

Redevelopment Plan Preliminary Investigation And Redevelopment Plan Route 38 Southwest Area

**Route 38, Fostertown & Hainesport Mount Laurel Roads
Hainesport, New Jersey**

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I. INTRODUCTION

Hainesport Township is seeking to establish a Redevelopment Plan for a specific area of the community in accordance with the New Jersey Redevelopment and Housing Law (LRHL). The intent of this act is to codify, simplify and concentrate prior enactments related to redevelopment and housing, to promote the advancement of community interest and to promote physical development that will be most conducive to the social and economic improvement of the municipality.¹ This Redevelopment Plan is being prepared at the request of the Hainesport Township Committee and the Joint Land Use Board in an effort to further achieve its goals as described in the 1996 Master Plan and the Master Plan Re-examination Report of 2002. This plan also supports the strategic planning and development strategies of the Township and The State of New Jersey Development and Redevelopment Plan.

In accordance with the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A, the Township Committee of Hainesport Township adopted a resolution (2003-62-4) on April 8, 2003 authorizing the Joint Land Use Board of Hainesport Township to conduct a preliminary investigation and hearing and make a recommendation as to whether the areas along Route 38 are in need of redevelopment. The region designated as the Route 38 Southwest Area, Block 103.01, Lots 1, 2, 2.01, 8 and Block 103.02, Lots 1, 5, 5.01, 10 & 11 have been included as an area that may be in need of redevelopment.

The Route 38 corridor is in transition from an area that for several years has been dominated by automobile related activities towards an area that has begun to attract new office and retail development. The Route 38 corridor possesses a series of positive attributes, including utility and road improvements that can attract new business and industries. The preparation of this Redevelopment Plan is another component of the comprehensive strategic planning process, embraced by the community to resurrect its economic base.

The purpose of the redevelopment plan for the Route 38 Southwest area properties is to acknowledge the existence of deteriorated conditions that are detrimental to the health, safety and welfare of the public and viability of this area and to support and encourage the redevelopment of this land. Further, this plan is intended to provide a mechanism for the orderly planning and redevelopment of the Project Area consistent with State Development and Redevelopment plan, municipal objectives, public policy goals and the best interest of the community and neighborhood. Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the redevelopment of the project area.

¹ N.J.S.A. 40A:12A-1

II. BASIS FOR DESIGNATION

The Redevelopment Act (N.J.S.A. 40a:12A-7) states that "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 project area is located in an area in need of redevelopment or in an area of need or rehabilitation, or in both, according to criteria set forth in section 5 or section 14 or P.L.1992, c.79 (C.40A: 12A-14), as appropriate."

The New Jersey Redevelopment and Housing Law indicates that "Area in Need of Redevelopment" may be declared by the Governing Body if it determines that the area or properties within it meet at least one of the following criteria as defined in Section 40A:12A-5 entitled "Determination of need for redevelopment":

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent or possess any characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors that are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

In an attempt to advance community interest and promote physical development that will be conducive to the social and economic improvement of the community consistent with the Redevelopment Act and the goals of the New Jersey State Development and Redevelopment Plan, the 1996 Master Plan and the Master Plan Re-examination Report of 2002, Hainesport Township proposes a redevelopment plan for the Route 38 Southwest properties.

III. DESCRIPTION OF PROJECT

The triangularly shaped Route 38 Southwest Redevelopment Area is located in Hainesport Township along Route 38 beginning at the intersection of Masonville-Fostertown Road and continuing eastbound along Route 38 to the intersection of Hainesport-Mount Laurel Road. The plan area then continues along Hainesport-Mount Laurel Road for a distance of approximately 1,000 feet. The area of concern is approximately 25.5 acres and has been delineated on the Location Plan (Exhibit 1). The Block and Lots of the Route 38 Southwest Redevelopment Area are identified on the Hainesport Township Tax Maps as: Block 103.01, Lots 1, 2, 2.01, 8 and Block 103.02, Lots 1, 5, 5.01, 10 & 11. This district is zoned O-Office, HC-Highway Commercial and R-1 Residential. The State Highway across which a senior citizen residential community exists in an area zoned SC-Senior Citizen borders the area to the north. To the south, the area is zoned residential and the existing land uses include single-family detached homes fronting along both sides of Hainesport-Mount Laurel Road. To the east exists single-family homes and vacant land in areas zoned PO-Professional Office and R-1 Residential. To the west exists vacant land and single-family detached housing in areas zoned GC-General Commercial and R-1 Residential.

