

**RESOLUTION APPROVING SHORELINE FREEZERS URBAN RENEWAL LLC APPLICATION FOR PRELIMINARY  
AND FINAL MAJOR SITE PLAN APPROVAL TOGETHER WITH DESIGN WAIVERS**

APPLICANT: Shoreline Freezers Urban Renewal LLC – Resolution #21-06PB  
PROJECT SITE: 6 N. Industrial Blvd. Block 189, Lots 3.01, 3.02 & 3.05 and Block 189, Lots 1, 3 & 4  
APPLICATION FOR: Preliminary and Final Major Site Plan Approval together with Design Waivers

DATE OF PUBLIC HEARING: October 26, 2022

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The Board accepts as factual the Preliminary/Final Site Plan prepared by Van Note Harvey Associates, Inc. revised to 10/03/2022;
2. The Board accepts as factual the Stormwater Management Report prepared by Van Note-Harvey Associates, Inc. revised to 10/03/2022;
3. The Board accepts as factual the Traffic Engineering Assessment prepared by Shropshire Associates LLC dated 8/11/2022;
4. The Board accepts as factual the Architectural Floor Plans and Renderings prepared by Ruggieri & Partners revised to 10/05/2022;
5. Emily Givens, Esq. appeared on behalf of the applicant and presented its application. She represented that applicant has been designated as Redeveloper of the site and has entered into a Redevelopment Agreement with the City of Bridgeton. The project is situated in the South East Redevelopment Area;
6. Ralph Petrella, PE, was qualified as an expert engineer and offered testimony in support of the project. Petrella represented that the applicant accepts all the recommendations in the review letters of the Board's consulting engineer, J. Michael Fralinger, Jr., PE, CME dated 10/24/2022 and Barbara J. Fegley, AICP, PP dated 10/24/2022 including those pertaining to completeness;
7. The Board finds that the application is complete;

8. Mr. Petrella testified that the project will be in two phases. The first phase would utilize the existing office area in the old building and incorporate that into the new building. The second phase would just be an expansion of the cold storage facility. The project proposes two separate stormwater management facilities. Initially, he was under the impression that the applicant could not satisfy the City's stormwater management ordinance and that it would need a variance. However, based upon revisions to the original plan which include underground storage systems, he now believes the NJ DEP will approve applicants plan and therefore it is withdrawing its variance request without prejudice. He also testified that Phase One will consist of 89,116 square feet of which 9,901 square feet would be for office space. Phase Two would consist of an additional 77,884 square feet. There will be a total of 17 loading bays and applicant agrees to install EV charging stations. Mr. Petrella agreed to remove a note on its Site Plan suggesting that the Board would be approving future development in an area of the site where there is a 100-foot buffer;
9. Ms. Givens represented that applicant will comply with all comments and recommendations contained in both Mr. Fralinger's and Ms. Fegley's aforesaid review letters;
10. Mr. Fralinger recommended that applicant's requests for design waivers as addressed in comments (1), (2) and (3) of the Technical Comments contained on page 3 of his review letter were all reasonable and should be granted;
11. Eugene Taormina, General Manager of Shoreline Freezers, testified that the major user of the facility is Lund Fisheries which harvests seafood up and down the eastern seaboard. It harvests approximately 100 million pounds per year and exports seafood around the world. The sea food is frozen at Lund's facility in Cape May and is shipped by truck to cold storage facilities as far away as New England and Maryland. He testified that the hours of operation are from 7am to 4pm from Monday to Friday and from 7am to Noon on Saturday. He testified that the new project will provide enough on-site cold storage and the applicant will be able to utilize its existing rail siding. He testified that applicant anticipates increasing its staff from 100 to approximately 130 employees;
12. Andrew Feranda, PE, PTOE, CME was qualified as a traffic engineering expert and testified on behalf of the applicant. Mr. Feranda testified about a traffic study he did at the two nearby intersections on Industrial Blvd. He concluded that there will be no change in the level of service at either intersection if the project is approved. He observed that the more than required off street parking, including 121 parking spaces on the lot across North Industrial Blvd will allow all employees to park on site;
13. During the public portion of the hearing Mr. Howard Ramsey appeared on behalf of the Kintock Group which is a half-way house operation located next door to the project site. He was concerned about whether the project would have any deleterious effect on the operation of the Kintock facility. Mr. Feranda testified that the traffic flow will not result in more vehicles in the area of the Kintock facility. Mr. Taormina testified that the project will provide a new camera system that should enhance security in the area;
14. The Board finds that applicant's requests for design waivers are all reasonable and appropriate. The Board further notes that there are no requests before it for variance relief.

NOW THEREFORE BE IT RESOLVED by the City of Bridgeton Planning Board that the application of Shoreline Freezers Urban Renewal LLC for preliminary and final major site plan approval together with design waivers is hereby granted subject to the following conditions:

1. Satisfaction of all representations made by applicant by and through its representatives on the record;
2. Satisfaction of all comments and recommendations made by the board's professionals, Mr. Fralinger and Ms. Fegley, in their aforementioned review letters both dated October 24, 2022;
3. Production of an LOI from the NJ DEP, as referenced by Ms. Fegley's review letter, and all other required outside approvals.

CITY OF BRIDGETON  
PLANNING BOARD



RICK DAWSON, Chairman

12-21-22

Date



ROBERTA COPELAND, Board Secretary

12-21-22

Date

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*President & CEO*

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Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

October 24, 2022

#82104-02

Bridgeton City Planning Board  
181 East Commerce Street  
Bridgeton, NJ 08302

Re: Shoreline Freezers Urban Renewal, LLC  
Block 189, Lots 3.01, 3.02, 3.05  
Block 189.01, Lots 1, 3, 4  
Bridgeton, NJ  
**Preliminary and Final Major Site Plan Review**

Dear Members:

An application has been received and reviewed for Preliminary and Final Site Plan for the parcels referenced above. The project is the expansion of Cumberland Freezers, LLC d/b/a Shoreline Freezers, LLC (Applicant), situated in the Southeast Industrial Redevelopment Area. Applicant currently operates on Block 189.01, Lot 4 which fronts on North Industrial Boulevard with West Industrial Boulevard forming the western site boundary. On October 19, 2021, City Council approved Resolution No. 244-21 authorizing and directing the Bridgeton Planning Board to prepare a Redevelopment Plan for Block 189, Lots 3.01, 3.02, and 3.05 and Block 189.01, Lots 1, 3, and 4. A Redevelopment Plan for Shoreline Freezers Urban Renewal Expansion, dated October 21, 2021 was prepared and presented to the Planning Board to review and determine the plan's consistency with the Master Plan. An Amended Redevelopment Plan dated July 24, 2022 was prepared and presented to the Planning Board to review and determine the plan's consistency with the Master Plan. The only change in the Amended Redevelopment Plan was to increase the height of the Principal Use from 65 feet to 85 feet to accommodate a vertical type of racking system. The original and amended Redevelopment Plans were determined to be consistent with the Master Plan and were referred to City Council for passage of an Ordinance that supersedes the Zoning Ordinance in certain instances described in the plans in an effort to allow the Applicant to have a greater ability to construct a customized facility that meets current and future needs of their operation. Development of the site is also subject to a Redevelopment Agreement with the City of Bridgeton.

The Applicant is requesting Preliminary and Final Site Plan approval for the construction of a two phase expansion project. Phase I includes a 60,000 square foot expansion of an existing cold storage warehouse and office facility, relocation of parking amenities, drainage facilities, construction of approximately 15,000 square feet of dry storage space and related amenities.

Phase 2 includes a 83,500 square foot expansion inclusive of dry storage, cold storage, offices and related amenities.

Applicant provided the following description of their operation:

- Lund's Fisheries in Cape May, New Jersey operates one of the largest fisheries freezing facilities on the East Coast. This seafood is shipped throughout the United States and the world. The Port of Cape May alone processes 95 million pounds of fish annually and supports this \$270 million industry. In recent years, the demand to support this industry with freezer storage has increased throughout the Mid-Atlantic Region and specifically the Port of Cape May. The result is additional freezer storage facilities are urgently needed to support this industry and retain the product distribution from New Jersey. Lund's is therefore proposing to expand their current cold storage facility in the City of Bridgeton. Lund's Shoreline Freezers Urban Renewal Expansion is a state-of-the-art project in the existing Bridgeton Industrial Park. The project is in compliance with City Planning and Zoning and is currently in the process of obtaining a New Jersey Department of Environmental Protection (NJDEP) Coastal Area Facilities Review Act (CAFRA) permit.
- The application included the following beneficial highlights that will result from the project:
- The freezer expansion project will have no significant adverse environmental impact on the coastal environs. To the contrary, this project is located within the existing City of Bridgeton Industrial Park which received a CAFRA approval from NJDEP in 1985. This Industrial Park can support this project with its existing infrastructure.
- The project will replace the existing Freon based cold storage (Cumberland Freezers) with an expansion using a state-of the-art green Carbon Dioxide Refrigeration System. This is believed to be the first of its kind in the State. This new technology reduces the global warming potential significantly by replacing the old HFC system, which has thousands of times greater potency of Global Warming Potential.
- Currently the frozen seafood is being shipped as far as Massachusetts to available existing cold storage facilities. Thus, this freezer expansion project will greatly reduce the number of vehicle miles which have been required to store New Jersey frozen seafood in New England.
- The project is proposed to be located in the existing Industrial Park in the City of Bridgeton, a New Jersey Urban Aid Municipality (State Fiscal Year 2022). The project will create approximately 120 construction jobs and the new, expanded facility will support approximately 130 employees, of which approximately 30 will be new workers added to the staff.
- Further, the facility will continue to work with the Cumberland County prosecutor's office and the South Jersey Community Re-entry Coalition to provide opportunities for reformed individuals to have a second chance by providing meaningful work as they re- enter the workforce.

- Finally, this two-phase project is a \$28,000,000 investment in the New Jersey Fisheries Industry. The revenue and taxes from this expansion will support the City, County, and State and increase local employment opportunities.
- This project approval will be a clear recognition of the importance of both the Cape May Port Fisheries and the City in supplying fisheries products from this New Jersey facility.

### **Documents Submitted**

The following documents were submitted for review:

1. Submission letter from Maley Givens dated October 6, 2022, signed by Emily K. Givens, Esq. with Explanation of Application.
2. City of Bridgeton Land Development Application form dated 10/6/2022.
3. Bridgeton Site Plan Checklist dated 10/6/2022.
4. Traffic Engineering Assessment, prepared by A. Andrew Feranda, PE, PTOE, CME of Shropshire Associates LLC dated August 11, 2022.
5. Engineering Report for CAFRA Submission, prepared by Ralph A. Petrella, PE of Van Note-Harvey, dated October 29, 2021, last revised October 3, 2022.
6. Preliminary/Final Site Plan for CAFRA Submission of Shoreline Freezers Urban Renewal Expansion, dated 10/29/21, last revised 10/3/2022 unless otherwise indicated, signed and sealed by Ralph A. Petrella, PE of Van Note-Harvey associates, Inc. unless otherwise indicated and consisting of the following:
  - a. Cover Sheet, Sheet CVR, unrevised.
  - b. Plan of Existing Conditions, Sheet CE-1, signed by Thomas B. Park, unrevised.
  - c. Vicinity Plan, Sheet CE-2.
  - d. Site Demolition Plan, Sheet CE-3.
  - e. Site Layout Plan, Sheet CE-4.
  - f. Site Grading Plan, Sheet CE-5.
  - g. Site Drainage and Utility Plan, Sheet CE-6.
  - h. Site Drainage and Utility Profiles, Sheet CE-7.
  - i. Soil Erosion & Sediment Control Plan, Sheet CE-8.
  - j. Soil Erosion & Sediment Control Notes, Sheet CE-9.
  - k. Soil Erosion & Sediment Control Details, Sheet CE-10.
  - l. Construction Details - 1, Sheet CE-11.
  - m. Construction Details - 2, Sheet CE-12.
  - n. Construction Details - 3, Sheet CE-13.
  - o. Construction Details - 4, Sheet CE-14.
  - p. Site Landscaping & Lighting Plan, Sheet LS-1.
7. Preliminary Floor Plans, Building Sections and Elevations, prepared by Ruggieri & Partners, signed and sealed by Philip A. Ruggieri, RA dated 3/3/2021.

### **Completeness**

We have reviewed the above referenced documents with regard to pertinent items listed in the **Bridgeton Subdivision Application Checklist** for completeness. The following items should be added to the plans, revised or addressed:

1. *Item 13a.* The Statement and the Signature lines on Sheet CVR stating "Approval by the City of Bridgeton Zoning Board of Adjustment as a Major Site Plan Development" should be removed.
2. *Item 13a.* The Statement above the Signature lines on Sheet CVR stating "Approval by the City of Bridgeton Planning Board of Adjustment as a Major Site Plan Development" should be revised to "Approval by the City of Bridgeton Planning Board as a Major Site Plan Development," deleting "of Adjustment."
3. *Item 13b.* The next signature line on Sheet CVR should state "Approved by the Cumberland County Planning Board as a Major Site Development," adding the word "Board."
4. *Item 16.* Key map should be included on the Title Sheet
5. *Item 20 a to e.* The Bulk Standard Table on Sheet CE-1 should provide individual coverage for Total Building, Total Truck Loading Area, Total Parking Area/Walkways, Total Paved, Total Coverage.
6. *Item 21.* All of the building dimensions and finished grade elevations at corners should be shown on Sheet CE-1. Proposed use and operations of each including number of shifts, number of employees per shift, hours of operation, hours open to the public (if applicable) should be provided in testimony, if not on the plans.
7. *Item 22 Streets.* We defer to the Board Engineer.
8. *Item 23.* Rights-of-way/easements on & adjacent to site, deed restrictions/covenants. Testimony should be provided.
9. *Item 24 a-c.* Employee, visitor, management parking spaces should be addressed if there are separate parking spaces for one or more specific types of spaces.
10. *Item 24 i.* Sheet CE-4 states the Dumpsters are to be relocated but the relocation site doesn't appear to have been identified.
11. *Item 25. Landscaping Plan a-e.* An extremely basic Landscaping Plan has been submitted. It contains no notes or planting details and is deficient in design and details. Applicant notes in *Item g.* that "Irrigation system or plan for watering" is N/A. A plan for watering newly planted vegetation should be addressed. *Item f.* Cost study is typically waived by the Board as is *Item h.* Exterior Artwork.
12. *Item 26.* Drainage and *Item 27.* Utilities. We defer to the Board Engineer.
13. *Item 28.* Signs. Any new or additional building, monument, or freestanding signs should be provided with size, materials and other relevant information.
14. *Item 32.* The status of other local, county and state approvals and copies of each should be provided.

