

Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22

Gloucester Township
Camden County, New Jersey

Prepared:
June 6, 2022

Prepared for:
Township of Gloucester

Prepared by:



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Adopted by the Gloucester Township Committee on _____, 2022.

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

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1.0 — Introduction

In 1989, the Gloucester Township Council adopted a resolution providing for tax exemption and abatement for commercial and industrial improvements and projects in the Township pursuant to P.L. 1977, c. 12 (N.J.S.A. 54:4-3.95 et seq.). This designation of Gloucester Township as an area in need of rehabilitation made prior to the current Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.; LRHL) continues as an Area in Need of Rehabilitation as per the LRHL.

The Township of Gloucester has prepared this Redevelopment Plan in accordance with the requirements of the LRHL in order to promote the revitalization of and reinvestment in Block 17001, Lots 39 through 45 and Block 17006, Lots 1 to 22 and to promote the provision of affordable housing in the Township.

1.1 — General Purpose

The general purpose of this redevelopment plan is to promote the rehabilitation and upgrading of an existing, 29-unit townhouse development with units fronting along Prospect Avenue and Yorkshire Court.

2.0 — Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a, which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body.” Pursuant to the requirements of the Local Redevelopment and Housing Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Plan Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;
2. Proposed land uses and building requirements in the Redevelopment Plan Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Plan Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Plan Area that the municipality envisions acquiring, in accordance with the Redevelopment Plan; and,
5. Any significant relationship of the Redevelopment Plan to: (a) the Master Plans of contiguous municipalities; (b) the Master Plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).

As evidenced by the following sections of the plan, this Redevelopment Plan meets these statutory requirements.

3.0 — Redevelopment Plan Area Description

This Redevelopment Plan has been prepared for Block 17001, Lots 39 through 45 and Block 17006, Lots 1 to 22, which contain a total combined area of approximately 2.12 acres, have frontage along Prospect Avenue and Yorkshire Court in the southern portion of the Township, and are hereinafter referred to as the “Redevelopment Plan Area.”

Map 1 shows the location of the Redevelopment Plan Area within the Township. Map 2 provides aerial mapping of the Redevelopment Plan Area. In addition, Appendix A provides a copy of Sheet 170 of the official tax maps of the Township of Gloucester.

3.1 — Existing Land Uses

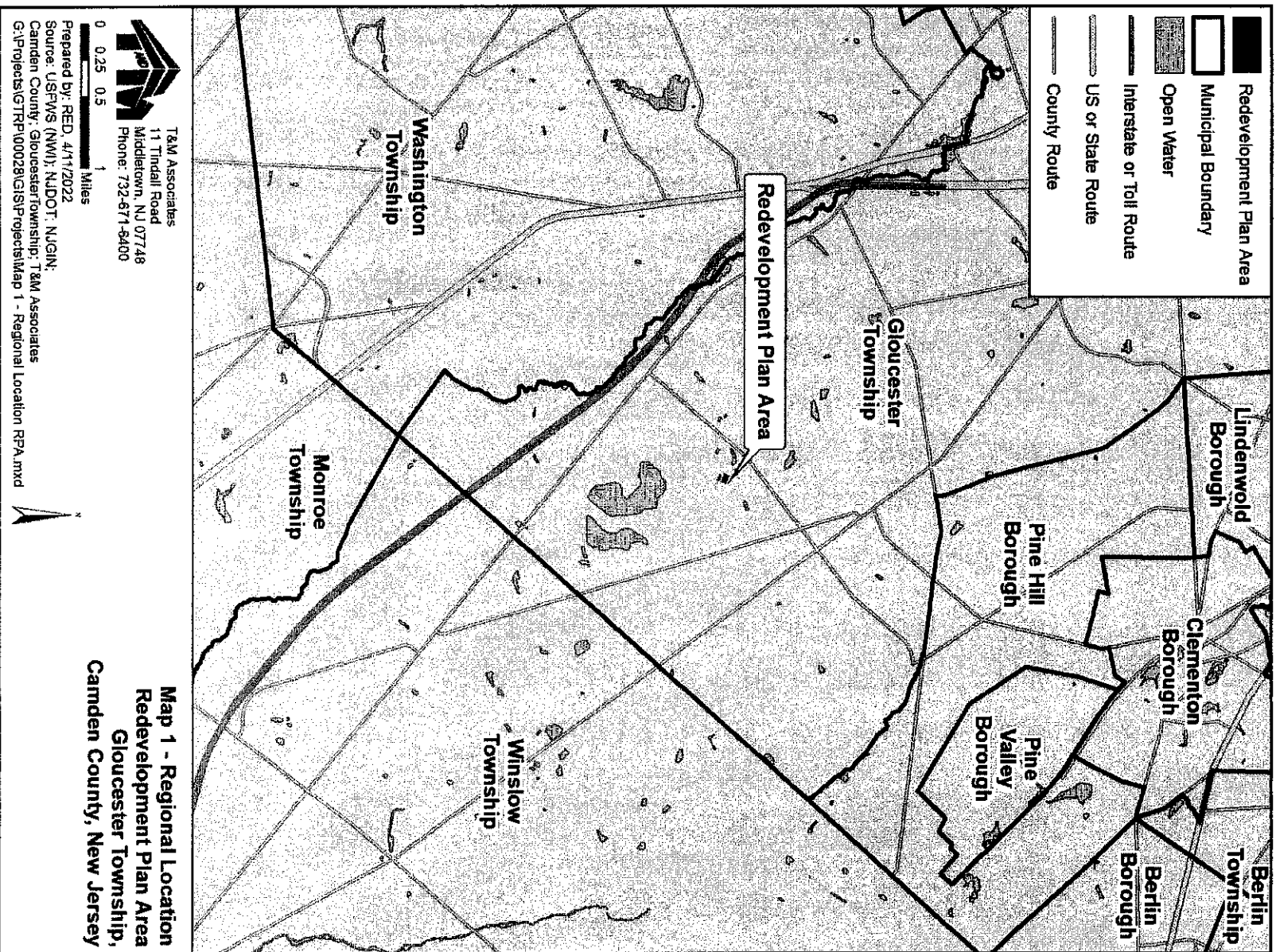
The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all property tax assessment records and produce all statutorily required tax lists.

