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February 16, 2007

Via E-Mail and FedEx

Eileen Swan
Executive Director
Office of Smart Growth
101 South Broad Street
P.O. Box 204
Trenton, New Jersey 08625-0204

**Re: Sussex County Plan Endorsement
February 21, 2007 Hearing**

Dear Ms. Swan:

We represent Nouvelle Associates, LLC ("Nouvelle") regarding its attempts to develop significant parcels of property totaling approximately 320 acres in the Township of Lafayette. We are writing this letter to comment on the Sussex County's petition for initial plan endorsement of its Strategic Growth Plan ("SGP"), which will be considered by the State Planning Commission at its February 21, 2007 hearing.

Nouvelle believes that this is the perfect opportunity for the State Planning Commission to give real meaning to the State Development and Redevelopment Plan ("State Plan") and ensure that New Jersey develops according to smart growth principles. The SGP falls short of that mandate.

Nouvelle's principal objection is the failure of Sussex County to designate a village center in Lafayette and include Nouvelle's property, in whole or in part, within that designated center. In the absence of such a designation, the SGP does not comply with the State

Eileen Swan
February 16, 2007
Page 2

Plan. Nouvelle raised this issue at a June 1, 2006 hearing of the Office of Smart Growth regarding the SGP and, at that hearing, submitted a report prepared by John Madden, P.P., A.I.C.P., dated May 2006 ("Madden Report"). A copy of that report is enclosed for your convenience.

The OSG's draft report on the SGP dated December 14, 2006 ("OSG Report") recommends that the SGP be granted initial plan endorsement even though there has been no analysis of whether other centers should be designated within Sussex County. The OSG report, at page 38, merely leaves this issue to be resolved later, if ever:

Endorsement of the SGP does not serve to "re-designate" any of the existing centers, nor designate any of the potential future centers. Municipalities must pursue Plan Endorsement with the State Planning Commission, or Plan Conformance with the Highlands Council to receive official recognition of these centers.

There are at least three flaws in the OSG's recommendation to issue plan endorsement without a designated center in Lafayette. First, the OSG report is premised on the assumption that at some time in the future the merits of a village center in Lafayette will be evaluated by the OSG. As I am sure you are aware, a village center may only be designated through the plan endorsement process and municipalities are not required to petition for plan endorsement. N.J.A.C. 5:85-7.1(a), (c). Therefore, there may never be another opportunity for the OSG to review this matter and have a village center designated in Lafayette.

Second, even if Lafayette petitions for initial plan endorsement in the future, there is no guarantee that the merits of this matter will be addressed. As I understand the process, if Sussex County receives initial plan endorsement, a municipality may obtain initial plan endorsement merely by establishing that its plan is consistent with the county plan. If true, this policy ensures that there will never be a meaningful review of the merits of a village center in Lafayette and violates the applicable regulations that require the State Planning Commission to ensure that endorsed plans are consistent with the State Plan. N.J.A.C. 5:85-7.2(h).


Third, in order to receive plan endorsement, the SGP must be consistent with the State Plan. N.J.A.C. 5:85-7.2(h). It is well established that the State Plan encourages development in centers for municipalities within Planning Areas 4 and 5, such as Lafayette. Furthermore, such a center is the ideal location for Lafayette to address its affordable housing obligation. There is no doubt that this area should be designated as a village center as set forth in the Madden Report and will not be repeated here.

The OSG should also be aware that the Land Use Board of the Township of Lafayette ("Board") adopted the Lafayette Village Gateway Plan ("Gateway Plan") on or about October 19, 2006. The Board determined that at least a portion of Nouvelle's property should be

developed as a village center. Nouvelle objects to some aspects of the Gateway Plan, because, among other reasons, it believes that more of Nouvelle's property should be included in the development zone and the density should be increased. The OSG should consider this in its review of the SGP and a copy of the Gateway Plan is enclosed for your convenience.

Please feel free to contact me if you have any questions or concerns regarding this matter. I may appear on behalf of Nouvelle at the February 21, 2007 hearing or Nouvelle may rely on this written submission. Thank you for considering this request.

Regards,


Robert A. Kasuba

Enclosures

cc: Nouvelle Associates, LLC (via e-mail, w/ encls.)
John C. Phillips, Esq.



**OBJECTION TO THE
2006 SUSSEX COUNTY PLAN ENDORSEMENT PETITION**

May - 2006

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MC PROJECT NO. 05000407



Opposition to Plan Endorsement

Sussex County is petitioning the State Planning Commission for Plan Endorsement of its Strategic Growth Plan. This report is opposed to the section of Sussex County's Plan Endorsement petition dealing with Lafayette Township. This opposition is focused on the failure of the Sussex County Strategic Growth Plan to propose the existing Village of Lafayette and an appropriate area adjacent to it as a Center.

The Village of Lafayette was an Identified Center in the 2001 State Plan but Lafayette refused to have it designated as a center. It is recommended that the State Planning Commission require that Sussex County revise its Strategic Growth Plan by inserting the Village of Lafayette as one of the designated centers in Sussex County for accommodating future growth. Lafayette Township needs this center to accommodate a number of State, County and municipal planning goals, among them the satisfaction of its affordable housing obligation, which it has still failed to do.

The Criteria for a Village Center

The State Development and Redevelopment Plan sets forth the criteria for designating a Village Center (Page 246). The underlying basis for this challenge to the Sussex County Plan Endorsement petition is that the existing village area in Lafayette combined with Nouvelle Associates property holdings would form an appropriate center consistent with the following Village criteria.



The following criteria are intended as a general guide for designating Villages. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of the Planning

Area:

1. It is (or is planned to be) primarily a mixed-residential community with a compact Core of mixed-uses (for example, commercial, resource-based industrial, office, cultural) offering employment, basic personal and shopping services and community activities for residents of the Village and its Environs; and
2. It has a land area of less than one square mile; and
3. It has (or is planned for) a minimum gross population density of 5,000 people per square mile (excluding water bodies) and a minimum gross housing density of three dwelling units per acre; and
4. The existing and 2020 population should not exceed 4,500 people; and
5. It has reasonable proximity to an arterial highway.

In addition, new Villages should meet the following criteria:

- . It is identified in municipal and county master plans; and
- . It is an area capable of being served by a wastewater treatment system to meet applicable standards; and
- . It is identified as a result of a strategic planning effort with participation by the private sector; municipalities, the county and relevant state agencies and is identified in local master plans.



Description of the Existing Lafayette Village

The Village of Lafayette is the only area of concentrated development in Lafayette Township. This existing historic village area along with the area proposed by Nouvelle Associates for inclusion in a proposed center meets all of the criteria set forth in the State Plan for a Village Center.

The historic village of Lafayette depicted on Map 1 comprises 94 acres and consists mainly of residential and commercial uses fronting on the Village's three main roads: Route 15 and 94 (Morris Farm Road) and Lafayette Road. Seventy seven percent of the historic village's 96 lots are developed as a mixed use core of residential, commercial and civic activities. Residential use comprises 49.40% of the developed village area. Commercial uses, mainly Old Lafayette Village Shopping Center, encompasses another 27.36% of the developed land area. Public land, mainly the municipal building site, accounts for only .67% of the village area. If the 122 acres of the Schering Plough industrial campus were added to the existing village, the village would comprise 216 acres of which 195 acres or 90 percent would be considered developed.

Description of the Nouvelle Associates Property and the proposed center

With the inclusion of the Nouvelle Associates project area depicted on Map 2, the proposed village would expand to 605 acres, an area just under a square mile, of which one-third would consist of a greenbelt area. The Nouvelle Associates proposed development shown on Map 3 and described in greater detail later in this report, comprises a total of 320 acres and proposes a total of 290 housing units, 208,000 square feet of retail and office square footage and 206 acres of preserved open space. The Nouvelle Associates project plus the existing residences in the village would yield a total of 344 dwelling units. The gross density of the area developed for residential use would be approximately one (1) dwelling unit per acre.



It would have a total forecasted population of approximately 1000 persons which would not exceed a 2020 population limit of 4,500 persons. Excluding preserved land, it would have a gross population density of 2.5 persons per acre which translates to a gross density of 1600 persons per square mile. The existing and proposed Village Center area is directly accessible to two arterial highways; Route 15 and 94.

Fulfilling the criteria for a new village center designation is what is essentially at issue in this challenge to Sussex County's Plan Endorsement Petition. Despite the evidence that Village of Lafayette area is appropriate for center designation, neither the Municipal and County Master Plan identifies the Village of Lafayette area as a center in their Master Plans although the County Plan does point out it is a potential center.

The proposed Village Center area in Lafayette is capable of being served by a wastewater treatment system. In fact, there are already wastewater systems in and around this village area serving Schering Plough, Hamm's landfill and the Lafayette Township Elementary School as well as a proposed facility for a site adjacent to Nouvelle Associates site at the corner of Route 15 and County Route 623. Scientific studies and tests demonstrate that the Nouvelle site is highly suitable for a wastewater treatment plant capable of servicing the entire proposed Village Center area. The Nouvelle Associates site has sufficient land areas as well as excellent hydrogeologic conditions to take care of projected wastewater demands. As for public water service, Nouvelle Associates has access from Sparta Township potable water system.

The proposed Lafayette Center is being promoted as a strategic planning effort by Nouvelle Associates as a way to accomplish a multitude of planning policy objectives. The challenges to Sussex County Plan Endorsement petition and Lafayette Township Housing Plan Element and Fair Share Plan are intended to prompt participation of Lafayette Township, Sussex County and the State Planning Commission in this planning effort.



