

**REDEVELOPMENT PLAN  
ARBORWOOD I, II, III**

**BLOCK 243, LOTS 7.01, 7.02, 7.04**

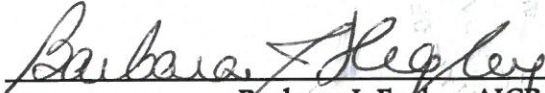
**BOROUGH OF LINDENWOLD  
CAMDEN COUNTY, NEW JERSEY**



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## APPENDICES

### *Appendix A*

*Lindenwold Borough Council Resolution #2016-65*

### *Appendix B*

*Lindenwold Borough Joint Land Use Board Resolution*

### *Appendix C*

*Lindenwold Borough Council Resolution #2017:141*

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

On January 25, 2016, the governing body of the Borough of Lindenwold adopted Resolution #2016-65 (Appendix A) authorizing the Joint Land Use Board of the Borough of Lindenwold to conduct a Preliminary Investigation for the Determination of An Area in Need of Condemnation Redevelopment for Arborwood I, II, and III (the Property) on Block 243, Lots 7.01, 7.02, and 7.04 in compliance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1). The study was undertaken by the Borough of Lindenwold to determine whether the area is a condemnation redevelopment area according to the criteria set forth in NJSA 40A:12A-5 of the Redevelopment and Housing Law (RHL).

The Joint Land Use Board undertook a Preliminary Investigation of the Area under Investigation, which was inclusive of a report entitled, "Preliminary Investigation for the Determination of an Area in Need of Condemnation Redevelopment," dated March 31, 2017. The Joint Land Use Board, following notice and publication in compliance with the Local Redevelopment and Housing Act, conducted a public hearing on April 19, 2017. The Board found that Arborwood I, II and III met the criteria to be declared an Area in Need of Condemnation Redevelopment and the Resolution Recommending That The Areas Described In Exhibit A Be Designated As An Area of Condemnation Redevelopment was Memorialized on April 19, 2017 (Exhibit B).

This Redevelopment Plan is prepared for Arborwood I, II and III, located on Block 243, Lots 7.01, 7.02, and 7.04. The Property is bound on the west by Gibbsboro Road (County Route 686), on the north by the rail line owned and operated by New Jersey Transit that runs between Lindenwold and Atlantic City, on the east by The Pines Apartments and on the south by Summit Place apartments. The Property contains 620 condominium units and associated site improvements including formerly utilized laundry rooms for each building, two tennis courts, a pool and pool house.

The boundaries of the Property are shown on Figures 1, 2 and 3. Tax Information Map, Figure 4. Aerial Photograph Location Map, Figure 5. USGS Location Map and Figure 6. Road Location Map. The Arborwood I, II and III developments are situated in the R-4 Multifamily Residential Zoning District. Additional apartment units within the R-4 District are situated to the south and southeast of Arborwood. The purpose of the Residential Zone R-4 is to create a zoning district for multifamily dwellings at a maximum density of 12 units per acre for all developments except housing for the elderly.

This Redevelopment Plan is prepared to guide the redevelopment of the Property in accordance with Section 40A: 12A-7 of the Local Redevelopment and Housing Law (LRHL) 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.40: 12A-5 or 40A: 12-14), as appropriate.

This Redevelopment Plan is proposed to retain the 620 residential units, laundry facilities and redeveloped recreation facilities as further described in Section III.B.1. and 2.

## **I. Definitions**

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the RHL, 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.L1992, 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.

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."

## **II. 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 as to appropriate land uses, density of population, and improved traffic and transportation, public utilities, recreational and community facilities and other public improvements.
- 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).

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**

The most recent Master Plan reexamination for the Borough was adopted on October 29, 2007. The Master Plan Reexamination discussed the importance of property maintenance and code enforcement to maintain its housing stock. At the time, the Borough envisioned a Town Center within the Gibbsboro Road Apartment Corridor, a complex of five multi-family residential developments, of which Arborwood was a part, since there was a lack of such gathering place in the borough. That vision was consistent with the 1996 Master Plan which indicated that a new zoning district should be created to support the creation of a town center district along Gibbsboro Road, although the 1996 Town Center was not proposed in the same location as that in the 2007 Master Plan Reexamination.

This proposed Redevelopment Plan does not include the "Town Center" concept that was envisioned in 2007 because this Redevelopment Plan is only prepared for Arborwood I, II and III and not the five residential complexes referred to as the "Gibbsboro Road Apartment Corridor" that was discussed in 2007. Since 2007, the Borough has also constructed a new Municipal Building at 15 North White Horse Pike which has become a focal point for the Borough.

This Redevelopment plan is consistent with the Master Plan goal of controlling blight, encouraging property maintenance, and enforcing a high level of maintenance in all developments for the protection of affected residents.

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

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

The redevelopment area is located in the Residential (R-4) Zone under the Code of the Borough of Lindenwold, Chapter 205, Zoning, Article IX. The current ordinance permits multifamily dwellings at a density of 12 units per acre except for housing for the elderly which may be increased to a maximum density of 20 units per acre. Under the Redevelopment Plan, it is proposed that the property be completely rehabilitated to a single owner, apartment rental complex.

