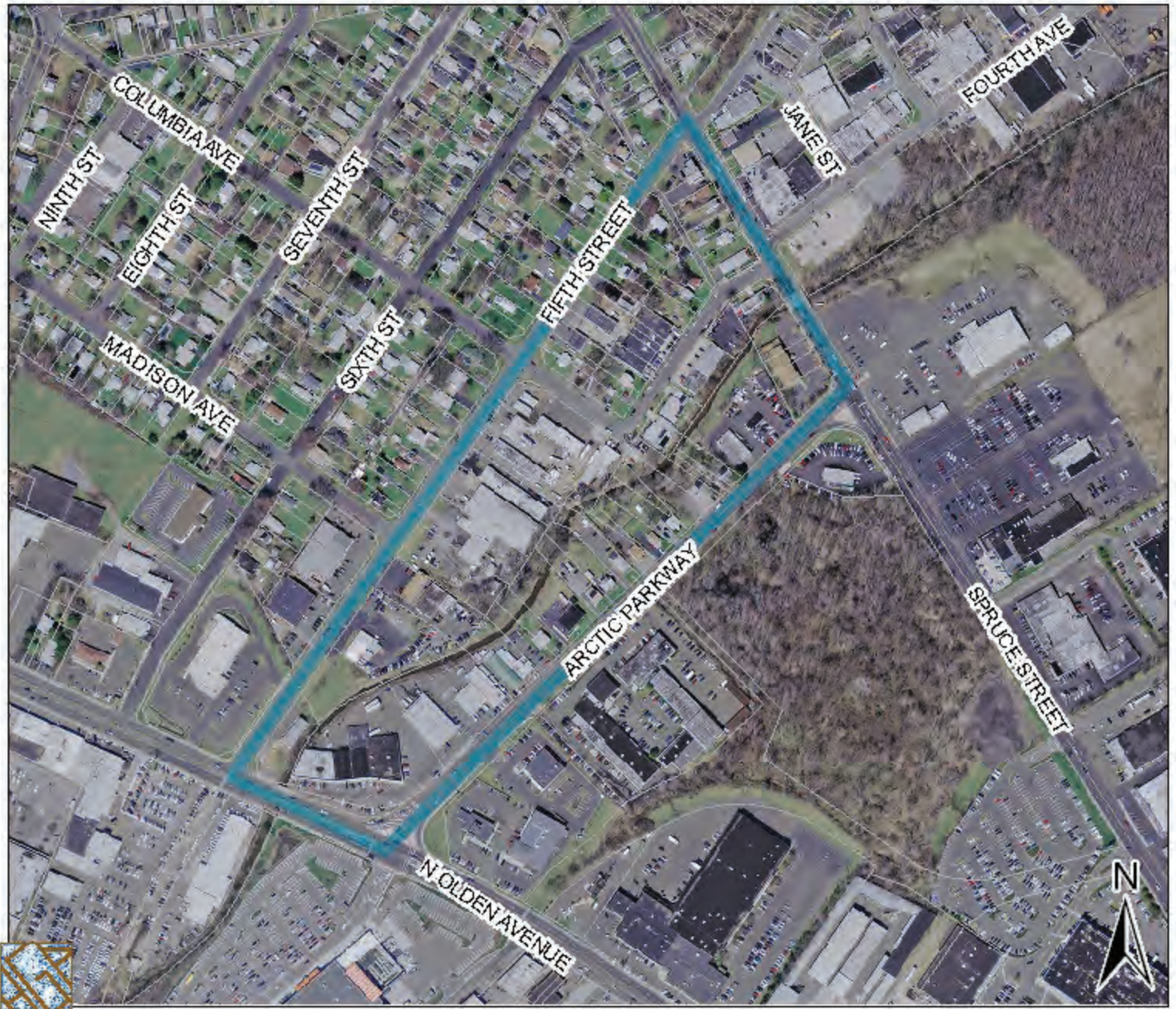
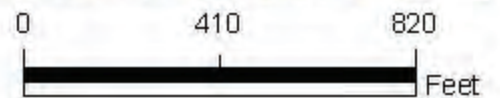




Subarea #8 Aerial Photo



SUBAREA

Subarea 8 Arctic Parkway Transitional Area

Intent

The properties, and their semblance, in this Sub-area are unique. The Sub-area is bordered by Fifth Street, Spruce Street, Arctic Parkway and Olden Avenue. Traversing through the center of this Sub-area, which contains residential, industrial, retail and professional office land uses is the Shabakunk Creek. Given the nature of the areas that surround this block, as well as the flooding potential of the creek, this Sub-area will be treated differently than the other areas.