### **Variances and Waivers**

1. The transmittal letter indicates that no variances are required, however, page 4 of the Engineering Report for CAFRA Submission discusses Green Infrastructure and states, "Stormwater BMPs with a contributory drainage area greater than 2.5 acres will require a variance." The report doesn't state what variance is needed. We defer to the Board Engineer.

### **Redevelopment Plan Requirements**

1. The Redevelopment Plan requires the applicant to provide written proof upon application for Site Plan approval that the requested use:
  - (a) Will not result in the dissemination of dust, smoke, smog, observable gas, fumes, odors, or other atmosphere pollutions, noise, glare, heat or vibration beyond the limits of the Industrial District.

- (b) Will not result in hazards of fire, explosion or other physical hazards to any adjacent buildings or any plant growth, wildlife, or marine life adjacent to the site of the use.
  - (c) Will provide proper waste management of all waste, refuse or accumulations of any such nature.
  - (d) Will comply with all of the Performance Standards in Zoning Code §370-61.
2. A note should be added to the Site Layout Plan stating adequate off-street loading and unloading areas are provided with adequate ingress and egress from streets. There shall be no loading or unloading from any street.
  3. A note should be added to the Site Layout Plan stating that curb and sidewalks in need of repair, as determined by the City Engineer or Planning Board Engineer, shall be repaired in accordance with the City Code.

### **General Comments**

1. All building dimensions and setbacks should be shown on Sheet CE-4 Site Layout Plan.
2. Ordinance §370-62B(1)(f) states that curb cuts shall not exceed 35' in this district. Three curb cuts exceeding 35' are proposed.
3. Ordinance §370-62B(2) requires site triangles be shown.
4. Ordinance §370-62B(6) requires parking and loading standards per §370-11.1 Attachment 4. Applicant should provide testimony on what standards were used to calculate parking.
5. Ordinance §370-62B(7) requires pedestrian ways be protected by a raised curb and separated from street, and to the extent possible, by a grass strip or landscaped area not less than 3'. The plans are somewhat difficult to read at 1" = 50'. Testimony should be provided on the sidewalk and type of railing in front of the depressed truck maneuvering area in front of the truck bays.
6. Ordinance §370-62C(1) requires all pedestrian ways, parking lots, driveways, and private streets be provided with a lighting system that provides a minimum of one footcandle at any point during the hours of operation. There are areas in the remote parking lot, possibly in the existing parking lot, within all the ADA spaces, and in front of the truck bays that either do not have lights or have lighting less than 1.0 footcandle. Additional lighting is necessary.
7. Parking spaces that comply with the State's Model Electric Vehicle ordinance should be provided.
8. Every proposed building square footage, height and number of stories should be shown.

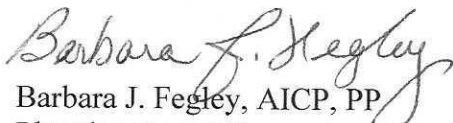
### **Landscaping Comments**

1. Sheet CE-3 Site Demolition Plan shows that 87 deciduous or evergreen trees will be removed from the site ranging in size from 5" to 60". Sheet LS-1 Site Landscaping and Lighting Plan shows only two types of trees to be planted: 17 London Plane Trees and 35 Red Maples, or a total of 52 replaced compared to 87 lost. Ordinance §370-62A(2) requires Planning Board approval to remove existing trees over five-inch caliper and replaced, if required by the Planning Board. The Board should discuss this. It appears there is ample room on the site to not only accommodate more trees but also a variety of trees and shrubs.

2. Ordinance §370-62A(3) requires the developer to replace natural growth of trees and shrubs removed in the process of developing the lots or lots as directed by the Planning Board.
3. Ordinance §370-62A(4) states that topsoil removed during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the lot or lots. This note should be one of many notes on the Landscaping Plan.
4. Sheet LS-1 shows Insert A-Tree Protection of an Existing Forest Area, a Proposed Forest Area and an area of 10% of Forest Preservation. The note within the Proposed Forest Area states, "Area Reserved for Future Development" which seems to imply that the area is a Proposed Forest but it could be developed in the future. Testimony should be provided on what this area currently is and what it may become in the future.
5. Sheet LS-1 should contain standard Landscape notes and Planting Details. There are notes and no detail.
6. A note should be added to Sheet LS-1 indicating that all plants not surviving three years after planting must be replaced.
7. London Plane Trees grow to a height of 75'-100' with an 80' spread. Red Maples grow to a height of 35'-80' with a spread of 25'-70'. The trees should be spaced to consider the ultimate growth.
8. The Soils Map in the "Engineering Report for CAFRA Submission" shows soil type Fallsington sand loam, 0 to 2% slopes on Lot 3.01 that is the proposed parking lot on the north side of North Industrial Boulevard. Fallsington soils are hydric soils with a high seasonal high water table. Testimony should be provided on whether this or any other areas of the overall site were delineated as wetlands. The status of a Letter of Interpretation (LOI) confirming a wetlands line or stating there are no wetlands on any of the lots should be provided.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

  
Barbara J. Fegley, AICP, PP  
Planning Board Planner

Cc: Roberta Copeland, 181 East Commerce Street, Bridgeton, via email  
Michael Fralinger, PE, Fralinger Engineering, via email  
Brock Russell, Esq., via email  
Shoreline Freezers Urban Renewal, LLC, 6 North Industrial Boulevard, Bridgeton, NJ 08302  
Emily K. Givens, Maley Givens PC via email  
Ralph Petrella, PE, Van Note-Harvey Assoc., Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540



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Albert A. Fralinger, Jr., PE, PLS & PP  
J. Michael Fralinger, Sr. (1957-2009)  
Charles M. Fralinger, PLS  
Carl R. Gaskill, PE, PLS, PP & CME  
Stephen J. Nardelli, PE, PP, CME & CPWM  
Barry S. Jones, PLS & PP  
Guy M. DeFabrites, PLS & PP  
William J. Olbrich, PLS  
Robert A. Mulford, III, PE, CME  
Corey R. Gaskill, PE, CME  
J. Michael Fralinger, Jr., PE, CME

October 24, 2022

Civil Engineering  
Land Use Planning & Design  
Site Engineering  
Traffic Engineering  
Land Surveying  
Municipal Engineering  
Soils Investigation  
Traffic Impact Studies  
NJDOT Permitting  
Phase I Environmental Studies  
Permeability Testing  
Septic System Design  
Wetlands Delineation  
Global Positioning Surveying (GPS)  
Geographic Information Systems (GIS)  
Planning/Zoning Board Representation

City of Bridgeton Planning Board  
C/o Roberta Copeland, Secretary (via email)  
181 East Commerce Street  
Bridgeton, New Jersey 08302

Re: Preliminary/Final Site Plan Application  
Shoreline Freezers Urban Renewal LLC  
Block 189, Lots 3.01, 3.02 & 3.05  
Block 189.01, Lots 1, 3 & 4 – 6 North Industrial Way  
City of Bridgeton, Cumberland County, NJ  
Our Comm. No. 27355.01 – **Completeness/Technical Review**  
Application #21-06PB

Dear Members of the Board:

The following items have been submitted for the above referenced application:

- A. City of Bridgeton Land Development Application with Attachments and Checklist
- B. Preliminary/Final Site Plan prepared by Van Note-Harvey Associates, Inc., dated 10/29/21, last revised 10/3/22, sixteen (16) sheets
- C. Stormwater Management Report prepared by Van Note-Harvey Associates, Inc., dated 10/29/21, last revised 10/3/22
- D. Traffic Engineering Assessment prepared by Shropshire Associates, LLC, dated 8/11/22
- E. Architectural Floor Plans and Renderings prepared by Ruggieri & Partners, dated 3/3/21, last revised 10/5/22, two (2) sheets

The following comments are offered regarding major site plan approval:

### **Project Description**

This is an application by Shoreline Freezers Urban Renewal LLC which proposes a two (2) phase expansion project to the existing freezer/storage facility. Phase I consists of a 75,000 SF cold storage and office addition with loading docks, paved parking/circulation areas, sidewalks, stormwater management facilities and grassed/landscaped areas. Phase II consists of an additional 83,500 SF building addition. All stormwater improvements will be installed in Phase I.

The project is located in the I – Industrial District and the Southeast Industrial Redevelopment Area. Storage warehouses and off-site parking in conjunction with a permitted use on a lot across a street from the principal use are permitted under the amended redevelopment plan.

The site currently contains the Shoreline Freezers freezer/storage facility along with various site improvement, woods and open areas. The site has frontage on North Industrial Way and West Industrial Way.

### **Completeness Review**

#### *Site Plan Checklist Schedule*

- 13a. City of Bridgeton Approval Block
- 16. Key map
- 20. Coverage (Total Building, truck loading, parking, walkways)
- 21a. Building dimensions/height
- 21c. Building grade elevation at corners
- 21d. Use and operations (number of shifts, employees per shift, hours of operation & hours open to the public)
- 22b. Cartway width
- 22f. Sight triangles
- 22g. Curbcut locations and widths
- 22i. Sidewalk dimensions
- 25. Landscaping Plan
- I defer to the City Planner regarding this item.**
- 28. Signs

**I defer to the City Planner regarding this item.**

The applicant should clarify if the outstanding completeness items will be provided or if waivers will be requested.

### **Variances**

The following variances are required:

1. Stormwater Management – The stormwater management report states the project requires variances for the stormwater management design. The applicant must clearly identify the stormwater management variances that are being requested from the City's Stormwater Control Ordinance and demonstrate that it is technically impracticable to meet any one or more of the design and performance standards on-site. Additionally, the applicant must comply with N.J.A.C. 7:8-4.6 and provide details of the required mitigation project.

### **Technical Comments**

1. Ordinance §370-62A(2) requires Planning Board approval to remove and replace existing trees over five-inch caliper. A design waiver is required to remove several of these sized trees located on-site.
2. Ordinance §370-62B(1)(f) permits a maximum 35 foot wide curb cut. The plan proposes two (2) 80 foot wide curb opening on North Industrial Boulevard for the freezer facility and one (1) 84 foot wide curb opening on North Industrial Boulevard for off-site parking lot. A design waiver is required for each opening.
3. Ordinance §370-62B(7) requires a minimum 3 foot wide grass strip between pedestrian walkways and parking areas. The plan proposes 0 feet along the off-street parking lot. A design waiver is required for this item.
4. Ordinance §370-62E requires retaining walls exceeding six feet in height include a four foot high protective fence within one foot of the wall edge. The applicant should clarify the type of protective fencing/railings to be installed. Additionally, the applicant's engineer should clarify if guiderail is required per the NJDOT Roadway Design Manual.
5. Ordinance §370-64(A) requires industrial uses provide one (1) space per employee on main work shift. The plan proposes a total of 132 parking space for the site. The applicant should provide the number of employees on main work shift and confirm a variance is not required.
6. The plan should be revised to comply with the Model Electronic Vehicle Ordinance publish by the Department of Community Affairs on September 1, 2021.
7. The applicant should provide testimony regarding the site operations (number of shifts, number of employees per shift, hours of operation, delivery schedule, etc.).
8. The plan proposes a crosswalk on North Industrial Boulevard to connect the proposed parking lot on lot 3.01 and the freezer facility. All line striping and signage shall conform the latest edition of the MUTCD.

9. The demolition plan should be revised to include the curbing to be removed along North Industrial Boulevard and the pavement removal required install MH-48 and Inlet-46.
10. The plan should be revised to include tractor trailer turning templates maneuvering within the site.
11. The plan should be revised to identify the proposed building SF for each phase.
12. It is recommended reinforced concrete aprons be installed at new access driveways for the freezer facility.
13. The site plan sheet should be revised to identify the pavement mix (standard or heavy) to be installed for each parking area.
14. The plan should be revised to include a Phase I grading plan for the areas within the Phase II expansion.
15. The grading plan should be revised to include top and bottom gradings of the proposed retaining wall and curb grades along the wall.
16. The grading plan should be revised to identify the depressed curb lengths and elevations along the rain guard turrets.
17. It appears a driveway access backplate is required for the inlet located within the westerly access drive.
18. The plan should be revised to relocate the existing fire hydrant located within the easterly access drive.
19. The plan should be revised to include a rip rap apron for HDWL-55.
20. The plan should be revised to identify the dimensions of the underground basins and the number of R-Tank modules to be installed.
21. The plan should be revised to clearly identify the location, dimensions and grades of the stormwater FocalPoints.
22. The plan should be revised to include soil borings and permeability rates for each stormwater management facility in accordance with the NJ Stormwater BMP.
23. It appears the maximum storage height for Underground Basin #2 during the 100-year storm event exceeds the manhole rim elevations located in the loading dock area. The applicant's engineer should review this condition.
24. It appears the outflow orifice and weir in OS-57 are lower than the outflow pipe. The applicant's engineer should review this condition.
25. It appears the sanitary sewer lateral does not meet the minimum slope requirements. The applicant's engineer should review this condition.

