

Longbridge Redevelopment Plan

Block 103.01 Lots 1 & 8
Block 113 Lot 4.05

Hainesport Township, New Jersey

Township of Hainesport
Burlington County, New Jersey
June 14, 2021

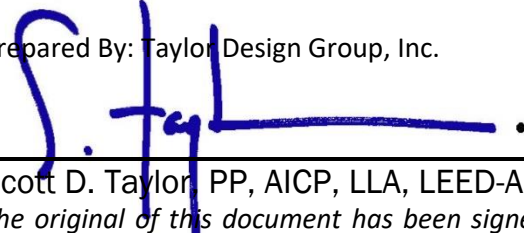
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Introduced: **June 15, 2021**

Adopted: **July 13, 2021**

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.*



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I. Introduction

The Township Committee has determined that it is in the best interest of the Township to encourage the revitalization of certain lands within the Township, particularly when such revitalization advances specific planning and land use goals and objectives of the Township.

The Township has determined that the most effective planning and implementation strategy to accomplish such revitalization is the redevelopment process in accordance with ***NJ 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 Redevelopment of the Area and will establish the standards and development regulations to facilitate same.

The general purpose for designating an area under the ***Local Redevelopment and Housing Law*** is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately and requiring responsible public intervention.

Redevelopment Plan Preparation Process

On November 12, 2019, the Hainesport Township Committee authorized by Resolution 2019-161-11, the Township Joint Land Use Board to undertake an investigation to determine whether the below-identified parcels may be designated as either a:

- ***Non-Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an
- ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Block 103.01 Lots 1, 2, 2.01, 8, 9, 10, 10.01

Block 103.02 Lots 1, 1.01, 5.01, 7, 7.01, 8, 9, 10, 11

Block 113 Lots 4.05

The Determination of Need/Preliminary Investigation Report dated June 29, 2020, prepared by Taylor Design Group, Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner, was reviewed by the Joint Land Use Board at public hearings held on July 9, 2020, and August 5, 2020.

The Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met, and that the following parcels may be designated as an ***Area in Need of Redevelopment, Without Condemnation***. (See Aerial Location Map and Tax Map figures below, taken from the June 29, 2020, Investigation Report.)

- Block 103.01 Lot 1 Parcel A
- Block 103.01 Lot 2 Parcel B
- Block 103.01 Lot 2.01 Parcel C
- Block 103.01 Lot 8 Parcel D
- Block 103.02 Lot 1 Parcel H
- Block 103.02 Lot 1.01 Parcel I
- Block 103.02 Lot 10 Parcel O
- Block 103.02 Lot 11 Parcel P
- Block 113 Lot 4.05 Parcel Q
- Block 103.02 Lot 5.01 Parcel J

Further, the Board determined that multiple statutory criteria of N.J.S.A. 40A:12A-14a were met, and that the following parcels may be designated as an ***Area in Need of Rehabilitation***.

- Block 103.01 Lot 9 Parcel E
- Block 103.01 Lot 10 Parcel F
- Block 103.01 Lot 10.01 Parcel G
- Block 103.02 Lot 7 Parcel K
- Block 103.02 Lot 7.01 Parcel L
- Block 103.02 Lot 8 Parcel M
- Block 103.02 Lot 9 Parcel N

The Board's recommendations were memorialized by Resolution 2020-9, adopted by the Joint Land Use Board on August 5, 2020.

On October 13, 2020, by Resolutions 2020-147-9 and 2020-148-9, the Township Committee designated the parcels as either an ***Area in Need of Redevelopment, Without Condemnation, or Area in Need of Rehabilitation***, consistent with the above breakdown.

This Redevelopment Plan will provide a mechanism for the orderly planning and development of ***a portion 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...*"

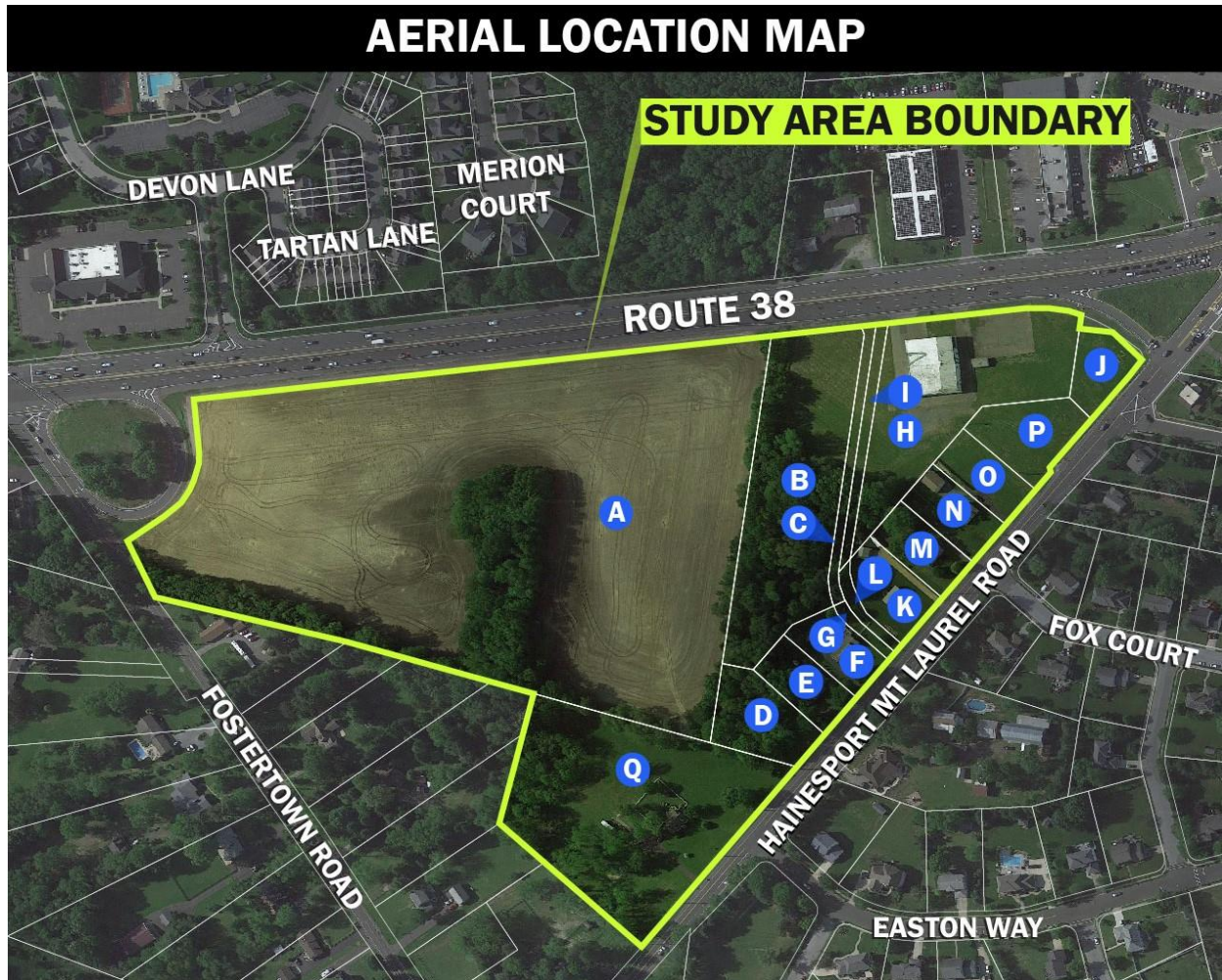
Specifically, this This Redevelopment Plan includes the only following parcels, which shall hereafter be referred to as the ***Longbridge Redevelopment Area***:

- Block 103.01 Lot 1 Parcel A
- Block 103.01 Lot 8 Parcel D
- Block 113 Lot 4.05 Parcel Q

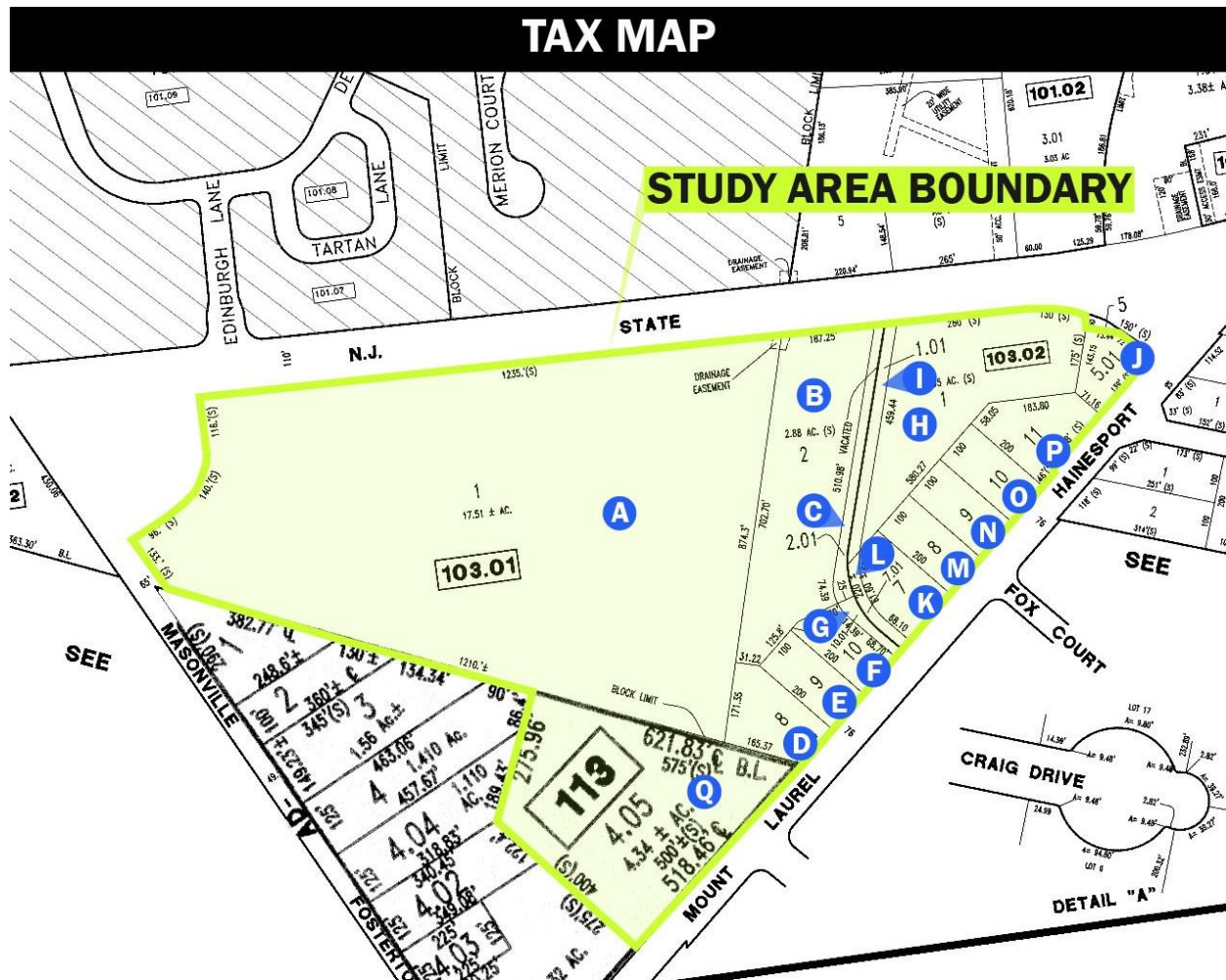
The remaining parcels designated as either Redevelopment Area or Rehabilitation Area are discussed in this Plan only relative their relationship to the overall context of the Area and proximity to parcels included in this Plan.

Aerial Image Location Map

Aerial Imagery courtesy of Google Satellite.



Tax Map



II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the redevelopment of the above identified parcels in the **Longbridge 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:

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;
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;
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan;
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

III. Description of the Redevelopment Area

General Description

The **Longbridge Redevelopment Area** is comprised of 3 lots totaling approximately 22.56 acres located directly to the south of State Highway Route 38, with frontage on Hainesport-Mount Laurel Road to the east, and Fostertown Road to the west, as shown on the Aerial Location Map and Tax Map figures above.

The Redevelopment Area encompasses portions of two different zoning districts, HC Highway Commercial and R-1 Residential Districts. The Highway Commercial Zoning District is located along Route 38 and the R-1 Zoning District is located on Hainesport Mount Laurel Road.