Proposed improvements include the following:

Comprehensively renovated and rehabilitated single ownership apartment complex the improvements for which shall be shown and detailed on a Complete set of Site Plans (including but not limited to: Site Plan, Grading Plan, Utility Plan, Landscape Plan, Geometry Plan, Lighting Plan, Stormwater Management/Drainage Plan, Sanitary Sewer Plan, Soil Erosion and Sediment Control Plan and corresponding Detail Sheets) approved by the Joint Land Use Board. Improvements shall include:

- a. Roofs, soffits, siding, shutters, energy efficient windows and doors, mail slots, unit numbers, decks, patios, crawl space covers and all other exterior features shall be new and shall be consistent and uniform in appearance. All exterior cable lines and antennas shall be removed and one consistent cable provider shall wire the units in a uniform manner.
- b. Curbs, sidewalks, and roadways shall be improved to Residential Site Improvement Standards (RSIS).
- c. Exterior building, pedestrian way, and parking lot lighting shall be improved to Borough standards and shall be consistent and uniform in appearance.
- d. New landscaping shall be provided throughout the project area. Dead, diseased or damaged vegetation shall be removed and replaced and all proposed maintenance and new landscaping shall be shown on a Landscape Plan.
- e. Evaluation and improvement to the stormwater management system. The existing system condition and capacity shall be evaluated. The drainage



area shall be reviewed and a plan to comply with RSIS stormwater management, NJDEP requirements, and/or Lindenwold Borough standards shall be shown on Stormwater Management/Drainage Plans and reports along with required Maintenance documents.

- f. Solid Waste and Recycling Management Areas for each building or logical group of buildings shall be provided. The Areas shall be situated on concrete pads and shall be fully enclosed by appropriate and attractive containment walls and/or fences consistent with the design of the renovated residential units. Documentation shall be provided to insure adequate capacity and pickup of waste and recycling measures. Details of the enclosures shall be provided on the Site Plan set of plans to be approved by the Joint Land Use Board.
- g. All utilities, interior and exterior, shall be brought up to current code standards and shall be in good working order.
- h. Interiors of units shall be completely renovated with uniform appliances and HVAC systems. It is recommended that all appliances and HVAC systems be replaced but if a unit has been recently renovated, no appliance or system shall be older than 2 years at the time of initial rental. Washers and dryers shall be prohibited in individual units. Bathrooms shall be properly vented to the exterior and all mold and other potentially hazardous or hazardous conditions shall be remediated.
- i. A structural analysis of every deck shall be performed and every deck shall meet code standards.
- j. All laundry rooms shall be reopened and shall be equipped with adequate washers, dryers, sinks, tables and other facilities to accommodate the residential population. Security systems and measures shall be taken to insure resident safety.
- k. Recreational facilities shall be provided on the sites of the former tennis courts, pool and pool house. Proposed recreational facilities include a pool, community center/fitness/administration/meeting building for meetings and events on a community information or education basis or private event rental basis, tot lot, playground, pedestrian friendly sidewalks/walking trails network through the entire development, dog park/run, and other amenities for the population anticipated to reside in the apartments.
- j. The rehabilitated apartment complex shall be a gated community with access provided for adjacent apartment complex residents that require access through the former Arborwood in order to access their residence.
- k. A transit friendly environment shall be created in the redevelopment area. The developer shall coordinate with New Jersey providers of transit facilities in order to create covered transit shelter(s) at high volume locations and appropriate signage to direct residents to available transit areas.



## **2. Permitted Accessory Uses and Structures**

Permitted accessory uses shall include:

- Rental Model Unit(s).
- Indoor and Outdoor Recreation Facilities.
- Site Signage Including Monument Signage.
- Directional Site Signage.
- Fences and Walls.
- Patios.
- Decks.
- Temporary Signage Advertising the Name of the Development Under Construction.
- Temporary Real Estate Signage Advertising Rental Information.
- Parking Areas.
- Enclosed Trash and Recycling Container Areas.
- Temporary construction trailers and one sign, not exceeding 50 square feet, advertising the prime contractor, subcontractor(s), architect, financial institution and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of an occupancy permit or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place and that they are shown on the Site Plan and approved by the Board.
- Emergency Access Accessibility.

## **3. Bulk Standards**

Existing building setbacks shall be maintained. Existing parking setbacks shall be maintained to the maximum extent feasible.

## **4. General Requirements**

- a) Setbacks from parking areas to adjacent roadways shall be provided to the maximum extent feasible. The setback area shall be in maintained landscape material and/or berming which shall be supplemented, as necessary, to provide a buffer from existing roadways and property lines.
- b) No products, waste, waste containers or similar material or objects shall be displayed or stored outside unless fully screened by natural or man-made barriers. The Joint Land Use Board shall approve the appropriate screening.
- c) All buildings and features shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.

