

# Bancroft Lane Redevelopment Plan

Block 100.4; Lot 12

Hainesport Township, New Jersey

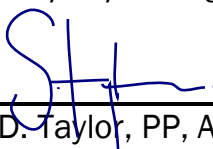


THE TOWNSHIP OF  
**HAINESPORT**  
NEW JERSEY

Township of Hainesport  
Burlington County, New Jersey  
April 1, 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.*

Adopted: **May 14, 2019**

# Redevelopment Plan – Bancroft Lane Rehabilitation Area



## **Hainesport Township Committee**

Frank Masciocchi, Mayor  
Leila Gilmore, Deputy Mayor  
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# Redevelopment Plan – Bancroft Lane Rehabilitation Area

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# Redevelopment Plan – Bancroft Lane Rehabilitation Area

## I. Introduction

The Township of Hainesport desires to effectuate redevelopment of the area commonly referred to as the Quaker Bancroft Lane property, comprised of Block 100.14; Lot 12 (hereinafter referred to as the “**Bancroft Lane Rehabilitation Area**” or “**BLRA**”). The approximately 12-acre property is located within the Highway Commercial (HC-) Zoning District, at the southwest quadrant of the Bancroft Lane and Route 38 intersection.

The landowner was denied approvals in 2009 to construct a commercial center on the site, but in 2016 was granted use variance approval to develop 32 townhouse units, in 8 buildings having 4 units per building. (Resolution 2017-4)

Subsequent to that approval, the landowner approached the Municipality expressing a desire to abandon the Townhouse approval and to construct single family residential units on the subject property.

In addition, a Site Survey provided by the land owner indicates that several temporary and at least one permanent structure exist on the subject property, which appear to be encroachments by adjacent businesses which front on Route 38.

Relative to the most significant potential encroachment, a building located partially on Block 108, Lot 2.01, known as the former Heidelberg Press building, is shown on the applicant's survey to encroach several feet onto the subject property. This violates both use and bulk standards for the Zoning District including setbacks and buffers.

The Township has determined that the most effective planning and implementation strategy to accomplish revitalization of the site is the rehabilitation/redevelopment process in accordance with the Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A:12A, et seq. This Redevelopment Plan will become the formal planning document for the Area and will establish the standards and development regulations to facilitate same.

## Redevelopment Plan Preparation Process

On August 13, 2018 the Hainesport Township Committee passed Resolution 2018-126-8, 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 or an Area in Need of Rehabilitation***, pursuant to the Local Redevelopment and Housing Law (LRHL).

The Determination of Need/Preliminary Investigation Report dated October 22, 2018, prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, Township Planner/ Landscape Architect, was reviewed by the Joint Land Use Board at a public hearing held on November 1, 2018, 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 Rehabilitation***, was memorialized by the Joint Land Use Board by adoption of Resolution # 2018-13 dated November 1, 2018.

# Redevelopment Plan – Bancroft Lane Rehabilitation Area

On November 7, 2018, by Resolution 2018-156-11 the Township Committee designated the tract as an **Area in Need of Rehabilitation**.

This Redevelopment Plan will provide a mechanism for the orderly planning and development of the designated Rehabilitation 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 **Bancroft Lane Rehabilitation 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:

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 Rehabilitation Area

### General Description

The “**Bancroft Lane Rehabilitation Area**” or “**BLRA**”, is comprised of Block 100.14; Lot 12 and encompasses approximately 12 acres, located within the Highway Commercial (HC) Zoning District. The property is situated at the southwest quadrant of the Bancroft Lane and Route 38 intersection.

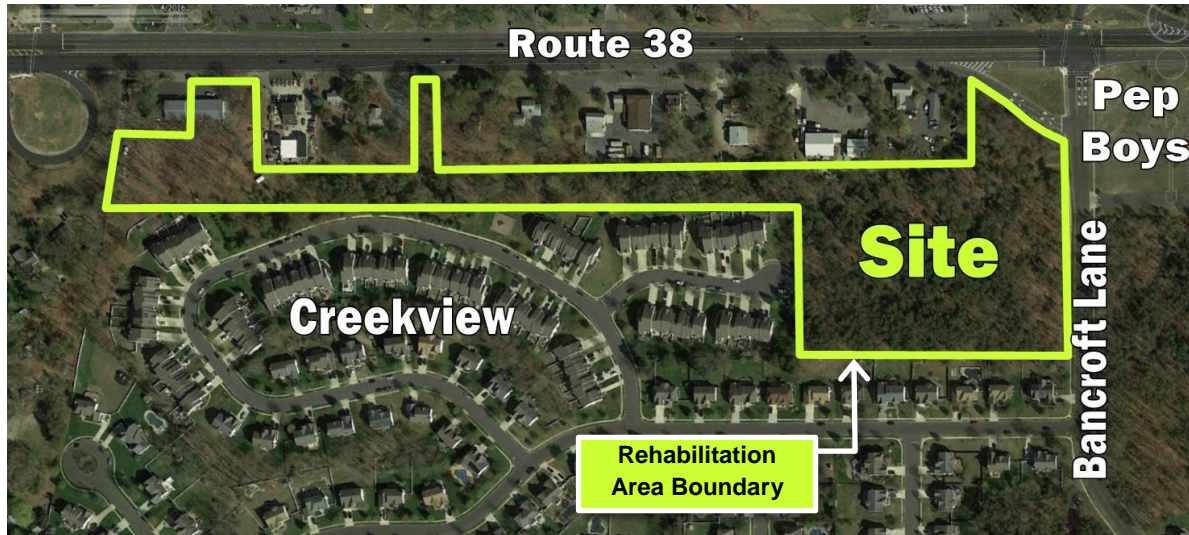


# Redevelopment Plan – Bancroft Lane Rehabilitation Area

To the south of the BLRA is the Creekview Development consisting of single-family and townhouse neighborhoods within the Residential-1a (R-1a) Zone. The property is bordered to the north by several commercial and residential land uses fronting Route 38, also within the HC Zoning District.

