This Redevelopment Plan is substantially consistent with the goals and recommendations of the 2023 Master Plan. The successful implementation of this Plan will advance the above goals and objectives by enabling appropriate redevelopment in the Redevelopment Area to strengthen Maplewood Village, including encouraging pedestrian activity and transit usage.

III.B Maplewood Zoning Ordinance

The Redevelopment Area lies within both the RB Retail Business Zone and the R-1-7 Residential 1-Family 7,000 sq. ft. Zone.

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III.B.1 RB Retail Business Zone (Lots 173, 174, 175, 176)

The majority of the Redevelopment Plan area lies within Maplewood’s RB Retail Business Zone. The RB zone permits a variety of retail businesses, financial institutions, restaurants, dwelling units over stores, and upper story offices. The Redevelopment Plan’s proposed use complies with the uses permitted in zoning.

The RB zone currently has a maximum permitted height of 50 feet, measured in reference to average grade around the building. The RB zone allows a maximum lot coverage of 100 percent and maximum building coverage of 80 percent.

Minimum setbacks allowed per RB zoning are: 0 feet front, 0 feet side, and 15 feet rear, with greater setbacks required for lots adjoining “transitional lots.”

III.B.2 R-1-7 Residential 1-Family 7,000 sq. ft. Zone (Lots 100.01 and 175.01)

The R-1-7 zone is a single-family residential zone, which permits single-family dwellings, clerical work related to an occupation, and for the provision of lessons for music, the arts, etc. Conditional uses include attached dwellings and bed-and breakfasts.

The R-1-7 permits a maximum building height of 35 feet, measured in reference to average grade around the building.

The R-1-7 zone allows a maximum lot coverage of 45 percent and maximum building coverage of 30 percent.

Minimum setbacks allowed per R-1-7 zoning are: 30 feet front, 7 feet side (each), and 25 feet rear.

III.B.3 Supersedes Zoning

This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Maplewood regulating development in the Redevelopment Area. Where there is a conflict between the requirements of this Redevelopment Plan and the Zoning and Development Regulations, this Redevelopment Plan shall prevail. In all situations where zoning issues are not specifically addressed herein, the Maplewood Zoning and Development Regulations shall, however, remain in effect. Final adoption of this Plan by the Township Committee shall be considered an amendment of the Township of Maplewood Zoning Map.

III.C Maplewood Village Alliance Special Improvement District Requirements

Block 12.02, Lots 173, 174, 175 and 176 are located in the Maplewood Village Special Improvement District. The other two parcels in the Redevelopment Area (Block 12.02, Lots 100.01 and 175.01) are not located in the Maplewood Village Special Improvement District at present, as they are owned by Maplewood Township and used for public purposes.

The regulations of this Redevelopment Plan are consistent with the Maplewood Village Special Improvement District design standards as currently set forth in Section 237-9.1 of the Code of the Township of Maplewood, and attached hereto as an appendix, which shall apply to all lots in the Redevelopment Area.

IV LAND USE AND DEVELOPMENT PLAN

IV.A Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without deviation. “Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

IV.B Definitions

Any word or term not defined shall be used with a meaning as set forth in the Zoning and Development Regulations of the Township of Maplewood, except that those words and terms defined in the Municipal Land Use Law or the Local Redevelopment and Housing Law, as amended, shall be used in this redevelopment plan as if included in this redevelopment plan. Specific section references which begin with “N.J.S.A. 40:55D” refer to the Municipal Land Use Law of the State of New Jersey.

As used in this redevelopment plan, the following terms shall have the meanings indicated:

ACCESS POINT: Any street, sidewalk or bicycle path crossing the boundaries of the Maplewood Village Special Improvement District.

ART GALLERY: A commercial establishment that engages in the sale, loan and/or display of paintings, sculpture, photography, video art or other works of art. An art gallery does not include uses such as a library, museum or non-commercial gallery that may also display paintings, sculpture, video art or other works of art.

BUILDING MASS: The three-dimensional bulk of a structure: height, width and depth.

COOL ROOF: A roof or portion thereof that provides solar reflectivity at the minimum level or greater specified by this redevelopment plan.

COWORKING: A space where multiple tenants rent working space such as desks or offices and have the use of communal facilities.

CRAFT DISTILLERY: A distillery operating with a craft distillery license as defined and regulated within N.J.S.A. 33:1-10.

FAÇADE: Any exterior building face or wall.

GREEN ROOF: A self-sustaining, vegetated roof system that does not require watering or maintenance of the plant material but may require periodic maintenance to prevent the non-living components of the roof system from deteriorating.

GROCERY STORE: A retail establishment primarily selling food as well as other convenience and household goods.

MAPLEWOOD VILLAGE ALLIANCE: The Maplewood Village Special Improvement District, Inc.

MERCHANT PERMIT: A parking permit issued by the Township of Maplewood that allows retail owners/employees to park their vehicle in a merchant designated parking stall.

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MICROBREWERY: A brewery operating with a limited brewery license as defined and regulated within N.J.S.A. 33:1-10.

MULTIPLE DWELLING: A building containing more than two dwelling units, including attached dwellings.

PLANNING BOARD: The Township of Maplewood Planning Board.

RETAIL BUSINESS: Any occupation or business for the sale of merchandise, property or services directly to the general public, including financial institutions, insurance, real estate agencies and travel agencies, and which is not otherwise defined as an office.

RETAIL SERVICES: The rendering of services or entertainment, as opposed to products, to the general public, such as theaters, amusement and recreation services and facilities, studios for the instruction of the arts, including dance studios, music, gymnastics, or martial arts, museums and galleries and pet care facilities.

SETBACK: A setback means the required minimum horizontal separation between a property line and a face of a building or structure. Entry stairs, window bays and porches may encroach on a setback as allowed in the ordinance or as noted herein.

STEPBACK: A setback is a required minimum horizontal separation between the façade plane of designated upper level(s) of a building and the façade plane of the lower level(s) of the same building. The purpose of a setback is to create more light and air on the street and sidewalk by increasing the horizontal separation of upper building masses from the public right-of-way. Setbacks also help reduce the perceived bulk and height of buildings, from a pedestrian's perspective, by "stepping back" the upper mass of buildings from the sidewalk.

STREET FURNITURE: Functional elements of the streetscape, including, but not limited to, curbs, phone booths and other phone installations, lighting fixtures, trash receptacles and benches.

STREETSCAPE: The individual natural and man-made elements that constitute the physical makeup of a street and that, as a group, define its character.

THEATER: A facility used to show motion pictures or for drama, dance, musical or other live performance, which may be a flexible space that can include a stage, projection capabilities, sound systems and appropriate seating. A facility consisting of more than one auditorium or other room used as a theater shall be considered a single theater for the purposes of this chapter.

WINERY: A salesroom operated by the holder of a plenary winery license as defined and regulated within N.J.S.A. 33:1-10.