Lafayette Township lies entirely outside the boundaries of the Highlands, while municipalities along Sussex County's eastern border lie entirely or partially within the Highlands. These municipalities including Sparta and Vernon Township have historically been among the County's major areas of growth which the Highlands regulations will now restrict. Future

growth in Sussex County should be planned for areas such as the Village area of Lafayette. If growth is not allowed to happen here, where will it happen in Sussex County? Lafayette Township has essentially avoided any planning for accommodating some of the inevitable growth pressures coming to Sussex County. The zoning for residential uses throughout Lafayette Township is very low density. Lafayette Township has three rural residential districts: one permitting one dwelling unit per five (5) acres and another permitting one dwelling unit per four (4) acres. The third zone, R-2.5, allows one residence per 2.5 acres but remaining buildable land in this zone will restrict development to just 12 lots. None of these low density residential zones provide a suitable setting for affordable housing.

Assisting Lafayette to Meet its Affordable Housing Obligations

Nouvelle Associates is challenging Lafayette Township's deficient Mount Laurel housing plan. Nouvelle Associates is proposing to accommodate all of Lafayette Township's Round 1, 2 and 3 affordable housing obligations on its property, which as a Center would be the most appropriate place for low and moderate priced housing in this rural municipality located in Planning Areas 4 and 4A. The failure to designate the Village of Lafayette as a center is part of Lafayette Township's 23 year long resistance to fulfilling their Mount Laurel housing obligation. Lafayette Township does not want to plan realistically for growth or affordable housing.



Since the Mount Laurel II decision in 1983, Lafayette Township has not acted in an affirmative manner to accommodate housing affordable to households of low and

moderate income. Lafayette Township has not, since 1983, taken any meaningful tangible steps to meet its affordable housing obligation by either adopting a zoning ordinance that would encourage or even permit affordable housing construction or municipal funding to support affordable housing within this municipality or elsewhere through a regional contribution agreement.

Lafayette revised its Housing Element and Fair Share Plan and resubmitted it for substantive certification on December 12, 2005. Lafayette's third round obligation consists of the cumulative total of the Township's recalculated cumulative second round obligation plus the Township's third round growth share obligation and the rehabilitation share. Lafayette's re-calculated second round obligation is twenty-one (21) new construction units and its rehabilitation share is zero units. Lafayette's growth share obligation is thirty-seven (37) based on the Township's analysis of the projected municipal population and employment forecasts by its metropolitan planning agency, the North Jersey Transportation Planning Authority. Although Lafayette submitted a third plan to COAH, it still does not satisfy its obligation and Nouvelle filed an objection to that plan before COAH. Lafayette's plan lacks both specific feasible projects and a

timetable for action. All of Lafayette's housing proposals would occur within either Planning Areas 4 and 5 but no documentation as required by N.J.A.C. 5:94-4.5a(2) is presented demonstrating that its affordable program is consistent with sound planning. Lafayette Township cannot provide this documentation because of its vague Fair Share Plan proposals; the Township has no specific idea where affordable housing construction might occur under its Growth Share Ordinance. By contrast, Nouvelle's alternative plan would appropriately locate all of Lafayette's prior and third round affordable housing obligation within an Identified Center adjacent to the current Village of Lafayette. Nouvelle is proposing to the State Planning Commission that its proposed development and its surrounding area be designated a mixed use village center served by public utilities in the updated State Development and Redevelopment Plan.



Lafayette Has Failed to Plan for Its Future Growth

In its cross acceptance report, Lafayette Township did not identify an area appropriate to accommodate future growth; this directly conflicts with the intent of the State Plan and the policy for the Planning Areas that the Township is primarily located in, the Rural Planning Area, Rural/Environmentally Sensitive Planning Area, and the Environmentally Sensitive Planning Area. The Land Use Policy objective for the Rural Planning Area states "Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the environs, mountains and enhanced agricultural uses and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers..." The Land Use Policy Objective for the Environmentally Sensitive Planning Area, which also serves as the Policy Objective of Rural/Environmentally Sensitive Planning Area, "Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center boundaries and buffers and greenbelts around these boundaries..." In its cross acceptance report section entitled Lafayette Township Municipal Review Report, Sussex County makes only a brief mention of center-based development in this township. On page 72, it states "the Village of Lafayette is identified by the State as a Center, but the township has made no efforts to solicit this designation."

County Plan Recognizes Village of Lafayette As a Potential Center

Sussex County recognizes that the Village of Lafayette has the attributes of a center and is a potential location for future development. On page 23 of their plan, it states:

"In addition to the Centers for which petitions have been prepared and submitted, there are existing functional Centers such as Sussex Borough, Greendell, Lafayette Center, as well as Stillwater, Swartswood, and Middleville Villages in Stillwater Township.



Even though they have not been designated, they and others are identified in the SDRP. Centers, whether designated as receiving areas or not, are the future of nearly all prospective development in Sussex County. Using the TDR model, carrying capacity analysis, and careful programming water, sewer, and transportation infrastructure, the anticipated build-out in the County can and must be reoriented to compact hamlets, towns, and villages where other than very low (less than one home or 2000 square feet of non-residential space constructed per six or more acres) density development is to occur.”

(emphasis added)

However, because Lafayette Township chose not to propose the Village of Lafayette as a Center, the Sussex County Planning Board did not act on its own observations and designate the Village of Lafayette as a Center. Apparently, the County Planning Board would not act on its own accord to designate any Center, even one which meets their criteria, in the absence of municipal support for Center designation. Not identifying the Village of Lafayette as a Center in its plan, is contrary to Sussex County’s expressed recognition of the importance of Centers as a plan organizing technique. The County Strategic Plan is replete with references to the importance of centers in its overall planning strategy.

In its discussion of the State Plan goals, particularly the goal dealing with housing, the County Plan makes a strong case for locating denser housing especially affordable housing within Centers in Sussex County. This section on Pages 49 through 51 makes the same argument that Nouvelle Associates has put forth in its proposal to the Council on Affordable Housing: the remedy to Lafayette Township unfulfilled Mount Laurel Housing obligation can best be met by village center designation.



This Housing section from the County Plan is reproduced in full and it is underlined where its statements reinforce such a village center designation for accommodating that municipality housing needs: "Not only will the type of housing be altered, but the distribution of housing must also change. In order to accomplish this goal, development in centers, coupled with drastically reduced densities outside the centers, can be fostered through a combination of rezoning and financial incentives. For example, residential densities in centers, whether those centers are hamlets, villages or towns, will be on the order of 8-30 units per acre. In order for these densities to be safely sustained, central wastewater treatment utilities and/or advanced (denitrification) septic systems will have to be provided. These concentrations of residential development will also have a complementary commercial component. They will be designed to offer pedestrian access to goods and services, including recreation, rather than reinforce the current high cost dependency on the automobile. In Sussex County, the effect will be to revitalize existing small towns and prepare for development of new towns. Large lot development will continue to be an option where environmental and access conditions permit.

The Centers will be chosen as expansions and redevelopments of existing centers or as new, freestanding centers, in the areas best suited to carry the impact of development. The physical elements required to support development at higher densities are productive aquifers, permeable soils, availability of existing and/or proposed water supply, sewage treatment, and transportation infrastructure. The design of centers will require elements such as on-street parking, reduced building setbacks, wide sidewalks, town greens and a clear edge to set the center off from the outlying countryside or 'environs'. Where infrastructure does not exist but is planned, careful phasing of its construction will provide municipalities with some degree of control over the rate and location of development.

Outside the Centers, very low density residential and nodes of specialty commercial and industrial development will predominate. These too, will be focused, with the traditional strip commercial development actively discouraged as an inefficient overuse of frontage to the detriment of lands to the rear and as a prime culprit in the loss of the view of open land, so critical to the County character. Stand alone commercial development should be designed to utilize the depth of property rather than only its width.

Housing will be most appropriately located in the Traditional towns, Villages and Hamlets that exist or that may be designated by municipalities in the Rural/Agricultural Landscape as growth areas. Safe, decent and sanitary housing is a fundamental human need, second only to adequate food. The data in the Housing Element illustrate the fact that far too many people who live in the County live in substandard conditions. More than one in three households pay too much for housing. Many of those who work in Sussex County must live outside the State, with the attendant costs in time, money and quality of life that are attached to long commutes.



Housing in Sussex County, by reason and by law, must be accessible to all income groups and household types. The fact is that there are far too many low, moderate and middle income households forced to spend forty percent or more of their income for housing. Substantial numbers of Sussex workforce live in Pennsylvania because housing west of the Delaware River is substantially less expensive than in Sussex County, enough so that the personal and economic costs of extended commutes are accepted. Were housing available to the majority of those employed in the County, commuters would waste far less time and money; there would be less wear and tear on roadways; air and water pollution would be reduced; a more balanced tax base would result and the quality of life for a great number of people would be significantly improved.

The County continues to support expanded housing opportunities. As affordable housing (as defined by COAH) typically requires water and sewer infrastructure to support economically efficient densities, nearly all such new housing will be located in existing or proposed centers. Properly designed and priced, new and rehabilitated housing can bring life and vitality to existing centers and serve as an integral part of new centers acting as receiving areas for densities from the environs.

The challenge facing local and County governments is that, in the absence of sources of state and federal funding, it is the market, made up of private developers, non-profit organizations and the like, that actually creates housing. Government can only provide a regulatory framework within which housing is produced. Municipal compliance with the requirements of the New Jersey Fair Housing Act and receipt of Substantive Certification from the Council on Affordable Housing will provide the development community with clear direction an opportunity to create the needed housing.

In addition to the general population of mid to lower income households, the elderly and developmentally disabled populations face ever greater limits in their search for accessible and affordable housing. Many seniors and most of the developmentally disabled population subsist on very low incomes and are limited in their ability to work to earn larger incomes.

It is abundantly clear that the market in Sussex County produces large homes at high prices. These homes are out of reach of middle income households, to say nothing of low and moderate income households. As the price of the new homes escalates, so too, does the price of existing housing.

Sussex County is a comfortable, geographically desirable area in which to live. The rising prices felt here and in the rest of the state are a direct result of limited supply and strong demand.