The current MOD-IV land use classification of all properties in the Redevelopment Plan Area is Class 2 (Residential — Four Families or Less).

According to NJDEP’s land use/land cover (LULC) data, which was last updated in 2015, the land use of the Redevelopment Plan Area is categorized as “residential, high density or multiple dwelling.”

Land in the immediate vicinity of the Redevelopment Plan Area is classified as “residential, high density or multiple dwelling” to the south and east and “residential, single unit, medium density” to the north and west.

Map 3 depicts existing land use of the Redevelopment Plan Area and vicinity thereof.



Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22
Gloucester Township, Camden County, New Jersey
June 6, 2022



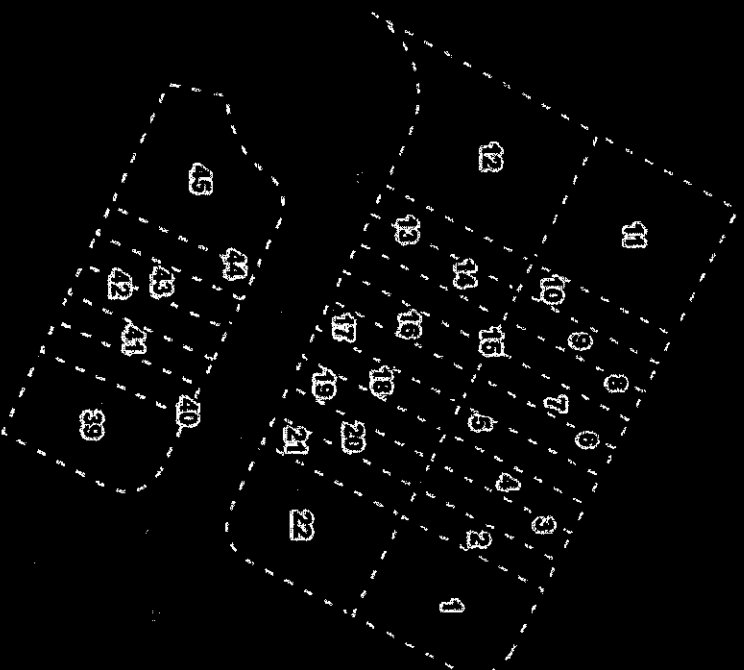
Redevelopment Plan Area (Lots on Block 17001)



Redevelopment Plan Area (Lots on Block 17006)



Parcel Boundary



Map 2 - Aerial Location
Redevelopment Plan Area
Gloucester Township,
Camden County, New Jersey