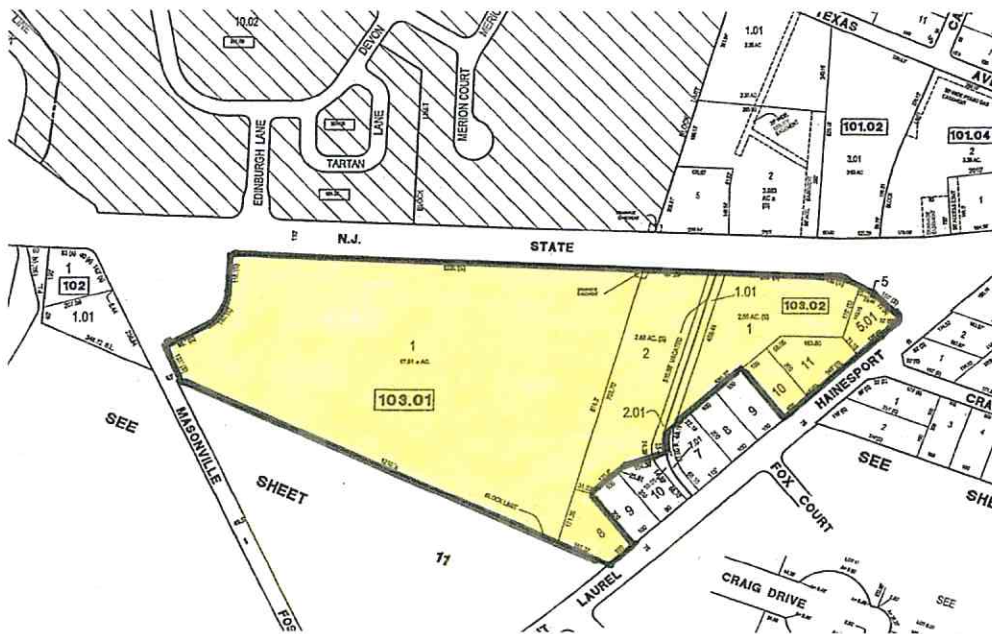


Exhibit #1: Route 38 Southwest Redevelopment Area

The largest parcel of land within the redevelopment area has been vacant for over the past 30 years. This parcel known as Block 103.01, Lot 1 totaling 17.5 acres has been in farming and has a Q-farm tax designation. Two businesses occupy the 6.5-acre adjacent parcel to the east fronting on Route 38. Heartland Industries is a manufacturer and supplier of residential sheds and Country Auto is a sale supplier of late model used automobiles. The Country Auto building dates back to the 1950's and was the former site of Bachman Volkswagen. The improvements noted on this property are well over 30 years of age and are considered obsolete by today's standards. The Heartland Industries portion of the property has no permanent structures and has been considered over the past 10 years as a "temporary use" by the Township. The remaining land has been fallow for well over 30 years despite efforts from Hainesport Township to attract developers.

IV. BASIS AND GOALS FOR THE REDEVELOPMENT PLAN

In determining whether this area is suitable for consideration as a redevelopment area, a detailed land use analysis was conducted of the site and the surrounding area. The majority of the project area is underutilized and has been so for many decades. In addition, the two existing businesses within the project area are obsolete and in need of improvements. (Photo's #1-#5)



Photo #1 Project Area Farm field



Photo #2 Route 38 (looking east towards Country Auto)



Photo #3 Route 38 (looking west towards Masonville-Fostertown Road)



Photo # 4: Hainesport-Mount Laurel Road (facing project area)



Photo #5 Project Area (from Masonville-Fostertown Road)

We therefore conclude that the property qualifies as being in need of redevelopment by meeting statutory requirements “c, d, & e” as defined in Section 40A:12A-5 entitled “Determination of need for redevelopment” as follows:

- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors that are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

The goals of the Route 38 Southwest Redevelopment Plan are to set forth a viable, realistic plan for the elimination of a hazardous site and underutilized commercial areas and support and encourage the redevelopment of the area. The plan shall promote the economic, social, and environmental viability of the area consistent with the State Development and Redevelopment Plan, the Master Plan, Zoning, and Land Development Ordinances of Hainesport Township.