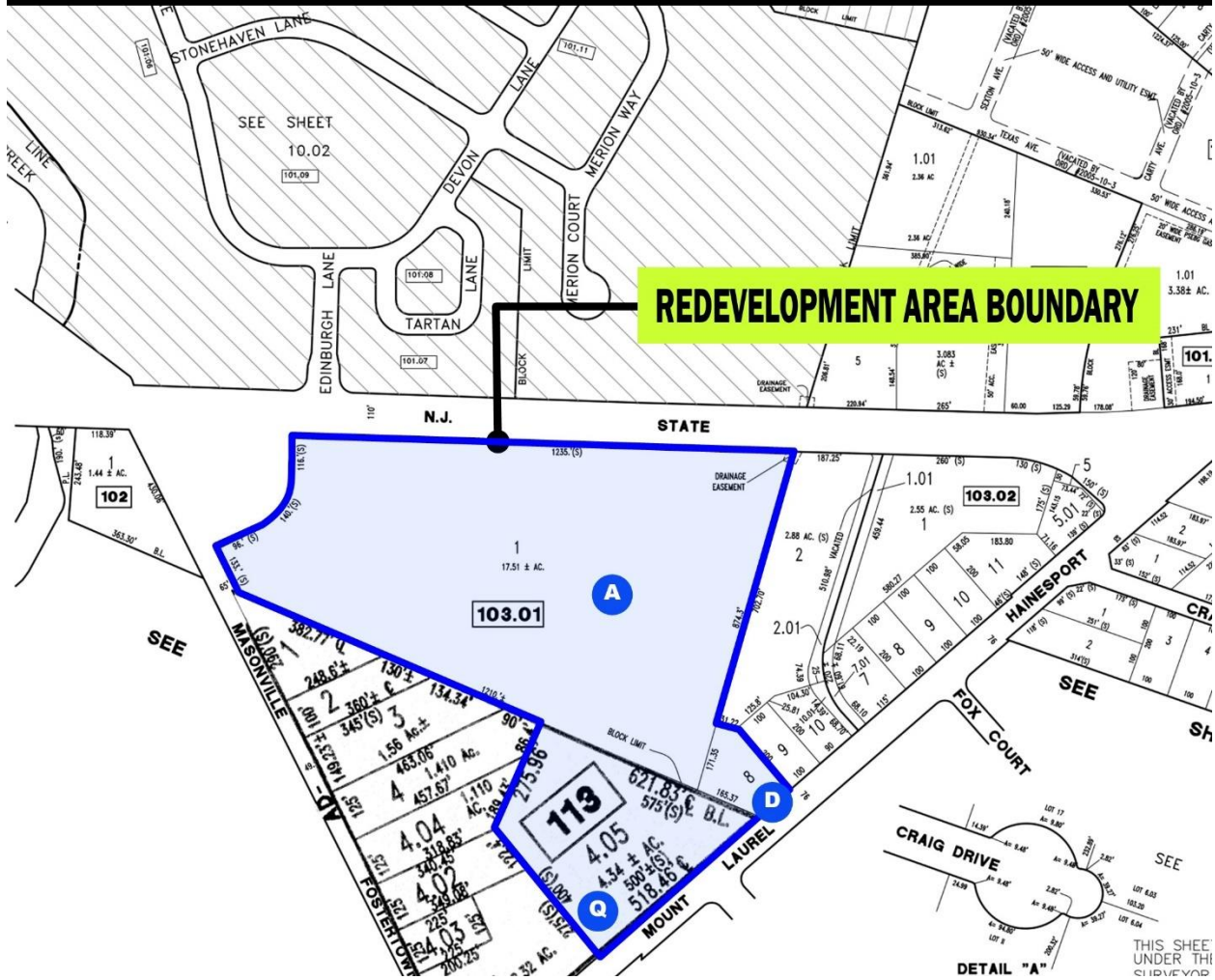
The land uses within the Redevelopment Area include agriculture, vacant lands, and a residential dwelling, respectively, Parcels A, D, and Q. Block 103.01, Lot 1, is located within the HC Zoning District. (Parcel A). The Highway Commercial Zoning District permits a variety of commercial uses including restaurants, retail stores, funeral homes, municipal offices, office buildings, banks, indoor recreation, bakeries, personal service shops, professional business and administrative offices, medical clinics, and merchandise sales on 40,000 SF lots. Conditionally permitted uses in the zone include catering establishments; bars, fast-food and drive-in restaurants; movie theaters; and hotels and motels.

Block 103.01, Lot 8 (Parcel D); and Block 113, Lot 4.05 (Parcel Q) are located in the R-1 Zoning District. (Parcel Q). The R-1 Residential Zoning District permits single-family detached dwelling units, limited agricultural uses, temporary roadside stands for local farm products, swimming pools as an accessory use, temporary construction buildings, detached temporary storage buildings, and municipal uses or buildings. Conditional uses within the district include home occupations, home professional offices or studios, animal husbandry, cemeteries, and clubs or lodges.

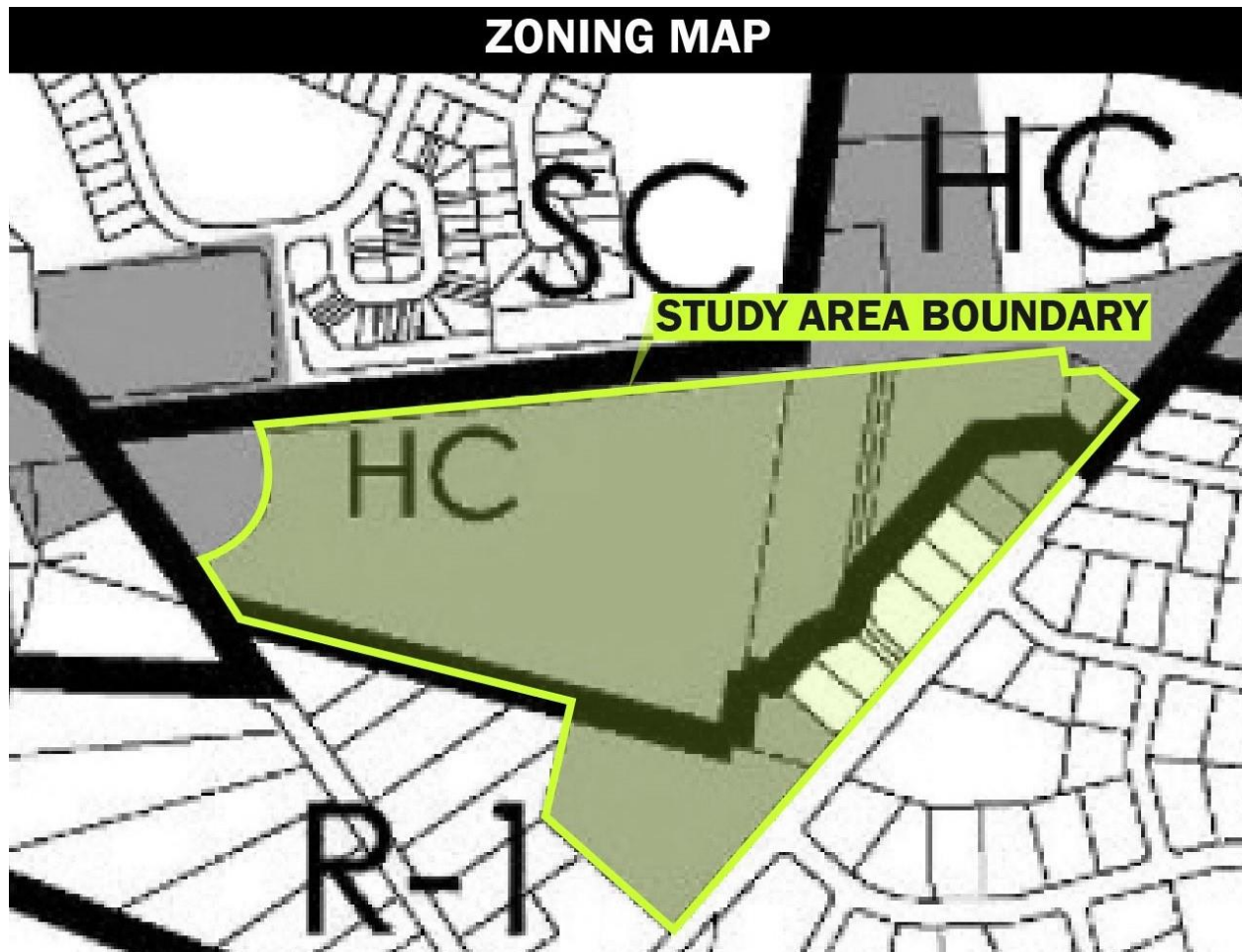
The Redevelopment Area is depicted on the image below;

Redevelopment Area Map

Longbridge Redevelopment Area



Zoning Map



Surrounding Area

There are a variety of land uses surrounding the **Longbridge Redevelopment Area**. To the north of the Study Area across Route 38 are a variety of office and retail uses fronting Route 38, and the Glen at Masons Creek residential development, consisting of single family and townhome units, with landscape buffers separating the residential uses from Route 38. To the east are vacant lands, which are part of the initial study area; and further east are Fulton Bank, with offices and single-family homes surrounding it.