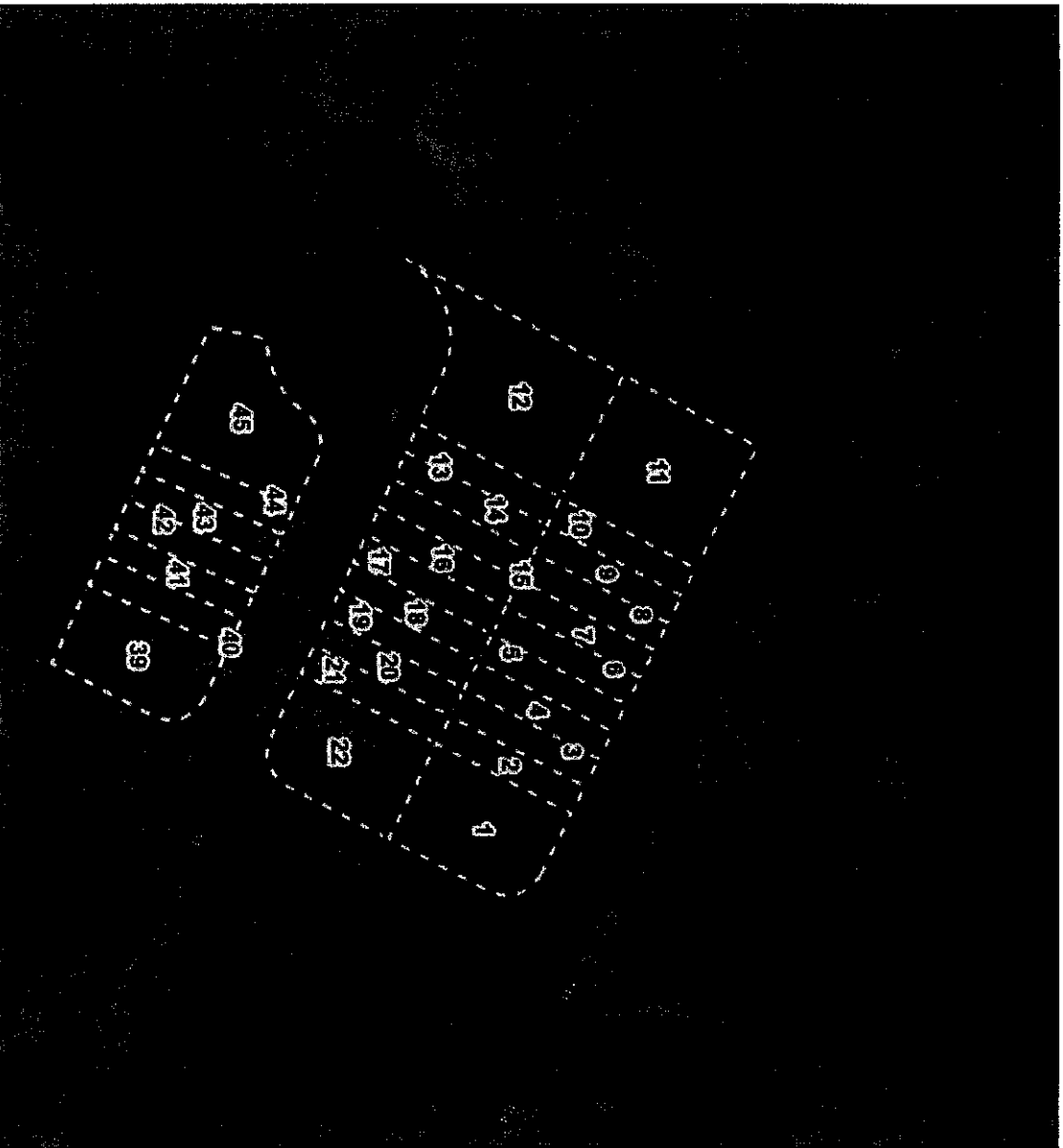
T&M Associates
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0 30 60 120
Feet

Prepared by: RED, 4/11/2022
Source: ESRI, NJDOT, NAGIN,
Camden County, Gloucester Township, T&M Associates
G:\Projects\GTRP\00028\GIS\Projects\Map 2 - Aerial Location RPA.mxd



Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22
 Gloucester Township, Camden County, New Jersey
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	Redevelopment Plan Area (Lots on Block 17001)		Residential (Single Unit, Medium Density)
	Redevelopment Plan Area (Lots on Block 17006)		Residential (Multiple Unit, High Density)
	Parcel Boundary		Deciduous Wooded Wetlands
			Deciduous Forest (> 50% Crown Closure)
			Artificial Lakes

T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-8400

0 30 60 120 Feet

Prepared by: RED, 4/11/2022
 Source: ESRI; NJDOT; NAGIN;
 Camden County; Gloucester Township; T&M Associates
 G:\Projects\GTRP\00028\GIS\Projects\Map 3 - LULC (2015).mxd

Map 3 - Land Use/Land Cover (2015)
 Redevelopment Plan Area
 (Block 17001, Lots 39-45 and Block 17006, Lots 1-22)
 Gloucester Township,
 Camden County, New Jersey

3.2 — Environmental Constraints

The latest digital geographic data of the New Jersey Department of Environmental Protection indicates that are no mapped wetlands, flood hazard areas or known contaminated sites within the Redevelopment Plan Area.

3.3 — Existing Zoning

The Redevelopment Plan Area is located in the RA (Residential Attached) Zone District, which is intended for low density housing in both a semi-detached and attached single-family configuration. The district's principal permitted uses include: semi-detached single-family dwellings; townhouse dwellings; public parks and recreation; conservation areas; and municipal uses.

The minimum tract size of the RA (Residential Attached) Zone District is ten (10) acres with a minimum of five (5) buildable acres. A minimum tract frontage of 300 feet is required, and buildings must be setback a minimum of 75 feet from streets and 50 feet from all other tract boundaries. In addition, the RA (Residential Attached) Zone District requires a minimum of 60 percent of the total tract area to be dedicated as common or public open space. The RA (Residential Attached) Zone District restricts non-municipal building length to a maximum of 240 feet and imposes a limit of six (6) townhouse dwellings per structure.

Complete details of the RA (Residential Attached) Zone District are provided in Section 407 of the Code of the Township of Gloucester. Please note, however, that Section 5.1 of this Redevelopment Plan stipulates that the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area.

