

**NEW HANOVER TOWNSHIP
ORDINANCE NO. 2015-01**

**AN ORDINANCE OF THE TOWNSHIP OF NEW HANOVER
APPROPRIATING FROM THE TOWNSHIP'S
CAPITAL IMPROVEMENT FUND
\$75,000 FOR IMPROVEMENTS TO MUNICIPAL ROADS AND DRAINAGE**

BE IT ORDAINED by the Township Committee of the Township of New Hanover in the County of Burlington, State of New Jersey, as follows:

SECTION 1. There is hereby appropriated from the Township Capital Improvement Fund of the Township of New Hanover Seventy Five Thousand Dollars (\$75,000) to be used for engineering and inspections costs, legal expenses, test and survey expenses, and a reasonable proportion of the compensation and expenses of employees of the Township in connection with the construction, acquisition and improvement of Municipal roads and drainage.

SECTION 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provisions as adjudged, and the remainder shall be deemed valid and effective.

SECTION 4. This Ordinance shall take effect upon its final adoption and publication in accordance with New Jersey law.

TOWNSHIP OF NEW HANOVER

Attest:



Adel Gianaris
Township Deputy Clerk

By: 

Dennis Roohr, Mayor

NOTICE OF PUBLIC HEARING

The foregoing Ordinance was approved on first reading by the New Hanover Township Committee at a meeting held on September 30, 2015. A public hearing on the final passage and adoption of the Ordinance will be held on September 14, 2015 at 6:00 P.M. in the Council Chambers of the New Hanover Township Municipal Building, 2 Hockamick Road, Cookstown, New Jersey. Any one wishing to be heard on the matter may appear in person or through counsel at the time and place aforesaid.

Adel Gianaris
Township Acting Clerk

Township of New Hanover
Ordinance No. 2015-01

Record of Vote (First Reading – September 30, 2015)

	Moved	Second	Yes	No	Abstained	Absent
Koshak		x	x			
Murphy	x		x			
Peterla			x			
Ivins						x
Roohr			x			

Township of New Hanover
Ordinance No. 2015-01

Record of Vote (Second Reading – October 14, 2015)

	Moved	Second	Yes	No	Abstained	Absent
Koshak	✓		✓			
Murphy			✓			
Peterla		✓	✓			
Ivins					✓	
Roohr			✓			

TOWNSHIP OF NEW HANOVER

COUNTY OF BURLINGTON

ORDINANCE 2016-06

ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEW HANOVER ADOPTING A REDEVELOPMENT PLAN FOR CERTAIN PARCELS WITHIN THE WRIGHTSTOWN-COOKSTOWN ROAD COMMERCIAL CORRIDOR (CR 616) REDEVELOPMENT AREA

WHEREAS, on October 14, 2015, the Township Committee of the Township of New Hanover, in the County of Burlington, New Jersey (the "Township") adopted Resolution 2015-92 identifying certain blocks and lots located in the proximity of the Wrightstown-Cookstown Road Commercial Corridor (CR 616) within the Township (collectively "the Redevelopment Parcels") as an "Area In Need of Redevelopment" (the "Wrightstown-Cookstown Road Commercial Corridor (CR 616) Redevelopment Area" or the "Redevelopment Area"); and

WHEREAS, the Township designated the Redevelopment Area as a condemnation redevelopment area in accordance with N.J.S.A. 40A:12A-6(a); and

WHEREAS, 45 days have passed since notice that Resolution 2015-92 was published and no actions have been filed challenging such action;

WHEREAS, on November 9, 2015 the Township received notice from the Department of Community Affairs that the parcels identified in Resolution 2015-92 were effectively designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.,) (the "Act"); and

WHEREAS, the Act provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, on April 12, 2016 the Township Committee adopted Resolution 2016-41 directing the Joint Land Use Board of the Township of New Hanover (the "Land Use Board") to develop a redevelopment plan for the Redevelopment Parcels in accordance with N.J.S.A. 40A:12-7(f); and

WHEREAS, the Land Use Board directed its Professional Planner Joseph J. Layton, PP, AICP, of Maser Consulting P.A. (the "Professional Planner"), to prepare a draft redevelopment plan concerning the Property; and

WHEREAS, on May 3, 2016, the Land Use Board held a regularly scheduled meeting to review the draft plan entitled "Draft Wrightstown-Cookstown Road Redevelopment New Hanover, New Jersey" dated May 2016 prepared by Maser Consulting, P.A. (the "Proposed Redevelopment Plan"); and

WHEREAS, following a presentation by the Professional Planner and an opportunity for public comments, the Land Use Board adopted Resolution No. LUB 2016-10 entitled "Resolution of Memorialization Finding Draft Redevelopment Plan Substantially Consistent with Master Plan and Recommending that the Governing Body Adopt Redevelopment Plan" a copy of which is attached as Exhibit A hereto and resolved that the Proposed Redevelopment Plan was consistent with the Township's Master Plan and recommending that the Proposed Redevelopment Plan be adopted by the Township Committee; and

WHEREAS, a copy of the Proposed Redevelopment Plan as reviewed and recommended by the Land Use Board is attached hereto as Exhibit B (the "draft Redevelopment Plan"); and

WHEREAS, the Township Committee has reviewed the Draft Redevelopment Plan and in accordance with N.J.S.A. 40A:12A-7(f), desires to amend the provision of the Draft Redevelopment Plan to clarify that all Redevelopment Parcels may be subject to condemnation; and

WHEREAS, the Township Committee desires to approve the Redevelopment Plan in the form set forth in Exhibit C hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEW HANOVER, IN THE COUNTY OF BURLINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit C is hereby approved.

Section 2. The zoning map of the Township of New Hanover is hereby amended to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Property.

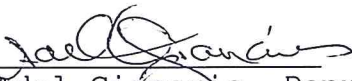
Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Committee for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

TOWNSHIP OF NEW HANOVER


Dennis Roohr, Mayor

Attest:


Adel Gianaris, Deputy Clerk

I, Adel Gianaris, Deputy Clerk of the Township of New Hanover, Burlington County, New Jersey, do hereby certify the foregoing to be a true and exact copy of the ordinance which was finally adopted by the Township Committee at a meeting held on the 28th day of June, 2016.


ADEL GIANARIS
DEPUTY TOWNSHIP CLERK

NOTICE OF PENDING ORDINANCE AND SUMMARY

PUBLIC NOTICE IS HEREBY GIVEN that an ordinance, the summary terms of which are included herein, was duly introduced and passed upon first reading at a regular meeting of the Township Committee of the Township of New Hanover, in the County of Burlington, New Jersey, held on June 14, 2016 at 7:30p.m. It will be further considered for final passage and adoption, after public hearing thereon, at a regular meeting of said Township Committee to be held in the Municipal Building, 2 Hockamick Road, Cookstown, New Jersey on June 28, 2016 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be made available at no cost and during regular business hours, at the Township Clerk's office in the same Municipal Building to the members of the general public who shall request the same. The summary of the terms of such ordinance follows:

Title: ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEW HANOVER ADOPTING A REDEVELOPMENT PLAN FOR CERTAIN PARCELS WITHIN THE WRIGHTSTOWN-COOKSTOWN ROAD COMMERCIAL CORRIDOR (CR 616) REDEVELOPMENT AREA

Summary: In 2015, designated parcels within the Wrightstown-Cookstown Road Commercial Corridor were designated by the Township of New Hanover as a Redevelopment Area (the "Wrightstown-Cookstown Road Commercial Corridor (CR616) Redevelopment Area") under the Local Redevelopment and Housing Law (the "Act"). The Township is acting to adopt a redevelopment plan pursuant to the Act to encourage development within certain parcels within the Redevelopment Area. Once the Wrightstown-Cookstown Road Redevelopment Plan (the "Redevelopment Plan") is adopted, the Township anticipates utilizing certain powers under the Act to work with the owners of the properties to provide incentives and cooperation to encourage development.