26. The detail sheet should be revised to include/address the following:
  - a. Concrete loading dock ramp
  - b. ADA entrance ramp
  - c. Doghouse inlet type 'b'
  - d. Identify FocalPoint soil material type and thickness
  - e. Outlet structure table missing inverts B, H, I & J
  - f. Remove low flow channel from outlet structure detail
  - g. Remove bioretention spillway or show on grading plan
27. The stormwater management report should be revised to include the following:
  - a. Soil logs and permeability rates for stormwater structures
  - b. Stormwater Maintenance and Operations Plan
28. The design engineer shall be responsible for providing post-construction basin permeability tests in accordance with the NJ Stormwater BMP.
29. The plan proposes the installation of an 8" fire protection line and 4" sanitary sewer lateral. The proposed utility improvements are subject to approval by the City's Water and Sewer Department.
30. The Traffic Impact Study indicates the proposed development will not have a significant impact on the traffic operations of the adjacent roadway network.
31. I will defer landscaping, lighting and signage comments to the Board Planner for her review and consideration.
32. It is recommended the applicant consolidate Block 189.01, Lots 1, 3 & 4 and provide a deed description to our office for review.
33. I recommend the plan be submitted to the City Fire Chief for review and comment regarding safety issues.
34. An engineer's estimate of the site improvements should be submitted for review and determination of the restoration bond and inspection escrow amounts.
35. No work is to be performed on the site until the site safety/stability bond and inspection escrow funds are in place with the City
36. The following agency approvals are required for this application:
  - a. Cumberland County Planning Board
  - b. Cumberland-Salem County Conservation District
  - c. City of Bridgeton Water and Sewer Department
  - d. New Jersey Department of Environmental Protection
  - e. Any and all other regulatory agencies having jurisdiction

**TO: CITY OF BRIDGETON PLANNING BOARD**  
**RE: SHORELINE FREEZERS - SITE PLAN**

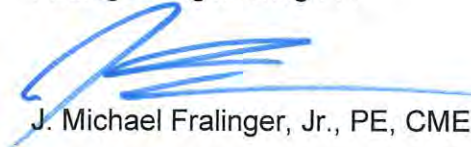
**OCTOBER 24, 2022**  
**PAGE 6**

The above comments should be considered prior to acting on this application.

Should you have any questions, please feel free to give me a call.

Very truly yours,

Fralinger Engineering PA

A handwritten signature in blue ink, appearing to read 'J. Michael Fralinger, Jr.', with a stylized flourish extending to the right.

J. Michael Fralinger, Jr., PE, CME

Cc: Brock Russell, Esq. (via email)  
Barbara Fegley, AICP, PP (via email)  
Emily K. Givens, Esq. (via email)  
Van Note-Harvey Associates, Inc. (via email)  
Shropshire Associates, LLC (via email)  
Shoreline Freezers (via email)

**AMENDED REDEVELOPMENT PLAN  
SHORELINE FREEZERS URBAN RENEWAL EXPANSION  
BLOCK 189, LOTS 3.01, 3.02, 3.05 AND BLOCK 189.01, LOTS 1, 3, 4**

**SITUATED WITHIN PART OF THE  
SOUTHEAST BRIDGETON INDUSTRIAL AREA  
CITY OF BRIDGETON  
CUMBERLANDCOUNTY, NEW JERSEY**



**Prepared By:**  
*Environmental Resolutions, Inc.*  
*815 East Gate Drive, Suite 103*  
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**Prepared For:**  
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*181 East Commerce Street*  
*Bridgeton, New Jersey 08302*

  
**Barbara J. Fegley, AICP, PP**  
**New Jersey Professional Planner #3259**

***Original Redevelopment Plan Dated October 21, 2021***  
***Amended July 24, 2022***  
***#82104-01***

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## **I. Introduction and Purpose of Study**

This Amended Redevelopment Plan is prepared for the proposed expansion of Cumberland Freezers, LLC doing business as Shoreline Freezers, LLC's ("Shoreline Freezers") industrial use that is located on Block 189.01, Lot 4 on North Industrial Boulevard in the Southeast Bridgeton Industrial Redevelopment Area. The proposed expansion will occur on Block 189.01, Lots 1, 3, and 4 and Block 189, Lots 3.01, 3.02 and 3.05 (the "Property").

A Redevelopment Plan for the property was dated October 21, 2021 and the Redevelopment Plan was heard by the Planning Board on October 27, 2021. The Planning Board found the plan consistent with the State Plan, County Plan, and the City of Bridgeton Zoning Ordinances, the City's Master Plan and the Re-Examination of said plan and was referred to City Council and recommended for approval. City Council adopted Ordinance NO. 21-30, "Ordinance of the City Council of the City of Bridgeton adopting the Parcel Specific Redevelopment Plan for Block 189, Lots 3.01, 3.02 and 3.05 and Block 189.01, Lots 1, 3, and 4 for the Proposed Shoreline Freezers Urban Renewal, LLC Facilities Expansion."

The Redevelopment Plan was prepared to provide bulk and design standards, objectives, and goals for the proposed development. This Amended Redevelopment Plan is prepared for the increase of one of those bulk standards. Maximum Building Height in the Redevelopment Plan was 65 feet and this Amended Redevelopment Plan increases the Maximum Building Height to 85 feet.

The area that is the subject of the Redevelopment Plan and this Amended Redevelopment Plan is approximately 19.97+/- acres in size and is situated on North Industrial Boulevard and West Industrial Boulevard to the west of South Burlington Road. Block 189.01 is located on the southern side of North Industrial Boulevard and on the western side of West Industrial Boulevard and Block 189 is situated on the northern side of North Industrial Boulevard and the eastern side of West Industrial Boulevard. Block 189, Lots 3.01, 3.02 and 3.05 are vacant parcels owned by the City of Bridgeton. Block 189.01, Lots 1, 3 and 4 are owned by Cumberland Freezers, LLC. Block 189.01 Lots 1 and 3 are vacant and Lot 4 contains an industrial use. The boundaries of the "Property" are shown on **Figure 1. Tax Map Location**, **Figure 2. Zoning Map Location**, and **Figure 3. Aerial Map Location**.

The Property should be taken to mean the area within the boundary limits as shown on **Figures 1-3** since lot consolidations, subdivisions, or lot number reassignments or redesignations in the future may likely not be included on the current list of lots in the Study Area.

The Property is situated in the I-Industrial zoning district and was the subject of a Redevelopment Plan that was prepared in March, 1986 (**Appendix A**) for an approximately 250 acre area of the City. That Redevelopment Plan was prepared for the area referenced as Southeast Bridgeton Industrial Redevelopment Area. On March 23, 1986, the Planning Board recommended that the area be determined an area in need of redevelopment and the March, 1986 Redevelopment Plan be approved. On April 15, 1986, the Bridgeton City Council, via Ordinance No. 85-8 (**Appendix B**) adopted the Redevelopment Plan and determined the area was an area in need of redevelopment.