4.0 — Goals and Objectives

The goals and objectives of Redevelopment Plan Area are as follows:

1. Promote the rehabilitation and upgrading of an existing townhouse development;
2. Expand the regional supply of affordable housing;
3. Facilitate the development of a new community building and playground;
4. Provide for improved sidewalks and pedestrian crossings; and,
5. Support the implementation of the Gloucester Township Housing Plan Element.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Land Development Regulations
The standards contained in this chapter of the Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area.

In addition to the above, a new zone, entitled “Brittany Woods Redevelopment Plan Area,” shall be established on the Official Zoning Map of the Township of Gloucester and the provisions of this Redevelopment Plan shall apply.

5.2 — Permitted Uses

Principal permitted uses as well as accessory and prohibited uses are described in the following subsections.

5.2.1 — Principal Permitted Uses

The following uses are permitted as principal uses:

1. Townhouse rental development;

5.2.2 — Permitted Accessory Uses

The following uses are permitted as accessory uses:

1. Private playgrounds, tot lots, community gathering areas, and similar recreation uses for the use of the residents of the townhouse development; and,
2. Private community buildings, community centers, clubhouses, and similar uses for the use of the residents of the townhouse development.
3. Other uses normally subordinate and incidental to a principal permitted use.

5.2.3 — Prohibited Uses

Uses not specifically identified in this Redevelopment Plan as a permitted principal or accessory use shall be prohibited.

5.2.4 — Required Uses

The following uses are required to be developed as part of the redevelopment project:

1. One (1) private playground, tot lot, or similar recreation use containing a minimum of one (1) play structure and a minimum of 750 square feet of rubberized playground safety surfacing; and,
2. One (1) private community building, community center, clubhouse or similar use with a minimum footprint of 1,575 square feet.

5.2.5 — Required Affordable Housing

All townhouse residential units shall be rental units and restricted to occupancy by very low-, low- or moderate-income households. Age-restricted units shall be prohibited.

5.3 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Area: 2.0 acres

-
2. Minimum Lot Size: One-half (0.5) acre
 3. Minimum Lot Width: 200 feet
 4. Minimum Lot Depth: 90 feet
 5. Minimum Front Yard: 15 feet
 6. Minimum Rear Yard: 30 feet
 7. Minimum Side Yard: 30 feet
 8. Maximum Building Coverage: 25 percent
 9. Maximum Impervious Coverage: 35 percent
 10. Minimum Open Space: 50 percent
 11. Maximum Building Height (Feet; Principal): 35 feet
 12. Maximum Building Height (Stories; Principal): 2 stories
 13. Maximum Building Height (Feet; Accessory): 16 feet
 14. Maximum Building Height (Stories; Accessory): 1 story
 15. Maximum Size of Community Building: 1,600 square feet
 16. Maximum Size of Other Accessory Buildings: 400 square feet
 17. Minimum Distance Between Principal Buildings: 10 feet
 18. Minimum number of Townhouse Rental Units: 29 units

5.4 — Design Standards

This section sets forth design standards with respect to site planning, landscape design and architectural design of the Redevelopment Plan Area.

The intent of these standards is to:

- Create an area with high-quality architectural and site design that enhances and complements the surrounding neighborhood;
- Ensure well-designed, high-quality buildings that are compatible with the surrounding context; and,
- Encourage high-performance building design and construction that minimizes energy consumption.

5.4.1 — Architectural Design

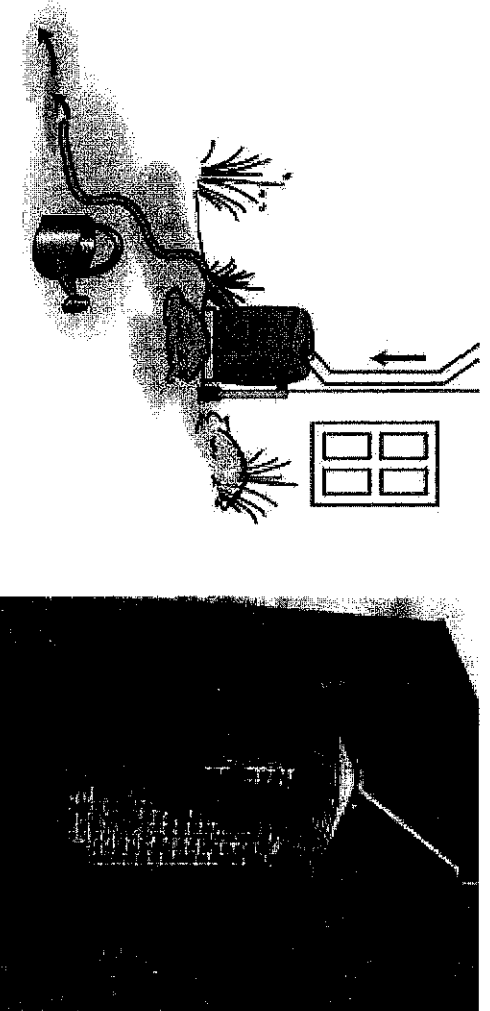
The following standards shall apply:

1. Coordinated Design: Specific building design elements and materials shall be coordinated throughout the Redevelopment Plan Area. The objective is to achieve visual harmony within the Redevelopment Plan Area and distinguish it as a specific entity.
2. Building Entrances: Primary and secondary building entrances shall be easily identifiable with prominent architectural features and shall not occur simply as voids between buildings or undistinguished openings in the building façade.
3. Green Building Certification: Projects in the Redevelopment Plan Area are encouraged to incorporate sustainable design features or, where possible, meet or apply LEED Neighborhood Development, LEED Homes, LEED Building Design + Construction, or equivalent standards.