Affordable housing can be mandated to be affordable to low and moderate income households, defined by COAH as those with incomes of less than 80% of the median household income for the four county region. The median household income in Sussex County is \$65,000.

Reachable housing, our term for housing within reach of households with incomes of 100% to 150% of the median (\$65,000 - \$97,500), would be, if available, affordable to middle income households. If the occupants pay no more than 30% of gross income for housing, their cost should be approximately \$19,500 per year. This translates into a mortgage payment of \$850 per month, plus taxes of \$6,000 per year and utility costs of \$2,000 plus \$1,300 per year for maintenance. With a mortgage of 90% of the total cost (\$142,000), reachable housing should run between \$158,000 and \$237,000. The supply of such housing in livable condition is, per report of the Sussex County Associate of Realtors, very low. Data from home sales in the report indicates that the median closing cost of homes in 2003 was \$247,548. Costs in the first five months of 2004 have risen an additional 10%. Incomes have remained roughly flat. Interest rates, long at historic lows, will increase, leading to reduction in the affordable mortgage. These data, more than the median value of housing in the County, point out the near crisis in housing in Sussex County.

Were municipalities able, with the cooperation and funding from the State, to invest in the infrastructure needed to support higher density housing, economies of scale might bring prices down. This is not altogether certain. The proximity of Sussex County to the northeastern New Jersey job market has fueled a great demand for housing while the supply of buildable land B either as raw land or a modified by water and sewer infrastructure B is sharply decreasing.

The County Administration has consistently supported the production of housing, particularly for those senior citizens and children now living in the County who are not able to support the costs of housing as they stand today. Beyond simply providing regulatory relief to affordable home builders, local governments must be sure that zoning is amended to permit high density housing, supported by water and sewer infrastructure in spite of the adverse school funding consequences on the local property tax. Young people and families are the future of the County and cannot be excluded by finance driven zoning decisions.

One tack which may be taken to assist the market in the provision of affordable housing is the Regional Contribution Agreement. This, permitted by the Fair Housing Act, allows a municipality to transfer part of its fair housing obligation to another in the four-County housing region. As the objective of this Strategic Plan is to provide opportunities in Sussex County to overcome the unmet demand for affordable housing, only where there is no municipality willing to act as a receiver should RCA money be sent to municipalities out of the County. These funds can be used to subsidize construction and conversion costs of new housing and for rehabilitation of existing homes.



In addition to the provision of central sewer collection systems, currently available and DEP accepted technological advances in individual on-site disposal systems allow much higher densities than would conventional systems. As noted in the resource conservation discussion, aerobic and denitrification systems remove nearly all solids and BOD, bacterial and viral contaminants, and nitrogen as nitrate. These are a relatively low cost alternative to larger scale treatment facilities and, as a highly efficient DEP approved technology, should be aggressively promoted for areas of relatively high density (8-10 dwelling units per acre) in lake communities and smaller centers.”

In discussing its varied landscape goals, the County Plan notes on pages 59, 63 and 66 that traditional town centers like the Village of Lafayette should be the focus of growth in a municipality.

□ These will become the focus of the majority of development in Sussex County.

□ Existing centers should be revitalized. Proposed centers should provide a

wide range of densities, styles and mixes of development. Where necessary, sewer service areas should be expanded to accommodate this planned growth (See Exhibit 5, Existing and Proposed Sewer Service Areas). Centers increase the range of options for transportation in the Region.

□ Provide a range of housing opportunities to all segments of the County population.

□ Ensure that age-restricted housing is constructed in reasonable proportion to overall market/non-restricted housing.

□ Site/expand at the most advantageous natural resource locations.

□ Where disturbance is required (as, for example of steep slopes), employ extensive safeguards to offset the effects of such disturbance.

□ Ensure that the carrying capacity of the site, as expanded through central water and sewer infrastructure, is the foundation of the center design and build out.

□ Make provision for extension of infrastructure facilities to employment generators adjacent to centers.

□ Where major employment facilities are to be located at some significant distance from an established center boundary, require on site service infrastructure and functional connections between such facilities and the center they support.



Under its Plan Strategies and Objectives, the County Plan states that the center is the preferred location for growth. Citing ten designated centers as well as existing functional centers such as the Village of Lafayette for which petitions were not submitted, the County Plan on Page 23, hints at eight additional centers to be considered in the future. Is the Village of Lafayette one of these centers to be considered in the future? For Nouvelle Associates, the future is now and Sussex County's Plan Endorsement should include the Village of Lafayette as one of the necessary steps to implement its long delayed affordable housing response.

Page 76 makes it clear of the importance of centers to the County Plan for accommodating future growth. The failure to include the Village of Lafayette as a Center in the County Plan and Plan Endorsement petition cannot be reconciled with the logical Center proposal that Nouvelle Associates is proposing for this area.

"The preferred development form set forth in the SDRP is the center. In Sussex County, these are traditional towns, villages and hamlets. Currently, there are ten designated centers in Sussex County with perhaps eight additional centers to be considered in the future. The lion's share of County development will be steered into these centers. They will be more efficient and diverse, consuming less land for given level of population. Strategies to support these centers are":

- ☐ Identify areas of the County with substantial carrying capacity to become new or expanded centers.
- ☐ Prepare center designs as templates for municipal consideration which emphasize pedestrian access and mixed uses.
- ☐ Work with municipalities to provide a complete range of housing opportunities within growth centers and additional housing in low growth centers in accordance with the purposes of such centers.
- ☐ Establish a Countywide housing rehabilitation program.
- ☐ Promote the use of Transfer of Development Rights (TDR) to move density from the environs into centers.
- ☐ Where appropriate, use Brownsfields programs to clean up polluted sites for redevelopment.



Nouvelle's Proposal

Sussex County, consistent with its planning strategy and goal statements, should designate a Center in Lafayette Township to reverse the Township's current noncompliance with the State Plan and its Mount Laurel housing obligations by providing an area for compact center development while preserving its environs.

Lafayette has the opportunity to implement a village center in the Township that will fulfill the intent of the State Plan by providing an area to accommodate the municipality's future growth, including its affordable housing obligation. Nouvelle Associates owns approximately 320 acres of undeveloped land in the Rural/Environmentally Sensitive Planning Area along Route 15 at its intersection with Sunset Inn Road that would be appropriate as a mixed use, mixed income village extension of historic Lafayette. The site, Block 9, Lots 6, 7, 17 and 21.01 and Block 10, Lots 3, 3.02, and 4 is in the HC Highway Commercial and R-5 Residential zone districts. Approximately seventy-five (75) acres are located on the northeast quadrant of Route 15's intersection with Sunset Inn Road (County Route 623) and approximately 244 acres are located in the northwest quadrant of the same intersection. Nouvelle Associates has proposed a mixed use, village-style development consisting of 208,000 square feet of retail and office floor area and 290 housing units that would include 142 single family detached homes, 83 townhomes and 65 low and moderate housing units in the form of rental apartments. Nouvelle's affordable housing proposal will address Lafayette Township's entire Mount Laurel housing obligation and provide a substantial credit surplus for future COAH rounds. Sixty-eight (68) percent or 206 acres of Nouvelle's site will be permanently preserved open space. The overall gross density will be below one dwelling unit per acre. Unlike other areas of Lafayette Township, Nouvelle Associates has the potential to provide public water and community wastewater service for all required affordable housing as well as the entire proposed center focused on the existing Village of Lafayette. Public water can be secured through the system serving Sparta Township.



The Nouvelle Associates site has superior soil, hydrogeological and environmental conditions capable of disposing of the projected wastewater demand. Nouvelle Associates is willing to work with the officials of Lafayette Township, Sussex County and the State Planning Commission to make reasonable revisions to this proposal to address any reasonable planning concerns.

Nouvelle Associates is specifically proposing that a 605 acre Center be designated by Sussex County and the State Planning Commission encompassing both the existing historic Lafayette Village as well as an appropriate area that would include both Nouvelle's 292 acre site as well as the existing concentration of land uses that already serves as the de facto center of Lafayette Township. As depicted on Map 3, the proposed Center would be an extension of the existing historic Lafayette at the intersection of Lafayette Meadows Road and Route 15, west along Route 94 to just beyond the intersection of State Highway Route 15 and County Road 623.

The proposed center include existing retail, services, and employment in the forms of the Lafayette Village Shopping Center, the municipal building, commercial uses along Route 15, and the Schering-Plough campus. Commercial uses, including the Schering Plough campus are the dominant developed land uses in this proposed Center with 25% of the total Center area. Residential uses comprise the second largest developed land use at 9 per cent of total proposed center area. Slightly more than half of this proposed Center or 54 percent is currently farmland. This farmland area includes Nouvelle's 292 acres or 89% of the total farmland acreage. The Nouvelle Associates portion would encompass 48 percent of the proposed Center for Lafayette. But, significant to its Center design, Nouvelle's site, 68% of which would be preserved open space, would comprise over one-third of the open space in this Center forming a substantial part of a greenbelt around this Center. Although the Nouvelle site and the area proposed for a Center is located in Planning Area 4B Rural/Environmentally Sensitive, the extension of historic Lafayette is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. . This site presents an appropriate extension of the existing Village of Lafayette and the logical location to place affordable housing: in proximity to existing and future jobs and the transportation network.



Furthermore, it is also logical that the Township designate a Center in this area to accommodate its future development during the plan endorsement process they will have to undergo within three years of any attempt to obtain substantive certification. While the Nouvelle site contains some environmental constraints, there is more than sufficient amount of unconstrained land area to accommodate an inclusionary housing development which would accommodate Lafayette's entire Mt. Laurel obligation and provide a core center for its future development.

Historic Lafayette Is An Existing Identified Center

While Lafayette has not identified the Lafayette Village area as a Center, an earlier County document, the Sussex County Cross-acceptance II Report, appears to identify historic Lafayette as a center due to its village characteristics, which are identified in the report as, "served by one or more arterial highways, residential density of 2 or more units per acre, central water systems serve all or a part of the Town Centers."