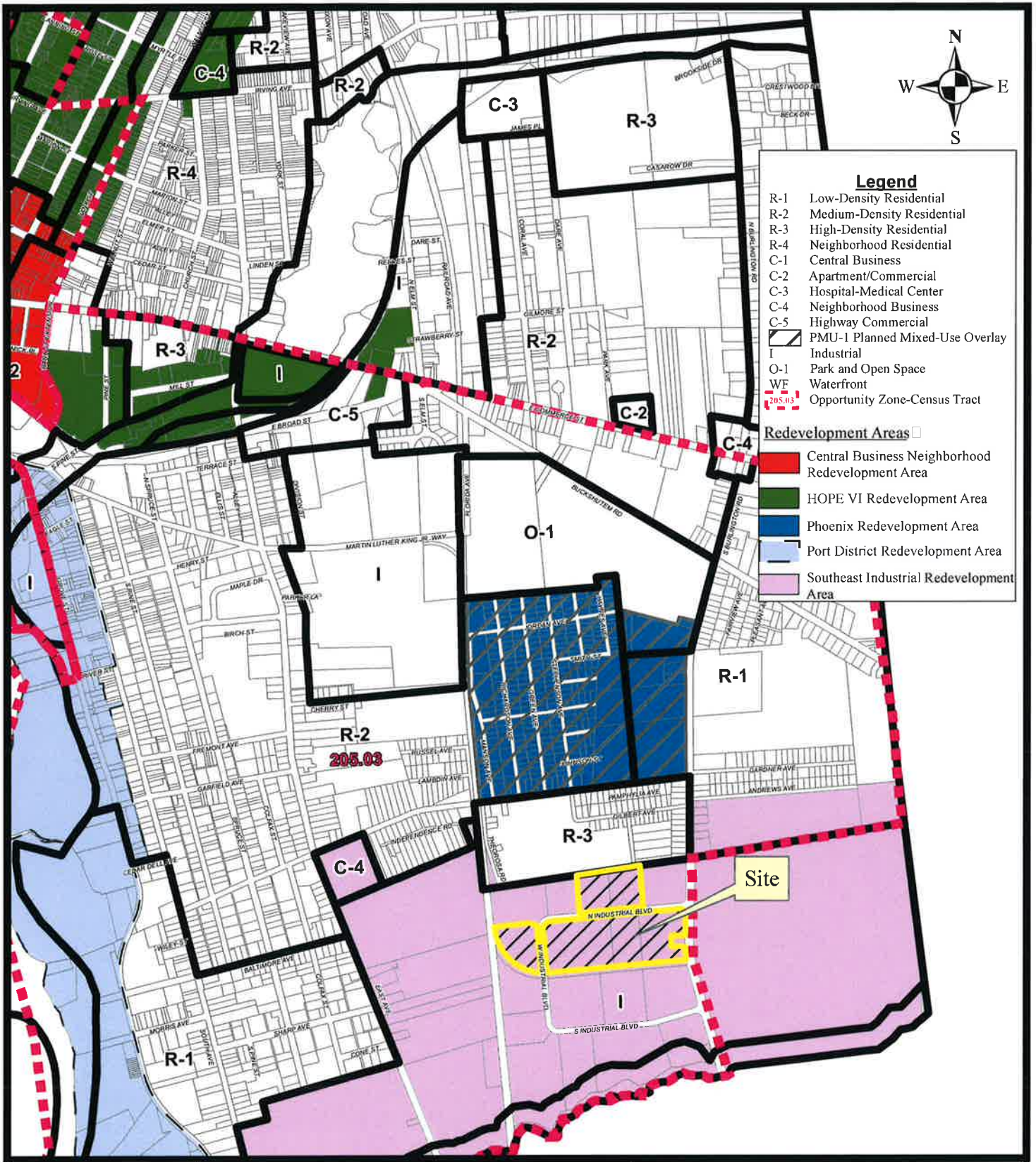


**Figure 2. Zoning Map Location**

**City of Bridgeton,  
Cumberland County, New Jersey**

**Shoreline Freezers  
Urban Renewal Expansion  
Block 189.01, Lots 1, 3, 4;  
Block 189, Lots 3.01, 3.02, 3.05**

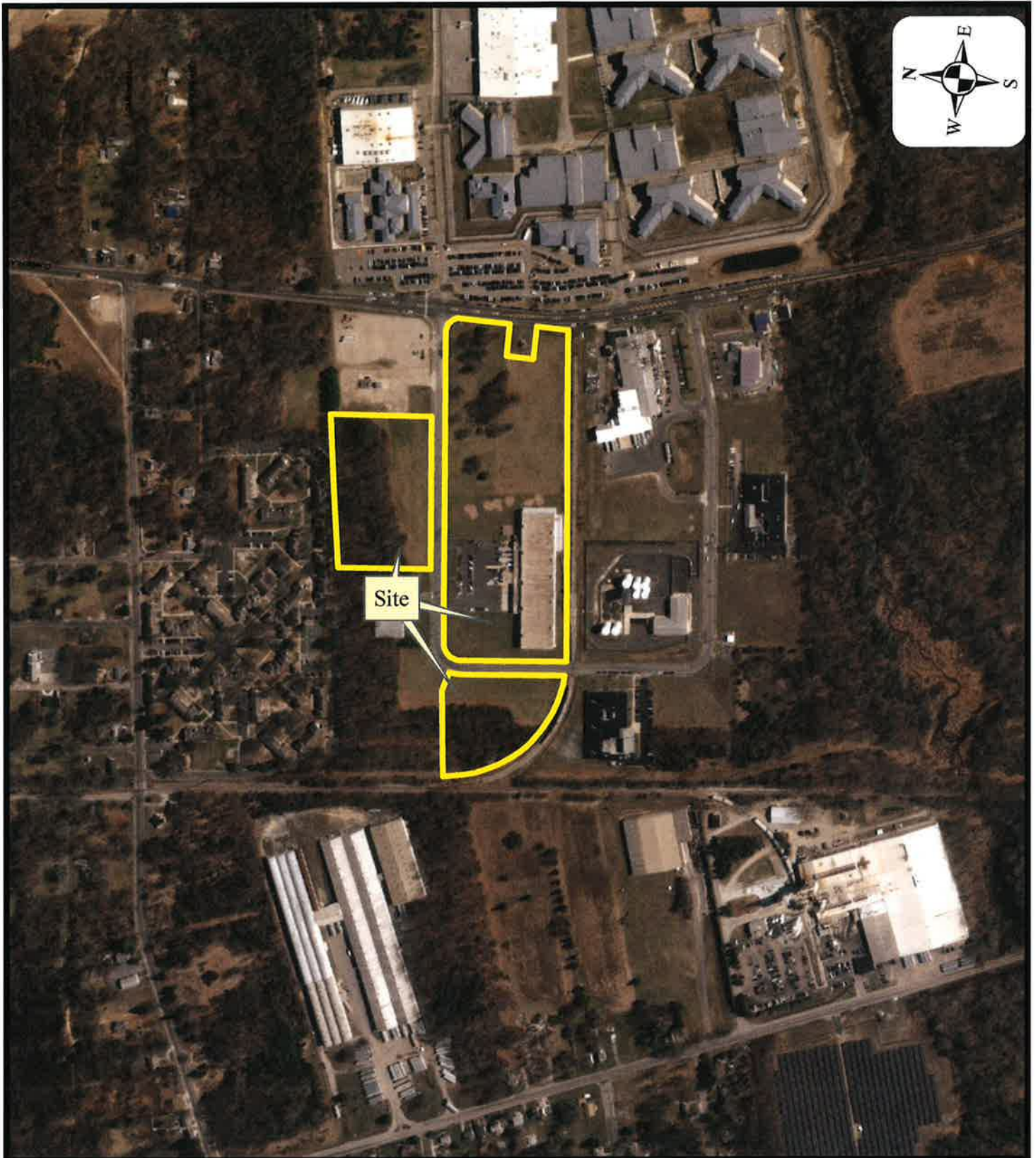


**Figure 3. Aerial Map Location**

**City of Bridgeton,  
Cumberland County, New Jersey**

**Shoreline Freezers  
Urban Renewal Expansion  
Block 189.01, Lots 1, 3, 4;  
Block 189, Lots 3.01, 3.02, 3.05**

In addition to the Property's designation as an area in need of redevelopment, the City Council of the City of Bridgeton designated the entire City of Bridgeton as an area in need of rehabilitation on August 7, 2007 by way of Resolution No. 52-07 (**Appendix C**). The designation was made after the City Council Resolution 304-06 (**Appendix D**) was adopted on June 19, 2007 authorizing the Planning Board to consider and submit recommendations regarding the City Council's proposed Resolution designating the City as an area in need of rehabilitation. On June 27, 2007, the Planning Board held a public hearing on the matter and recommended that the entire City be designated as a Rehabilitation Area (**Appendix E**). The Redevelopment Plan and Amended Redevelopment Plan are prepared under the City's Rehabilitation Area designation.

On October 19, 2021, the City of Bridgeton Mayor and Council by Resolution No. #244-21 (**Appendix F**) authorized and directed the Planning Board to prepare a Parcel Specific Redevelopment Plan for Block 189, Lots 3.01, 3.02 and 3.05 and Block 189.01, Lots 1, 3 and 4. In light of current conditions and needs, revisions to the bulk, design standards, and objectives were necessary to achieve the goals for the Property. As building plans developed, new technologies in the cold storage racking systems will allow Shoreline Freezers to increase their capacity substantially in a cost-effective way and without proportionate increase in the building footprint. To take advantage of the new technologies for their expansion, Shoreline Freezers requests an increase to building to a maximum height of 85 feet.

As a result of the requested increase in height, on July 19, 2022, the City of Bridgeton Mayor and Council by Resolution No. #177-22 (**Appendix G**), authorized and directed the Planning Board to prepare a Parcel Specific Amended Redevelopment Plan to allow for a building height not to exceed eighty-five (85) feet, and once completed, to transmit its report to the governing body.

Pursuant to Resolution No. #177-22, the Planning Board shall review this Amended Redevelopment Plan and provide its recommendation to the Bridgeton City Council for consideration.

This Amended Redevelopment Plan is prepared for the Shoreline Freezers specific plan for expansion of their facilities shown on a Concept Plan in **Appendix H**. The expansion includes building additions, additional loading docks, underground basins, Bioretention basins, and a rain garden. Employee parking will be provided on one of the parcels north of North Industrial Boulevard. Renderings of the proposed building height of 85 feet in relation to surrounding buildings are contained in **Appendix I**.

This Amended Redevelopment Plan is prepared in accordance with N.J.S.A. 40A:12A-7 of the Redevelopment Law that provides that, "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate."

## II. Definitions

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the LRHL, are pertinent to this Redevelopment Plan:

Redevelopment - means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan - means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements, and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project - means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities, and zero-emission vehicle fueling and charging infrastructure.

Rehabilitation - means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

Rehabilitation area or area in need of rehabilitation - means any area determined to be in need of rehabilitation pursuant to section 14 of P.L. 1992, c.79 (C.40A:12A-14).

### **III.     Redevelopment Process - Redevelopment Plan Preparation, Adoption and Powers**

The Redevelopment Law sets forth a multi-step process that must be followed by City Council and the Planning Board in order to enable the City to lawfully exercise the powers which result from the LRHL. The process, after an area has been determined to be an area in need of redevelopment or rehabilitation, is outlined below:

A Redevelopment Plan must be adopted before any redevelopment project can be undertaken. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area or rehabilitation area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its review.

Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt, amend or revise the plan by ordinance. The adopted redevelopment plan may supersede the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

As provided for in the LRHL, the finding that an area is in need of redevelopment or rehabilitation permits a municipality or other redevelopment entity so designated by the governing body to undertake a number of activities to help revitalize and redevelop an area, activities that would not be possible otherwise. These include the preparation of a redevelopment plan which enables the issuance of bonds for redevelopment projects, leasing, conveying or selling City owned property without public bidding, entering contracts with private entities, the use of various tax abatement programs and other actions in conjunction with the adopted redevelopment plan for the purpose of advancing redevelopment.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Law.

#### **IV. Contents of a Redevelopment Plan**

A Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following, in accordance with 40A: 12A-7.

- A. Its relationship to definite local objectives;**
- B. Proposed land uses and building requirements in the project area;**
- C. Adequate provision 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;**
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;**
- E. 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 adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al);**
- F. A housing inventory of all affordable housing units to be removed;**
- G. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan; and**
- H. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.**

The Redevelopment Plan shall also describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.)

The following sections of this report address the statutory requirements of a Redevelopment Plan.

##### **A. Relationship to Local Objectives and Master Plan**

In 1986, the City of Bridgeton prepared a Redevelopment Plan for a 250 acre tract of land known as the Southeast Bridgeton Industrial Redevelopment Area. The purpose of the plan was:

- To facilitate the reutilization of underutilized vacant and dilapidated areas of the Southeast Bridgeton Industrial Redevelopment Area.
- To develop a program that would encourage private industries and business to locate in the area.
- To develop the area to create employment opportunities for local residents.
- To develop a long range planning process to insure proper circulation, public facilities and maximum utilization of the scarce remaining industrial land in the City of Bridgeton.

The comprehensive 2008 Master Plan and the 2019 Master Plan Reexamination continued to support the purpose, goals, and objectives of the Southeast Industrial Redevelopment Area and City-wide redevelopment efforts. This Redevelopment Plan is consistent with the vision in 1986, 2008, 2019 and future measures to support redevelopment and revitalization of the City.

The latest Master Plan for the City of Bridgeton is the Master Plan Reexamination Report dated February 15, 2019 and adopted on March 27, 2019. The Reexamination Report goals and objectives are consistent with the intent of the Redevelopment Plan for Shoreline Freezers which includes:

- Expanding and diversifying the economic profile of the City.
- Increasing tax ratables so the City can maintain and improve the quality of services.
- Stabilizing and rejuvenating the areas in need of redevelopment and rehabilitation and in designated redevelopment areas.
- Encouraging industrial development in selected locations.
- Utilizing State and Federal Programs like the Opportunity Zone and Urban Enterprise Zone.
- Attracting new businesses to the City of Bridgeton.

The Reexamination Report discusses the need to stabilize and revitalize areas throughout the City through redevelopment. This goal explicitly endorses the use of redevelopment to achieve the goals of the City and therefore, is consistent with this Redevelopment Plan.

This Amended Redevelopment Plan is consistent with the zoning regulations implemented based on the recommendations of the 2008 Master Plan and goals and objectives restated in the 2019 Master Plan Reexamination. The zoning for this area permits various commercial and industrial uses, promoting the expansion and retention of businesses and increased tax ratables to the City. Redevelopment of the Property will provide additional revenue to the tax base and create additional jobs within the City. This Amended Redevelopment Plan is therefore substantially consistent with both the 2008 Master Plan and the 2019 Reexamination Report.

## **B. Proposed Land Uses and Building Requirements**

### **1. Permitted Principal Uses**

The existing use, bulk, design, and performance standards set forth in this Amended Redevelopment Plan supersede the provisions of the City Zoning Ordinance for Block 189, Lots 3.01, 3.02 and 3.05 and Block 189.01, Lots 1, 3 and 4 to the extent of overlapping or inconsistent requirements. All other relevant land use and building requirements including, but not limited to permitted uses, bulk standards, loading, landscaping, lighting, signage, façade treatments and outside storage shall apply as set forth in the City Zoning Ordinance unless superseded by the Redevelopment Plan.

Permitted Principal Uses are as follows:

- a. Activities involving cleaning, distribution, processing, production, repair, storage or testing of materials, goods and/or products.
- b. Building materials sales yards, including timber, plumbing and heating, roofing and similar materials
- c. Contractors' equipment storage yard or building or rental of equipment commonly used by contractors.
- d. Municipal uses and buildings.
- e. Research and experimental laboratories
- f. Wholesale activities.
- g. Storage warehouses.
- h. Utility installations such as gas pumping stations, electric transformer stations, equipment buildings, maintenance shops and the like.
- i. Alternative power producers.
- j. Off-site parking in conjunction with a permitted principal use on an adjacent lot or a lot across a street from a principal permitted use.
- k. Off-site stormwater management in conjunction with a permitted principal use on an adjacent lot or a lot across a street from a principal permitted use.

### **2. Permitted Accessory Uses**

Permitted Accessory Uses are as follows:

- a. Uses customarily incidental to and associated with Principal uses listed above. Permitted accessory uses do not necessarily have to be conducted on the same lot or a lot immediately adjacent to the Principal use if there is a defined connection between the Principal use and the Accessory use. Examples include employee parking across North Industrial Boulevard connected to the Principal use with a crosswalk or accommodation of stormwater management across West Industrial Boulevard down gradient from the Principal use if insufficient on-site land is available for management of stormwater.
- b. Only those accessory uses customarily incidental to and associated with permitted Principal uses are allowed, except that the following uses, when clearly accessory to the principal use may be permitted as accessory uses:

- (1) Restaurant or cafeteria facilities for employees.
- (2) Medical facilities for employees.
- (3) Fire apparatus and equipment areas and/or buildings.
- (4) Retail sale of goods and products manufactured, assembled or processed onsite.
- (5) Administrative offices.

### 3. Supplemental Regulations

In addition to the supplemental regulations in Article VIII. Common Regulations and Standards of Zoning Code §370, the following apply:

- a. Access driveways shall be a minimum distance of 20 feet from adjoining lot lines, 30 feet from intersecting street right-of-way lines, and there shall be a minimum distance of 35 feet between access driveways.
- b. The applicant shall provide written proof upon application for Site Plan approval that the requested use:
  - (1) Will not result in the dissemination of dust, smoke, smog, observable gas, fumes, odors, or other atmosphere pollutions, noise, glare, heat or vibration beyond the limits of the Industrial District.
  - (2) Will not result in hazards of fire, explosion or other physical hazards to any adjacent buildings or any plant growth, wildlife, or marine life adjacent to the site of the use.
  - (3) Will provide proper waste management of all waste, refuse or accumulations of any such nature.
  - (4) Will comply with all of the Performance Standards in Zoning Code §370-61.

### 4. Area and Bulk Requirements

Area and bulk requirements are as follows:

**Table 1. Area and Bulk Requirements**

| <b>Principal Building</b>                   | <b>Required</b>    |
|---------------------------------------------|--------------------|
| Minimum Lot Area Square Feet                | 43,560 Square Feet |
| Minimum Lot Width                           | 150 Feet           |
| Maximum Lot Coverage (Building and Drives)  | 80%                |
| Maximum Lot Coverage (Deck/Patio/Shed/Pool) | 5%                 |
| Minimum Front Yard Setback                  | 50 Feet            |
| Minimum Rear Yard                           | 25 Feet            |
| Minimum Side Yard                           | 25 Feet            |
| Maximum Building Height                     | 85 Feet            |
| <b>Accessory Building</b>                   |                    |
| Maximum Building Height                     | 40 Feet            |

## **5. General Requirements**

- a. No merchandise, products, waste or similar material or objects shall be displayed or stored outside unless fully buffered and screened by natural or man-made barriers unless approved by the Planning Board.
- b. The Planning Board may grant deviations from the regulations contained within this Amended Redevelopment Plan, subject to the scope and limitations set forth below:
  - (1) Where by (a) reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any bulk regulation contained herein would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation as to relieve such difficulties or hardship.
  - (2) Where in an application relating to a specific piece of property the purposes of this Plan would be advanced by a deviation from the requirements of the Plan, and the benefits of the deviation would substantially outweigh any detriments.
- c. The following deviations shall be considered prohibited and may only be permitted if the Plan is amended pursuant to the provisions of the Local Redevelopment and Housing Law to allow for such deviations from a redevelopment project.
  - (1) A use or principal structure in a district restricted against such use or principal structure;
  - (2) An expansion of a nonconforming use;
  - (3) A deviation from a specification or standard pertaining solely to a conditional use
  - (4) An increase in the permitted density; or
  - (5) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the Plan for a principal structure.

