

Lawrence Boulevard Redevelopment Plan

Vacated Industrial Boulevard; Block 96, Lot 1, Lot 1.02, Lot 1.03, & Lot 1.07; Block
96.01 Lot 1; Block 96.02, Lot 1 and Block 83.01, Lots 1, 2, & 3

Hainesport Township, New Jersey



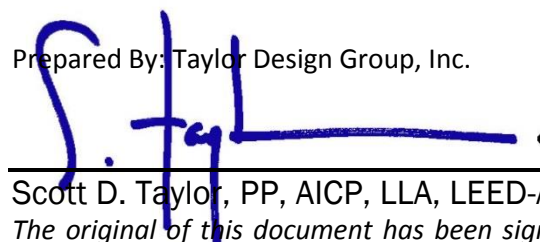
**Township of Hainesport
Burlington County, New Jersey
September 9, 2019**

Introduced: September 10, 2019

Adopted: October 8, 2019

**taylor
design
group**

Prepared By: Taylor Design Group, Inc.



Scott D. Taylor, PP, AICP, LLA, LEED-AP

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

Redevelopment Plan – Lawrence Boulevard Hainesport Township, NJ



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Appendix A- Industrial Boulevard Concept Plan- CP-A

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See Plan Pocket Inside Back Cover of Report for Appendices.

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I. Introduction

The Township of Hainesport desires to effectuate redevelopment of the **Lawrence Boulevard Redevelopment Area**, comprised of:

- Vacated Industrial Boulevard
- Block 96, Lot 1, 1.02, 1.03, and 1.07
- Block 96.01, Lot 1
- Block 96.02 Lot 1
- Block 83.01; Lots 1, 2, and 3.

The Township has determined that the most effective planning and implementation strategy to accomplish revitalization of the site is the redevelopment process in accordance with State statute. This Redevelopment Plan will become the formal planning document for the Redevelopment of the Area and will establish the standards and development regulations to facilitate same.

Redevelopment Plan Preparation Process

On June 11, 2019 and July 16, 2019 Hainesport Township Committee passed Resolution 2019-106-6 and 2019-123-7 respectively, authorizing the Hainesport Township Joint Land Use Board to undertake an investigation to determine whether the referenced area meets the statutory criteria to be considered an **Area in Need of Redevelopment, Without Condemnation**, pursuant to the Local Redevelopment and Housing Law (LRHL).

The Determination of Need/Preliminary Investigation Report dated July 31, 2019 prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner, was reviewed by the Joint Land Use Board a public hearing held on August 7, 2019, where the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met. The determination that the area qualified as an **Area in Need of Redevelopment, Without Condemnation**, was memorialized by the Joint Land Use Board by adoption of Resolution 2019-06 dated August 7, 2019.

On August 13, 2019, by Resolution 2019-133-8 the Township Committee designated the parcels as an **Area in Need of Redevelopment, Without Condemnation**.

This Redevelopment Plan will provide a mechanism for the orderly planning and development of the designated Redevelopment Area, and has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, *“no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both...”*

II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the Redevelopment of the Lawrence Boulevard Redevelopment Area. In accordance with the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

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1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the 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 redevelopment area which is proposed to be acquired in accordance with the redevelopment plan; and
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C52:18A-196 et. al.);
6. A housing inventory of all affordable housing units to be removed; and
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.

III. Description of the Lawrence Boulevard Redevelopment Area

General Description

The **Lawrence Boulevard Redevelopment Area** is comprised of 9 lots totaling approximately 56 acres bisected by the vacated Industrial Boulevard and located south of Route 38, at its intersection with Lawrence Boulevard, as shown on the Aerial Map, Tax Map, and Zoning Map figures below.

The Area encompasses portions of two different zoning districts, the HC Highway Commercial and I Industrial Districts.

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Aerial Image Location Map



Parcel Data

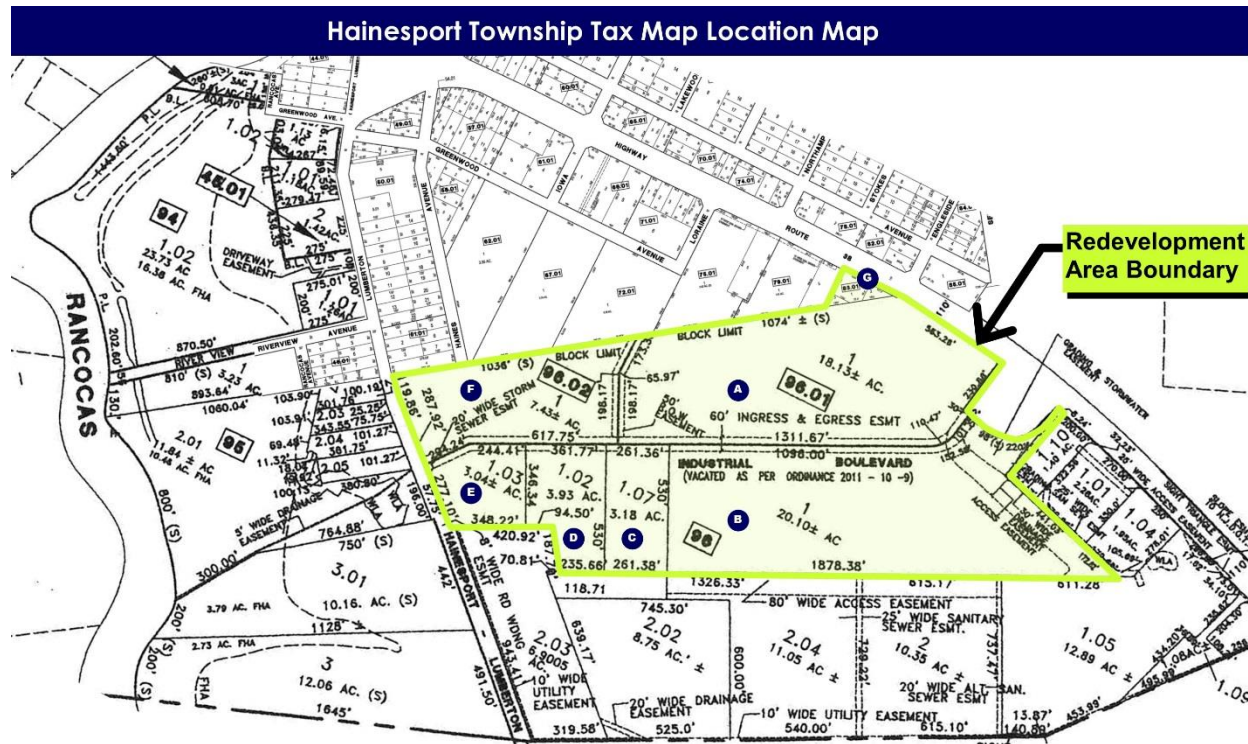
Source- Department of the Treasury, Division of Taxation, Burlington County, NJ MOD-IV data, record details as of January 10, 2019.