To the west of the site across Fostertown Road are residential homes in Mason's Creek. To the south is a single-family residential neighborhood fronting Fostertown and Hainesport-Mount Laurel Roads.

Township Context

Hainesport Township is a suburban municipality located in Burlington County at the confluence of the North and South Branches of the Rancocas Creek.

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. Rancocas State Park and Long Bridge Park are significant open space assets that contribute to the character of the municipality.

IV. Redevelopment Plan Vision, Goals & Objectives

Redevelopment Area Vision

Hainesport's vision is to promote a cohesive commercial corridor along Route 38, and to encourage commercial and residential uses that blend into and complement the existing surrounding uses and neighborhoods.

Encouraging the development of commercial uses and complementary townhouse development will create a cohesive built environment. The overall vision of the Redevelopment Plan is to create a commercial and residential 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 certain areas met the statutory criteria to be considered an ***Area in Need of Redevelopment***.

The 2008 Reexamination report 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.

The 1996 Master Plan characterizes that Mason's Creek divides Mt. Laurel from Hainesport and the wetlands, that surround the three tributaries of the Rancocas enhance surface water quality. This area of the community is largely surrounded by residential development, wooded wetlands and wetlands buffers, and large areas of farmland. A large portion of the tract is bisected by a wooded wetland and associated buffers. The Master Plan and subsequent Reexamination Reports discuss housing and specifically, providing various housing types to satisfy the needs of community. Transition from the commercial corridor, beyond the wetlands offers an opportunity to provide townhouses, which transition to lower density single family dwellings, consistent with the character of the residential development within the R-1 and located along Fostertown and Hainesport-Mt. Laurel Roads.

Additionally, the pedestrian connections provide an opportunity for residents to access Chase Park, located on Easton Way, across Hainesport-Mt. Laurel Road. Chase Park is a municipal recreation facility, part of the Recreation Element, and included on the Recreation and Open Space Inventory (ROSI)

Redevelopment Area Goals & Objectives

A. Plan Goal

The goals of the Redevelopment Plan are 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.
- 2) Protect and preserve established residential neighborhoods within the township.
- 3) Meet the housing needs of a wide range of income and age levels, with particular attention paid to accommodating the township's low and moderate income housing obligation through the provision of various types of housing.

B. Plan Objectives

- 1) Preserve and enhance the commercial corridor along State Highway Route 38 by reserving the commercial zone along Route 38 and modernizing permitted and conditional uses and design standards.
- 2) Encourage commercial development that will provide jobs and ratable growth for the Township of Hainesport.
- 3) Provide a transition from the commercial uses along Route 38 through the natural occurring wetlands and required buffers to townhouses which provide an alternative housing type.
- 4) Provide single family dwelling development along Mt. Laurel-Hainesport Road consistent with the development pattern along the street.
- 5) Ensure that 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 for the properties within the ***Longbridge Redevelopment Area***:

Block 103.01	Lot 1	Parcel A
Block 103.01	Lot 8	Parcel D
Block 113	Lot 4.05	Parcel Q

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 Redevelopment Plan adopts and incorporates by reference ***Chapter 104: Land Use of the Township of Hainesport***, and all other applicable land use regulations and codes of the Township of Hainesport that are not expressly modified herein.

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, consistent with the NJ Municipal Land Use Law and Local Ordinances.

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, where it is demonstrated 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) within the ***Longbridge 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.

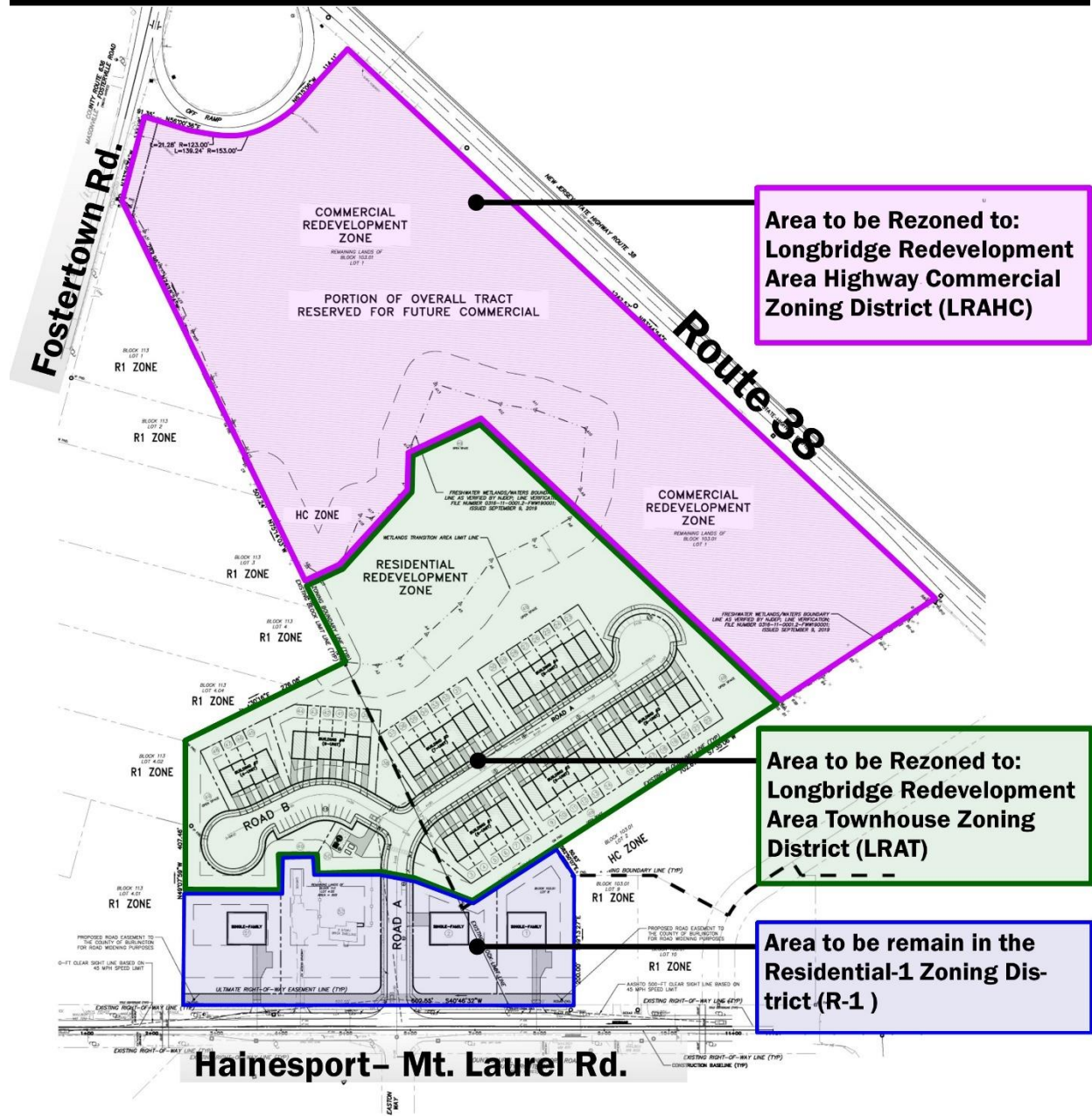
Creation of the Longbridge Redevelopment Area Zoning Districts