5.4.2 — Green Infrastructure

Green infrastructure refers to a decentralized network of site-specific stormwater management techniques, which are implemented to reduce the volume of stormwater runoff entering the local sewer system while also restoring the natural hydrologic cycle. Implementation of green infrastructure techniques can help to promote sustainability and resiliency. The Redevelopment Plan for Block 17001, Lots 39 through 45 and Block 17006, Lots 1 to 22, therefore, strongly encourages the implementation of green infrastructure techniques where possible and appropriate. A sample of green infrastructure techniques is provided below:

1. Rainwater Harvesting: Rainwater harvesting systems collect and store rainwater in specialized containment devices (e.g., rain barrels and cisterns, which may be located above or below ground) to be used for later use (e.g., for watering lawns and gardens). When designed appropriately, rainwater harvesting systems can offer the following benefits to users and to the surrounding environment: they reduce the potential for localized flooding; they reduce soil erosion and contamination of surface water; and, they reduce demand on groundwater resources and the public water system, thereby decreasing water bills.



Examples of rainwater harvesting (Source: United States Environmental Protection Agency)

2. Rain Gardens: Rain gardens are shallow, vegetated basins that collect and absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens and is then used by plants, infiltrated into the ground, or evaporated. Rain gardens may be installed in a variety of locations and can be an attractive element of site design. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.



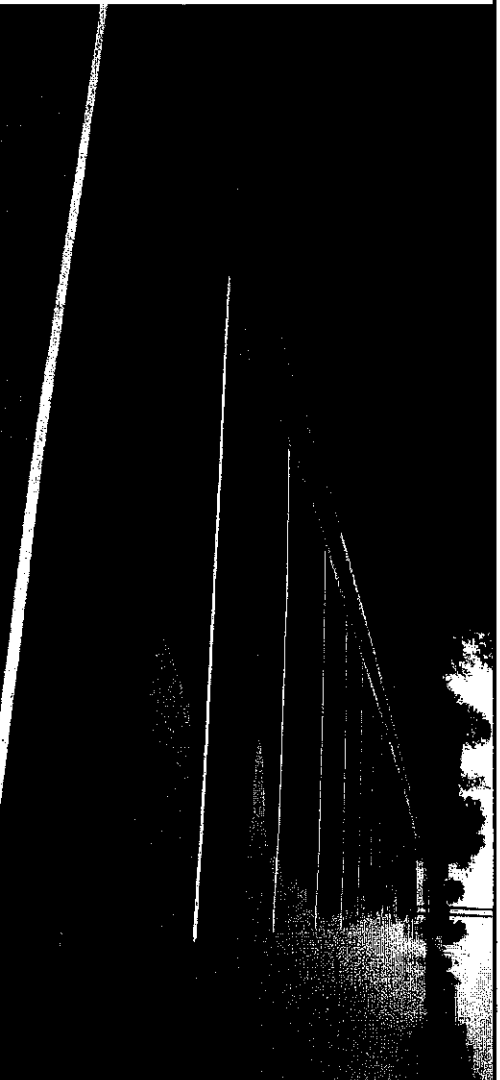
Example of rain garden (Source: United States Environmental Protection Agency)

3. Bioswales: Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. Like rain gardens, their permeable surface also permits the natural infiltration of stormwater. As linear features, bioswales are particularly well suited to being placed along streets and parking lots. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.



Examples of bioswales (Source: United States Environmental Protection Agency)

4. Permeable Pavements: Permeable pavements help to reduce stormwater runoff, which, in turn, helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.



Example of permeable pavement (Source: Potomac Conservancy)

5.4.3 — Landscaping Standards

Landscaping shall be subject to site plan review and approval by the Township of Gloucester Planning Board. The following provisions shall apply:

1. A complete planting plan, which has been prepared by a landscape architect or other qualified professional, shall be required.
2. Only plant materials with proven resistance to local soil and weather conditions shall be utilized. Suitable plant lists are available through the New Jersey Division of Parks and Forestry, Community Forestry Council, and the New Jersey Nursery and Landscape Association.
3. Only nursery-grown plant materials shall be acceptable within the Redevelopment Plan Area.
4. All trees, shrubs, and ground covers shall be planted according to accepted horticultural standards.
5. All trees and perennial landscaping shall have a two-year maintenance guarantee.
6. Street trees are required and shall conform to the following minimum standards:
 - a. There shall be street trees spaced at intervals not exceeding 50 feet.
 - b. Street trees shall be a minimum of three (3) inches in caliper and ten (10) feet high at the time of planting.
 - c. Street trees shall be planted in appropriately sized tree wells, with appropriate watering and feeding techniques. The area around the tree can be planted with groundcover, covered with a decorative metal grate, or paved with granite blocks.

