



# Redevelopment Plan:

## Washington Township Delsea Drive

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# I. INTRODUCTION

## A. DELINEATION OF REDEVELOPMENT AREA

This plan regulates lands within the Delsea Drive Redevelopment Area. These lands are comprised of parcels along the Delsea Drive (NJSH Rt. 47) corridor from Pittman-Downer Road (County Road 658) to Blackwood-Barnsboro Road (County Route 603). The plan area also includes areas extending northeastward along the Blackwood-Barnsboro Road corridor, terminating at the intersection with Mount Pleasant Road. Specifically, the plan area consists of the following tax parcels:

- Block 7: Lots 1, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 3.02, 4, 4.01, 5, 6, 6.01, 6.02, 6.03, 6.04, 6.05
- Block 7.04: Lot 6
- Block 8: Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.09, 1.10, 2.01, 2.02, 2.03, 2.04, 2.06, 3
- Block 8.01: Lots 3.01 & 4
- Block 15: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 13, 14, 14.01, 15, 15.01, 15.02, 15.03, 15.04, 15.06, 15.07, 15.08, 15.09, 15.10, 16, 17, 18, 19, 20, 20.01
- Block 16: Lots 1, 1.01, 1.02, 1.03, 2, 3, 3.01, 3.02, 3.03, 4, 4.01, 4.02, 4.03, 4.04, 4.05, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 5, 5.01, 6, 7, 7.01, 7.02, 7.03, 8
- Block 17: Lots 1, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15
- Block 17.15: Lot 56
- Block 19.15: Lot 1.10
- Block 28: Lots 1.02, 2, 2.01, 2.02
- Block 30: Lots 2, 2.01
- Block 31: Lots 1, 2, 3
- Block 32: Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4
- Block 33: Lots 1, 2, 3, 3.02, 3.03, 4
- Block 34: Lots 1, 2, 3, 4, 5, 5.01, 5.02, 6, 6.01, 7, 7.01, 8, 9
- Block 35: Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6.01, 7, 8, 9, 10, 11, 11.01, 11.02, 12
- Block 36: Lot 1
- Block 37: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
- Block 38: Lots 1, 2, 3, 4, 5, 6, 8
- Block 39: Lots 1, 2, 3, 4, 5, 6, 7, 7.01, 7.05
- Block 40: Lots 1, 2
- Block 41: Lots 1, 2 & 3
- Block 42: Lots 1 & 1.01

- Block 43: Lots 1, 2, 2.01, 5, 5.01
- Block 44: Lots 1, 1.01
- Block 45: Lots 1, 1.01, 2, 3, 3.01
- Block 46: Lots 4, 5, 5.01, 6, 7
- Block 47: Lots 1.01, 1.02, 1.03, 4.01, 5, 6, 6.01, 7, 8, 9, 10, 11, 12, 13, 13.01, 14
- Block 48: Lots 1, 2, 3, 4, 5, 6, 6.01, 7, 8, 9, 10, 12, 13
- Block 49: Lots 1, 1.01, 2, 4, 5, 6, 7, 8, 9, 10
- Block 50: Lots 1.01, 1.02, 1.03, 1.04
- Block 51.01: Lots 1, 1.01
- Block 51.09: Lots 1, 1.01, 1.02
- Block 51.10: Lot 3
- Block 52: Lots 1, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.17, 1.22
- Block 55: Lots 1, 2, 3, 3.01, 3.02, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
- Block 56: Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 9, 9.01, 9.02, 9.03
- Block 58: Lots 1, 4, 5, 6, 6.02, 7, 8, 9, 9.01, 10, 11

**B. *BACKGROUND:***

In 2005, the Planning Board of the Township of Washington was directed by the Washington Township Council to examine whether existing conditions relating to the parcels set forth above rose to the level of criteria evidencing an area in need of redevelopment as provided under the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1 et seq. Upon review of the aforementioned preliminary investigation, the Planning Board noted evidence of physical and economic deterioration, faulty arrangement, and a less-than-fully productive utilization of land; in aggregate, conditions that are detrimental to the health, safety, and welfare of the Township. Additionally, the Township recognized that these conditions have existed in the study area for some time, and that absent proactive Township intervention in the form of redevelopment planning, said conditions are not likely to be remediated solely through private sector initiatives. Pursuant to the requisite public hearing, the township Planning Board recommended that the entirety of the study area be declared an area in need of redevelopment based upon criteria a, b, c, d, e, and h. Acting on this affirmative recommendation, the township council subsequently declared the Delsea Drive study area to be an area in need of redevelopment.

**C. *REDEVELOPMENT GOALS:***

From a strategic standpoint, this redevelopment plan seeks to ameliorate conditions suggestive of physical and economic deterioration, locate commercial and industrial uses in optimal areas, and promote environmental health and aesthetically pleasing land use. To accomplish these goals, this plan recommends the refinement of existing zoning regulations

and design standards to promote planned development, to mean development of various uses under a unifying plan; efficient use of land; encourage pedestrian-oriented development; improve vehicular circulation and signage throughout the development area; promote alternative forms of transportation; and accommodate commercial and industrial uses where they are currently viable while promoting the preservation of natural resources.

**D. OVERALL CONCEPT:**

This redevelopment plan principally envisions the redevelopment of Delsea Drive as a thoroughfare for concentrations, or **NODES**, of planned development, generally in the southern and northern portions of the redevelopment area and at major intersections. Development at these nodes should be pedestrian-oriented and should include neighborhood commercial, office and multi-family uses along with uses to serve travelers, such as gas and automobile service stations and food establishments. Traffic calming measures within nodes should be employed. At the southern end of Delsea Drive, being at the mutual border with the Borough of Pitman, a gateway to the township is envisioned. Street design in the entire redevelopment area should include sidewalks of a width amenable to pedestrians, street trees and both pedestrian and vehicular lighting.

The area of the redevelopment area that is outside of the **NODES** will be called the **CORRIDOR AREA**, and will provide land for existing viable industrial and commercial establishments, provided that improvements on these sites are modified to incorporate modern land use principles, including substantial screening from the main road and between incompatible uses, shared parking, reduction of excess parking spaces, and elimination of excess land coverage.

Throughout the redevelopment area, sidewalks and bike lanes should be provided within right-of-ways. Overall, land regulations should encourage a consistent visual theme and enhanced streetscape within nodes, and promote a natural and, where appropriate, a more open viewscape between the nodes, encourage walking and biking, and promote an aesthetically pleasing corridor. Existing viable retail establishments in the Corridor Area that are of a service or neighborhood commercial type should be encouraged to remain provided said properties are upgraded as found necessary to reflect design standards advanced under this plan.