V. REDEVELOPMENT PLAN

A. Redevelopment Objectives

The primary objective for the ROUTE 38 SOUTHWEST AREA redevelopment project area includes determining the best use of the site consistent with the goals of the 1996 Master Plan and 2002 Master Plan Re-examination Report, and the State Development and Redevelopment Plan. In addition, this plan also strives to ensure that the redevelopment plan is “flexible” in order to foster quality development while maintaining consistency with the surrounding land uses.

The Master Plan documents chart a course for the community to develop fiscal independence by carefully allocating their land resources and managing development for the enhancement of the entire community. The goals of the Plans in relation to the ROUTE 38 SOUTHWEST AREA redevelopment plan include:

- Encourage the development and improvement of existing commercial, office and business uses along the Route 38 corridor and encourage uses, which emphasize realistic future growth.
- Maintain strict performance standards for the development of office and commercial uses so that compatibility with the environment will be assured.
- Create a redevelopment plan for the ROUTE 38 SOUTHWEST AREA properties that meets the criteria as established in the Redevelopment Act (N.J.S.A. 40A: 12A-1 et seq).

The ROUTE 38 SOUTHWEST AREA Redevelopment Plan recommends the following strategies to accomplish these Master Plan goals and area-specific objectives:

1. Land Use Objectives

- Redefine the Highway Commercial development regulations to encourage retail and office land uses.
- Provide zoning and land use criteria, architectural, and streetscape guidelines.

2. *Density of Population Objectives*

- Create a ratable base at a density of .2 FAR.
- Establish land uses within the redevelopment area creating a density neutral condition.
- Encourage land uses to service the needs of a regional population.

3. *Transportation and Infrastructure Objectives*

- Improve vehicular circulation within the project area and create defined ingress and egress locations at Route 38.
- Encourage comprehensive design solutions to reduce traffic conflicts along Route 38 and adjacent roadways.
- Provide a streetscape consistent with the design criteria as established for the Route 38 corridor as defined in the Master Plan.
- Provide public water and sewer service to the project area.

4. *Environmental, Recreation, and Community Facilities Objectives*

- Encourage the preservation and enhancement of existing wetland areas.
- Encourage preservation of existing vegetation.
- Provide a green corridor along Route 38 consistent with the design criteria as established for the Route 38 corridor as defined in the Master Plan.

The 1996 Master Plan and the 2002 re-examination Report identifies the Route 38 corridor as a valuable commercial growth artery connecting the north central portion of Burlington County with the urbanized areas of Camden County and Philadelphia. The underlying principal of the Route 38 corridor is the proper grouping of various uses by service activities and land use requirements. The redevelopment site is zoned O Office, HC Highway Commercial and R-1 Residential. Commercial development should be consolidated in areas so that retail opportunities will not be diluted by random sprawl. Concentration also facilitates proper provisions for off street parking and loading which through the elimination of frequent curb cuts, helps reduce traffic friction along Route 38. Cross easements are required between all developed commercial and office lots.

The land uses along the Route 38 corridor range in the type of convenience, retail or service uses that complement one another by offering a wide range of development opportunities at accessible locations. Uses permitted within the office and commercial zones along the corridor include professional office, medical office, large scale and small-scale retail uses such as home improvement centers, banks, and doctor's offices.

Land Use Standards

The ROUTE 38 SOUTHWEST AREA Redevelopment Plan is primary within the Office and Highway Commercial zoning district. A small portion along Hainesport-Mount Laurel Road is zoned R-1 Residential.

The HC and O zoning districts are designated for retail centers, office buildings and other complimentary and supportive uses. The following uses shall be permitted in the ROUTE 38 SOUTHWEST AREA:

Permitted Uses

1. 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.
2. Commercial uses, e.g. Retail stores, Personnel service shops, Antique shops, Variety merchandise sales, Furniture sales, and similar commercial uses as permitted in the HC zoning district except for Indoor recreational uses, Funeral homes, and Municipal facilities (offices).
3. Buildings consisting of a mix of uses otherwise permitted within the HC and O zoning districts except for those additional uses as defined in item #2 above.