The report goes on to further describe existing villages as, "Villages are concentrated, mixed use developments served by an arterial or collector road. They have a population between 250 and 4,500, and a density of 2 or more units per acre. The zoning allows both residential and commercial growth to occur. The villages often contain historic structures and an attractive rural character, often with restaurants and places to shop for tourists and residents alike." The proposed extension of historic Lafayette will continue to be compatible with these existing village characteristics.

A Mixed-Use, Mixed-Income Extension of Historic Lafayette

The creation of a Center at this location will unify the existing concentration of uses and provide the impetus for any necessary future improvements in the area, such as pedestrian and road improvements and housing rehabilitation. Currently this area is on the verge of being overrun by sprawl; by taking action now Lafayette has the opportunity to create a compact village that will maintain the Township's rural character and will reduce development demands for land throughout the rest of the Township.

Consistency With The State Plan

The Rural/Environmentally Sensitive Planning Area is a hybrid of the Rural Planning Area and the Environmentally Sensitive Planning Area, as the underlying planning area is the Rural Planning Area. However, it meets one or more qualifying features of the Environmentally Sensitive Planning Area. The proposed village center meets the intent of the Rural Planning Area and the Rural Environmentally Sensitive Planning Area.

- *Maintain the environs as large contiguous areas of farmland and other lands;*

- *Revitalize cities and towns;*



The village designation will protect the character of the existing Lafayette village by providing guidelines to ensure that new development will be compatible in architectural character.

- *Accommodate growth in centers;*

The proposed village center will provide an area to accommodate much of Lafayette's future growth.

- *Promote a viable agricultural industry*

The proposed village contains no active farmland and will in no other way detriment the local agricultural industry.

- *Protect the character of existing, stable communities; and*

The village designation will protect the character of the existing Lafayette village by providing guidelines to ensure that new development will be compatible in architectural character.

- *Confine programmed sewers and public water services to centers.*

While the site is not currently located in a wastewater service area, Nouvelle is prepared to construct an on-site wastewater treatment plan to serve a future mixed use village center which includes all of the affordable housing required of Lafayette Township. Scientific testing on an adjacent site indicates that groundwater conditions are suitable for wastewater disposal and an N.J.D.E.P. permit was approved for an on-site wastewater disposal system for the project adjacent to the Nouvelle site.

Furthermore, pages 208 and 209 of the 2001 State Plan provides additional detail of the appropriate development patterns in the Rural and Rural/Environmentally Sensitive Planning Area:

"Development and redevelopment in the Rural Planning Area should be encouraged in well defined Centers located and designed to achieve the area's Policy Objectives. Development should be guided to Centers with capacity to absorb growth in cost-effective ways that minimize impacts on rural features. Public water, wastewater, and other capital-intensive infrastructure should be provided only in Centers, except to mitigate life threatening and emergent threats to public health and safety. Private sector investment should provide the infrastructure for new Centers, except where public/private partnerships in Centers would benefit the public interest."

The State Plan indicates an identified village in the Township, Lafayette Village; however, both municipal planning efforts and the 2004 Sussex County Cross-acceptance Report nearly ignore this identification.



Page 72 of the County Cross-acceptance Report states, "The village of Lafayette is identified by the state as a center, but the township has made no efforts to solicit this designation." Instead, the township has implemented low density zoning throughout the township that is not consistent with State Plan policy.

Development of the site for center-based inclusionary housing is consistent with the following goals and policies of the 2001 State Development and Redevelopment Plan ("State Plan");

- Goal #2. Conserve the State's Natural Resources and Systems. Page 36 of the State Plan states, "Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plan and animal resources to maintain the biodiversity and the viability of ecological systems."

Novelle will construct a center-based mixed-use inclusionary housing development that will preserve the environmentally constrained features of the site.

- Goal #4. Protect the Environment, Prevent and Clean up Pollution. Page 62 of the State Plan states, "...accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas ..."

Novelle will construct a center-based mixed-use inclusionary housing development that will preserve the environmentally constrained features of the site.

- Goal #6. Provide Housing at a Reasonable Cost. Page 79 of the State Plan states, "Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities."

Novelle will construct a center-based mixed use inclusionary housing development in proximity to a major regional intersection in the Township and in proximity to the Township's existing concentration of retail and services and will add a significant amount of new retail, office, cultural, civic and recreational activities.

- Policy 3, Housing Location Policies for Master Plans and Development Regulations, of Housing Statewide Policies, states, "In general, master plans and development regulations should encourage: the location of housing in proximity and easy access to employment areas; and the location of housing with densities of six dwelling units per gross acre or greater, within walking distance of schools, services, transit, civic and employment opportunities."

Novelle will construct a center-based mixed-use inclusionary housing development in proximity to a major regional intersection in the Township and in proximity to the Township's existing concentration of retail and services.



- Policy 20, Mixed-income Neighborhoods, of Housing Statewide Policies, states “Promote and support housing development and redevelopment which results in mixed-income neighborhoods.”

Novelle will construct a center-based development containing commercial uses and affordable and market residential units.

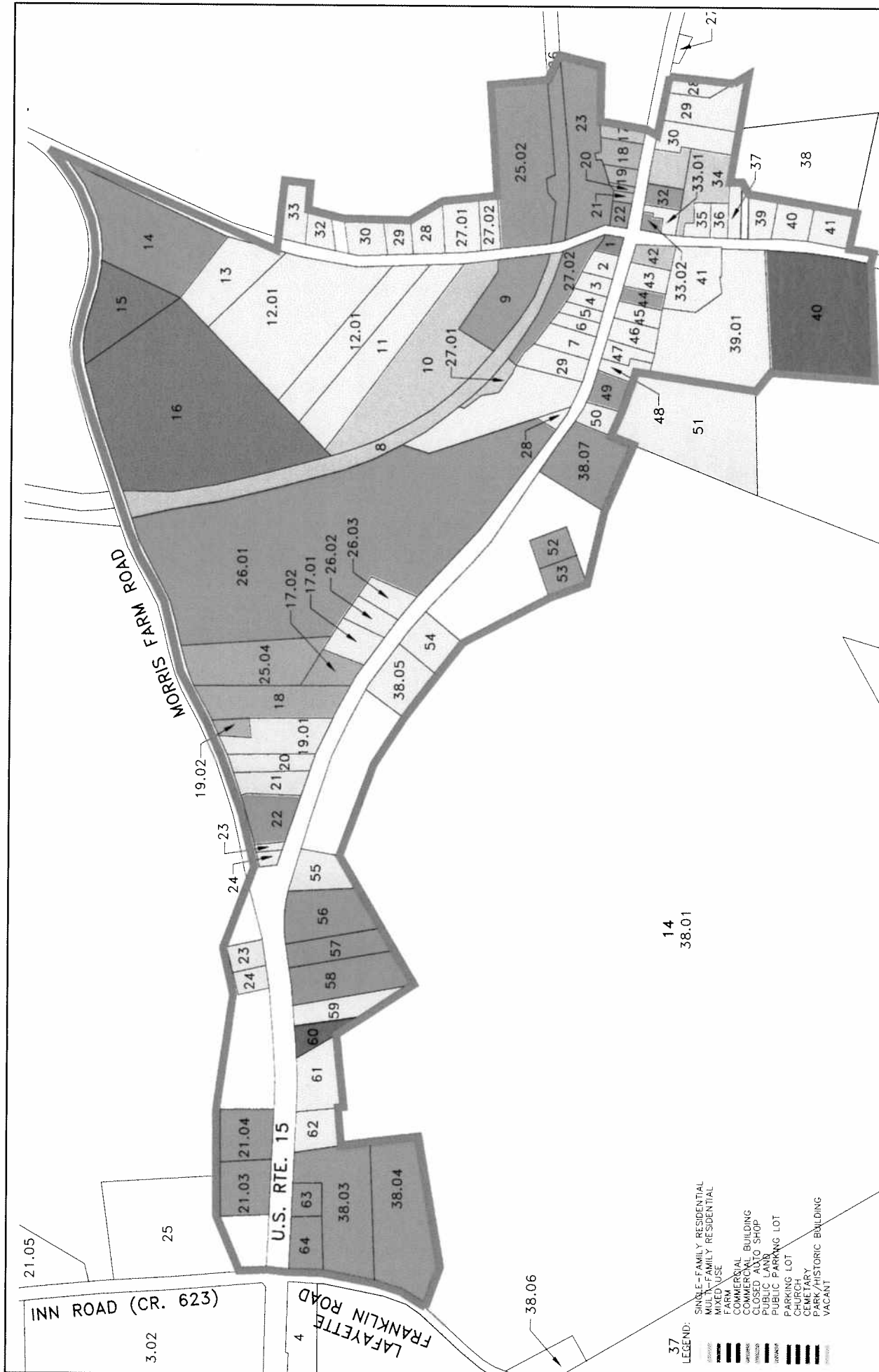
CONCLUSIONS

To be endorsed by the State Planning Commission, the Sussex County Plan must be consistent with the State Plan and internally consistent. The State Plan encourages growth in centers and Sussex County should be required to designate the Lafayette Village as such a center. It is clear that such a center designation meets the necessary criteria.

An extension of historic Lafayette as a mixed-use, mixed-income village will enable the Township to accommodate for future growth, including affordable housing units, in a compact form, consistent with the policies of State Plan and the stated goals and policies of the Sussex County Strategic Plan.

