Harrison Township, New Jersey

REDEVELOPMENT PLAN

BLOCK 59 LOTS 17, 17.02, 17.03

December 2015

Redevelopment Preliminary
Investigation Report
pursuant to Harrison Township Committee
Resolution 173-2011.

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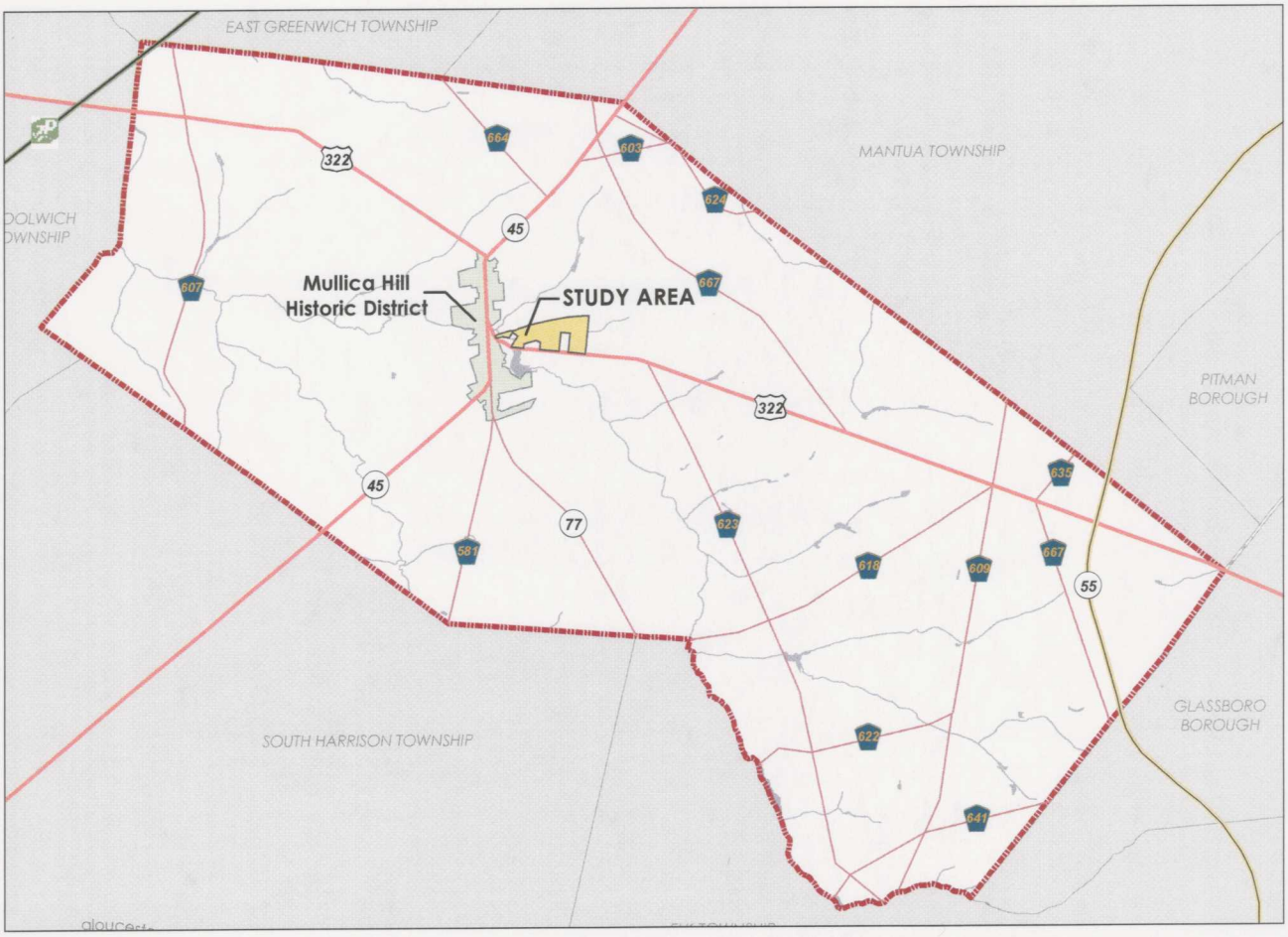
1.0 Introduction

Harrison Township has identified one site as an opportunity for redevelopment in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL). The site measures 46.9 acres in size and is located on the northern side of Route 322, just north of the Mullica Hill Pond and east of the Mullica Hill Historic District. In July 2008 the site known as Block 59, Lots 17, 17.02, and 17.03 had been the subject of a Preliminary Major Subdivision approval by the Joint Land Use Board for a development known as Mullica Lake Estates. Joint Land Use Board Resolution No. 45-2008 states that the tract was being divided into forty (40) single-family home lots and four (4) basin lots on lots which are zoned R-1 and R-2 Residential. Figure 1 identifies the location of the redevelopment site or study area.

Figure 1: Location of the Redevelopment Study Area



In October 2011 the site had been the subject of a Preliminary Investigation for Determination of an Area in Need of Redevelopment as contained in the report prepared by Robert F. Melvin, P.P., A.I.C.P., of Group Melvin Design, which map and report sets forth the basis of this Redevelopment Investigation and is fully incorporated herein by reference. In December 2011 the Joint Land Use Board adopted a resolution that recommended to the Governing Body of the Township of Harrison that Block 59, Lots 17, 17.02, and 17.03 be designated as an "Area in Need of Redevelopment" based upon the aforementioned needs assessment.

In December 2015, the Joint Land Use Board requested this Redevelopment Plan to be amended, and the Plan that follows is consistent with the requested amendment.

This Redevelopment Plan describes the standards and procedures for the redevelopment of land specified in the Preliminary Investigation document. The preliminary investigation concluded that the specified area in Harrison Township qualified to be declared an "Area in Need of Redevelopment". This document sets forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper.

2.0 The Redevelopment Act

New Jersey's Local Redevelopment and Housing Law, empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the state.

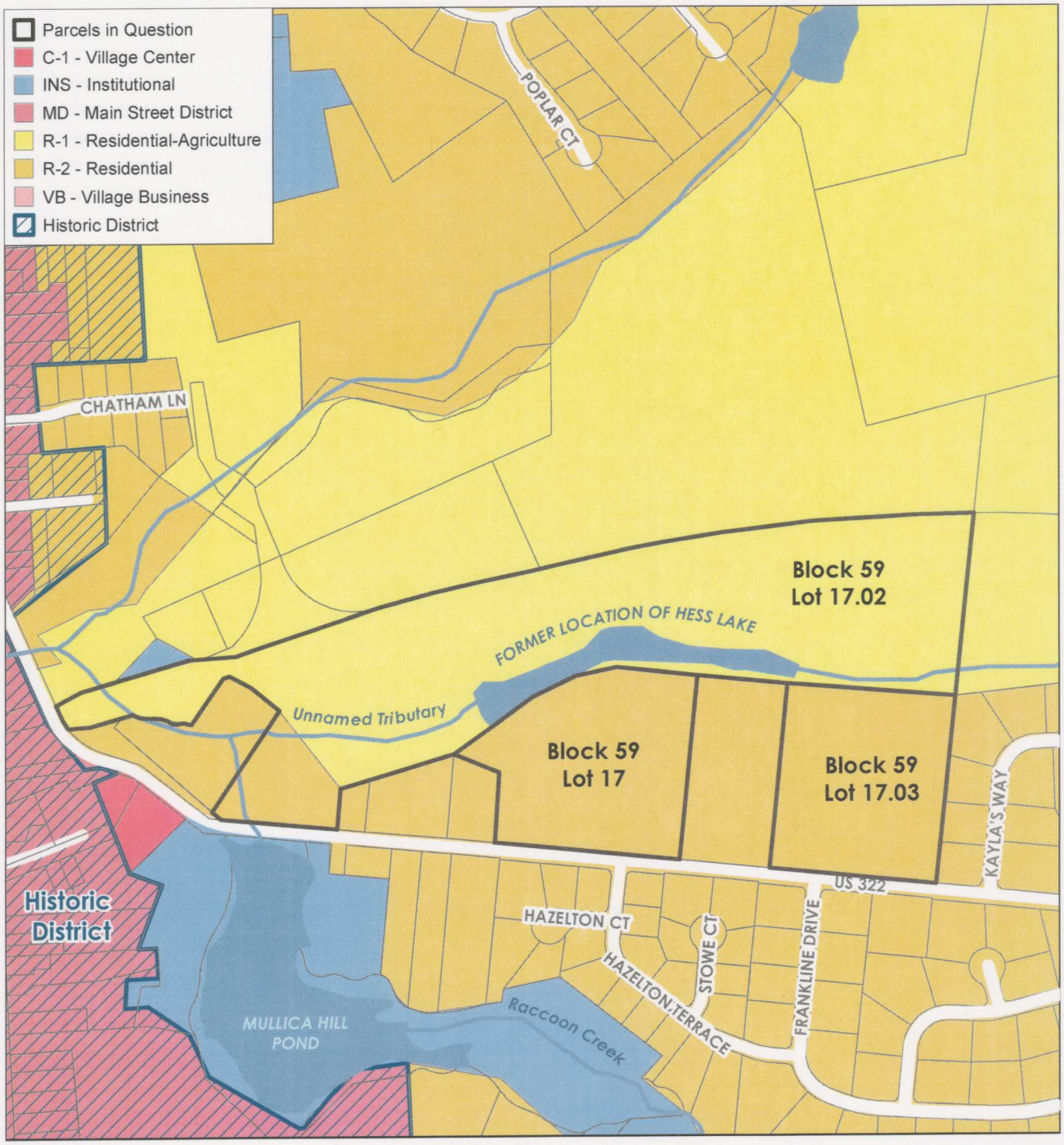
Harrison Township has identified the parcels at Block 59, Lots 17, 17.02, and 17.03 as an opportunity for redevelopment in accordance with the provisions of the LRHL.

