

Marne Highway Redevelopment Plan

Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, and 12.05

Hainesport Township, New Jersey

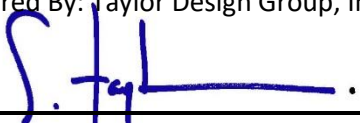
Township of Hainesport
Burlington County, New Jersey
July 9, 2021

Introduced: **July 13, 2021**

Adopted: _____, 2021



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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Hainesport Township Staff & Consultants

Paula Kosko, Township Administrator/Township Clerk
Paula L. Tiver, Board Secretary
John C. Gillespie, Esq., Township Solicitor
Robert Kingsbury Esq., Board Solicitor
Martin G. Miller, PE, CME, Consulting Engineer
Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner

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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 development 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 10, 2020, the Hainesport Township Committee authorized by Resolution 2020-161-11, the Township Joint Land Use Board to undertake an investigation to determine whether the below-identified parcels may be designated as an ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Block 24 **Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05**

Block 24.02 **Lot 12.04**

The Rehabilitation Area Designation Report dated February 21, 2021 prepared by Taylor Design Group, Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner, was reviewed by the Joint Land Use Board at a public hearing held on March 3, 2021.

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

More than half of the housing stock in the delineated Study Area is at least 50 years old, meeting the statutory criteria set forth in N.J.S.A. 40A:12A-14(a)(2); and there exists a pattern of vacancy and underutilization of the properties in the area, meeting the rehabilitation criteria set forth in N.J.S.A. 40A:12A-14(a)(3).

The Board's recommendations were memorialized by Resolution 2021-06, adopted by the Joint Land Use Board on April 7, 2021.

On March 16, 2021, via Resolution 2021-55-3, the Township Committee accepted the recommendation of the Joint Land Use Board, and designated the parcels as an ***Area in Need of Rehabilitation***.

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

Specifically, this Redevelopment Plan includes the following parcels:

Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05

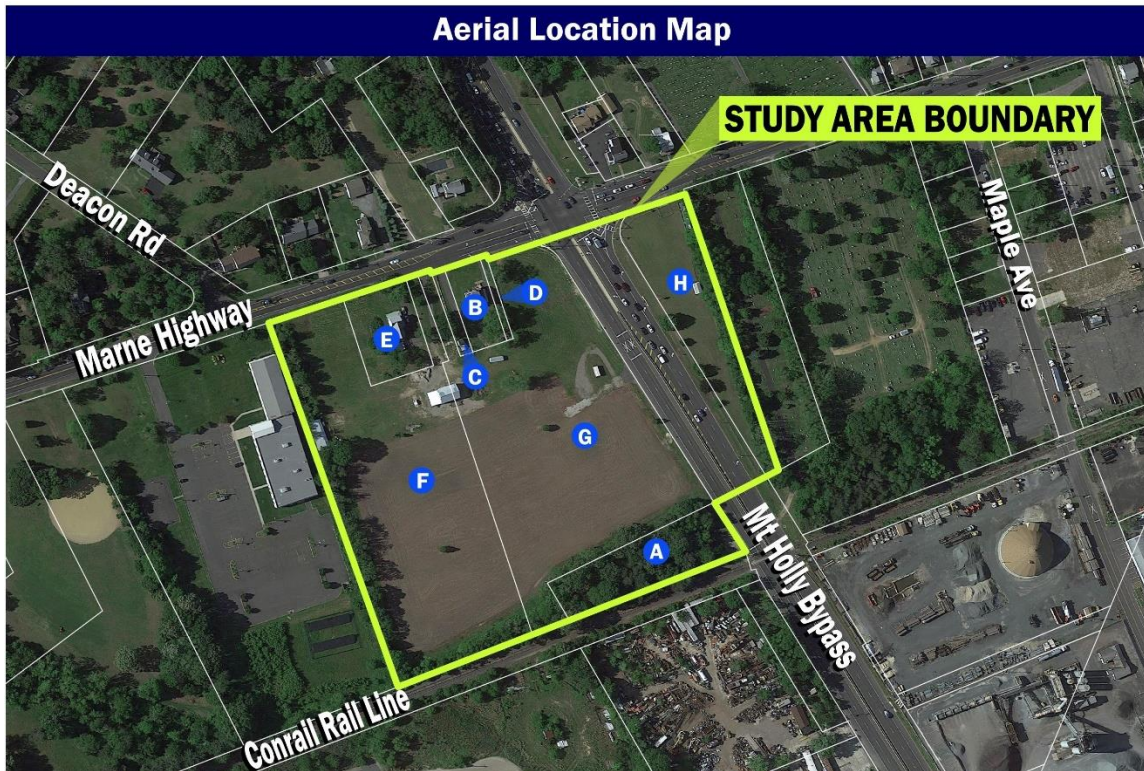
The remaining parcel in the overall designated Rehabilitation Area; Block 24.02 Lot 12.04, (Parcel H) is not the subject of this Redevelopment Plan, but is discussed in this Plan relative to its relationship to the overall designated Area and proximity to parcels included in this Plan.

A *Rehabilitation Area* designation does not entitle the municipal government to acquire property via eminent domain, or enter into long term tax exemption and abatement.