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5/30/06-ak



MAP 1

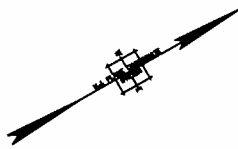
EXISTING LAND USE
LAFAYETTE VILLAGE
HISTORIC CENTER AREA

OWNER: MASER
PROJECT: LAFAYETTE VILLAGE HISTORIC CENTER AREA
DATE: 10/10/03
SCALE: 1" = 100'

LEGEND:

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- CONCRETE BUILDING
- CLOSED AUTO SHOP
- PUBLIC LAND
- PUBLIC PARKING LOT
- PARKING LOT
- CHURCH
- CEMETARY
- PARK/HISTORIC BUILDING
- VACANT

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TOWNSHIP OF LAFAYETTE
TOWNSHIP OF SPARTA

LAND AREA
PROPOSED VILLAGE CENTER
INCLUDING MILLVILLE SITE
TOWNSHIP OF LAFAYETTE, MONMOUTH COUNTY, NEW JERSEY

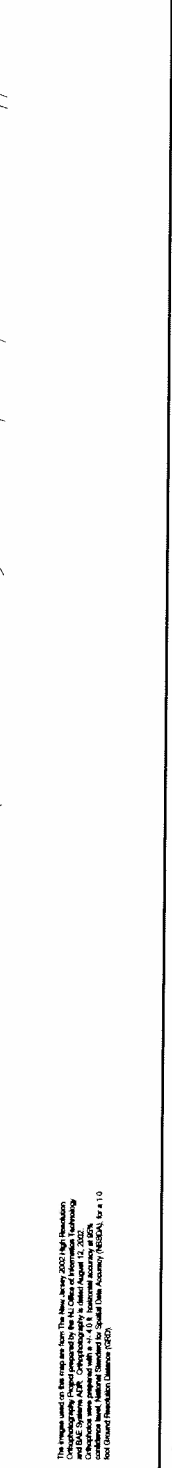
MAP 2



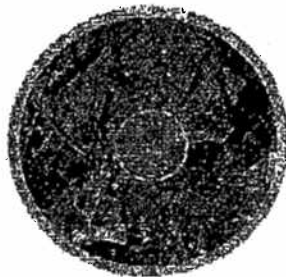
LEGEND

	SINGLE-FAMILY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	OFFICE
	COMMERCIAL
	INDUSTRIAL
	PUBLIC USE
	FOREST
	WETLANDS
	FLOOD HAZARD
	PRIME FARMLAND
	SINGLE-FAMILY DETACHED
	SINGLE-FAMILY ATTACHED
	MEDIUM DENSITY ATTACHED
	HIGH DENSITY ATTACHED
	OFFICE
	COMMERCIAL
	INDUSTRIAL
	PUBLIC USE
	FOREST
	WETLANDS
	FLOOD HAZARD
	PRIME FARMLAND

This map was prepared by Maser Associates, Inc. for the Township of Lafayette, New Jersey. The map is based on aerial photography and other data provided by the Township of Lafayette. The map is not a legal document and should not be used for legal purposes. The map is subject to change without notice. The map is prepared for the purpose of illustrating the proposed village center and the surrounding area. The map is not a legal document and should not be used for legal purposes. The map is subject to change without notice. The map is prepared for the purpose of illustrating the proposed village center and the surrounding area.



DRAFT



LAFAYETTE VILLAGE GATEWAY PLAN

Township of Lafayette, Sussex County, New Jersey

Date : July 14, 2006
Revised: October 5, 2006

Prepared By

H2M GROUP

H2M Associates, Inc.

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Lafayette Village Gateway Plan
Township of Lafayette, Sussex County, New Jersey

Prepared for:

Township of Lafayette
33 Morris Farm Road
Lafayette, NJ 07848

Date: July 14, 2006
Revised: October 5, 2006

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

Janice E. Talley, P.P. #5059

ACKNOWLEDGEMENTS
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TABLE OF CONTENTS

2	INTRODUCTION.....
5	EXISTING LAND USE.....
5	Lafayette Village.....
7	Open Space, Farmland and Wetlands.....
9	OBJECTIVES.....
10	CONCEPT PLAN.....
11	CONCEPT PLAN.....
14	LAND USE PLAN.....
14	Gateway Village Development Area.....
16	Gateway Village Preservation Area.....
16	Village Residential Area.....
16	Village Commercial Area.....
17	Light Industrial Area.....
17	Highway Commercial.....
18	STATE PLAN.....
19	COMMERCIAL DESIGN STANDARDS.....
19	Building Form and Mass.....
20	Parking.....
20	Pedestrian Circulation.....
20	Lighting.....
21	Landscaping.....
21	Utilities.....

LIST OF MAPS

4	Zoning Map
8	Farmland Preservation, Open Space and Wetland Map
13	Gateway Village Development Area – Concept Map
15	Land Use Map

INTRODUCTION

Lafayette Village, located at the crossroads of Route 15 and Morris Farm Road, is the focal point and most defining feature of Lafayette Township. The historic village contains a variety of commercial and residential structures (one and two story) of traditional American design. The design, location and configuration of its historic buildings establish a strong sense of place for the community.

The farmland that surrounds the historic village creates a defined edge, further emphasizing the rural setting of the village. This is an important area that has been identified in the 2005 Lafayette Township Open Space and Recreation Plan. The Open Space Plan states that "Lafayette's Historic Center is threatened by development and modern improvements." (2005 Open Space and Recreation Plan, p. 59). The plan, in fact, recommends that the Township identify and protect scenic vistas.

The bulk of Lafayette Village is located in the Village Commercial zoning district. It is heavily influenced, however, by the properties that surround the historic center along the Route 15 and Route 94 corridor. This includes Olde Lafayette Village, an outlet center built approximately 20 years ago. The building design and orientation in Olde Lafayette Village closely follows the design of the buildings in the Township's historic village center. Farther south of Olde Lafayette Village, however, is a significant amount of vacant land zoned Highway Commercial. Development pressures in this section of the Highway Commercial district are increasing, and appropriate land use and design standards are critical to maintain the integrity of the Township's historic village.

There are nine zoning districts throughout the Township as follows:

- (1) R - 5.0 Residential
- (2) R - 4.0 Residential
- (3) R - 2.5 Residential
- (4) VC - Village Commercial
- (5) HC - Highway Commercial
- (6) LI - Light Industrial
- (7) EI - Extractive Industry
- (8) P - Public
- (9) GC - Golf Course



The Zoning Map on page 4 illustrates the existing zoning and delineates the boundaries of the gateway area.

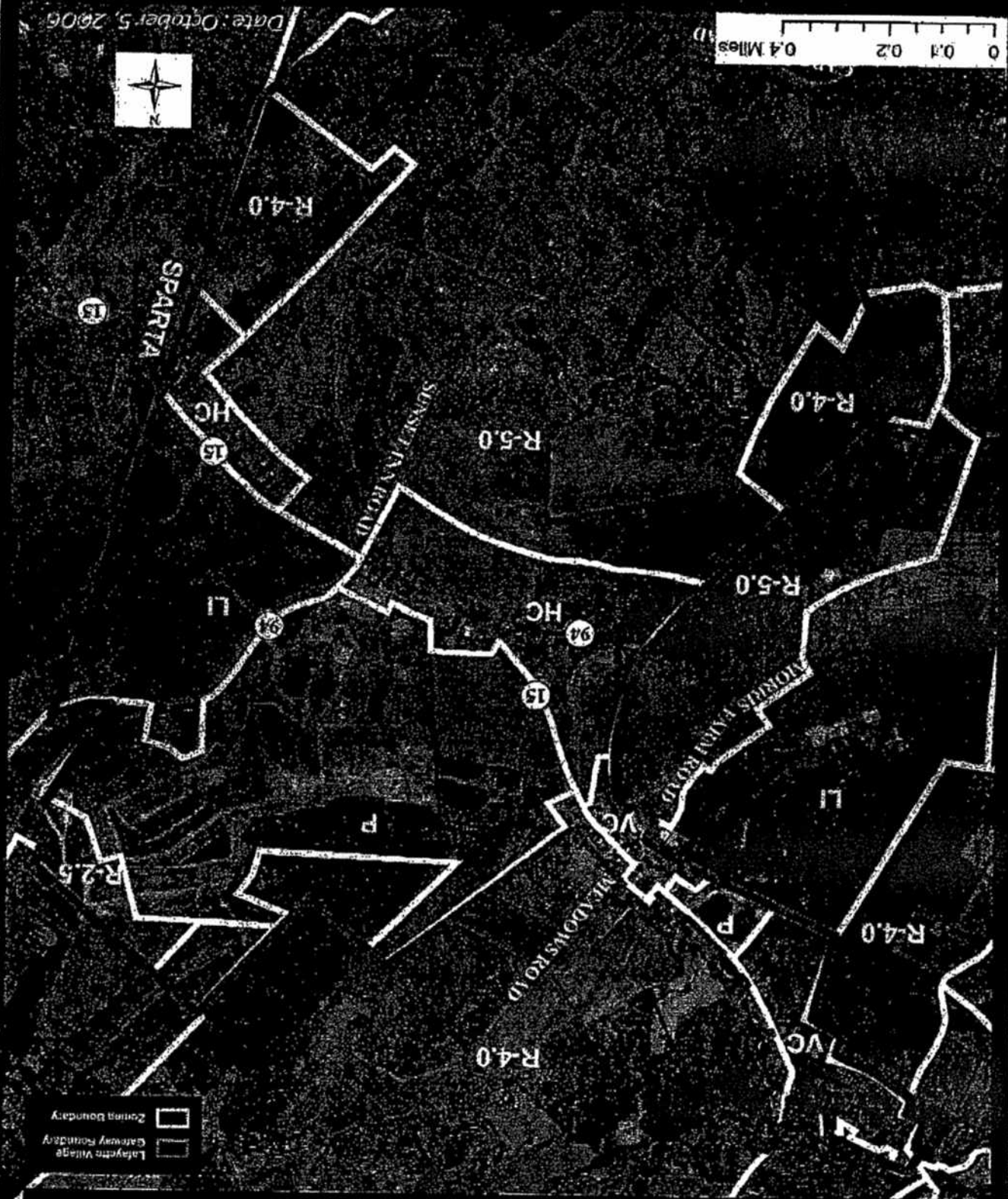
The purpose of the Lafayette Village Gateway Plan is to establish an appropriately designed connection between the Highway Commercial zone district located at the corner of Route 15 and Route 94 and the historic Village. This area forms the southern gateway entrance to the Township and is critical to the preservation of the Township's rural character.