Parcel Information–

Map ID	Block	Lot(s)	Owner	Property Address	Approx. Acres	Prop. Class	Zone	Use/Description
A	96.01	1	ZENITH PROPERTIES, LLC	RTE 38	17.07	1	HC/I	Vacant
B	96	1	SENECA PROPERTIES, LLC	RTE 38 & INDUSTRIAL BLVD	19.06	1	I	Vacant
C	96	1.07	HAINESPORT TOWNSHIP	1225 INDUSTRIAL BLVD	3.0	15C	HC	Vacant, Former Tank Farm
D	96	1.02	CJ&M ASSOC OF HAINESPORT	1315 INDUSTRIAL BLVD	3.68	1	HC	Vacant
E	96	1.03	STA-SEAL	LUMBERTON RD	2.75	1	HC	Vacant
F	96.02	1	LUMBERTON RLTY, LLC C/O BACKES/HILL	625 LUMBERTON RD	6.86	4B	I	Verizon Facility
G	83.01	1, 2, 3	SENECA PROPERTIES, LLC	1488 RTE 38	-	1	HC	236'X194'

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Tax Map



IV. Redevelopment Goals & Objectives

Vision

Hainesport Township is a suburban municipality located in Burlington County at the confluence of the North and South Branches of the Rancocas Creek. Rancocas State Park and Long Bridge Park are significant open space assets that contribute to the character of the municipality. Hainesport Township is bordered by four municipalities, Westampton to the north, Mt. Holly to the northeast, Lumberton to the south, and Mt. Laurel to the west. The Township has developed around the major crossroads, along the major arterial roads, and the railroad. With significant regional connections like State Highway Route 38, Marne Highway, and the Mt. Holly Bypass, Hainesport's industrial and commercial uses support the community, and the larger region as well.

Hainesport's vision is to promote a cohesive commercial corridor along Route 38, encourage industrial uses that blend into existing surrounding uses, and allow for the reuse of vacant or abandoned land. To the south, in Lumberton, there is a significant amount of industrial buildings and uses, which include distribution centers, manufacturing, information technology services, wholesale sales, construction, and service uses.

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Encouraging industrial uses along the municipal boundary would create a cohesive built environment. Co-locating industrial uses decreases the need for additional infrastructure that may be needed for new development. The overall vision of the Redevelopment Plan is to create an industrial commercial mixed-use area, that will contribute to the success of Hainesport, by providing opportunities for economic growth through development of vacant or underutilized land.

Township Master Plan & Past Redevelopment Plans

Since the 1996 Master Plan, State Highway Route 38 has been an integral piece in planning for the future of Hainesport. The 2002 and 2008 Reexamination Reports addressed problems and objectives relating to land development along the highway. In 2003, a majority of the Route 38 corridor was eyed for potential Redevelopment, and the Township Committee authorized the Joint Land Use Board to undertake investigations to determine whether the referenced areas met the statutory criteria to be considered an ***Area in Need of Redevelopment***. The “Industrial Boulevard Redevelopment Plan”, prepared by Ragan Design Group, was adopted in 2004, and included the same parcel boundary as the Lawrence Boulevard Redevelopment Plan.

The 2008 Reexamination report mentions the “modest success” of the redevelopment area, as The Home Depot received approval at the site but was never implemented. The report further acknowledged that attracting high quality commercial development to the Route 38 corridor remained a challenge for the municipality. It remains a challenge to this day.

The 2008 Reexamination Report introduces various recommendations that encourage the use of redevelopment plans to guide future development. The Reexamination Report made it clear that the ongoing maintenance and review of redevelopment plans along the Route 38 corridor remain a priority.

Redevelopment Area Goals & Objectives

A. Plan Goal

The goal of the Redevelopment Plan is consistent with the following goal outlined by the 1996 Master Plan, and as characterized in the 2002 and 2008 Reexamination Reports.

- 1) Encourage the development and improvement of existing commercial, office, and business uses along the Route 38 corridor.

B. Plan Objectives

- 1) Preserve and enhance the commercial corridor along State Highway Route 38 by reserving commercial zone along Route 38
- 2) Provide an attractive industrial development creating a cohesive land use pattern between Hainesport and Lumberton
- 3) Encourage industrial and commercial development that will provide jobs and ratable growth for the Township of Hainesport

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- 4) Promote the reuse of vacant and abandoned sites by embracing smart growth practices of directing development towards existing developed areas, thus providing economic opportunities, and enhancing quality of life.
- 5) Ensure development effectively improves land use and circulation efficiency, through consolidating parcels that may be difficult to develop, using the smart growth practice of compact design to build on underutilized lots.

V. Land Use Plan

Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of permitted uses, bulk standards, off-street parking and loading requirements, and general design standards. Where regulations of this Plan conflict with the Township's development regulations, this Plan shall control; where they do not conflict, the Township's development regulations shall apply.

Development applications for this Redevelopment Area shall be reviewed and approved by the Joint Land Use Board. The Redevelopment Plan adopts and incorporates by reference ***Chapter 104: Land Use of the Township of Hainesport***, and all other applicable land use regulations of the Township of Hainesport that are not expressly modified herein.

Exceptions from Standards

Bulk or "c" variances per N.J.S.A. 40:55D-70(c) from the development requirements, and design waivers per N.J.S.A. 40:55D-51 from the standards set forth by this Redevelopment Plan may be necessary in certain limited circumstances. In such instances, the Joint Land Use Board may grant variances and waivers if the Redeveloper demonstrates that such relief will not substantially impair the intent of the Redevelopment Plan and will not present a substantial detriment to the public health, safety and welfare, consistent with the Municipal Land Use Law.

Any use or "d" variances per N.J.S.A. 40:55D-70(d) from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (10 feet or 10% of the maximum height) of the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