5.4.4 — Lighting Standards

All lighting shall be subject to site plan review and approval by the Township of Gloucester Planning Board.

All lighting shall conform to the requirements of Section 508 of the Code of the Township of Gloucester, as well as and the following additional requirements:

1. All outdoor lighting, including streetlamps and accent lighting, shall comply with "dark sky" standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies.
2. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of site, as well as the light quality produced, shall be the same or of a compatible design.
3. Exterior lighting shall be L.E.D. (i.e., light emitting diodes) or equivalent energy saving technology available at the time of construction.
4. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building. Light fixtures shall also comply with all applicable Township building codes.
5. Exterior lights may be concealed through shielding or recessed behind architectural features.

In addition to the above, the following performance standards shall apply:

1. Principal building entrances shall have an illumination of at least 2.0 footcandles.
2. Secondary building entrances shall have an illumination of at least 1.0 footcandles.
3. Pedestrian sidewalks located along a public right-of-way shall have an illumination of at least 1.0 footcandles.
4. Internal pedestrian walkways shall have an illumination of at least 2.0 footcandles.
5. Playgrounds, tot lots, and similar recreation uses shall have an illumination of at least 1.0 footcandles.

5.4.5 — Signage Provisions

All signage shall be subject to site plan review and approval by the Township of Gloucester Planning Board.

All signage shall conform to the requirements of Section 426 of the Code of the Township of Gloucester, as well as and the following additional requirements:

1. One (1) decorative sign, which shows the name and/or address of the house or family and has a maximum area of two (2) square feet, shall be permitted for each townhouse unit. Such sign shall be affixed to the façade and located proximate to the principal entrance of the townhouse unit.
2. One (1) monument sign identifying the name of a townhouse development located within the Redevelopment Plan Area shall be permitted. Said sign shall conform to the following requirements:
 - a. The height of shall be a maximum of six (6) feet.
 - b. The area shall be a maximum of 20 square feet.
 - c. The base of the freestanding sign shall be landscaped with a combination of shrubs, ground cover, flowers, or other plant materials.
 - d. The sign shall be setback a minimum of ten (10) feet from any property line.
 - e. The sign shall not obstruct any sight easement or sight distance.
 - f. The sign shall state the name of the development and shall not contain advertising.

g. The sign shall not be internally illuminated.

3. One (1) decorative sign, which shows the building name and/or address and has a maximum area of four (4) square feet, shall be permitted for each community building, community center, clubhouse, or similar use. Such sign shall be affixed to the façade and located proximate to the principal entrance of the building.

Where a requirement of this section conflicts with a requirement of Section 513, the more restrictive provision shall apply.

5.5 — Parking Standards

Applicable parking standards are provided in the following subsections.

5.5.1 — Townhouse Development

Off-street parking for townhouse residential development shall be provided in conformance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).

5.5.2 — Vehicular Parking

The following minimum vehicular parking standards shall apply:

1. Townhouse Development: Parking for townhouse residential development shall be provided in conformance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).

The following design standards shall apply to vehicular parking:

1. Parking shall be provided off-street.
2. All parking areas shall be paved. Parking areas for private community buildings, community centers, clubhouses and similar uses shall also be curbed.
3. The minimum dimensions of a parking space shall be nine (9) feet wide by 18 feet deep.
4. Parking areas associated with a community building, community center, clubhouse or similar use shall:
 - a. Be screened from the view of on-tract residential uses by means of: walls that are no less than 30 inches in height; or, planted buffers that are no less than five (5) feet in height.
 - b. Comply with all applicable requirements of the Americans with Disabilities Act.

5.5.3 — Bicycle Parking Standards

The following minimum bicycle parking standards shall apply:

1. Playgrounds, Tot Lots, and Similar Recreation Uses: One (1) space per 250 square feet of rubberized playground safety surfacing.
2. Community Buildings, Community Centers, Clubhouses and Similar Uses: One (1) space per 550 square feet.
3. Townhouse Development: No requirement.

The intention of these requirements is to avoid a situation where ad-hoc bicycle parking is attached to street trees, light poles, utility poles and similar features.

The Township of Gloucester Planning Board shall favorably entertain reductions to the bicycle parking requirements if the applicant can convincingly demonstrate that suitable bicycle parking is otherwise available.

