

REDEVELOPMENT PLAN AMENDMENT

The former HITCO property

1328 Route 38 Hainesport Township, New Jersey

(Block 108, Lots 1.02, 3, 3.01, 4.05, 4.06)



Prepared July 2015
and
Adopted on September 8, 2015

A handwritten signature in black ink, appearing to read 'Rick Ragan'.

Rick Ragan, R.A., P.P. President
License# 33LI00184900

A handwritten signature in black ink, appearing to read 'Mara Wexler-Wuebker'.

Mara Wexler-Wuebker, P.P., A.I.C.P.
License # 33LI00587600

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3(b)

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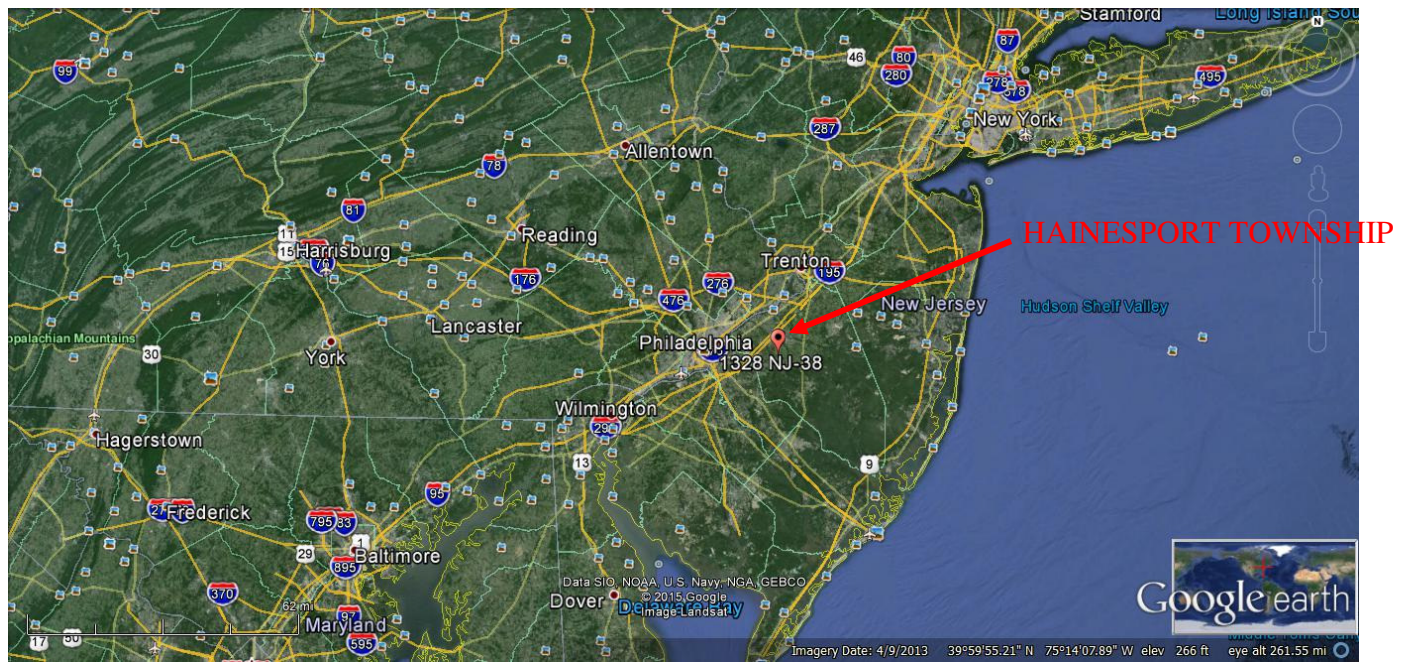
I. INTRODUCTION

This Amended Redevelopment Plan is being prepared at the request of the Hainesport Township Committee and the Joint Land Use Board. On July 13, 2004, Township Committee adopted a Preliminary Investigation and Redevelopment Plan for the property known as the HITCO site, with the street address of 1328 Route 38 in Hainesport Township, New Jersey (Block 108, lots 1.02, 3, 3.01, 4.05, and 4.06). Since that time, there have been revisions to the New Jersey Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et seq. Ragan Design Group evaluated the changes in the law, determining that the statutory amendments have not impacted the findings of the original Preliminary Investigation, which served as the basis of the designation as an Area in Need of Redevelopment.