To the east is Bancroft Lane and further east are commercial uses fronting on Route 38 and vacant lands in the HC Zone. To the west is a Route 38 turnaround (jughandle), commercial uses in the HC Zone District and further east residential uses in the Residential-1 (R-1) Zone.

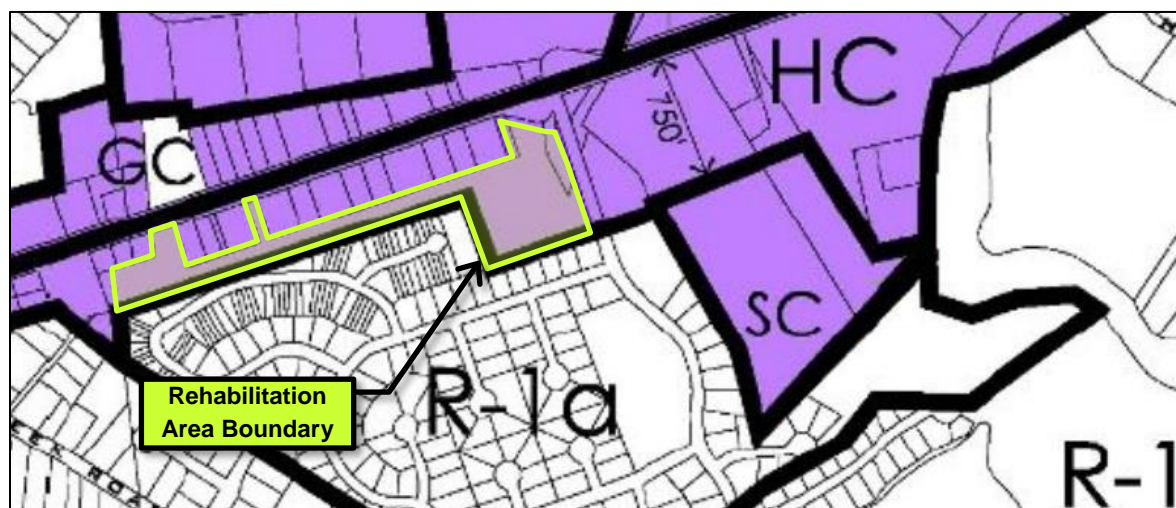
## Aerial Image Location Map



## Zone Map

Excerpt from Hainesport Zoning Map (below)

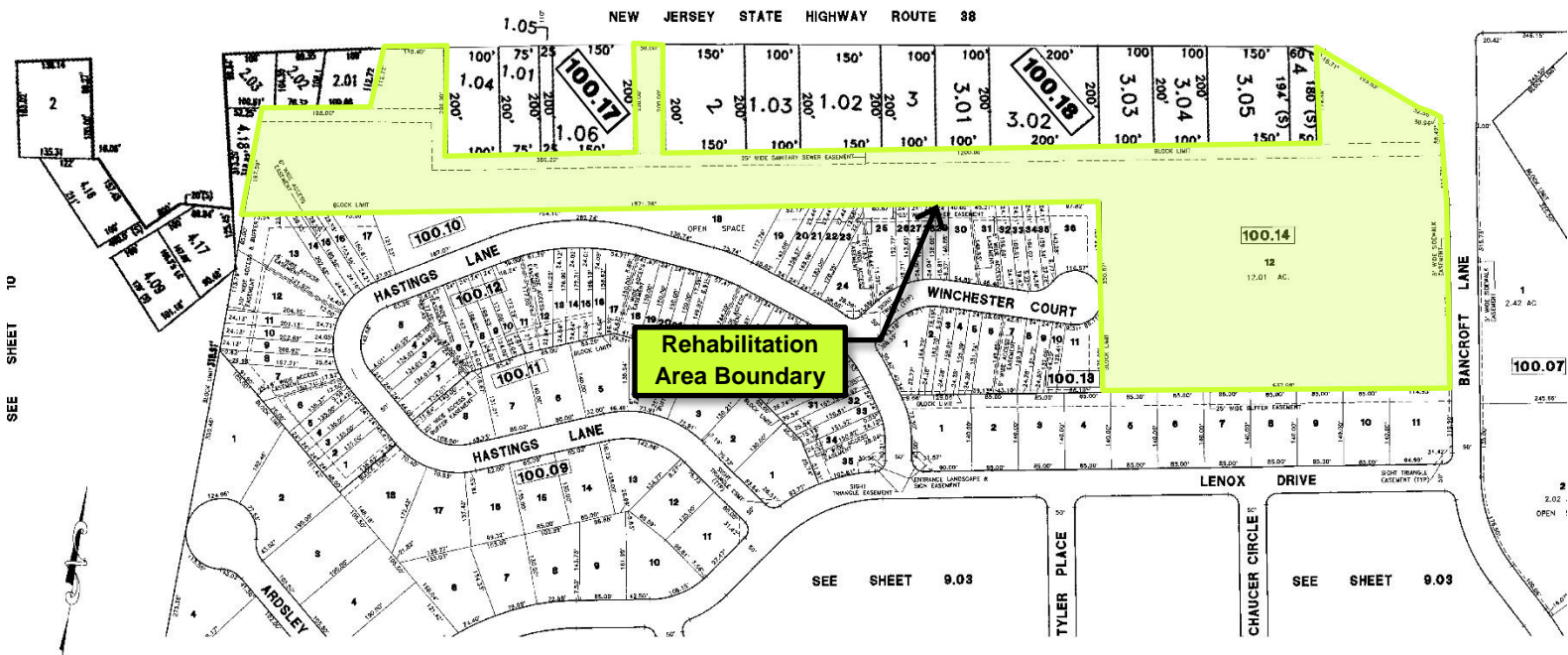
HC = Highway Commercial, SC= Senior Citizen, GC= General Commercial  
R-1a = 10,500 SF Residential (formerly PRD), R-1 = 20,000 SF Residential



# Redevelopment Plan – Bancroft Lane Rehabilitation Area

## Tax Map

The Composite Tax Map below illustrates the **Bancroft Lane Rehabilitation Area**- Block 100.14, Lot 12.