The Redevelopment Plan would govern the development within the redevelopment area, which consists of the commercial properties fronting Wrightstown-Cookstown Road (County Route 616) from Bolling Boulevard/Arnold Avenue in the West to Laburnum Close in the East. The Redevelopment Plan would allow principal, accessory and conditional uses permitted under the Township's existing General Commercial Zone, with less restrictive side yard and lot coverage standards. Additionally, development undertaken pursuant to the redevelopment plan would need to meet standards related to design, parking design, signage, buffers, sustainability and street corridor layout as set forth in the Redevelopment Plan. Finally, the Redevelopment Plan provides that all parcels are subject to acquisition via eminent domain.

The Redevelopment Plan provides for a pre-approval review of a project before the Township's governing body, acting as redevelopment entity, prior to the submission of normal site plan and subdivision applications to the Township's Land Use Board. Further, upon satisfaction of certain conditions as set forth in the Redevelopment Plan, the Redevelopment Plan allows for limited waivers from some but not all provisions within the Redevelopment Plan as part of project approval.

Township of New Hanover
Ordinance No. 2016-06

Record of Vote (First Reading - June 14, 2016)

	Moved	Second	Yes	No	Abstained	Absent
Koshak			✓			
Murphy		✓	✓			
Peterla	✓		✓			
Rigney			✓			
Roohr			✓			

Township of New Hanover
Ordinance No. 2016-06

Record of Vote (Second Reading - June 28, 2016)

	Moved	Second	Yes	No	Abstained	Absent
Koshak	✓		✓			
Murphy			✓			
Peterla						✓
Rigney		✓	✓			
Roohr			✓			

EXHIBIT A

Joint Land Use Board Resolution 2016-10

EXHIBIT B
Draft Redevelopment Plan

EXHIBIT C

June 2016 Redevelopment Plan

EXHIBIT A

Joint Land Use Board Resolution 2016-10

**Township of New Hanover
Land Use Board
Resolution 2016-10**

**RESOLUTION OF MEMORIALIZATION
FINDING DRAFT REDEVELOPMENT PLAN
SUBSTANTIALLY CONSISTENT WITH MASTER PLAN
AND RECOMMENDING THAT THE GOVERNING BODY
ADOPT REDEVELOPMENT PLAN
Block 1 Lots 1, through 10, and 12 through 14.01;
Block 2.01 Lots 1.01 through 3.01;
Block 2.02 lots 4 through 5.02**

Decided:
Resolution Memorialized:

May 3, 2016
June 7, 2016

WHEREAS, by way of its Resolution dated October 14, 2015, the governing body declared the Wrightstown-Cookstown Road commercial area to be an Area in Need of Redevelopment;

WHEREAS, by way of its Resolution dated April 12, 2016, the governing body directed the Planning Board to develop a Redevelopment Plan for of the above referenced properties for review and recommendation pursuant to N.J.S.A. 40A:12A-7;

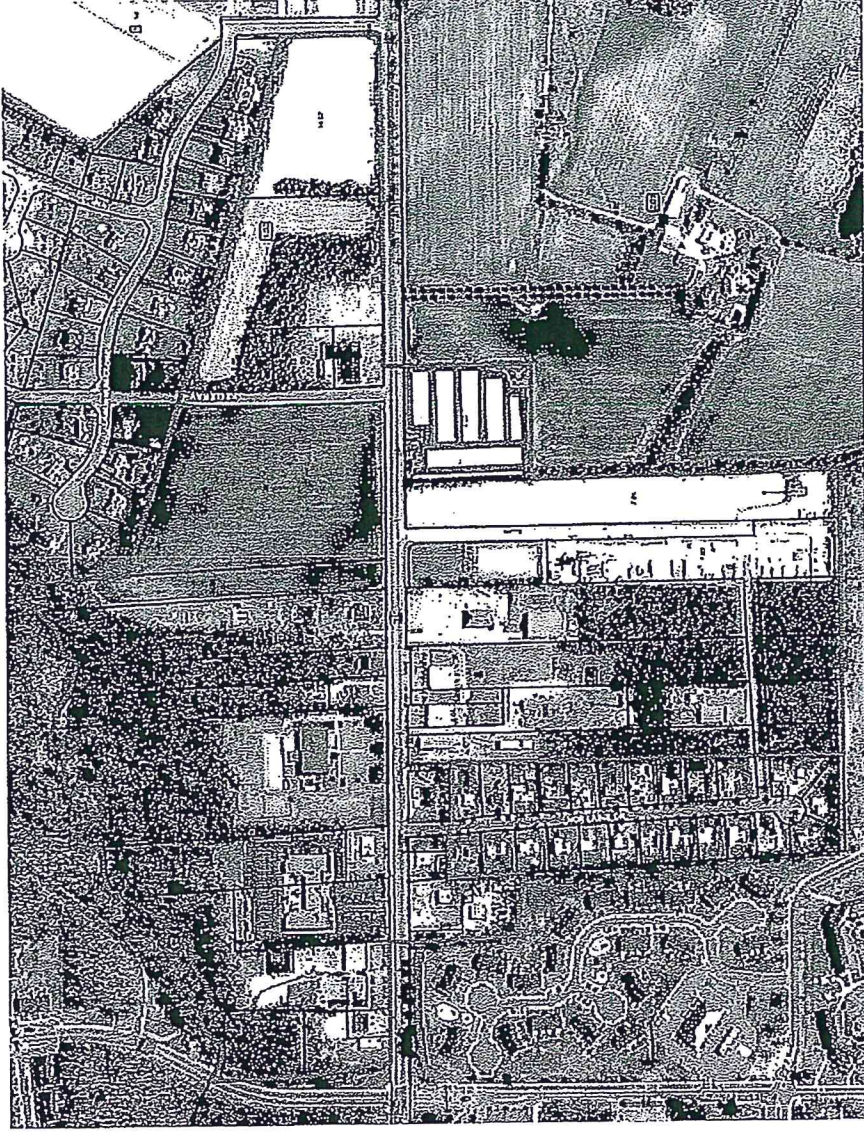
WHEREAS, at its May 3, 2016 regular meeting, the Planning Board reviewed in draft form a Redevelopment Plan dated May 2016, entitled "Draft Wrightstown-Cookstown Road Redevelopment Plan, New Hanover, New Jersey" and prepared by the Board's professional Planner, Joseph Layton, PP, AICP, of the firm Maser Consulting, PA.;

WHEREAS, after its review, and an opportunity for public comment, the Board adopted a motion finding that the proposed Redevelopment Plan is substantially consistent with the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(e), and recommending to the governing body that it adopt the Board's draft Plan as the Township's Redevelopment Plan concerning the subject properties pursuant to N.J.S.A. 40A:12A-7(f).