Figure 2 shows a Zoning map of the site and its surroundings and displays the location of the three lots in question.

3.0 Purpose of Preliminary Investigation

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Joint Land Use Board's role as the steward of the Master Plan, these steps require the Joint Land Use Board to make recommendations to the Governing Body. The required steps are as follows:

Figure 2: Zoning Map



Zoning

Feet
0 250 500 1,000

A The Governing Body must adopt a resolution directing the Joint Land Use Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5). The Township Committee had adopted Resolution No. 173-2011.

B The Joint Land Use Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.

C The Joint Land Use Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Joint Land Use Board then may adopt a resolution recommending a course of action to the Governing Body.

D The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Joint Land Use Board.

E A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."

F The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to Township's Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.

4.0 Current Progress

This analysis concerns an area that totals 46.9 acres comprised on three lots. All of the lots are privately owned. The preliminary investigation determined that this entire area warranted redevelopment based upon the statutory criteria of the LRHL. The investigation concluded by recommending that these lots be included in any redevelopment designation in order to produce an effective and comprehensive redevelopment plan for the area.

Lot 17 is located in the R-2 Residential zone district.

Lot 17.03 is located in the R-2 Residential zone district. This lot has been developed as an assisted care facility consistent with the original redevelopment plan.

Lot 17.02 is located in both the R-1 Residential zone district and R-2 Residence-Agricultural zone district. This lot is currently vacant.

On July 3, 2008 the Joint Land Use Board adopted Resolution 45-2008 approving a Preliminary Major Subdivision for a 40 lot subdivision to construct single-family detached houses on Block 59, Lots 17, 17.02, and 17.03. The houses in the R-1 zone area were proposed on a minimum lot size of 21, 750 square feet and the houses in the R-2 zone area were proposed on minimum lot size of 18,750 square feet. All residential lots were going to be serviced by centralized water and public sewer. The approved plan contains 3 cul-de-sacs, 3 roadway curb cuts onto Route 322, 5 internal streets, open space along Route 322, open space associated with the on-site lake, and 4 storm water basins. All new residential development was shown to take place on Lot 17. The existing Hess Lake dam was supposed to be reconstructed as part of the approval.

Figure 3 shows the approved Preliminary Major Subdivision Plan for Mullica Lake Estates.

Figure 3: Mullica Lake Estates Subdivision Plan

Note: Plan representation over aerial and tax lots is approximate.

5.0 Description of Redevelopment Area

The site area is bounded by Route 322 to the south, an abandoned railroad right-of-way (old Lot 13) and farmland to the north, an existing single-family detached residential development to the east, wetlands associated with the existing Raccoon Creek to the west, and wraps around several existing properties on Mullica Hill Road. The Village of Mullica Hill is located approximately 1,000 feet to the northwest. According to the subdivision files the site itself contains two derelict wood frame structures, a combination gravel/dirt road that intersects with Route 322, many trees, a lake and dam, wetlands, steep slopes, and a stream corridor. Site investigation as part of this study indicates that as of the date of this study, the two derelict wood frame structures are still on the site. The dam associated with Hess Lake no longer exists.

The approved subdivision plan, which was prepared by Wood Engineering Associates, Inc., shows an unnamed tributary of the Raccoon Creek, a lake called the Hess Lake, a 50 foot wetland buffer and a 75 foot riparian buffer along the lake and stream corridor, slopes 20% or greater with wetlands along the stream, and wooded areas. These environmental features are most predominant at the western edge of the Redevelopment Plan Area, and bisect Lot 17.02.

Trees located on the site include oak, pine, maple, wild cherry, beech, locust, sycamore, sassafras, cedar, and gum. According to an Environmental Impact Report prepared by Marathon, dated 2/25/2005, the site area contains 18% Forested Wetlands and Open Waters, 10% Secondary-Growth Uplands, 27% Agricultural Fields, and 43% Forested Uplands. Soils on the site include Alluvial, Collington Sandy Loam @ 5-10% slope, Freehold Sandy Loam @ 0-2% slope, Marlton Sandy Loam @ 0-5% slope, 10-15% slope, and 25-40% slope. Site area topography runs from north to south at 72 feet to 46 feet located north of the tributary and 78 feet to 30 feet in the area south of the tributary. Slopes in excess of 15% exist along the unnamed tributary.

At present, the dam associated with Hess Lake and the lake itself, do not exist. As stipulated in the Preliminary Major Subdivision approval for Mullica Hill Estates, a new dam is required to re-establish the lake.

Figure 4 shows an Aerial Photo of the site. Figure 5 shows existing Environmental Constraints and Figure 6 presents two (2) detailed Aerial Views of the study area and environs.

6.0 Raccoon Creek Bridge/Mullica Hill Pond Dam Improvements

The New Jersey Department of Transportation (NJDOT) has prepared plans (See NJDOT Plan Sheets 1 and 2 of 2 dated October 2009) for the proposed Route 322 Raccoon Creek Bridge/Mullica Hill Pond Dam Improvements project that appears to necessitate the public acquisition of certain drainage and utility easements from the study area. The first such proposed acquisition is located along the north side of Route 322 between Block 59 Lot 16 (Owned by Harrison Township) and Block 59 Lot 7.

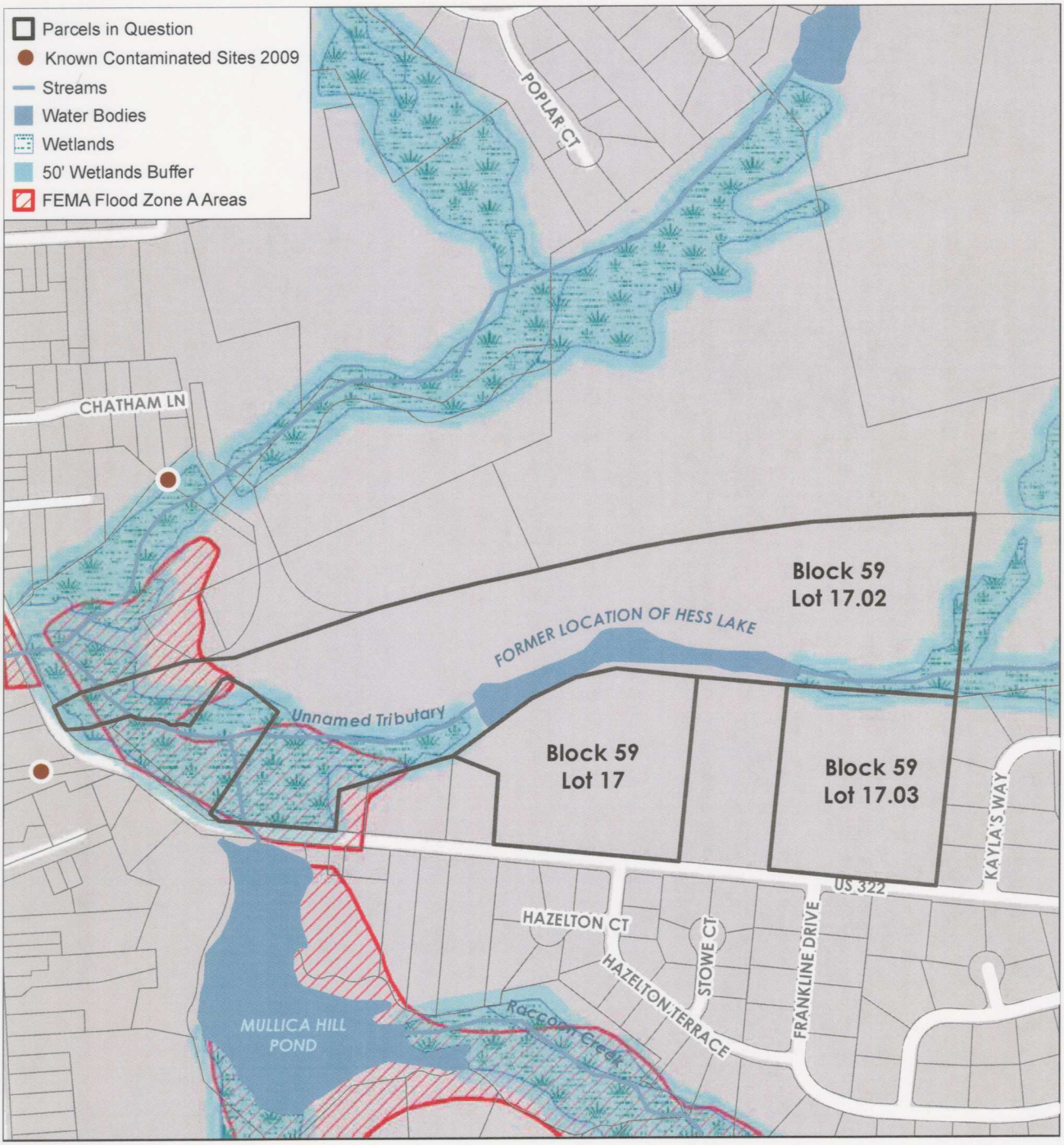
Figure 4: 2007 Aerial Photography of Site with former Block and Lots