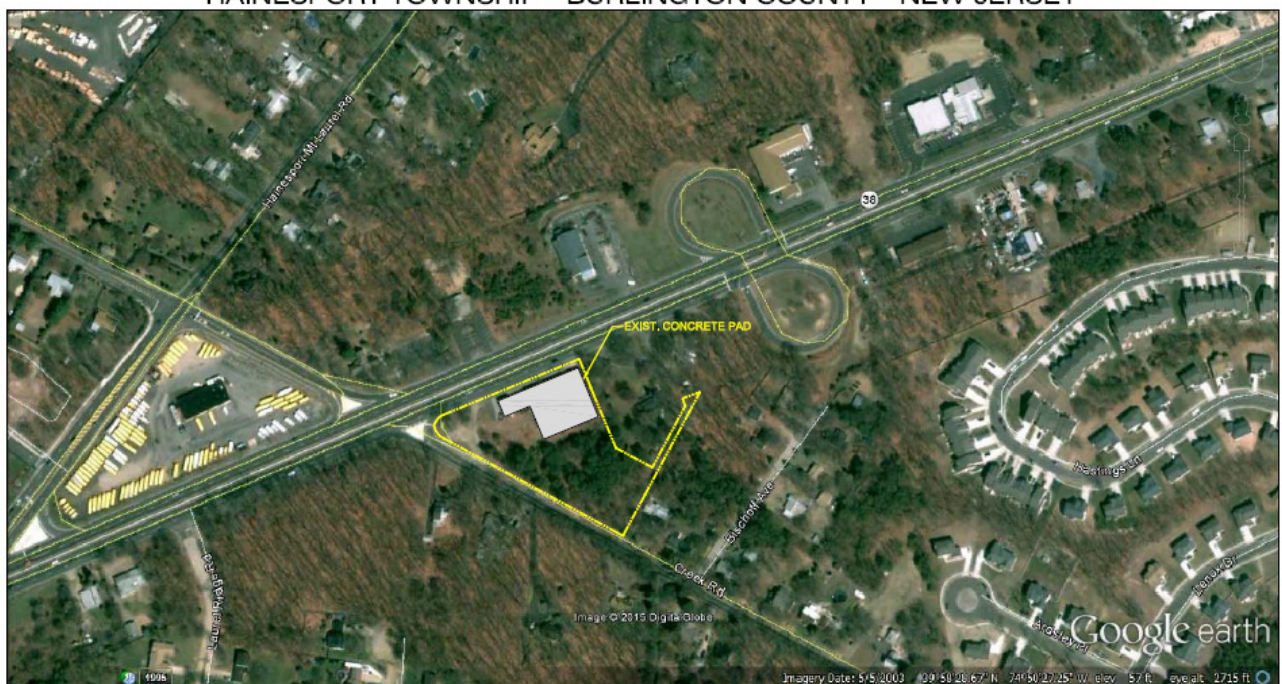
A Redevelopment Plan combines the vision of a master plan with the authority of a zoning ordinance. This Amendment is intended to comply with all of the statutory requirements for a Redevelopment Plan set forth in N.J.S.A. 40A:12A-7, as well as to update site conditions, to incorporate brownfield remediation recommendations, and to include potential site concepts – all in an effort to market the property to potential redevelopers. Thus, this Redevelopment Plan will supersede sections V and VI of the Redevelopment Plan that was adopted for the HITCO site on July 13, 2004.

II. LOCATION

The HITCO site consists of approximately 2.42 acres of land located at the corner of Route 38 East and Creek Road in Hainesport Township, Burlington County, New Jersey. Route 38 is a regional highway connecting the north central portion of Burlington County with the urbanized areas of Camden County and Philadelphia. The site is located 18 miles east of Philadelphia, Pennsylvania, 11 miles east of Cherry Hill, New Jersey, and 6 miles east of Moorestown, New Jersey. Directly north across from the site, there is a Day Care Center, Animal Hospital, and a Car Wash. A School Bus Transportation Sales and Service Center is located on the opposite corner. To the south, there are residential uses. To the west, there is a newly developed professional office complex approximately 1,200 feet from the site, a Fulton Bank approximately 1,400 feet away from the site, and a Wawa Convenience store about 1,500± feet from the site. A 2009 traffic count identified the traffic volume on Route 38 East, from Creek Road (CR 640) to Lumberton Avenue (CR 641), to be 17,770 AADT.



**HITCO REDEVELOPMENT AREA
NEW JERSEY STATE HIGHWAY ROUTE 38 & CREEK ROAD
HAINESPORT TOWNSHIP - BURLINGTON COUNTY - NEW JERSEY**



PROPERTY LOCATION: BLOCK 108, LOTS 1.02, 3, 3.01, 4.05, & 4.06
2236 ROUTE 38
HAINESPORT, N.J. 08036

**RAGAN
DESIGN
GROUP**
WWW.RAGANDESIGN.COM



VIEW EAST ALONG ROUTE 38 (JUNE 2015)



VIEW SOUTH FROM ROUTE 38 (JUNE 2015)



VIEW SOUTH FROM ROUTE 38 (JUNE 2015)



VIEW SOUTH FROM ROUTE 38 (JUNE 2015)



VIEW WEST OF INTERSECTION OF CREEK ROAD AND ROUTE 38 (JUNE 2015)

III. HISTORICAL USE OF THE SITE

OWNER	USE	DATES OF OPERATION	
		START	END
Atlantic Richfield Company	Service Station	1930s	1940s
HFL Plastics	Unknown	5/1/61	4/1/62
CCR Metal Products	Unknown	5/1/69	2/1/71
Hardware and Industrial Tool Company	Metal Hand Tools Manufacturing	10/1/73	1/1/95

The subject site is the location of a former Hardware and Industrial Tool Company (HITCO) that operated on the site from 1973 to approximately 1995. HITCO produced shovel blades, rakes, trowels, and other metal tool heads. HITCO abandoned the property in 1995 and Hainesport Township acquired the property through tax foreclosure in 2000. The Township demolished the building in 2008.