The intent of this Sub-area is to facilitate smooth transitions between the mixes of land uses that exist on all sides of it, particularly the residential neighborhoods. In addition, all development will provide additional shading of the Shabakunk Creek to complement the Township's water quality project and where feasible, will provide additional flood reduction measures.

Objectives

- Improvement of flooding along the Shabakunk Creek and reclamation of the floodplain where land uses degrade environmental quality
- Encourage development patterns that facilitate retail sales of goods and services along Arctic Parkway and Fifth Street that recognize adjacent residential neighborhoods and commercial areas.
- Reduce curb-cuts along North Olden Avenue through shared access and parking arrangements.
- Create strong relationships to adjacent neighborhoods through streetscape and pedestrian access to shopping opportunities in both the Sub-area and adjacent Sub-areas.

Land Use

Principal Uses

- Office, professional office, and research
- Retail, and Business Services. (Such as those found in the Township's BH zone with exception to new and used motor vehicle sales and repair services.)
- Mixed use
- Existing light industrial uses
- Existing Residential Land Uses
- Restaurants and Cafes

Accessory Uses

- Residential above commercial (Not permitted at ground level)
- Day Care
- Schools and Training Facilities

Conditional Uses

- 1) *Expansion of Existing Light Industrial uses and automotive related business. Conditioned Upon*
 - A 50' foot buffer that includes a minimum of 10' foot wide vegetative buffer (consisting of trees, shrubs and other woody species), from the top of the Shabakunk Creek bank as per FEMA maps. Public access easements will also be necessary.
 - The interface with current residential uses is adequately addressed through design features that allow seem-less integration, buffering and landscaping.
 - Street trees and 5' minimum sidewalks.
 - Sign and lighting Standards are met.
- 2) *Expansion of Residential Land uses. Conditioned Upon*
 - The interface with current industrial uses is properly buffered and landscaped per the Planning Board's recommendations.
- 3) Drive Thru services are prohibited unless meeting the conditions set forth in **Building Placement and Design** section.

Bulk Standards

a. Principal Building.

- 1) Lot area: 12,000 sq. ft. - minimum
- 2) Build to Line:
 - i- 20' minimum - 25' feet maximum from the front property line along Olden Avenue, and Spruce Street..
 - ii- New Light Industrial uses. 10-15'.
- 3) Side yard: each 5 feet - minimum
- 4) Rear yard: 10 feet - minimum
- 5) Height: 3 ½ stories or 35' mixed-use. 1 ½ stories or 25' otherwise.

A background image of a street scene. In the foreground, there is a white sign with red and blue text that reads "ARCTIC ICE CREAM Since 1931 FACTORY OUTLET". The sign is set against a backdrop of green trees and a clear sky. A paved road and a sidewalk are visible in the lower part of the image.

b. Accessory Building.

- 1) Distance to side lot line: 5 feet - minimum
- 2) Distance to rear lot line: 5 feet - minimum

c. Lot Coverage.

- 1) Total impervious coverage: 60% maximum for all property adjacent to Shabakunk Creek.
- 2) Additional coverage up to 10% may be granted if offset by contributions to other stream improvements or innovative urban stormwater design features.

d. Floor Area Ratio

- 1) 0.50 maximum. 1.25 mixed-use.

Building Placement and Design

- For property adjacent to the Shabakunk Creek, use alternative paving materials such as "Grasspave TM" or other types of porous paving material agreed to upon negotiation of the Redevelopment Agreement or Planning Board approval and in consultation with the Township Engineer.
- Capture and re-use greywater to the extent feasible.
- Provide shading for the stream corridor with tree species approved by the Township.
- Connections to adjacent neighborhoods where appropriate through stream crossings and/or access to park space or greenways established and conceptualized by the Plan where appropriate.

Drive-thru services are prohibited unless meeting the following conditions;

- i. They existed concurrently with the existing use at the time of this Plan's adoption, Or,.
- ii. On-site circulation, including pedestrian, as well as ingress and egress issues concerning adjoining roadways are satisfied by the Township Development Professional as well as the County Engineer, And,
- iii. Direct ingress and/or egress onto Olden Avenue may be restricted or limited. Primary egress from a drive-thru must be located along a sidestreet, such

as 6th Street, 5th Street, or other street created as a means of implementing the roadway network of the Plan's Transportation Section. Major routes, such as Parkside Avenue, Pennington Road, Arctic and Prospect Street may be similarly utilized, but the egress on these roadways must be located a minimum of 250' from the intersection and subject to approval of the engineer of record for such roadway's jurisdiction. Secondary ingress/egress points onto Olden may be considered so long as such point of access is shared by two (2) or more properties through easement. Reconfiguration of the curb-cut and parking may be necessary upon negotiation with subsequent development proposals by adjacent property owners.

Some simple streetscape improvements along Arctic Parkway can go far toward the improvement of the pedestrian environment throughout the Area.