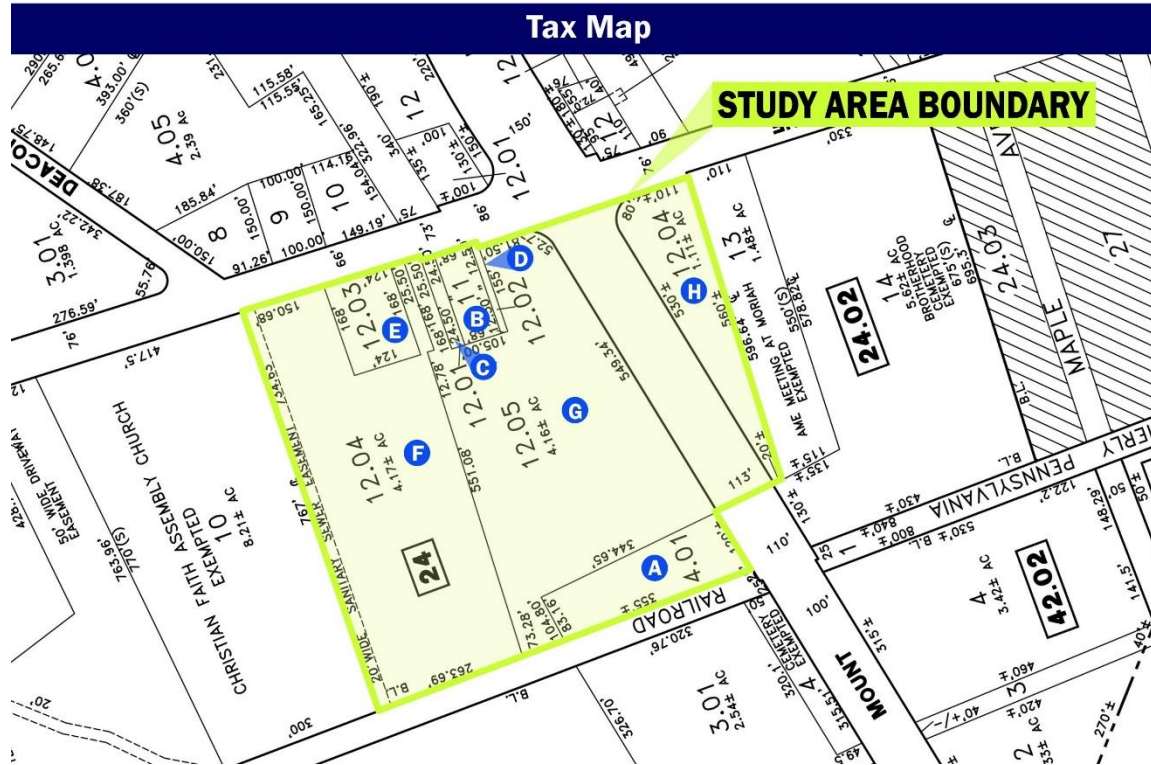
The following maps illustrate the overall designated Rehabilitation Area from the February 21, 2021 Investigation Report.

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 development of the above identified parcels in the **Marne Highway Rehabilitation Area**. In accordance with the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;*
2. *Proposed land uses and building requirements in the project area;*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*
4. *An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;*
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 Marne Highway Rehabilitation Area

General Description

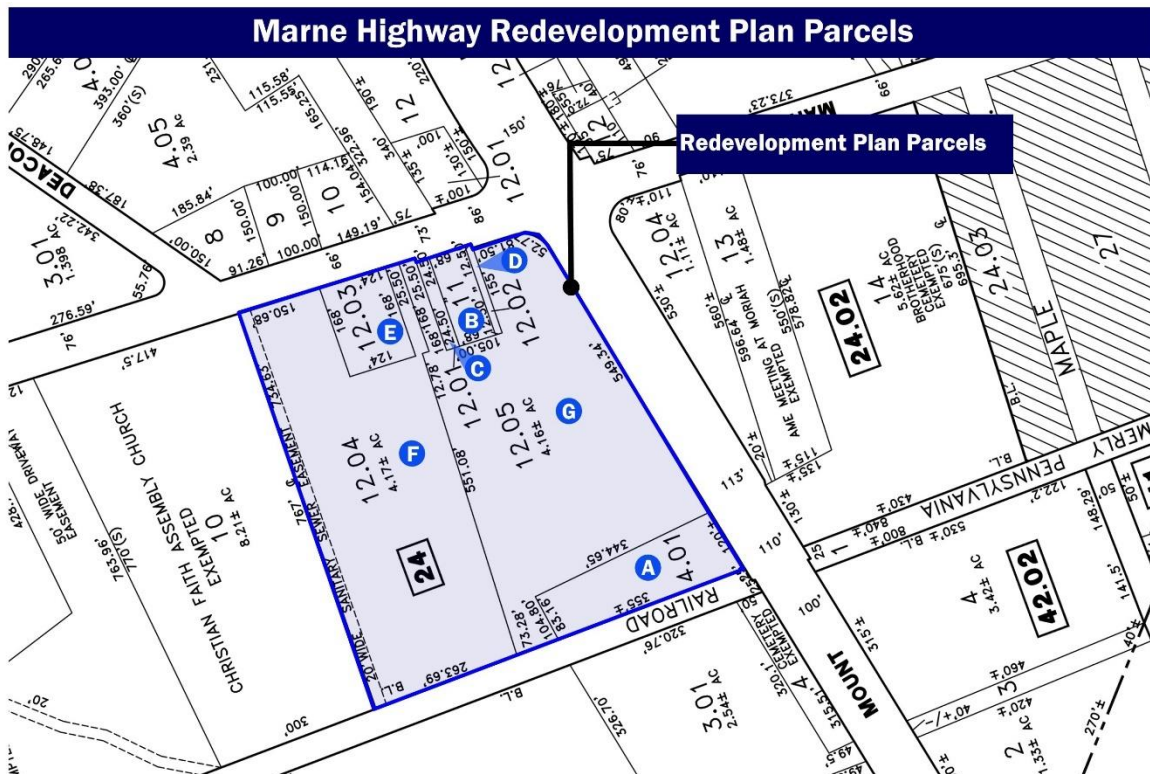
The overall designated *Marne Highway Rehabilitation Area* is comprised of 8 lots totaling approximately 11 acres located at the intersection of Marne Highway (County Route 537) and the Mt. Holly Bypass (County Route 541). See Aerial Location Map and Tax Map images above.

A majority of the parcels are located in the O (Office) Zoning District, with the exception of Block 24.02; Lot 12.04 (Parcel H) which is in the I-1 (Industrial-1) Zoning District.

The portion of the designated Rehabilitation Area that is the subject of this Redevelopment Plan is depicted on the image below, and includes only the following Lots:

Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05

Marne Highway Rehabilitation Area Map



Surrounding Area

There is a variety of land uses surrounding the *Marne Highway Rehabilitation Area*. To the north, across Marne Highway, are single family homes in the R-2 Zoning District. Also, in the R-2 Zoning District is the Brotherhood Cemetery, directly east of the Study Area. The Christian Faith Assembly, in the R-1 Zoning District, borders the Study Area to the west.

To the south of the Study Area are multiple industrial uses, including the Ameri-Cycle Recycling Center and former Atlantic Woods site, across the Conrail rail line. These parcels are included in the recently designated *Rt. 38 – Mt. Holly Bypass Redevelopment Area*.

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 major crossroads, along 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

Township Vision

Hainesport's vision is to promote cohesive development; to encourage commercial and industrial uses that blend into and complement the existing surrounding uses, and to allow for the reuse of vacant or abandoned land.