IV. SITE CONDITIONS

The site has soil and groundwater contamination. Brinkerhoff and Whitman conducted several environmental investigations of the site. The following Case Inventory Document, prepared by Whitman, summarizes site conditions as of November 4, 2009.

Case Inventory Document						
Former Hardware and Industrial Tool Company						
Route 38 East and Creek Road, Hainesport Twp, NJ						
PI #020723, NJDEP CASE #01-04-18-0046-13						
Area(s) of Concern, Receptor and Emergency Response Tracking	Impacted Media	Contaminants of Concern	Exposure Route	Receptors		Current Status/Outcome
				Existing	Potential	
AOC-A1: 1,000-gallon Heating Oil UST	Soil	None	None	None	None	Soil samples collected in October 2003 and July 2007 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted. UST needs to be removed as per NJDEP Technical Regulations.
AOC-A2: 500-gallon Heating Oil UST	Soil	None	None	None	None	Soil samples collected in October 2003 and July 2007 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted. UST needs to be removed as per NJDEP Technical Regulations.
AOC-A3: one(1) 500-gallon and one(1) 1,000-gallon Heating Oil USTs	Soil	None	None	None	None	These two (2) USTs are side by side and are considered one (1) AOC. Soil samples collected in October 2003 revealed elevated PID readings and staining. Laboratory Analytical results were below NJDEP standards. In July 2007, additional soil samples were collected to confirm the 2003 results. Again, elevated PID readings and staining was observed. And again, laboratory analytical results were below NJDEP standards. Ground water was not encountered. No further investigation is warranted. USTs need to be removed as per NJDEP Technical Regulations.
AOC-B: Interior Piping	None	None	None	None	None	Three (3) 4-inch pipes were observed in the floor of the building during the 2003 PA. Dye testing was performed in 2003 with limited results. Water and dye were pumped into the piping and it immediately began to overflow. The water was observed for approximately 10 minutes and it did not drain from the piping. Based on the dye tests, the piping is sealed from the subsurface and no samples were collected. No further investigation is warranted.
AOC-C: Ground Water	Ground Water	TCE, PCE, cis-1,2-DCE, 1,1-DCE, 1,1,1-TCA	Ground Water	None	None	Historic ground water sampling results revealed concentrations of chlorinated solvents in ground water. Currently a ground water investigation is ongoing.

<u>Case Inventory Document</u>						
Former Hardware and Industrial Tool Company						
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PI #020723, NJDEP CASE #01-04-18-0046-13						
Area(s) of Concern, Receptor and Emergency Response Tracking	Impacted Media	Contaminants of Concern	Exposure Route	Receptors		Current Status/Outcome
				Existing	Potential	
AOC-D: Open Discharge Pipe	None	None	None	None	None	One (1) 4-inch discharge pipe associated with the onsite lagoon (AOC-F) was observed during the 2003 PA. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. The discharge pipe was traced back to the building and no cracks, breaks or soil staining was observed. At the time of the inspection, the piping was in good condition. No further investigation is warranted.
AOC-E: Compressor Discharge Pipe	None	None	None	None	None	A NJDEP site inspection in 1994 identified soil staining associated with the compressor discharge pipe. The 2003 PA inspection identified the compressor discharge pipe but did not identify any soil staining. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-F On-site Lagoon	None	None	None	None	None	The on-site lagoon historically received storm water run off and non-contact cooling water. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-G Storm Water Drainage Swale	None	None	None	None	None	The storm water drainage swale is located along the rear of the former building and empties into the onsite lagoon. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-H Former Septic System	Soil	None	None	None	None	A septic system with a leach field was utilized by the former operations at the subject property. It has been reported that expired detergents and oil were discharged into the former septic system. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. It was reported that the soils encountered in October 2003 had staining and odors. Soil borings were installed in July 2007 and test pits were installed in September 2007 to confirm the presence of the staining and odors associated with the October 2003 soil samples. Soil samples collected in July 2007 and September 2007 did not reveal any staining or odors and the results were below NJDEP standards. No further investigation is warranted.