Provisions Related to Off-Site Improvements

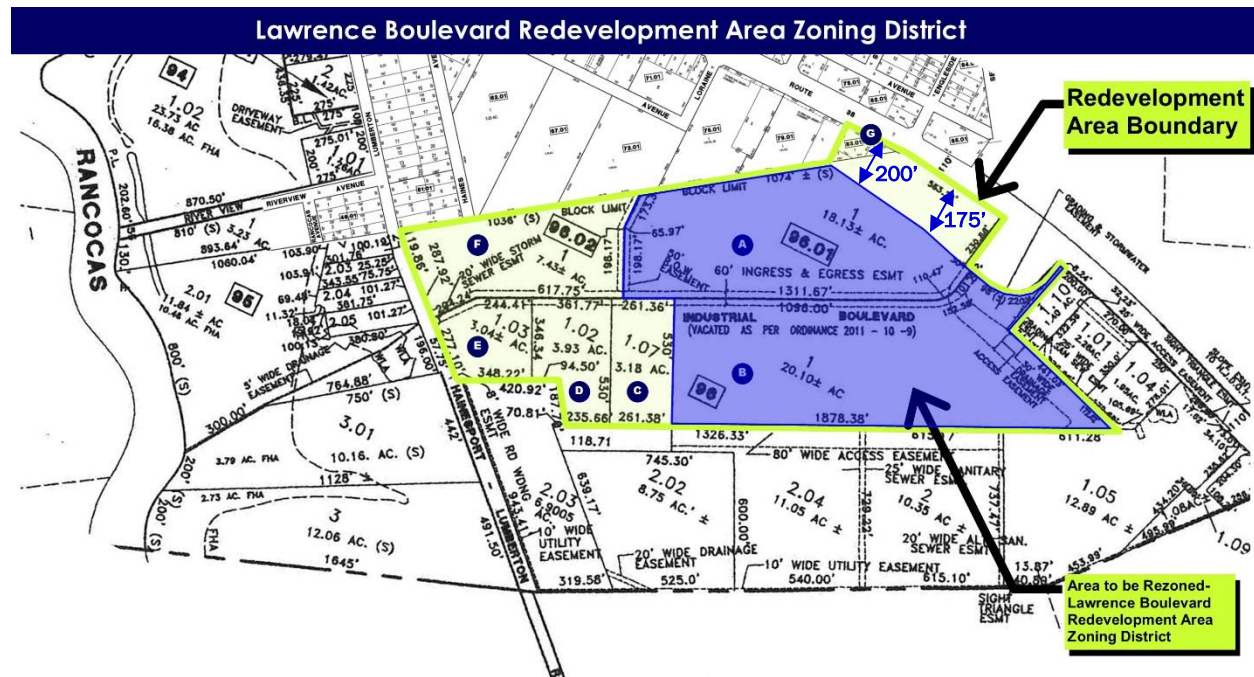
The extent of the Redeveloper's responsibility for any installation or upgrade of infrastructure related to its project, whether on-site or off-site, shall be as outlined in a Redevelopment Agreement. All infrastructure improvements shall comply with applicable local, state, and federal codes including the Americans with Disabilities Act.

Creation of the Lawrence Boulevard Redevelopment Area Zoning District

This Redevelopment Plan hereby establishes the **Lawrence Boulevard Redevelopment Area (LBRA)** Zone District which is applicable to and shall govern the development of the central

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portion of the overall Redevelopment Area and includes all of Block 96, Lot 1 and a majority portion of Block 96.01, Lot 1, as shown in the image below. The remainder of the parcels in the Redevelopment Area will remain under their current zoning designation at this time.



Site Plan and/or Subdivision Application and Approval

The Hainesport Township Joint Land Use Board, pursuant to the provisions of the L.R.H.L. N.J.S.A. 40A:12A-13 and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., shall conduct site plan and subdivision review as applicable, for any proposed development in the Area, upon submission of a complete application for development.

VI. District Standards – Lawrence Boulevard Redevelopment Area Zoning District

Concept Plan

All Redevelopment shall comply with the standards set forth below and shall be generally consistent with either of the following Concept Plans:

- **Lawrence Boulevard- Concept Plan A; Sheet CP-A**, prepared by Langan Engineering, dated 8/29/2019. This concept generally consists of the following:
 - Approximately 478,684 SF building, with at least 12,500 SF of office space.
 - 374 car parking spaces
 - 48 banked Car parking spaces
 - 99 loading dock spaces
 - 127 trailer parking spaces

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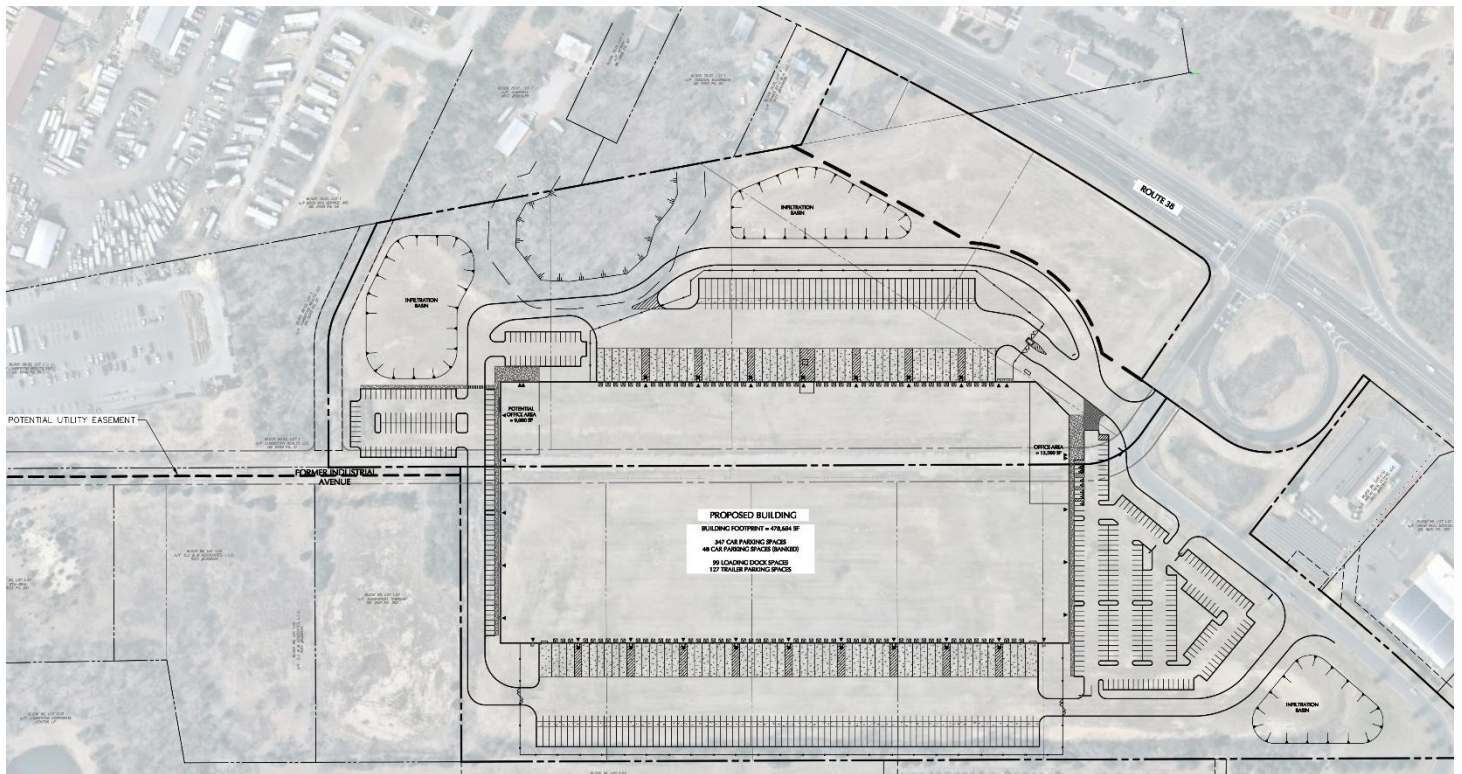
- **Lawrence Boulevard- Concept Plan B; Sheet CP-B**, prepared by Langan Engineering, dated 8/29/2019. This concept generally consists of the following:
 - Approximately 478,684 SF building, with at least 13,500 SF of office space.
 - 240 car parking spaces
 - 112 loading dock spaces
 - 139 trailer parking spaces

A portion of each plan is inserted below. Full size versions are included as Appendices A & B.

