

**11-06-2017: #7**

**RESOLUTION OF THE BOROUGH OF DUNELLEN  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY  
APPROVING CONCEPT PLAN**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted by ordinance on August 9, 2004, the Dunellen Downtown Redevelopment Plan, Phase One, and subsequently amended by ordinance on June 9, 2011, August 5, 2013, November 3, 2014, and February 22, 2016 (the “Redevelopment Plan”) for an area designated on the Borough’s tax map as Block 69, Lots 1, 1.01, 2, 2.01 and 3; Block 70, Lots 13 and 13.01; Block 83, Lot 1; and Block 85, Lots 1 and 2 (the “Redevelopment Plan Area”); and

**WHEREAS**, a portion of the Redevelopment Plan Area, Site #3, South Washington Avenue between the New Jersey Transit Property and Columbia Street, is commonly known as the “Art Color Property” and consists of Block 85, Lots 1 and 2 and Block 83, Lot 1; and

**WHEREAS**, the Borough entered into a Redevelopment Agreement dated July 13, 2017 with Brudner Redevelopment Partners Urban Renewal, LLC (the “Redeveloper”); and

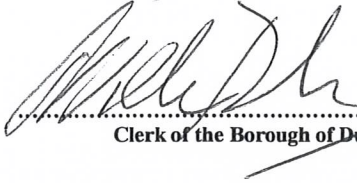
**WHEREAS**, pursuant to the terms of the Redevelopment Agreement, Redeveloper presented a proposed concept plan to the Borough Council on October 16, 2017, which concept plan is attached hereto as Exhibit A; and


**WHEREAS**, the members of the Borough Council have considered the proposed concept plan, finding, subject to the below resolutions, that it conforms to the Redevelopment Agreement and furthers the public purposes that the Redevelopment Plan addresses.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Dunellen, County of Middlesex, State of New Jersey, as follows:

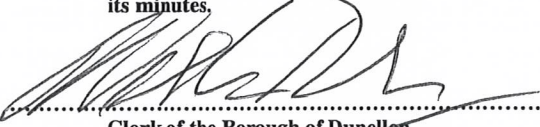
1. That, subject to the conditions set forth below, the proposed concept plan submitted by Redeveloper for the Project is approved.
2. That the approval granted hereunder is specifically conditioned on (a) Redeveloper redesigning certain aspects of the retail and clubhouse portion of the concept plan to reflect a railroad motif to the satisfaction of the Borough, prior to the submission by Redeveloper of an application for site plan approval; (b) Redeveloper providing the Borough with additional details on project signage to the satisfaction of the Borough, prior to the submission by Redeveloper of an application for site plan approval; (c) prior to the commencement of demolition, Redeveloper providing the Borough with the opportunity to review and approve the demolition plan for the Art Color Property to assure that issues of interest to the Borough are satisfactorily addressed; and (d) Redeveloper agreeing to collaborate with representatives of the Borough in connection with identifying tenants for the retail space in the project.

3. That the Mayor and/or Borough Administrator are authorized to provide notice to Redeveloper when the above items are found to be satisfactory.