Case Inventory Document						
Former Hardware and Industrial Tool Company						
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Area(s) of Concern, Receptor and Emergency Response Tracking	Impacted Media	Contaminants of Concern	Exposure Route	Receptors		Current Status/Outcome
				Existing	Potential	
AOC-I Loading and Unloading Area	None	None	None	None	None	The loading and unloading area is located along the front of the former building. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-J1 Former Disposal Dumping Area	Soil	None	None	None	None	One disposal/dumping area (J1) was reported to exist at the east side of the former building. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. Soil borings were installed in July 2007 to confirm the presence of the staining and odors associated with the October 2003 soil samples. Soil samples collected in July 2007 did not reveal any staining or odors and the results were below NJDEP standards. No further investigation is warranted.
AOC-J2 Former Disposal Dumping Area	None	None	None	None	None	One disposal/dumping area (J2) was reported to exist at the southwest corner of the former building. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. Soil borings were installed in July 2007 to confirm the presence of the staining and odors associated with the October 2003 soil samples. Soil samples collected in July 2007 did not reveal any staining or odors and the results were below NJDEP standards. No further investigation is warranted.
AOC-K1 Drum Storage Area	None	None	None	None	None	One drum storage area was located on the north side of the former building adjacent to the former loading and unloading area (AOC-I). Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-K2 Drum Storage Area	Soil	Bis(2-ethylhexyl)phthalate	None	None	None	One drum storage area was located to the rear of the former building. Soil samples collected in October 2003 revealed concentrations of bis(2-ethylhexyl)phthalate above NJDEP standards. Ground water was not encountered. Soil borings were installed in July 2007 to confirm the presence of bis(2-ethylhexyl)phthalate associated with the October 2003 soil samples. Soil samples collected in July 2007 did not reveal any staining or odors or bis(2-ethylhexyl)phthalate and the results were below NJDEP standards. Based on the July 2007 soil sampling results the bis(2-ethylhexyl)phthalate soil contamination has been delineated to an area 10 feet by 5 feet by 4 feet deep. Excavation of the bis(2-ethylhexyl)phthalate soil contamination is recommended.

Case Inventory Document						
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Route 38 East and Creek Road, Hainesport Twp, NJ						
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Area(s) of Concern, Receptor and Emergency Response Tracking	Impacted Media	Contaminants of Concern	Exposure Route	Receptors		Current Status/Outcome
				Existing	Potential	
AOC-L Former Electrical Transformer	None	None	None	None	None	The former electric transformer was located on the north side of the former building on a concrete pad. Soil samples collected in October 2003 were below NJDEP standards. Ground water was not encountered. No further investigation is warranted.
AOC-M Roof Downspouts	None	None	None	None	None	Numerous roof downspouts were located around the perimeter of the former building. The roof downspouts emptied directly to the ground surface. The former operations did not vent to the roof. No stressed vegetation was observed around the downspouts during the April 2003 PA inspection. No further investigation is warranted.
AOC-N Potable Water Well	None	None	None	None	None	One potable well has been historically associated with the subject property. In August 2007, a NJDEP well search was completed. The results of the well search did not reveal any potable well associated with the subject property. No further investigation is warranted.
AOC-O Cis-1,2 DCE Soil Area	Soil	Cis-1,2 Dichloroethene	Soil	None	None	In July 2007, a series of exploratory test pits (TP-1 through TP-13) were installed at the subject property. Laboratory analytical results for test pit TP-11 revealed concentrations of cis-1,2 DCE (10.5 ppm) above the NJDEP SCC of 1 ppm. Based on the July 2007 soil sampling results, the cis-1,2 DCE contaminated soil located at the test pit sample location TP-11 should be removed from the subject property following the NJDEP Technical Regulations. The extent of the cis-1,2 DCE soil contamination encompasses an area approximately fifteen (15) feet by fifteen (15) feet by six (6) feet deep.

See Exhibit A, Whitman's Site Map with sample locations and AOC locations, dated March 2013. Since the time of the 2009 Case Information Document, Whitman performed additional remedial investigation of the site, including: horizontal delineation of the existing shallow ground water contamination, monitoring well installations, two ground water sampling events from the existing monitoring wells, hydraulic testing of the existing monitoring wells, and vapor intrusion investigation and sampling. Whitman's recommendations for additional remedial investigation activities are described below in Section V.B.5. Brownfield Remediation.

V. REDEVELOPMENT PLAN

The primary objectives of this Redevelopment Plan Amendment are to:

- (a) Eliminate the unhealthy, unsafe and unsightly conditions caused by the former use of the property;
- (b) Return the property to productive use; and
- (c) Attract quality commercial and/or office redevelopment to the site.

A. Relationship to Local Objectives N.J.S.A. 40A:12A-7(a)1

1. Appropriate Land Uses

This Redevelopment Plan Amendment is intended to implement the goals of the 1996 Master Plan, 2002 and 2008 Re-examination Reports with regard to the HITCO property and the Route 38 Highway Commercial Corridor. The 1996 Master Plan describes Route 38 as a valuable commercial growth artery, encouraging “convenience, retail and service uses that complement one another by offering a wide range of development opportunities at accessible locations” along the Route 38 corridor. *Id.* at p.22. It encourages the grouping of land uses and discourages random sprawl, with a focus on the elimination of frequent curb cuts and reduction in traffic friction along the Route 38 corridor. *Id.* at p. 22. It is a priority goal for Hainesport Township to attract high quality commercial and office development along the Route 38 corridor. See 2008 Master Plan Re-examination, p.3. Thus, this Redevelopment Plan is consistent with, and is designed to effectuate, the local objectives for land use outlined in the Township’s Master Plan and Reexamination Reports.

2. Density of Population Objectives

Residential population is not anticipated at the site. The site is located along a Highway Corridor with high traffic volumes, which is most suitable for a blend of highway oriented commercial, business park, and office type of uses.

