

ORDINANCE OF THE TOWNSHIP OF DEPTFORD ADOPTING THE REVISED CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN, PURUSANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq., the “LRHL”) provides a procedure for the adoption of a redevelopment plan for all or a portion of a duly designated redevelopment area; and

WHEREAS, the Township Council of the Township of Deptford’s Resolution R.37.13, adopted January 28, 2013, authorized the Deptford Township Planning Board to conduct a preliminary investigation to determine if the Clements Bridge Road Study Area met the statutory criteria for designation as an area in need of redevelopment; and

WHEREAS, the Deptford Township Planning Board held a public hearing on the findings of the preliminary study and recommended the Clements Bridge Road Study Area as an “Area in Need of Redevelopment” on April 3, 2013; and

WHEREAS, the Deptford Township Planning Board found that the statutory criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5(a), (b) and (h) were met for all or part of the areas proposed to be designated for redevelopment; and

WHEREAS, the Township Council of the Township of Deptford accepted the Planning Board’s recommendation and designated the site as a redevelopment area on April 15, 2013; and

WHEREAS, the Clements Bridge Road Redevelopment Area is located on the south side of Clements Bridge Road across from the Plaza at Deptford shopping center and on the west side of Greenbriar Court across from the Deptford Center rehabilitation facility; and

WHEREAS, the Clements Bridge Road Redevelopment Area constitutes a total redevelopment area of 30.48 acres and includes Block 199, Lots 24-32 on the tax assessment maps of the Township of Deptford; and

WHEREAS, the Township Council’s Resolution R.37.13 also authorized the Planning Board to draft a Redevelopment Plan; and

WHEREAS, the Clements Bridge Road Redevelopment Plan was adopted by ordinance of the Township Council on November 27, 2013 after publication of notice and a public hearing; and

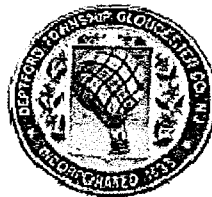
WHEREAS, the Clements Bridge Road Redevelopment Plan carrying a revision date of August 1, 2016, was revised in order to provide the Redevelopment Authority further flexibility in designating a redeveloper(s) for the Redevelopment Area; and

WHEREAS, the Township Council has reviewed the Revised Clements Bridge Road Redevelopment Plan and has forwarded the Revised Clements Bridge Road Redevelopment Plan by resolution to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, on July 6, 2016 the Planning Board, together with the Board's professionals, reviewed the Revised Clements Bridge Road Redevelopment Plan, and the Planning Board has recommended the adoption of the Revised Clements Bridge Road Redevelopment Plan, which is attached hereto as Exhibit A, to the Township Council; and

NOW THEREFORE, be it ordained by the Mayor and Council of the Township of Deptford as follows:

1. The Revised Clements Bridge Road Redevelopment Plan, as filed in the Office of the Township Clerk, attached hereto as Exhibit A and incorporated herein as if stated in full, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.
2. The zoning map of the Township of Deptford is hereby amended to incorporate the provisions of the Revised Clements Bridge Road Redevelopment Plan.
3. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.
4. If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.
5. This ordinance shall take effect immediately upon final passage and publication in accordance with law.



TOWNSHIP OF DEPTFORD

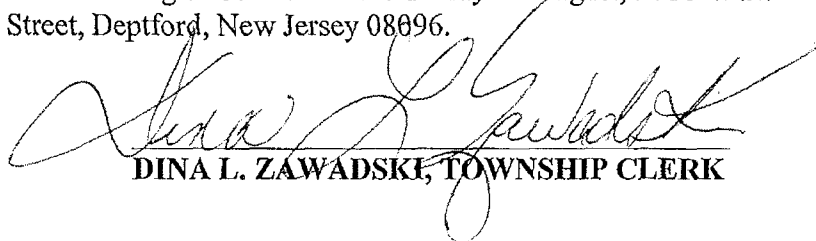
Paul Medany
PAUL MEDANY, MAYOR

ATTEST:

Dina L. Zawadski
DINA L. ZAWADSKI, TOWNSHIP CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session Meeting of the Township Council of the Township of Deptford held on the 27th day of June, 2016 and will be considered for final passage and adoption at a Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 1st day of August, 2016 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey 08096.