Also included in the conceptual plans are access driveways connecting to Lawrence Boulevard, 3 infiltration basins, and potential utility connections to Lumberton Road. The portion of the tract along the Route 38 frontage will remain in the Highway Commercial Zoning District, and is reserved for future commercial development.

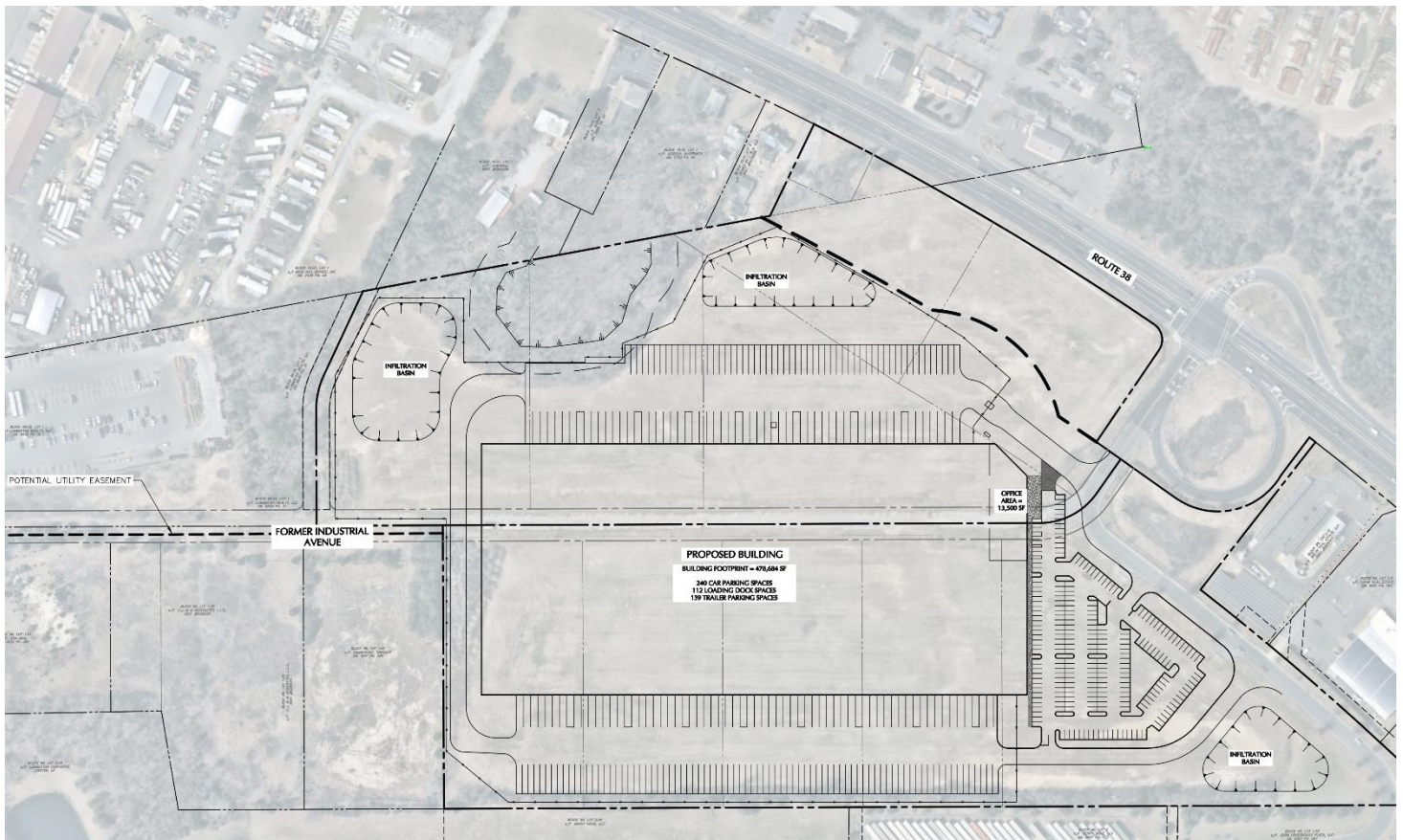
The Site Plan Drawings and Architectural Elevations shall be substantially consistent with the conceptual plans and the architectural renderings below, to effectuate the redevelopment; and shall be submitted to the Redevelopment Entity/Township Committee for review and approval prior to any submission to the Joint Land Use Board as set forth above. The standards enumerated herein are intended to supplement and clarify the intent of the Concept Plans.

Concept Plan A



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Concept Plan B



Building Perspectives



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Permitted Principal Uses LBRA Lawrence Boulevard Redevelopment Area Zoning District (LBRA)

Within the Lawrence Boulevard Redevelopment Area Zoning District, the following land uses shall be permitted uses:

- a) Manufacturing
 - a. Apparel and other cloth fabrics
 - b. Printing
 - c. Furniture and fixtures
 - d. Heating and cooling equipment
 - e. Machinery
 - f. Computer and electric product
 - g. Electronic Equipment and components
 - h. Dental Lab
 - i. Surgical appliance and supplies
 - j. Miscellaneous Manufacturing

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- b) Wholesale Trade
- c) Transportation/Warehousing, including but not limited to wholesale/consumer order fulfillment; but not including, mini warehouses and self-storage
- d) Information/Insurance/Finance
 - a. Communications
 - b. Technical and Data Centers
- e) Professional/Scientific Technical Services – Finance
 - a. Engineering, accounting, research, etc.
 - b. Research, development, and testing
 - c. Office Administration services
- f) Health Services, such as Medical Laboratory for manufacture or processing, except no retail, wholesale, or individual health service or visits permitted

All accessory uses customary and incidental to the primary use shall be permitted, including but not limited guard houses.