IV.C Permitted Uses

IV.C.1 Principal Permitted Uses

One or more of the following uses shall be provided at street level along Maplewood Avenue, and shall be permitted in any location within the Redevelopment Area:

- Theaters
- Performing arts centers
- Art galleries
- Grocery stores

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- Other retail businesses
- Retail services, but not including hair or nail salons
- Restaurants, but not including fast food restaurants
- Microbreweries
- Craft distilleries
- Wineries

The following uses shall not be permitted at street level along Maplewood Avenue, but shall be permitted in any other location within the Redevelopment Area:

- Multi-unit residential (i.e. multiple dwellings)
- Office
- Coworking
- Hotel

IV.C.2 Additional Regulations for Permitted Principal Uses

The maximum width of any individual use (other than a theater or grocery store) facing Maplewood Avenue shall be 30 feet, except that greater width may be provided if the facade design is broken up to appear as two or more storefronts 30 feet or less in width. This requirement shall not apply to existing buildings.

IV.C.3 Permitted Accessory Uses

Permitted accessory uses are other uses that are customarily accessory to the permitted principal use, provided that they are subordinate to the principal use, do not change the character of the principal use, and serve only the principal use, and include but are not limited to:

- Lobbies on the ground level providing access to coworking, hotel, office or residential uses on upper floors or in the interior of a building.
- Parking as an accessory use to permitted principal uses in the Redevelopment Area, as well as other uses in Maplewood Village.
- Loading spaces, including loading docks, and recycling and refuse storage areas. Off-street loading, refuse and storage areas shall be screened from public view and not permitted along Maplewood Avenue. On-street loading may be provided along Maplewood Avenue and Inwood Place, subject to appropriate Township regulations, but shall not be permitted on Durand Road or Woodland Road.
- Home-based businesses, as defined in the Zoning and Development Regulations of the Township of Maplewood, Section 271-3, and as regulated in the definition for the RGA, Residential Garden Apartment district, Section 271-70C.
- Management offices, fitness centers, receiving dish antennas, solar collectors and other uses customarily associated with the permitted uses, provided that such accessory uses are subordinate to the principal use and serve only the principal use.

IV.C.4 Affordable Housing

Any residential development with five or more dwelling units is required to set aside at least 20 percent of units on-site to be affordable to low- and moderate-income households. Income and bedroom distribution

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for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and other applicable laws and regulations.

IV.D Bulk and Yield

IV.D.1 Lot Standards

The following lot standards apply to any new lots:

- Minimum lot area: 2,500 square feet
- Minimum lot frontage: 25 feet

IV.D.2 Setbacks, Height, and Coverage

Setbacks

Setbacks of existing buildings along Maplewood Avenue shall be maintained. Minimum setbacks from street lines for new development are as follows:

- Maplewood Avenue: zero feet. The existing marquee and canopy over the theater lobby entrance on Lot 175 shall be permitted to remain.
- Inwood Place: five feet.
- Durand Road and Woodland Road: 20 feet.

Minimum setbacks from lots in the Redevelopment Area to other property lines are as follows:

- Lot 100: zero feet.
- Lot 169: five feet.

Building Height

- The limitations on building height assume the construction of a building with a flat roof, although sloped features such as dormers and mansard roofs shall be permitted.
- The height of a building façade at minimum front setback lines and the minimum setback lines to Lots 100 and 169 shall not exceed 35 feet at any one point, as measured from finished grade at the base of the building to the top of the façade, including any parapet.
- Additional height up to 55 feet shall be permitted beyond the front building facades, but that portion of the building over 35 feet in height shall be set back from the minimum front setback line one foot for every foot in building height over 35 feet. This setback may be provided as a stepback for one or more upper stories, or may be a taller façade setback at the required additional distance from the minimum front setback line.
- Overall building height shall be measured from the average finished grade along the building perimeter to the highest point of the roof, subject to the stepback requirements above. The average finished grade shall be calculated by measuring the elevation at ten-foot intervals around the periphery of the foundation.
- This requirement applies to the main building mass as well as to all parapets, rooftop amenity structures, elevator overruns, and stairwell bulkheads.
- Parapets shall not exceed a height of 42 inches above the highest point of the roof. Rooftop appurtenances may exceed the maximum permitted height by up to 10 feet (14 feet for elevator overruns), but shall be screened and/or set back from the edge of the roof a horizontal distance

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equal to its height above the roof, and shall not cover more than 15 percent of the roof area. Such appurtenances should be located as close to the center of the roof as possible, so as to reduce visibility from surrounding areas.

Coverage

- Maximum building coverage: 80 percent, which may be increased to 90 percent where parking is provided within a building.
- Maximum lot coverage: 95 percent.

IV.E Building and Site Design

IV.E.1 General Applicability

The Maplewood Village Special Improvement District design standards as set forth in Section 237-9.1 of the Code of the Township of Maplewood that are in effect as of the date of adoption of this Redevelopment Plan shall apply to all lots in the Redevelopment Area. These regulations are appended to the Redevelopment Plan for reference. Additional building and site design standards are set forth in the remainder of this section. Where there is a conflict between the Redevelopment Plan regulations below and the Special Improvement District design standards, the Redevelopment Plan shall be applicable.

IV.E.2 Balconies

Balconies are permitted on upper floors of all residential facades except any facade facing Maplewood Avenue. Balconies may project up to three feet from the building facade, but shall not project beyond the property line. Balconies shall be visually permeable at the front, with wood or metal railings, and shall be full balconies (i.e. shallow “Juliet” or French balconies are prohibited).

IV.E.3 Building Materials and Facade Design

All new and expanded buildings in the Redevelopment Area shall be constructed of high-quality materials. Primary permitted building materials shall be brick, stone, terra cotta and/or stucco, which shall cover a minimum of 75 percent of each façade visible from a public right-of-way, exclusive of windows and doors, and 40 percent of any other façade. Accent materials may include painted and nonreflective metals, glass, aluminum, wrought iron, matte finish ceramic, slate, terra cotta, stone and wood clapboard siding. Reflective materials, EIFS and other synthetic stucco, vinyl siding and vinyl-clad windows are explicitly prohibited. Building design and materials should harmonize with those in the Historic District and other surrounding development.

No more than three different materials should be employed as primary materials within each bay’s facade. Within the chosen primary materials, variation in color, texture, and/or pattern should be employed to create further distinctions. Changes in materials, colors, texture, or pattern that occur across a horizontal line should be marked by a change in plane, dimensional band or belt cornice, a recessed channel, or similar horizontal feature.

Materials should be extended around corners and extensions to a logical vertical break in plane, in order to avoid a “pasted on” appearance. Side elevations that are within the front 50 feet of the sides of the building, shall have a level of fenestration, detailing, and materials that is comparable with that of the front façade of the building.

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Any façade that faces a public or private parking area or a public alley or other right-of-way, or is visible from a street, shall utilize the same materials, building design and quality of appearance as a front façade.

Air conditioners, vents and chimneys shall not be permitted on any facade that faces Maplewood Avenue.

Buildings fronting on Woodland Road and the portion of Inwood Place to the north of the former bank building may have a more residential appearance. Permissible design along these residential frontages may include townhouse-style architecture with private porches, stoops and/or entrances for ground floor dwellings and similar design elements.