EXHIBIT B
Draft Redevelopment Plan

EXHIBIT B
Draft Redevelopment Plan

NEW HANOVER, NEW JERSEY



DRAFT

WRIGHTSTOWN-COOKSTOWN ROAD REDEVELOPMENT PLAN



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Appendix A

Conceptual Land Use

Wrightstown-Cookstown Road Improvements

I Introduction

Need for Redevelopment

The revitalization of the Township's Commercial District adjacent to Wrightstown-Cookstown Road is a key component of the Township of New Hanover's long term goals. The Township has determined that one of the most effective planning and implementation strategies is the use of the redevelopment process in accordance with the Local Redevelopment and Housing Law NJSA 40:12A et. seq. To further this strategy, the Township declared the Wrightstown-Cookstown Road commercial area to be an Area in Need of Redevelopment by resolution dated October 14, 2015. This declaration was supported by a Determination of Redevelopment Needs Study prepared by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, dated October 2014. Subsequently the Township applied for and was awarded a Transportation and Community Development Initiative (TCDI) grant by the Delaware Valley Regional Planning Commission to prepare a Redevelopment Plan for the Study Area. Soon after the Township began the process of preparing the Redevelopment Plan including retaining consultants to assist with the preparation of the plan. The Township Committee confirmed its intention that the Redevelopment Plan be prepared by the Land Use Board by resolution dated April 12, 2016.

Required Plan Components

This document has been prepared in accordance with Section 40A:12A-7a of the Local Redevelopment and Housing Law which requires redevelopment plans to include an outline for

the planning, development, redevelopment or rehabilitation of the designated area. Specifically:

1. The Redevelopment Plan's relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. 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.
4. An identification of any property within the area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et al.).
6. Description of the plan's relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (MLUL). The plan shall

supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the study area.

7. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

II Redevelopment Plan Area

The Redevelopment Plan area generally straddles Wrightstown Road – Cookstown Road (County Route 616) and extends eastward from the intersection with Bolling Boulevard/Arnold Avenue to Hillfield Avenue along the northern perimeter of Fort Dix and McGuire Air Force Base. This is the most commercialized portion of New Hanover Township and is characterized by a mix of post-War, automobile-oriented retail and office buildings of various ages (1950s to 2000s) and physical conditions, as well as some undeveloped farmland area on the north side of Route 616, east of Goldman Drive. As New Hanover has a relatively small civilian population, the businesses that are located here rely on military personnel and pass-through traffic as well as local residents. Areas of New Hanover which are outside of the Redevelopment Area, are either rural or are encompassed by the military base. Cookstown, which is located one mile to the east, is the only village in New Hanover Township.

The following properties, identified by block and lot number, are located within the Redevelopment Area: Block 1, Lots 1 through 11.02 and 12 through 14.02; Block 2.01, Lots 1.01 through 3.01, 5.04, 6.03, 6.04, 6.05, 7.01, 7.04 and 8.03; Block 2.02, Lots 4 through 7.02 and 7.03.

III Plan Goals and Vision

To establish a framework for the goals and vision of the Redevelopment Plan a two-prong approach was taken. First an analysis of existing conditions and retail market potential was undertaken. This included a comprehensive physical inventory of the Redevelopment Area as well as an analysis of existing demographics and retail sales. Retail market potential was developed using data gathered by The Nielsen Company which analyzed current retail sales and identified opportunity gaps for merchandise sales not generally available or underrepresented in the local area.

Secondly, meetings were held with Redevelopment Area Stakeholders (generally property and business owners) and a community Open House was held to solicit public input. The Stakeholders were asked to identify the strengths, weaknesses, opportunities and threats of the Redevelopment Area (SWOT Analysis). Their analysis is summarized in the chart on the following page. A questionnaire to gain feedback from the community regarding their vision for the future land uses and physical form of the Redevelopment Area was circulated at the Open House.

Strengths, Weaknesses, Opportunities and Threats of Wrightstown-Cookstown Road Redevelopment Area As Identified by Stakeholders

Strengths

- Presence of Joint Base and its potential customers
- Residential population nearby
- Presence of Lourdes Health Care

Weaknesses

- Competing commercial sites on Joint Base
- Increased security at Joint Base makes it inconvenient to leave for lunch
- Lack of public water and sewer
- Parking layout at most properties
- Area looks depressed, an upgrade is needed
- Lack of traffic and visibility on Nash Drive

Opportunities

- Located on County road with through traffic
- Possibility of additional health care services in addition to Lourdes Health Care
- Streetscape enhancements and landscaping would improve area
- Opportunity is seen for following businesses:
 - Steakhouse or sit-down restaurant
 - Indoor recreation
 - Service station
 - Hotel with catering facilities
 - General retail
- Township is more business friendly than in the past

Threats

- Decline in population on Joint Base
- Continued lack of public water and sewer

Retail Market Potential

Data regarding business mix in and around the Redevelopment Area was obtained from Nielsen. Specifically, the business mix data details the number of establishments, number of employees and annual sales for each retail segment. The Nielsen data provides information on 12 retail segments as well as accommodation and food services and personal and laundry services. Data for businesses, employers, and annual sales on the Joint Base are included. The Nielsen data shows that within one mile of the Redevelopment Area there are four retail establishments which employ six persons with annual sales of \$1.7 million. There are also two accommodation businesses employing 40 persons with \$5.2 million in annual sales; seven food service and drinking places with 56 employees and \$4.0 million in sales and five personal and laundry services employing 14 persons with \$0.7 million in annual sales. Similar data was also obtained for a radius of 2.25 and 5 miles around the redevelopment area.

Within the 1 Mile Study Area consumer expenditures on merchandise is estimated by Nielsen to be \$49,271,971 annually. Within the same 1 Mile Study Area, retail sales are estimated at only \$11,317,186 meaning that \$37,954,785 is being spent outside of the study area by residents who live within the study area. Thus there is a gap of \$37,954,785. The largest gaps in given merchandise lines are in groceries and other foods (gap of \$8,391,106) meals and snacks (gap of \$3,759,892) automotive fuels (gap of \$2,985,076) and drugs, health aids and beauty aids (gap of \$2,866,863). There is also a large gap in new car and truck sales. This would seem to indicate there is an opportunity for a local food store, restaurant/fast food, gas station and pharmacy.

Within the 2.25 Mile Study Area, consumer expenditures on merchandise is estimated at \$123,150,706 while retail sales in the same area are \$41,597,227 leaving a gap of \$81,553,479. The largest gaps in merchandise lines are groceries and other foods (\$18,127,604) drugs, health aids and beauty aids (\$6,774,378), automotive fuels (\$6,349,774) and women's, juniors' and misses' wear (\$4,108,634). This reinforces the opportunity for a food store, gas station and pharmacy as well as a women's clothing store in the Redevelopment Area.