Encouraging rehabilitation of the study area to complement the nearby and adjacent industrial uses will help create a cohesive built environment. The overall vision of the Redevelopment Plan is to create an industrial and commercial 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 1987 Master Plan, the Office Districts have been discussed as development of corporate and professional office uses with shared parking, controlled access, buffers, and open space. Similarly, the Industrial Districts were also reduced in area, though the 1987 Plan cited that access from Marne Highway and the Mt. Holly Bypass were important locational standards for Industrial District zoning. The dimensional regulations for the Office and Industrial Districts have not changed since 1996, however, the land area devoted to Office was reduced by the 1996 Plan from over 300 acres in 1987 to 60 acres in 1996; and the land area devoted to Industrial was increased by the 1996 Plan from 301.5 acres in 1987 to 319 acres in 1996. The 1996 Plan and subsequent Reexamination Reports acknowledge the challenges related to office development, and citing the lack thereof.

The overarching goals of the Master Plan characterize encouragement of commercial, office, and business uses, which emphasize future growth. Further, the maintenance of performance standards for the development of industrial office, and commercial uses were discussed to ensure compatibility with the environment.

Redevelopment Plan Goals & Objectives

A. Plan Goals

The goals of the Redevelopment Plan are consistent with the following goals 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 and encourage uses which emphasize realistic future growth.
- 2) Maintain strict performance standards for the development of industrial, office, and commercial uses so that compatibility with the environment will be achieved.

B. Plan Objectives

- 1) Provide access to office and industrial uses from Marne Highway and the Mt. Holly Bypass.
- 2) Encourage industrial and commercial development that will provide jobs and ratable growth for the Township of Hainesport.
- 3) Promote the reuse of vacant sites by embracing smart growth practices of directing development towards existing transportation corridors such as the rail line and arterial streets, thus providing economic opportunities, and enhancing quality of life.
- 4) 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 following properties:

Block 24 Lots 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05

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.

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.

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 **Marne Highway Rehabilitation Area** shall be permitted only by means of an amendment of this 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.

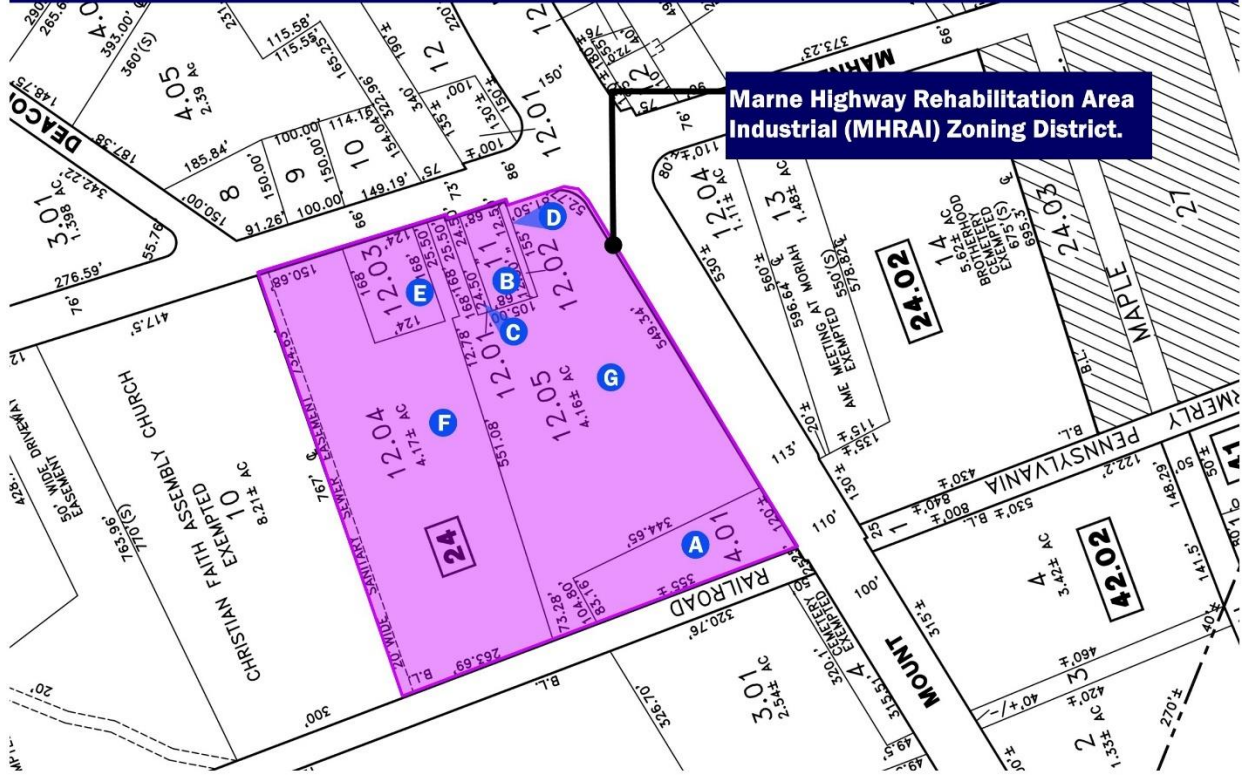
Creation of the Marne Highway Rehabilitation Area Industrial Zoning District

This Redevelopment Plan hereby creates and establishes the **Marne Highway Rehabilitation Area Industrial (MHRAI) Zoning District** which is applicable to and shall govern the development of the identified parcels. The boundaries of this Zoning District are as set forth in the Zoning Map Figures below.

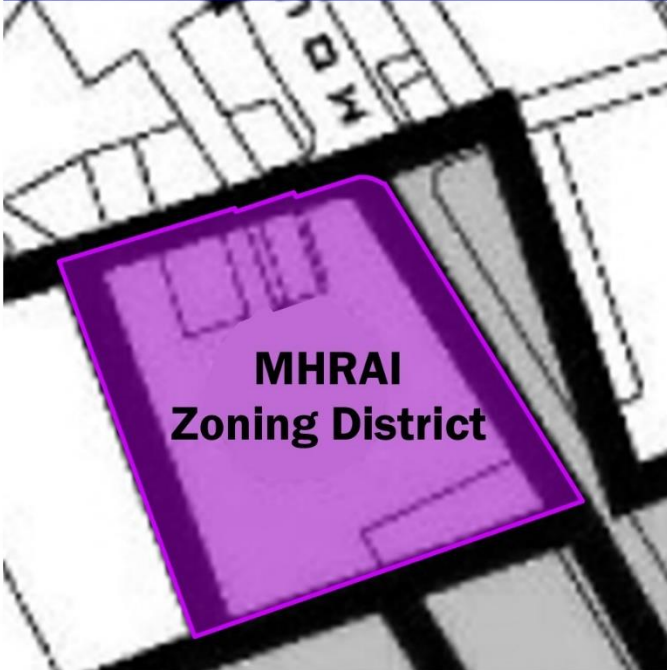
The remaining parcel (Parcel H) identified in the **Preliminary Investigation** Report will remain under its current I-1 zoning designation at this time, and is not modified by any provision of this Redevelopment Plan.

