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Committee has determined that Kaplan's project is substantially consistent with the Block 36 Redevelopment Plan.

Kaplan proposes the redevelopment of the former Interstate Iron Works facility to construct a multi-family COAH residential development in conformance with the applicable zoning as identified in the Block 36 Redevelopment Plan. The development will consist of a total of 120 housing units (with 48 COAH apartments) contained in thirteen three-story buildings generally centered around a loop road that also provides asphalt-paved parking areas. One Maintenance Building and one Clubhouse Building with associated in-ground pool and a playground area, off-street parking and walking paths are also proposed. The project includes the construction of a minor collector road connection from Route 22 (per the Township Master Plan) for access to the proposed multi-family complex as well as to off-site parcels located to the west. This proposed Township road cuts through Tax Lots 5.02 and adjoining lots fronting Route 22 identified as Tax Lots 65 and 66, Block 36. In addition to providing access to the proposed project and Lot 66, it will also provide access to the existing Gables boarding house facility.

In addition to the above, pursuant to the terms of the Block 36 Redevelopment Plan, Kaplan also proposes to construct a cul-de-sac and four (4) single detached dwellings on a portion of Tax Lots 5.02 & 5.04, Block 36 located at the end of existing Mullen Road. The current vehicular paved access to the former industrial facility from Route 22 via Mullen Road will be permanently removed and partially restored to naturally vegetated areas as part of the proposed project's stream corridor restoration.

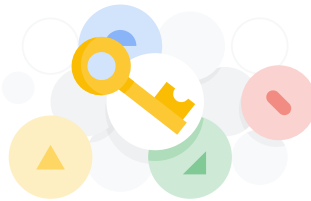


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