Within the 5 Mile Study Area consumer expenditures on merchandise is estimated \$438,741,826 while retail sales within the same study area are \$260,086,929 resulting in a gap of \$178,654,897. Similar to the 1 Mile Study Area, the biggest gaps are in the groceries and other foods (gap of \$19,895,405) and meals and snacks (gap of \$16,367,847) merchandise lines. In summary there is the greatest opportunity within the Redevelopment Area for businesses that merchandise groceries and other foods, meals and snacks, gas stations and pharmacies.

Public Open House

At the public Open House the need for merchandisers of food and meals was reflected in the public questionnaire response where 65% of the respondents indicated they would like to see a sit-down full-service restaurant in the Redevelopment Area and 35% indicated they would like to see a casual/take-out restaurant. Thirty 30% of the respondents indicated they would like to see a food or convenience store. In addition, 40% of respondents were in favor of more retail uses and 35% were in favor of health clubs and medical offices. Commercial recreation such as a skating rink, bowling alley, rock climbing etc. was favored by 30% of respondents.

The public questionnaire also asked how important it was to redevelop the Wrightstown-Cookstown Road corridor. Of those responding 70% felt that redevelopment of the area was either important or very important. When it came to how the redevelopment area should be developed physically the vast majority chose one or two story structures and the majority also felt that pedestrian improvements were either important or very important.

Goals and Objectives

Based on the identified retail opportunities and input from Stakeholders, the public and Township officials, and incorporating tested principles of redevelopment, the following goals and objectives have been established for the Redevelopment Area:

- Promote economic development and broaden the Township's tax base.
- Creation of a package of economic incentives that spur development of commercial projects along the Wrightstown-Cookstown Road commercial corridor.
- Creation of zoning incentives to assemble parcels such that the economic return on assembled parcels is higher than parcels developed individually.
- Create a "gateway" into the Wrightstown-Cookstown Road corridor.
- Creation of a walkable and pedestrian friendly commercial environment with sidewalks and traffic calming techniques.
- Enhance the appearance of the area through streetscape improvements.
- Provide for adequate parking with appropriate landscaping.

- Actively market the attributes of the area in order to attract restaurants, food stores, pharmacies, medical offices and commercial recreation.

Vision

In the year 2025 the Redevelopment Area has been transformed into an integrated commercial district and community gathering place where there is a variety of dining and retail opportunities, as well as medical services and recreational opportunities in a pedestrian friendly environment.

IV Relationship to Master Plan

The development of the Wrightstown-Cookstown Road corridor has always been a focal point of Township Master Plan documents. A comprehensive Land Use Plan and Periodic Reexamination and Update Report were adopted by New Hanover Township in April 1997. This was followed by a Master Plan Reexamination Report adopted on June 16, 2004. The most recent Master Plan Periodic Reexamination Report was adopted on July 17, 2007.

The 2007 Reexamination Report indicated that:

“Commercial development should continue to be encouraged along Wrightstown/Cookstown Road but it needs to be buffered from residential uses to the rear. The integrity of these residential areas needs to be protected. In addition, commercial development along Wrightstown/Cookstown Road should utilize context sensitive design which respects the rural surroundings by increasing parking lot setbacks and enhancing landscaping.”

Furthermore, when discussing development regulations the 2007 Reexamination Report noted that:

“Context sensitive design regulations including appropriate parking setbacks and landscaping requirements should be developed for commercial areas along Wrightstown/Cookstown Road to improve their appearance and relationship to the surrounding community.”

The proposed Redevelopment Plan as discussed in this document is very consistent with the findings of the 2007 Reexamination Report and will advance the recommendations contained in the 2007 Reexamination Report.

V Relationship to Other Plans

Burlington County

The Burlington County Board of Chosen Freeholders endorsed a regional strategic plan for the northern part of the County called the Northern Burlington County Growth and Preservation Plan (GAPP) in 2013. The Redevelopment Plan is consistent with the GAPP which notes the development of a commercial node in the West Cookstown Area of New Hanover Township just outside Gate 1 of McGuire Air Force Base. The economic development policies of the GAPP include the use of incentives to retain and attract businesses to centers and nodes and to guide opportunities for economic development into pedestrian and transit-supportive centers and nodes and target new jobs to these locations.

North Hanover Township

The Redevelopment Area is not located near any of the surrounding municipalities with the exception of North Hanover Township which is to the north of the Redevelopment Area. The portion of North Hanover Township adjacent to the Redevelopment Area is proposed for residential development; however, it is separated from the Redevelopment Area by a stream course with associated wetlands and a wide wooded corridor adjacent to the stream course. This area acts as a buffer between the Redevelopment Area and lands in North Hanover Township which currently are predominantly undeveloped.

State Strategic Plan

The most recent State Strategic Plan, released in October of 2011, outlines goals and principles for targeting investment and growth in the State of New Jersey. This Redevelopment Plan is consistent with the stated goals and objectives of the State plan. Specifically, this Plan follows the guiding principle of 'spatial efficiency', which will help guide State decision making. The State of NJ endorses spatial efficiency by placing value on the economic, social and environmental benefits of investing in areas where infrastructure already exists in an effort to control long-term costs of public services, reinvigorate existing communities, and protect important natural resources."

The State Strategic Plan also identifies Garden State Values, many of which are consistent with this Plan. For instance, Garden State Value #1 is to concentrate and mix uses, while Garden State Value #2 is to prioritize redevelopment and infill development around existing infrastructure.

VI Redevelopment Plan

Zoning Standards

The current zoning in the Redevelopment Area is either General Commercial (GC) or Neighborhood Commercial (NC) Zone. All of the uses permitted in the NC Zone are also permitted in the GC Zone. To permit additional flexibility it is recommended the GC Zone uses be allowed in the entire redevelopment area with some of the permitted uses that involve outdoor activity or more intensive operations being made conditional uses. This would include garden centers, lumber yards and light industrial uses. They would join service stations and automobile repair garages, car washes and motels which already are conditional uses. Conditions would be imposed so that these uses are not adjacent to residential uses or to insure adequate buffers to residential uses as required. A Conceptual Plan of potential Land Uses within the Redevelopment area is included in Appendix A.

The existing area and yard requirements of the GC Zone would apply throughout the Redevelopment Area with the exception that side yards would be reduced from 20 feet to 15 feet and the total lot coverage would be increased from 60% to 70% without cross-access easements and from 65% to 75% where cross-access easements are in place between two adjacent properties.