Design issues associated with this area have been identified in previous Master Plan documents. The 1989 Master Plan specifically suggested creating a mixed use land use pattern along Route 15. The 2004 Master Plan Reexamination Report recommended that aesthetic controls be established for buildings in commercial areas.

ZONING MAP - VILLAGE GATEWAY AREA

Township of Lafayette, Sussex County, New Jersey

-  Zoning Boundary
-  Lafayette Village Gateway Boundary



EXISTING LAND USE

Lafayette Village

The Township is characterized by rolling hills, scenic ridgelines, and expansive farmlands. Uniquely, both the Paulinskil Valley and Sussex Branch trails are situated within Lafayette and attract a considerable number of hikers. These existing natural features, topography and land uses create the boundaries of Lafayette Village.

The Lafayette Village Gateway area includes the properties located on both sides of Route 15 and Route 94, extending from the Township boundary with Sparta Township to the northern limits of the existing Village area. This area includes the historic village center, located at the intersection of Route 15 and Morris Farms Road. It also includes the properties in the Lafayette Village and the various commercial properties that are located along Route 15. Finally, it includes the perimeter properties that form the framework, or boundaries, of the Village.

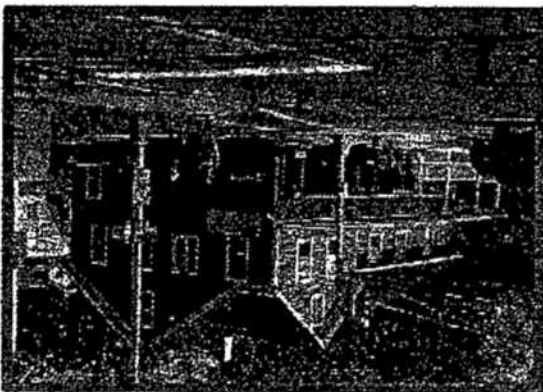


Figure 1: Historic Village Center



Figure 2: Lafayette Crossing

The Lafayette Village Gateway area boundaries are defined to the south by the Lafayette/Sparta common municipal boundary, while the northern section is defined by the Village Commercial Zone located to the west of Route 15 and to the north of Beaver Run Road. The County landfill property located to the east and the property that directly abuts the easterly side of the landfill form the eastern boundary of the Village Gateway area. The easterly boundary also includes properties that directly abut the Village Commercial zone located close to the intersection of Morris Farm Road and Route 15 and are currently zoned as R-4.0. The Village Gateway area is bounded along the westerly portion by existing trails, Garrison Road, a short

portion of Sussex County 523 and then southerly towards the municipal boundary.

The westerly side of the Village has extensive vistas and a large expanse of undeveloped land with no features that can define the 'hard edge' boundary of the village. This area is highly visible and serves as the gateway entrance not only to the Township, but also to the historic village. It is therefore necessary to carefully craft land development regulations that will ensure that this area is developed in a manner that preserves vistas and complements the historic village design.



Figure 3: Southern Gateway Entrance



Figure 4: Barn in Lafayette

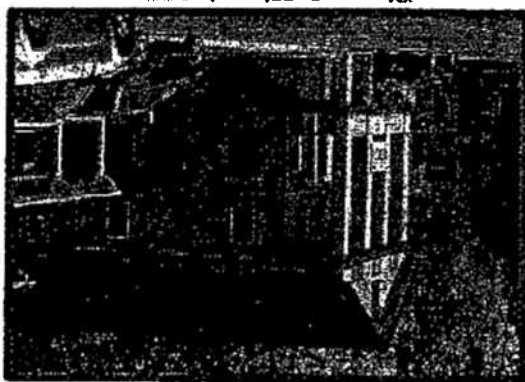


Figure 5: Historic Village

Open Space, Farmland and Wetlands

Lafayette Township has a rolling topography, expansive woodlands, ample farmlands, picturesque recreation areas and rural residential character. These features make it an oasis for residents and visitors. Ridges and valleys range in elevation from 100 feet to 300 feet and form much of Lafayette's scenic terrain. According to New Jersey Department of Environmental Protection Land Use/Land Cover datasets, forested land (36%), agricultural lands (31%) and wetlands (19%) dominate land use in Lafayette; the remaining 13 percent comprises residential-urban uses (11%) and barren land (2%).

Lafayette's 2005 Open Space and Recreation Plan identifies the preservation of open space, farmland and historic sites as an urgent task for the Township. By concentrating areas of development within Lafayette's commercial districts, including the historic downtown, the highway commercial and the proposed Gateway Village Development area, the Township is furthering its vision of land preservation. Another benefit created by preserving open space is that it furthers the protection and preservation of surface and subsurface water sources, which are vital to the health and safety of the Township residents and businesses.

The composite Open Space, Farmland and Wetlands Map below illustrates some of Lafayette's environmentally critical preserved areas, as well as publicly owned land and wetlands.

OPEN SPACE, FARMLAND AND WETLANDS

Township of Lafayette, Sussex County, New Jersey



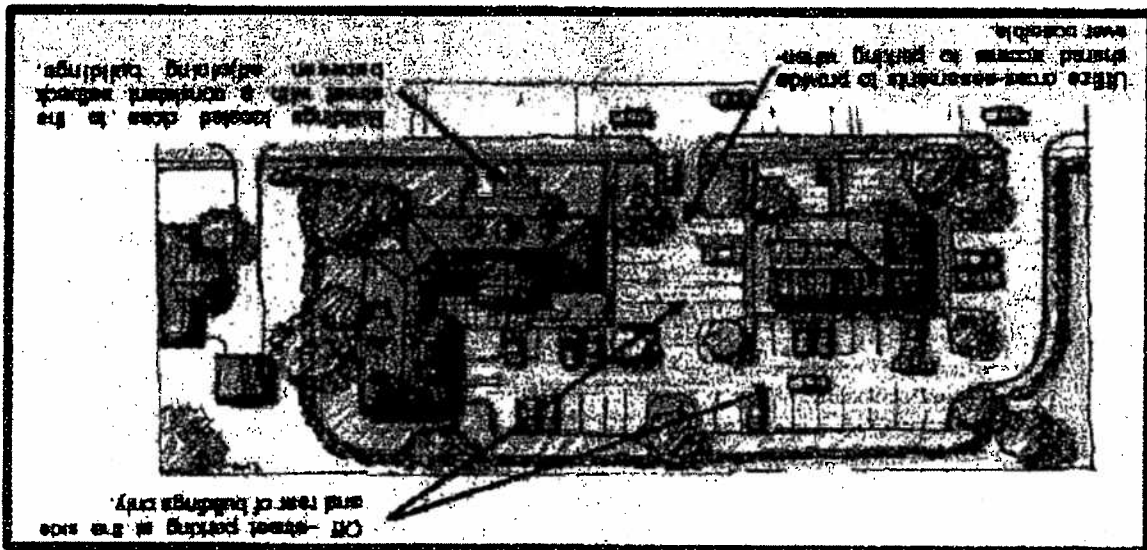
Date: October 5, 2006

Source: Lafayette Township and New Jersey Department of Environmental Protection

OBJECTIVES

1. Create a compact, vibrant mixed-use area that reflects the scale and character of the existing historic village.
2. Preserve large, contiguous open space and environmentally sensitive areas that form the environs of the Village Gateway area.
3. Limit building size and mass to reflect the size and mass of buildings in the existing village center.
4. Require yard areas between adjacent buildings to create small pockets of open space.
5. Create a walkable community that connects older and newer sections of the village through an interconnected series of walkways.
6. Ensure that building materials are compatible with the existing buildings in the village center.
7. Provide open space areas that serve as community focal points within residential areas.
8. Provide planting strips with pavers and street trees along streets to promote pedestrian circulation.
9. Design residential buildings so that units front on a street, with all parking and garages located behind the units. The picture to right shows pedestrian walkway and landscape buffer along the front.
10. Establish an integrated roadway network that connects the commercial and residential areas in the newer sections of the village area, providing alternate access to the area and reducing curb cuts on State Routes 15 and 94.
11. Off-street parking should be located behind buildings, with shared parking permitted to allow internal circulation between various uses.
12. Preservation of agricultural uses in the environs of the developed areas.

Figure 6: Site layout showing buildings aligned close to the street with shared parking arrangement between two properties. Parking is located to the rear of the property while the front yard is landscaped.



CONCEPT PLAN

The concept for the Lafayette Village Gateway Plan was developed with the full participation of the Lafayette Township Land Use Board. Issues relating to this gateway were discussed at several workshop meetings, including a design charrette in which Board members put "pen to paper" and worked collaboratively to create a vision for the area. The result is a plan that creates a compact, rural center that reflects the characteristics of the historic village, while also preserving farmland at the Village edge to establish a "hard" village edge and maintain

rural vistas that characterize the Township. Figures 7, 8 and 9 include design features of a typical pedestrian-oriented, mixed-use rural community. These features included wide sidewalks, porches and overhangs above sidewalks, different pavement types and landscape

buffers.

The intent of the plan is to concentrate new development adjacent to Route 15/Route 94 through a transfer of development credits option. The remaining land would remain as farmland and open space, thereby maintaining scenic vistas, creating an established boundary to the village and protecting surface and subsurface water sources. The majority of the undeveloped land in the gateway area is in common ownership. This enables a developer to "transfer" the development credits from the identified preservation area to the proposed development area.