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 the designated Rehabilitation Area.

Proposed Marne Highway Rehabilitation Area Industrial Zoning District



Proposed Zoning Map



VI. District Standards– Marne Highway Rehabilitation Area Industrial Zoning District

Concept Plan Vision and Approach

This Redevelopment Plan and the standards for the **Marne Highway Rehabilitation Area Industrial Zoning District** establish a comprehensive development framework for the development of the parcels within the zone.

All Rehabilitation proposals and Site Plan applications shall comply with the standards set forth in this Redevelopment Plan as well as Chapter 104 entitled **Land Use**, and all other applicable land use regulations and codes of the Township of Hainesport that are not expressly modified herein; and shall be generally consistent with the following documents:

- **Conceptual Site Plan**, prepared by Langan Engineering, Inc., dated July 7, 2021.
- **Architectural Concept Elevations**, prepared by M+H Architects, dated October 21, 2020.

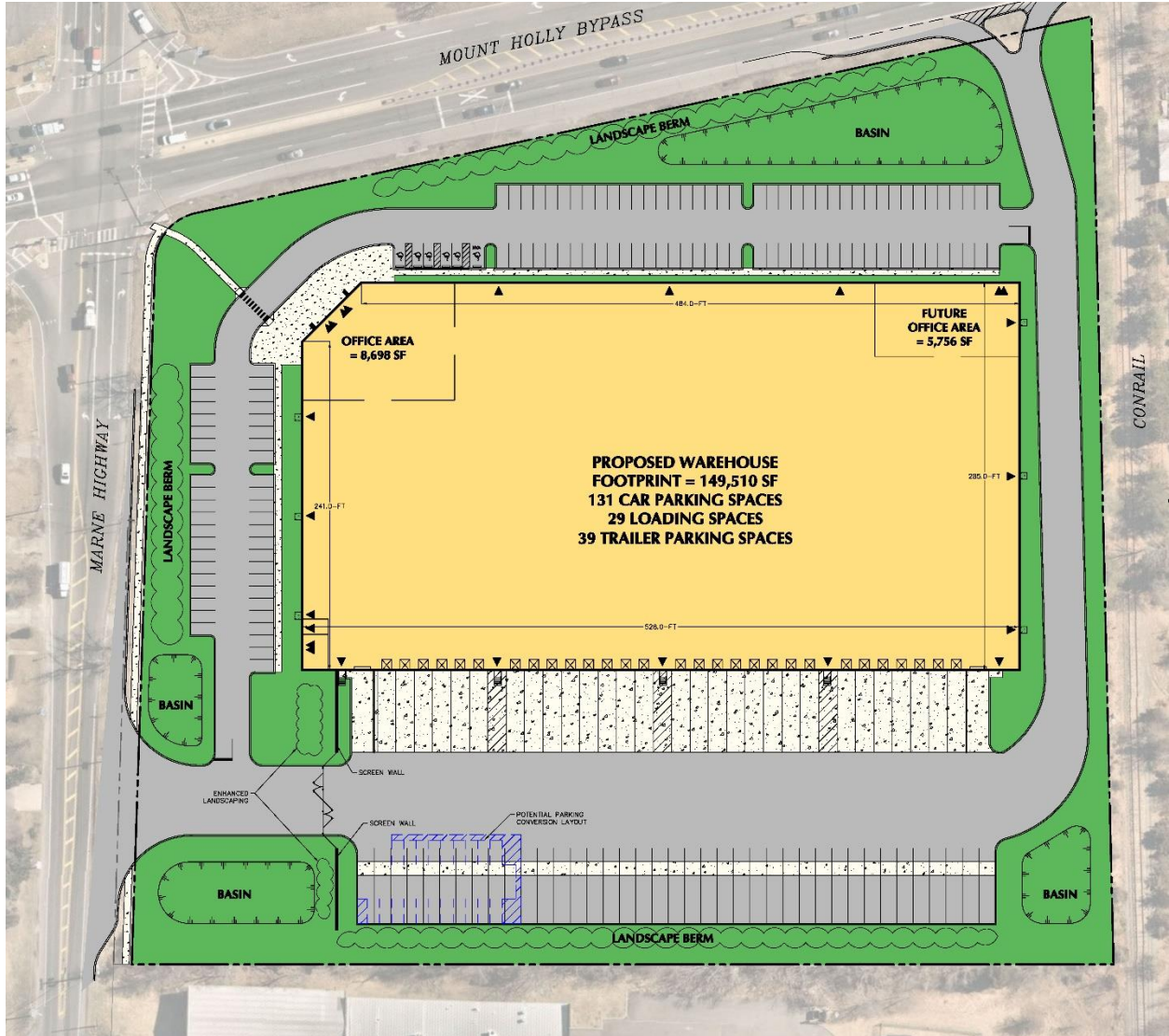
The proposed project consists generally of the following:

- A warehouse of approximately 149,510 SF.
- Approximately 130 Car Parking Spaces
- Approximately 30 Loading Spaces
- Approximately 40 Trailer Parking Spaces
- Stormwater Management consistent with new DEP regulations
- Enhanced Buffering and Landscaping

A portion of the Concept Plan is inserted below. A full-size version is included as Appendix A, along with the architecture elevations.

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.

Concept Plan



Project Perspective- Intersection View



Project Perspective- Marne Highway View



Building Elevations



Marne Highway Rehabilitation Area Industrial Zoning District

Within the Marne Highway Rehabilitation Area Industrial (MHRAI) Zoning District, as illustrated on the Proposed Zoning Map on page 12, the following standards shall apply:

A. Permitted Principal uses:

1. Transportation/Distribution/Warehousing, including but not limited to wholesale/consumer order fulfillment and last mile type facilities; but not including mini warehouses and self-storage uses.

Warehouse and distribution facilities may include accessory finish processing or final assembly before distribution, provided that such uses are conducted entirely within the building and do not emit noxious odors, sound or vibrations, and comprise no more than 45% of the gross floor area.