Aerial (2007)

N

0 250 500 1,000 Feet

Figure 5: Environmental Constraints



Environmental Constraints

Feet
0 250 500 1,000

GMD

Figure 6: Aerial Views & Environs

View of Block 59 Lot 17, the former Hess Lake, Route 322, Hazelton Court and Stowe Court.

View of Block 59 Lot 17.03 (prior to development of assisted living complex), Route 322, and Kayla's Way.

These areas are known as Parcel 9A, a drainage easement area, which totals 0.461 acres and Parcel UE9B, a utility easement area, which totals 0.24 acres. In addition to these two easement areas the NJDOT has identified a drainage easement area located along Route 322 and also on Block 59 Lot 17.03. This third easement area, known as Parcel E9C, is located east of and immediately adjacent to Block 59 Lot 18. This drainage easement measures 0.688 acres in size and is proposed to contain an infiltration basin and basin forebay with a 15 foot wide concrete block driveway curb cut onto Route 322.

Parcels 9A and UE9B impact the Route 322 frontage of a permanent open space lot shown on the approved Mullica Lake Estates subdivision plan while Parcel E9C, which contains the proposed NJDOT basin, is located where the approved Mullica Hill Estates "Basin 1" was envisioned to be constructed. NJDOT construction within Parcels 9A and UE9B may result in some tree removal to permit the proposed improvement including an expanded road right-of-way and the construction of new pipelines. Basin 1 contains 25,457 square feet (.584 acres) with 107 feet of frontage along Route 322 The improvements for Basin 1 includes ten (10) 6 to 8 foot tall Norway Spruce trees and ten (10) 5 to 6 foot tall Eastern White Pine trees to be planted around its perimeter at a minimum 30 feet on-center and maintenance access contemplated off of approved residential Road A rather than Route 322. The NJDOT basin to be constructed on Parcel E9C has 125 feet of frontage along Route 322 and measures 240 feet of depth. The size of Parcel E9C may impact the location of approved residential Road A, places a maintenance access driveway curb cut immediately next to the Road A T-intersection with Route 322 and appears to result in the elimination of approved residential building Lot 10. The NJDOT plan sheets show no landscaping and fencing in association with proposed drainage easement Parcel E9C.

7.0 Redevelopment Goals and Objectives

The primary planning goals of the 1999 Harrison Township Master Plan were identified in the categories of community character, historic preservation, natural features, agricultural lands, open space, visual character, community balance and community facilities. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Joint Land Use Board for distinct areas of community concern and are listed below.

The goals of this Redevelopment Plan are derived directly from the Township Master Plan goals and objectives. Both are derived from and support applicable Master Plan elements.

Goals:

- Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect Township character.

- Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water.
- Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual "rural character" of the community.
- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.

Residential Development Objectives:

- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.
- Provide a variety of dwelling unit types to meet the varying needs of the current and future residents of the Township.
- Provide a variety of residential density ranges within which dwelling unit types may be constructed.
- Promote resident safety through the design of streets which exclude through traffic from residential areas and by excluding from residential areas those uses which would generate non-residential traffic.

Circulation System Objectives

- Limit driveway and local roadway access to County and State roads and provide adequate building setbacks to promote the development of an attractive road network and to preserve the traffic carrying capacity of the existing two lane roads.
- Provide for the development of a pedestrian walkway system that will provide connections throughout the Township by utilizing pedestrian walkways along primary roadways and paths along the stream corridors and open space areas where possible.

Natural Resource Objectives

- Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation.
- Restrict development within the 100 year storm flood plain as defined by FEMA or NJDEP.
- Restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.

- Actively cooperate with NJDEP in the protection of wetlands.
- Limit the clearing of woodlands that are not wetlands and are not protected by those development provisions.

Community Facility Objectives

- Utilize the preserved stream corridors and wetlands/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and park lands.

Community Image and Attractiveness Objectives

- Make the principal roadways more attractive by providing for significant landscaped buffers along the sides of each roadway.
- Prevent unsightliness by eliminating wherever possible drainage basins, existing utility poles and utility lines, and by requiring all new development to provide utilities underground.
- Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an active street tree planting program.

8.0 Statutory Criteria for Redevelopment

An area qualifies as being in Need of Redevelopment if it meets at least one of the eight statutory criteria listed in Section 5 of the Land Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). These criteria are as follows:

A The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

B The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

C Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

D Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation,

light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

E A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

F Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

G In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and Joint Land Use Board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

H The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

> "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."

As identified above and described in the Preliminary Investigation for Determination of An Area in Need of Redevelopment, all parts of the site fall into one or more of the following statutory criteria listed in the Local Redevelopment Housing Law (N.J.S.A.40A:12A-1):

Criteria "A" applies to Block 59, Lot 17 because this lot contains two (2) derelict wood frame structures, and they have been in such state and condition since 2008.

Criteria "D" applies to Block 59, Lot 17, due to the state of the dam and the general condition of the onsite circulation and access.

The "E" Criterion, "Underutilization", may be applied in circumstances where there is a quantifiable economic underutilization.

The "H" criterion, Smart Growth Consistency, applies to this parcel. The State Planning Act (N.J.S.A. 52:18A-196 et seq.), adopted in 1985, establishes the framework, for State policies and regulations related to smart growth principles.

These criteria's application to the area has been established earlier in this report and under a designation study that has already been completed.

Figure 7 contains a map of State Planning Areas and Sewer Service Areas.

9.0 The "Vision" Redevelopment Plan

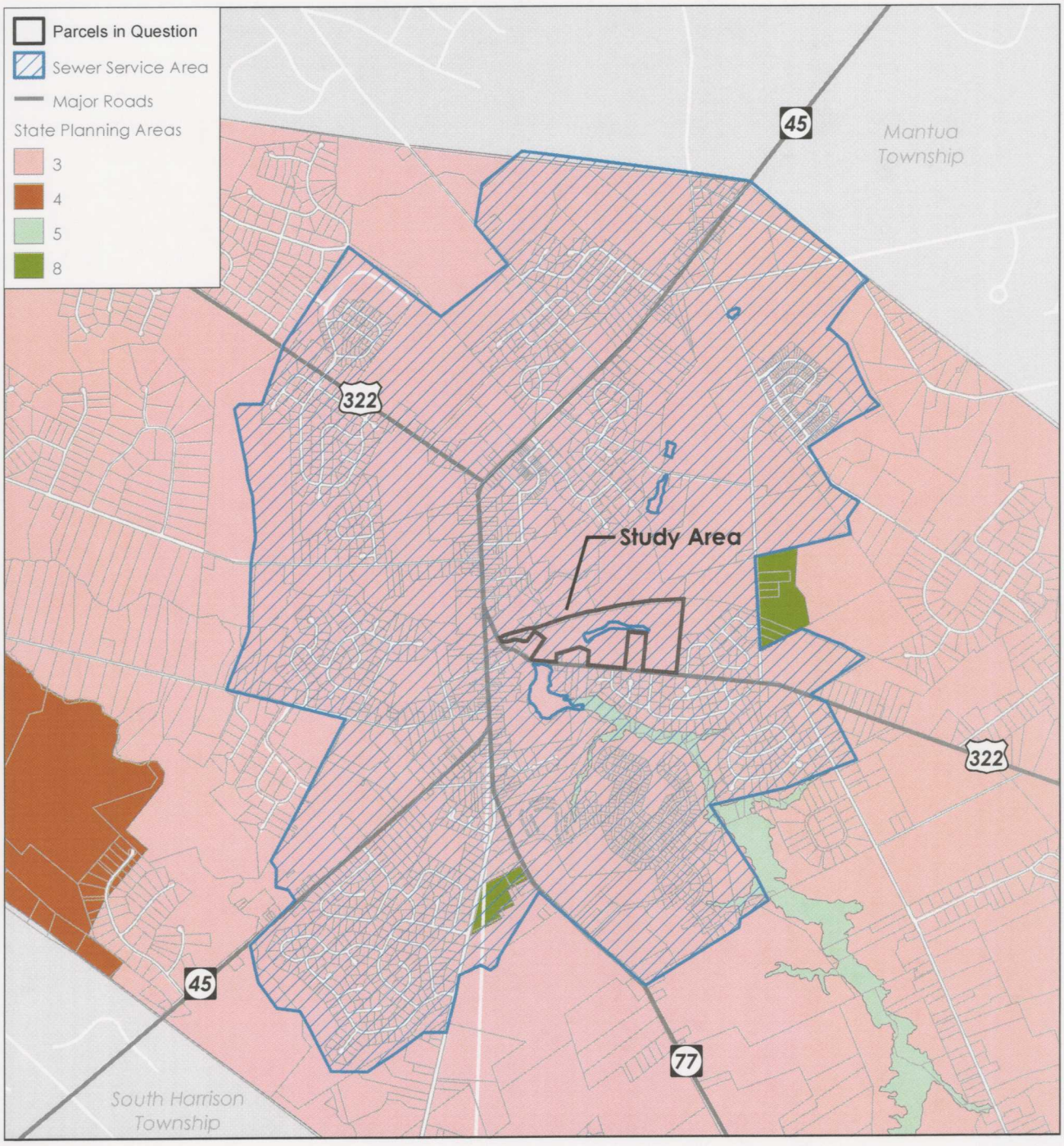
The Redevelopment Plan proposes the demolition and removal of two derelict on-site buildings and the removal of an existing gravel/dirt road and to replace these features with the following land uses:

A A single-family detached residential subdivision bounded by the "Former Location of Hess Lake" to the north, US Route 322 to the south, Block 59, Lot 18 to the east, and Block 59, Lots 6, 7, and 17.01 to the west. A maximum of 12 single-family residential lots of a minimum lot size of 15,000 square feet are permitted on 8.58 total acres.

B The construction (completed) of a 1-story assisted living complex bounded by an unnamed tributary to the north, US Route 322 to the south, Block 37.03, Lots 10, 11, 12, and 13 to the east, and Block 59, Lot 18 to the west. A total maximum of 50,000 square feet are permitted on 6 acres.

C A single-family detached residential subdivision on Lot 17.02 located to the north of the Unnamed Tributary and the former location of the Hess Lake. A maximum of 19 single-family residential lots of a minimum lot size of 21,750 square feet are permitted on 30.5 acres for the purpose of estate houses.

Figure 7: State Planning Areas & Sewer Service Areas



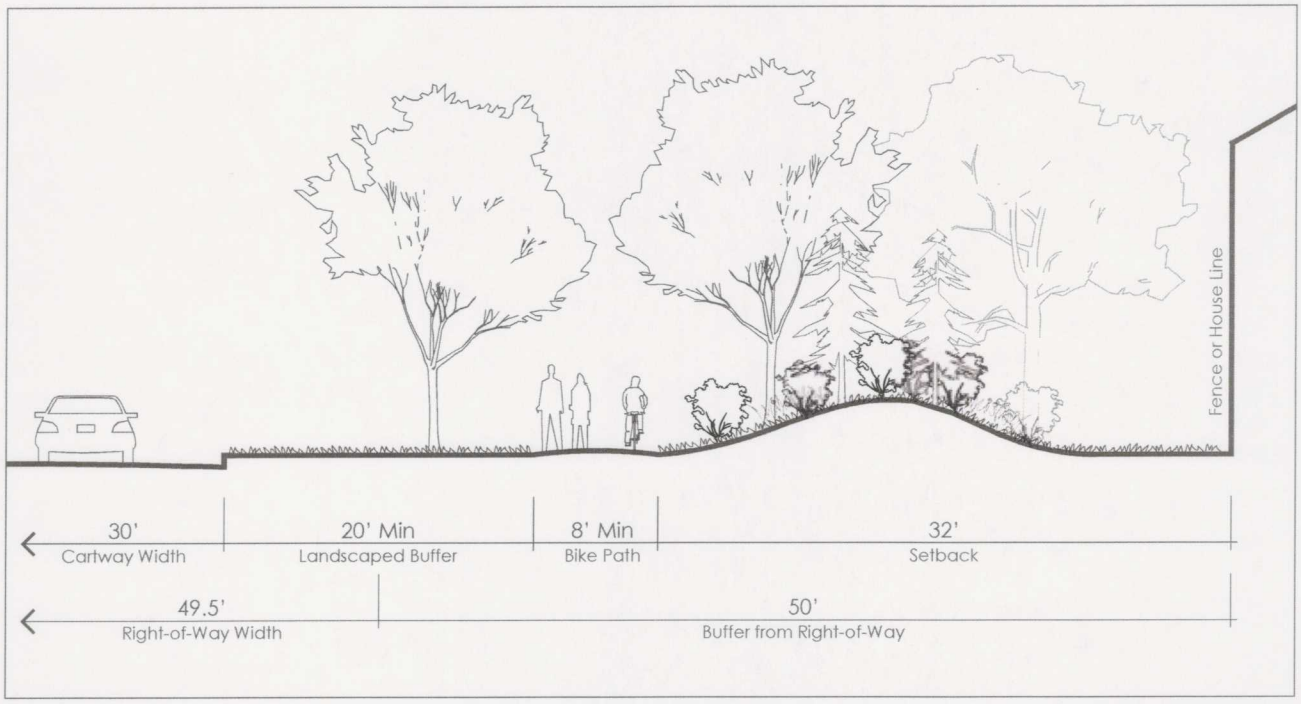
State Planning Areas & Sewer Service Areas

N 0 1,250 2,500 5,000 Feet

Figure 8: "Vision" Redevelopment Plan

Plan is intended for illustrative purposes and not to scale. Plan represents approximate location of lots that have not yet been certified by an engineering study.

Figure 9: Route 322 Frontage Improvements



D Conditional to development of a 19 lot subdivision on the north side of the stream/lake, Hess Lake shall be re-established through the dam reconstruction and the north and south side of the site physically connected by the construction of a bridge that provides a dedicated two-way automobile connection and a 15 foot dedicated pedestrian connection on both sides of the structure. The bridge is to serve as a gateway to Harrison's internal bike path system, connecting to the public lands north of the old rail bed easement (old Block 59, Lot 13) and Gloucester County's east/west bike path corridor (old Block 59, Lot 13), as well as serve as an icon to the Historic character of Mullica Hill. As such, the bridge is required to be a covered bridge constructed of local field stone, with a timber frame cover. Further, the bridge shall have decorative lights and landscape planters to be determined by the Joint Land Use Board. Similarly, the reconstructed Hess Lake dam shall be faced with local field stone to be approved by the Joint Land Use Board.

Figure 8 reflects and represents the vision for the redevelopment project area. The exhibit shows a land use plan and identifies major features and improvements associated with each of the land uses described above; e.g. streets, buffers, stormwater management areas, open space, building locations, parking lots, and pathways. Paths on the residential parcel and on the assisted living parcel are required of those developments respectively. Additional paths may be necessary subject to Joint Land Use Board review. As importantly, Figure 8 represents the permitted scale of the buildings and their relationship to adjacent land uses.

Figure 9 shows the required frontage and cross section for the Redevelopment Area along Route 322.

10.0 The Redevelopment Plan

10.1 Structure and Powers of Redevelopment Entity

It is recommended that the Township Committee appoint seven (7) members of the Joint Land Use Board to serve as the Redevelopment Entity. Proposals from developers will be requested and reviewed. The Redevelopment Entity shall review such proposals, may request supplemental information, and, at its discretion, determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. All redevelopment agreements will be presented to the Township Committee for review and approval. Once a Redeveloper(s) is/are selected, they are to enter into a redevelopment agreement(s).

By acting as the Redevelopment Entity, the Joint Land Use Board can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

It is the intent of this Plan that the Redevelopment Entity has the right to designate developers and/or redevelopers who may negotiate with property owners in the redevelopment area to execute the Plan. Should it be necessary, the Redevelopment Entity may responsibly exercise the power of eminent domain.

10.2 Land Uses, Building Requirements, and Design Standards

A Land Uses.

1 The land uses, building requirements and design standards stipulated in this section are intended to allow for the development of a 31-lot single-family detached residential subdivision, an assisted living complex and the permanent preservation of open space – all of which will serve as an example of sound and comprehensive planning for Harrison Township and adjacent municipalities. This can and will be accomplished through the utilization of standards that help to create an attractive housing subdivision and a senior oriented use and standards that result in the creation of a predominantly passive open space area that is also utilized for pedestrian/ bicycle interconnections to the Village area and other parts of the Township.

B Land Use Scenario.