For the purposes of illustration, the redevelopment area has been divided into five Nodes: Node 1, Node 2, Node 3, Node 4 and Node 5, and the Corridor Area. Figure A below illustrates the boundaries of the redevelopment area, the Corridor Area and the Nodes. On the following pages, Figures 1, 2, 3, 4 and 5 depict Nodes 1, 2, 3, 4 and 5, respectively.

## **LIST OF FIGURES**

**Figure A – Entire Redevelopment Area with Nodes and Corridor Area Delineated**

**Figure 1 – Node 1**

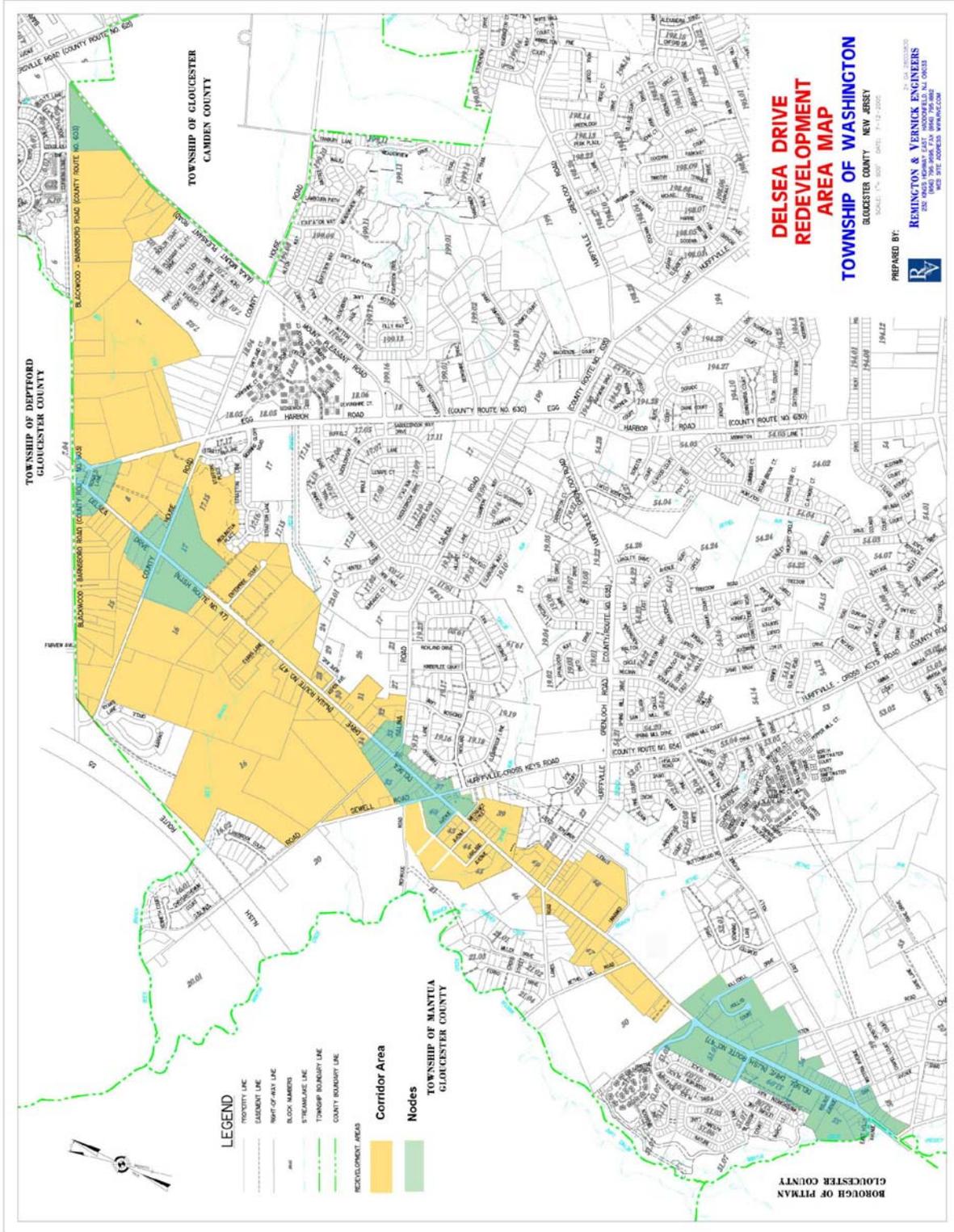
**Figure 2 – Node 2**

**Figure 3 – Node 3**

**Figure 4 – Node 4**

**Figure 5 - Node 5**

**Figure A – Entire Redevelopment Area with the Nodes and Corridor Area Delineated**

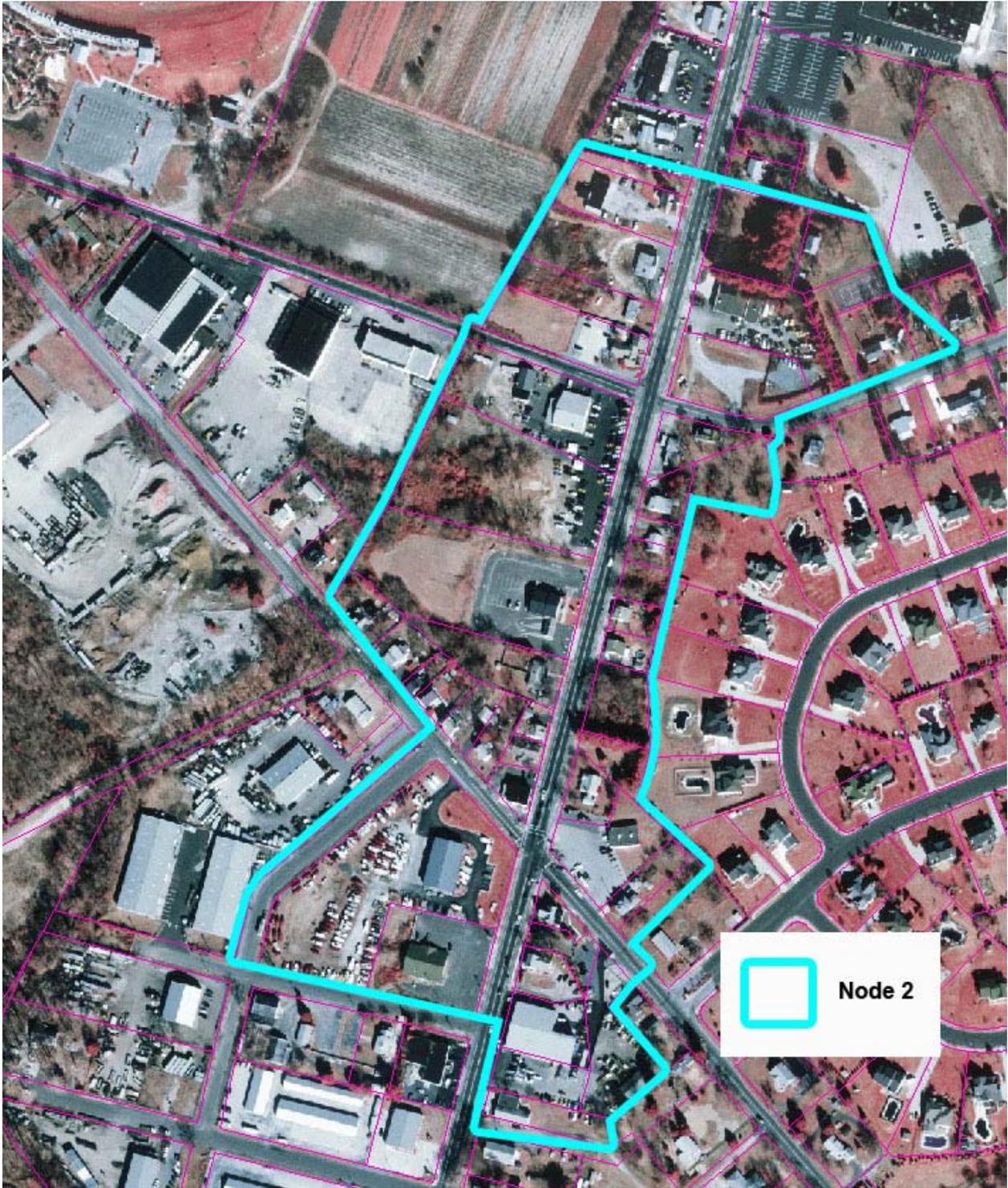