2. Wholesale Trade
3. Information/Insurance/Finance
4. Communications
 - a. Technical and Data centers
5. Professional/Scientific Technical Services
 - a. Engineering, accounting, research, etc.
 - b. Research, development, and testing
 - c. Office Administration services
6. Health Services, such as Medical Laboratory for manufacture or processing, except no retail, wholesale, or individual health service or visits permitted.

B. Permitted Accessory uses

1. All accessory uses customary, subordinate and incidental to the principal use shall be permitted, including but not limited to utility infrastructure such as transformers, water meter boxes and the like, guard houses for industrial uses and the parking, interior storage, and use of automobiles, trucks, machinery, and trailers within industrial facilities, which uses shall be subject to site plan approval, and shall be consistent with **Chapter 104**, as applicable.

C. Dimensional requirements.

1. All dimensional requirements/bulk standards shall comply with the following:

Dimensional/Bulk Zoning Standards	
Standard	Requirement
Lot Area (Min.)	5 Acres
Lot Frontage (Min.)	300'
Building Coverage (Max.)	50%
Impervious Coverage (Max.)	80%
Front Yard Setback- Mt. Holly Bypass (Min.)	75'
Front Yard Setback- Marne Highway (Min.)	100'
Side Yard Setback- Conrail (Min.)	50'
Side Yard Setback- West (Min.)	25'
Building Height (Max.)*	45' (Above Finished Floor)
Minimum Vegetated Area	20%
Residential Buffer Width- Marne Highway	20'
Residential Buffer Width- West/Side Yard	25'
Basin Setback- All Yards	10'
Car Parking	
Size of Parking Space (Min.)	9' X 18'
Aisle Width for Two Way Automobile Traffic (Non Truck)	25'
Parking/Driveway Setback to R.O.W. (Min.)	25'
Parking/Driveway Setback Side or Rear Lot line (Min.)	15'
Number of Parking Spaces (Min.)	
• Warehousing	1 per 3,000 SF GFA
• Accessory processing or assembly	1 per 1,000 SF GFA
• Office	1 per 200 SF GFA
• Trucking	.75 per delivery truck based from the site
Loading	
Size of Loading Space (Min.)	60' X 12'
Loading Space Location	Side or Rear Yard Only
Number of Loading Spaces (Min.)	1 space for first 7,000 SF, plus 1 for each additional 10,000 SF.
Other	
Fence Height	8'-10'
Wall Height	As required for adequate sound attenuation and visual screening.
Light Pole Height- Front Yards (Max.)	30'
Light Pole Height- Side & Rear Yards (Max.)	40'
Building Mounted Light Ht.- Front Yards (Max.)	30'
Building Mounted Light Ht.- Side & Rear Yards (Max.)	40'

*Height exception- Rooftop mechanicals may exceed the permitted height by up to 8 feet provided that they cover not more than 5% of the roof area, and are adequately screened.

D. Off Street Parking

1. 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 above standards shall supersede the parking requirements where noted.
2. The parking standards are intended to allow for a variety of future tenants and permitted uses, provided they comply with the above standards in the aggregate. This Plan envisions that truck Loading Spaces and/or Trailer Parking Spaces may be converted to automobile parking to meet the requirements above, which conversion may be approved administratively by the town and its professionals, in their sole discretion.
3. Accessible parking shall be provided in accordance with the NJ Barrier-Free Sub-Code and the Americans with Disabilities Act requirements.

E. Signs

1. Signs shall be permitted in accordance with the applicable Township requirements set forth in Article XII § 104-123, but is hereby modified in accordance with the following:

Sign Standards	
Standard	Requirement/Permitted
Façade Signs	
<ul style="list-style-type: none"> • Mt. Holly Bypass Façade 	2 permitted; 250 SF Max. per sign
<ul style="list-style-type: none"> • Intersection/Angled Façade 	1 permitted; 120 SF Max.
<ul style="list-style-type: none"> • Marne Highway Façade 	1 permitted; 120 SF Max.
Freestanding Signs	
<ul style="list-style-type: none"> • Mt. Holly Bypass 	1 permitted, 125 SF and 12' Ht. Max.
<ul style="list-style-type: none"> • Marne Highway 	1 permitted, 80 SF and 8' Ht. Max.
Freestanding Sign Setback- Mt. Holly Bypass (Min.)	5'
Freestanding Sign Setback - Marne Highway (Min.)	10'
Window Signs	Prohibited
Directional Signs	32 SF & 6' Height Max.; Total Number as determined necessary by Jt. Land Use Board

2. Signs are permitted to be internally or externally illuminated, but shall be designed to minimize glare impacts upon the adjacent roadways or nearby uses.

F. Fences

1. Fences shall be permitted in accordance with the applicable Township requirements set forth in Article XII § 104-53G.
2. The maximum permitted height is 10' in non-residential districts.

Design and Performance Standards- MHRAI District

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

Industrial Design Standards

1. All Industrial 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, unless waived by the Redevelopment Entity/Township Committee . 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 employ architectural forms, materials and colors that reduce the visual mass of the structures and their imposition upon the streetscape.
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 in finish materials or colors, every 70 linear feet along the Marne Highway side, and every 120 linear feet along the Mt. Holly Bypass.
4. Major building entrances shall be defined by architectural elements such as recesses, projected overhangs or similar features.
5. Areas of flat roof used for mechanical equipment shall be screened from view of public areas, streets, driveways and parking lots.
6. Trash and recycling areas, compactors, and dumpster storage areas shall be effectively screened from adjacent roads or sites by solid masonry enclosures, at least six feet in height, but not greater than eight feet in height, finished to complement the principal building. These enclosures should be planted where practical to soften the appearance of the structure. Enclosure gates shall be solid panels affixed to a rigid metal frame.
7. All noise from HVAC, fans, exhaust equipment, generators, and other sources shall comply with applicable Township, County and State requirements.
8. Sound attenuation fences or barriers may be required as determined by the Redevelopment Entity or the Joint Land Use Board, **as required for adequate sound attenuation** , in a warm, muted, earth-tone to complement the building colors, and to minimize noise impacts to nearby residential properties.
9. Bicycle parking racks should be provided in conjunction with all development.

10. Sidewalks shall be provided along Marne Highway, connecting to depressed curb at the intersection with the Mt. Holly Bypass. Sidewalk along Mt. Holly Bypass shall be provided if required by Burlington County.