3. Improved Traffic and Public Transportation Objectives

A redeveloper of the site will be required to make all efforts to eliminate frequent curb cuts and to reduce traffic friction along the Route 38 corridor. Cross easements to adjacent commercial lots will be required to provide safe and efficient circulation between existing and future development so that parking lots will be interconnected with adjacent commercial properties. New development will be required to install a sidewalk along the Creek Road frontage on the site for pedestrian circulation.

4. Public Utilities

The site is currently not serviced by public water or sanitary sewer service. The Redeveloper will be required to connect to New Jersey American Water for public water and to Mount Holly Municipal Utilities Authority for wastewater treatment services. Both are in close proximity to the site. Water is available along Creek Road and Route 38, while sewer is available along Creek Road. See utility locations in Exhibit A, Site Map with Sample Locations and AOC Locations.

5. Recreational and Community Facilities and other Public Improvements

There are no planned recreational or community facilities improvements for the site.

B. Proposed Land Uses and Building Requirements N.J.S.A. 40A:12A-7a(2)

1. Dimensional Regulations

The following dimensional regulations shall apply to development in the Redevelopment Area:

- (a) Minimum Lot Area: 40,000 square feet
- (b) Building Coverage Limit: 25%
- (c) Minimum Front Yard: 50 feet
- (d) Minimum Side Yard: 25 feet
- (e) Minimum Rear Yard: 15 feet
- (f) Minimum Frontage: 200 feet
- (g) Maximum Building Height: 55 feet
- (h) Maximum Impervious Coverage Limit: 65%
- (i) Minimum Vegetated Area: 35%
- (j) Minimum Setback of Parking or Traffic Aisle from:
 - (1) Side or Rear Property Line: 20 feet
 - (2) Public Right of Way: 25 feet

2. Use Regulations

The HITCO Redevelopment Area is located within the Highway Commercial Zoning District. This zone is designated for retail centers, office buildings, and other complimentary and supportive uses.

Permitted Uses

The following land uses are permitted uses:

- (a) Business office uses, e.g., financial and insurance businesses, professional, scientific and technical services, banks, medical offices, government offices, business administration, management and support services;
- (b) Commercial uses, e.g. retail stores, personal service shops, antique shops, variety merchandise sales, furniture sales and similar commercial uses as permitted in the HC Zoning District;
- (c) Restaurants, excluding drive-through and drive-in restaurants and mobile restaurants and food service carts;
- (d) Information industry uses, e.g. wireless telecommunications facilities, including communication (cell) towers, information and data processing services, newspaper, periodical, book, database, and software publishing;
- (e) Buildings consisting of a mix of uses otherwise permitted in the HITCO Redevelopment Area.

Conditional Uses

The following land uses are conditional uses, requiring compliance with Chapter 104, Land Use, Article X. Conditional Uses; Conditions and Restrictions:

- (a) Restaurants with drive-through or drive-in facilities;
- (b) Catering Establishments;
- (c) Food and beverage stores, excluding liquor and package good stores;
- (d) Dry cleaning and laundry services, except coin-operated services.

Prohibited Uses

The following land uses are prohibited uses:

- (a) Outdoor storage and temporary storage;
- (b) Roadside stands;
- (c) All residential uses;
- (d) Mini storage warehouses;
- (e) Warehouses in general;

- (f) Wholesale distribution centers;
- (g) Manufacturing;
- (h) Hospitals;
- (i) Distributorships of a warehouse nature;
- (j) Cemeteries;
- (k) Clubs or lodges;
- (l) Convalescent homes;
- (m) Educational institutions;
- (n) Light manufacturing;
- (o) Body shops;
- (p) Motor vehicle and trailer sales;
- (q) Passenger stations;
- (r) Septic transfer stations;
- (s) Motor vehicle service stations.

3. Design and Performance Standards

The following design and performance standards supplement the Design and Performance Standards for the Highway Commercial District set forth in Chapter 104, Land Use, Article XII. In the event of a conflict between the general design and performance standards and this Redevelopment Plan Amendment, this Redevelopment Plan Amendment shall govern.

Easements

- (a) Cross easements shall be provided to adjacent commercial lots to provide safe and efficient circulation between existing and future commercial developments.

Off-street Parking

- (a) Minimum off-street parking shall be provided in accordance with 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:

- (1) Retail: 4 spaces per 1,000 gross floor area;

- (2) Banks or other financial institutions: 6 spaces per 1,000 gross floor area;
- (3) Restaurants with drive-through or drive-in facilities: 6 spaces per 1,000 gross floor area.
- (b) The maximum off-street parking shall not exceed 105% of the minimum requirements.
- (c) Parking facilities are required to interconnect to adjacent commercial properties.