## **6. Off- Street Parking and Loading**

- a. Off-street parking and loading shall be provided as shown in Zoning Code §370-11.1, Attachment 4.
- b. Off-street parking and loading shall meet the requirements of §370-63 and §370-64.

- c. Off-street parking may be satisfied on an adjacent lot or a lot located directly across the street from its associated principal use.
- d. Future parking spaces which may be shown on a Site Plan may be constructed when needed to meet future parking demands or operation requirements.
- e. In any event, a sufficient number of parking and loading spaces in appropriate locations shall be provided so that no driveway, aisle, fire lane or street right-of-way is used at any time for parking or loading.
- f. Adequate off-street loading and unloading areas shall be provided with adequate ingress and egress from streets. The number of berths provided shall be dictated by the use. There shall be no loading or unloading from any street.
- g. There shall be at least one trash and recycling pickup location provided for each commercial or industrial uses. If there are two separate businesses in a building, two pickup locations shall be provided unless trash and recycling collection are provided internally within the building or if there is an agreement for multitenant use and maintenance.
- h. Trash and recycling containers, including dumpsters and trash compactor(s), shall not be stored in loading areas or other areas unless self contained and shown on the Site Plan. Trash and recycling shall be screened from street view.
- i. All off-street loading areas shall be lighted.

## **7. Signs**

The provisions of Zoning Ordinance §370-65 Signs and §370, Attachment 5 shall apply to this Redevelopment Plan.

## **8. Streetscapes, Lighting, Curb, Sidewalks, Roadways**

- a. Curb and Sidewalks shall be provided along the street frontage to be redeveloped or developed. Curb and sidewalks in need of repair as determined by the City Engineer or Planning Board Engineer shall be repaired in accordance with the City Code.
- b. A pedestrian crosswalk shall be provided on North Industrial Boulevard from the employee parking lot on the northern side of North Industrial Boulevard to the employee entrance(s) to their work site. The pedestrian crosswalk shall be continued on the site containing the principal use across truck circulation routes and other areas that may present a hazard for pedestrians crossing routes without defined crossings.

- c. Street lighting shall be provided as determined by the City Engineer or Planning Board Engineer.
- d. Landscape areas in or adjacent to parking lots and drive aisles shall be provided. The landscape area shall be maintained by new landscape material with or without berming. Perpendicular access driveways, drainage structures, signs, utilities and other similar structures are permitted within the setback area.
- e. Curb requirements for parking lots may be waived where required to address stormwater management measures upon approval by the Board Engineer.

### **C. Provisions for Relocation**

This Redevelopment Plan does not propose displacement of either residents or businesses. Therefore, there is no need to make accommodations for the temporary or permanent relocation of residents. N.J.S.A. 40A:12A-7(a)(3).

### **D. Identification of Property to be Acquired**

The Property is either owned by the redeveloper or by the City of Bridgeton. The City of Bridgeton properties are proposed to be acquired by the redeveloper through negotiations and a Redevelopers Agreement with the City. The adoption of this Redevelopment Plan by City Council shall serve as authorization for the sale of City owned properties to the redeveloper.

### **E. Relationship to Other Plans**

#### **1. Master Plan of Contiguous Communities**

The Blocks that are the subject of this Amended Redevelopment Plan are not immediately adjacent to the borders of the City of Bridgeton's neighboring adjacent communities of Upper Deerfield Township, Fairfield Township and Hopewell Township and as such, neither the Master Plans nor the Zoning regulations will be impacted by zoning or use changes proposed in this Plan. Because of the distance, there is no inconsistency in this Redevelopment Plan's proposed uses or zoning in the adjacent communities.

#### **2. Cumberland County Plan**

The Cumberland County Improvement Authority (CCIA), prepared an economic development planning initiative in late-2020 entitled "Economic Development Strategic Plan Cumberland County 2020-2030" (the "Cumberland County Plan"). The Planning Director from the Cumberland County Department of Planning, Tourism & Community indicated the County is using the CCIA's document to direct their development interests.

The Plan recognizes that significant opportunities for development are limited in much of Cumberland County due to environmental and growth restrictions so careful management of land

resources and promotion of infill redevelopment should be utilized wherever possible to remain economically vibrant. Providing competitive economic infrastructure such as roads, rail lines and utilities and pad ready, cleared sites for new development are key assets. Promoting and encouraging development and redevelopment in partnerships, allowing flexible zoning techniques, and utilizing clear development standards with a user-friendly process is critical to assist in spurring economic development. The Plan acknowledges that use of Areas in Need of Redevelopment and Areas in Need of Rehabilitation are planning tools and financing modes that will attract private partners to collaborate in projects with redevelopment benefits. Redevelopment projects offer a unique opportunity to maximize benefits to both businesses and municipalities. Specifically, municipalities can encourage development within their borders by offering financial assistance to the redeveloper through payments in lieu of taxes.

The Property is situated in an industrial area and development and redevelopment is proposed in an Area in Need of Redevelopment and An Area in Need of Rehabilitation. The development and redevelopment of the Property has the potential to provide employment opportunities for county residents and therefore, the Redevelopment Plan is substantially consistent with the development goals of the Cumberland County Plan.

### **3. State Development and Redevelopment Plan**

The New Jersey's State Development and Redevelopment Plan (The Plan) shows the Property in Metropolitan Planning Area 1. In addition, the City of Bridgeton is an Endorsed Regional Center. Metropolitan Planning 1 is identified for encouraging for development, redevelopment and growth. Metropolitan areas provide for much of the state's future redevelopment. This includes revitalizing cities and towns, promoting growth in compact forms, stabilizing older suburbs, redesigning areas of sprawl and protecting the character of existing stable communities. The goals of the PA1 include promoting redevelopment and development which is consistent with this project.

Specific goals of the State Development and Redevelopment Plan are as follows:

**Goal 1: Targeted Economic Growth:** Enhance opportunities for attraction and growth of industries of statewide and regional importance.

**Goal 2: Effective Planning for Vibrant Regions:** Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

**Goal 3: Preservation and Enhancement of Critical State Resources:** Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they plan in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

**Goal 4: Tactical Alignment of Government:** Enable effective resource allocation, coordination, cooperation and communication among those who plan a role in meeting the mission of this Plan.

The State Development and Redevelopment Plan contains overall goals from the State Plan that were derived from the State Planning Act. These include:

- Revitalize the State's Cities and Towns
- Conserve the State's Natural Resources and Systems
- Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Protect the Environment, Prevent and Clean Up Pollution
- Provide Adequate Public Facilities and Services at a Reasonable Cost
- Provide Adequate Housing at a Reasonable Cost
- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Ensure Sound and Integrated Planning and Implementation Statewide

This Redevelopment Plan is consistent with the State's Goals as set forth in the New Jersey State Development and Redevelopment Plan. The City of Bridgeton, the County of Cumberland, and the State have recognized the desirability of enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available.

#### **4. Relationship to Municipal Land Use Law**

This Redevelopment Plan is consistent with the following purposes of the Municipal Land Use Law:

- (a) To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- (c) To provide adequate light, air and open space;
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- (f) To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all New Jersey citizens;
- (m) To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

## **F. Inventory of Affordable Housing Units Removed**

There is no residential development on the Property. The City does not anticipate the removal of any affordable housing units as a result of the implementation of this Redevelopment Plan. Since it is anticipated that no affordable housing units are to be removed as a result of the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

## **G. Plan for Replacement of Affordable Housing Units Removed**

Not applicable since no affordable housing units are proposed to be removed.

## **H. Public Electric Vehicle Charging Infrastructure**

The project contemplated by this Redevelopment Plan does not anticipate the need or development of public electric vehicle charging stations within the Redevelopment Area. As a result, the Redevelopment Area does not contain any proposed locations for public electric vehicle charging stations or infrastructure or connectivity with a public charging network. However, it is recommended, but not required, that the project be pre-wired to accommodate the installation of multiple electrical vehicle charging stations in the future.

# **V. Administration**

## **A. General Provisions**

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

## **B. Redeveloper Entity**

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the entity to implement this Redevelopment Plan. When necessary for the implementation of this Plan, the City of Bridgeton may enter into an agreement with a redeveloper for any construction or other work implementing this Redevelopment Plan. N.J.S.A. 40A:12A-4(c).

## **C. Agreements with Redevelopers**

Any redevelopment agreement entered into pursuant to this Redevelopment Plan shall comply with the requirements of the Local Redevelopment and Housing Law. N.J.S.A. 40A:12A-1, et. seq. Pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, the City may select a redeveloper(s) for the construction of a development project within the Redevelopment Area. Once a redeveloper has been selected, the City shall enter into a redevelopment agreement with the redeveloper which comports with the requirements of N.J.S.A. 40A:12A-9 and any such development or construction within the Project Area shall be undertaken in accordance with the redevelopment agreement between the City and a redeveloper designated by the City as well as this Redevelopment Plan.

The zoning standards set forth in this Redevelopment Plan shall be as set forth above in Section IV(B). Any redeveloper who wishes to avail itself of this Redevelopment Plan must first have been named as a redeveloper and entered into a redevelopment agreement with the City. Execution of a redevelopment agreement with the City shall be a pre-requisite to the filing of any application for development with the Planning Board and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application.

#### **D. Time Limits**

The redeveloper of a specific project for the Property shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a redevelopment agreement between the City and a duly designated redeveloper per N.J.S.A. 40A:12A-8(f).

#### **E. Discrimination Ban**

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures with this redevelopment is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin. The termination of this plan shall in no way permit the land or structures of the Property to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

#### **F. Deviations from Provisions of Approved Redevelopment Plan**

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other City development ordinances, except as set forth below. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by City ordinance.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Redevelopment Area;
2. To exceed the maximum building or structure height as measured in feet and/or stories;
3. Any deviation sought which would necessitate the granting of a variance under N.J.S.A. 40:55D-70(d), as the same shall require an amendment of this Redevelopment Plan.

#### **G. Duration of Redevelopment Plan Restrictions**

This Amended Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the City Council first approves this Redevelopment Plan.

## **H. Amendments to Approved Redevelopment Plan**

This Amended Redevelopment Plan may be amended from time to time in accordance with the provision of the Local Redevelopment and Housing Law of 1992, N.J.S.A. 40A:12A-1, et seq. as may be amended.

## **I. Repeal and Severability Statements**

All ordinances or parts of ordinances inconsistent with this Amended Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of the Amended Redevelopment Plan should be judged invalid by a court of competent jurisdiction, such order shall not affect the remaining portions of this Plan which shall remain in full force and effect.

*Appendix A*

*Redevelopment Plan for Southeast Bridgeton Industrial Area*

REDEVELOPMENT PLAN FOR  
SOUTHEAST BRIDGETON INDUSTRIAL AREA

CITY OF BRIDGETON  
CUMBERLAND COUNTY, NEW JERSEY

MARCH, 1986

The City of Bridgeton has herein creates a Redevelopment Plan for the Southeast Bridgeton Industrial Area. The purpose of this plan is as follows:

1. To facilitate the reutilization of the under-utilized vacant and dilapidated areas of the Southeast Bridgeton Industrial Area.
2. To develop a program that will encourage private industries and business to locate in this area.
3. To develop this area to create employment opportunities for local residents.
4. To develop a long range planning process to insure proper circulation, public facilities and maximum utilization of the scarce remaining industrial land in the City of Bridgeton.

REDEVELOPMENT AREA BOUNDARY

The Southeast Bridgeton Industrial Redevelopment Area is bounded by the City Corporate Limit on the East; the City Corporate Limit (Rocap's Run) on the South; the easterly side of South Avenue on the West, including the property now owned by the Bonham family, going along the northern line of the Bonham property and extending northward along Southeast Avenue to Pamphylia Avenue, including the lands of West Jersey Warehouse Inc., going south along the Central Railroad of New Jersey and then in an easterly direction along the northern boundary of the City of Bridgeton existing Industrial Park and the northerly line of the Smith Farm. The boundary of this redevelopment area is depicted on the attached project boundary map. This industrial redevelopment area consists of approximately 250 acres and includes three (3) large farms, one (1) city-owned industrial park currently under construction, four (4) industrial sites, six (6) residences and city-owned properties primarily used for wells and domestic water treatment.

### TRANSPORTATION AND CIRCULATION

The primary transportation arteries extending through this area include South Avenue on the West; Southeast Avenue and Burlington Roads extending in a North-South direction. The area is also served by the ConRail Railroad line. All three of these principal roads are County roads and at the current time provide adequate vehicular transportation capacity. However, Southeast Avenue and Burlington Road are in need of resurfacing and regrading at the present time. We intend with this plan to encourage the County to improve these roads to improve the circulation in this area. In addition, the City is proposing to construct a railroad spur through this industrial area in an East-West direction to facilitate industrial rail utilization of the area.

### HOUSING CHARACTERISTICS

The proposed redevelopment area includes six (6) existing residences. Two of these residences are planned to be acquired in the future and developed into industrial sites. The other remaining houses are planned to remain in the existing use. The surrounding neighborhood outside of the redevelopment area includes the Amity Heights Apartment Complex and low to medium density residential development to the north and west of the redevelopment area. These areas are in need of housing rehabilitation and other street improvements to upgrade these surrounding areas. It is recommended under this plan that additional attention be given to the revitalization of the adjacent residential areas in this area.