IV.E.4 Ground Floor Uses

Active uses shall be provided on the ground level frontage of all portions of a building facing Maplewood Avenue. These uses may include a theater, retail business, financial institution, restaurant or building lobbies associated with upper floor uses. The minimum floor to ceiling height of new ground level spaces facing Maplewood Avenue shall be 11 feet.

IV.E.5 Historic Building Preservation and Reuse

As part of the redevelopment agreement, the developer shall evaluate the existing buildings and explain to the Township why they can or cannot be reused.

The original Maplewood Bank & Trust Co. building on Lot 173 shall not be demolished. The redeveloper of the historic bank building shall preserve the engraved signage which states “The Maplewood Bank & Trust Co.” on the front façade and the interior bank vault, and repair and preserve any other original features on the facade. Developers shall consider retaining the interior of the Bank building as part of their construction plans, and should limit modifications to the interior layout to the extent possible. The two-story building, fronting the former Maplewood Theater on Lot 175, shall not be demolished unless engineering studies find that it is structurally deficient for development. If demolition of the front building is approved, a new building must be constructed that is similar to the existing building in terms of size, design and materials. The preservation and restoration of design elements that are not readily visible shall be preserved and restored, if possible, and be replicated and reconstructed, if necessary. The redeveloper of the former Maplewood Theater building shall preserve and restore where possible and replicate and reconstruct (consolidating any original historic materials), if necessary, the 1927 theater marquee and locate it in its original site. No other marquees or projecting signage shall be permitted.

Redevelopers shall outline in their application all previous experience with historic preservation and adaptive reuse and any team members with historic preservation and/or adaptive reuse experience/certifications. Redevelopers who have no experience in historic preservation (including by members on their team) shall be required to hire consultants including, but not limited to, an architectural preservation firm and appropriate structural engineers necessary to maintain the structural integrity of any reused portions of the existing structures, as consultants.

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IV.E.6 Recycling And Refuse Areas

One or more designated areas shall be provided for the storage of recyclables and refuse. Such areas shall be screened by fences, walls and/or landscaping or be located within a building, and should be located adjacent to a loading area to the extent practicable.

IV.E.7 Roofs

Cool Roofs and Green Roofs

Cool roofs, green roofs and solar collectors are permitted and encouraged on buildings in the Redevelopment Area.

A cool roof shall utilize a material that has a solar reflectivity of 40 percent or greater as certified by the Cool Roof Rating Council on at least 75 percent of its surface area. Additional information cool roofs may be found at the Cool Roof Rating Council's web site, www.coolroofs.org.

Green roofs shall be installed in accordance with the following criteria:

- A green roof shall consist of four layers: a waterproof membrane, a layer of insulation, a drainage layer, and the growing medium (substrate). Additionally, a protective layer of PVC or other suitable material may be placed beneath the growing medium to protect against roots penetrating the waterproofing layer.
- The growing medium shall be a thin, lightweight medium suitable for planting wildflowers or grasses; for example, a mix of expanded shale and/or sand with 10 percent humus.
- Plantings on green roofs shall be shallow-rooted, drought-tolerant species that thrive in thin, nutrient-poor soils and will not require irrigation; for example, mosses and grasses.
- Green roofs shall be subject to approval by the Township Engineer and shall be subject to periodic inspection.

Rooftop Terraces

Rooftop terraces shall be permitted. Any terrace located on a roof above the top story of the building shall be set back a minimum of ten feet from the edge of a facade facing a public street and five feet from any other facade.

IV.E.8 Satellite Dishes and Antennas

All parts and components of satellite dishes, and television and radio antennas shall require approval of the Maplewood Village Alliance and shall be screened from view or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, placement of said equipment in the center of the building is strongly encouraged in order to minimize the need for screening.

IV.E.9 Signage

Signage shall be governed by the signage regulations in Section 271-56 of the Zoning and Development Regulations of the Township of Maplewood, following the column equivalent to the RB Retail Business zone, and by the sign regulations for the Maplewood Village Special Improvement District set forth in Section 237-9.1 of the Code of the Township of Maplewood.

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Signage shall be indirectly lit, except that the theater marquee sign shall be permitted to have punch through letters.

IV.E.10 Sustainable Design

The Maplewood Township Committee adopted Resolution 106-22, a *Sustainable Land Use Pledge*, on April 5, 2022, spelling out the Township's intent to incorporate sustainable development practices in its municipal land use policies. Goals include reducing the amount of parking and encouraging walking and bicycling, protecting natural resources, fostering a diverse mix of housing types, and incorporating "the principles of green building design and renewable energy generation ... when updating our site plan and subdivision requirements for residential and commercial buildings."

On the same date, the Township Committee adopted Resolution 111-22 endorsing the adoption of a *Green Building Policy* that encourages green design for residential and commercial buildings. In light of this policy, development in the Redevelopment Area shall follow green building design principles, including those that reduce building heating and air conditioning demands, such as reflective or green roofs, sunshades or brise-soleils at windows, rooftop shade structures, and deep overhangs. Solar panels are encouraged.

As required of all applications for site plan approval, the developer shall complete the *Maplewood Green Development Checklist*. The Checklist is for information purposes and is intended to "foster a dialogue between a site plan applicant and the Planning Board or Zoning Board of Adjustment regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment and generally improve the quality of life in the Township of Maplewood."

IV.E.11 Massing and Articulation

Buildings shall be broken up vertically into a base, a middle and a top, and horizontally into bays, through the use of building articulation or change in materials. The base shall not extend higher than 15 feet above the adjacent finished grade. Material changes shall occur at logical points, delineated by a change in building plane and/or a cornice line.

A vertical demarcation into bays shall be required every 30 linear feet along building facades. A vertical demarcation having a depth of at least two feet shall be required for every 100 linear feet of building facade.

IV.E.12 Transparency

Buildings shall maintain a distinction between ground floor and upper floor windows. A higher proportion of ground floor portions of façades should consist of glass than on upper floors.

A minimum of 60 percent of the ground floor of a façade facing Maplewood Avenue shall be transparent glass. Storefront and lobby entrance doors shall be at least 75 percent transparent glass.

On upper floors, windows shall be vertically proportioned. Windows may be grouped in twos or threes to create larger areas of glazing, but windows shall be separated by vertical structural members. All upper floor windows shall have multiple panes. When muntins are utilized, they shall be visible on the exterior of windows. A minimum of 40 percent of the façade of upper floors shall be transparent glass.

Large areas of blank, windowless facades are discouraged on all façades.

IV.E.13 Streetscape

Pedestrian plazas and other open spaces shall be bounded by perimeter tree plantings. Benches and other street furniture should be provided along Maplewood Avenue and elsewhere in the Redevelopment Area.

Utilities

All new utility distribution lines and utility service connections from such lines to the Redevelopment Area's individual uses shall be located underground. Remote readers shall be provided for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities. To the extent possible, existing utility lines should also be relocated underground.