*Redevelopment Plan*  
*Delsea Drive, Washington Township, Gloucester County, New Jersey*

**Figure 1 – Node 1**



**Figure 2 – Node 2**



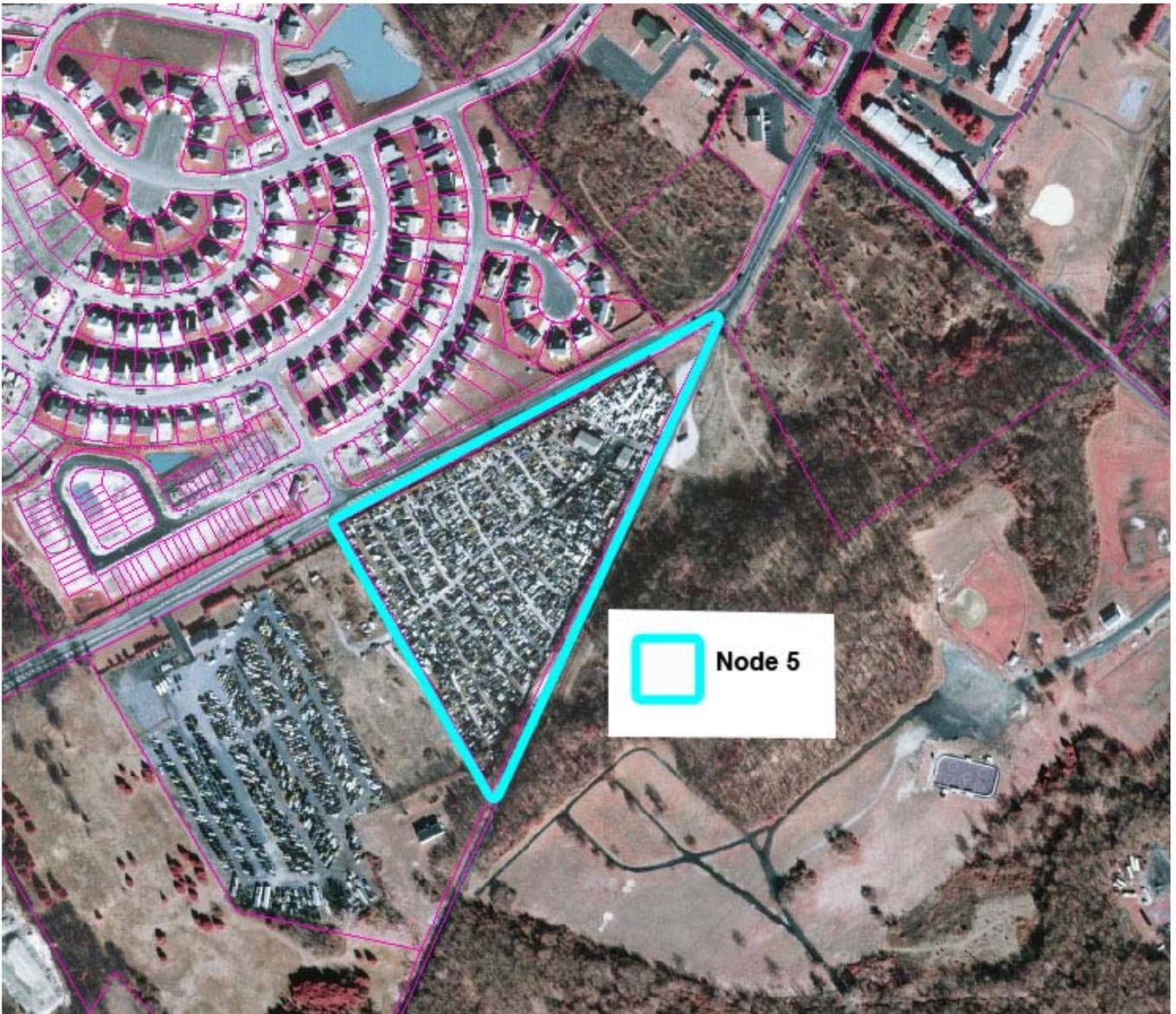
**Figure 3 – Node 3**



**Figure 4 – Node 4**



**Figure 5 – Node 5**



## II. ZONING:

Unless otherwise specified, the requirements set forth below supercede the prevailing zoning in the redevelopment area. Pursuant to the Local Redevelopment and Housing Law, the township will amend the township zoning map to reflect the establishment of a redevelopment zone with superseding requirements.