### UTILITIES

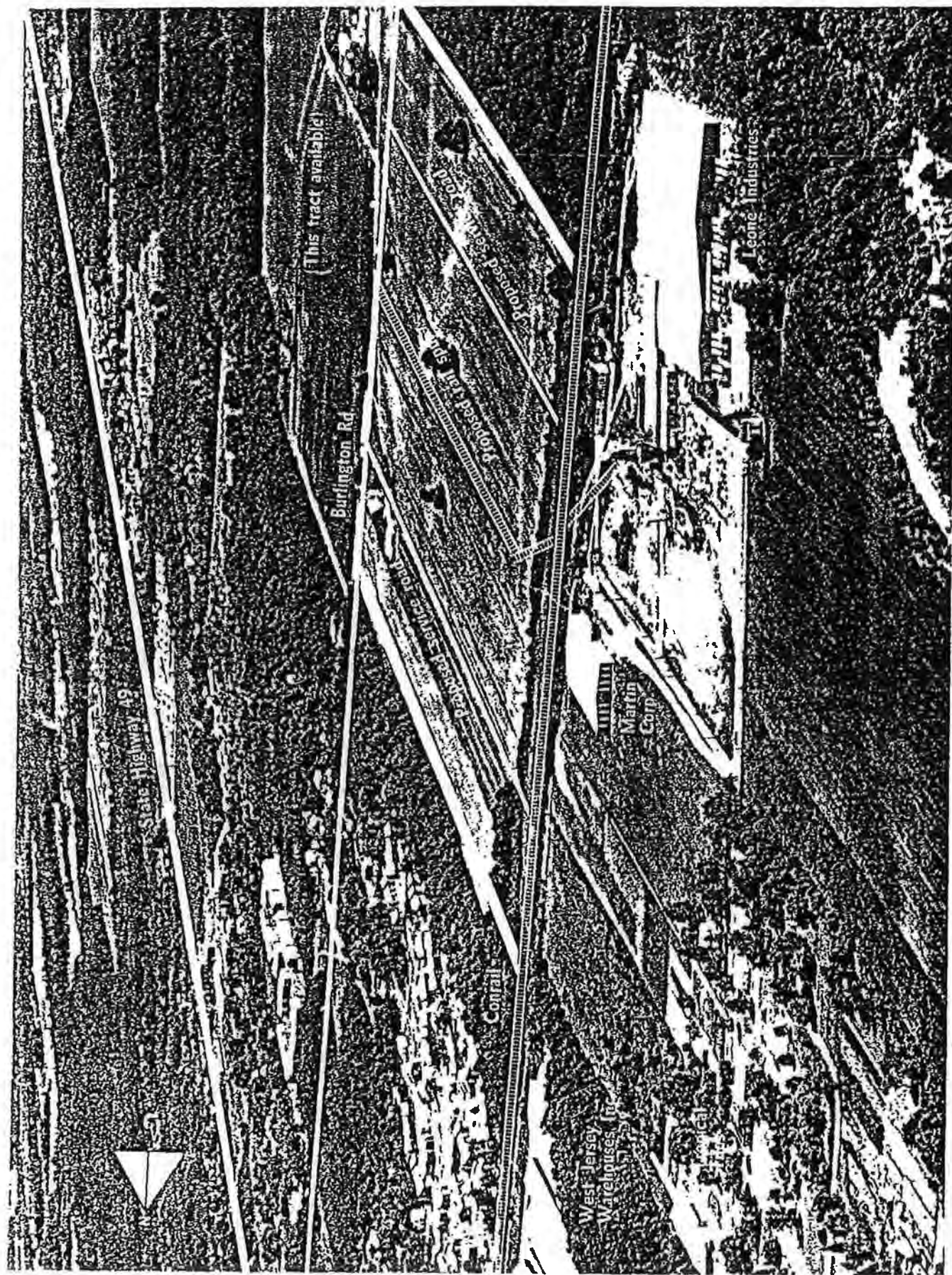
The Southeast Bridgeton Industrial Redevelopment Area is currently served by water and sewer through the City of Bridgeton Department of Public Works. A new sewerage collection system is presently being installed in the Phase I of the Bridgeton Industrial Park with plans for future expansion throughout the area. Waste collected from these industrial areas are sent to the Cumberland County Utilities Authority Treatment Plant on Water Street in the City of Bridgeton. At the current time, the City is sending 2.5 million gallons per day to the Cumberland County Utilities Authority which has a design capacity of 7 million gallons per day. It is projected that the development of the Southeast Bridgeton Industrial Area would increase the sewerage flow to the Cumberland County Utilities Authority by between 1 and 2.5 million gallons per day. This proposed increase of sewerage appears to be within the design capacity of the County Treatment Facility.

In addition, the site is served by South Jersey Gas Company and Atlantic Electric. Both utility companies have adequate capacity to develop this area as an industrial area.

#### RECOMMENDATION

It is recommended that the Bridgeton Redevelopment Agency designate this area as a redevelopment area in order to utilize the powers provided by the redevelopment laws of the State of New Jersey. Utilization of these powers, certain tax advantages and other inducement incentives can be provided to industries interested in locating within this area. In addition, certain powers can be granted to the Redevelopment Agency to acquire private property for the redevelopment into industrial sites. This ability will give the Redevelopment Agency the power to unify the land uses within the area and avoid conflict in uses.





Aerial view of existing industries and of proposed expansion of the 68-acre Bridgeton NJ Industrial Park

RESOLUTION OF THE PLANNING BOARD  
OF THE CITY OF BRIDGETON

Resolution recommending an Ordinance establishing the Southeast Bridgeton Industrial Area as a Redevelopment Area.

WHEREAS, the City of Bridgeton, acting as the Redevelopment Agency of the City of Bridgeton, desires to adopt a redevelopment plan for the southeast Bridgeton industrial area; and

WHEREAS, N.J.S.A. 40:55C-17 sets forth the procedures that must be utilized to adopt such plan; and

WHEREAS, said statute calls for a determination that the area is blighted; and

WHEREAS, the southeast Bridgeton industrial area by virtue of being within a New Jersey Urban Enterprise Zone area is automatically considered to be blighted for the purpose of this statute;

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Bridgeton, that pursuant to N.J.S.A. 40:55C-17, the Planning Board does hereby recommend the following Redevelopment Plan for the Southeast Bridgeton Industrial Area and its designation as a Redevelopment Area of the City of Bridgeton.

REDEVELOPMENT PLAN FOR  
SOUTHEAST BRIDGETON INDUSTRIAL AREA  
CITY OF BRIDGETON - CUMBERLAND COUNTY, NEW JERSEY  
MARCH, 1986

The City of Bridgeton has herein created a Redevelopment Plan for the Southeast Bridgeton Industrial Area. The purpose of this plan is as follows:

1. To facilitate the reutilization of the under-utilized vacant and dilapidated areas of the Southeast Bridgeton Industrial Area.
2. To develop a program that will encourage private industries and business to locate in this area.
3. To develop this area to create employment opportunities for local residents.
4. To develop a long range planning process to insure proper circulation, public facilities and maximum utilization of the scarce remaining industrial land in the City of Bridgeton.

### REDEVELOPMENT AREA BOUNDARY

The Southeast Bridgeton Industrial Redevelopment Area is bounded by the City Corporate Limit on the East; the City Corporate Limit (Rocap's Run) on the South; the easterly side of South Avenue on the West, including the property now owned by the Bonham family, going along the northern line of the Bonham property and extending northward along Southeast Avenue to Pamphylia Avenue, including the lands of West Jersey Warehouse Inc., going south along the Central Railroad of New Jersey and then in an easterly direction along the northern boundary of the City of Bridgeton existing Industrial Park and the northerly line of the Smith Farm. The boundary of this redevelopment area is depicted on the attached project boundary map. This industrial redevelopment area consists of approximately 250 acres and includes three (3) large farms, one (1) city-owned industrial park currently under construction, four (4) industrial sites, six (6) residences and city-owned properties primarily used for wells and domestic water treatment.

### TRANSPORTATION AND CIRCULATION

The primary transportation arteries extended through this area include South Avenue on the West, Southeast Avenue and Burlington Roads extending in a North-South direction. The area is also served by the ConRail Railroad line. All three of these principal roads are County roads and at the current time provide adequate vehicular transportation capacity. However, Southeast Avenue and Burlington Road are in need of resurfacing and regrading at the present time. We intend with this plan to encourage the County to improve these roads to improve the circulation in this area. In addition, the City is proposing to construct a railroad spur through this industrial area in an East-West direction to facilitate industrial rail utilization of the area.

### HOUSING CHARACTERISTICS

The proposed redevelopment area includes six (6) existing residences. Two of these residences are planned to be acquired in the future and developed into industrial sites. The other remaining houses are planned to remain in the existing use. The surrounding neighborhood outside of the redevelopment area includes the Amity Heights Apartment Complex and low to medium density residential development to the north and west of the redevelopment area. These areas are in need of housing rehabilitation and other street improvements to upgrade these surrounding areas. It is recommended under this plan that additional attention be given to the revitalization of the adjacent residential areas in this area.

## UTILITIES

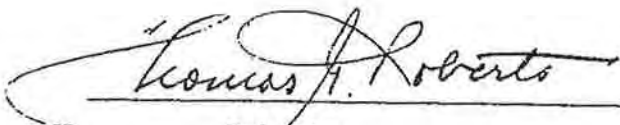
The Southeast Bridgeton Industrial Redevelopment Area is currently served by water and sewer through the City of Bridgeton Department of Public Works. A new sewerage collection system is presently being installed in the Phase I of the Bridgeton Industrial Park with plans for future expansion throughout the area. Waste collected from these industrial areas are sent to the Cumberland County Utilities Authority Treatment Plant on Water Street in the City of Bridgeton. At the current time, the City is sending 2.5 million gallons per day to the Cumberland County Utilities Authority which has a design capacity of 7 million gallons per day. It is projected that the development of the Southeast Bridgeton Industrial Area would increase the sewerage flow to the Cumberland County Utilities Authority by between 1 and 2.5 million gallons per day. This proposed increase of sewerage appears to be within the design capacity of the County Treatment Facility.

In addition, the site is served by South Jersey Gas Company and Atlantic Electric. Both utility companies have adequate capacity to develop this area as an industrial area.

## RECOMMENDATION

It is recommended that the Bridgeton Redevelopment Agency designate this area as a redevelopment area in order to utilize the powers provided by the redevelopment laws of the State of New Jersey. Utilization of these powers, certain tax advantages and other inducement incentives can be provided to industries interested in locating within this area. In addition, certain powers can be granted to the Redevelopment Agency the power to unify the land uses within the area and avoid conflict in uses.

Adopted at a Regular Meeting of the Planning Board of the City of Bridgeton held on the 23rd day of March, 1986 at 8:00 p.m.



Thomas Roberts, Chairman, Bridgeton  
Planning Board



Kathleen Butcher, Secretary, Bridgeton  
Planning Board

***Appendix B***

***Ordinance No. 85-8 An Ordinance Establishing the Southeast  
Bridgeton Industrial Area as a Redevelopment Area***

ORDINANCE NO. 85-8

AN ORDINANCE ESTABLISHING THE  
SOUTHEAST BRIDGETON INDUSTRIAL  
AREA AS A REDEVELOPMENT AREA

WHEREAS, the City of Bridgeton, acting as the Redevelopment Agency of the City of Bridgeton, desires to adopt a redevelopment plan for the southeast Bridgeton industrial area; and

WHEREAS, N.J.S.A. 40:55C-17 sets forth the procedures that must be utilized to adopt such plan; and

WHEREAS, said statute calls for a determination that the area is blighted; and

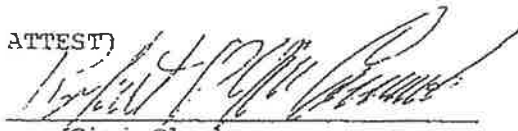
WHEREAS, the southeast Bridgeton industrial area by virtue of being within a New Jersey Urban Enterprise Zone area is automatically considered to be blighted for the purposes of this statute; and

WHEREAS, pursuant to 40:55C-17, the planning board of the City of Bridgeton has approved the attached redevelopment plan for the southeast Bridgeton industrial area.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bridgeton, that pursuant to N.J.S.A. 40:55C-17, the City of Bridgeton does hereby adopt the attached redevelopment plan for the southeast Bridgeton industrial area and therefore said area is now a "redevelopment area" of the City of Bridgeton.

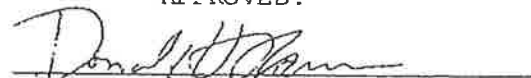
ADOPTED at a Regular Meeting of the City Council of the  
City of Bridgeton held on the 15th day of April, 1986 at 7:00 p.m.

ATTEST)

  
City Clerk  
Robert P. McCormick

  
President  
Donald L. Olbrich

APPROVED:

  
Mayor Donald H. Rainear

LUMMIS, FISHER  
& KELL  
COUNSELLORS AT LAW  
BRIDGETON, NJ  
08302

4/2/86

***Appendix C***

***City of Bridgeton Resolution No. 52-07, Resolution Accepting Recommendation of Planning Board and Designating Rehabilitation Area***

## RESOLUTION NO. 52-07

## CITY OF BRIDGETON

RESOLUTION ACCEPTING RECOMMENDATION OF  
PLANNING BOARD AND DESIGNATING REHABILITATION AREA

WHEREAS, the City Council of the City of Bridgeton is authorized pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12A-4 to designate and create areas in need of rehabilitation; and

WHEREAS, the City Council of the City of Bridgeton directed the Planning Board of the City of Bridgeton to conduct a preliminary investigation and study as to whether or not a rehabilitation area and the criteria with respect thereto has been met in accordance with N.J.S.A. 40A:12A-4; and

WHEREAS, the Planning Board of the City of Bridgeton conducted public hearings on June 27, 2007; and

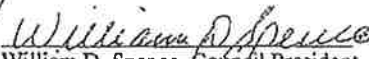
WHEREAS, the Planning Board of the City of Bridgeton has made findings of fact and conclusions of law in accordance with the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bridgeton that the entire City of Bridgeton be and is designated as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-4.