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. Consider the utilization of solar or other renewable energy sources.
3. Maximize building and window insulation to conserve energy and reduce energy costs;
4. Encourage the use of recycled building and site materials, and the recycling of construction debris;
5. Create shaded parking areas to reduce reliance on automotive air conditioning; Parking lot trees may be utilized to satisfy the intent of this section.
6. Where practical, plant native or naturalized vegetation to minimize water, pesticide, and herbicide usage and to create foraging opportunities for wildlife.
7. All development shall comply with all current NJ Stormwater Regulations, and green infrastructure shall be utilized to manage stormwater on the site to help reduce the amount of runoff and improve the quality of water that enters the watershed system.
8. 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.

At least 1 EV charging station should be considered per tenant or building for non-residential uses.

Landscaping and Lighting-

A. Landscaping and Street Trees

- 1) *Conformance.* To promote a desirable visual environment through creative techniques and good civic design and arrangements; and to promote the conservation of open space and valuable natural resources in the Township, all development 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. Street Trees shall be planted at a spacing of not more than 40' on center along all road frontages.
 - c. 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 across roadways.
 - a. In these residential buffer areas, evergreen tree plantings at least 8' in height shall be planted an average of 15' on center, and shade trees at least 2.5" caliper shall be incorporated into the buffer at an average of 50' on center to screen buildings and loading areas.
 - d. Parking lots shall be screened with layered vegetation consisting at a minimum or evergreen shrubs, planted 2' on center where an evergreen tree screen is not provided, with an 18" minimum height at the time of plantings. Additional plantings shall be provided as required to achieve the desired buffering.
 - e. 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 not more than 40' on center along all drives, and around all automobile parking areas.
 - f. 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 Project 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 are required for highly visible project frontages including 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 site frontages should be sodded to ensure the immediate stabilization of the area and for improved aesthetics.
- B. Lighting.
- 1) All areas within the **MHRAI Zoning District** 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 in front yards, and 40' in height in side and rear yards.
- 5) Lighting levels should be reduced overnight to security levels if the business is not in operation.
- 6) 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.

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.

Identification of Proposed Property Acquisitions

There are no proposed property acquisitions in the Rehabilitation Area.

Temporary/ Permanent Resident Relocation

The construction of the non-residential development envisioned by this Redevelopment Plan will require the demolition of the existing structures on site, 2 of which are residential homes that are currently occupied. The terms of both leases have expired, and the tenants are currently renting on a "month-to-month" basis. The tenants have been notified by the owner in writing of the impending sale of the property, as well as the proposed non-residential development and their need to relocate, which notice period is more than 5 months in advance of the potential need to relocate.

The Redeveloper shall be required to make adequate provisions for the relocation, as necessary, of the 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. These provision and terms shall be expressly set forth in a Redeveloper Agreement, and shall comply with all applicable State and Local Laws and Regulations.

Consistent with the LRHL, the Township Committee/ Redevelopment Entity may, if necessary, and in its sole discretion, 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 the Project Area, which costs shall be borne by the Developer.

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 Rehabilitation Area is anticipated to benefit the surrounding municipalities by strengthening the existing industrial corridor through the development of underutilized or vacant land.

Enhancing the industrial corridor along the Mt. Holly Bypass not only benefits Hainesport but also surrounding municipalities because the development will create more activity in the area. Developing on underutilized or vacant land, in predominantly developed areas, avoids suburban sprawl. Encouraging new industrial uses along the Mt. Holly Bypass in close proximity to existing industrial uses 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 Rehabilitation Area is located on Marne Highway and Mt Holly Bypass, it is important that the Redevelopment Plan complements the DVRPC Highway Master Plan.

State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan (SDRP) sets forth the following statewide goals:

- Goal #1: Revitalize the State's Cities and Towns
- Goal #2: Conserve the State's Natural Resources and Systems
- Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal #4: Protect the Environment, Prevent and Clean Up Pollution
- Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost
- Goal #6: Provide Adequate Housing at a Reasonable Cost
- Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

The SDRP seeks to encourage redevelopment in areas where infrastructure already exists to reduce sprawl, reuse sites, and enhance the built environment.

According to the 2001 State Development and Redevelopment Plan (SDRP) the *Marne Highway Rehabilitation 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.

VIII. Administrative and Procedural Requirements

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 the 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)

Pursuant to the Local Redevelopment and Housing Law (LRHL), the Township Committee as Redevelopment Entity *may*, in its discretion, enter into a redevelopment agreement with a landowner, developer or designated redeveloper, which agreement *may* include the negotiation of financial agreement and/or tax abatement pursuant to the New Jersey Five-Year Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq.