1 The redeveloper shall be required to construct a maximum of 31 single-family detached houses. 12 of the houses shall be located on an 8.58 acre parcel located directly west of Block 59, Lot 18 and 19 of the houses shall be located on a 30.5 acre parcel located north of the Unnamed Tributary and the former location of the Hess Lake. The entire residential subdivision shall contain and address pedestrian and bicycle circulation,

public residential street construction, storm water management, street tree plantings and street lights, and buffering along Route 322 and along the easterly and westerly edges of the site. In addition, the redeveloper shall be required to construct a maximum 50,000 square foot residential assisted living complex located directly east of Block 59, Lot 18. The assisted living complex shall contain and address pedestrian and bicycle circulation, private driveway access/egress and parking lot construction, storm water management, solid waste collection and disposal, street tree plantings and street lights including parking lot lights, and buffering along Route 322 and along the easterly and westerly edges of the site. The redeveloper shall prepare a plan for the care and maintenance of the open space parcels and stormwater management areas as well as to address pedestrian and bicycle circulation.

C Bridge, Dam, and Multipurpose Path Requirements

1 Hess Lake previously provided a unique context and wildlife habitat for the Redevelopment Area. It is a context consistent with Harrison's goals and objectives for community development. Consistent with the original 2008 Major Subdivision approval, Lake Hess shall be reestablished through the reconstruction of the Hess Lake dam as well as a bridge to accommodate both automobile and bike/pedestrian use. The bridge is to serve as a gateway to Harrison's internal bike path system, connecting to the public lands north of the old rail bed easement (old Block 59, Lot 13) and Gloucester County's east/west bike path corridor (old Block 59, Lot 13), as well as serve as an icon to the historic character of Mullica Hill. As such, the bridge is required to be a covered bridge constructed of local field stone, with a timber frame cover. Further, the bridge shall have decorative lights and landscape planters to be determined by the Joint Land Use Board. Similarly, the reconstructed Hess Lake dam shall be faced with local field stone to be approved by the Joint Land Use Board.

2 A dedicated 8 foot wide pedestrian multi-purpose path shall be required to run parallel to Route 322/Mullica Hill Road along the length of Lot 17, 17.02, and 17.03 (See Figure 9 for required buffer and setback dimensions), and extending from Kayla's Way along Block 37.03, Lot 13 to the Mullica Hill Pond and including Lots 18, 6, 7, 17.01. A second 8 foot wide pedestrian multi-purpose path shall be required to connect the new path along Route 322 to the pedestrian pathway along the south side of the new bridge. This connection shall run through the 12 lot subdivision. The exact location of this multi-purpose path connection from Route 322 to the new bridge and related internal circulation systems shall be reviewed and approved by the redevelopment entity.

3 A 60 foot wide easement shall be provided that shall run along the entire length of the northerly edge of the Redevelopment Area in the approximate location of old Block 59, Lot 13 for the purposes of Gloucester County's multi-purpose bicycle path construction. The easement shall be provided prior to the Township's signing of the approval plans for the 12 lot residential subdivision located adjacent to US Route 322. The Redevelopment Plan requirement for a local roadway serving the 31 estate lots and the requirement for a 30 foot wide vegetated buffer on the northerly edge of the estate lots (See Figure 8) may occur within the 60 foot wide multipurpose path easement. It is intended that the road right-of-way occupy the southerly side of the easement and the County path occupy the northerly side of the easement. The integrity of an off-road path shall be maintained. The entire 60 foot wide easement that includes the multi-purpose path, the roadway, and the vegetated buffer shall be covered by a conservation easement.

4 A conservation easement for the purpose of connecting Route 322 through the 12 residential lots to the County multi-purpose easement shall be provided prior to the Township's signing of the approved plans for the 12 residential lots. The easement shall generally follow the internal roadway system and follow the covered bridge alignment and be adequate to provide for an 8 foot wide path and 5 foot wide buffer edge where appropriate and directed by the Joint Land Use Board. The construction of the path shall be addressed at time of Joint Land Use Board approval for the 12 residential lots.

5 The developer shall provide an easement to the Township through the northerly portion of Lot 17.02 on the north side of Hess Lake where the 19 dwelling units are allocated on Figure 8 for a multipurpose path that connects to the Township / County pathway system. The length, width, and location of this easement is to be determined at subdivision for the 12 residential single-family lots on Lot 17 as shown on Figure 8, along with any other improvements as deemed necessary by the Redevelopment Entity.

6 The bridge, dam, Hess Lake, and buffers shall be maintained by an HOA of the residential components of the Redevelopment Plan.

D Bulk Requirements for Single Family Detached Dwellings on the 8.58 acre parcel.

1 Maximum number of dwelling units – 12

2 Minimum lot size – 15,000 square feet

3 Minimum lot depth – 105 feet

4 Minimum lot width – 80 feet

5 Minimum front yard setback – 30 feet

6 Minimum side yard setback – 10 feet minumum, 30 feet aggregate

7 Minimum rear yard setback – 30 feet

8 Maximum building coverage – 20%

9 Maximum lot coverage (impervious) – 40%

10 Minimum off-street garage parking – 2 spaces per unit

11 Maximum building height – 2 stories and 35 feet

E Bulk Requirements for Single-Family Detached Dwellings on the 30.5 acre parcel.

1 Maximum number of dwelling units – 19

2 Minimum lot size – 21,750 square feet

3 Minimum lot depth – 150 feet

4 Minimum lot width – 125 feet

5 Minimum front yard setback – 35 feet

6 Minimum side yard setback – 20 feet

7 Minimum rear yard setback – 30 feet

8 Maximum building coverage – 15%

9 Maximum lot coverage (impervious) – 35%

10 Minimum off-street garage parking – 2 spaces per unit

11 Maximum building height – 2 stories and 35 feet

F Bulk Requirements for Assisted Living Complex.

1 Maximum building square footage – 50,000 square feet

2 Minimum tract size – 6 Acres

3 Minimum tract depth – 500 feet

4 Minimum tract width – 500 feet

5 Minimum front yard setback – 200 feet

6 Minimum side yard setback – 80 feet

7 Minimum rear yard setback – 125 feet

8 Maximum building coverage – 20%

9 Maximum lot coverage (impervious) – 35%

10 Minimum off-street parking – 0.5 spaces/unit

11 Maximum building height – 1 story and 35 feet

G Standards for Single Family Detached Dwellings.

All architecture and materials are subject to approval by the Joint Land

Use Board. The Joint Land Use Board shall act as the redevelopment design committee.

1 Principal Building Requirements.

i) The building shall be oriented to the primary street and provide pedestrian access from the primary street.

ii) If applicable, porches shall address the primary street.

iii) A minimum 80% of homes located along the street shall have their primary façade built to within 10 feet of the minimum front yard setback line.

iv) Blank facades are not permitted on the principal building. Any façade facing a public street shall incorporate fenestration for a minimum of 20% of the façade area. All other facades shall incorporate fenestration for a minimum of 15% of the façade area.

v) Foundation plantings are required to screen primary façade foundation walls.

2 Garages and other Accessory Structures.

i) The architectural design of all garages shall be consistent in material, roof pitch, exterior materials, color, etc. to the house.

ii) A front loaded garage shall require doors no wider than 9 feet.

iii) Detached garages shall be located behind the house.

iv) Sidewalk material shall continue uninterrupted by driveway material.

v) Sheds shall only be located behind the house.

3 Massing, scale and variety.

i) Regarding the larger lots on the tract north of Hess Lake, the architecture shall be of a scale that provides an appropriate rhythm of solids and voids. Homes shall be a minimum of 3,500 square feet (exclusive of garage) and shall be two full floors high. Building massing shall be varied by employing a variety of architectural elements such as porches, bay windows, dormers, and varying planes or setbacks.

ii) Outdoor spaces and entry porches shall be integral components of a residence.

iii) Façade components shall be in proportion to related components (i.e., the proportion of a column to its base and entablature and the width of a column to its height).

iv) To avoid excessive uniformity, adjacent identical facades are not permitted for houses.

v) Not more than one construction permit shall be issued for any particular

home design when the homes are substantially alike in exterior design and appearance unless such homes on the same street are separated by a distance of at least 2 homes. Homes will be considered as substantially alike if they are the same model, same elevation alternate and same basic materials.

vi) Single-family side and rear elevations shall have a minimum of three architectural features such as windows, doors, pent roofs, dormers, and chimneys. Blank side facades are not permitted.