Conditional Uses

1. Catering Establishments.
2. Dry-cleaning and laundry services, except coin-operated services.
3. Movie theaters
4. Hotels and Motels

Prohibited Uses

1. All uses listed as prohibited uses in the HC and O zoning districts are hereby prohibited uses within the ROUTE 38 SOUTHWEST AREA including Indoor recreational uses, Funeral homes, and Municipal facilities (offices).

Development Standards

The development standards being advanced for the ROUTE 38 SOUTHWEST AREA Redevelopment Plan are the specific standards as identified within the Highway Commercial zoning district and the general Land Use standards as identified in Chapter 104 of the Hainesport Development Ordinance. In addition, development within the Redevelopment Area shall conform to the following special design standards:

1. Off-street parking is to be provided in accordance with applicable township requirements except that the number of parking spaces shall not exceed 105% of the requirement.
2. Parking facilities are required to interconnect to adjacent properties.
3. Parking areas shall be buffered from view from the adjacent roadways and properties.
4. Access from the project area to Hainesport-Mt. Laurel Road with the exception of single-family detached housing is strictly prohibited.
5. Minimum setback of parking or traffic aisle from:
 - Side or rear property line: 20 feet
 - A right-of-way line: 30 feet
6. The style of architecture for any development within the Redevelopment Area shall conform to the following standards:

- Fifty (50) percent of the front façade facing Route 38 shall be glass and brick.
- Buildings with pitched roofs shall have architectural shingles.
- Buildings with flat roofs shall be designed with a parapet to screen any mechanical equipment.
- Buildings over 200 feet in length shall have twelve-inch reveals every fifty feet.
- The architecture shall provide a variety of features and patterns to the building including the side and rear elevations.
- Architectural elevations shall be submitted as part of any site plans application. Colors and architectural elements shall be reviewed and approved by the Hainesport Township Joint Land Use Board.

Streetscape and Landscape Design Standards

In addition to the landscape design requirements established in the land development ordinance, the following standards shall apply for the ROUTE 38 SOUTHWEST AREA Redevelopment Plan:

1. A combination of a berm three (3) feet in height and landscaping shall be provided along the entire Route 38 frontage.
2. Sidewalks with a minimum width of four (4) feet shall be provided connecting all portions of the development area.
3. Street trees shall be provided along the entire frontages of Route 38, Hainesport-Mount Laurel Road and Fostertown Road with trees placed on maximum centers of forty (40) feet.

Infrastructure and Utility Improvements

Existing water, sewer and roadway facilities serving the ROUTE 38 SOUTHWEST AREA shall be upgraded as necessary to service the future need of any development. Redevelopers will be required to participate in on-site and off-tract infrastructure improvements for the ROUTE 38 SOUTHWEST AREA in proportion to the size of their project.

VI. IMPLEMENTATION OF REDEVELOPMENT PLAN

Upon the adoption of the Redevelopment Plan pursuant to section 7 of P.L. 1992, c 79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in the plan. In order to carry out and effectuate the purposes of this act and in terms of the redevelopment plan, the municipality or designated redevelopment entity may:

1. 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).
2. Clear any area owned or acquired and install or reconstruct infrastructure.
3. Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
4. Arrange or contract with public agencies or redevelopers.
5. Lease or convey property or improvements without public bidding.

Site Plan Applications

In the execution of this redevelopment plan, 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, which may be amended in accordance with law. The Hainesport Township Joint Land Use Board, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40, shall conduct site plan review:55D-1 et. Seq.

Agreements with Redevelopers

Agreements with redevelopers shall note that only those uses established in the redevelopment plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

Equal Opportunity

The land within the ROUTE 38 SOUTHWEST AREA Redevelopment Area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

Time Limits

Redevelopers for a specific project within the ROUTE 38 SOUTHWEST AREA Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the Redevelopment Entity and its designated Redeveloper (N.J.S.A. 40A:12A-8(f)).