This Redevelopment Plan hereby creates and establishes the ***Longbridge Redevelopment Area Highway Commercial (LRAHC) Zoning District***, and the ***Longbridge Redevelopment Area Townhouse (LRAT) Zoning District***, which are applicable to and shall govern the development of the identified parcels. The boundaries of these Zoning Districts are as set forth in the Proposed Zoning and Zoning Map Figures below.

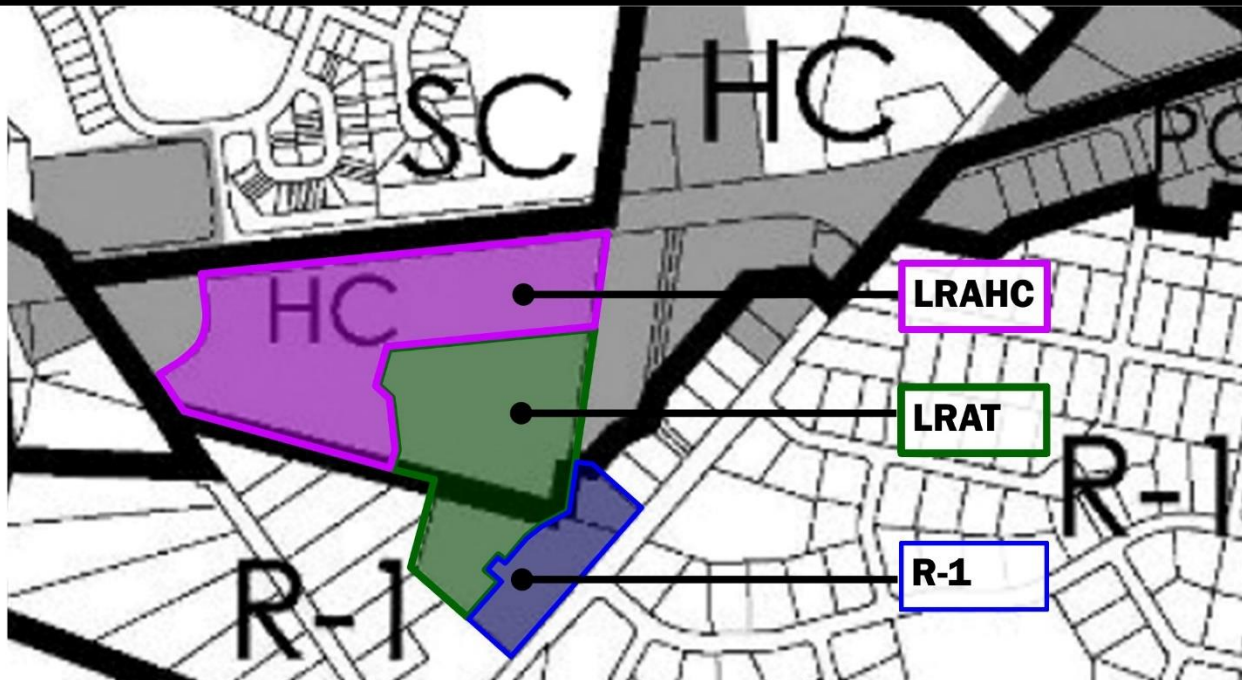
The remaining parcels identified in the ***Preliminary Investigation*** Report will remain under their current zoning designation(s) at this time, and are not modified by any provision of this Redevelopment Plan.

As described above, as permitted by Statute, this Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within designated Redevelopment or Rehabilitation Areas.

Longbridge Redevelopment Area Proposed Zoning



Longbridge Redevelopment Area Zoning Map



VI. District Standards– Longbridge Redevelopment Area Zoning Districts

Concept Plan Vision and Approach

This Redevelopment Plan and the standards for the **Longbridge Redevelopment Area Zoning Districts** establish a comprehensive development framework for the development of the parcels within the zone. This will require subdivisions, private land transfers, and site plan approval for parcels within the **Longbridge Redevelopment Area** to effectuate the referenced redevelopment.

This comprehensive approach will:

- Retain commercial property along the Route 38 frontage.
- Stimulate improvements to the respective properties in the specified area along the Route 38 corridor.
- Provide a residential transition for higher density behind the commercial and buffered by existing wetlands and associated buffers to lower density single family dwellings consistent with the development along Hainesport-Mt. Laurel Road, Easton Way, and Fox Court.