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

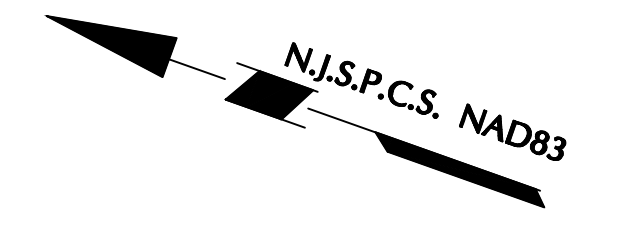
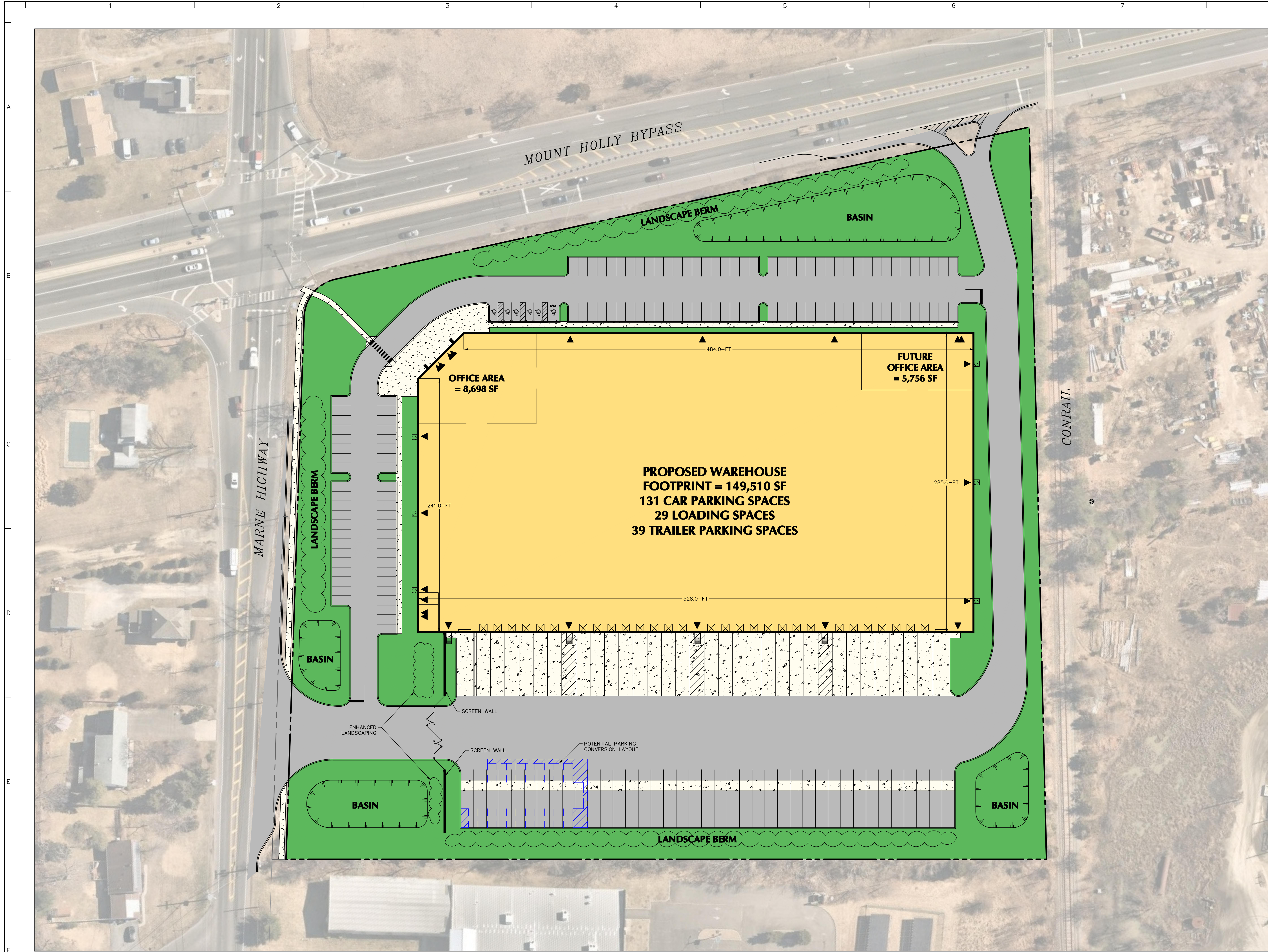
1. NJ Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq..
2. Township of Hainesport Committee, Resolution 2020-161-11, dated November 10, 2020.
3. Township of Hainesport Joint Land Use Board Resolution 2021-55-3, dated March 16, 2021.
4. Preliminary Investigation for Rehabilitation Area Designation Report, by Taylor Design Group Inc., dated February 21, 2021.
5. “Policy Map of the State Development and Redevelopment Plan” State of New Jersey Department of State, Office of Planning Advocacy. April 6, 2021.
6. 1996 Hainesport Township Master Plan Update, Ragan Design Group, October 1996
7. 2004 Master Plan Amendment Land Use, open Space and Conservation Elements, Ragan Design Group, April 2004
8. 2008 Reexamination of Master Plan and Development Regulations, Ragan Design Group, December 2008
9. Burlington County Highway Master Plan, by the Delaware Valley Regional Planning Commission for in June 2019 <https://www.dvrpc.org/Reports/18019.pdf>
10. Conceptual Site Plan, prepared by Langan Engineering, Inc., 1 sheet, dated July 7, 2021.

Appendix A-

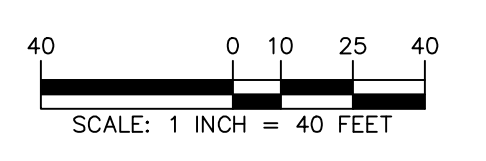
Conceptual Site Plan, prepared by Langan Engineering Inc., dated July 7, 2021.

Architectural Concept Elevations, prepared by M+H Architects, dated October 21, 2020.

See Plan Pocket Inside Back Cover of Report.



NOTES:
 1. AERIAL, DATED 03/05/2021, PROVIDED BY NEARMAP.

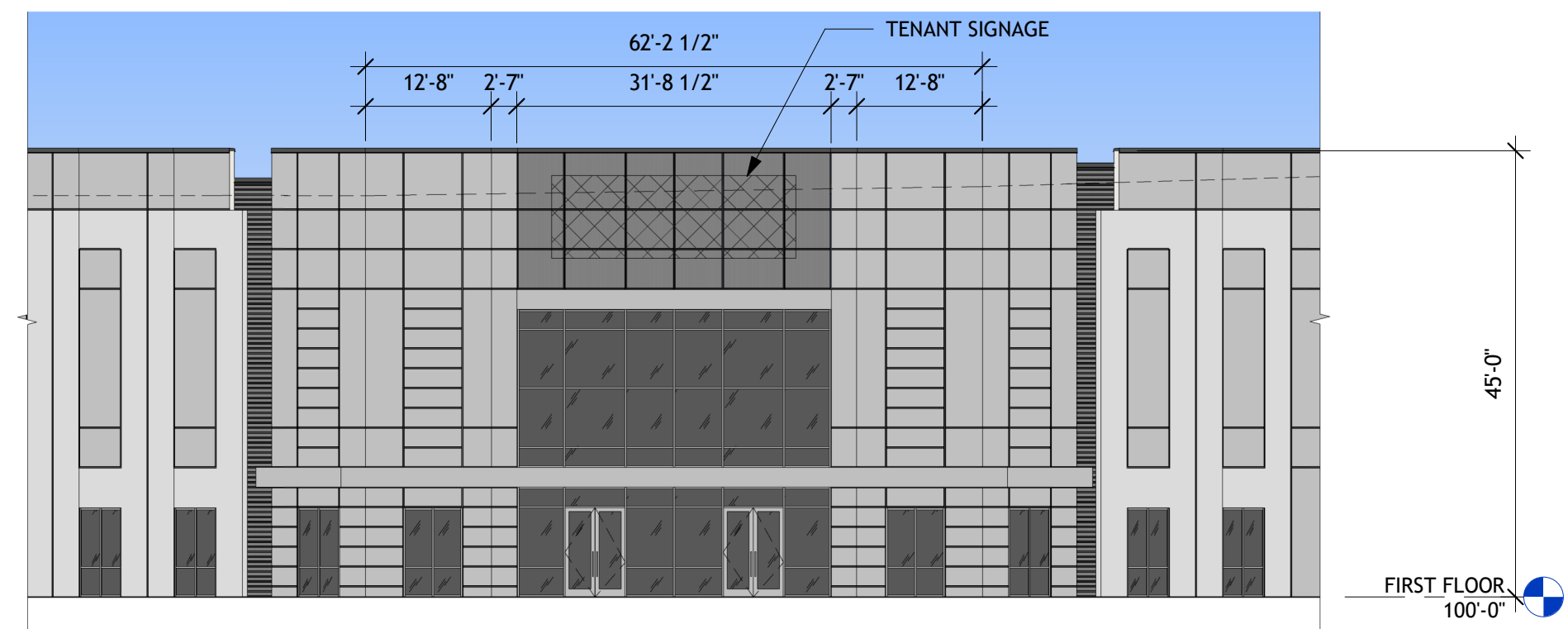


LANGAN
 Langan Engineering and Environmental Services, Inc.
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com
 NJ CERTIFICATE OF AUTHORIZATION No. 24GA27696400