IV.F Circulation, Parking and Loading

IV.F.1 Sidewalks

The minimum width of sidewalks shall be six feet, except that a minimum width of 11 feet and a maximum width of 15 feet shall be provided for any sidewalk along Maplewood Avenue. Sidewalk materials are to match existing Maplewood Village Alliance-approved pavers on street frontages where such paver sidewalks already exist. Specifications for pavers are obtained through the Township Engineer's office.

IV.F.2 Vehicular and Pedestrian Connection

New development on Lot 173 may be coordinated with the Township to provide a vehicular and pedestrian connection through the Redevelopment Area between Inwood Place and Woodland Road.

IV.F.3 Parking

Adequate parking shall be provided to reasonably serve all uses within the Redevelopment Area, as well as to provide public parking as required by this plan. However, in recognition of the Redevelopment Area's location proximate to a passenger railroad station with frequent service and the availability of stores, services, parks and other amenities within the vicinity, some flexibility in the provision of parking is set forth below. The provision of parking in the Redevelopment Area should be coordinated with other Township parking efforts in the vicinity of the Redevelopment Area.

Public Parking

Existing public parking spaces in the Redevelopment Area and on adjacent street frontages shall remain or be replaced by an equivalent or greater number of public parking spaces, which may be located in the Redevelopment Area or within reasonable walking distance.

Residential Parking

A minimum of 0.75 parking spaces and a maximum of 1.0 parking spaces shall be provided per dwelling unit. These ratios are lower than set forth in the New Jersey Residential Site Improvement Standards due to the Redevelopment Area's accessibility to transit service, stores, services, parks and other amenities. Required residential parking spaces shall be provided within the Redevelopment Area.

Non-Residential Parking

There shall be no minimum parking requirement for non-residential uses.

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Parking Design

Off-street parking may be provided within buildings and in surface parking lots. Parking located in the Redevelopment Area serving one or more uses in the Redevelopment Area (e.g., parking for apartment residents or hotel guests) should be located within a building. All parking spaces shall be screened from view from the street by landscaping or decorative walls.

Consolidation and provision of shared access for existing parking within the Redevelopment Area is recommended.

Full-size parking spaces shall be a minimum of 9 feet wide and 18 feet deep. Accessible parking spaces shall comply with dimensional requirements of the Americans with Disabilities Act (ADA). Compact parking spaces shall be a minimum of 8 feet wide and 16 feet deep, and shall make up no more than 20% of the total parking. Tandem parking spaces may be provided for residential uses, but the number of tandem parking spaces shall not exceed the proposed number of multi bedroom dwelling units.

The placement of a curb-stop up to two feet within the required parking space depth is permitted, provided that there is adequate area for an automobile occupying the parking space to overhang said curb-stop a like distance without infringing on required landscaping or pedestrian areas.

Landscaping shall be provided around the perimeter of all surface parking lots.

IV.F.4 Trash, Service, and Mechanical Areas

Adequate loading space shall be provided to serve the uses in the Redevelopment Area. Off-street loading spaces should be located adjacent to recycling and refuse storage areas and shall be located within a building or screened by fences, walls and/or landscaping. Any new off-street loading space shall be designed to accommodate trucks commensurate with use without using Maplewood Avenue for vehicle maneuvering.

IV.F.5 Curb Cuts and Driveways

Existing curb cuts on Inwood Place shall be reduced in number as part of any redevelopment on Lot 173. A maximum of one curb cut shall be permitted on the Lot 173 frontage on Inwood Place, except that a second curb cut shall be permitted to provide a vehicular connection to Woodland Road.

No new curb cuts shall be permitted on Maplewood Avenue.

Curb cuts shall be minimized in width and shall not exceed 20 feet, except where necessary to accommodate truck turning movements for loading areas. Sidewalks shall continue uninterrupted across any driveways. Traffic calming measures such as changes in surface materials shall be utilized before driveways cross a sidewalk or pathway, but not on the sidewalk or pathway, to alert drivers to the pedestrian crossing.

IV.F.6 Electric Vehicle Charging Infrastructure

“Make-Ready” parking spaces and/or Electric Vehicle Supply Equipment (EVSE) shall be provided within the parking garage of the Redevelopment Area as required by New Jersey law. The Redeveloper shall be responsible for the continued maintenance and functional operation of the EVSE in accordance with the New Jersey Municipal Land Use Law.

IV.F.7 Bicycle Facilities

Indoor bicycle storage areas and/or sheltered bicycle parking racks shall be provided for residents and workers of all buildings. The minimum ratios for bicycle parking shall be one space for every three dwelling units and one space per 500 square feet of nonresidential floor area. At least 15 square feet of area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals; double-height racks to stack bicycles are permitted in order to meet this requirement.

Outdoor bicycle parking shall be provided to accommodate customers and visitors of the uses in the Redevelopment Area, and shall match the style and color of those existing in Maplewood Village or approved by the Maplewood Village Alliance. Bicycle racks shall be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

V PLAN CONSISTENCY REVIEW

V.A Relationship to Master Plans of Adjacent Municipalities

The Redevelopment Area is situated in the interior of the Township of Maplewood. It is not located in the immediate vicinity of any adjacent municipalities, and therefore the Redevelopment Plan would not impact the master plan of any municipality adjoining Maplewood.

V.B Relationship to the Essex County Master Plan

Maplewood lies at the southern boundary of Essex County. The Land Use Element of the *Essex County Master Plan* has not been updated since 1970. As indicated in the Maplewood Master Plan, the land use conditions in the County have changed so much since that time that its goals and policies are very much outdated. The only portion of the *Essex County Master Plan* to be updated in recent years is the Park, Recreation and Open Space element, which focuses largely on the County's park system, and is not relevant to this Redevelopment Plan.

V.C Relationship to the State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been readopted once during the 32 years since its original adoption. A new State Strategic Plan (SSP) was proposed in 2011 as the revision to the 2001 SDRP, but has not been advanced in recent years. The State Office of Planning Advocacy started the process of preparing a new State Plan in 2023.

This Redevelopment Plan is thoroughly consistent with the SDRP and the draft SSP, as it epitomizes the smart growth principles set forth in both documents. In particular, the Redevelopment Plan promotes the reuse of developed property in an area well served by infrastructure and transit and proximate to highways and other transportation networks; it facilitates the remediation, cleanup, and reuse of a contaminated commercial property; and it reduces flood risks and enhances a riparian location. This Redevelopment Plan therefore furthers the goals, strategies and policies of the SDRP and the proposed SSP.

VI PROPOSED REDEVELOPMENT ACTIONS

The Redevelopment Plan provides for a number of actions in support of the overall Plan goals and objectives, as follows.

VI.A New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in **Section III** of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Township’s professional consultants for the project. The redeveloper shall adhere to the overall parameters for development presented in **Section III** of this Plan and is encouraged to otherwise refine the design concepts presented therein in developing a unique and high-quality project proposal.

VI.B Properties To Be Acquired

The Redevelopment Area is a non-condemnation area. No property acquisition by the Township of Maplewood is proposed.