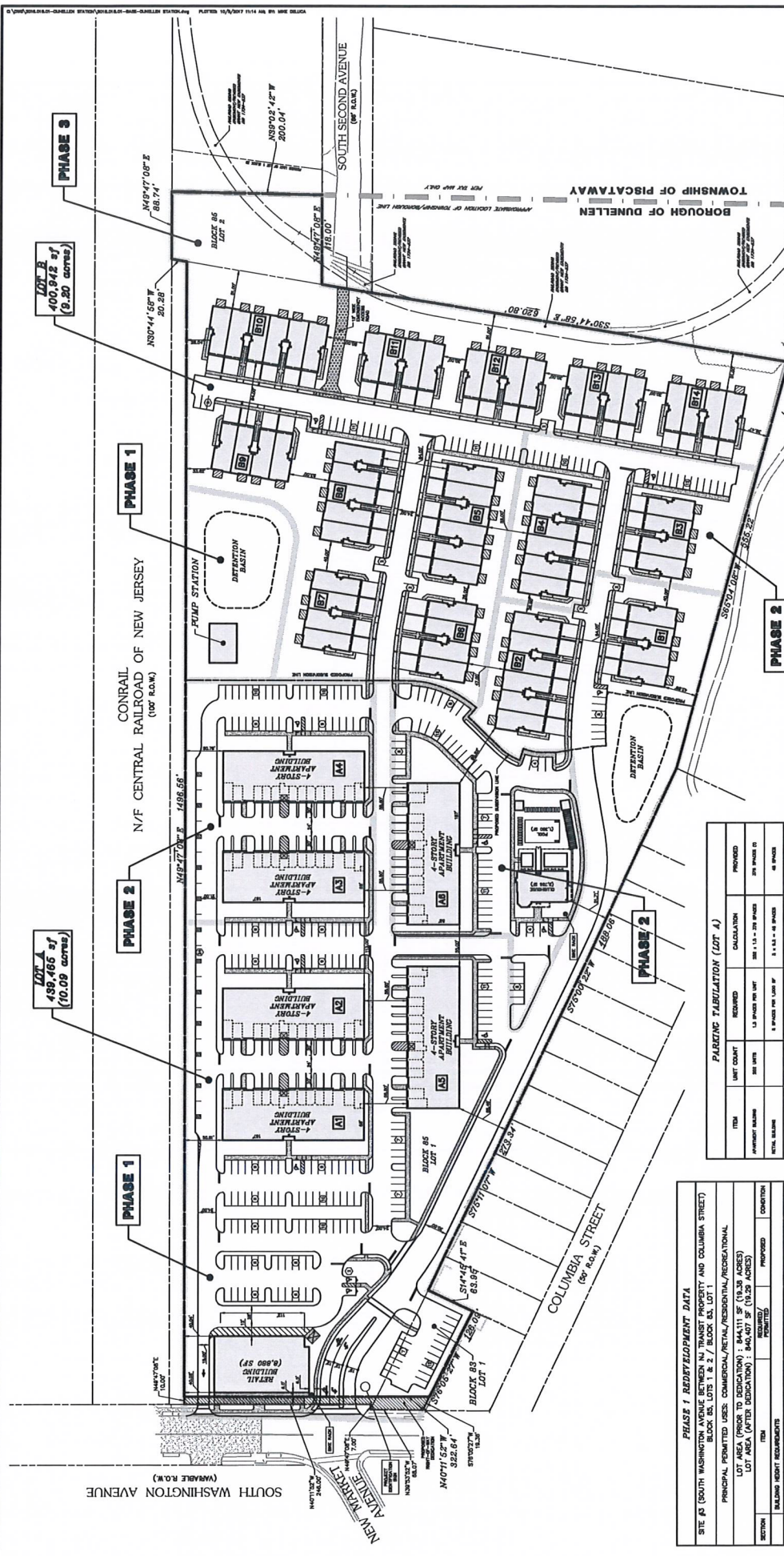
  
.....  
Clerk of the Borough of Dunellen

Approved ..... 11/6/17 .....  
  
.....  
Mayor of the Borough of Dunellen

I *certify* the foregoing to be a true and correct abstract of a resolution regularly passed at a meeting of the Common Council of the Borough of Dunellen, held

..... 11/6/17 .....  
and in that respect a true and correct copy of its minutes.  
  