Design Standards

The following design standards shall apply in the redevelopment area in addition to those contained in Section 500 of the Land Development Ordinance:

- New buildings shall relate to public streets and plazas, both functionally and visually. The primary orientation of a building shall not be towards a parking lot or parking structure.
- The type, shape, pitch, texture and color of roof surfaces visible from the street shall be architecturally compatible with the building style, material, colors and details. New rooftop elements (e.g. HVAC, antennas) shall be screened from the public right-of-way.
- All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances.
- All storage of refuse and recyclable materials shall be maintained within the confines of an enclosed building or outside within a fenced or walled area and shall be reasonably accessible for vehicular collection on the site.
- Every effort shall be made to make utilities, utility connections and meters as visually unobtrusive as possible.
- To the extent permitted by public utilities, transformers and generators shall be located interior to the building, on the roof or vaulted underground within the pavement area of an adjacent street or sidewalk.
- The exterior walls of buildings shall not have large blank or featureless expanses. No blank walls facing a public right-of-way may be constructed that are longer than 30 feet in length.
- Awnings, canopies, and/or balconies are permitted and shall only extend a maximum of three feet from the exterior wall.
- Air conditioning units should not be placed in windows or any other openings visible from the street.
- Loading and service areas where required shall be integral to building design and screened from public view. These areas, are only allowed in rear yards, and must be fully screened on all sides by fencing and/or landscaping.
- All hipped or gabled roof ends shall have eaves. Eaves shall be continuous, unless overhanging a balcony or porch.
- Rooftop appurtenances, including architectural features such as spires, cupolas, domes, and belfries, are permitted, as long as their highest points are no more than 15 feet above the overall height of the buildings.
- The use of public plazas, sitting areas, and formal planting areas is encouraged.
- The liberal use of appropriately designed street furniture is encouraged as is public art.

Parking Design Standards

- All parking and loading areas shall be curbed with granite block or concrete curbing constructed to Township standard specifications.
- All parking and loading areas shall have convenient means of ingress and egress.
- Parking areas with more than 25 spaces shall have separate entrances and exits.
- Where a combined entrance and exit is provided, the access driveway shall be a minimum of 24 feet in width.
- Where separate entrances and exits are provided, the minimum driveway width shall be 15 feet.
- If a parking lot has an area of less than 7,500 square feet, an area equal to 5% of the lot shall be maintained as open space. If a parking lot has an area of greater

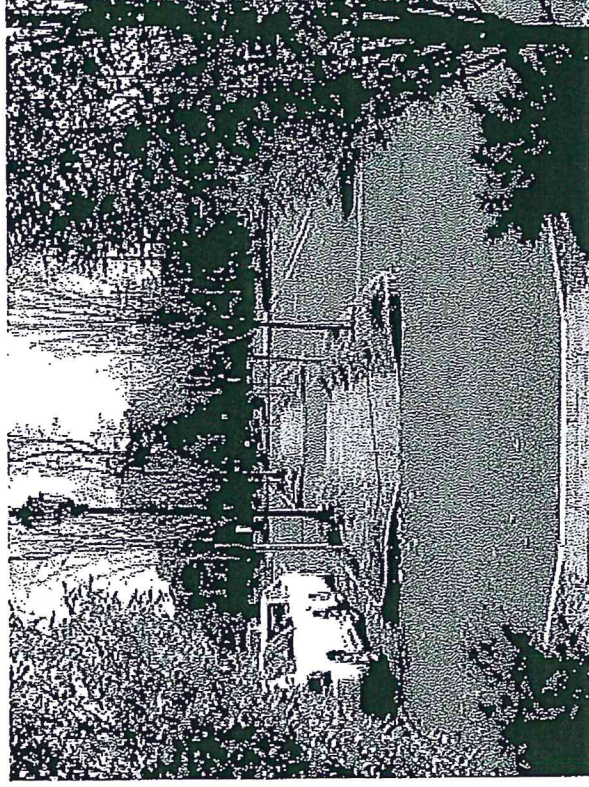
than 7,500 square feet, an area equal to 10% of the lot shall be maintained as open space. The open space shall be within the perimeter of the lot. All plantings shall be protected by curbing. Within any parking area there shall be at least one three-inch caliper or larger shade tree for each ten spaces.



Existing Parking Conditions

circulation areas in accordance with the Manual of Uniform Traffic Control Devices.

- All lighting shall be so arranged and shielded to reflect light downward and away from adjoining streets and properties. Light fixtures shall be mounted at a height not to exceed twenty (20) feet.



Desired Parking

- All portions of the property not used for off-street parking, loading or access shall be attractively landscaped with lawns, trees and shrubs. Parking areas visible from a street shall, through the use of landscaping, be intermittently screened.
- Striping and directional and traffic safety signs shall be provided throughout the parking, loading and

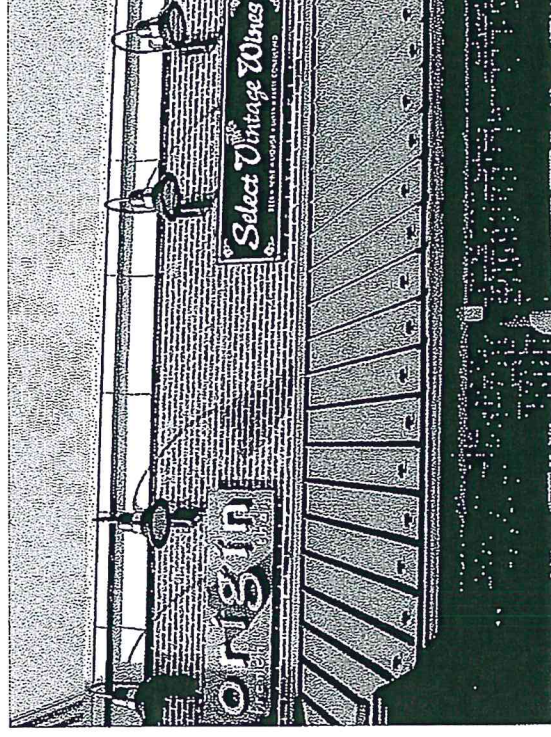
Sign Standards

- All illuminated signs shall be externally illuminated with the exception of freestanding signs which may be internally illuminated. No sign shall be internally illuminated or lighted by means of flashing or intermittent illumination. All lights used for the

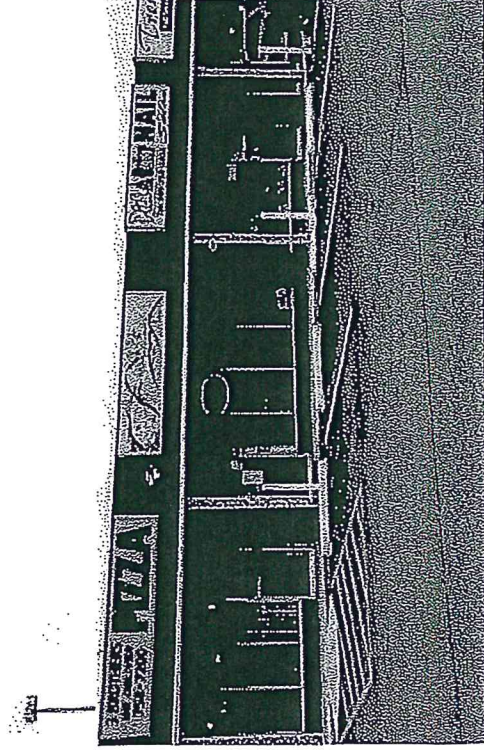
illumination of any sign, shall be completely shielded from view.

- No exterior sign shall incorporate or utilize neon or LED lights.
- Moving or rotating signs or lights as well as streamers, pennants and similar displays are prohibited.
- No sign shall be attached to or erected on the roof any building.
- Freestanding Signs – for each lot, one sign not exceeding 32 square feet in area and eight feet in height shall be permitted. The sign shall be located not less than five feet from all lot lines.
- Wall-Mounted Signs – for each tenant, sign(s) not exceeding 28 square feet in total area shall be permitted. Each sign shall not exceed 14 feet in width and four feet in vertical dimension. Signs mounted perpendicular to the wall shall be permitted only if the

lower edge of such sign is not less than eight feet above the ground and the sign does not exceed six square feet in area. No portion of any sign shall extend above the limits of the wall on which it is mounted.