## IV. Redevelopment Goals & Objectives

### Vision

The Township of Hainesport is located south and east of the confluence of the North and South Branches of the Rancocas Creek. Rancocas State Park and Long Bridge Park are vast areas of preservation located just south of the North Branch Rancocas Creek. Hainesport contained vast areas of agricultural lands and developed along the creeks pre and post-Revolutionary War. The Township has slowly developed around the major crossroads, and along the major arterial roads and the railroad.

The site is bound by single family development to the south, townhouses to the west, Bancroft Lane and forested areas leading to the Rancocas Creek to the east. North of the site are commercial and industrial uses with access to NJSH Route 38. Historic aerial imagery illustrates that the area was agricultural land and reforested in the relatively recent past. It is envisioned that additional open space along the South Branch Rancocas Creek and commercial development will be located east and south of the intersection of Bancroft Lane and Route 38.

The site was previously envisioned by the Master Plan to be a continuation of the Highway Commercial zone, which contains restaurant, retail, wholesale, and service uses located along Route 38. It is an irregularly shaped lot, but is now envisioned to achieve several valuable outcomes:

# Redevelopment Plan – Bancroft Lane Rehabilitation Area

- Provide a continuation of the single-family residential development located to the south.
- Correct issues of physical encroachment improvements on the property through subdivision.
- Convey the western portion of the site to the Township for potential reuse in conjunction with future redevelopment efforts along the Route 38 corridor.

## Township Master Plan

The Master Plan reports from 1996 to the present, consistently characterize the existing land use as vacant and Land Use Plan makes no recommended changes to the zoning of the parcel. The site is located entirely within the Highway Commercial HC Zone District denoting a minimum lot size of 5 acres (217,800 SF).

## Rehabilitation Area Goals & Objectives

The plan goals are consistent with several of the enumerated goals of the 1996 Township Master Plan and subsequent Reexamination Report of 2008.

### A. Plan Goals

- 1) Protect and preserve established residential neighborhoods.
- 2) Meet the housing needs of a wide range of income and age levels.
- 3) Encourage the development and improvement of existing commercial office and business uses along the Route 38 corridor.

### B. Plan Objectives

- 1) Provide residential development adjacent to areas where it has historically occurred, connecting to existing developed areas.
- 2) Provide residential opportunities to low and moderate-income persons through the contribution to the housing trust fund; and provide alternative housing types to accommodate varied households.
- 3) Retain and expand the existing employment base of the community through prudent land use decisions. Retention of commercially zoned land near Route 38 while reducing nuisance concerns, is critical to Hainesport's overall success as a full-service community.

## 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, residential density, and bulk 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. The New Jersey Residential Site Improvement Standards also apply to the development.



# Redevelopment Plan – Bancroft Lane Rehabilitation Area

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 **Chapters 104: Land Use**, 44: Affordable Housing, 71: Uniform Construction Codes, 85: Fire Prevention, 89: Flood Damage Prevention, 94: Housing Standards, 132: Property Maintenance, 155: Soil Removal, and 163: Streets and Sidewalks and all other applicable land use regulations of the Township of Hainesport that are not expressly modified or superseded 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.

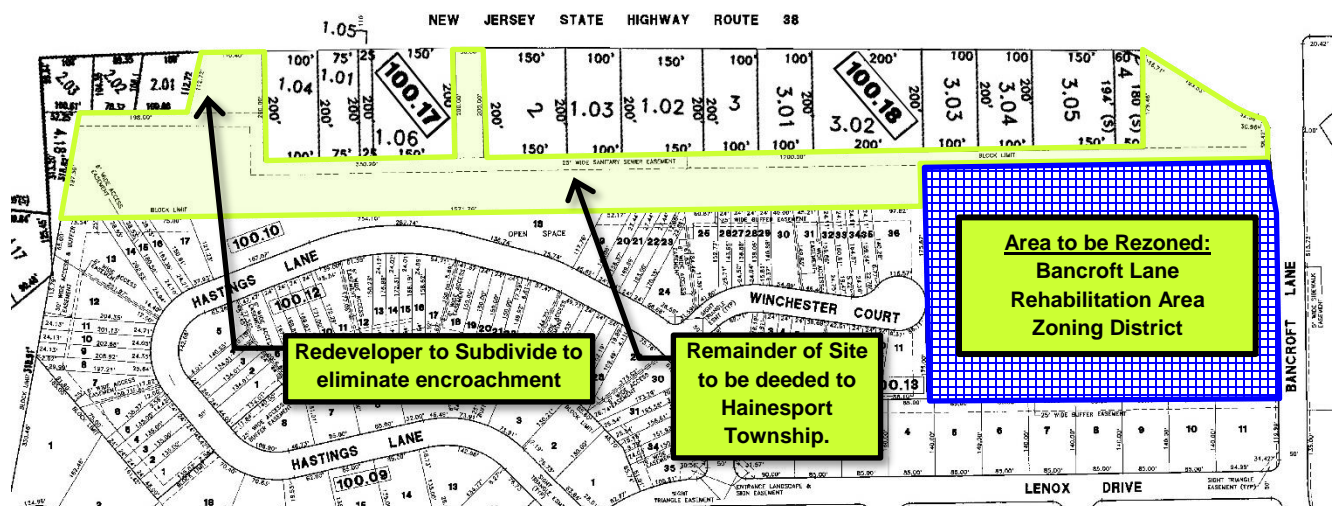
Any use or “d” variances per N.J.S.A. 40:55D-70(d) from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (10 feet or 10% of the maximum height) of the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by Township 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 Bancroft Lane Rehabilitation Area Zoning District