.....  
Clerk of the Borough of Dunellen

**EXHIBIT A  
CONCEPT PLAN**



**MENLO ENGINEERING ASSOCIATES, INC.**  
 301 CLEVELAND AVENUE, HIGHLAND PARK, NEW JERSEY 07030  
 PHONE: (732) 646-8585 FAX: (732) 646-8439  
 WWW.MENLO-ENG.COM

**DUNELLEN STATION**  
 BOROUGH OF DUNELLEN, MONMOUTH COUNTY, NEW JERSEY  
**CONCEPT PLAN**

DATE OF ISSUE: OCTOBER 5, 2017  
 SHEET 1 OF 1

SCALE: 1"=40'  
 DRAWN BY: MJD  
 CHECKED BY: MJD  
 APPROVED BY: [Signature]

**IMPERVIOUS COVERAGE**

EXISTING	95 %
PROPOSED	89 %

**SCHEDULE**

RETAIL	9,240 SF
APARTMENTS:	
1-BEDROOM	108 UNITS
2-BEDROOM	132 UNITS
3-BEDROOM	12 UNITS
TOTAL	252 UNITS
TOWNHOMES:	
2-BEDROOM	95 UNITS
3-BEDROOM	130 UNITS
TOTAL	225 UNITS
CLOSET/USE	2,760 SF

**PARENTING TABULATION (LOT B)**

ITEM	UNIT COUNT	REQUIRED	PROVIDED	CALCULATION
TOWNHOME (2-BEDROOM)	95 UNITS	53 SPACES PER UNIT (5)	495 SPACES PER LOT (5)	95 X 5.3 = 503 SPACES
TOWNHOME (3-BEDROOM)	130 UNITS	53 SPACES PER UNIT (5)	689 SPACES PER LOT (5)	130 X 5.3 = 689 SPACES
APARTMENT TOWNHOME	225 UNITS	53 SPACES PER UNIT (5)	1193 SPACES PER LOT (5)	225 X 5.3 = 1193 SPACES
TOTAL		1235 SPACES REQUIRED	1287 SPACES PROVIDED	

NOTE: THE PROPOSED TOWNHOME (2-BEDROOM) AND TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT. THE PROPOSED TOWNHOME (2-BEDROOM) AND TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT. THE PROPOSED TOWNHOME (2-BEDROOM) AND TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT.

**PARENTING TABULATION (LOT A)**

ITEM	UNIT COUNT	REQUIRED	PROVIDED	CALCULATION
APARTMENT TOWNHOME	108 UNITS	53 SPACES PER UNIT (5)	572 SPACES PER LOT (5)	108 X 5.3 = 572 SPACES
RETAIL BUILDING	1 BLDG	1 SPACES PER UNIT (1)	1 SPACES PER LOT (1)	1 X 1.0 = 1 SPACES
TOTAL		545 SPACES REQUIRED	573 SPACES PROVIDED	

NOTE: THE PROPOSED APARTMENT TOWNHOME (2-BEDROOM) AND APARTMENT TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT. THE PROPOSED APARTMENT TOWNHOME (2-BEDROOM) AND APARTMENT TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT. THE PROPOSED APARTMENT TOWNHOME (2-BEDROOM) AND APARTMENT TOWNHOME (3-BEDROOM) ARE REQUIRED AS PER THE TOWNHOME DEVELOPMENT AGREEMENT.

**PHASE 1 REDDEVELOPMENT DATA**

SITE #3 (SOUTH WASHINGTON AVENUE BETWEEN N1/2 TRAMWAY PROPERTY AND COLUMBIA STREET) BLOCK 85, LOTS 1 & 2 / BLOCK 85, LOT 1

PRINCIPAL PERMITTED USES: COMMERCIAL/RETAIL/RESIDENTIAL/RECREATIONAL

LOT AREA (PRIOR TO DEDICATION) : 841,111 SF (19.38 ACRES)

LOT AREA (AFTER DEDICATION) : 840,407 SF (19.28 ACRES)

SECTION	ITEM	REQUIRED	PROVIDED	COMPLETION
742.01	BUILDING HEIGHT REQUIREMENTS	4 STORIES	4 STORIES	COMPLETE
742.02	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.03	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.04	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.05	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.06	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.07	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.08	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.09	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.10	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.11	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.12	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.13	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.14	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.15	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.16	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.17	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.18	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.19	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE
742.20	MINIMUM BUILDING HEIGHT (FEET)	38 FEET	38 FEET	COMPLETE