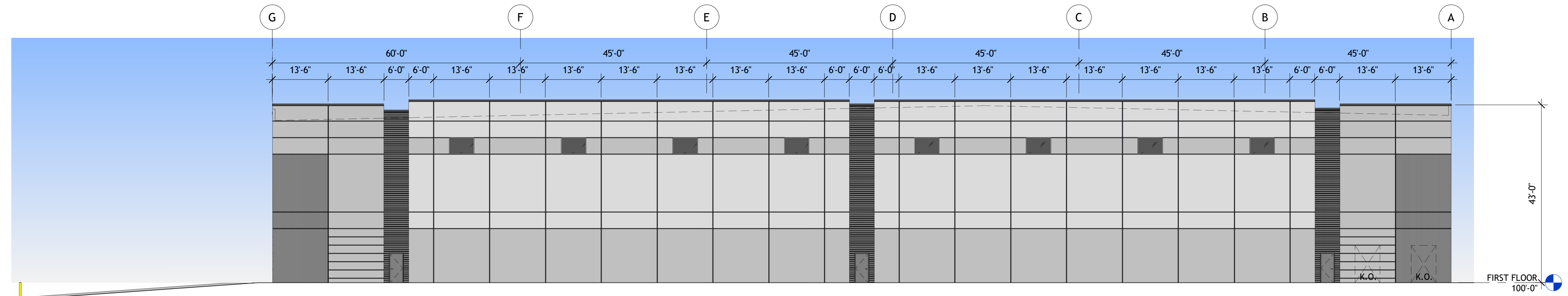
Project
MARNE HIGHWAY
 BLOCK No. 24, LOT Nos. 4.01, 11, 12.01, 12.02, 12.03, 12.04, 12.05
 HAINESPORT
 BURLINGTON COUNTY NEW JERSEY

Drawing Title
CONCEPTUAL SITE PLAN

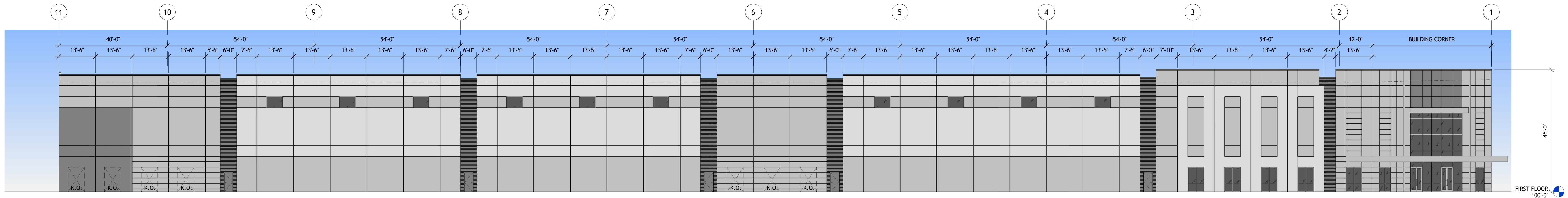
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Date 7/7/2021	
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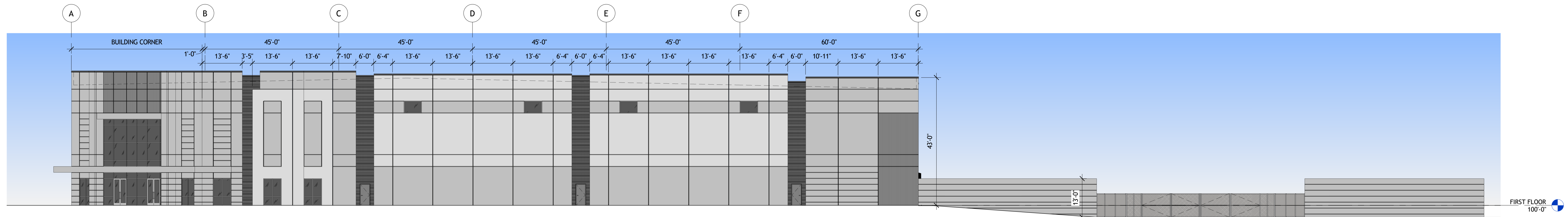
5 CORNER ELEVATION
1/16" = 1'-0"



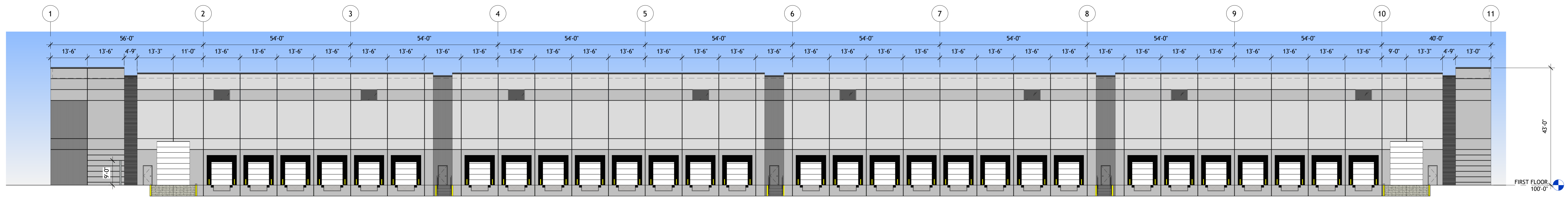
4 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

NEW SPECULATIVE BUILDING FOR:
BPG - MARNE HIGHWAY

MT. HOLLY BYPASS
HAINESPORT, NJ

BLUEWATER
PROPERTY GROUP

DESCRIPTION:

Issue Date: 10/21/2020
Job Number: 20059
Drawn By: DO
Checked By: RH
Drawing Title:

CONCEPT ELEVATIONS