VI.C Redeveloper’s Agreement

In order to develop any portion of the Redevelopment Area, a redeveloper must execute a redevelopment agreement in form and substance satisfactory to the Township. Among other things, it will specify the nature and extent of the improvements to be made and their timing and phasing as permitted therein. The agreement shall be executed prior to application for preliminary or final site plan approval, unless the timing of such execution is waived by the Township Committee, in which case, execution of the agreement shall be a condition of final site plan approval.

VI.D Impact Study and Off-Site Improvements

To assess development impacts on traffic, a traffic impact study of external flow on streets and intersections within the Maplewood Village Special Improvement District shall be required for any project that exceeds 20 dwelling units and/or 10,000 square feet of new nonresidential floor area. The traffic study shall include an analysis of traffic patterns for accessing parking and loading areas, and evaluate impacts on all access points of vehicular, pedestrian and bicycle traffic in and out of the Village. The redeveloper shall be required to pay the pro-rata share of the cost of providing reasonable and necessary street improvements. “Complete Streets” policies shall be incorporated in the design of any street improvements.

VI.E Other Actions

In addition to the demolition and new construction described above, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to:

- Provisions for public infrastructure necessary to service and support new development.
- Environmental remediation.
- Vacation of public utility easements as may be necessary for redevelopment.

VII GENERAL PROVISIONS

VII.A Site Plan Review

Prior to commencement of construction, a site plan for the construction and/or rehabilitation 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.), shall be submitted by the applicant for review and approval by the Maplewood Planning Board.

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Engineer of the Township of Maplewood.

VII.B Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

VII.C Non-Discrimination Provisions

No covenant, agreement, lease, conveyance, or other instrument shall be affected or executed by the Township Committee of the Township of Maplewood or by a developer or any of his or her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual orientation in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of race, creed, color, ancestry, sex, national origin, family status, disability, or sexual orientation.

VII.D Duration of the Plan

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of not more than 30 years from the date of original adoption by the Township Committee.

VII.E Deviation Requests

The Maplewood 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 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 practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Maplewood 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 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

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the 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 N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations from this Redevelopment Plan which would constitute a variance as described in N.J.S.A. 40:55D-70d shall be permitted. Any such deviations may only be permitted by way of an amendment to this Redevelopment Plan.

VII.F Escrows

The redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the professional consultants retained by the Township to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process.

VII.G Infrastructure

The redeveloper, at the Redeveloper's cost and expense, shall 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 the provision of water, sanitary sewer, stormwater sewer, electric and gas service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, 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 as a result of the impacts of the project.

VIII OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- No displacement and/or relocation of businesses and residents in the Redevelopment Area is anticipated on the part of the Township of Maplewood.
- There are no existing affordable housing units that are set aside for low- and moderate-income households in the Redevelopment Area, and therefore none are proposed to be removed.
- As indicated in **Section II.C**, this Redevelopment Plan is substantially consistent with the Master Plan of the Township of Maplewood. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

IX PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Township Committee of the Township of Maplewood and, unless the request is issued by an agency of the Township, shall pay a fee of \$2,500. The Township Committee and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Committee in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.

**X APPENDIX: MAPLEWOOD VILLAGE SPECIAL IMPROVEMENT
DISTRICT DESIGN STANDARDS**

§ 237-9.1. Design criteria (Maplewood Village). [Added 7-6-1999 by Ord. No. 2095-99; amended 1-16-2001 by Ord. No. 2142-01; 4-17-2001 by Ord. No. 2158-01; 12-16-2014 by Ord. No. 2765-14]

Except as otherwise set forth herein, all provisions of the Zoning and Development Regulations of the Township of Maplewood and the Code of the Township of Maplewood shall govern.

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

ARCHITECTURAL FEATURES/ELEMENTS — Those portions of a building or structure that account for its unique style and character, including roofline, entrances, fenestration and decorative details, such as cornices, brackets, balustrades, friezes, moldings, pilasters, sills, lintels, etc.

ARCHITECTURAL INTEGRITY — An appearance that retains the architectural features/elements of a building and conforms to the requirements for visual compatibility, massing, proportion and scale, proportion of facades, character of facades and proportion of openings.

BANNER — A graphic on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

BUILDING MASS — The three-dimensional bulk of a structure: height, width and depth.

BUILDING PROPORTION — The width-to-height relationship of one building part to another building part or of one building to another.

BUILDING SCALE — The relationship of a particular building, in terms of building mass, to other area buildings.

FACADE — Any exterior building face or wall.

MZDR — Refers to the Municipal Zoning Regulations and is used throughout this document to refer the reader to specific sections of the Municipal Zoning Code.¹

PLANNING BOARD — The Township of Maplewood Planning Board.

PRINCIPAL FACADE — The facade(s) of a building that front on major streets or which are intended to contain the primary entrance to a building.

PUBLIC NUISANCE — In addition to the items set forth in PM 302.0, "public nuisance" shall include any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant, partially or completely deliberately unrented or unused or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

SIDEWALK SIGN — A portable, outdoor sign that consists of two sign boards that are hinged together at the top which is carried or moved about without having to detach the sign from a secure anchoring device set in the ground or to a building. Said signs are also known as "A-frame" signs and "sandwich board" signs.

SIGN — Any announcement, display or illustration used to advertise or promote the interest of any person or product when the same is placed in a position to be seen by the general public from any street or public way.

1. Editor's Note: See Ch. 271, Zoning and Development Regulations.

SIGN FASCIA — The natural frame created by a building's architectural elements to accommodate a sign without obscuring any doors, windows, transoms, entrances or decorative detail. (See Figure 1.)²

STREET FURNITURE — Functional elements of the streetscape, including, but not limited to, curbs, phone booths and other phone installations, lighting fixtures, trash receptacles and benches.

STREETSCAPE — The individual natural and man-made elements that constitute the physical makeup of a street and that, as a group, define its character.

VILLAGE ALLIANCE — The Maplewood Village Special Improvement District, Inc.

VISUAL COMPATIBILITY — The design of buildings which is sufficiently consistent in scale or character and/or sitting with other buildings or man-made or natural elements in the area, so as to avoid abrupt and/or severe differences, and the repair, alteration or renovation of a building in a manner in which such work is consistent with the existing architectural features of a building, its scale, mass, proportions, materials and colors.

WALL GRAPHIC — A sign attached to the surface of, and whose plane is parallel to, the plane of the exterior wall of a building.

WINDOW GRAPHICS —

- (1) **PERMANENT WINDOW GRAPHIC** — Any sign made of a material other than paper or cardboard that is visible from the window area or that is applied or adhered directly to the window glazing or etched into that glazing.
- (2) **TEMPORARY WINDOW GRAPHIC** — Any sign visible from the window display area or adhered to window or door glazing, other than permanent window graphics, including community flyers, signs advertising a sale or promotion, or any other nonprofessionally manufactured sign. All paper and cardboard signs are considered to be temporary window graphics. No temporary graphics may be adhered to the exterior of building.

WORK — Any physical change made to the exterior of a property or structure to increase its value and utility or to enhance its appearance, including, but not limited to, the following: site work, new construction, additions, alterations, exterior restorations, cleaning, lighting, new or replacement signage, painting, street furniture and landscaping.