This Redevelopment Plan hereby establishes the **Bancroft Lane Rehabilitation Area (BLRA)** Zone District which is applicable to and shall govern the development of the eastern portion of the Block 100.14; Lot 12 as shown in the image below.



# Redevelopment Plan – Bancroft Lane Rehabilitation Area

## Land Development Application and Approval

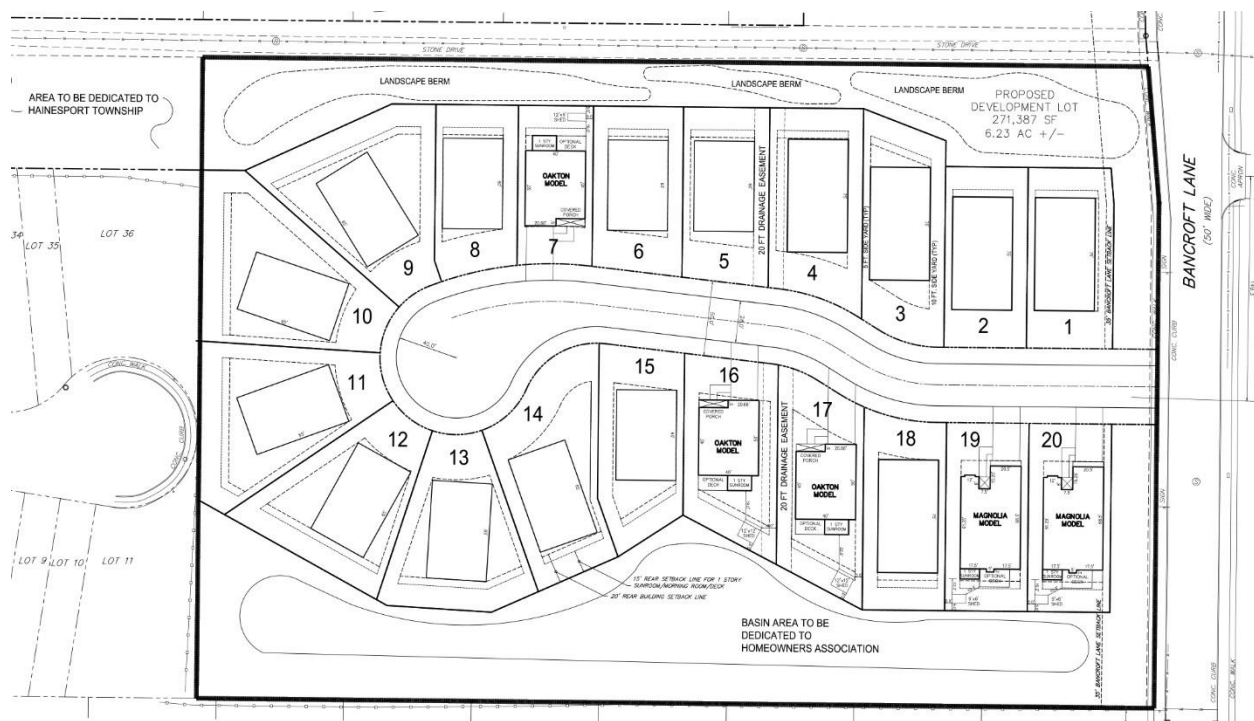
The Hainesport Township Joint Land Use Board, pursuant to the provisions of the L.R.H.L. N.J.S.A. 40A:12A-13 and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et.seq., shall conduct Subdivision review of any proposed development in the Area, upon submission of a complete application for development.