### A. DEFINITION:

**IMPERVIOUS SURFACE** – A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**IMPERVIOUS COVERAGE** – The square footage or other area measurement by which all buildings and impervious surfaces cover a lot as measured in a horizontal plane to the limits of the impervious area(s). All surfaced parking areas and all required parking areas which are permitted to remain unsurfaced shall be included in the computation of surface coverage.

### B. NODES:

**1. Permitted Uses:** Within the Nodes, this plan principally encourages the planned development of neighborhood commercial, highway service and office uses, notwithstanding nothing herein shall be construed as precluding a property owner from redeveloping a stand-alone, single-parcel, single-use development. Permitted principal uses anticipated within these areas include:

- a) Retail and personal service uses to satisfy daily needs of residents and serve highway travelers
- b) Office uses to include general, professional, and medical offices
- c) Business service
- d) Eating establishments, including restaurants, lunch counters, delicatessens, tea rooms, taverns, confectioneries or similar establishments serving food or beverages
- e) Cultural uses (such as theaters or halls for the performing arts, museums, and libraries)
- f) Gasoline service stations

- g) Commercial uses on ground floors with residential uses, one- or two-bedroom apartments, permitted on the higher floors
- h) Similar uses as determined by the Planning Board

2. **Tract Bulk and Area Requirements** – While the following bulk and area requirements are intended to service as a guide for development, this redevelopment plan anticipates that the redeveloper in conjunction with the Redevelopment Entity will develop additional bulk and area recommendations suitable for the project site. All proposed bulk and area recommendations are subject to the approval by the Redevelopment Entity.

- a) Minimum area per use or subdivided lot: 7,500 square feet
- b) Minimum width: 100 feet
- c) Minimum frontage: 100 feet
- d) Minimum front yard for principal structures: 10 feet
- e) Maximum front yard for principal structures: 15 feet
- f) Minimum side yard for principal and accessory structures: 0 or 8 feet
- g) Minimum rear yard: 35 feet
- h) For properties with frontage on Delsea Drive (excluding parks and open space), at least 65% of a of a building’s frontage must be built within 10 and 15 feet of the right-of-way.
- i) Maximum impervious coverage: 80%
- j) Maximum height of all buildings: 50 feet

### C. **CORRIDOR AREA**

1. **Permitted Uses:** Within the Corridor Area, this plan provides incentives for the continuation of planned development as a design technique, but allows for stand-alone, single-parcel, single-use development. Principal uses within these areas include:

- a) Uses that are permitted in the Nodes, with the exception of retail and personal service uses to satisfy daily needs of residents and serve highway travelers
- b) High-technology to include but not be limited to, uses such as research laboratories, telecommunications, and pharmaceuticals
- c) For areas north of County House Road, and east of Egg Harbor Road and west of Delsea Drive only, warehousing, distribution and light industrial uses to a maximum of 300,000 square feet per development provided there is a clear demonstration of the sufficiency of the roadway network to accommodate the anticipated truck traffic and provided access to the facility is on a side road. A

100-foot vegetated buffer shall be provided along all residentially used or zoned property.

- d) Parking lots as accessory uses only, provided a parking study is prepared that justifies the amount of parking proposed
- e) Athletic fields and facilities: public and/or private recreation and open space

2. **Tract Bulk and Area Requirements** – While the following bulk and area requirements are intended to service as a guide for development, this redevelopment plan anticipates that the redeveloper in conjunction with the Redevelopment Entity will develop additional bulk and area recommendations suitable for the project site. All proposed bulk and area recommendations are subject to the approval by the Redevelopment Entity.

- a) All lots containing industrial uses should provide a minimum front yard of 100 feet. For all other bulk and area requirements applying to industrial uses, this plan adopts the requirements stipulated in Section 285-140 that apply to the Planned Industrial zoning district.
- b) For lots not containing industrial uses:
  - 1) Minimum Lot Area: 2 acres
  - 2) Minimum Lot Frontage: 150 ft.
  - 3) Minimum Lot Width: 200 ft.
  - 4) Minimum Front Yard Setback: 50 ft.
  - 5) Minimum Side Yard Setback: 25 ft.
  - 6) Minimum Rear Yard Setback: 50 ft.
  - 7) Maximum Height: 70 ft.
  - 8) Maximum Impervious Coverage: 65%

3. **Design Guideline** – Screening of uses set forth in Section I.C.1.c) above shall be sufficient to minimize view of facilities from Delsea Drive and surrounding areas.

**D. PROHIBITED USES THROUGHOUT THE ENTIRE REDEVELOPMENT AREA**

- 1. Sexually oriented/adult uses
- 2. Tattoo parlors/saloons
- 3. Pool halls

4. Massage parlors
5. Other similar uses

### **III. DESIGN GOALS AND GUIDELINES**

#### **A. DESIGN GOALS**

1. Encourage innovative mixed-use and multiple-use plans.
2. Create a layout of streets and open space edges (linear parks) which encourage pedestrian interconnections to the Nodes.
3. Alleviate undue traffic congestion by reducing excessive sprawl of development and the segregation of land use the result in the inefficient use of land and which necessitates the use of private vehicles.
4. Create a unique and architecturally significant streetscape for the area.
5. Promote development where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements. Such elements shall relate the design characteristics of an individual structure or development to other existing and planned structures or developments in a harmonious manner, relating in a coherent and overall development pattern and streetscape.
6. Promote the creation of places which are oriented to the pedestrian, promote citizen security, and social interaction.
7. Within the Nodes, incorporate a mix of uses, compact building design, attractive pedestrian-oriented streets, and harmonious architectural character.

#### **B. DESIGN GUIDELINES**

Applicable Township ordinance requirements shall apply unless superseded by a requirement listed below.

**1. General Guidelines**

- a) Prospective redevelopers shall illustrate the extent to which individual proposed developments will be compatible and coordinated with other development with the Nodes, and will be consistent with the above policy goals.
- b) Planned development as a design technique, defined as development of compatible uses by a single entity under a unifying plan, is encouraged under this plan so as to provide for maximum flexibility of design and enhanced potential for preservation of contiguous areas of open space.
- c) As redevelopment planning fosters development through negotiation whereby the township and redeveloper contribute to the future look and arrangement of lands, the submission of redevelopment concept plans prior to formal plans, as a basis for preliminary review, discussion, and refinement is encouraged.
- d) The high quality of the new developments should be expressed in the landscaping of the streets and sidewalks and at the vehicular and pedestrian entrances to the area.