ZONING BOARD — The Township of Maplewood Zoning Board of Adjustment.

B. Building design standards.

- (1) **Style.**
 - (a) There are no specific "style" requirements for buildings in the district.
 - (b) All work performed within the district shall be visually compatible with the existing buildings in the district and must not compromise the architectural integrity of the building upon which the work is being performed.

2. **Editor's Note: Figure 1 is included as an attachment to this chapter.**

(2) Materials.

- (a) New construction or additions shall employ materials used in existing structures throughout the district in order to maintain visual compatibility. Such materials include, but are not limited to, wood siding; brick; stucco; stone; painted and nonreflective metals; glass; aluminum; wrought iron; matte finish ceramic; slate and terra cotta.
- (b) In doing repairs or renovations, original materials shall be retained and restored wherever possible. If original materials need to be replaced, they should be replaced with materials of the same design and substance.
- (c) Covering existing building materials with secondary materials for cosmetic or other reasons is prohibited.
- (d) Materials that simulate or imitate other materials are not permitted except in unusual circumstances. Synthetic stucco is specifically prohibited.
- (e) Reflective materials are not permitted.
- (f) The original finish of masonry facades must be maintained. Masonry that was originally unpainted shall remain so.

(3) Colors.

- (a) Colors shall be visually compatible with that of the materials of the building and adjacent buildings. Original colors on old buildings are preferred where information exists on them.
- (b) All "day-glow" colors are prohibited within the district.
- (c) Suggested guidelines for paint color placement:
 - [1] Store windows: match trim color.
 - [2] Shutters: door color or other dark color which complements wall color.
 - [3] Ironwork: black or other dark color.
 - [4] Cornices: if wood or metal, match trim color.
 - [5] Dormer windows: match window color.
 - [6] Gutters/downspouts: bronze, copper, green or other dark colors or match trim color.
 - [7] Utility equipment, such as permanent (nonwindow) air-conditioning units, including rooftop air-conditioning units visible from the street, fire escapes and other equipment: shall be painted so as to be unobtrusive (i.e., they should match the wall color of the building or be painted dark or gray).
 - [8] Security gates: match door or window color.

[9] Sign panels: field color should be compatible with the color of the surface to which the sign is attached.

(4) Architectural design.

(a) New construction within the district shall be visually compatible with other structures in the district and shall be constructed of the same, similar or complementary materials.

(b) Additions to existing buildings shall be visually compatible with adjacent structures. Additions shall incorporate elements similar to the original facade into their design.

(c) Repairs and restorations of existing buildings.

[1] All such work shall preserve the architectural integrity of the existing building. Original building materials and details should be retained and restored in like material and form. When it becomes necessary to introduce new features, they should be visually compatible with the existing features.

[2] If an earlier improvement to the original structure was not done in a way that respects the architectural integrity of the building or does not maintain visual compatibility with adjacent structures, the incompatible improvement shall be reversed and corrected when alterations/repairs to that component are undertaken.

(d) Massing. The building and its parts shall appear to be balanced, and the mass of a facade shall not interrupt the continuity of the appearance of the street. Buildings in the district should be broken down into segments having vertical orientation (bays). Buildings shall be visually divided into a base, middle, and top through the use of different materials or other techniques. The base shall not extend higher than 15 feet above the adjacent finished grade.

(e) Proportion and scale. Buildings with additions and new buildings located on properties less than 125 feet in width shall be in proportion to and of a similar scale to existing buildings in the district. New buildings on properties more than 125 feet in width may be larger in scale than existing buildings. However, such new buildings shall provide varied facade design in accordance with the following:

[1] A vertical demarcation shall be required at every 50 linear feet or less of building facade. A vertical demarcation having a depth of at least three feet shall be required for every 100 linear feet of building facade.

[2] Horizontal demarcations shall be required for any building taller than three stories. A horizontal demarcation may be achieved by such elements as a cornice line, one or more upper floors being stepped back from lower floors, a course of brick or stone which projects or is differently colored or differently laid, or a floor (such as the ground floor) which has a different material from the main facade.

- (f) **Setbacks.** New construction and additions shall maintain the alignment of principal facades at the sidewalk edge or uniform setback lines of buildings on a block, except for buildings fronting on Dunnell Road and Woodland Road, which shall have a minimum front setback of 10 feet. (See Figure 2.)³ In no event shall the front yard setback exceed 10 feet for buildings fronting on Maplewood Avenue, Baker Street, Highland Place and Inwood Place or 25 feet for buildings fronting on Dunnell Road and Woodland Road.
- (g) **Roofs.** Buildings in the district must have rooflines the same as or similar to those found on adjacent buildings, except for a multistory building located adjacent to a one-story building. Roofs must be less dominant than walls in the building's total design.
- (h) **Proportion of facades.** The relationship of the width to the height of the front elevation and its elements shall be visually compatible with that of adjacent buildings in the district.
- (i) **Character of facades.**
- [1] Buildings with expansive blank exterior walls not punctuated by window and door openings, horizontal decorative elements or vertical bays are not allowed in the district.
- [2] Any facade that faces a public or private parking area or a public alley or other right-of-way, or is visible from a street or railroad, shall utilize the same materials, building design and quality of appearance as a front facade.
- (j) **Proportion of openings.** The relationship of the width to the height of window proportions on the front elevation shall be visually compatible with surrounding buildings. Window openings should create bays within the principal facade. Buildings with continuous bands of horizontal windows and/or storefront are prohibited. (See Figure 3.)⁴
- (k) **Windows and doors.** New buildings or additions must maintain a distinction between upper- and lower-floor windows. The first floor shall be primarily transparent, whereas the upper-floor windows' openings shall be smaller.
- [1] For buildings facing Maplewood Avenue, Baker Street, Highland Place and Inwood Place, a minimum of 60% of the storefront area (calculated as the area inside the structural bay) shall be transparent glass. Storefront entrance doors shall be at least seventy-five-percent transparent glass.
- [2] **Replacement windows.** Replacement windows and doors must be of the same size, shape, style, material and construction as the original windows and doors. This includes display windows.
- [3] **Filler strips.** Decorative panels or filler strips that reduce the size of original

3. **Editor's Note:** Figure 2 is included as an attachment to this chapter.

4. **Editor's Note:** Figure 3 is included as an attachment to this chapter.

window and door sash openings to accommodate standard-size replacements are prohibited.