4 Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style. Variation in roof forms between buildings assures variety and creates interest in massing compliance.

i) Permitted roofing materials:

(1) Standing metal seam (limited to grey)

(2) Copper

(3) Cedar

(4) Shakes

(5) Natural or artificial slate

(6) Architectural asphalt shingles

ii) Roof forms shall be simple without excessive street facing gables, and be appropriate to the style of the house

iii) The pitch of gable and hip roof shall be between 7 to 12 through 14 to 12 with the exception of stoops and porches which may be a minimum of 3 to 12.

iv) Shed roofs shall be permitted only when the ridge is attached to an exterior wall of the building. The pitch shall be between 3 to 12 and 14 to 12.

v) Vertical or pseudo mansard type of roof forms and bubble-type skylights are prohibited.

vi) Dormers are permitted provided they adhere to the typical design of the applied style. Roofs with a minimum slope of 3 to 12 or hipped or gabled with a slope that matches the principal roof.

vii) Roof vents or projections are not encouraged, however, such projections shall be painted to match the color of the main roof.

viii) Gutters, shall be of half-round design; downspouts and leaders shall be of round design; and shall be copper, painted aluminum, or painted galvanized metal and may be covered.

5 Cornices and Eaves.

i) All eaves shall be continuous, unless overhanging a porch or balcony.

ii) Cornices shall appropriately reflect traditional proportioning and detailing consistent with the style of the building.

iii) Eaves of the main roof shall project a minimum of 8 inches from the point at which the roof meets the exterior wall. Eaves on dormers and other special elements may vary in size based on style of architecture.

6 Materials.

i) Building walls shall have an exterior finish of the following materials or approved equivalent:

(1) Smooth cut cedar shingles (4 inches to 8 inches exposed to weather) shall be permitted on all house types.

(2) Wood clapboard siding 4 inches to 8 inches exposed to weather) shall be permitted.

(3) Wood beaded siding (7 inches exposed to the weather) shall be permitted.

(4) Brick or stone. Mortar joints shall not exceed ½ inch.

(5) Cement fiber clapboards or shingles, such as Hardiplank (four inches to eight inches exposed to weather) or approved equal material shall be permitted.

(6) Vinyl siding (minimum of .042" thick) which shall be Dutch Lap, Cedar, Half Round, Shingle, or Staggered Shingle except that siding shall not include long uninterrupted expanses of the material.

(7) Stucco, parging, or approved similar products shall be permitted subject to the condition that for all residential there shall be no long, uninterrupted expanses of the material and that predetermined location of any necessary expansion joints shall be carefully considered for architectural appropriateness.

ii) House foundation walls of poured concrete or concrete masonry units (CMU) which face a street shall be exposed no more than 24 inches above the ground unless the walls show a finish of brick, local fieldstone, finished poured concrete or patterned brick-form poured concrete.

iii) Exterior building walls of wood or hardboard shall have openings trimmed in material 4 inches to 6 inches nominal width (with the exception of side trim on windows with shutters which may less than 2 inches) and corners trimmed in material of 4 inches to 8 inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have a wider trim.

iv) The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.

v) Cultured stone shall be of a high quality that successfully mimics natural materials.

vi) A change in the dominant facade material may only be made when there is at least a 6 inch break in the façade of that building or a nominal 6 inch wide piece of trim is used to separate materials.

vii) Garage doors shall be built of wood, embossed hardboard, embossed steel, aluminum or fiberglass and shall have clear glass and/or raised panels.

viii) Any exposed foundation that is patterned brick (formed concrete) shall be painted the same color as the primary façade material.

ix) Transitions between materials shall be architectural and part of the overall design of the façade. Where brick (or stone) meets siding, or where stone meets brick, there should be a cap on the lower material. Where siding meets another material (shingles for example, on a gable), there should be trim board at the transition, generally double the width of the corner trim boards.

7 Windows and doors.

i) Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.

ii) Windows on elevations facing a street or sidewalk shall be no closer than 24 inches to the corners of the building. Windows on corner houses shall be required on both the first and second story of both elevations, which face public right-of-ways.

iii) Window and door treatments shall be of uniform character:

(1) Patterns of glazing shall be appropriate to the style of the architecture.

(2) Dormer windows shall be consistent with lower level window style.

(3) Shutters shall not be applied to box or bay windows.

iv) Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch and the mullion is made of wood, fiberglass, aluminum, or other acceptable composite material.

v) Roof cornice or soffit shall be a minimum of 12 inches above upper floor windows.

vi) Front doors shall be wood, steel, or fiberglass paneled in a traditional style.

8 Porches, decks, and columns. Historically, residential porches in their many forms (stoop, porticos, terraces, entrances courtyard, porte cocheres, patios or verandas) serve a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entry ways and allow for development of architectural detail. Porch design, scale and detail vary widely between architectural styles.

i) All front steps should be masonry or concrete. No wood front steps are permitted.

ii) Porches are not a required element.

iii) The front entry porch should serve as a transitional element from the public realm of the sidewalk to the private realm of the home. The scale and size should reflect this idea.

iv) Porches shall generally be located on the front of the residence (front entry porch) facing the sidewalk, but may occasionally be located on the side of a dwelling. The size of porches shall be a minimum of six (6) feet deep from the front wall of the dwelling to the enclosed porch rail and a minimum of 10 feet long. Porches must meet all required setbacks.

v) Porch railings shall be a traditional style of wood, wrought iron, composite or steel, and shall be painted or stained. Pressure-treated railings are prohibited.

vi) The space below decks and porches which is visible from nearby public property and/or rights-of-way shall be skirted by wood or vinyl lattice with not greater than 2 inch spaces between the boards.

vii) Columns shall match the overall proportions of the house. The style and design of the column shall be consistent with traditional detailing and shall match the design and style of the overall house. Columns shall be a minimum 5" by 5" square or a minimum of 8" diameter.

viii) Durable wood, or an approved equivalent, concrete, masonry, or suitable synthetic wood products which appear to be traditional wood flooring are to be used for porch and covered portico flooring that are visible from a public right-of-way. Pressured treated wood flooring is prohibited.

ix) Patio materials shall be stone, slate, brick, poured concrete or decorative paver.

x) Patios may be located in side and rear yards not readily visible from a public right-of-way or sidewalks and pathways.

xi) Decks shall be located in rear yards and designed to be compatible with the house and lot. Decks shall meet the minimum setbacks of the accessory structures on the lot.

xii) Decks shall be made of wood or an acceptable composite material such as Trex (or approved equal). Decks and stairs built of pressure-treated wood and readily visible from public property and/or right-of way must be painted or stained.

xiii) For purposes of this section, a portico shall be defined as a roofed front entry with a minimum size of 4 feet by 4 feet and a raised masonry platform of at least 12 inches. Porticos may encroach into front setbacks up to 5 feet.

xiv) Porches shall be defined as roof structures supported by columns. Roofs shall be pitched forward with a slope of 3:12.

H Standards for Assisted Living Complex.

1 Architecture.

i) All architecture and materials are subject to approval by the Joint Land Use Board. The Joint Land Use Board shall act as the redevelopment design committee.

ii) All structures shall be designed with traditional materials, massing and form, rhythms, and roof lines. There shall be no long horizontal runs of building without building offsets.

iii) There shall be special attention paid to the architectural form and the quality of materials. Due to the uniqueness of the site, the building must address the street and the adjacent neighbors. Building materials shall be carefully selected, following traditional architectural style and designs. The design and placement of windows and doors shall be carefully considered in order to enhance the site.

iv) Building Materials and Colors.

(1) Permitted Primary Materials: Brick, Stone and/or Cultured Stone

(2) Permitted Secondary: Painted Fiber Cement

(3) Prohibited: Vinyl, Stucco, Synthetic Stucco

(4) Color of building materials and paints shall be traditional, earth

tones

(5) House foundation walls of poured concrete or concrete masonry units (CMU) shall be exposed no more than 24 inches above the ground and the walls shall have a finish of brick, local fieldstone, or patterned brick-form poured concrete.

(6) Exterior building walls of wood or hardboard shall have openings trimmed in material 4 inches to 6 inches nominal width (with the exception of side trim on windows with shutters which may less than 2 inches) and corners trimmed in material of 4 inches to 8 inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have a wider trim.

(7) The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.

(8) Cultured stone shall be of a high quality that successfully mimics natural materials.

(9) A change in the dominant facade material may only be made when there is at least a 6 inch break in the façade of that building or a nominal 6 inch wide piece of trim is used to separate materials.

(10) Any exposed foundation that is patterned brick (formed concrete) shall be painted the same color as the primary façade material.

(11) Transitions between materials shall be architectural and part of the overall design of the façade. Where brick (or stone) meets siding, or where stone meets brick, there should be a cap on the lower material. Where siding meets another material (shingles for example, on a gable), there should be trim board at the transition, generally double the width of the corner trim boards.

v) Primary pitched roofs shall have a minimum pitch of 5:12. Any and all secondary roofs shall have a minimum pitch of 10:12 in traditional form.

(1) A-frame (gable)

(2) Mansard

vi) Roof Materials.

(1) Permitted roofing materials:

(a) Standing metal seam (limited to grey)

(b) Copper

(c) Cedar

(d) Shakes

(e) Natural or artificial slate

(f) Architectural asphalt shingles

vii) Windows and Glazing

(1) Windows shall be un-tinted. Mirror or reflective glass is not permitted in any commercial or residential location.