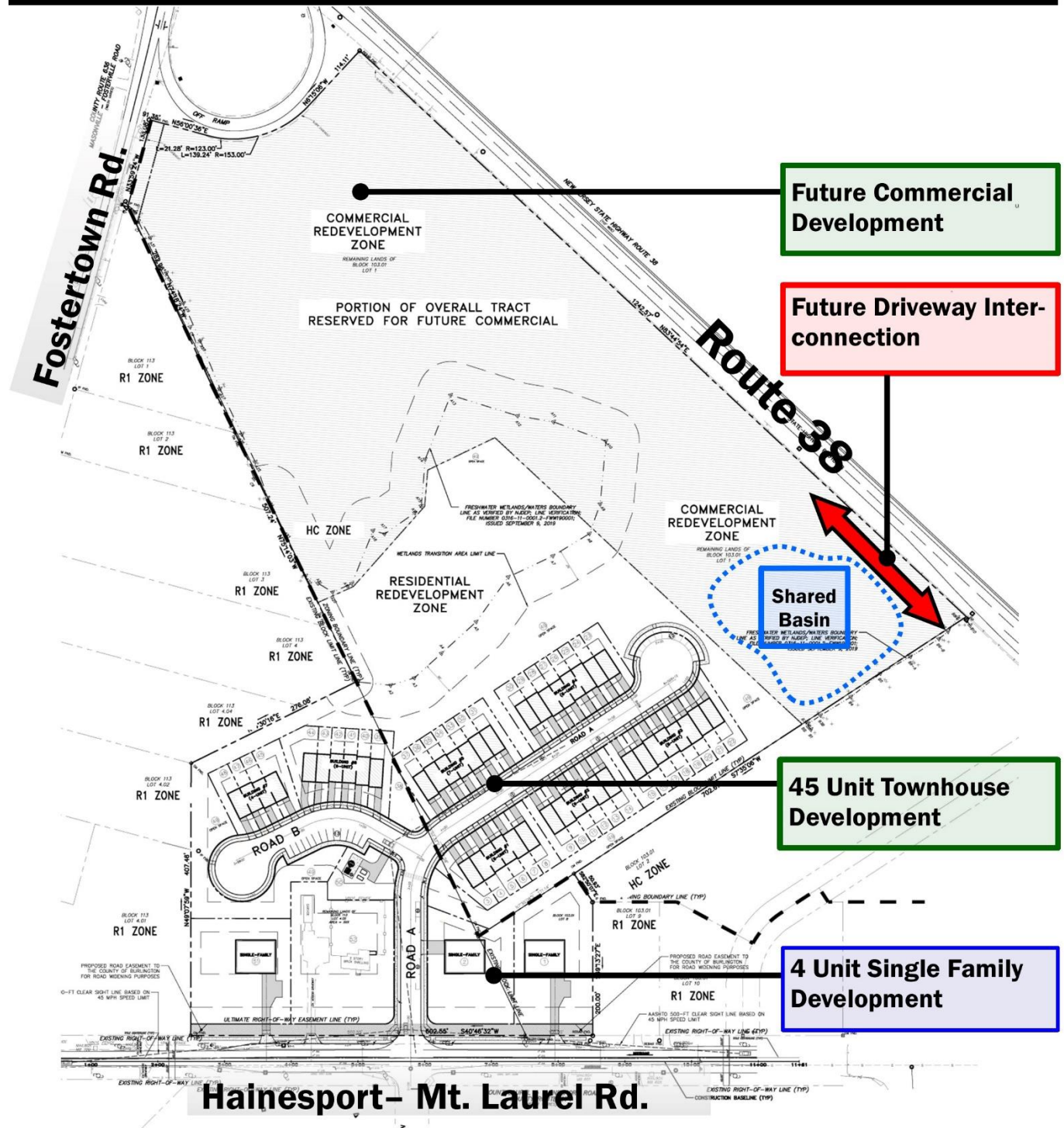
All Redevelopment proposals and Site Plan applications shall comply with the standards set forth in Chapter 104 entitled Land Use, including Article I General Provisions, Article II Definitions and Word Usage, Article III Plan Requirements and Documentation, Article V Applications, Article VI Fees, Article VII General District Regulations, Article X Conditional Uses (as outlined below within the LBRA), Article XI Improvements, Article XII Design and Performance Standards, Article XV Recycling Areas in Multifamily Housing Developments; and shall be generally consistent with the attached Concept Plan(s):

- **Overall Site Plan; Sheet CS0200**, prepared by James Sassano Associates, dated May 3, 2021. This concept generally consists of the following:
 - **Longbridge Redevelopment Area Highway Commercial (LRAHC) Zoning District**
 - No building improvements are proposed at this time.
 - Approximately 11.5 acres.
 - A Stormwater Management basin is located in the eastern portion of the parcel to be shared by the Townhouse Development and the future Commercial development.
 - **Longbridge Redevelopment Area Townhouse (LRAT) Zoning District**
 - 45 Townhouses interior to the site, with a new road accessing Hainesport-Mt. Laurel Rd.
 - 2 Open Space lots.
 - Stormwater Management facilities
 - 1 Pump Station/Lift Station lot.
 - **Residential-1 (R-1) Zoning District**
 - 3 new Single-family dwellings along Hainesport-Mt. Laurel Rd., plus 1 existing to home to remain.

The Site Plan Drawings and Architectural Elevations shall be substantially consistent with the conceptual plans and the architectural renderings included in this Plan to effectuate the redevelopment; and shall be submitted to the Redevelopment Entity/Township Committee for review and approval prior to any hearing by 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.

A portion of the Concept Plan is inserted below. A full-size version is included as Appendix A.

Longbridge Redevelopment Area Concept Plan



Longbridge Redevelopment Area Zoning Districts

Commercial Redevelopment

Within the Longbridge Redevelopment Area Highway *Commercial* (LRAHC) Zoning District, as illustrated on the Proposed Zoning Figure above, the following standards shall apply:

A. Permitted Principal uses:

1. All uses permitted in the HC-Highway Commercial District, §104-44, except:
 - a. Funeral homes
 - b. Telephone central offices
 - c. Municipal facilities
 - d. Indoor recreation facilities (Unless said indoor recreation facilities are less than 10,000 SF in area, which are permitted)
2. Health and fitness facilities, including gyms, and studios for dance, fitness, yoga, karate and similar uses.
3. Micro-breweries, Limited Breweries and Restricted Breweries (Plenary Breweries are prohibited)
4. Congregate care facilities such as convalescent homes providing senior living facilities.
5. A Stormwater Management basin is permitted to be located in the eastern portion of the parcel to be shared by the Townhouse Development and the future Commercial development, provided that at least 33% of the basin volume is designed to handle stormwater generated by future commercial development.

B. Permitted Accessory uses

1. Accessory uses shall be permitted and are as required consistent with the HC-Highway Commercial District §104-44, as applicable.

C. Permitted Conditional uses

1. Fast food restaurants, subject to the following:
 - a. A primary site access shall be provided from N.J.S.H. Route 38. Secondary access may be from internal drives and/or Fostertown Road.
 - b. No drive-through ordering station, or drive through lane shall be within 200' of a single family residential lot or zone, or within 200' of any townhouse dwelling.
 - c. A planted residential buffer at least 100' total width shall be provided.
 - d. Queuing shall be provided for not less than 10 vehicles.
 - e. A queuing bypass lane shall be provided.

- f. All noise from HVAC, fans, exhaust equipment, generators, microphones, and speakers shall comply with applicable Township, County and State requirements.
- g. Parking shall be provided at a rate of 1 space per 3 seats, plus 1 space per employee, plus 3 spaces per indoor ordering location.
- h. Ventilation systems must attenuate cooking odors by avoiding sharp bends in ducts; and discharge points shall be located 3 feet above the eaves of the building. Discharges at or near ground level shall be prohibited.

2. Gasoline Station with Convenience Store, subject to the following:

- a. A primary site access shall be provided from N.J.S.H. Route 38. Secondary access may be from internal drives and/or Fostertown Road.
- b. The convenience store shall have a minimum gross floor area of at least 4,000 SF.
- c. No fueling station or fuel storage tank shall be within 250' of any residential use or zone.
- d. An enhanced residential buffer at least 100' in width shall be provided.
- e. Parking shall be provided at a rate of 10 spaces per 1,000 SF of gross floor area of convenience store, plus 1 per employee.
- f. Fueling stations and canopies shall comply with the principal building setbacks of the HC zone, §104-44.
- g. No automotive repair or sales are permitted on site.

D. Dimensional requirements.

- 1. All dimensional requirements/bulk standards shall comply with the HC-Highway Commercial District standards at §104-44.A(1)-(12).