## VI. District Standards – Bancroft Lane Rehabilitation Area Zone District

### Concept Plan & Architecture

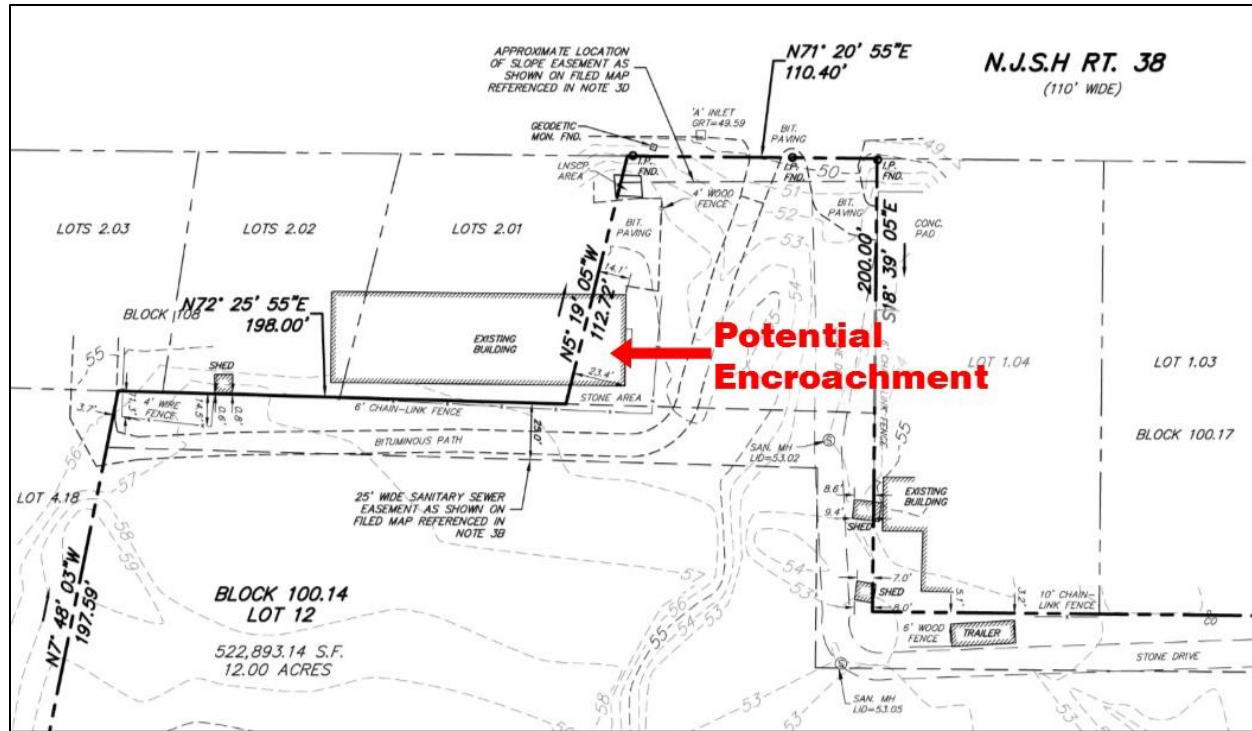
All land development proposals shall be substantially consistent with the conceptual plan and the architectural exhibits below, to effectuate appropriate rehabilitation of the site.

The roadway and lot layout shall be generally consistent with the **Redevelopment Plan Concept Map** prepared by Taylor Design Group, Inc., dated March 12, 2019 attached as Appendix A, and **Concept 4**, consisting of 2 sheets, last revised March 28, 2019, prepared by Stout and Caldwell Engineers LLC, attached as Appendix B, a portion of which is inserted below.



The Subdivision Drawings and Architectural Elevations shall be submitted for review and approval by the Redevelopment Entity prior to submission to the Joint Land Use Board for Major Subdivision and/or Site Plan approval as set forth herein. This application shall also include subdivision to eliminate the encroachment of the portion of the former Heidelberg Press building located on Block 108, Lot 2.01, in accordance with the figure below.

# Redevelopment Plan – Bancroft Lane Rehabilitation Area



The Architectural Elevations shall be generally consistent with the following images provided by Bruce Paparone entitled “Ashton”, “Oakton”, and “Magnolia”.

## Ashton Model





# Redevelopment Plan – Bancroft Lane Rehabilitation Area

Oakton Model



Magnolia Model



# Redevelopment Plan – Bancroft Lane Rehabilitation Area

## Permitted Principal Uses

As described above, this Redevelopment Plan rezones the eastern portion of the site to the **Bancroft Lane Rehabilitation Area Zoning District- BLRA**, which area shall be developed in accordance with the standards contained below. The western remainder of the Rehabilitation Area will remain within the Highway Commercial HC District.

### §104-48.1 Bancroft Lane Rehabilitation Area Zoning District- BLRA

A. Dimensional Regulations. Within the **BLRA** District, the following dimensional requirements shall apply:

(1) Single-family detached dwelling units:

(a) Minimum lot area:	5,200 square feet.
(b) Minimum lot width:	50 feet
(c) Yards	
[1] Minimum front yard:	25 feet
[2] Minimum side yard:	5 feet
[3] Minimum Aggregate side yard:	15 feet
[4] Minimum rear yard- Principal Dwelling	20 feet
[5] Minimum rear yard- 1 story Sunroom/Morning Room	15 feet
[6] Minimum rear yard- Deck	15 feet
[7] Maximum impervious surface:	65%
[8] Maximum building height:	35 feet
[9] Minimum setback from Bancroft Lane:	35 feet
[10] Minimum distance between dwellings:	15 feet

B. Use Regulations.

(1) Permitted Principal Use: Up to 20 Single-family detached dwelling units.

(2) Permitted Accessory Use:

(a) Fences as permitted at §104-53 except no opaque fence or wall shall exceed four feet in height. Fences with openings of 40% or more are permitted to be six feet high.

(b) Sheds as permitted at §104-53 except no shed shall exceed 144 square feet in area or 12 feet in height.

(c) Pools as permitted at §104-53 except at grade pool decks shall be setback a minimum of 5 feet; and pool water shall be setback a minimum of 10 feet from side or rear property lines.

(d) Recreational facilities or amenities servicing the residential area.

(3) Conditional Uses: None

(4) Prohibited Uses: All uses not specifically permitted.



# **Redevelopment Plan – Bancroft Lane Rehabilitation Area**

## **VII. Affordable Housing, Property Acquisition, and Relocation**

### **Affordable Housing**

There are no existing or proposed affordable housing units to be removed in conjunction with the **Bancroft Lane Rehabilitation Area**, so no replacement plan is required

### **Identification of Proposed Property Acquisitions**

The **Bancroft Lane Rehabilitation Area** has been determined to be a Rehabilitation Area. There are no proposed property acquisitions.

### **Temporary/ Permanent Resident Relocation**

The **Bancroft Lane Rehabilitation 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 contiguous to Hainesport Township include Westampton, Mt. Holly, Lumberton, and Mt. Laurel Townships. The **Bancroft Lane Redevelopment Plan** is not anticipated to impact the adjacent municipalities due to the physical separation.