Architectural Details

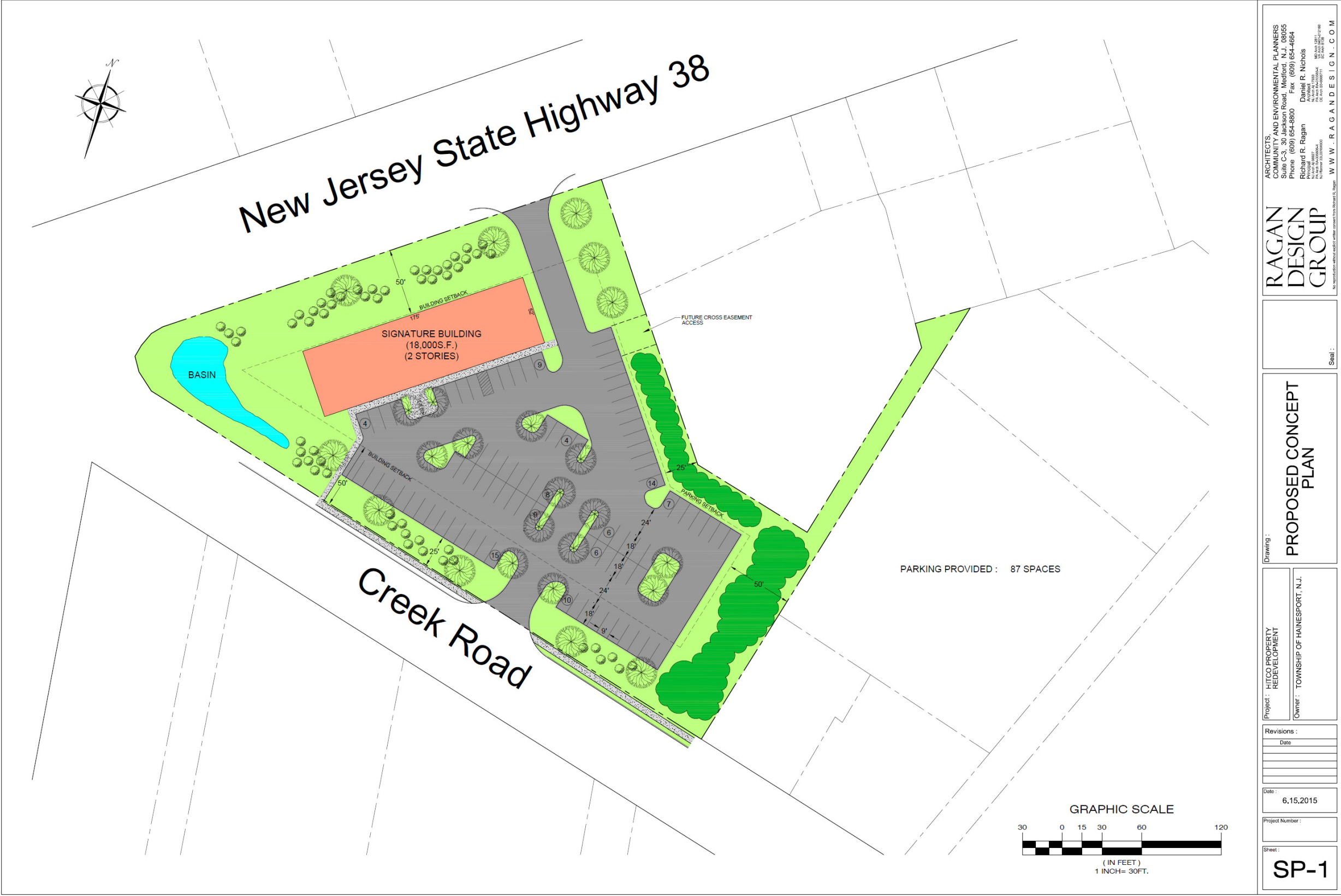
- (a) Fifty percent (50%) of the front façade of a building facing Route 38 shall be glass and brick.
- (b) Buildings with pitched roofs shall have architectural shingles.
- (c) Buildings with flat roofs shall be designed with a parapet to screen any mechanical equipment.

Landscape Requirements

- (a) Minimum Vegetative Buffer to Residential Zone: 50 feet.
- (b) Minimum green area, including grass or ground cover, trees and shrubs, along State Highways: 25 feet.
- (c) A sidewalk with a minimum width of five (5) feet shall be provided along the frontage of Creek Road on the site.
- (d) Street trees shall be provided along the entire frontages of Route 38 and Creek Road with trees placed on maximum centers of forty (40) feet.

4. Concepts

The following concepts illustrate potential development of the property. These concepts are not intended in any way to limit more imaginative proposals.



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W W W . R A G A N D E S I G N . C O M

**RAGAN
DESIGN
GROUP**

Seal :

Drawing :

**PROPOSED CONCEPT
PLAN**

Project : HITCO PROPERTY
REDEVELOPMENT

Owner : TOWNSHIP OF HAINESPORT, N.J.

Revisions :

Date

Date :

6.15.2015

Project Number :

Sheet :

SP-1



Ragan Design Group ♦ 30 Jackson Road, Suite C ♦ Medford, New Jersey 08055
Phone (609) 654 - 8800 ♦ Fax (609) 654 - 4664

5. **Brownfield Remediation**

The Redevelopment Area has soil and groundwater contamination stemming from the former uses of the site, which has been documented in several reports.¹ The Redeveloper of the site will be required to conduct additional remedial investigation and remediation activities in order to fulfill NJDEP regulations to obtain a “No Further Action” letter. The following recommendations are outlined in Whitman Companies’ Remedial Investigation Reports and Remedial Investigation Workplans, dated October 2013 and January 2008. Please see those documents for a comprehensive review of environmental concerns and remediation measures.