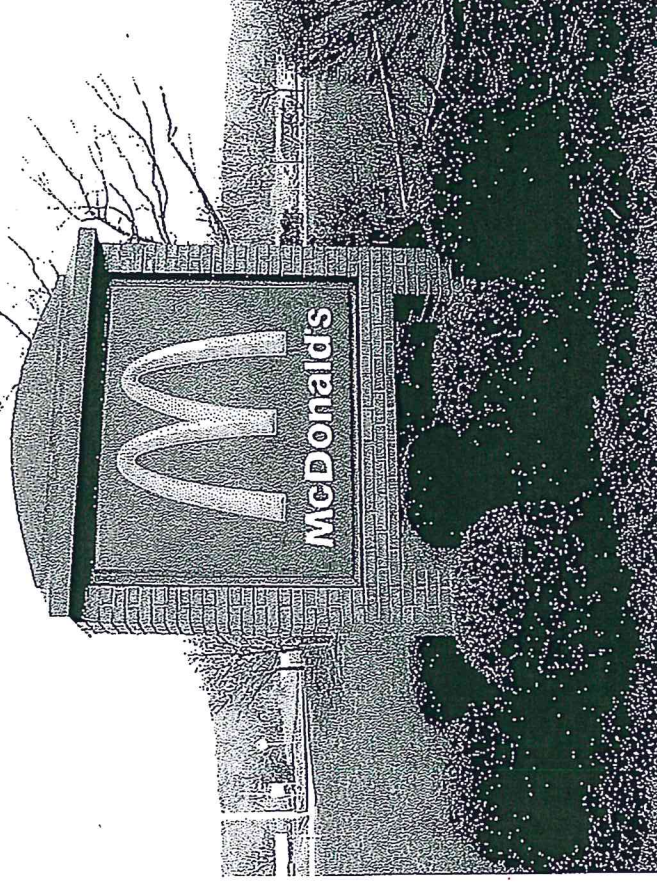
Signage - Desired Conditions



Signage - Existing Conditions



Signage - Existing Conditions



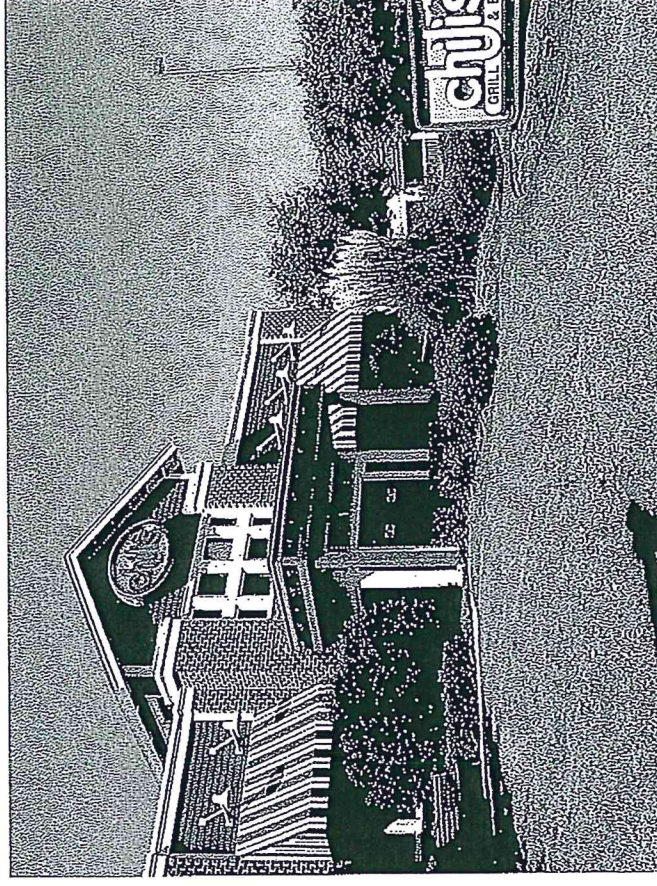
Signage - Desired Conditions

Buffers

- New development within Block 1 or Block 1.02 shall maintain a buffer of 75 feet from any residential district.
- Lumber yards and garden centers shall maintain a buffer of 125 feet from any residential district.



Landscaping - Existing Conditions



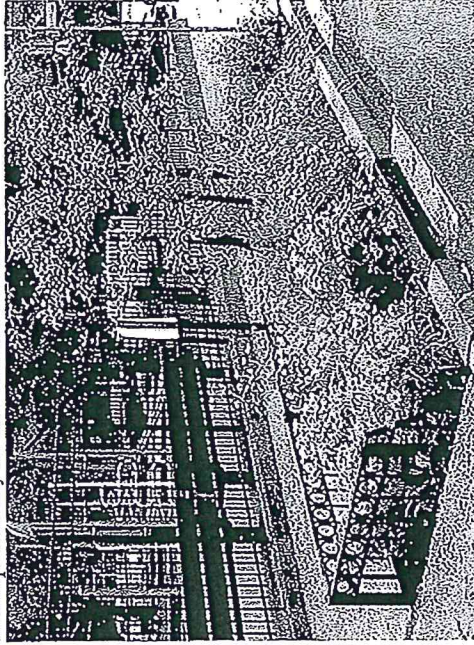
Landscaping - Desired Conditions

Conditional Uses

- Lumber yards and garden centers shall be permitted as a conditional use provided they meet the buffer requirements from residential districts.
- Light industrial and limited manufacturing uses shall be conditional uses allowed within Blocks 2.01 and 2.02 but not elsewhere within the Redevelopment Area.

Green/Sustainable Standards

- Green Sustainable building, design (LEED) and green infrastructure storm water technology shall be incorporated, to the extent feasible.

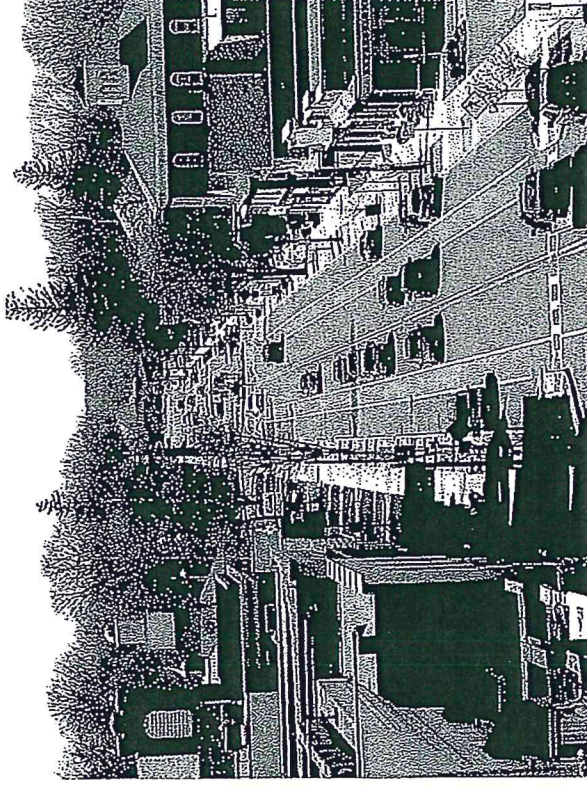


Green Infrastructure

Street Corridor Plan

Wrightstown-Cookstown Road is a County road (County Route 616) and therefore falls under the jurisdiction of Burlington County. The current right-of-way width is 66 feet while the County's Highway Master Plan has a planned right-of-way width of 86 feet. At the present time there are no plans to

widen the road which currently contains a 33 foot-wide traveled way with 4 foot shoulders on each side. The traveled way includes one lane in each direction plus a center turning lane.