### **Burlington County**

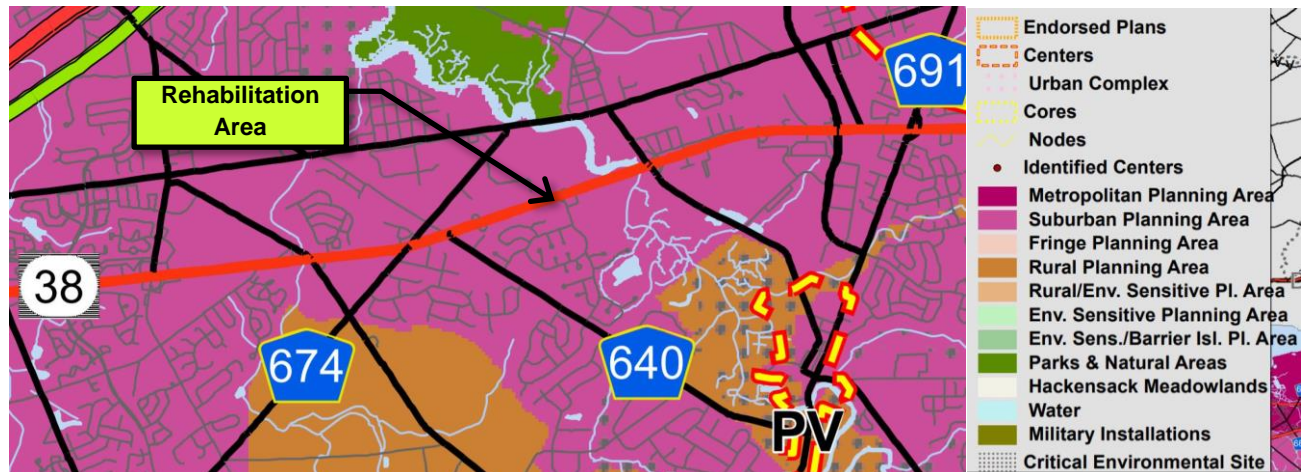
Burlington County does not have a county master plan. The County has generally relied upon the New Jersey State Development and Redevelopment Plan for its land use policy for the county. Burlington County is the largest county in the State of New Jersey, consisting of 819 square miles.

### **State Development and Redevelopment Plan**

The 2016 New Jersey State Plan Policy Map designates this portion of Hainesport as Suburban Planning within the urban complex but outside of any a center, node, or core. This portion of Hainesport is also located in a Smart Growth Planning Area. The State Plan guides future growth to compact forms of redevelopment to protect natural resources and encourage revitalization. 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 Rehabilitation Area on the New Jersey State Plan Policy Map dated January 16, 2018.

# Redevelopment Plan – Bancroft Lane Rehabilitation Area



## 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 residential development which does not provide for low and-moderate income housing on site. 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, as amended, shall be in full force and effect for a period of twenty (20) years from the date of approval of the Redevelopment Plan and execution of a Redevelopment Agreement, when redevelopment of the Area has been completed.

### Redevelopment Entity

The Township Committee of the Township of Hainesport shall serve as the Redevelopment Entity.

### Redevelopment Entity Review

All development proposals within the **Bancroft Lane Rehabilitation Area** shall be submitted to the Redevelopment Entity who will determine whether said proposal is consistent with the Redevelopment Plan as well as any Redeveloper Agreement(s) as may exist. Said review shall occur prior to submission to the Joint Land Use Board for Major Subdivision and/or Site Plan approval.

# **Redevelopment Plan – Bancroft Lane Rehabilitation Area**

This review will include the general site design/layout as well as architecture plans and/or renderings to demonstrate consistency with the goals and objectives of the Redevelopment Plan.

## **Joint Land Use Board Review**

After review by the Redevelopment Entity, in accordance with N.J.S.A. 40A12A-13, all development applications within the Rehabilitation Area shall be submitted to the Joint Land Use Board for subdivision and/or site plan approvals as set forth by ordinances adopted pursuant to the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).

## **Severability**

If any provision of the **Bancroft Lane 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 – Bancroft Lane Rehabilitation Area

## Bibliography

1. NJ Local Redevelopment and Housing Law.
2. Hainesport Township Committee Resolution #2018-126-8. dated August 13, 2018.
3. Joint Land Use Board Resolution 2018-13, dated November 1, 2018.
4. Hainesport Township Committee Resolution, #2018-156-11, dated November 7, 2018.
5. Rehabilitation Area Designation Report, by Scott D. Taylor, LLA, AICP, PP, LEED AP, dated October 22, 2018.
6. “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.
7. 2008 Reexamination Master Plan and Development Regulations, by Ragan Design Group., December 3, 2008.
8. Hainesport Township Master Plan Update, by Ragan Design Group., October 9, 1996.
9. Concept Plan, consisting of 2 sheets, by Stout & Caldwell Engineers, LLC, dated December 5, 2018 and last revised on January 16, 2019.
10. Architectural Images, consisting of 3 sheets, Source: Bruce Paparone.