**2. Sidewalks**

- a) Sidewalks and curbing shall be provided along the entire property frontage.
- b) Sidewalks having a minimum width of six feet are to be provided along road frontages.
- c) Sidewalks shall be constructed of brick or concrete pavers at intersections and key locations, and concrete with brick edging in remaining areas.

**3. Parking**

- a) All parking areas shall be setback twenty (20) feet from any property line.
- b) Off-street parking is to be located in rear yards and must have sufficient screening to prevent its sight from surrounding uses.
- d) Off-street parking lots are to be provided with one shade tree for every five parking stalls.
- e) When feasible, structured parking is encouraged.

- f) In order to minimize the amount of curb cuts and impervious surface provided, and aid in the preservation of natural features, the maximum number of off-street parking stalls is not to exceed 105% of the stated ordinance requirements. Shared parking is specifically encouraged as is the concept of reserved or “phantom parking” where by areas which may be necessary for future parking are left in a green condition to be developed at the discretion of the township.
- g) Parking areas providing for more than sixty (60) motor vehicle spaces shall be divided into modular parking bays having approximately the same number of stalls and having in any case no more than sixty (60) stalls each.
- h) All parking and loading areas should be paved and should have curbing. Belgian block curbing is required.
- i) Parking lot layout should take into consideration pedestrian circulation and activities. Pedestrian crosswalks should be provided, where necessary and appropriate, should be distinguished by textured paving and should be integrated into the wider network of walkways. Pavement textures should be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials or when used as accents.
- j) In order to enhance the pedestrian experience, off-street parking areas should, to the greatest extent practical, be hidden from view (located behind the principal structures they serve).

#### **4. *Landscaping***

- a) Street trees should be provided along all road frontages.
- b) Street trees should be planted at intervals averaging 50 feet on center, have a 2-2.5 inch caliper at time of planting, and placed as to not obstruct store signage.
- c) Extensive landscaping shall be required in accordance with a plan conceived for each site as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively landscaped by the planting of grass or other ground cover; masses of shrubs; and trees as part of site plan approval. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as ground paving materials, paths and walkways, gazebos, fences and walls, street furniture, art and sculpture.

- d) As a central design element throughout the area, a series of landscaped public spaces and plazas should be provided. These would serve as both a buffering mechanism and creating active and passive recreation space for the surrounding community.
- e) Where off-street parking areas within the redevelopment area would be visible from sidewalks or residential uses, a buffer should be provided including a year-round continuous visual screen at least four (4) feet in height (and at least two (2) feet in height at the time of planting) and containing at least fifty percent (50%) evergreen plant material or deciduous material which is demonstratively effective for screening purposes. At the discretion of the Planning Board, decorative fences or walls may be employed in lieu of plantings for this purpose. The height of any required screen, hedge or wall must decrease where driveways approach sidewalks or walkways in order to provide adequate visibility of pedestrians from motor vehicles, and satisfy clear sight triangle requirements.
- f) Parking areas shall be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as to improve on-site aesthetics.
- g) Interior landscaping. In all parking lots of ten (10) or more spaces, at least five percent (5%) of the interior parking area shall be landscaped and at least two (2) trees for each ten (10) spaces shall be installed within landscaped islands. Parking lots of fewer than ten (10) spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
- h) Curbed islands with a minimum radius of three (3) feet shall be located at the end of each parking row and at an interval of every ten (10) spaces. These islands should contain one (1) shade tree with a minimum three (3) inches caliper and shrubs not exceeding twenty-four (24) inches in height.
- i) Where parking lots include parking stalls in a double-stacked arrangement, two rows of stalls that abut each other shall include a landscaped buffer between them along the entire length of the rows and having a minimum width of four (4) feet. Such a buffer shall include one (1) shade tree with a minimum 3" caliper for every twenty (20) feet of length.
- j) Landscaping shall be provided as approved by the reviewing board to provide shade, designate entrances, screen parking from roads, buffer utility areas, and provide aesthetic interest throughout the year.

- k) Required landscape or buffer areas shall be maintained in good condition at all times, may be interrupted by normal entrances and exits, and may have no improvements other than signs for customary traffic direction and control.
- l) Plant materials are to be indigenous to the area and selected from the list of preferred plant materials maintained by the township.
- m) Any buffer requirements set forth in the Township Land Development Ordinance which are not inconsistent with those provided in this plan are to be complied with.

## **5. *Architecture and Design***

- a) Improvements and buildings should be designed to be compatible with surrounding improvements and buildings and promote the appearance of a coordinated and continual streetscape. Small-scale “village-style” retail development is encouraged. Retailers that conventionally stand alone or form part of an automobile dominated retail strip are encouraged to integrate their offerings into a “village-style” or “main street” format. Storefront design devices such as distinctive awnings, signage, arcades, and store windows and aesthetically significant entry treatments which provide unique identity for retailers should be utilized.
- b) All buildings with street frontage will provide an entrance/exit facing the right-of-way.
- c) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
- d) The design of accessory structures and other appurtenances should complement and enhance the appearance of the area.
- e) For all retail frontages, a minimum of 65% of each façade should be provided with fenestration.
- f) Storefronts are an integral part of a building. The building’s façade should dictate the storefronts composition in terms of spacing, and alignment of buildings and windows. Storefronts should be designed to be compatible with the overall character of the façade, to maximize pedestrian interest, and to maintain a pedestrian scale.

- g) Buildings with multiple storefronts should be unified through the use of architecturally compatible styles, colors, details, awnings, signage, and lighting fixtures on all storefronts.
- h) Strongly encouraged is the use of the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) construction standards. Any new building construction or major renovation project shall, at a minimum, meet the LEED® "certified" rating if it is: funded wholly or in part by the township; or through funding awarded to the township; or with funds received from any source solely because of the redevelopment status of Delsea Drive Corridor or with revenue allocation district funding.
- i) For buildings that will be seen from the street, these structures should avoid long, uninterrupted wall or roof planes. Building wall offsets, including both projections and recesses, should be required, in order to provide architectural interest and variety, and relieve the visual effect of a single, long wall. Similarly, Roofline offsets should be provided along any roof measuring longer than seventy-five (75) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.
- j) For buildings that will be seen from the street, larger buildings should reduce the appearance of bulk through recesses, off-sets, changes of plane, stepped terraces or other devices which break down and articulate building mass.
- k) Development within the redevelopment area is to be sensitive to the setting in which proposed. As such, a major theme of any development proposal shall be the provision of design which compliments scenic values and mitigates abrupt changes through contextual building design elements such as roof shape, mass, fenestration, materials, and color, as well as through the arrangement of open space.
- l) Building and building entrances should be oriented towards the primary pedestrian means of access with secondary entrances facing other means of access such as parking lots.
- m) The type, shape, pitch, texture and color of a roof should be considered as an integral part of the design of a building and should be architecturally compatible with the style, materials, colors and details of such buildings.