(a) Ground Water Contamination Recommendations

1. **Vertical Delineation:** Whitman recommends the installation of four soil borings on site to identify and obtain orientation of the confining layer discovered during the MIP investigation, with soil samplings, analyzing for TCL VOA+15. The four soil borings will then be converted to medium depth monitoring wells that will screen above the confining layer at an approximate depth of 60 feet. Whitman also recommends the installation of two deep monitoring wells to determine the water quality below the suspected confining layer.
2. **Horizontal Delineation:** Whitman proposes to install one shallow and one medium depth monitoring well to be located on the offsite property of 2218 Creek Road.
3. **Monitoring Well Replacement:** Whitman recommends abandoning the damaged monitoring well and installing a replacement monitoring well.

¹ Several environmental assessments and investigations have been conducted at the site. A Preliminary Assessment was conducted at the property in 1994 by NJDEP, which identified fourteen areas of potential environmental concern that required further investigation. During October 2003, Brinkerhoff Environmental Services investigated and sampled the potential environmental concerns, recommending no further action for eight of the areas, while recommending additional remedial investigation activities for five of them. Between 2005 and 2007, Whitman Companies Inc conducted a soil and ground water investigation and prepared a Remedial Investigation Report and a Remedial Investigation Work Plan, dated January 2008 to address additional remedial investigation activities for the ground water contamination located on the subject property. In 2010 and 2012, Whitman Companies conducted more investigation activities based on the 2008 Report, summarized in an October 2013 Remedial Investigation Report and Remedial Investigation Work Plan.

4. Monitoring Well Surveying and Hydraulic Testing: Whitman recommends surveying all proposed installed monitoring wells. Conduct hydraulic testing in the new monitoring wells to evaluate the properties of the different water bearing zones. Hydraulic conductivity will be used to evaluate contaminant migration rates.
5. NJDEP Reporting: Upon completion of the remedial investigative activities, a Remedial Investigation Report and, if needed, a Remedial Investigation Workplan will be prepared and submitted to NJDEP for review. Public notice must also be completed.

In 2013, the Township applied for Hazardous Discharge Site Remediation Grant Funds (HDSRF) through NJDEP and NJEDA for Whitman to conduct the recommended additional remedial investigation activities, but no grant has been awarded at the time of the writing of this Amendment.

(b) Vapor Intrusion Recommendations

Whitman recommends a long term monitoring program, consisting of building inspections and indoor air monitoring events, at the 2218 Creek Road property.

(c) Soil Contamination Recommendations

In its 2008 report, Whitman makes the following recommendations with regard to the soil contamination:

1. Former Drum Storage Area (AOCK2): Based on the 2007 soil sampling results, the bis(2-ethylhexyl) phthalate soil contamination has been delineated to an area ten (10) feet by five (5) by four (4) feet deep. Whitman recommends that the soil be excavated from the property following NJDEP Technical Regulations.
2. Former Wash Tank Discharge Area: Soil sampling in the former wash tank discharge area at the southwest corner of the former building revealed concentrations of cis-1,2 DCE at 10.5ppm. The extent of the soil contamination encompasses an area approximately fifteen (15) feet by fifteen (15) feet by six (6) deep. Whitman recommends that the soil be excavated from the property following NJDEP Technical Regulations.

3. USTs: There are four underground storage tanks on the site that Whitman recommends be removed and properly be abandoned following the NJDEP Technical Regulations. In 2007, one of the underground storage tank locations, UST-2, revealed concentrations of Total Petroleum Hydrocarbons (TPHC) at 7,450 mg/kg, which was below the standard for TPHC at the time. NJDEP no longer accepts TPHC methodology or results. As of October 2014, Whitman recommends collecting a sample using a new method – Extractable Petroleum Hydrocarbons (EPH) to analyze it for EPH to verify if soil concentrations are above or below the current EPH standards.² Thus, additional soil at the UST-2 location may need to be removed from the subject site, depending on the results of the post-removal samples.

(d) Other Recommendation:

1. Septic System: The former HITCO facility utilized an onsite septic system with a leach field for sanitary waste. It had been reported that expired detergents and oil were discharged into the septic system. When Brinkerhoff conducted an investigation in 2003, it found soil staining, sheening, and chemical odors on two of the soil samples. Brinkerhoff recommended that the former septic system be properly decommissioned and removed and recommended remediation of the stained soils associated with the septic system distribution system. However, Whitman's soil boring log sheets at this location had zero (0) PID readings. No staining or chemical odors were observed at this location. However, test pits found material (metal debris, ragas, bricks, and plastic) associated with a former dumping area. Whitman believes the contaminated soil is not associated with septic system and proposed no further remediation or investigation of the former septic system location.

C. Provision for Relocation of Residents N.J.S.A. 40A:12A-7a(3)

No temporary or permanent relocation of residents in the project area is needed. This is a vacant parcel without any structures.