## Appendices

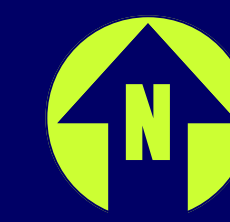
### Appendix A-

*Redevelopment Plan Concept Map-* Prepared by Taylor Design Group, Inc., dated March 12, 2019,

### Appendix B-

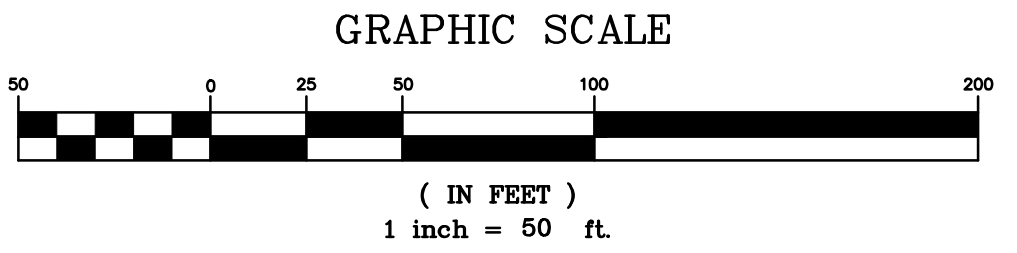
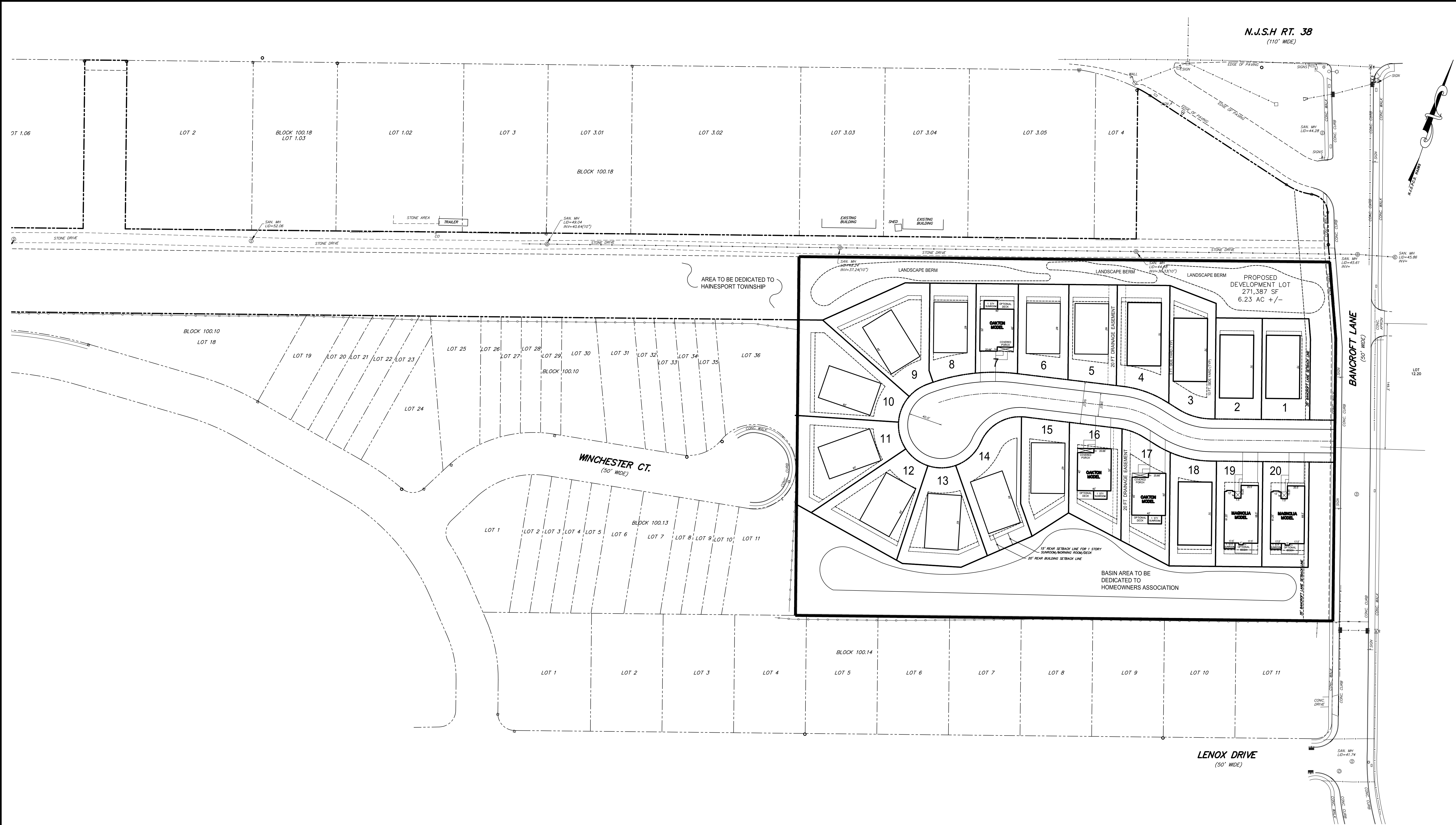
*Concept 4-* prepared by Stout and Caldwell Engineers LLC., last revised March 28, 2019, consisting of 2 sheets







S:\Projects\2015 Projects\1501\1501-051E - QGB II\CAD\Concept\1501-051E Concept 4.dwg, Concept 4, © 2019 Stout & Caldwell Engineer, LLC, © 2019 Stout & Caldwell Engineer, LLC



Rev. No.	Date	Description	By
5	03/28/19	REVISED PER CLIENT COMMENTS	FDR
4	03/15/19	UPDATE PER NEW BLDG LAYOUT	RRS
3	03/06/19	REVISED BULK STANDARDS PER REDEV.	RRS
2	01/16/19	UPDATE PER BULK STANDARDS	RRS
1	12/05/18	INITIAL SUBMISSION	FDR

QGB II, LLC

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Stout & Caldwell Engineers, LLC, NJ Cert. Of Authorization No. 24GA28092700