- n) Flat roofs are permitted on buildings a minimum of two (2) stories in height, provided all visibly exposed walls have an articulated cornice that projects out horizontally from the vertical building wall plane.
- o) Mansard roofs are not permitted.
- p) Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry, chimneys, cupolas, clock towers and other similar elements are encouraged, provided that they are architecturally compatible with the building.
- q) All mechanical equipment, whether placed on the ground, roof or other location, should be screened from ground level view with an acceptable material compatible with the architectural scheme of the development.
- r) The architectural treatment of a façade should be completely continued around all visibly exposed sides of a building. All sides of a building should be architecturally designed so as to be consistent with regard to style, materials, colors and details. Walls of portions of walls where windows are not provided should have an architectural treatment wherever they face adjacent streets, pedestrian paths, or adjacent residential areas. Windows should not be composed of reflective material so as to provide the appearance of continuous mirrors.
- s) Undifferentiated facades, facades where the vertical elements overwhelm the horizontal elements indicative of changes in level or use, expansive blank walls, or facades with extended horizontal fenestration, should not be permitted.
- t) Façade colors should be low reflective, subtle, natural or earth tone colors. Bright reds, oranges, yellows, or other high intensity colors are not permitted. Neon tubing is not permitted to outline windows, signs, buildings, structures or architectural details.
- u) Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is discouraged. Franchise of national chains are encouraged to follow building design standards provided herein to create a unique building that is compatible with surrounding buildings.
- v) In a multiple building development, buildings located on the interior of a site should front towards and relate to one another, both functionally and visually. To the extent possible, multiple building developments should be organized around features such as courtyards, quadrangles, which encourage pedestrian activity.

- w) Buildings must have a primary entrance door facing a public sidewalk or walkway. Entrances at building corners may be used to satisfy this requirement.

**6. *Streets, Lighting, Trash Receptacles and Seating***

- a) A traffic study is to be submitted in conjunction with any development proposal, unless deemed to be unnecessary by the Planning Board, and should adequately demonstrate the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate findings of no significant impact, or measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.
- b) Curbing shall be provided along the entire property frontage.
- c) Trash receptacles should be provided at appropriate intervals along all frontages and within the tree planting strip adjacent to the curb.
- d) Washington Township standard redevelopment luminaires should be provided at appropriate intervals along all frontages and within the tree planting strip adjacent to the curb.
- e) Lighting should be of the metal halide type.
- f) Additional right-of-way width should be dedicated in order to provide sufficient room for a bicycle pathway system.
- g) Where outdoor seating is not provided, benches should be provided placed against building walls and facing the street.

**7. *Internal Pedestrian Circulation Areas***

- a) Walkway design should promote pedestrian circulation within each site and throughout the district; walkways should be separate and distinct from motor vehicle circulation and to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the site and encourage incidental social interaction among pedestrians.
- b) All pedestrian circulation systems should be lit with ornamental lighting fixtures.

- c) The layout, materials and details used in the treatment of exterior spaces should be selected to enhance their immediate surroundings. Public and semi-public exterior spaces should be functional and provide amenities for their users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate.
- d) The creation of a larger greenway/improved trail network is encouraged, allowing pedestrian and/or bicycle connections between the area's developed portions and portions set aside for parkland and passive recreation.

**8. Signage**

Pole-mounted, freestanding signs (other than traffic signage) are prohibited. All freestanding signs must be of the monument type.

**IV. ACKNOWLEDGEMENT OF OBLIGATION TO PROVIDE AFFORDABLE HOUSING**

The plan acknowledges the constitutional obligation that Washington Township has to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Applicants for development within the redevelopment areas are to address satisfaction of said obligation in a manner acceptable to the redevelopment entity consistent with rules promulgated by the New Jersey Council on Affordable Housing (COAH). At the election of the township, in lieu of any other mechanism for satisfaction, a fee is to be posted in an amount equal to two percent (2%)/ one percent (1%) of the equalized assessed value for residential/nonresidential development or the appraised value on the document utilized for construction financing.

**V. ECONOMIC DEVELOPMENT**

In order to spur economic development, consolidation and/or re-subdivision of land for flexible accommodation of various uses is recommended under this plan.

Utilization of public/private partnerships and execution of redevelopment agreements with redevelopers is encouraged as may be necessary in order to facilitate the full realization of this plan's vision.

## **VI. DEVIATIONS FROM PROVISIONS OF THE REDEVELOPMENT PLAN**

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations, other than with respect to permitted uses, from this redevelopment plan or other township development ordinances. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk and area provisions set forth in this redevelopment plan or the pertinent sections of township's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other township development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

## **VII. RELOCATION ASSISTANCE**

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law 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.) in the event of displacement of any resident from the redevelopment area.

## **VIII. IMPLEMENTATION OF REDEVELOPMENT PLAN**

This plan may be implemented in accordance with the procedures of the Local Redevelopment and Housing Law for the execution of agreements between a redeveloper and the Township of Washington's governing body. Redevelopers will be selected based on qualifications including, but not limited to, the following:

1. Experience with constructing comparable projects generally;
2. Capability to finance the construction of proposed improvements;
3. Capability to perform given resources committed to other projects; and
4. Ability to provide references for verification.

The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the redevelopment plan. Until the completion of the improvements, the redeveloper will not be permitted to sell, lease or otherwise transfer or dispose of property within the redevelopment area without the prior written consent of the redevelopment entity, which will not be unreasonably withheld or delayed.

Upon the inspection and verification by the Township of Washington’s redevelopment entity that the redevelopment of the redevelopment area, or a specific portion thereof, has been completed, a Certificate of Completion shall be issued to the redeveloper and 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.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed to be no longer in need of redevelopment or rehabilitation by the governing body of the Township of Washington.

#### **A. STATUTORILY PERMITTED ACTIONS**

Upon the adoption of a 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 that plan. In order to carry out and effectuate the purposes of this act and the 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) and issue bonds.
2. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C:40A-12-22).
3. 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.).
4. Clear any area owned or acquired and install or reconstruct infrastructure
5. 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.
6. Arrange or contract with public agencies or redevelopers.
7. Lease or convey property or improvements without public bidding.
8. Enter upon buildings or property for conduct of investigations or surveys.
9. Provide for relocation assistance.
10. Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.

11. Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

***B. SITE PLAN AND SUBDIVISION APPLICATIONS***

Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended from time to time in accordance with law. Site plan review shall be conducted by the Planning Board of the Township of Washington, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper, shall comply with the applicable provisions of Title 40, Chapter 37A.

***C. AGREEMENTS WITH (RE-) DEVELOPER***

Agreements with developers 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.

***D. EQUAL OPPORTUNITY***

The land within the project area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

***E. PERIOD OF APPLICABILITY***

The provisions of this plan, specifying the redevelopment plan for the project area and requirements and restrictions with respect thereto, shall be in effect for a period yet unspecified until such time as the purpose of the plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

***F. COMPATIBILITY WITH STATE AND LOCAL PLANS***

State Development and Redevelopment Plan (SDRP)

The redevelopment area is partially classified as a Metropolitan Planning Area (PA1) and partially classified as a Suburban Planning Area (PA2). Below is a list of some of the SDRP's intentions for PA1 and PA2 areas and a statement of how this plan in consistent with those intentions:

*Metropolitan Planning Areas (PA1s) and Suburban Planning Areas (PA2s)*

- Promote growth in compact forms
- Redesign areas of sprawl (PA1 and PA2) and reverse the current trend toward further sprawl

By promoting the maintenance of open space and agricultural uses and limiting non-residential uses in Corridor Area to farms and businesses that require proximity to major arterials, this plan limits unchecked development that occurs randomly and as a result of low land values.

Relationship to Township Master Plan

Consistent with the Amendment to the Land Use Element of the Washington Township Master Plan (April 26, 2006), this redevelopment plan supports the land use recommendation that lands at major intersections, most of which is now zoned as Planned Industrial (PI), Commercial Industrial (CI) or Highway Commercial (HC), should be rezoned for less intense uses, such as neighborhood commercial, offices and residences. This strategy is consistent with the recommendations for nodes contained in this redevelopment plan.

Relationship to Plans of Adjacent Municipalities

Located in the northwestern area of the township, the redevelopment area is in close proximity to the Township of Mantua and the Township of Deptford, and abuts the Borough of Pitman. Development along the portion of Delsea Drive in Pitman is residential and suburban in character, which is compatible with the type of mixed-use development anticipated along Delsea Drive in the redevelopment zone.

## **APPENDIX A**

### **New Jersey Financing and Incentive Programs**

#### **Property Tax Abatement:**

A five-year tax abatement program is available to new and expanding businesses in the redevelopment area. Under this program, the approved property pays no taxes in year one, 20% in year two, 40 % in year three and so forth until 100% of taxes are paid in year six.

A longer term payment-in-lieu-of-taxes (PILOT) may be available to qualifying developers. PILOT agreements can be up to 30 years. The amount of the pilot is based on a percentage of the project income or total project cost. Agreements must be approved before the project begins.

#### **Business Employment Incentive Fund:**

Under the BEIP program, incentive grants are offered to companies that create new jobs in New Jersey. Qualified businesses can apply for periods as long as 10 years for incentive grants up to 80% of the New Jersey personal income tax withholdings from new jobs created when they relocate to New Jersey, or expand their businesses in the state. In the base year, the company must create at least 25 new jobs in a targeted urban community or at least 75 jobs in a suburban area.

#### **Bond Financing:**

Bond financing can be an attractive form of lower cost, long-term borrowing for qualifying businesses needing at least \$1 million in capital. Tax-exempt bond financing, which can provide capital at interest rates substantially below the prime rate, is authorized under the Internal Revenue Code for use by manufacturers needing to finance buildings and equipment. The New Jersey Economic Development Authority may issue a bond of up to \$10 million to enable a manufacturer to finance real estate acquisitions, equipment, machinery, building construction, and renovations. Certain other specified businesses also may qualify for this type of financing, such as commercial and industrial projects located in federal Empowerment or Enterprise Zone Communities. Taxable bonds, which also can provide favorable interest rates, are not subject to the same federal restrictions. They may be used on a wider range of businesses without dollar limitations and for such purposes as debt refinancing or working capital.

#### **Statewide Loan Pool for Business:**

Through an arrangement between the New Jersey Economic Development Authority and New Jersey banks, loans from \$50,000 up to \$3 million for fixed assets and up to \$500,000 for working capital are available. The New Jersey Economic Development Authority provides up to 25% of the financing subordinate to 75% bank participation. Also, the New Jersey Economic Development Authority will

provide up to \$250,000 of the loan at a below-market interest rate and also may guarantee up to 30% of the bank portion.

### **Local Development Financing Fund:**

The New Jersey Economic Development Authority's Local Development Financing Fund is aimed at stimulating commercial and industrial projects in Urban Aid communities through matched fixed-asset loans. Low-interest local development loans can range from \$50,000 to \$2 million. The host municipality must sponsor the request for financial assistance.

### **Fund for Community Economic Development:**

Loans and loan guarantees are made to urban-based community organizations that in turn make loans to microenterprises and small businesses which may not qualify for traditional bank financing. Affordable capital is provided to fill financing gaps in the development of community facilities and other real estate-based economic development projects. Funds are available to local groups to finance feasibility studies and other predevelopment costs to determine if a real estate project is viable. Technical assistance is also available to support the long-term growth and viability of individual organizations.

### **Real Estate Development**

The New Jersey Economic Development Authority supports the creation of jobs and ratables principally in the urban centers of the state by providing assistance for projects that are consistent with state and local economic development objectives. The NJEDA's main development focus targets urban-aid municipalities. In pursuing that goal, the NJEDA has engaged in a large number of projects in the development of centers identified in the State Plan. Examples include the New Jersey Performing Arts Center in Newark, the Blockbuster-Sony Music Entertainment Center in Camden and the Jersey City Medical Center. It also supports the growth of important industry sectors such as the Technology Center in New Brunswick.

### **Sustainable Loan Fund:**

The Sustainable Loan Fund, that provides low-interest loans of up to \$250,000, is targeted to assist companies wishing to improve the environmental quality of their operations. Preference for loans is given to firms that locate in urban and town centers near existing infrastructure and mass transit.