D. Identification of Property to be Acquired N.J.S.A. 40A:12A-7a(4)

The Township acquired the property through a tax foreclosure in 2000. No additional property is proposed to be acquired under this Plan.

² Correspondence from Michael Percelay, Project Manager at Whitman Companies, dated October 8, 2014.

E. Significant Relationship to Other Plans N.J.S.A. 40A:12A-7a(5)

1. Contiguous Municipalities

Development of this site is consistent with the master plans of contiguous municipalities. The closest municipalities to the Redevelopment Area are Mount Laurel and Lumberton Townships. Like Hainesport, Mount Laurel and Lumberton envision Route 38 as a growing commercial corridor.

Mount Laurel's Master Plan states that "[e]xisting commercial facilities should be continued along Route 73 and Route 38." Mount Laurel Master Plan, adopted April 20, 2006. P.0-5. Additionally, similar to Hainesport, Mount Laurel is concerned about safe ingress and egress for vehicular movements and minimizing hazards to the flow of traffic. The Master Plan states "that "commercial areas along major highways should be designed to provide for common entrances to reduce the number of highway access points." *Id.* at O-6. Thus, this Redevelopment Plan Amendment is consistent with Mount Laurel's Master Plan.

Likewise, Lumberton seeks to concentrate new development in the northern part of the Township near, and along, the Route 38 corridor in order to encourage orderly growth and protect its agricultural areas. See Lumberton Township 2009 Re-examination Report, p.6. It is a goal of the Township to provide "adequate and well-located shopping and service facilities to meet the needs of existing and planned residential development," identifying areas along Route 38 as sites for redevelopment initiatives. *Id.* at p.8. As such, this Redevelopment Plan Amendment is consistent with Lumberton Township's Master Plan.

2. Burlington County

With respect to the County Master Plan, Burlington County and NJDOT completed a planning study of Route 38 in 2009. The purpose of the Route 38 Smart Growth Planning Initiative was to address concerns related to increasing traffic and congestion along the corridor. The elimination of inefficient sprawl development was one of the goals of the study. A number of supporting transportation recommendations were identified to improve travel and economic development activities along the corridor. These potential transportation improvements include signal timing and coordination, intersection design upgrades, installation of sidewalks, improvement of public transit amenities and access improvements such as parallel frontage roads. While this Redevelopment Plan Amendment governs only one site, the redeveloper is encouraged to explore coordination of development with adjacent parcels so that compatible land use activities will be grouped together. Development of the site will be required to have cross easements with adjoining parcels in order to provide safe and efficient

circulation between existing and future commercial developments. Thus, it is consistent with the county's regional master plan for Route 38.

3. State Development and Redevelopment Plan

The Redevelopment Plan Amendment is also consistent with the State Development and Redevelopment Plan. The Redevelopment Area is located in the Suburban Planning Area (PA2). This planning area “provide[s] 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.”³ Thus, the redevelopment of this site will return the property to productive use in an area designated in the State Plan for future development. It is consistent and supportive of the intent of the State Plan with respect to proposed development within this portion of Hainesport Township.

F. Relationship to Pertinent Municipal Development Regulations.

N.J.S.A. 40A:12A-7(c)

This Redevelopment Plan Amendment will supersede any conflicting provisions of Chapter 104, the Hainesport Land Use and Development Regulations. Therefore, any ordinance adopting this Redevelopment Plan Amendment shall contain language indicating that the Redevelopment Plan Amendment is an explicit amendment to the Land Use Code of the Township of Hainesport and related zoning district maps to incorporate the changes set forth in Section B above, governing proposed land uses and building requirements.

VI. IMPLEMENTATION OF REDEVELOPMENT PLAN

A. Site Plan Review Required

The development within the area shall be governed by the requirements set forth under all applicable development regulations of the Township of Hainesport. Redevelopment activities shall be in conformance with the adopted Redevelopment Plan Amendment, which may be amended thereafter in accordance with law. Site plan review shall be conducted by the Hainesport Township Joint Land Use Board, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. Seq.

³ This plan references the SDRP because the proposed State Strategic Plan has not been adopted yet.

B. Payment In Lieu of Taxes (PILOT)

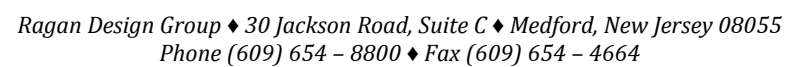
Given the constraints to development associated with this site, the Township Committee may consider entering into a financial agreement with the Redeveloper to grant a tax exemption and substitute a PILOT for the Redevelopment Area, in accordance with N.J.S.A. 40A:20-1 et seq.

C. Agreements with Redevelopers

Agreements with Redevelopers shall note that only those uses established in the Redevelopment Plan Amendment shall be constructed, and prohibit, without approval of the Township Committee, the sale, leasing, or transferring the redevelopment project, or any portion thereof, without written consent.

VII. EXHIBITS

- A. Site Map with Sample Locations and AOC Locations, dated March 2013, prepared by Whitman



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