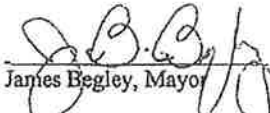
ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 7 day of August, 2007, at 6:30 P.M.

ATTEST:

  
Darlene J. Richmond, RMC, City Clerk

  
William D. Spence, Council President

APPROVED:

  
James Begley, Mayor

***Appendix D***

***City of Bridgeton Resolution 304-06, Authorizing the Planning Board to Consider and Submit Recommendations Regarding the City Council Proposed Resolution Designating the City an Area in Need of Rehabilitation***

## RESOLUTION 304-06

SUBJECT: AUTHORIZING THE PLANNING BOARD TO CONSIDER AND SUBMIT  
RECOMMENDATIONS REGARDING THE CITY COUNCIL PROPOSED  
RESOLUTION DESIGNATING THE CITY AN AREA IN NEED OF  
REHABILITATION.

WHEREAS, N.J.S.A. 40A: 12A-14 provides that a governing body of a municipality may consider whether the entire area of a municipality may be an area in need of rehabilitation; and

WHEREAS, N.J.S.A. 40A: 12A-14 also requires the governing body of any municipality by Resolution to have its Planning Board conduct considers and make recommendations regarding The governing body's proposed Resolution determining the City to be an area in need of rehabilitation; and

WHEREAS, the City Council of the City of Bridgeton seek to adopt a Resolution declaring the entirety of the City as an area in need of rehabilitation based upon the fact that a majority of the water and sewer infrastructure in the City is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community; and

WHEREAS, the residents of a municipality will have the opportunity to benefit from a determination that the entire municipality is determined to be an area in need of rehabilitation under N.J.S.A. 40A: 12A-14; and

WHEREAS, the Planning board is required to consider such proposed Resolution and provide Comments to the City Council on such proposed Resolution prior to its adoption;

NOW, THEREFORE, be it resolved by the City Council of the City of Bridgeton, New Jersey, that:

1. The Planning Board of City of Bridgeton directed to consider and provide comments on the attached proposed Resolution of the City Council declaring the entire area of the City of Bridgeton as an area in need of rehabilitation according to the criteria set forth in N.J.S.A 40A: 12A-; and
2. The Planning Board recommendations shall be submitted to the City Council for its Consideration in accordance with the provision of N.J.S.A. 40A 12A-14

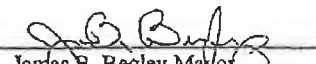
Adopted: June 19, 2007

ATTEST:

  
Darlene Richmond City Clerk

  
Nicholas Salvatore Council President

APPROVED:

  
James B. Begley Mayor

*Appendix E*

*Resolution City of Bridgeton Planning Board Recommending the Entire City be Designated  
an Area in Need of Rehabilitation*

## RESOLUTION

### CITY OF BRIDGETON PLANNING BOARD

APPLICANT'S NAME: City of Bridgeton

APPLICATION FOR: Designation of the City of Bridgeton as a Rehabilitation Area

PUBLIC HEARING: June 27, 2007

WHEREAS, the City of Bridgeton passed a resolution authorizing the City of Bridgeton Planning Board to consider and submit recommendations regarding a proposed resolution designating the City of Bridgeton as an area in need of rehabilitation;

WHEREAS, the governing body of the City of Bridgeton has determined that a majority of the water and sewer infrastructure in the City is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation is necessary to prevent further deterioration of said infrastructure;

WHEREAS, the Board's planning consultant, Sarah Birdsall, P.P., AICP has reviewed the resolution prepared by the governing body and has submitted a report dated 6/25/07;

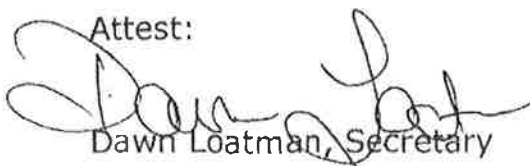
WHEREAS, this Board accepts Ms. Birdsall's report of 6/25/07 and adopts its findings and incorporates the same herein by reference thereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Bridgeton, New Jersey, hereby recommends that the entire City be designated as a Rehabilitation Area.

CITY OF BRIDGETON  
PLANNING BOARD

By: 

Attest:

  
Dawn Loatman, Secretary

***Appendix F***

***City Council Resolution No. 244-21***

**RESOLUTION NO. 244-21**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON AUTHORIZING AND DIRECTING THE BRIDGETON PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR BLOCK 189 LOTS 3.01, 3.02, AND 3.05 AND BLOCK 189.01 LOTS 1, 3, AND 4**

**WHEREAS**, on August 7, 2007, the City Council of the City of Bridgeton (the "City Council") adopted Resolution No. 52-07, which designated the entirety of the City as an area in need of rehabilitation, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"); and

**WHEREAS**, on July 20, 2021, the City Council adopted Resolution No. 152-21, which designated Shoreline Freezers Urban Renewal, LLC as Conditional Redeveloper for the undertaking of a Phase I redevelopment project involving Block 189 Lots 3.01, 3.02, and 3.05 and Block 189.01 Lots 1, 3, and 4 as part of an expansion of facilities and operations for Shoreline Freezers; and

**WHEREAS**, it is necessary to prepare a Redevelopment Plan for Block 189 Lots 3.01, 3.02, and 3.05 and Block 189.01 Lots 1, 3, and 4 to provide bulk and design standards, objectives, and goals for the aforementioned parcels also located in the Southeast Bridgeton Industrial Redevelopment Area in light of current conditions and needs; and

**WHEREAS**, the City of Bridgeton is desirous of facilitating development and redevelopment of the aforesaid parcels as contemplated by Shoreline Freezers Urban Renewal, LLC; and

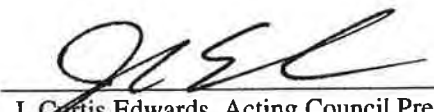
**WHEREAS**, pursuant to N.J.S.A 40A:12A-4(b)(2) a municipal planning board shall have the power to prepare a redevelopment plan if so directed by the governing body;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Bridgeton that the Bridgeton Planning Board be and is hereby authorized and directed to prepare a Redevelopment Plan for Block 189 Lots 3.01, 3.02, and 3.05 and Block 189.01 Lots 1, 3, and 4 and submit said plan with the Planning Board's recommendation to Bridgeton City Council for consideration.

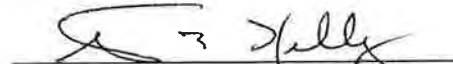
**ADOPTED** at a regular meeting of the City Council of the City of Bridgeton held on the 19<sup>th</sup> day of October 2021.

**ATTEST:**

  
Nichole Almanza, RMC CMR Municipal Clerk

  
J. Curtis Edwards, Acting Council President

**APPROVED:**

  
Albert B. Kelly, Mayor

***Appendix G***

***City Council Resolution No. 177-22***

**RESOLUTION NO. 177-22**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON  
AUTHORIZING AND DIRECTING THE BRIDGETON PLANNING  
BOARD TO PREPARE A REPORT CONTAINING ITS  
RECOMMENDATION ON AN AMENDMENT TO THE PARCEL  
SPECIFIC REDEVELOPMENT PLAN FOR BLOCK 189, LOTS 3.01, 3.02,  
AND 3.05 AND BLOCK 189.01, LOTS 1, 3 AND 4, OR ALTERNATIVELY  
TO PREPARE AN AMENDMENT TO THE REDEVELOPMENT PLAN**

**WHEREAS**, on August 7, 2007, the City Council of the City of Bridgeton (the "City Council") adopted Resolution 52-07, which declared the entirety of the City of Bridgeton (the "City") as an "Area in Need of Rehabilitation" pursuant to the Local Redevelopment and Housing Law, 40A:12A-1, et seq.; and

**WHEREAS**, on July 20, 2021, the City Council adopted Resolution No. 152-21, which sets forth the conditions upon which Shoreline Freezers Urban Renewal, LLC ("Shoreline") would be designated as Redeveloper for the undertaking of a Phase I redevelopment project involving Block 189, Lots 3.01, 3.02 and 3.05 and Block 189.01, Lots 1, 3 and 4 as part of an expansion of facilities and operations for Shoreline, and such conditions have been met making Shoreline the Redeveloper of the said parcels; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise, or amend a redevelopment plan for an "Area in Need of Redevelopment" and/or "Area in Need of Rehabilitation"; and

**WHEREAS**, on December 21, 2021, the City Council adopted Ordinance No. 21-30 entitled "ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON ADOPTING THE PARCEL SPECIFIC REDEVELOPMENT PLAN FOR BLOCK 189, LOTS 3.01, 3.02, 3.05 AND BLOCK 189.01 LOTS 1,3, AND 4 FOR THE PROPOSED SHORELINE FREEZERS URBAN RENEWAL, LLC FACILITIES EXPANSION" which adopted a redevelopment plan for Block 189, Lots 3.01, 3.02, 3.05 and Block 189.01, Lots 1, 3 and 4 entitled "Redevelopment Plan Shoreline Freezers Urban Renewal Expansion Block 189, Lots 3.01, 3.02, 3.05 and Block 189.01, Lots 1, 3, 4" (the "Shoreline Redevelopment Plan"); and

**WHEREAS**, further refinement of the Shoreline Redevelopment Plan is necessary in order to provide for the use of state of the art technology for the operation of the facilities expansion, specifically to allow for a building height not to exceed eighty-five (85) feet;

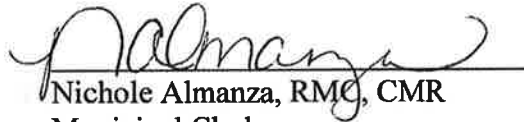
**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Bridgeton, County of Cumberland, and State of New Jersey, as follows:

1. The Planning Board is hereby directed, pursuant to N.J.S.A. 40A:12A-7(e), to prepare a report of its recommendation concerning the amendment of the Shoreline Redevelopment Plan to allow for a building height not to exceed eighty-five (85) feet, and once completed, the Planning Board is directed to transmit the report to the governing body of the City of Bridgeton for its review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;

2. The report of the Planning Board shall include findings of whether the proposed amendment to the Shoreline Redevelopment Plan is consistent with the City's Master Plan and otherwise meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7; and
3. In lieu of a report pursuant to N.J.S.A. 40A:12A-7(e), the Planning Board may prepare an amendment to the Shoreline Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(f).
4. This Resolution shall take effect immediately upon adoption.

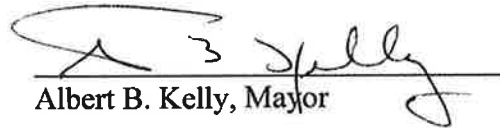
**ADOPTED** at a regular meeting of the City Council of the City Bridgeton held on the 19<sup>th</sup> day of July, 2022.