E. Internal driveway access, cross access and driveway easements shall be provided connecting Block 103.01 Lot 1 along Route 38 to adjacent Block 103.01 Lot 2 to the east to create vehicular and pedestrian interconnections between the sites.

Townhouse Redevelopment

Within the ***Longbridge Redevelopment Area Townhouse*** (LRAT) Zoning District as illustrated on the Conceptual Plan, the following standards shall apply:

- A. The permitted land use will be townhouse units.
- B. The minimum tract area is 10.9 acres.

- C. The Maximum Permitted Density is 4.5 dwelling units/ acre, totaling no more than 45 units.
- D. A minimum of 15% of the units shall be designated as for-sale, family affordable housing units. The unit/bedroom mix requirements, affirmative marketing requirements, candidate qualification and screening, and the integration of the affordable units with the market rate units shall comply with the Uniform Housing Affordability Controls, the Township's Housing Element and Fair Share Plan, the Township's Affordable Housing Ordinance, any applicable order of the court, and all other applicable laws, and shall be the subject of a Redevelopment Agreement.
- E. The New Jersey Residential Site Improvement Standards shall apply to the development, including but not limited to access, street width, and parking ratios.

The following dimensional standards shall apply to the forty-five (45) Townhouse Residential Units.

LRAT Zoning District Townhouse Dimensional Regulations	
Standard	Requirement
Lot Area (Min.)	2,000 SF
Lot Frontage (Min.)	20'
Front Yard Setback- Garage door face (Min.)	26'
Front Yard Setback- Building, stoop, stair, open porch	15'
Clearing Limit (Max.)	40%
Minimum Unit Width	20'
Impervious Coverage Limit (Max.)	70%
Distance Between Buildings front to back (Min.)	50'
Distance Between Buildings side to side (Min.)	25'
Distance Between Buildings side to front/ back (Min.)	35'
Building Height- Measured from Finished Floor*	35'

- F. The arrangement of units within buildings should be varied using building and roof offsets and architectural design to eliminate a monotonous visual appearance.
- G. Compliance with §104-97. Open Space and Recreation Facilities shall be required, along with the standards set forth in §104-98, Apartments and Townhouses.

Townhouse Elevation

The townhouse elevations will be substantially consistent with the graphic rendering below.



The (4) Single Family Residential Units shall be developed under the Residential-1 Zoning district standards and all other applicable existing Township ordinances, except as follows;

- The existing fence in the eastern side yard of Block 113, Lot 4.05, complies with the side yard fence setback requirements. After new Road A is constructed, this Lot will become a corner lot, having 2 front yards. The existing fence will have a **front yard** setback of approximately 12 feet. This fence is permitted to remain provided that plantings are provided between the fence and Road A to the satisfaction of the Joint Land Use Board, and may be reconstructed in its current location.
- Similarly, the existing, roofed basement stair located in the east side yard of Lot 4.05 will have a front yard setback of approximately 26 feet from Road A, where 35' is required, but is permitted to remain in its current location.

Design and Performance Standards- LBRA Districts

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

Commercial Design Standards

1. All Commercial Site Redevelopment shall be submitted to, and approved by the Redevelopment Entity/Township Committee prior to any Site Plan or Subdivision hearing at the Joint Land Use Board. This shall include all materials and colors depicted for all facades.
2. Buildings shall be designed to have an attractive, finished appearance from all public spaces and public streets, and shall generally employ traditional architectural forms, materials and colors that complement the historic architectural vernacular of the Township, and complement the other buildings on site.
3. Buildings shall be designed to avoid straight, unbroken façade lines and roof lines.
 - a. Facades shall have dimensional articulation in the façade plane, or finish materials, every 60 linear feet.
 - b. Straight/flat roof lines are limited to 60 linear feet without vertical articulation or roofline variation.

4. Building facades may be constructed of the following materials or approved simulated equivalent: natural or man-made brick and stone, wood, vinyl or cementitious clapboard or shakes, wood beaded siding, or stucco, and fiber cement clapboards or shingles. Limited use of High Pressure Laminate (HPL) panels or aluminum wall panels is permissible, subject to approval by the Redevelopment Entity/Township Committee as part of the architecture review.
5. Materials for visible pitched roofs shall be standing seam metal, dimensional asphalt shingle, or slate- either real or simulated.
6. Building façades shall have fenestration and design elements including but not limited to decorative windows, operating windows, louvers, shutters, and/or window trim, consisting of a minimum of thirty (30) percent of the façade area to prevent large undifferentiated, façade areas of the same material.
7. Major building entrances shall be defined by architectural elements such as recesses, projected overhangs or similar features., and shall relate to the locations of adjacent buildings on site.
8. All windows and doors at interfaces with siding materials shall have a minimum of 4" of trim, or other architectural elements that are acceptable to the Redevelopment Authority, to complement the façade architecture.
9. Areas of flat roof used for mechanical equipment shall be screened from view of public areas, streets, driveways and parking lots.

Townhouse Design Standards

1. Townhouse Architecture 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 any Site Plan or Subdivision hearing at the Joint Land Use Board, unless waived by the Redevelopment Entity/Township Committee. This shall include all materials and colors depicted for all facades.
2. Townhouse front and rear facades shall provide offsets of at least 2', at a spacing of not more than two units having the same setback.
3. Roof lines shall be varied as depicted, and shall not include a continuous ridge line for more than two units in a row, with height changes of not less than 12".
4. At end unit condition, windows, bays, off-sets, porches, additional fenestration, turned gables, and other architectural features shall be used to enhance the architectural character of the end wall.
5. The site plans or architecture plans, as applicable, shall demonstrate adequate areas for the provision or storage of personal items such as bicycles, strollers, etc. This may be accommodated within the units, or within common storage areas.
6. Pedestrian cross access easements shall be provided where required by the Redevelopment Entity/Township Committee or Joint Land Use Board, to provide safe and efficient pedestrian circulation between the Townhouse Development and future Commercial Development.

7. The townhouse units shall provide for trash and recyclable storage within garages, or within a common Trash Compaction/Recycling area(s) to manage the solid waste generated by the residents of the units. A detail of any central trash / recycling area(s) must be provided on the plans. Central Trash and recycling area(s) enclosures must be properly sized for the number of units served and frequency of pick-up and must be surrounded on three sides by an enclosure at least six (6) feet high, finished to match or complement the principal buildings.