(2) A minimum of 20% and maximum of 35% of a building façade shall be glass.

(3) Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.

(4) Windows on elevations facing a street or sidewalk shall be no closer than 24 inches to the corners of the building. Windows on corner houses shall be required on both the first and second story of both elevations, which face public right-of-ways.

(5) The exterior face of windows and doors shall be recessed by at least 2 inches from the plane of the façade In which they are placed in order to create shadow lines and a more interesting façade.

(6) Window and door treatments shall be of uniform character:

(a) Patterns of glazing shall be appropriate to the style of the architecture.

(b) Dormer windows shall be consistent with lower level window style.

(c) Shutters shall be applied to all or none of the typical windows of any given elevation. If shutters are applied on a corner house with two primary facades, they shall be applied on both sides.

(d) Shutters for the first floor shall be paneled design, shall be ideally on-half the width of the opening, and shall be the same height as the opening. Louvered shutters are permitted on the second and third floors.

(e) Shutters shall not be applied to box or bay windows.

(7) Divided light windows and doors are permitted if they are true

divided lights. Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch and the mullion is made of wood, fiberglass, aluminum, or other acceptable composite material. Plastic shall be prohibited.

(8) Windows, shutters, or blinds should be of a color inherent of a traditional architectural style. Patterns of glazing must be appropriate to the style of the architecture.

(9) Roof cornice or soffit shall be a minimum of 12 inches above upper edge of windows.

(10) Front doors shall be wood, steel, or fiberglass paneled in a traditional style.

(11) The head of the door assembly shall align with head of windows on first floor.

viii) The Township is a rural residential community. Institutional buildings can become overwhelming, large, and intimidating. Therefore, it is important that this building shall be designed to enhance qualities at the human and residential scales. This can be achieved utilizing horizontal and vertical breaks at prescribed rhythms to reflect the scale of the neighborhood.

ix) Horizontal breaks are regulated through the maximum or minimum distance allowed between vertical elements (such as, but not limited to bays, windows, building offsets, etc.) that break the horizontal plane. Vertical breaks are regulated through the maximum or minimum distance allowed between horizontal elements (such as, but not limited to horizontal bands, windows, building offsets, cornices, etc.) that break the vertical plane.

(1) The maximum distance between horizontal breaks on the front and side façade shall be 20 feet. Rear facades should be a maximum of 30 feet.

(2) The maximum distance between vertical breaks on the front, side, and rear façade shall be 20 feet.

(3) Building offsets used to meet the vertical or horizontal break requirement must represent a difference of at least 1 foot from adjacent façade planes.

(4) Maximum distance between horizontal building offsets on the front and side facades shall be 60 feet.

(5) Decorative bands or material changes shall be done to reinforce traditional building architecture.

(6) Allowable horizontal and vertical breaks may include, but are not limited to the following:

(a) Water table

(b) Dormers

(c) Bays

(d) Gables

(e) Recessed entries

(f) Decorative Cornices

(g) Traditional Vertical Windows in a recessed plane from the exterior wall

(h) Horizontal bands of material offsets and/or material changes

(7) Because of the long, low nature of the building roof line offsets or breaks are required with a maximum distance between breaks of 60 feet. Roof line offsets shall be a minimum of 1 foot.

x) There are to be no blank facades. All facades must provide windows and façade offsets and breaks.

xi) A recreation/outdoor seating area shall be provided for the residents. All recreation areas shall be located interior to the building. This area may consist of a patio, and/or lawn panels. In aggregate, a minimum of 1,000 square feet shall be devoted to this purpose.

xii) All HVAC, utility boxes, and telecommunication systems must be screened from public view and from view of adjacent properties. Screens must be designed to blend with the architecture of the principal building, and, where appropriate, include landscaping. No utility boxes may be located on the front facades of the building. Noise shall be baffled.

xiii) One free-standing identification sign for the property is permitted. The sign shall be a maximum of 6 feet high, with a maximum 32 square foot sign face and limited to providing the name and property address. The sign shall be constructed of carved wood and indirectly lit from the ground. Landscaping shall be provided to screen ground mounted lights. The sign shall be set back a minimum of 25 feet from the street right-of-way.

I Landscaping.

1 Landscaping shall be located to provide effective climatic control. The east and west walls of a building shall be most heavily vegetated to provide shade from the summer sun and the north and northwest walls for winter prevailing winds. The southerly facing side of a building shall be shaded from the summer sun but open for solar gain during the winter.

2 To the greatest extent practical all healthy existing trees 18 inches DBH (diameter-at-breast height, measured 4 ½ feet above ground level) or more shall be preserved. Tree removed shall be permitted in accordance with Sections 174-14.E and 225-138.G.

3 Individual lot landscape plans (a.k.a. foundation planting plans) shall be prepared for all single-family houses and for the assisted living complex. The plans shall address foundation plant materials as well as screening and additional tree plantings. The number of plantings shall be considered over and above required street tree, buffer, and basin landscape designs.

J Stormwater Management.

1 The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:

i) Preservation of natural areas.

ii) The use of native ground covers.

iii) The use of vegetative filters and buffers.

iv) Minimizing parking and driveway areas.

v) Minimizing impervious surfaces.

vi) Providing disconnects between impervious areas.

vii) The use of vegetated roofs.

viii) The use of porous paving materials.

ix) The use of vegetated conveyance systems (swales and channels). Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout

a site and provide ways to more closely mimic the sites pre-developed hydrology. Included in this category are items such as drywells, infiltration systems, bio-retention basins and both surface and sub-surface detention basins.

2 The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features, fencing, and landscaping which creates an attractive visual appearance. Due to the locations of the basins in full public view, basins are required to be aesthetically designed and landscaped to Joint Land Use Board satisfaction. If fencing is deemed necessary by the Joint Land Use Board it will be durable black metal picket or 3-rail wooden fences with wire mesh to surround a basin to accentuate visually prominent basin locations and to promote safety. Stormwater design shall be in accordance with Section 174-14.F.

K Buffer Standards.

1 The primary purpose of buffers is to significantly reduce or soften views and reduce noise perception beyond a lot line.

2 Buffers are required in the following locations:

i) Along all lot lines separating lots used exclusively for parking.

ii) Along all lot lines separating any building from utility or telecommunication equipment.

iii) Along edges where parking lots share property lines with public streets or other parcels.

iv) At service and loading areas for non-residential uses.

v) In areas identified in Figure 8.

vi) All buffers shall be protected with conservation easements.

vii) All buffer landscaping within any one of the 3 identified parcels shall be installed at commencement of construction of said parcel (i.e. upon issuance of first site disturbance).

3 There shall be a 30 foot wide densely planted vegetative buffer along the side and rear of lots as depicted in Figure 8.

4 There shall be a minimum tract perimeter buffer of 30 feet from any existing adjacent residential areas or zones consisting of evergreen and deciduous trees and shrubs to provide a buffer that visually softens the impact of development on adjacent parcels. Larger buffers are prescribed on Figure 8.

5 The location and design of buffers shall consider the building or parking spaces being screened, its distance from a lot line, and differences in elevation grades.

6 No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

7 Buffers shall be identified on site and subdivision plans.

8 Shade trees shall be provided in the buffer area at the rate of at least 1 tree per 1,000 square feet of buffer zone.

9 More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.

10 Additional buffering features shall be provided as determined necessary by the Joint Land Use Board.

11 The stormwater management areas and associated fencing shall not be permitted to encroach into a buffer area for either the single-family residential development or the assisted living complex.

12 In the residential subdivision abutting Route 322, the frontage shall be reversed so that the lots contiguous to such streets will front on the newly created local streets or cul-de-sac, with an additional lot depth of 50 feet over and above area regulations measured to the right-of-way. This additional lot depth shall be conservation easement used exclusively for planting, screening and landscaped earthen berms and an 8 foot wide paved pathway to be provided by the developer and maintained by the lot owner or by a homeowners' association, if one is created. Berm shall be 4 feet high.

13 In the assisted living complex abutting Route 322, the frontage shall contain a lot depth of 50 feet to facilitate the construction of a buffer. This 50 feet of lot depth shall be a conservation easement used exclusively for planting, screening and landscaped earthen berms and an 8 foot wide paved pathway to be provided by the developer and maintained by the lot owner or by a homeowners' association, if one is created. Berm shall be 4 feet high.

L Lighting Standards.