A Complete Street

It is proposed as part of the Redevelopment Plan to introduce elements of a Complete Street for Wrightstown-Cookstown Road wherever possible. Complete Streets take into consideration all modes of transportation along a corridor. Differing from traditional street design, complete streets emphasize design for all modes, including pedestrians, bicycles, buses and automobiles. Common design features include bike lanes, sharrows (shared bike lanes), center medians, curb extensions, wide sidewalks, and cross walks. Sketches are included in Appendix A showing how the

elements of a Complete Street can be introduced without changing the existing right-of-way width or widening the road.

VI Plan Relationship to Zoning

The plan intention is to conform to the permitted uses and other standards for the GC Zone. The Redevelopment Plan will permit deviations from the GC Standards regulating sideyard setback and lot coverage as described earlier. Also several uses will be treated as conditional uses in the Redevelopment Plan as opposed to permitted uses under the current GC zoning.

Effect of Plan

The Redevelopment Plan constitutes an overlay to the existing zoning of the Redevelopment Plan Area. The underlying GC and NC Zones shall continue to control and act as the primary zoning designations for the Redevelopment Plan Area.

Terms and Definitions

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Land Development Ordinance of the Township of New Hanover.

Other Applicable Design and Performance Standards

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Ordinance of the Township of New Hanover.

Zoning Map Revision

Because this Redevelopment Plan constitutes an overlay for the GC and NC Zones and does not supersede the underlying zone,

the Official Zoning Map of the Township of New Hanover is not required to be amended.

VII Redevelopment Plan Provisions and Procedures

This section of the Redevelopment Plan provides the general provisions, including review process.

General Provisions

Relocation

No relocation of residential units is proposed. Therefore, no relocation assistance is necessitated by the Redevelopment Plan.

Properties to be Acquired

No private property is identified for acquisition by the Township or other public entity. The only acquisition that may take place is through private sale between a willing buyer and seller.

Waivers from Redevelopment Plan Requirements

Variation from one or more of the specific development requirements set forth in this Redevelopment Plan may be necessary in certain circumstances for the effective redevelopment of the Redevelopment Area, or to meet state or federal permit requirements. In such an instance, the Land Use Board may waive specific bulk, parking or design requirements, provided the designated developer demonstrates that such waiver is necessary for the feasibility of the project, will not substantially impair the intent of the Redevelopment Plan and will not present any detriment to the public health, safety and welfare.

**NEW HANOVER TOWNSHIP
ORDINANCE NO. 2016-05**

ADOPTING THE COUNTRY CODE

WHEREAS: the Township Committee of the Township of New Hanover in the County of Burlington, State of New Jersey recognizes the industry of farming is a natural right and that this industry has been the main source of income and occupation since the founding of our republic of State, and

WHEREAS the Committee of the Township of New Hanover wishes to recognize its rural living, its rural community and environment and its history of farming and agriculture as a primary source of income and occupation in this Township and as stated in it **Right to Farm** Ordinance which has existed since the founding of our Republic and State. New Hanover Township recognizes that services in a rural environment should only be provided where absolutely necessary and affordable to the taxpayers and citizens while recognizing that as a Municipal Corporation of the State of New Jersey there is an obligation to comply with appropriate and applicable law. The Town Committee at the same time wishes to acknowledge that common sense and rural living and protection of the rural environment are in fact part of the policy of this Township. New Hanover Township continues its strong commitment to farmland preservation and New Jersey and Burling County programs implementing same with almost 300 acres of land in the “program” and acknowledges that additional properties in New Hanover Township qualify for Farmland Assessment pursuant to New Jersey law. (Ord. No 43-1998, Preamble)

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of New Hanover as follows:

Policy Statement

- a. New Hanover Township recognizes the agricultural and rural nature of this community, Farmland Preservation, and its many long-time residents and those who have moved into our community because of its “rural atmosphere.” The Township Committee believes that it is in the best interest of the Township as a public entity and its citizens including people who are considering moving here to give notice of a Policy Statement or express the ideology of a rural code or a “county code” as part of the philosophy of this Township.
- b. The Policy Statement of New Hanover Township with respect to its rural environment and country living is herein set forth:
 1. This document expresses the Philosophy of New Hanover Township Residents. The residents of this Township have either been raised here and chosen to stay or moved here because they enjoy the “rural life.” This community has shown a strong commitment to remaining rural by: committing a portion of their tax dollars to Farmland Preservation forgoing services taken for

granted in suburban and City areas, and traveling the extra distance for the necessities.

2. Many residents have moved to this area because the “rural atmosphere” of their former hometown has been lost to development. Others may be rural newcomers escaping the suburbs and cities. These residents must remember not to expect perfectly paved roads, water and sewer service, a twenty four hour local police department, municipal trash pickup, and other “luxuries.” Residents in a rural community will endure the slow-moving farm machinery on the road, early morning tractor noise, and perhaps unpleasant odors of natural fertilizers for the sake of maintaining the country life.
3. If you are considering this area as you home, please remember that the snowplow may not come as often as you may feel necessary; the supermarket will be a twenty minute ride away. The New Jersey State Police have been providing use with excellent support service.
4. You will sometimes have to pay a price to remain a rural community residential development, and farmland-assessed properties do not provide the rateables of commercial development. Farmland properties provide a community with open space, the entire municipality benefits from this acreage that will have no impact on the local school district. Property owners that sell development rights pursuant to the Farmland Preservation Act insure that farming will continue in New Jersey. The residential development must be controlled in consideration of the services it demands. New Homes, new roads, new taxes are a strain on the residents on New Jersey. The increased traffic through New Hanover Township that has been a result of development in surrounding communities has put pressure on local residents by compelling us to improve these roads for the sake of the safety of all citizens.
5. Residents that live within the Township of New Hanover take pride in hosting the Mega Base MDL (McGuire-Dix-Lakehurst), with a sense of security when we hear the planes overhead and pride in the sounds of artillery from the brave men and women in training exercises, and at peace while being serenaded to sleep by the distance sound of the bugle playing taps. These are sounds of Freedom and Security to all who reside in New Hanover Township and call this “country community” home
6. It is with this ideology that the Township Committee of New Hanover Township does hereby adopt this Code as a notice to all present citizens and future citizens of this community that New Hanover Township Officials will continue the philosophy in their policy and procedure to provide its constituent with the County Lifestyle.