- d) All portions of the property disturbed in preparation for development that are not utilized by buildings or paved surfaces shall be landscaped, utilizing combinations of techniques such as landscaped fencing, evergreen tree or shrubbery screening, lawn area, ground cover, rock formations, landscaped berms, existing foliage and planting of conifers and/or deciduous trees native to the area in order to establish a tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the stormwater. Evergreen buffer planting areas shall be provided, in a staggered planting arrangement, to create a visual and noise barrier, as feasible to Gibbsboro Road.

## **5. Signs**

- a) Monument/Identification Sign. One standard monument/identification sign shall be permitted in accordance with the following:
  - (1) Site plan review. Site plan review shall be required for the monument/identification signs
  - (2) A double-sided monument/identification sign shall be measured on one side, provided that the message on both sides is identical and only one side is visible at one time.
  - (3) Setback. Setback shall be a minimum of 1 foot from the existing or proposed right-of-way line of Gibbsboro Road whichever is greater and not within any sight triangle.
  - (4) Size. Sign size shall be limited to approximately 32 square feet with a maximum height of 6 feet.
  - (5) Sign Message. The sign message shall include only property related information such as development name and rental information.
  - (6) Logo. The monument sign may contain one logo.
- b) Directional Signs. Directional signs are permitted. Such directional signs are permitted to contain one logo as long as the logo is a minor element of the sign and does not interfere or confuse the primary purpose of the sign which is to provide directions for on-site circulation and information.
- c) Facade/Attached Wall Signs. A maximum of two lighted signs attached to the principle facade of each building shall be permitted to identify the building number in accordance with the following:
  - (1) Size. Each sign shall be no larger than 5% of the area of the principle facade to which it is attached or 20 square feet.
  - (2) Height. Such signs shall not project above the roofline or beyond the ends of the building.

**C. Provisions for Relocation and Identification of Property to be Acquired**

The project will proceed with the Redeveloper acquiring as many units as possible through any measure except eminent domain. Where properties cannot be acquired except by eminent domain, the Borough of Lindenwold shall acquire the property, according to law, and transfer ownership to the Redeveloper.

The Redeveloper shall take measures to allow owner occupied units to remain owner-occupied as long as feasible. Units in buildings with the highest vacancy and/or tenant occupancy shall be the highest priority in terms of the progression of acquisition and rehabilitation.

The Redeveloper will take appropriate relocation efforts for the residents and tenants of occupied properties that are acquired for redevelopment, as required by law. The redeveloper will be responsible for temporary and permanent relocation of residents in the project area. The redeveloper will be responsible to determine and estimate 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 and make every effort to relocate residents in the same unit or similar unit to the maximum extent possible.

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

All of the property and 620 individual condominium that are situated on Block 243, Lots 7.01, 7.02 and 7.04 are to be acquired.

**E. Relationship to Other Plans**

**1. Master Plan of Contiguous Communities**

Lindenwold Borough is surrounded by a number of municipalities including Stratford Borough, Laurel Spring Borough, Voorhees Township, Gibbsboro Borough, Berlin Borough and Township, Somerdale Borough, Pine Hill Borough, Gloucester Township and Clementon Borough. None of these communities are immediately adjacent to Arborwood so there is no relationship of their Master Plans to this Redevelopment Plan except that rehabilitation of a multi-family blighted residential area with 620 units will upgrade the immediate area and surrounding region.

**2. Camden County Plan**

The Camden County Master Plan was updated in 2014. The plan divided the county into four planning areas that set a framework for future development. The area of this projects falls into the "Priority Growth Investment Area," which is defined as "areas best suited for future investment in growth, development, and redevelopment." This aligns with the stated Policy Goal 1, which is to "Promote population and employment growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment

clusters, and dense settlement patterns." The plan states that planning should focus on revitalization and redevelopment of underutilized sites to capitalize on the existing infrastructural and economic assets in the region.

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

The Redevelopment Area is located within the Suburban Planning Area. This Redevelopment Plan has been reviewed for its relationship to the State Strategic Plan: New Jersey's State Development and Redevelopment Plan, Draft Final Approved 11/14/11. The Plan states the following goals that are necessary to deliver the plan's Vision and Mission.

**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 play 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.

This Redevelopment Plan is consistent with the State's Goals of Effective Planning for Vibrant Regions, Preservation and Enhancement of Resources, and Tactical Alignment of Government in terms of the Borough identifying blight and taking active measures to correct the situation by rehabilitating existing housing stock in developed areas with existing utilities thereby controlling sprawl and enhancing the built environment.

### **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;
- (b) To ensure safety from fire, flood, panic and other natural and man-made disasters;
- (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;
- (e) To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- (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;
- (h) To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- (i) To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- (j) To promote conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;

The Redevelopment Plan is in compliance with the Municipal Land Use Law and the purposes of the Act as defined at C.40:55D-2.

#### **IV. Affordable Housing Provisions.**

Provisions for affordable housing will be as described in a future Redeveloper's Agreement.