

EXHIBIT A

BOROUGH OF MERCHANTVILLE, NJ

PROPOSED AMENDMENT TO  
TOWN CENTRE EAST REDEVELOPMENT PLAN

Block 29; Lots 1-6, 8, 9, 11, 14, 15 and 17 (the "Redevelopment Area")

OVERLAY REDEVELOPMENT STANDARDS TO B-1 CENTRAL BUSINESS DISTRICT

In order to encourage the most appropriate economic and physical opportunities for the Redevelopment Area, a set of regulations which shall be an overlay to the B-1 Central Business District zone, applicable to a redevelopment project application made in furtherance of this Redevelopment Plan is indicated below:

I. Redevelopment Zoning Standards

A. Overlay: The B-1 Central Business District regulations shall apply to a redevelopment project in the Redevelopment Area, as supplemented and/or modified herein. The following provisions apply to a redevelopment project in the Redevelopment Area, and modify and/or supplement the B-1 Central Business District.

B. Permitted Principal Uses – Town Center Redevelopment Area.

Permitted principal uses shall be as follows;

1. All B-1 uses (See Section 94-33)
2. Residential: Townhomes (attached buildings), Multi-family and Mixed-use buildings.
3. Non-residential: Rental offices supporting multi-family buildings, provided such offices do not front on Centre Street.
4. More than one principal use and/or building shall be permitted on a lot.

C. Permitted accessory uses and buildings: See Section 94-35, plus outdoor cafes and outdoor seating associated with principal use restaurants as noted above.

D. Bulk Regulation Standards. B-1 Central Business District regulations are supplemented and/or modified as set forth below:

1. Minimums:
  - a. Tract size: 1.0 acre

- b. Rear yard setback: 2 feet; 0 feet for buildings fronting on Centre Street
- c. Setback along property lines of adjacent lots in common ownership shall be 0 feet

2. Maximums:

- a. Dwelling unit density: 35 units per gross acre
- b. Principal building height (multi-family buildings): 48 feet

E. Supplemental Parking Regulations for the Redevelopment Area (Modifying Section 94-52-53):

Shared use of parking spaces for different uses, e.g. retail use would use parking spaces in the daytime that would be available to a residential use during the evening, shall be counted for each such use, if needed to satisfy the parking space requirements for a Redevelopment Project pursuant to this Redevelopment Plan in accordance with accepted standards and methodologies for shared parking analysis.

1. Residential uses:

a. Multifamily buildings:

- i. One bedroom units: 1.5 parking spaces each
- ii. Two bedroom units: 1.75 parking spaces each
- iii. Three bedroom units: 2.0 parking spaces each

b. Mixed use Buildings

- i. One bedroom units: 1.0 parking spaces each.
- ii. Two bedroom units: 1.25 parking spaces each.
- iii. Three bedroom units: 1.50 parking spaces each.

2. Non-residential uses:

- a. Stores for retail purposes, restaurants, personal service shops, businesses, and all office uses: 3.0 parking spaces for every 1,000 gross square feet.

3. General:

- a. Parking requirements for new construction shall be provided through any combination of forms: private garages, private surface spaces (as defined below), common surface spaces, internal parallel spaces, as well as parallel spaces located along existing streets as further defined below.
- b. Private surface spaces, such as exterior driveway spaces located directly in front of individual private garages, shall be permitted.
- c. Garage parking spaces, and their associated exterior driveway spaces, shall be distributed and assigned at the Redeveloper's discretion.

- d. All existing parallel parking spaces located along the southern edge of North Chestnut Street (between Centre Street and Gilmore Avenue); along the northern edge of Park Avenue (between Centre Street and Franklin Avenue); and, along the eastern edge of Center Street (between Park Avenue and North Chestnut Street) can contribute to satisfying a project's overall parking requirements.
- e. All surface parking stall dimensions shall be nine (9) feet in width and eighteen (18) feet in depth, provided that parking stall dimensions as exist on Lot 17 are grandfathered, and may be restored as is in the event of repaving of Lot 17.