5.6 — Additional Standards

The following additional standards shall apply:

1. Sidewalks conformant with the requirements of Section 426 of the Code of the Township of Gloucester shall be provided along:
 - a. The entire frontage of the Redevelopment Plan Area on Prospect Avenue and Edenshire Road; and,
 - b. The segments of Yorkshire Court which are fronted upon by a principal structure.
2. Sidewalks located along Yorkshire Court, Prospect Avenue, and Edenshire Road shall form an uninterrupted network providing access to all areas of the Redevelopment Plan Area.
3. The requirements of Article X (Affordable Housing Procedural and Eligibility Requirements) shall apply to all townhouse residential units.
4. A minimum of two (2) townhouse residential units shall be accessible to and suitable for habitation by persons with physical disabilities.
5. The installation of timber walls at the rear yards of the individual townhome units shall be subject to the review and approval of the Planning Board and Township Engineer.
6. Porches or front overhangs on townhome units shall not extend farther than five (5) feet from the front facade of the unit.

6.0 — Plan Relationships

The following subsections outline the relationships of the Redevelopment Plan to municipal zoning and the objectives that are outlined in the municipal master plan, as well as to master plans of contiguous municipalities, Camden County, and the State Development and Redevelopment Plan. A discussion of these relationships is required pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a.

6.1 — Municipal Zoning

As previously stated in Chapter 5, the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area. A new zone, entitled “Brittany Woods Redevelopment Plan Area,” shall be established on the Official Zoning Map of the Township of Gloucester and the provisions of this Redevelopment Plan shall apply.

6.2 — Gloucester Township Master Plan

The Gloucester Township Master Plan Reexamination Report was adopted in 1999 and last reexamined in 2015. The 2015 Reexamination Report identifies the following overall master plan goals, which would be supported by the implementation of this Redevelopment Plan:

- Guide the physical and economic development of the Township toward the goals in this Master Plan, thereby benefiting the public health, safety, and welfare;
- Provide for the harmonious and efficient allocation and arrangement of land uses and the protection of property values in Gloucester Township and surrounding municipalities;
- Preserve environmentally sensitive lands from development or other damaging influences;
- Preserve and enhance the character of the built environment through the encouragement of good design; and,
- Encourage and promote the social interaction of groups and individuals to maintain the strength of the community.

In addition to the above, it is noted that the Gloucester Township Master Plan was amended in 2018 to adopt a Housing Element and Fair Share Plan; said Housing Element and Fair Share Plan was subsequently updated in 2020. The updated 2020 Housing Element and Fair Share Plan identifies the Brittany Woods development, which is contained within the Redevelopment Plan Area, as a 29-unit affordable rental development and source of 29 prior round credits and 29 rental bonus credits. This Redevelopment Plan would serve to rehabilitate and preserve the 29-unit affordable rental development. Thus, there would be no loss of credits identified in the 2020 Housing Element and Fair Share Plan.

6.3 — Plans of Contiguous Municipalities

The Redevelopment Plan Area is situated slightly more than one (1) mile from Washington Township in Gloucester County, which is the nearest contiguous municipality. It is, therefore, anticipated that there will be no impact of the Redevelopment Plan on contiguous municipalities.

6.4 — Camden County Land Use Master Plan

The Camden County Land Use Master Plan, last updated in 2014, identifies policy goals for the Camden County Land Use “Vision Map.”

The following policy goal is furthered by this Redevelopment Plan:

1. Growth Areas: Policy Goal 1 of the Land Use Master Plan aims to achieve the following within designated growth areas: “Promote population and employment growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.” The Redevelopment Plan Area is within the Priority Growth Investment Area (PGIA) of the Land Use Master Plan.

6.5 — New Jersey State Development and Redevelopment Plan

The State Planning Commission recognizes the importance of the idea of sustainable development. The State Development and Redevelopment Plan, which was adopted in 2001, is intended to serve as a guide for public and private sector investment in New Jersey’s future. To facilitate this, the plan allocates New Jersey among a variety of planning areas. The Redevelopment Plan Area is located in within the Metropolitan Planning Area (Planning Area 1). The Redevelopment Plan is compatible with the State Development and Redevelopment Plan’s intention for the Planning Area 1, which is to: provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and, protect the character of existing stable communities.

6.6 — State Strategic Plan (Draft)

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve said vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012; however, adoption was postponed indefinitely following Hurricane Sandy.

The State Strategic Plan has ten (10) “Garden State Values.” The Redevelopment Plan advances three (3) of same:

1. Prioritize Redevelopment, Infill, and Existing Infrastructure: Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
2. Create High-Quality, Livable Places: Ensure each community offers an environmentally healthy place to live, work and play. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles and providing pedestrian-friendly streetscapes. Improve community plazas and parks and connections to waterfront areas.

Redevelopment Plan for Block 17001, Lots 39 to 45 and Block 17006, Lots 1 to 22

Gloucester Township, Camden County, New Jersey

June 6, 2022

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3. **Diversify Housing Opportunities:** Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs and transit and where services are available.

7.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

7.1 — Acquisition

Because the Redevelopment Plan Area is located within a Rehabilitation Area and *not* within a condemnation redevelopment area, the use of eminent domain is not permitted. No acquisition of property within the redevelopment plan area is anticipated.

7.2 — Relocation

N.J.S.A. 40A-12A-7.a(3) requires that redevelopment plans provide for “.. the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.”