1 General requirements. All lighting fixtures shall be subject to Joint Land Use Board approval for design and location.

i) Locations where vehicular, pedestrian, and bicycle traffic interface shall be lit for safety.

ii) Lighting shall be provided in public areas, parking lots, and service areas in a way that minimizes glare and spillage onto adjacent uses

and lots.

iii) Street and parking lots shall have uniform lighting themes.

iv) Light fixtures along sidewalks and bicycle pathways shall have a maximum luminaire mounting height of 14 feet. A bollard lighting design shall be permitted. Mounting to be flush with grade and color to be black.

v) All lighting shall be serviced by underground wiring.

vi) Spotlight-type light fixtures attached to building shall be prohibited.

vii) Lights shall be properly shielded and/or mounting heights reduced where lights along lot lines will be visible from the interior of an adjacent building.

viii) All lighting shall be designed and installed to avoid off-site spillage and be consistent with safety. Light sources shall not be visible from outside the boundaries of a site.

ix) All lighting shall be encouraged to be LED (light emitting diode) or equivalent energy saving technology available at the time of construction to encourage and support sustainability.

x) All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The lighting plan shall indicate average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

xi) Lighting shall be designed in accordance with Section 174-14.B and color to be black.

2 Building mounted lighting.

i) All exterior building mounted light fixtures (except for façade accent fixtures) shall be permanently fixed to aim straight down and shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.

ii) Exterior building mounted lighting fixtures shall be located at a luminaire mounting height not greater than 20 feet and not less than 8 feet.

iii) Emergency lighting fixtures mounted on a building exterior shall be automatically illuminated only during times when normal building lights have failed.

iv) No interior lighting fixtures shall be aimed directly out through a window or other building aperture.

v) All building mounted lighting designs shall be coordinated with the

architectural design of the building. Color to be black.

3 Parking lot and driveway lighting.

i) All parking areas and driveways shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicle operating environment.

ii) The luminaire mounting height of parking lot light fixtures shall not exceed 15 feet.

iii) All parking lot and driveway lighting shall be shielded and directed downward to minimize incidence of sky glow and to minimize impact on residential areas.

iv) Parking lot and driveway lights shall be 100 watt clear metal halide. The color of the fixture and pole shall be black. Light fixture and pole style shall be designated by the Joint Land Use Board.

4 Street lighting.

i) All streets, plazas and parks shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicular operating environment.

ii) Street intersections shall be illuminated in accordance with their function, with light poles not to exceed 25 feet in height.

iii) Subject to safety evaluation, street lights for the proposed residential subdivision shall consist of no more than 6 poles; one located at the intersection of Route 322 and the new subdivision street, one located at the subdivision street curve, and one at the end of the subdivision cul-de-sac and three in the residential area north of the Hess Lake.

iv) A street light fixture and pole style shall be designated by the Joint Land Use Board.

M Loading, Refuse Collection, and Service Utility Areas.

1 All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened to reduce visibility from any neighboring property or adjacent street. Provisions must be made for handling all freight and collection on those sides of the buildings which do not face a public view. The required method of screening shall consist of 8 foot tall brick or masonry walls and metal and wood gates compatible in color and texture with building walls. A buffered landscape strip shall be required where necessary. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted to sufficiently

obscure the view of the installation from public view throughout the year.

2 All containers shall be visually screened with both a durable, noncombustible enclosure and evergreen trees and shrubs, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted in a side setback or between a street and the front of a building.

3 Enclosures shall be designed of durable materials with finishes and colors which are united and harmonious with the overall architectural theme of the building. Bollards shall be black. Gates shall be heavy duty steel to look like board-on-board, painted black.

4 Areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 100 feet to a property line.

5 Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts at the lot line of any adjoining residential property or district. Noise impacts shall be required to meet Township and State requirements. The applicant shall provide an effective litter management plan, subject to Joint Land Use Board review and approval. Such management plan shall be submitted with an application for preliminary approval.

6 An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.

7 Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.

8 Buildings shall be able to provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.

9 Recycling and trash storage shall be designed in accordance with Section 174-14.G.

N Redevelopment of the site is subject to all requirements found in the Township subdivision and side plan ordinance and all relevant design standards except as specified and/or modified herein and as received and approved by the Joint Land Use Board.

10.3 Property Acquisition

The following parcels are privately owned:

- Block 59, Lots 17, 17.02, and 17.03

Harrison Township reserves the right to use eminent domain to acquire any of the parcels located in the designated Redevelopment Area.

10.4 Relocation Analysis

Township officials will not have a need for temporary or permanent relocation of a business and/or residents since the site is devoid of any business or residents.

10.5 Infrastructure and Public Improvements

All roadway sewer and water infrastructure must be in place prior to the issuance of the first residential building permit for any of the two residential parcels within the Redevelopment Plan area.

The Redevelopment Area falls within the existing Township Sewer Service Area. New sewer laterals will be required to service anticipated site development.

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties. New water line extensions will be required to service anticipated site development.

Any new utility lines constructed to serve the Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances. Certain existing lines or sections of existing lines may be relocated above or underground, if necessary and as determined at site and/or subdivision plan review.

10.6 Affordable Housing

The Redeveloper shall comply with all affordable housing statues, regulations and/or ordinances promulgated by the State of New Jersey, and of its agencies, and/or the Township of Harrison.

10.7 Implementation

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the Township's Combined Land Use Code and be submitted by the redeveloper to the Joint Land Use Board so that compliance with the Redevelopment Plan can be determined. Review by the Joint Land Use Board, including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable Township ordinances.

10.8 Relationship to Local Development Regulations

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee and are known as the R-1 Residence-Agricultural Zone District and the R-2 Residence District. The regulations for both zones are found in the Township's Combined Land Use Code.

10.9 Relationship to Local Master Plan

The Redevelopment Plan advances numerous policies, goals and objectives contained in the Harrison Township Master Plan. These are indicated on pages 6 and 7 of this document. Furthermore, the Redevelopment Plan effectuates the vision described in the Harrison Township Master Plan Re-examination Report (December 20, 2006), which states the following:

> "The principals of the State Development and Redevelopment Plan (SDRP) revolve around the concept of "Centers" at various levels of magnitude. The reasons behind this proposition are many and varied: conservation of land, concentration of infrastructure, generation of open space, lessening vehicular congestion, balancing of land uses and many others, generating social, physical and economic benefits Mullica Hill is an extraordinary example of a center that evolved within an agriculture area because of transportation routes and major intersections."

There is now an opportunity presented by this Redevelopment Plan to contribute to and support the ongoing revitalization of Mullica Hill which focuses new development in areas designed to accommodate growth which are in some cases located within close proximity to the Mullica Hill Historic District.

10.10 Relationship to County Master Plan

Gloucester County last updated its Master Plan in 1982. The Development Management Plan Map contained in the master plan shows that the Redevelopment Area falls into an existing development and growth area.

The map is considered a means of managing future growth rather than restricting it. "It is assumed capable of accommodating all future growth that is expected to occur in the County, by reflects a desire to direct this growth near or within area of existing development." (p. 75). The County would like growth directed into existing developed areas to encourage the cost effective expenditure of public investment for public facilities.

The County Plan states that existing development areas share common characteristics such as public sewerage and water supply, schools, highways, etc. and these areas are the least environmentally sensitive. The Plan states: "It is for this reason that the Plan expects and encourages rehabilitation and infilling types of development to occur in these areas, thereby better maintaining and more efficiently utilizing the County's existing physical infrastructure, while also preserving

the County's natural resources". The growth areas "broadly reflect a filling in and expansion of the County's existing development pattern. The Plan therefore strongly encourages that most of the County's future development occur within these Growth Areas". (p. 77).

Gloucester County submitted a response to the 2004 Preliminary State Development and Redevelopment Plan in a document entitled Final County of Gloucester Cross Acceptance Report (April 2005). In it, the County's position with regard to the State Plan Policy Map shows a Planning Area 3 designation on and around the Redevelopment Area. Thus, despite the varied growth management designations assigned to this area in their Development Management Plan, the County's most recent report acknowledges that this area in its entirety is appropriately designated for growth.

10.11 Relationship to State Development and Redevelopment Plan

The Redevelopment Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 3, the Fringe Planning Area, encompasses the site in question. PA 3 is intended to: "Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed metropolitan and suburban planning areas and land developed rural and environmentally sensitive planning areas; and confine programmed sewers and public water services to centers". (2001 State Plan p.186).

According to the State Plan, the following criteria are a guide to Fringe Planning Area delineation:

- Population density of less than 1,000 people per square mile.
- Generally lacking in major infrastructure investments:
    - The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area.
    - Some centers are served by public water and sewer.
    - Land area greater than one square mile.
    - Does not include land that meets the criteria of Rural or Environmentally Sensitive Planning Areas.
    - Area is adjacent to Metropolitan or Suburban Planning Area.

The State Plan objective relative to land use suggests that development and redevelopment be appropriately located and designed to accommodate growth and that both should not exceed the carrying capacity of the area. The State Plan objective with regard to redevelopment suggests that it occur with a density sufficient to support transit, a broad range of uses, efficient use of infrastructure and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile.

The Redevelopment Plan is basically consistent with the intent and objectives of the State Plan and specifically, with the Fringe Planning Area PA3 designation.

11.0 General Provisions

11.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 59, Lots 17, 17.02, and 17.03) as identified, discussed, and outlined in this document.

11.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

11.3 Validity or Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.