- [4] Display windows and window display areas. All windows exposed to public view shall be kept clean and free of marks and foreign substances. Except when necessary in the course of changing displays, no storage of materials, stock or inventory shall be permitted in window display areas ordinarily exposed to public view. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.
- (l) Shutters. When used, shutters must be the type that, when closed, fully cover the window openings. Nonworking (decorative) shutters are not permitted.
- (m) Electrical wiring. All electrical wiring shall be concealed rather than visible in exposed conduit wherever feasible.
- (5) Grandfathering. When new work on a grandfathered nonconforming component of a building requiring a permit is undertaken, such work voids the legality of the nonconforming component. In other words, if work is proposed on a nonconforming condition, it must be corrected, but nonconforming conditions on which no work is being performed may remain.
- (6) Demolition. In keeping with the preservation element of the Township of Maplewood's Master Plan, which recognizes the need to preserve structures of historical significance, no building within the district shall be demolished without its owner demonstrating significant financial hardship and without having a proposed alternative for new construction (i.e., schematic plans drawn by a licensed architect or engineer) approved by the MVA Design Review Committee and Village Alliance Board and the Planning Board with proof of project financing, i.e., lease agreements, loan agreements, mortgage commitments, etc., except in instances where the Uniform Construction Code requires the demolition of a fire-damaged building.
- (7) Vacancy. Signage and window display areas on vacant storefronts must be maintained in the same good condition required of occupied properties. Property owners with storefronts vacant for more than 60 days must install a decorative window display approved by the Alliance.
- (8) Signage and graphics.
- (a) Window graphics.
- [1] [See MZDR § 271-56A, Note A.] Temporary window graphics must be removed within two days after the close of the sale or special event that they advertise and in no event may be displayed for more than 30 days. Accordingly, all temporary window graphics must have a removal date indicated on their backside. Temporary window graphics may not occupy more than 25% of the total window area in which displayed.
- [2] [See MZDR § 271-561(2).] Temporary window graphics are not debited against the allowable graphic area for wall and ground graphics. The total area

occupied by both permanent and temporary window graphics combined shall not exceed 25% of the total area of the window or glazed door in which displayed.

- [3] Except for "For Rent" signs, any temporary sign or other advertising material shall be removed within two days after the expiration of the event, sale or special event and in no event may be displayed for more than 30 days, whichever shall have occurred sooner. "Grand Opening" signs may be displayed for no more than 14 days.
- [4] [See MZDR § 271-56A, Note B.] Permanent window graphics may not occupy more than 25% of the total area of the window in which displayed, including the windows of glazed doors.

(b) Wall graphics.

- [1] [See MZDR § 271-56D(1).] Wall graphics cannot be more than 1.5 feet high and cannot occupy more than 75% of the linear footage of the sign fascia.
- [2] [See MZDR § 271-56D(2).] Wall graphics are permitted within the sign fascia only.
- [3] Wall graphics shall not project more than nine inches from the building wall to which they are affixed, except for projecting signs as permitted below.
- [4] Each establishment shall display a permanent wall graphic, window graphic or awning bearing the name of such establishment.
- [5] Permanent signs are permitted on solid doors as long as they do not exceed 25% of the total area of the door.
- [6] A ground floor use with a secondary entrance facing a public or private parking area or a public alley or other right-of-way shall be permitted to provide additional window or wall graphics on or adjacent to such entrance. Such wall graphics cannot be more than 1.5 feet high and cannot occupy more than 50% of the linear footage of the sign fascia.

(c) Projecting signs. Projecting signs are permitted below the second story, provided that:

- [1] Projecting signs must be securely attached to the building by an ornamental bracket.
- [2] No projecting sign may have more than two faces.
- [3] No projecting sign, including brackets, may project more than 30 inches from the building to which it is attached.
- [4] A projecting sign shall not be larger than five square feet in area. Ornamental brackets are not included in this calculation.
- [5] Not more than one projecting sign is permitted for each entrance door.

- [6] The bottom of any projecting sign must be at least 7.5 feet above the ground level; its top may not extend higher than whichever of the following is the lowest: 25 feet above grade; the bottom of the sills of the first level of windows above the ground floor; or the top of an existing sign fascia band or panel.
 - [7] Projecting signs may not be directly illuminated by neon or other light sources or illuminated from their interior.
 - [8] Projecting signs may not be less than one inch nor more than three inches in thickness.
- (d) Areas of special control (from MZDR § 271-56G). [See MZDR § 271-56G(5)] The following signs, graphics and displays are prohibited:
- [1] Flashing, "chasing," intermittent or changing color lights, including LEDs, fiber optic signs, strobe lights, highway flashers or other "attention-getting" optical displays for graphics.
 - [2] Temporary pennants and flags, and permanent pennants, banners, steamers, advertising flags, inflatable objects, twirlers and like objects. Temporary banners are allowed but must be removed within two days after the close of the sale or special event that they advertise and in no event may be displayed for more than 30 days.
 - [3] Time-and-temperature displays.
- (e) Sidewalk signs. Sidewalk signs are permitted in accordance with the following regulations:
- [1] A Sidewalk signs are not to exceed 36 inches in height and 24 inches in width. Sign area is calculated on one side only.
 - [2] Glass, breakable materials, paper, laminated paper, vinyl, plastic, PVC pipe frames, or illumination are not permitted materials for sidewalk signs, except when shown to be consistent with the design and merchandise of related storefront.
 - [3] Chalkboards in wood frames are permitted as sidewalk signs. Information conveyed on such signs may only be written in chalk and must change frequently. Marker boards and magnetic lettering are not acceptable.
 - [4] Rectangular signs are required to have an open base, either with wooden cutouts or legs.
 - [5] One sidewalk sign is permitted per first-floor tenant.
 - [6] Sidewalk signs may not be permanently affixed and must be taken in at the close of business hours each day.
 - [7] A sidewalk sign may only be placed at the entrance to the business displaying

it and may not be placed outside the area represented by an extension of each side of the store displaying the sign.

- [8] There must be a minimum of four feet of unobstructed paved surface for pedestrian traffic between the outside edge of the sidewalk sign and the curb.
 - [9] The placement of sidewalk signs shall not obstruct the vision of vehicular traffic.
- (f) Auxiliary elements.
- [1] Awnings. Awnings are permitted within the district.
 - [a] If used in combination with a permanent wall graphic, lettering on awnings may be no more than 4 1/2 inches in height and must be contained on the awning valance. Lettering on valances must be contained on one line.
 - [b] Awnings used without permanent wall graphics may have lettering or graphics applied to their sloped portions and or valances. Graphic areas on the sloped portion of the awning are not to exceed 25% of the area of the sloped portion of the awning. Lettering on valances must conform with the standard set forth in the previous subsection.
 - [c] Style. Extended awnings shall be in the shape of a sloped flat plane. "Bubble" or "waterfall" shaped awnings are prohibited.
 - [d] Materials. All awnings must be made of fabric. Vinyl and metal awnings are not permitted.
 - [e] Colors. Colors shall conform to the general building color guidelines (see Section II. C. 3 of this document.)⁵
 - [f] Other characteristics. Internally illuminated awnings are not permitted.
 - [g] Mounting. No awning shall conceal, damage or cause the removal of an architectural feature or element, such as doors, windows, friezes, beltcoursing or other decorative elements, nor shall it extend more than five feet from the building exterior. No awning shall extend less than 7.5 feet from the grade level of the sidewalk.
 - [h] Awning valances may be no more than nine inches in height.
 - [2] Indirect illumination. Indirect illumination, i.e., a light source not seen directly, is permitted. Internally illuminated or back-lighted signs are not permitted except for theater marquees. Integral lighting is allowed for halo-illuminated signs only. [See MZDR § 271-561(3).]
 - [3] Floodlight illumination. Floodlight illumination is permitted, provided that it

5. Editor's Note: See Subsection B(3), Colors, for information on building design standards regarding color.

employs guards and none of the light shines onto an adjoining property or in the eyes of motorists or pedestrians. [See MZDR § 271-56I(4).]