Design Standards for Commercial and Townhouse Uses

1. All Stormwater Management systems shall be designed to incorporate green infrastructure measures as required by the NJDEP stormwater management regulations.
2. Sidewalks shall be provided along street frontages and shall connect into the site.
3. Where parking is provided perpendicular adjacent to sidewalks, sidewalks shall be six (6) feet wide to provide for vehicle overhang and allow accessibility.
4. The location of exterior postal boxes, as applicable, shall be handicap accessible, convenient to buildings, and near parking to avoid the need for automobiles to stop in driveways. Final locations to be approved by the local postmaster.
5. Trash receptacles, compactors, and dumpster storage areas shall be effectively screened from the site perimeter by masonry enclosures finished to complement the principal buildings and should be planted where practical to soften the appearance of the structure.
6. 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.
7. 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.
8. 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. Accessible parking shall be provided in accordance with the NJ Barrier-Free Sub-Code and the Americans with Disabilities Act requirements.
 - ii. Drive aisle widths for all car parking areas shall be a minimum of 24 feet.
9. The buffer requirements of §104-101 apply however, where the Commercial or Townhouse development is adjacent to a single family residential use or zone, a

residential landscape buffer 20 feet in width shall be provided, and planted with evergreen trees as described below.

10. Fences shall be permitted in accordance with the applicable Township requirements set forth in Article XII § 104-53.G.
11. Signs shall be permitted in accordance with the applicable Township requirements set forth in Article XII § 104-123.
12. All trash pick-up and deliveries shall occur between the hours of 7 AM and 7 PM.
13. Bicycle parking racks should be provided in conjunction with all Commercial and Townhouse development at a rate of 1 rack per building.
14. The site operations shall comply with all applicable local, county and state noise regulations.
15. The Redeveloper(s) shall prepare and submit a detailed phasing plan for the overall construction project for review and approval by the Redevelopment Entity, prior to the issuance of building permits or the commencement of any on site demolition or site work, whichever occurs first.

Sustainable Building Practices- All Components

To the extent feasible, sustainable site and building practices are encouraged to reduce a 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.
5. Where practical, plant native or naturalized vegetation to minimize water, pesticide, and herbicide usage and to create foraging opportunities for wildlife;
6. In an effort to improve and expand the State's Electric Vehicle charging infrastructure, all development projects should consider including the development of publicly available electric vehicle charging stations, as defined in the LRHL, as required by N.J.S.A. 40A:12A-7(a) (8), which provides for consideration of locations for EV charging infrastructure in a redevelopment plan.
7. At least 1 EV charging station should be considered per tenant or main building for non-residential uses, and at least one EV charging station should be considered within the Townhome community.

Landscaping and Lighting- All Components

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.
 - a. 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.
 - b. Buffering of residential uses and zones is critical and includes those properties directly adjacent to the site as well as any residential uses or zones to the rear of the site.
 - c. In these residential buffer areas, evergreen tree plantings at least 6-8' in height shall be planted an average of 12' on center, and shade trees at least 2.5" caliper shall be incorporated into the buffer at an average of 50' on center.
 - d. Street trees, parking lot trees and trees near walkways shall be single trunk, full, and uniform specimens, and shall have branching not lower than 6' above grade to avoid conflicts with pedestrians, vehicles, or signs. Trees within any sight triangle shall be pruned to a 7' branching height, and such locations shall be approved by the Board Engineer. Shade trees shall be planted at a spacing of at least 40' on center along all drives, and around the automobile parking areas.
 - e. All plant material shall be guaranteed under a performance bond, and a 2 year maintenance bond.
- 2) 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.
- 4) All commercial site frontages should be sodded to ensure the immediate stabilization of the area and for improved aesthetics.

B. Lighting.

- 1) All areas within the Commercial and Townhouse Zones shall receive adequate but not excessive 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.

- 3) All light fixtures shall have a correlated color temperature of between 3,000°-3,500° Kelvin.
- 4) Pole mounted and building mounted lights may not exceed 30 feet in height.
- 5) Lighting levels should be reduced overnight to security levels if the business is not in operation.
- 6) Commercial Lighting shall not exceed 0.0 foot-candles off site at any property line in common with an adjacent residential use or Zoning District.

VII. Affordable Housing, Property Acquisition, & Relocation

Affordable Housing

There are no existing or proposed affordable housing units to be removed in conjunction with this Redevelopment Plan, so no replacement plan is required.

Identification of Proposed Property Acquisitions

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

Temporary/ Permanent Resident Relocation

The **Redevelopment Area** contains one residential dwelling unit and associated accessory structures which is intended to remain. The construction of improvements will not require the residence to be abandoned before, during, or after construction. 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 Redevelopment Area is anticipated to benefit the surrounding municipalities by strengthening the Rt. 38 commercial corridor 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 predominantly developed areas, decreases suburban sprawl occurring in the surrounding area. Encouraging commercial along Route 38 and with a residential component extending from Hainesport- Mt. Laurel Road will create a cohesive land use pattern that will create a better quality built environment consistent with the existing land use pattern.

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 this **Redevelopment Area** is located

on State Highway Route 38, it is important that the redevelopment plan complements the DVRPC Highway Master Plan.

The site is located within the 2040 'Growing Suburb' Long-Range Planning Area Land Area Type and served by NJTransit Bus Service and BurLINK Shuttle Bus Service. There are identified bus stops located on the northwest and southwest corners of the intersection of Hainesport-Mt. Laurel Road and Route 38. Given the location, encouraging commercial and residential 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 Longbridge Redevelopment Area is located within the Suburban Planning Area (PA2). According to the SDRP, the intent of this 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. This Redevelopment Plan satisfies that overarching goal.

IX. Administrative and Procedural Requirements

Compliance with Affordable Housing Obligation

Mandatory affordable housing development fees are authorized to be collected for new nonresidential development. The Township 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.

A minimum of 15% of the Townhouse units shall be designated as for-sale, family affordable housing units. The unit/bedroom mix requirements, affirmative marketing requirements, candidate qualification and screening, project phasing and the integration of the affordable units with the market rate units shall comply with the Uniform Housing Affordability Controls, the Township's Housing Element and Fair Share Plan, the Township's Affordable Housing Ordinance, any applicable order of the court, and all other applicable laws and regulations, and shall be the subject of a Redeveloper Agreement.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body 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).
- 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.
- 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)

As permitted by 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.
- 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 this **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.

Bibliography

1. NJ Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq..
2. Township of Hainesport Committee, Resolution 2020-161-11, dated November 12, 2019.
3. Township of Hainesport Joint Land Use Board Resolution 2020-9, dated August 5, 2020.
4. Township of Hainesport Committee, Resolutions 2020-147-9 and 202-148-9, dated October 13, 2020.
5. Preliminary Investigation for Non-condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, by Taylor Design Group Inc., dated August 5, 2020.
6. “Policy Map of the State Development and Redevelopment Plan” State of New Jersey Department of State, Office of Planning Advocacy. April 6, 2021.
7. 1996 Hainesport Township Master Plan Update, Ragan Design Group, October 1996
8. 2004 Master Plan Amendment Land Use, open Space and Conservation Elements, Ragan Design Group, April 2004
9. 2008 Reexamination of Master Plan and Development Regulations, Ragan Design Group, December 2008
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. Overall Site Plan; Sheet CS0200, prepared by James Sassano Associates, 1 sheet, dated May 3, 2021.
12. Townhouse elevations, 1 sheet, no preparer, not dated.

Appendix A-

Overall Site Plan; Sheet CS0200, prepared by James Sassano Associates, dated May 3, 2021. See Plan Pocket Inside Back Cover of Report.