Therefore, if relocation should become necessary to implement this Redevelopment Plan, a Workable Relocation Plan shall be prepared, and the Township shall fully conform to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and all other applicable statutes, regulations, and legal requirements governing relocation. In addition, to the extent necessary and required, the redeveloper shall be required to provide for relocation assistance pursuant to a Redevelopment Agreement between the redeveloper and the Redevelopment Entity and all applicable statutes, regulations, and legal requirements governing relocation assistance.

7.3 — Redeveloper Selection

The Township shall designate a redeveloper or redevelopers to undertake a redevelopment project in accordance with this Redevelopment Plan and enter into a redeveloper agreement with the designated redeveloper or redevelopers in connection with the construction of such project or any other aspect of or undertaking in accordance with this Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redeveloper agreement entered into between the Township and a designated redeveloper or redevelopers, which may be the property owner.

The Township may undertake a redeveloper selection process that will yield the qualified redeveloper to implement this Redevelopment Plan in a manner that is in the best interest of the Township.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the Redevelopment Plan Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

1. The redeveloper, its successors, or assignees, shall develop the specified improvements in accordance with this Redevelopment Plan.
2. The redeveloper, its successors or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
3. Until the required improvements are completed, and a certificate of completion is issued, the redeveloper covenants provided for in the Local Redevelopment and

Housing Law at N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.

4. The redevelopment agreement shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper and any other provisions necessary to assure the successful completion of the project.

7.4 — Redevelopment Entity Review

The governing body, acting as the Redevelopment Entity, shall review all proposed projects within the Redevelopment Plan Area in order to ensure that such projects are consistent with this Redevelopment Plan and any relevant redevelopment agreement. As part of its review, the governing body may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the governing body. The technical review committee may include members of the governing body and any other members and/or professionals as determined necessary and appropriate by the Township. The technical review committee shall make its recommendations to the governing body.

In undertaking its review, the governing body shall determine whether the proposal is consistent with this Redevelopment Plan and any relevant redevelopment agreement. In addition, the review may address the site and building design elements of the project to ensure that the project is consistent with the goals and objectives of the Redevelopment Plan.

At its discretion, the Redevelopment Entity may waive its review and refer a proposed redevelopment project directly to the Township of Gloucester Planning Board.

7.5 — Planning Board Review Process

Pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Township of Gloucester Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment project within the Redevelopment Plan Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the Redevelopment Plan Area without prior review and approval of the work by the Redevelopment Entity and the Township of Gloucester Planning Board.
2. Regular maintenance and minor repair shall not require Township of Gloucester Planning Board review and approval.
3. The Township of Gloucester Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Township's planning and development regulations.
4. As part of site plan approval, the Township of Gloucester Planning Board may require the redeveloper to furnish performance guarantees pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-53 and as required in the Township's regulations. The

performance guarantees shall be in favor of the Township of Gloucester, and the Township Engineer shall determine the amount of same.

5. Any subdivision of lots or parcels of land within the Redevelopment Plan Area shall be in compliance with this Redevelopment Plan and reviewed by the Township of Gloucester Planning Board pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and the Municipal Land Use Law (N.J.S.A. 40A:55D-1 et seq.).
6. Once a property has been redeveloped in accordance with this Redevelopment Plan, it may not be converted to any use not expressly permitted herein. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure that does not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Township of Gloucester Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
7. Relief and Exceptions.
 - a. The Township of Gloucester Planning Board may grant relief from the requirements of this Redevelopment Plan where there is a hardship, and where the granting of such relief will promote the purpose of this Redevelopment Plan and would be consistent with the standards established in the Municipal Land Use Law at N.J.S.A. 40:55D-70(c).
 - b. The Township of Gloucester Planning Board when acting upon applications for preliminary site plan approval in the redevelopment plan area may grant exceptions for site plan approval in a manner consistent with the provisions of N.J.S.A. 40:55D-51(b), if the literal enforcement of one or more provisions of the redevelopment plan is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
 - c. In no event shall relief or exceptions be granted by the Township of Gloucester Planning Board in order to: provide a use or facility that is not permitted by this Redevelopment Plan; or permit an intensity of development (incl., but not limited to building height) that is not specified by this Redevelopment Plan.
 8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper and the Township pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8 and 40A:12A-9.
 9. All definitions contained within this Redevelopment Plan shall prevail. In the absence of definition within said Redevelopment Plan, the definition found within the Township's land development or other applicable regulations shall prevail. All definitions that are determined to be inconsistent with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-3 shall be considered invalid.
 10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's land development regulations and New Jersey Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies, plans, reports, or analysis prepared by the Township or its designated Redevelopment Entity as part of this Redevelopment

Plan. Any such payments required to reimburse the Township shall be specified in the redevelopment agreement.

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

7.6 — Duration of Plan

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Entity.

7.7 — Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner required of the adoption of the original plan.

7.8 — Conflict

If any word, phrase, clause, section or provision of this Redevelopment Plan is found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of this Redevelopment Plan shall remain in full force and effect.

Appendix A: Tax Map