CONCEPT 4

BLOCK 100.14 - LOT 12

TAX MAP SHEET #9.02

LAND SITUATE IN

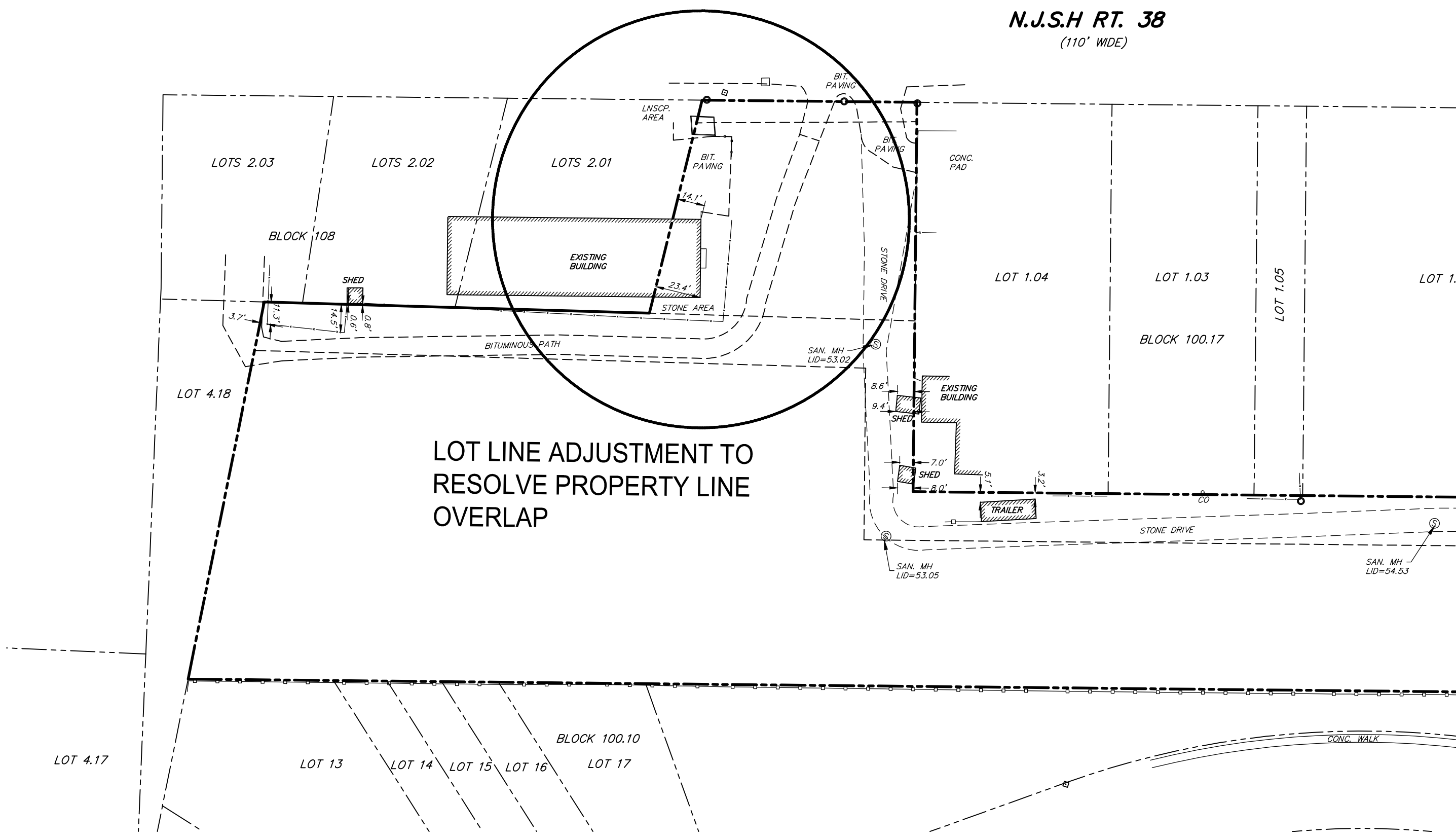
HAINESPORT TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

Scale: 1" = 50'	Drawn by: KWC	Checked by: RRS	Drawing No.: <b>CP-1</b>
Job Number: <b>1501-051E</b>	Sheet No.: <b>1 OF 1</b>		

#### LEGEND

—	PROPERTY LINE	○ MH	MANHOLE
- - -	WETLANDS LINE	■ 'B' INLET	'B' INLET
- - -	SETBACK LINE	—	'A' INLET
- - -	EASEMENT LINE	—	HEADWALL
—	CURB	○ C/D	CLEANOUT
- - -	CONTOUR LINE	○ W	GAS VALVE
—	SPOT ELEVATION	○ W	WATER VALVE
- - -	TREELINE/BRUSH LINE	○ F	FIRE HYDRANT
- - -	STORM SEWER LINE	○ U	UTILITY POLE
—	SANITARY SEWER LINE	○ W/L	UTILITY POLE W/LIGHT
—	WATER LINE	—	SIGN
—	GAS LINE	○ T	TREE W/DIAMETER
—	CHAIN LINK FENCE LINE	○ PK	PK NAIL FOUND
—	WOOD FENCE LINE	○ CM	CONCRETE MONUMENT FOUND
—	OVERHEAD WIRES	○ DH	DRILL HOLE FOUND
○	STORM SEWER MANHOLE	—	BENCHMARK
○	SANITARY SEWER MANHOLE	—	WETLANDS FLAG
○	ELECTRIC MANHOLE	—	DEEDED CENTERLINE
○	WATER MANHOLE	—	FINISH FLOOR ELEVATION (MAN DOOR)
○		—	FINISH FLOOR ELEVATION (GARAGE DOOR)



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