(g) Additional provisions.

- [1] Mural signs. Mural signs painted directly on structures, accessory buildings, bridges, retaining walls, etc., are prohibited unless, in the opinion of the Village Alliance, such a sign has historical value. Mural signs are prohibited from the principal facade(s) of a building, i.e., the facade(s) fronting on the street. The bottom of any sign painted directly on a structure must be located at least 10 feet above ground level.
- [2] Menu boxes. Menu boxes must be attached to the building and must adhere to the placement and sign restrictions for wall graphics. Any illumination must be indirect and concealed from view at the sides of the box.
- [3] Second-floor occupancy signs. Neon or other illuminated signs are not permitted in second-floor windows. Permanent wall graphics are not permitted for second-story businesses. First-floor directories listing second-story businesses are permitted, provided that they contain no more than one sign per tenant; lettering and signage for all tenants is uniform; they are affixed in a designated area adjacent to the building entry; and the total signage panel does not exceed four square feet. Second-floor businesses are permitted only to display lettering and/or graphics in a related second-floor window, subject to the size and area restrictions outlined above for permanent window graphics.
- [4] Video displays. Exterior video displays are prohibited.
- [5] Billboards. All billboards are prohibited.
- [6] Neon.
 - [a] Neon signage displayed in the window area is considered a permanent window graphic. One neon window graphic is permitted on each frontage. Due to its special character, neon graphics may not occupy more than 10% of the total area of the window in which it is displayed. Neon signs are not permitted in second-story windows.
 - [b] An establishment is permitted to have a neon window graphic or a neon wall graphic but not both.
 - [c] Neon lighting is not permitted to outline windows or architectural features such as doors, cornices, friezes, etc.
- [7] Marquees and theaters.
 - [a] Theaters may display the following signs in addition to marquees and canopies:
 - [i] Removable lettering on the front and/or sides of a canopy or

marquee, which shall advertise current or coming attractions only.

[ii] Not more than two additional signs, each not more than 12 square feet in size, may be attached to the front wall of the theater, which shall be used to advertise current or coming attractions only.

[b] Ticket-booth signs shall be governed by regulations applicable to permanent and temporary window signs.

C. Site and streetscape design standards.

- (1) Planters, benches and/or private waste containers or other street furniture items are subject to the approval of the MVA Design Review Committee and MVA Board of Directors and should be consistent with the street furniture selected by the Township of Maplewood.
- (2) Parking and loading areas.
 - (a) Parking shall not be located in the front yard of parcels fronting on Maplewood Avenue. Whenever feasible, parking should be located behind retail storefronts, in side yards not projecting forward of the front wall of the building and in rear yards.
 - (b) All parking areas shall be suitably screened from view from all streets and public vantage points by decorative walls, fencing, and/or hedges at least four feet in height.
 - (c) In cases where screened parking is permitted in the front yard, shade trees, benches, planted flowerbeds and paving material distinct from the paving material used for the sidewalk shall be used to soften the appearance of the parking area and to help separate pedestrians from parking lot traffic.
 - (d) Parking lots must be kept in satisfactory condition, maintaining an adequate surface, striping, proper drainage and lighting, and be free from excessive weeds and litter.
 - (e) No loading or service areas shall be permitted in the front or side yard unless screened from view from public streets, similar to the requirements for parking.
- (3) Trash enclosures. All trash enclosures and screening devices must be made of wood fencing material or other material compatible with that of the building it is related to or be a solid wood bin with sloping lid. Chain-link and other metal enclosures are prohibited.

D. Other standards.

- (1) Vending machines. All newspaper vending machines, express mailboxes and/or other such dispensers must be located in areas designated for these items by the Township and MVA. Advertising, soda or other merchandising vending machines are not permitted in the district.
- (2) Audio devices. Attention-getting sound sources, such as speakers, enunciators, are

prohibited.

- (3) Security gates and devices. Exterior-mounted security devices such as roll-up doors and accordion-type "scissors" gates are not permitted. Interior-mounted security devices, if visible from the street, must be approved by the MVA Design Review Committee and MVA Board. Permanent window bars or grillwork are permitted on side and rear facades only.
 - (4) Graffiti. In addition to the provisions of Chapter 141 of the Code of the Township of Maplewood, within the Maplewood Village Special Improvement District all graffiti is prohibited regardless of the consent of the property owner. Removal of graffiti must comply with Municipal Code after notification of the Maplewood Police Department.
 - (5) Incongruous features. Air conditioners, vents, chimneys, etc., are not permitted on the principal facade(s) of a building.
 - (6) Fire escapes. New fire escapes are not permitted on the principal facades, i.e., the facade facing the street(s) on which a building is located, of a building.
 - (7) Lighting.
 - (a) Lighting for a building must be contained on the property on which the building is located.
 - (b) All floodlights must employ glare guards so as to minimize light pollution and the lighting of unintended areas.
 - (c) Storefront window displays must be illuminated from dusk until 12:00 midnight.
 - (d) No flashing or "chasing" lighting is permitted. Windows may not be illuminated by string lights on the perimeter of windows.
 - (e) Adequate lighting shall be provided for any parking areas or pedestrian walkways located in the rear of a building.
- E. Penalties. Violations of these provisions will be punishable pursuant to § 271-71J of the Zoning and Development Regulations of the Township of Maplewood.
- F. Design review process.
- (1) Within the Maplewood Village Special Improvement District, all work, whether or not requiring a permit, including but not limited to painting, repairs, renovation, alteration and new construction, shall be approved by the Village Alliance prior to the start of work. Subsequent to approval from the Village Alliance, the applicant shall proceed to secure a building permit from the Construction Official of the Township of Maplewood.
 - (2) In the event that the Village Alliance denies approval for proposed work, the Village Alliance shall provide the applicant with a written denial setting forth the specifics forming the basis of the denial.
 - (3) Types of work requiring permit and/or design review.

Type of Work	Design Review Required	Permit Required
Replacing an existing sign or awning	Y	Y
Installing a temporary banner	Y	N
Installing a new sign or awning	Y	Y
Installing a permanent window graphic	Y	N
Building a new building or addition	Y	Y
Painting or cleaning a building	Y	N
Removing/replacing doors or windows	Y	N
Installing fencing or trash enclosure	Y	N
Installing street furniture	Y	N
Installing temporary window covering on vacant storefronts	Y	N
Making, closing or relocating door window openings	Y	Y

- G. Appeals. Any applicant denied approval for proposed work by the Village Alliance may, within 20 days of receipt of the written denial, appeal the decision to the Planning Board by serving a notice of appeal on the Secretary of the Planning Board at 574 Valley Street, Maplewood, New Jersey 07040. The Planning Board will make every effort to hear the appeal at the first regularly scheduled meeting following service of the notice of appeal.