Dimensional Regulations

- A. Within the Lawrence Boulevard Redevelopment Area Zoning District, the following dimensional requirements shall apply:
 - a. Minimum lot area: Two acres.
 - b. Maximum Building coverage: 37.5%.
 - c. Minimum front yard- Route 38: 100 feet
 - d. Minimum front yard- Lawrence Boulevard Cartway: 75 feet
 - e. Minimum side yard: 25 feet.
 - f. Minimum rear yard: 25 feet.
 - g. Minimum frontage: 100 feet. (May include Rt. 38 Jug-handle)
 - h. Maximum building height: 50 feet*. (Measured from Finished Floor Elevation)
 - i. Maximum impervious coverage: 75%.
 - j. Minimum vegetated area: 25%.
 - k. Minimum setback of parking or traffic aisle from:
 - i. A right-of-way line: 35 feet.
 - ii. Lawrence Boulevard Cartway: 27 feet.
 - iii. A side or rear property line: 15 feet.
 - iv. A side or rear property line of an adjacent parcel within the Lawrence Boulevard Redevelopment Area: 10 feet.

*Height exception- Rooftop mechanicals may exceed the permitted height by up to 5 feet provided that they cover not more that 5% of the roof area, and are adequately screened.

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Design Standards for Industrial

1. Design Standards

- a. Architectural floor plans and building elevations and Site Plan design plans shall be substantially consistent with those provided in this Plan; and shall be approved in concept by the Redevelopment Entity/Township Committee prior to submission to the Joint Land Use Board for Site Plan approval.
- b. Areas of flat roof used for mechanical equipment shall be screened from view of public areas, streets, driveways and parking lots.
- c. Trash receptacles, compactors, and dumpster storage areas not connected to the building, shall be effectively screened from the site perimeter by enclosures designed to complement the principal building and should be planted where practical to soften the appearance of the structure.
- d. Building and mechanical equipment, including but not limited to HVAC, meters, grills, elevator cabinets, transformers and satellite dishes, should be located to be visually shielded from adjacent roadways and properties to the extent allowed by utility companies.
- e. A comprehensive maintenance plan shall be submitted to the Redevelopment Entity/Township Committee for approval as a condition of Site Plan approval for all exterior areas. This plan shall identify the maintenance responsibilities and obligations of various site entities.
- f. All plant material shall be guaranteed under a performance bond, and a 2 year maintenance bond.

Design and Performance Standards

The following design and performance standards supplement the design and performance standards for the LBRA District. In the event of a conflict between the general design and performance standards and this Redevelopment Plan, this Redevelopment Plan shall govern.

1. Easements

- a. Cross easements shall be provided where required, to provide safe and efficient circulation between existing and future developments

2. Off Street Parking

- a. Off-street parking shall be provided in accordance with the applicable Township requirements set forth in **Article XII § 104-115**, Off-street parking and loading, except that the following standards shall supersede the parking requirements for the following categories of land uses:
 - i. Warehouse Minimum number of spaces: 1 space per 1,500 square feet of gross floor area
 - ii. Warehouse Maximum number of spaces: 1 space per 750 square feet of gross floor area
 - iii. Accessible parking shall be provided in accordance with the NJ Barrier-Free Sub-Code and the Americans with Disabilities Act requirements.

3. Loading

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- a. Loading and vehicle storage may be provided in any side or rear yard, and may be permitted in the Rt. 38 front yard, provided it is at least 200' from the Right-of-way, as shown on Concept Plans CP-A and CP-B.
- 4. Buffers
 - a. The buffer requirements of §104-101 apply however, where the district is adjacent to residential uses a buffer 25 feet in width shall be provided.
- 5. Fences
 - a. Fences shall be permitted in accordance with the applicable Township requirements set forth in **Article XII § 104-53.G**, except that fences may be permitted within the Rt. 38 front yard, provided said fence is at least 175' from the Right-of-way, as shown on Concept Plans CP-A and CP-B.
 - b. Sound attenuation fences or barriers may be constructed in any buffer.
- 6. Signs
 - a. Signs shall be permitted in accordance with the applicable Township requirements set forth in **Article XII § 104-123**, except as modified as follows:
 - i. Two freestanding signs are permitted, each having a maximum area of 125 SF.
 - ii. Freestanding signs shall be set back not less than 15 feet from the Rt. 38 Right-of-way, and not less than 5 feet from the Lawrence Boulevard curb line; and in no case shall any sign be within any required sight triangle.
 - iii. Two facade signs are permitted per tenant, each having a maximum area of 250 SF, with a maximum total of 4 facade signs per site.
 - iv. Not more than 1 façade sign may be placed on any individual façade.
 - v. Window signs are not permitted.
 - vi. Operational/Directional signs not larger than 32 SF are not considered freestanding signs, and may be provided as determined appropriate by the Joint Land Use Board.

Sustainable Building Practices

To the extent feasible, sustainable site and building practices are encouraged to reduce the project's dependency upon natural resources. These practices may include, but are not limited to, the following:

- 1.) Install operable windows, awnings, shading devices and roof vents to reduce reliance on HVAC units;
- 2.) Maximize building and window insulation to conserve energy and reduce energy costs;
- 3.) Encourage the use of recycled building and site materials and recycle construction debris;
- 4.) Create shaded parking areas to reduce reliance on automotive air conditioning; Parking lot trees may be utilized to satisfy the intent of this section.

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- 5.) Where practical, plant native or naturalized vegetation to minimize water, pesticide and herbicide usage and to create foraging opportunities for wildlife;

Landscaping and Lighting

A. Landscaping and Street Trees

- 1) *Conformance.* To promote a desirable visual environment through creative techniques and good civic design and arrangements; and to promote the conservation of open space and valuable natural resources in the Township, all redevelopment shall comply with the landscape standards set forth in §104-115, and §104-116, or provide a more appropriate design relative to the specific aspects of a particular site or development proposal with the approval of the Redevelopment Entity or Joint Land Use Board.
All areas should be designed to enhance the visual quality of the site; provide safe vehicular and pedestrian circulation; protect against potential natural and man-made hazards in a manner which will promote the public health, safety and general welfare.
- 2) *Maintenance.* Maintenance of landscape areas is a crucial part of any land development and must be addressed for all exterior areas of the Redevelopment Area. Specifications for the perpetual maintenance of all outdoor areas on a site to assure a safe and attractive environment and to promote healthy growth of all plant materials shall be provided. This shall include identification of the parties responsible for said maintenance.
- 3) *Irrigation.* Automatic underground irrigation systems should be considered for highly visible planted areas of the site, such as vehicular access points and office entrance areas. Irrigation systems shall be designed to maximize water usage efficiency by minimizing evaporation and overspray. Rain sensors or soil moisture sensors are required to conserve water by reducing the unnecessary over watering of plantings.

B. Lighting.

- 1) All areas within the redevelopment area shall receive adequate illumination in accordance with applicable Township Ordinances.
- 2) All exterior lighting shall be full cut-off or dark sky compliant fixtures, except for accent lighting expressly approved by the Joint Land Use Board. All light fixtures shall have a correlated color temperature of between 3,000° - 3,500° Kelvin.
- 3) Pole mounted and building mounted lights may be up to 40 feet in height.
- 4) Lighting levels should be reduced overnight to security levels if the business is not in operation.