**ATTEST:**

  
Nichole Almanza, RMC, CMR  
Municipal Clerk

  
Edward Bethea, Council President

**APPROVED:**

  
Albert B. Kelly, Mayor

## ***Appendix H***

### ***Shoreline Freezer Expansion Concept Plan***

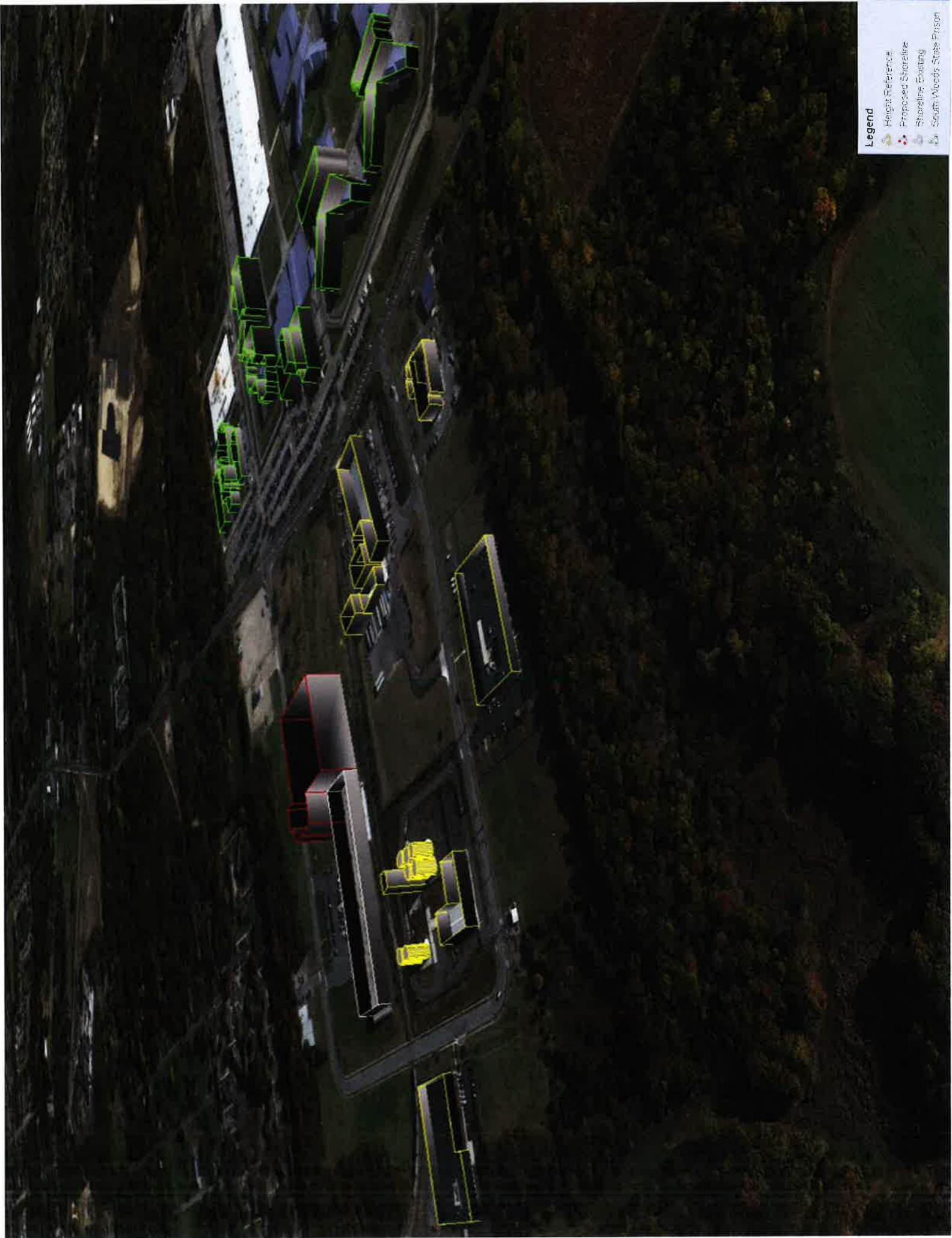


|                                                                                                                                                                                                                                           |  |                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>W.A. HENNINGSON ASSOCIATES, INC.</b><br>10000 W. 10th Ave., Suite 100<br>Minneapolis, MN 55426<br>Phone: (612) 922-1100<br>Fax: (612) 922-1101<br>Email: info@wha.com                                                                  |  | <b>DATE:</b> 10/15/2021<br><b>BY:</b> R.A.P.<br><b>CHECKED BY:</b> R.A.P.<br><b>SCALE:</b> 1" = 100'                                                               |
| <b>PROJECT:</b> 10000 W. 10th Ave. Industrial Building<br><b>CLIENT:</b> 10000 W. 10th Ave. Industrial Building<br><b>DESIGNER:</b> 10000 W. 10th Ave. Industrial Building<br><b>CONTRACT NO.:</b> 10000 W. 10th Ave. Industrial Building |  | <b>PROJECT NO.:</b> 10000 W. 10th Ave. Industrial Building<br><b>DATE:</b> 10/15/2021<br><b>BY:</b> R.A.P.<br><b>CHECKED BY:</b> R.A.P.<br><b>SCALE:</b> 1" = 100' |

| EXISTING LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PROPOSED LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. EXISTING BUILDING<br>2. EXISTING PARKING LOT<br>3. EXISTING DRIVEWAY<br>4. EXISTING SIDEWALK<br>5. EXISTING CURB<br>6. EXISTING STREET LIGHT<br>7. EXISTING SIGN<br>8. EXISTING FENCE<br>9. EXISTING UTILITY<br>10. EXISTING TREE<br>11. EXISTING LANDSCAPE<br>12. EXISTING ROADWAY<br>13. EXISTING RAILROAD<br>14. EXISTING AIRPORT<br>15. EXISTING WATERWAY<br>16. EXISTING WETLAND<br>17. EXISTING FLOODPLAIN<br>18. EXISTING EROSION CONTROL<br>19. EXISTING DRAINAGE<br>20. EXISTING UTILITIES | 1. PROPOSED BUILDING<br>2. PROPOSED PARKING LOT<br>3. PROPOSED DRIVEWAY<br>4. PROPOSED SIDEWALK<br>5. PROPOSED CURB<br>6. PROPOSED STREET LIGHT<br>7. PROPOSED SIGN<br>8. PROPOSED FENCE<br>9. PROPOSED UTILITY<br>10. PROPOSED TREE<br>11. PROPOSED LANDSCAPE<br>12. PROPOSED ROADWAY<br>13. PROPOSED RAILROAD<br>14. PROPOSED AIRPORT<br>15. PROPOSED WATERWAY<br>16. PROPOSED WETLAND<br>17. PROPOSED FLOODPLAIN<br>18. PROPOSED EROSION CONTROL<br>19. PROPOSED DRAINAGE<br>20. PROPOSED UTILITIES | 1. EXISTING BUILDING<br>2. EXISTING PARKING LOT<br>3. EXISTING DRIVEWAY<br>4. EXISTING SIDEWALK<br>5. EXISTING CURB<br>6. EXISTING STREET LIGHT<br>7. EXISTING SIGN<br>8. EXISTING FENCE<br>9. EXISTING UTILITY<br>10. EXISTING TREE<br>11. EXISTING LANDSCAPE<br>12. EXISTING ROADWAY<br>13. EXISTING RAILROAD<br>14. EXISTING AIRPORT<br>15. EXISTING WATERWAY<br>16. EXISTING WETLAND<br>17. EXISTING FLOODPLAIN<br>18. EXISTING EROSION CONTROL<br>19. EXISTING DRAINAGE<br>20. EXISTING UTILITIES | 1. PROPOSED BUILDING<br>2. PROPOSED PARKING LOT<br>3. PROPOSED DRIVEWAY<br>4. PROPOSED SIDEWALK<br>5. PROPOSED CURB<br>6. PROPOSED STREET LIGHT<br>7. PROPOSED SIGN<br>8. PROPOSED FENCE<br>9. PROPOSED UTILITY<br>10. PROPOSED TREE<br>11. PROPOSED LANDSCAPE<br>12. PROPOSED ROADWAY<br>13. PROPOSED RAILROAD<br>14. PROPOSED AIRPORT<br>15. PROPOSED WATERWAY<br>16. PROPOSED WETLAND<br>17. PROPOSED FLOODPLAIN<br>18. PROPOSED EROSION CONTROL<br>19. PROPOSED DRAINAGE<br>20. PROPOSED UTILITIES |

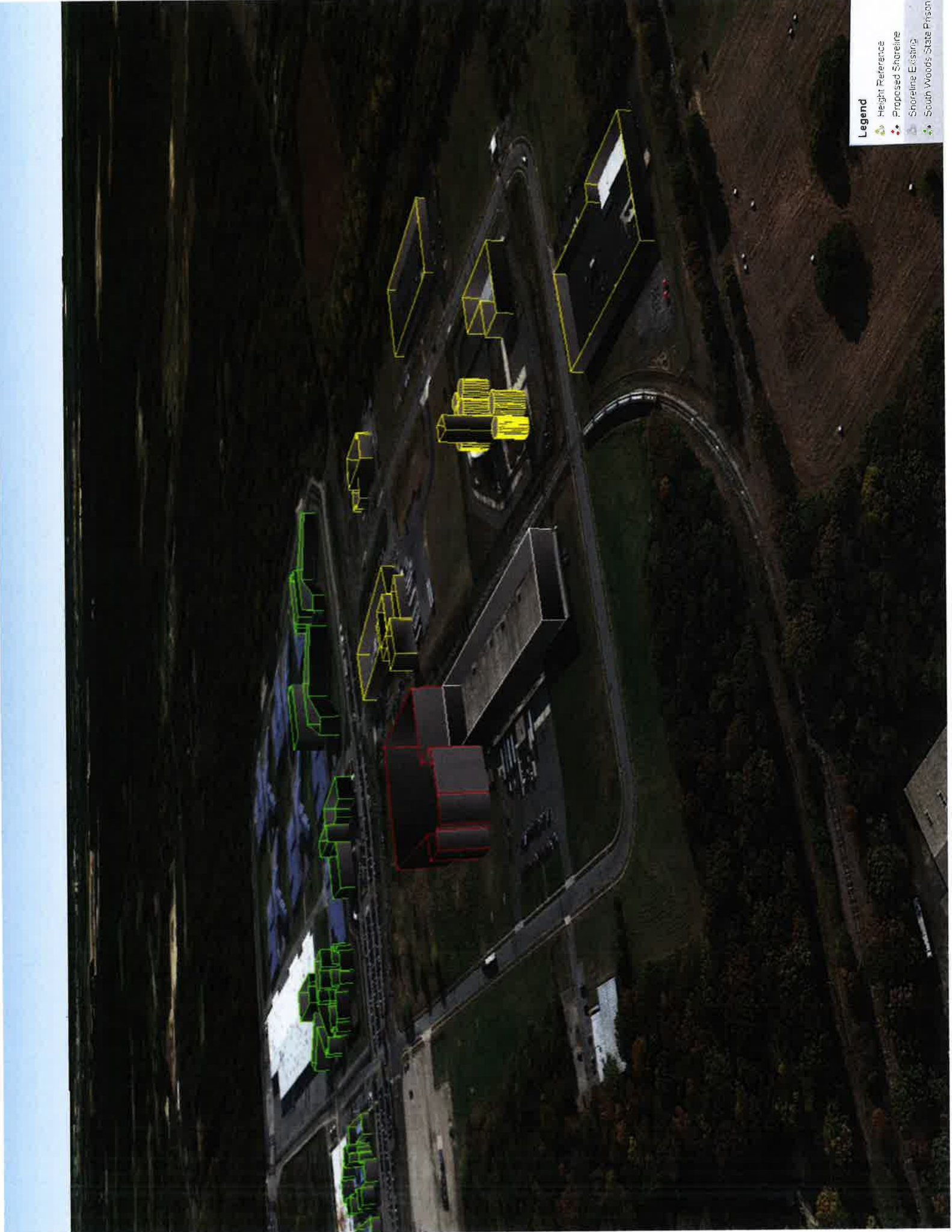
*Appendix I*

*Shoreline Freezers Renderings of Proposed Height Increase in Relation to  
Surrounding Buildings*



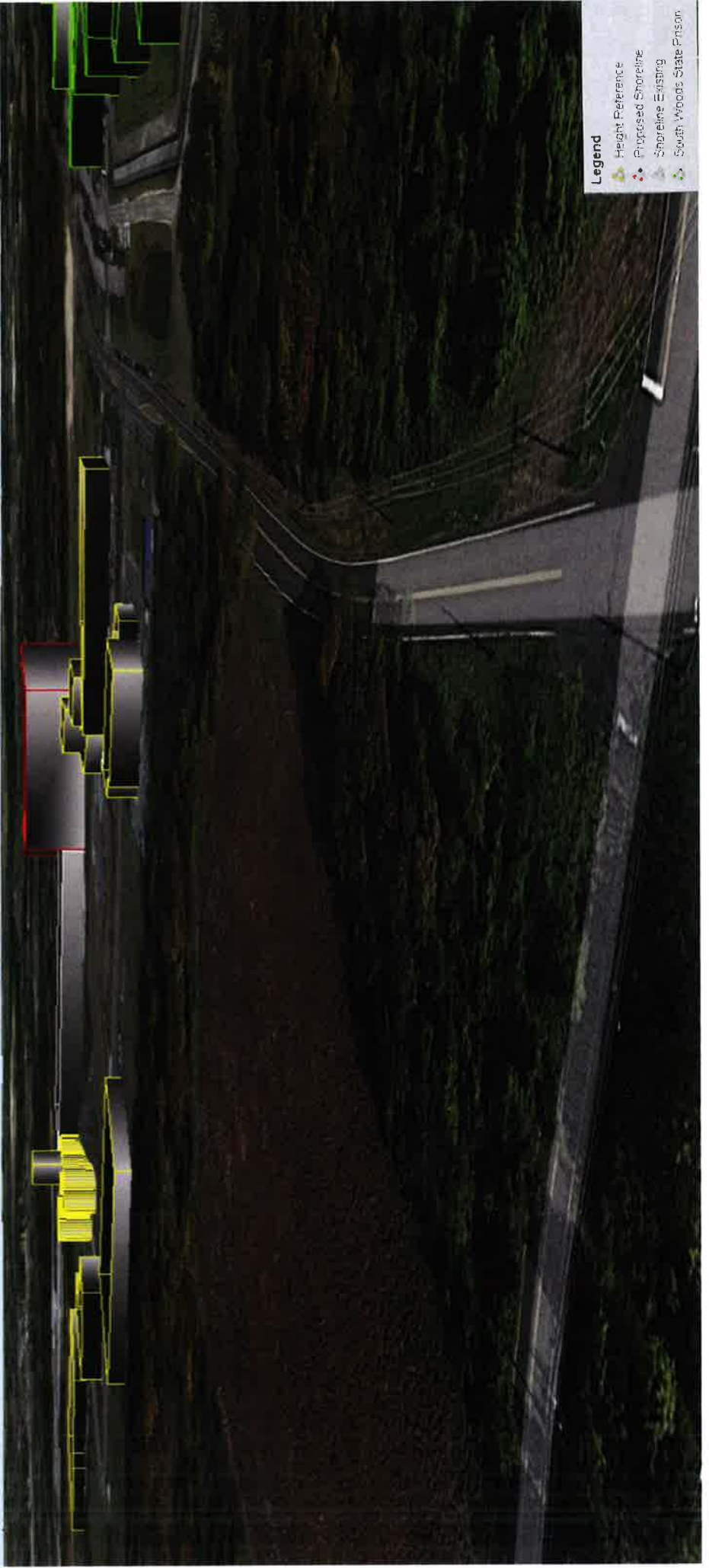
Legend

- Height Reference
- Proposed Shoreline
- Shoreline Elevation
- South Woods State Prison



**Legend**

- Height Reference
- Proposed Shoreline
- Shoreline Existing
- South Woods State Prison



- Legend**
- Height Reference
  - Proposed Shoreline
  - Shoreline Existing
  - South Woods State Prison