The Concept Plan addresses the properties along the westerly side of Route 15/94. The specific land includes Lots 6, 7, 17 and 21.01 in Block 9 and Lots 3, 3.02 and 4 in Block 10, the combination of which creates two parcels measuring 243.83 acres and 52.83 acres, located on either side of Sunset Inn/Limecrest Road. These two sites, however, are constrained by

Figure 9

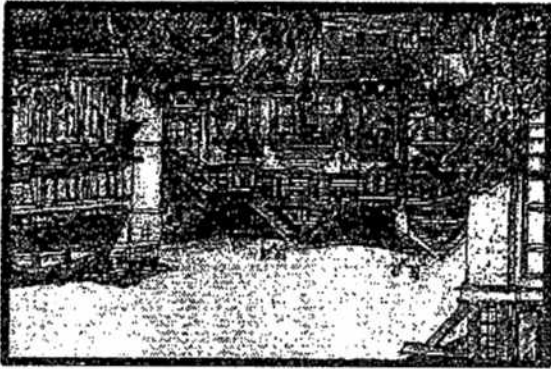


Figure 8



Figure 7



approximately 101.79 acres of wetlands. This plan proposes to preserve these environmentally sensitive areas as open space, and transfer the net development potential to the Village Commercial Expansion area. Under the existing zoning, approximately 216,000 square feet of commercial space and 39 housing units can be built on these properties.

The Township expressed a desire that the buildings in the development area reflect the design and layout found in Olde Lafayette Village, where buildings range from 3,000 square feet to 16,000 square feet in size. The footprint of the existing buildings in Olde Lafayette Village provided the basis for the buildings in the Concept Plan, which shows a total of approximately 216,000 square feet of commercial space and 39 residential units. The general layout is different from Olde Lafayette Village because the buildings are located closer to the road and the parking is located behind and between the buildings.

The residential units are grouped at the northern end of the district within walking distance to the new commercial buildings, Olde Lafayette Village and the historic village. The location of the proposed residential area is such that it is within walking distance of Olde Lafayette Village and the newer commercial development. The proposed location also provides easy access to the existing trail, which is located along the westerly side of the Gateway Center. Figure 10 and 11 depicts the desired residential scale of development.



Figure 10: Two-family residential



Figure 11: Two-family residential



GATEWAY VILLAGE DEVELOPMENT AREA
CONCEPT PLAN

Date: 5/14/14 3:00 PM

LAND USE PLAN

The Land Use Plan for Lafayette Village and the Lafayette Village Gateway Area creates a defined village center with a concentrated development pattern, surrounded by open space and farmland. The Land Use Plan includes 6 land use districts as follows:

- Gateway Village Development Area
- Gateway Village Preservation Area
- Village Residential Area
- Village Commercial Area
- Light Industrial Area
- Highway Commercial Area

The buffer area shown on the Land Use Plan is not a separate land use category, but reflects areas where development is discouraged, including environmentally sensitive areas and wooded areas. These areas form a natural buffer along the southern entrance of the Township and should be preserved.

Gateway Village Development Area

This area encompasses 30.50 acres of land and is located along the westerly side of Route 15/Route 94 between Sunset Inn Limestone Road and the existing recreational trail. The area is located on the front portion of lot 21.01, Block 9, and lies fully within the HC, Highway Commercial District. This area is the receiving area for the development credits from the Gateway Village Preservation Area. The intent is for this area to be developed as a compact, mixed-use, pedestrian-oriented center that reflects the design and scale of the Township's existing historic village. The maximum floor area ratio (FAR) for this area should be 0.18, similar to the Highway Commercial, HC District, with additional densities transferred from the Gateway Village Preservation Area.

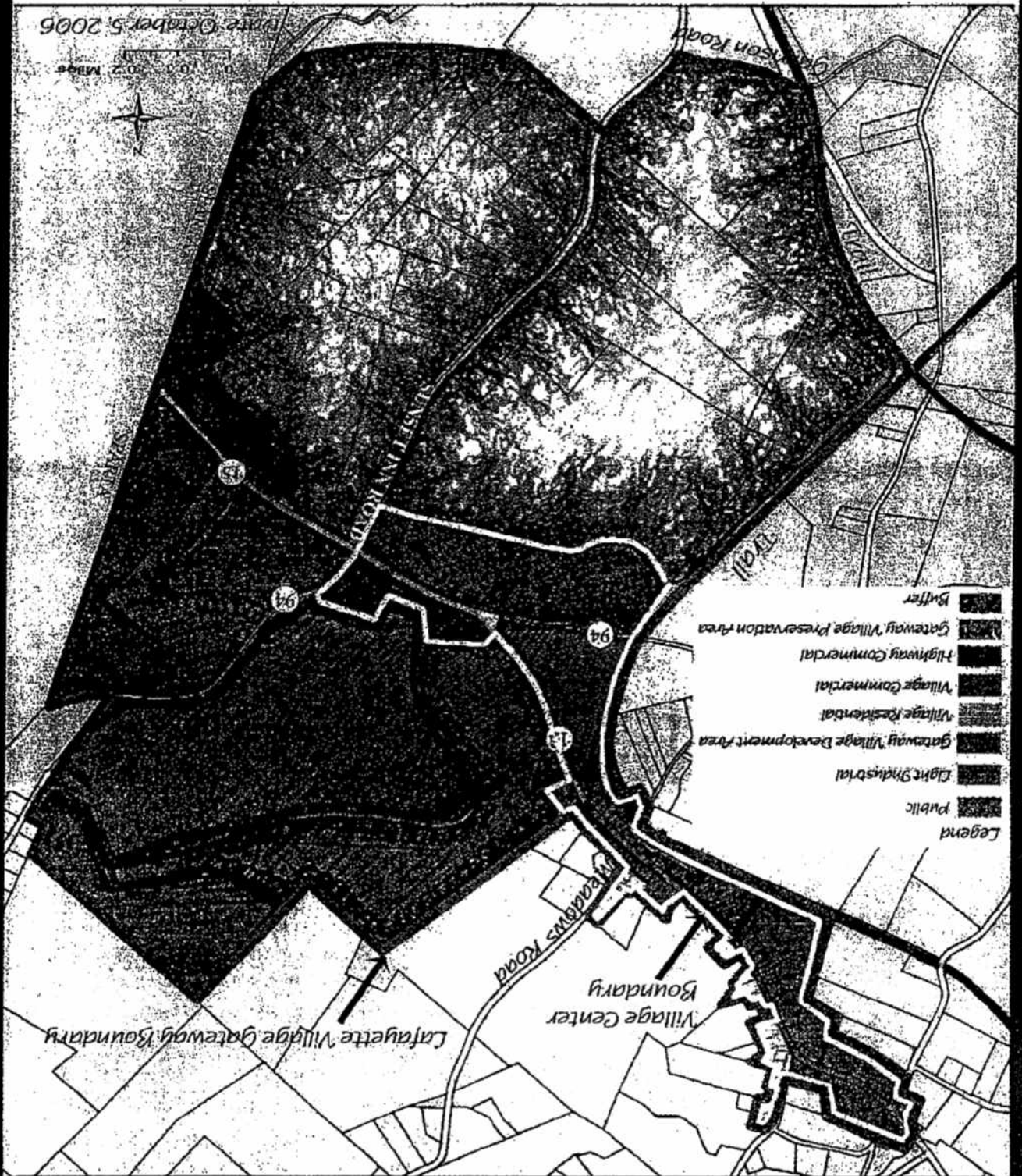
The transfer of development credits (TDC) involves some intrinsic incentives such as reduced infrastructure costs, which are a result of the compact design and subsequently, a need for less infrastructure. Another incentive is a streamlined development process (i.e. qualified plans). Principal permitted uses within the Gateway Center should include professional and business offices, retail sales and services, specialty stores, restaurants and agricultural uses. Residential uses should be permitted, either in apartments located above first-floor retail stores or in duplexes. All development will be designed to include affordable housing pursuant to the Township's Growth Share Ordinance.

LAND USE PLAN

Township of Lafayette, Sussex County, New Jersey

Date: October 5, 2006

Scale: 1" = 0.2 Miles



Bulk regulations should be established that permit multiple buildings and multiple uses on a lot, with a maximum building size of 20,000 square feet to maintain the size and character of other existing buildings in the Township. A maximum building height of 2 1/2 stories, not to exceed 35 feet should be maintained. Land Use plan

Parking should be screened from public view by being located either behind or to the side of buildings. Access and circulation is to be provided through a new roadway system with access from Sunset Inn Road, Route 15 and Route 94. This will reduce the number of curb cuts on the adjoining arterial roadways, which will, in effect, reduce the amount of locally generated traffic on these roads. It will provide for a safe, convenient and coordinated roadway system serving the Gateway Center area.

Gateway Village Preservation Area

The Gateway Village Preservation Area encompasses the large swath of farmland and open space that is located west of Route 15 and generally south of the Gateway Village Development area. This area is composed of extensive vistas and a large expanse of undeveloped land with no boundaries. The Gateway Village Preservation Area, therefore, is intended to preserve these natural vistas and open space, while creating a 'hard edge' boundary for the village. This area, which is zoned R-4 and R-5, contains approximately 263 acres of undeveloped land. Part of the land is actively farmed, while approximately 97 acres is constrained by wetlands. Thus, this area is designated as a preservation area. The intent is to leave the density as is, but to encourage a developer to transfer the development credits from this acreage to the Gateway Center Development Area.

Village Residential Area.