VII. Affordable Housing, Property Acquisition, & Relocation

Affordable Housing

There are no existing or proposed affordable housing units to be removed in conjunction with the Lawrence Boulevard Redevelopment Area, so no replacement plan is required.

Identification of Proposed Property Acquisitions

The Lawrence Boulevard Redevelopment Area has been determined to be a Redevelopment Area, without Condemnation. There are no proposed property acquisitions.

Temporary/ Permanent Resident Relocation

The Lawrence Boulevard Redevelopment Area is not currently occupied by residents or housing of any type. Therefore, no relocation is necessary.

VIII. Plan Relationship to Definitive Local Objectives

Contiguous Municipalities

The four municipalities that border Hainesport Township are Westampton to the north, Mt. Holly to the northeast, Lumberton to the south, and Mt. Laurel to the west. The Lawrence Boulevard Redevelopment Area is anticipated to benefit the surrounding municipalities by creating a commercial industrial mixed-use area through the development of underutilized or vacant land. Enhancing the commercial corridor on Route 38 not only benefits Hainesport, but surrounding municipalities because the development will create more activity in the area. Developing on underutilized or vacant land, in already developed areas, decreases possibility of suburban sprawl occurring in the surrounding area. Encouraging commercial industrial mixed-use in the Lawrence Boulevard Redevelopment Area will create a cohesive land use pattern that will create a better-quality built environment.

Burlington County

The 2018 Burlington County Highway Master Plan prepared by the Delaware Valley Regional Planning Commission (DVRPC) is an update to the county's 1989 Highway Master Plan. The Plan was created to supply a vision and implementation framework for the county highway network, that sustainably complements long-term growth patterns. As the Lawrence Boulevard Redevelopment area is located on the State Highway Route 38, it is important that the redevelopment plan complements the DVRPC Highway Master Plan.

Within the Master Plan, the designated Business Centers and Freight Centers significantly affect the Lawrence Boulevard Redevelopment Area. Business Centers are business parks usually dominated by office space and generate traffic during rush hours. Freight Centers are business or industrial parks that contain manufacturing, industrial, warehousing, and distribution sales. Freight Centers generate peak and off-peak traffic, where large trucks can be expected to make up a higher proportion in comparison to other land use centers.

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The Lawrence Boulevard Redevelopment Area is located within the Mount Holly Business Center, and in between two Hainesport/Lumberton Freight Centers (see map below). Given the proximity to these centers, encouraging commercial industrial mixed-use development aligns with the Highway Master Plan, allows for the economic growth of Hainesport, and creates a cohesive land use pattern.

State Development and Redevelopment Plan

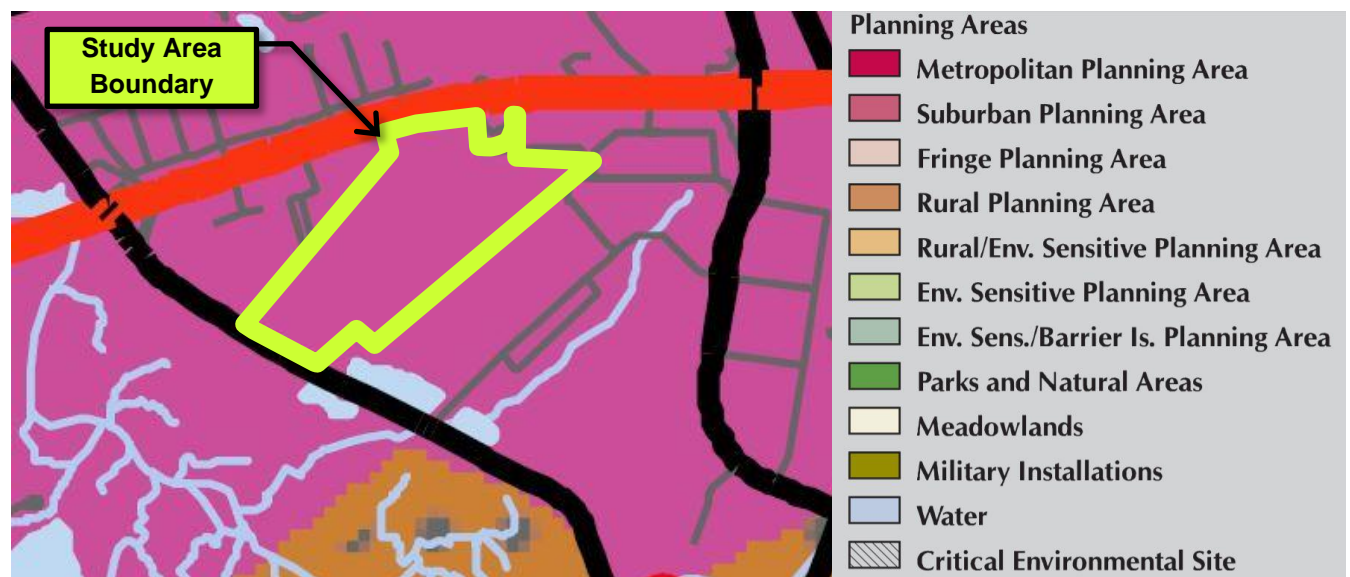
According to the 2001 State Development and Redevelopment Plan (SDRP) the Study Area is located within the Suburban (PA2) Planning Areas. See Map Below:

The Study Area is located within the Suburban Planning Area 1 (PA2). According to the SDRP, the intent of the Suburban Planning Area is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns

The adopted State Plan of 2001 seeks to encourage redevelopment in areas where infrastructure already exists to reduce sprawl, reuse sites, and enhance the built environment. The Redevelopment Plan satisfies that overarching goal.

The following map and key illustrate the location context of the Redevelopment Area on the New Jersey State Plan Policy Map dated January 16, 2018.



IX. Administrative and Procedural Requirements

Compliance with Affordable Housing Obligation

Pursuant to §44-30, mandatory affordable housing development fees are authorized to be collected for new nonresidential development. The ordinance requires new nonresidential development to pay a fee equal to 2.5% of the equalized assessed value of the land and improvements. The final amount of the affordable housing development fee shall be as set forth in a Redeveloper Agreement.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Committee of the Township of Hainesport may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, following the required procedures of the LHRL as amended.

Duration of the Redevelopment Plan

The Redevelopment Plan, which may be amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of the Redevelopment Plan and execution of a Redevelopment Agreement.

Redevelopment Entity

The Township Committee of the Township of Hainesport shall serve as the redevelopment entity.

Redeveloper Selection

The Township Committee/ Redevelopment Entity may designate qualified redeveloper(s) to undertake work to implement the provisions of this Redevelopment Plan, in accordance with the provisions set forth in the Local Redevelopment and Housing Law (LRHL).

Redevelopment Plan Effectuation

Upon the adoption of this redevelopment plan pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), as set forth in 40A:12A-8 Effectuation of development plan; the Township Committee/Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the Township Committee/Redevelopment Entity may:

- a. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29).
- b. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22).