### **Brownfields Incentive for Industrial Cleanup**

The New Jersey Commerce & Economic Growth Commission provides significant incentive program to developers who remediate and redevelop contaminated sites. A developer may enter into a redevelopment agreement with the Secretary of Commerce that allows for recovery of up to 75% of the cost of remediation once the redevelopment project has begun to realize the new tax revenues in an amount sufficient to cover the cost of remediation. The developer must be a nonresponsible party, who

agrees to undertake and complete the cleanup to the satisfaction of the New Jersey Department of Environmental Protection.

### **Hazardous Discharge Site Remediation Loan & Grant Program:**

Businesses may qualify for loans up to \$1 million for up to 10 years for site investigation and cleanup. The interest rate is the Federal Discount Rate at approval or closing of contaminated sites, whichever is lower, with a minimum of 5%. Loan guarantees are also available.

### **Customized Training Program:**

The New Jersey Department of Labor's Customized Training Program promotes the creation and retention of high-skill, high-wage jobs through comprehensive workforce training. Financial assistance in the form of matching grants may be available to qualified businesses to offset some of the costs of occupational training in the workplace. Training plans are largely designed by the employer. Training may be classroom based or on the job. Applicants may select a third party training vendor such as New Jersey community colleges, four-year colleges/universities, county vocational schools, or private training organizations.

### **Urban Enterprise Zone Program**

The New Jersey Urban Enterprise Zone Program was created to stimulate economic development and job creation in the State's designated zones. Participating businesses located in these zones are eligible to receive incentives, including sales tax exemptions for building materials, equipment and supplies invested or used at the certified site, corporation tax benefits, and unemployment insurance rebates. Retailers charge only half the current sales tax on most "in person" purchases. Receipts from retail sales are deposited into a Zone Assistance Fund to which zone municipalities may apply for funding for projects within the urban enterprise zones. Over \$315 million has been approved from the Zone Assistance Fund for more than 1,000 zone projects. The Program's over 6,500 participating businesses have created over 50,000 full-time jobs and 5,000 part-time jobs since the program's inception in 1984. These companies employ 150,000 full-time employees and project hiring nearly 25,000 employees this coming program year. Companies have invested over \$9.9 billion to date in their businesses. They will invest another \$1.9 billion in the upcoming program year.

Benefits to Qualified Businesses Include:

- Reduced Sales tax (3.5% vs. 7% outside the UEZ)
- Sales tax exemptions
- Corporate tax credit for the hiring of certain designated employee groups
- Subsidized unemployment insurance costs
- Priority assistance for the Local Development Fund Program

### **NJ Redevelopment Authority:**

The New Jersey Urban Redevelopment Act created the New Jersey Redevelopment Authority (NJRA) in 1996 to spearhead the economic development efforts in New Jersey's urban communities. The NJRA became operational in April 1997 and began focusing on investing in neighborhood-based redevelopment projects. Through the New Jersey Redevelopment Act, the NJRA has also assumed the assets and liabilities of the former Urban Development Corporation.

The Authority offers:

- low and no interest loans
- equity investments loan guarantees
- technical assistance

The NJRA partners with community-based organizations, developers and businesses to leverage its resources to formulate and develop redevelopment projects to increase economic opportunities in 67 eligible communities. The NJRA's primary interest is to ensure that projects developed are urban-focused, neighborhood-based and investment-driven. The NJRA's commitment to projects goes well beyond financing. The NJRA is taking a comprehensive approach to economic development opportunities that are "Creative Community Investments."

### **Technology Certification Program:**

This Innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

### **Technology Transfer & Commercialization Program:**

This competitive investment program administered by the Commission on Science & Technology is a funding source for small, for-profit technology companies, to conduct product or process development projects with a near-term commercial outcome. Loans range from \$50,000 to \$250,000 and companies are required to repay only the principal amount of the loan. Companies eligible for this funding must be New Jersey based or plan to relocate to New Jersey.

### **Early Stage Enterprise (ESE) Seed Investment Fund:**

Very young technology enterprises may be eligible to receive investments ranging from \$50,000 to \$1.5 million.

### **SBIR Bridge Loan Program:**

Applicants for federal Small Business Innovation Research grants may receive loans which help bridge the time and financial gap between the awarding of Phase I and Phase II of the federal SBIR grants.

### **Edison Venture Finance Fund:**

To increase the availability of venture capital to New Jersey businesses, the Edison Venture Fund makes investments in emerging technology businesses in the mid-Atlantic region, including New Jersey. The Edison Venture Fund has committed to target one-third of its capital to New Jersey-based businesses. The New Jersey Economic Development Authority has invested in this fund, and refers qualified high-tech companies to the fund for financing.

### **R & D Tax Credit Carry Forward Extension:**

This law allows Research & Development Tax Credits to be carried forward for a period of 15 years. These credits must be incurred during period on or after 7/1/98, but no later than 6/30/01. Current law allows Research and Development Tax Credits to be carried forward for a period of seven years. New Jersey corporate business taxpayers are eligible if they have incurred qualified research expenses (pursuant to IRC 41 as of 6/30/92) in the following areas: advanced computing, advanced materials, biotechnology, electronic device technology, environmental technology, and medical device technology.

### **NJ Manufacturing Extension Program:**

This innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

### **R & D Excellence Program:**

This program is intended to create and/or mature new scientific and technology areas, which have potential for products, services, or processes important to New Jersey's future economic development. This multi-year grant program is available to academic research centers to work in collaboration with industrial partners.

### **Advanced Technology Centers:**

Research Centers of excellence are located at New Jersey's major academic institutions, serving industry by offering and enhancing academic/industrial technology collaboration opportunities in a variety of disciplines. Advanced Technology Centers are designed to focus on strong industrial/academic R& D partnerships for continuous innovation to increase productivity, global competitiveness and profits

### **Technology Business Incubators:**

Seven incubator facilities provide start-up and small firms with low-cost office, light manufacturing and/or laboratory space, shared central facilities, and business training and assistance. The Commission on Science & Technology expects to develop an additional five new incubators in New Jersey within the next two years. This expansion will allow New Jersey and its businesses to enjoy the economic benefits that can be derived from the incubation model.

### **Technology Centre of New Jersey:**

Designed by the New Jersey Economic Development Authority, the Technology Centre of New Jersey, conveniently located in Central Jersey, is a collaborative effort by the State of New Jersey, private corporations, and academia featuring state-of-the-art, affordable laboratory, office, and production facilities for emerging and established technology companies.

### **Washington Technical Liaison:**

The Technical Liaison Consultant provides New Jersey business with assistance in identifying available finding opportunities from the federal Small Business Innovation Research Program and other federal funding sources.

[www.njbrc.org/finance/fin.doc](http://www.njbrc.org/finance/fin.doc)