- c. According to the Constitution of the State of New Jersey and applicable law, the Township Committee and the Governing Body will carry out its responsibilities. However, the Township Committee believes it is appropriate to recognize the rural policies set forth above and will consider same as well as applicable legal criteria in making decisions to expend taxpayers' dollars when being asked to provide services to certain persons and/or entities and when complaints or certain inconveniences are being considered. Expenditures of public funds that may not produce results that are cost-effective to New Hanover Township and its rural life will always be thoroughly reviewed by the Township Committee in its legislative and executive policy.
- d. This section also specifically recognizes and reaffirms the **Right to Farm** under Chapter 96, Farming, of the Code of New Hanover Township as adopted by the Township Committee on February 1, 1997, as it more specifically set forth at length herein.
- e. The Township Clerk is requested to establish procedures to provide a copy of this section as well as section §96-1, **Right to Farm** to each and every citizen who registers to vote in New Hanover Township, *each and every citizen who seeks a building Permit* and each and every citizen who pays taxes in the Township Municipal Building, and/or seeks advice on the quality of life in New Hanover Township and/or seeks copies of our Land Use Ordinances. This ordinance, besides setting forth a policy or philosophy of New Hanover Township's residents, is intended to give notice to those who may want to live in this community as to how the residents in this community have lived for the last two (2) centuries while at the same time helping each other as neighbors and seeking to be responsible citizens.
- f. An additional purpose of this scion is to promote a good neighbor policy by advising purchasers and users of property of any agricultural operation of the potential discomforts associated with such purchase or residence. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture (or in an agricultural development area, meaning an area identified by a county agriculture development board pursuant to provisions of N.J.S.A. 4:1C-18, and certified by the State Agriculture Development Committee). The Township staff, including but not limited to the Deputy Clerk and Tax Collector, shall provide a copy of this ordinance to any seller of new construction within the Township. The disclosure required by this subsection is set forth in the disclosure form attached hereto and made a part hereof.

For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to unimproved land then being commercially farmed or suitable therefore, the Land Use Board shall require and applicant for an

adjacent major or minor subdivision, as a condition of approval of such application, to include a provision in each and every contract for and deed conveying all or any portion of the lands thereby subdivided, as well as on the filed final subdivision maps, the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land: "grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above described premises. Grantee further acknowledges that the Township of New Hanover has adopted Ordinance No. 2016-05, as amended, entitled "The Country Code," has deemed established as acceptable, recognized and entitled to encouragement and protection, farm activities which may result in the emanation of noise, odors, dust and fumes caused by such necessary activities when conducted in accordance with recognized agricultural practices. Such activities include but are not limited to the production and processing of agricultural and horticultural crops and livestock, aerial and ground spraying, the spreading of manure and chemical and organic fertilizers and the wholesale and retail marketing of agricultural and related products. Grantee further acknowledges that such activities may occur on holidays, weekends and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, Grantee does hereby waive objection to such activities.

It is the intent of this chapter to require all developers in New Hanover Township to include language in their deeds advising buyers of this Right to Farm Ordinance and to permit the Planning Board to require this language as part of any subdivision or site plan approval, direct any developer to include in their deeds to buyers, advisement of this Right to Farm Ordinance.

Section 1. This Ordinance shall take effect immediately upon proper passage and publication in accordance with law.

TOWNSHIP OF NEW HANOVER

Attest:



Adel Gianaris
Township Deputy Clerk



By: _____
Dennis Roehr, Mayor

NOTICE OF PUBLIC HEARING

The foregoing Ordinance was approved on first reading by the New Hanover Township Committee at a meeting held on June 28, 2016. A public hearing on the final passage and adoption of the Ordinance will be held on September 14, 2016 at 7:30 P.M. in the Council Chambers of the New Hanover Township Municipal Building, 2 Hockamick Road, Cookstown, New Jersey. Any one wishing to be heard on the matter may appear in person or through counsel at the time and place aforesaid.

Adel Gianaris
Township Deputy Clerk

Township of New Hanover Ordinance No. 2016-05

Record of Vote (First Reading – June 28, 2016) (Continued at Meeting on August 9, 2016)

	Moved	Second	Yes	No	Abstained	Absent
Koshak			X			
Murphy		X	X			
Peterla						X
Rigney	X		X			
Roohr			X			

Township of New Hanover Ordinance No. 2016-05

Record of Vote (Second Reading – September 14, 2016)

	Moved	Second	Yes	No	Abstained	Absent
Koshak		X	X			
Murphy	X		X			
Peterla			X			
Rigney			X			
Roohr			X			

History: Adopted by the Township Committee of the Township of New Hanover as indicated in article of histories, as follows:

RIGHT TO FARM (Adopted 2-11-1997 by Ord. No. 1997-1)

§96-1. Protected activities. In accordance with the purposes and preambles set forth herein, the following farming activities shall be deemed established as acceptable, recognized and entitled to encouragement and protection as the collective embodiment of the right to farm, subject in all cases, however, to any supervening applicable federal, state or county laws or regulations respecting the public health, safety or otherwise:

- A. Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other related comities.
- B. Process and package the agricultural output of the commercial farm.
- C. Provide for the wholesale and retail marketing and sales, of the agricultural output of the commercial farm and related products that contribute to farm income, including the construction of building and parking areas in conformance with applicable municipal standards.
- D. Replenish soil nutrients, including but not limited to the spreading of manure and applying chemical and organic fertilizers.
- E. Use federal approved products, in accordance with labeled instruction, as recommended by the New Jersey Agricultural Experiment Station and the United States Environmental Protection Agency for the control of pests, predators, varmints, diseases affecting plants and livestock and for the control of weed infestation.
- F. Clear woodlands using open burning and other accepted techniques and install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
- G. Use irrigation pumps and equipment and undertake aerial and ground seeding and spraying, using tractors and other necessary equipment.
- H. Hire and utilize necessary farm labor.
- I. Construct fences.
- J. Transport large, slow-moving equipment over roads within the township.
- K. Conduct farming activities on holidays and Sundays as well as weekdays, in the evening and during the day notwithstanding the production thereby of

normal but unavoidable noise, dust, odors and fumes caused by such necessary activities when conducted in accordance with recognized agricultural practices.

§96-2. Notice of farm use.

For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to unimproved land being commercially farmed or suitable therefore, the Planning Board shall require and applicant for an adjacent major or minor subdivision as a condition of approval of such application, to include a provision in each and every contract for and deed conveying all or any portion of lands thereby subdivided, as well as on filed final subdivision maps, the following record notice to and waiver by grantees of such present or future proximate farming uses, which such provision shall be made to run with the land:

“Grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above described premises. Grantee further acknowledges that the Township of New Hanover, in its adopted “Right-to-Farm” ordinance, has deemed established as acceptable, recognized, and entitled to encouragement and protection, farm activities which may result in the emanation of noise, odors, dust and fumes caused by such necessary activities when conducted in accordance with recognized agricultural practices. Such activities include, but are not limited to, the production and processing of agricultural and horticultural crops and livestock, aerial and ground spraying, the spreading of manure and chemical and organic fertilizers, and the wholesale and retail marketing of agricultural and related products. Grantee further acknowledges that such activities may occur on holidays, weekends, and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, Grantee does hereby waive objection to such activities.”