Redevelopment Plan – Lawrence Boulevard Hainesport Township, NJ

- c. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), provided that the land or building is located within (1) an area that was determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area.
- d. Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- e. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
- f. Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area.
- g. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.), lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.
- h. Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this act.
- i. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area.

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- j. Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
- k. Request that the planning board recommend and governing body designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas.
- l. Study the recommendations of the planning board or governing body for redevelopment of the area.
- m. Publish and disseminate information concerning any redevelopment area, plan or project.
- n. Do all things necessary or convenient to carry out its powers.

Redevelopment Agreement(s)

Pursuant to the Local Redevelopment and Housing Law (LRHL), the Redevelopment Entity shall enter into a Redevelopment Agreement with the designated Redeveloper, which Agreement may include negotiation of long-term financial agreements and/or tax abatement, and shall be consistent with the provisions of at 40A:12A-8, as follows:

- a. All agreements, leases, deeds and other instruments from or between a municipality or redevelopment entity and to or with a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan; a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the municipality or redevelopment entity fixes as reasonable; a provision that the redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area or project, or any part thereof, without the written consent of the municipality or redevelopment entity; a provision that upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations; and any other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of this act. The aforesaid covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

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- b. A lease to a redeveloper may provide that all improvements shall become the property of the municipality or redevelopment entity. The execution of a lease with that provision shall not impose upon the municipality or redevelopment entity any liability for the financing, construction, management or operation of any redevelopment project, or any part thereof.

Severability

If any provision of the **Lawrence Boulevard Redevelopment Plan** shall be adjudged by the courts to be invalid, such adjudications shall apply only to the provision so adjudged and the remainder of the Plan shall be deemed valid and effective.

Redevelopment Plan – Lawrence Boulevard Hainesport Township, NJ

Bibliography

1. Local Redevelopment and Housing Law.
2. Township of Hainesport Joint Land Use Board Resolution 2019-06, dated August 7, 2019.
3. Township of Hainesport Committee, Resolution 2019-133-8, dated August 13, 2019.
4. Preliminary Investigation for Non-condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, by Taylor Design Group Inc., dated July 31, 2019 (Adopted August 7, 2019).
5. “Policy Map of the State Development and Redevelopment Plan, Monmouth County”. State of New Jersey Department of State, Office of Planning Advocacy. January 16, 2018.
6. 1996 Hainesport Township Master Plan Update, Ragan Design Group, October 1996
7. 2004 Master Plan Amendment Land Use, open Space and Conservation Elements, Ragan Design Group, April 2004
8. 2008 Reexamination of Master Plan and Development Regulations, Ragan Design Group, December 2008
9. Redevelopment Plan Preliminary Investigation and Redevelopment Plan INDUSTRIAL BOULEVARD, Ragan Design Group, October 2004
10. Burlington County Highway Master Plan, by the Delaware Valley Regional Planning Commission for in June 2019 <https://www.dvrpc.org/Reports/18019.pdf>
11. Lawrence Boulevard Concept Plan CP-01, consisting of 1 sheet, by Langan Engineering and Environmental Services Inc., dated August 1, 2019.

Redevelopment Plan – Lawrence Boulevard Hainesport Township, NJ

Appendix A-

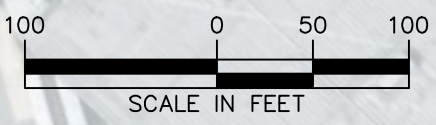
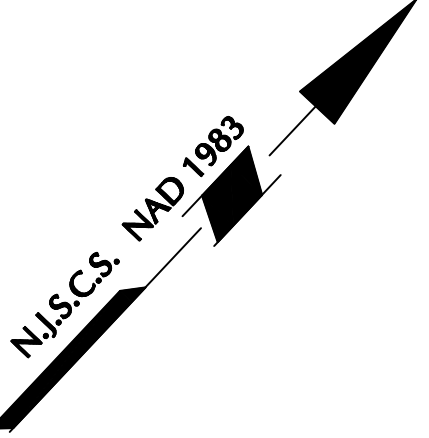
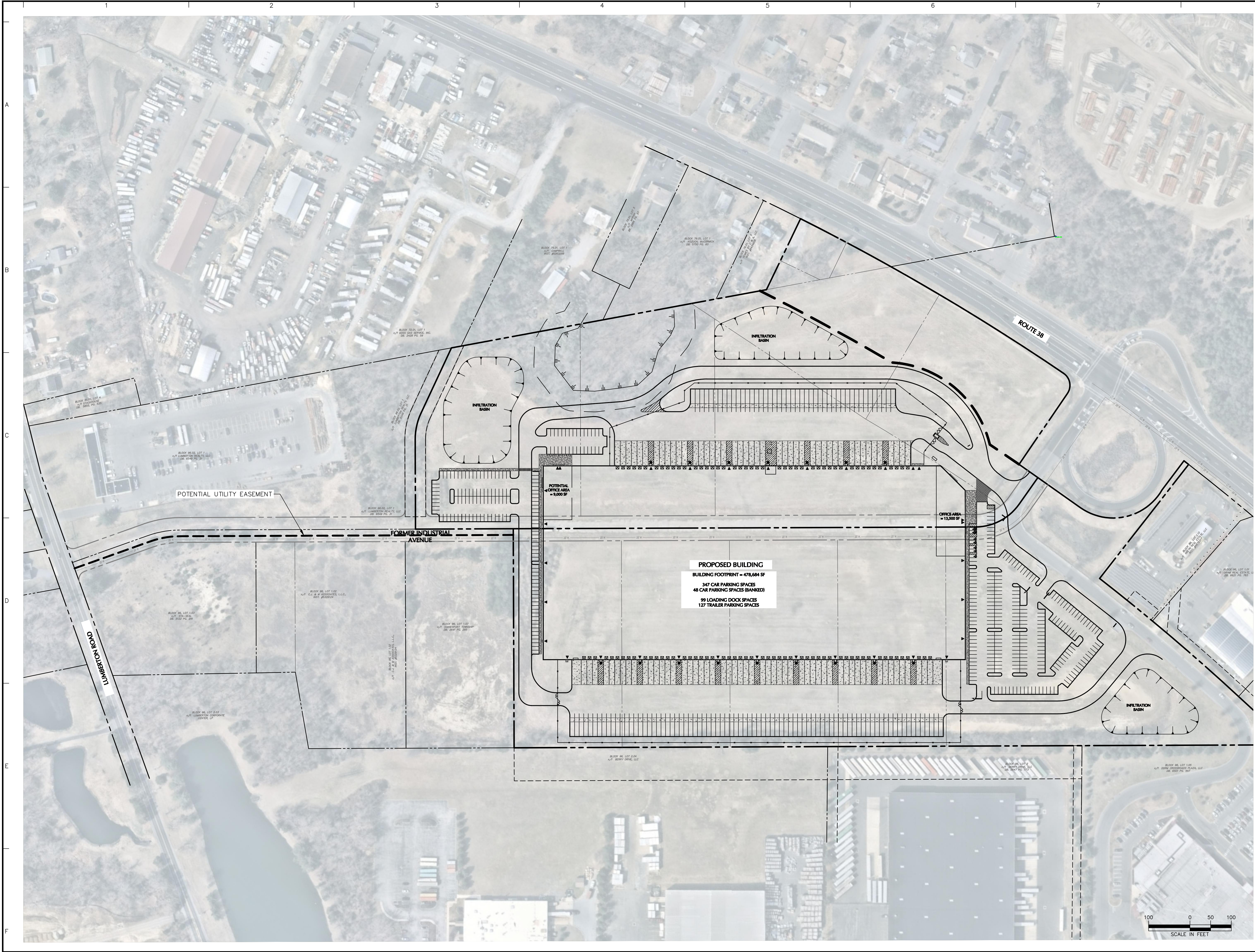
Lawrence Boulevard- Concept Plan A; Sheet CP-A, prepared by Langan Engineering, dated 8/29/2019.