This area is approximately 12 acres and includes properties currently zoned as R-4.0, Residential Zone, located along the easterly side of Route 15 and to the north of Meadows Road. The properties included in this area are Lots 12, 13, 15, 17, 18, 19.02, 19, 20, 21, 23, 24, 25, 26, 34, 35, 36, 37, 39, 40 and 41 in Block 15. As shown on the land use map, a portion of Lot 14 and 19.01 in Block 15 also lies in this area. Each of these lots currently contains a single-family home. These lots range between 0.17 acres and 0.9 acres. Pursuant to the current zoning requirements, all of these lots are non-conflicting as they are less than 4.0 acres. This area therefore, should be rezoned to a new district called Village Residential. The minimum lot size in the proposed Village Residential Area should reflect the existing size of these lots, which have a median lot size of 0.42 acres. We suggest that the new zone includes a minimum lot size of 15,000 square feet. The district should be designed so as to maintain the existing character of the Village.

Village Commercial Area

This area includes properties currently zoned as R-4.0, Residential Zone, located along the easterly side of Route 15 and to the south of Meadows Road. The properties included in this area are Lots 42 through 50 in Block 14 and Lots 30, 31, 32 and 33.01 in Block 15. This area should be rezoned to Village Commercial, as the lot size and building scale in this area is reflective of the Village Commercial area, not the R-4 district. The maximum floor area ratio

(FAR) should be 0.25, which is compatible with the Village Commercial District. The proposed village commercial area would be an extension to the existing village commercial area located to the west of Route 15. The area should be designed so as to maintain the character of the neighboring structures in the village and should adhere to the commercial design standards laid out in this plan. All development will be designed to include affordable housing pursuant to the Township's Growth Share Ordinance.

Light Industrial Area

This area consists of two parcels, one located at southeastern corner of Route 15 and Route 94 and currently zoned as LI, Light Industrial District and another parcel located along the easterly side of the County landfill property. The parcel along Route 15 consists of the westerly portion of lot 2, Block 13 that contains approximately 32 acres. This parcel is highly visible from Route 15 and forms the southern Gateway entrance into the Township and therefore, should be designed carefully. The western end of the property fronts on Route 15 and slopes upward from the roadway. Development on this parcel should be located behind the ridge line with access from Route 94. The existing zoning should be retained.

The parcel to the easterly side of the County landfill consists of a single tax lot - Lot 33.01 in Block 14 and contains approximately 45.73 acres. This parcel was previously used as a landfill. The subject property is located along the northerly side of Old Beaver Run Road and is currently zoned as an R-2.5, Residential Zone. This Plan suggests that the land use pattern for this area should be amended to include Light Industrial uses, as the neighboring uses are light industrial and the lot size is more reflective of the Light Industrial area and not a residential district. Development regulations for the existing LI, Light Industrial District should apply to this parcel with the maximum permissible floor area ratio to be 0.20, similar to the existing LI District.

Highway Commercial

The Highway Commercial District includes two parcels. One is located to the westerly side of Route 15, along the southern entrance. The other parcel is located along the easterly side of Route 15 and at the intersection of Route 94 and Route 15. These two parcels contain approximately 24 acres and 14.5 acres, respectively. The development in these areas should be restricted to the existing HC, Highway Commercial District regulations. The maximum floor area ratio for the HC District, in Lafayette, is 0.20 and the same should apply to all properties, which lie within this area. These areas should be designed to comply with the commercial design standards. All development will be designed to include affordable housing pursuant to the Township's Growth Share Ordinance.

STATE PLAN

The Lafayette Village Center meets the State's design requirements for a Village Center in terms of area, population and number of housing units, as indicated below. Lafayette Village Center measures 101 acres in size, including approximately 11 acres of public land. The Village Center currently contains 62 residential properties, and can include another 100 units within the Gateway Village Development Area and infill development. The projected population for the Village Center is 480 residents, based on the current household size of 2.95 persons per unit. The net size of the village (minus public properties) is .157 square miles, generating a net population density of 3,047 persons per square mile. The median lot size for existing residential units is 15,000 square feet, and the proposed lot size for new residential development is 15,000 square feet, generating a housing density of approximately 3 units per acre. Finally, the Gateway Village Development Area alone will generate approximately 350 jobs, creating a total employment projection of 500 for the Village.

The various land use districts are specially designed to accommodate a mix of activities structured so that residents can perform many of their retail, commercial, civic and social activities in a convenient, accessible, central place. The development requirements and design standards proposed for Lafayette Village Center will ensure that this area reflects the intent of the Village Center as established in the New Jersey State Development and Redevelopment Plan (State Plan).

Area	Population Density	Housing Density	Employment
State Plan	< 1 square mile >5,000 persons per square mile	>3 units per acre	50 to 1,000
Lafayette Village	.221 square miles 3,047 persons per square mile	3 units per acre	Approx. 750

COMMERCIAL DESIGN STANDARDS

The Commercial Design Standards presented below are recommended to provide a framework to ensure sound planning and site design. These design standards attempt to preserve and enhance the rural character of the Township by providing specific design requirements which protect, support and promote these features in future development. Overall, the design standards have been developed to improve the built environment, preserve Lafayette's natural and rural character and minimize the visual impact of new development. The design standards are provided as guidelines from which specific standards will be established as part of the zoning.

These standards are intended to assist property owners, architects, applicants, land use board members, various advisory committees and professional staff in preparing and reviewing site plans and should be used in conjunction with the Township's existing site plan and subdivision requirements. Some existing requirements, however, would be replaced with new standards. All standards may not be achievable for every project. For this reason, each application should be carefully considered and waivers should be granted where appropriate.

Building Form and Mass

1. Uninterrupted facades in excess of 100 horizontal feet are prohibited. Facades greater than 100 feet in length must incorporate recesses and projections along at least 20 percent of the facade. Windows, porches, overhangs and arcades must total at least 60 percent of the facade length abutting a public street.
2. Small retail stores that are part of a larger principal building are required to have display windows and separate outside entrances.
3. Greater architectural interest in the main structure is encouraged by directing the use of a repeating pattern of change in color, texture, and material modules. One of these elements shall repeat horizontally and all elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
4. Variation in rooflines is required to reduce the massive scale of these structures and add visual interest. Roofs must have at least two of the following features: parapets concealing flat rooftops and rooftop equipment, overhanging eaves, sloping roofs and three or more roof slope planes.
5. Each principal building must have a clearly defined, highly visible customer entrance with features such as porticos, arcades, arches, wing wall and integral planters.
6. Smooth-faced concrete block, dryvit, tilt-up concrete panels and prefabricated steel panels are prohibited as the predominant exterior building material. Brick, wood, sandstone, or other native stone and tinted or textured concrete masonry units are encouraged.

7. Facade colors are required to be of low reflectance, subtle, neutral and earth-tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited.
8. Pedestrian circulation features must be provided and must include sidewalks at least 8 feet in width along all lot sides that abut a public street and a continuous internal pedestrian walkway from public sidewalks to the principal customer entrance.

Parking

1. No off-street parking may be located between the front facade of a principal building and the primary abutting street.
2. Parking lots should be landscaped with trees to provide shade, with one tree for every ten parking spaces, to minimize the impact created by large expanses of parking.
3. Street trees and other plant material should be provided at the ends of parking bays. Landscape islands should be at least six (6) feet in width.
4. Whenever possible, light poles should be integrated into landscape islands.
5. A minimum landscape buffer area of five (5) feet from any property line shall be provided around the parking areas.
6. Documentation should be provided to support the feasibility of shared parking, including an analysis of the uses sharing the parking and the peak usage periods for each, hours of operation of uses proposed to share the parking, and capacity of the parking lot.

Pedestrian Circulation

1. Where pedestrian and vehicular paths cross, changing pavement materials, signage and changes in pavement texture shall designate that area.
2. Secure and convenient pedestrian walkway access shall be provided from parking lots, sidewalks and primary entrances to buildings.

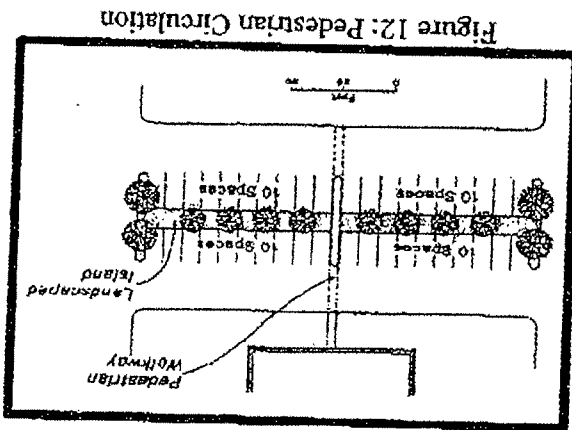


Figure 12: Pedestrian Circulation

Lighting

1. The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged. The use of traditional style lanterns and similar fixtures also shall be encouraged.

2. Streetlights and other lights shall be no more than fifteen (15) feet in height.
3. Exterior lighting should be architecturally compatible with the building style, material, and colors. The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged.
4. All exterior lights shall be carefully designed and located in such a manner as to prevent light and glare from spilling across property lines and to prevent light "pollution" into the evening sky.
5. Whenever possible, light poles should be integrated into landscaped islands.
6. All lighting shall comply with existing Township ordinances.

Landscaping

1. A landscaped area shall be provided along both sides of all streets. Within the landscaped area (between the street and the sidewalk), one shade tree (minimum of three-inch caliper diameter at sixteen feet in height) shall be provided per every 30 feet of linear horizontal distance.
2. Mulched tree wells should be placed around the base of each tree for protection and moisture retention.
3. Shrubbery shall be no higher than two feet above existing street grades. All landscaping (trees, shrubs, planted beds) shall be maintained within 20 feet of any street intersection or 10 feet of driveway/street intersections. This restriction is for purposes of maintaining visibility at all times.
4. Visibility: Street level landscaping shall not interfere with visibility and safety.
5. Street trees are a major means of providing a pedestrian amenity as well as visual coherence. Property owners shall have responsibility for planting along street frontage(s) within the Township's right-of-way. Maintenance of trees within the Township's right-of-way shall be the responsibility of the Township.

Utilities

1. All electric, gas and telephone utility lines shall be installed underground.