See Plan Pocket Inside Back Cover of Report.

Appendix B-

Lawrence Boulevard- Concept Plan B; Sheet CP-B, prepared by Langan Engineering, dated 8/29/2019. This concept consists of:

See Plan Pocket Inside Back Cover of Report.

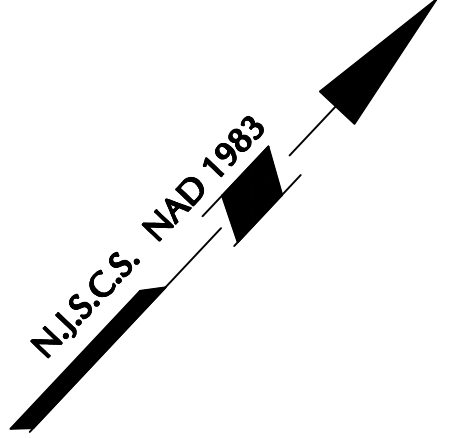
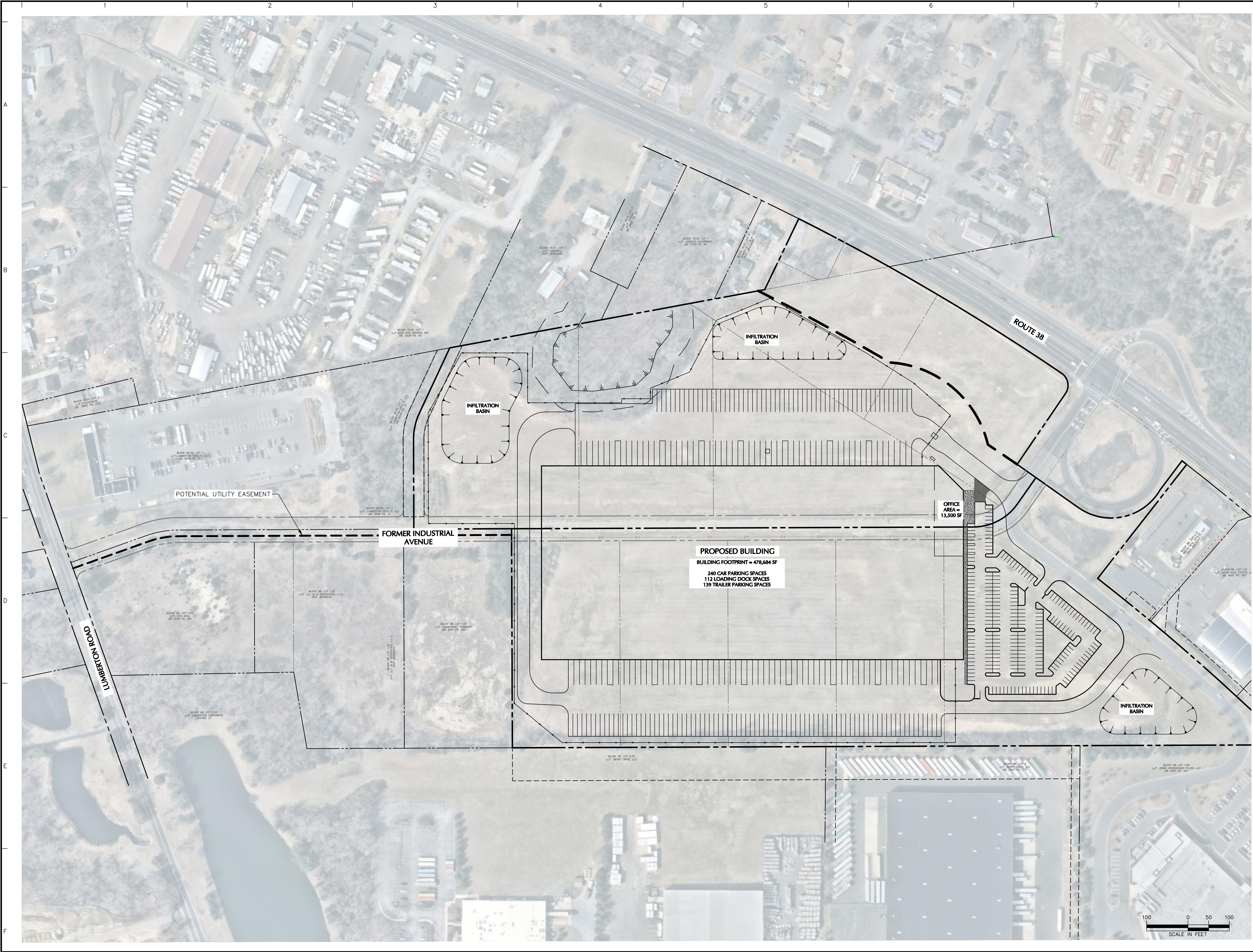


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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
LAWRENCE BOULEVARD
BLOCK No. 96.01, LOT No. 1
BLOCK No. 96, LOT No. 1
BLOCK No. 83.01, LOTS No. 1-3
HAINESPORT
BURLINGTON COUNTY NEW JERSEY
Drawing Title

CONCEPT PLAN A

Project No. 100788201	Drawing No.
Date 08/29/2019	CP-A
Drawn By CS	
Checked By RB	



PROJECT NO. 100788201

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

LAWRENCE BOULEVARD

BLOCK No. 96.01, LOT No. 1
BLOCK No. 96, LOT No. 1
BLOCK No. 83.01, LOTS No. 1-3
HAINESPORT
BURLINGTON COUNTY NEW JERSEY
Drawing Title

CONCEPT PLAN B

Project No.	Drawing No.
100788201	CP-B
Date	
08/29/2019	
Drawn By	
CS	RB
Checked By	