DINA L. ZAWADSKI, TOWNSHIP CLERK

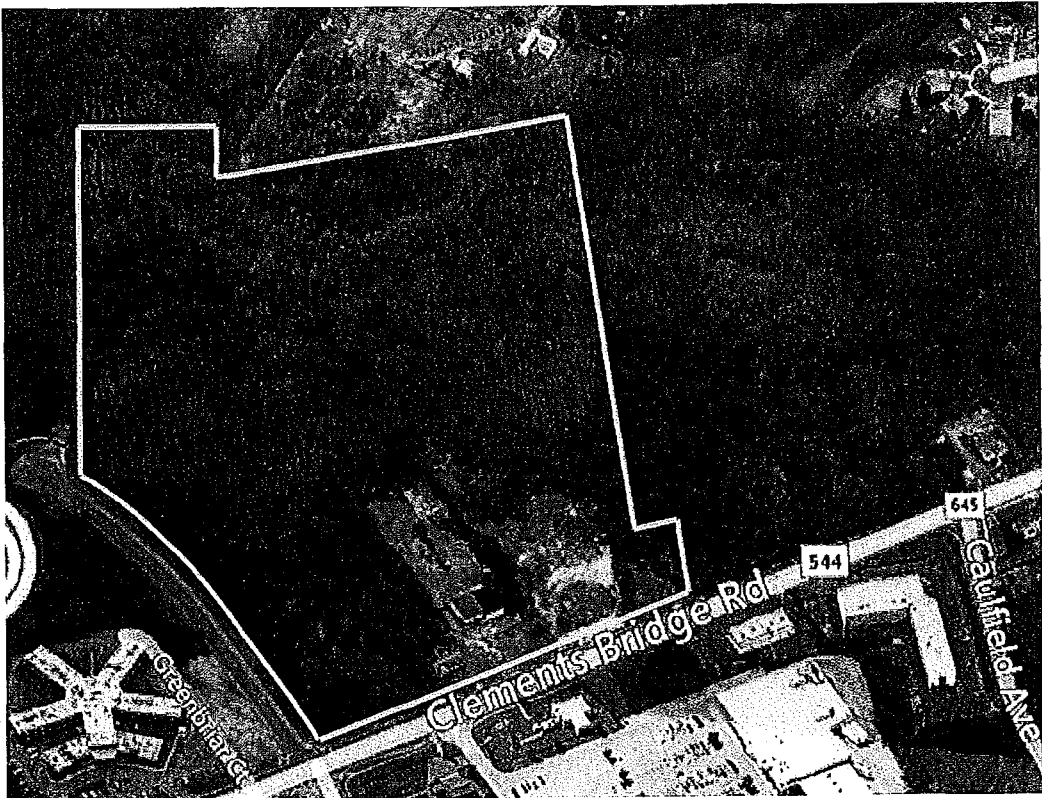
Introduction

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.12.16				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin						✓
Scott			✓			

Adoption

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.12.16				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott						✓

CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN



Bing Maps

TOWNSHIP OF DEPTFORD
GLOUCESTER COUNTY, NEW JERSEY

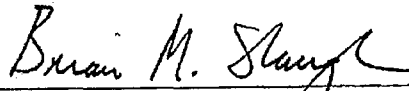
NOVEMBER 27, 2013
Revised _____, 2016

CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN

Deptford Township
Gloucester County, New Jersey

NOVEMBER 27, 2013
Revised _____, 2016

Prepared for the Township of Deptford by:



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New Jersey Professional Planning License No. 3743

CLARKE CATON HINTZ, PC
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Trenton, New Jersey 08608
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Deptford Township Council

Paul Medany, Mayor
Tom Hufnell, Deputy Mayor
Kenneth Barnshaw, Councilperson
William Lamb, Councilperson
Wayne Love, Councilperson
Phillip Schocklin, Councilperson
Joseph Scott, Councilperson

Robert Hatalovsky, Township Manager
Dina Zawadski, Township Clerk
Doug Long, Esq., Township Solicitor

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Joseph Principato, Vice Chairperson
Hon. Paul Medany, Mayor
Hon. Phillip Schocklin, Councilperson
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Jack Eavis
Joseph Jones
Dave Wyatt
Gary Kormann, Alt #1
Tony Wilson, Alt #2

Donald Banks, Director of Community Development
Gayle Kusmanick, Planning Board Secretary
James Burns, Esq., Planning Board Solicitor
James Winckowski, PE, Planning Board Engineer and Traffic Consultant
Brian Slaugh, PP, AICP, Township Planner



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Clements Bridge Road Redevelopment Plan

INTRODUCTION

The Clements Bridge Road Redevelopment Area is located on the south side of Clements Bridge Road across from the Plaza at Deptford shopping center and on the west side of Greenbriar Court across from the Deptford Center rehabilitation facility. The total redevelopment area is 30.48 acres and includes Block 199, Lots 24-32 on the tax assessment maps of the municipality (*see* map on following page). Redevelopment is proposed in this area to address blighting conditions through new uses and standards that will create a comprehensively designed and integrated commercial complex consistent with the goals and objectives of the Master Plan.

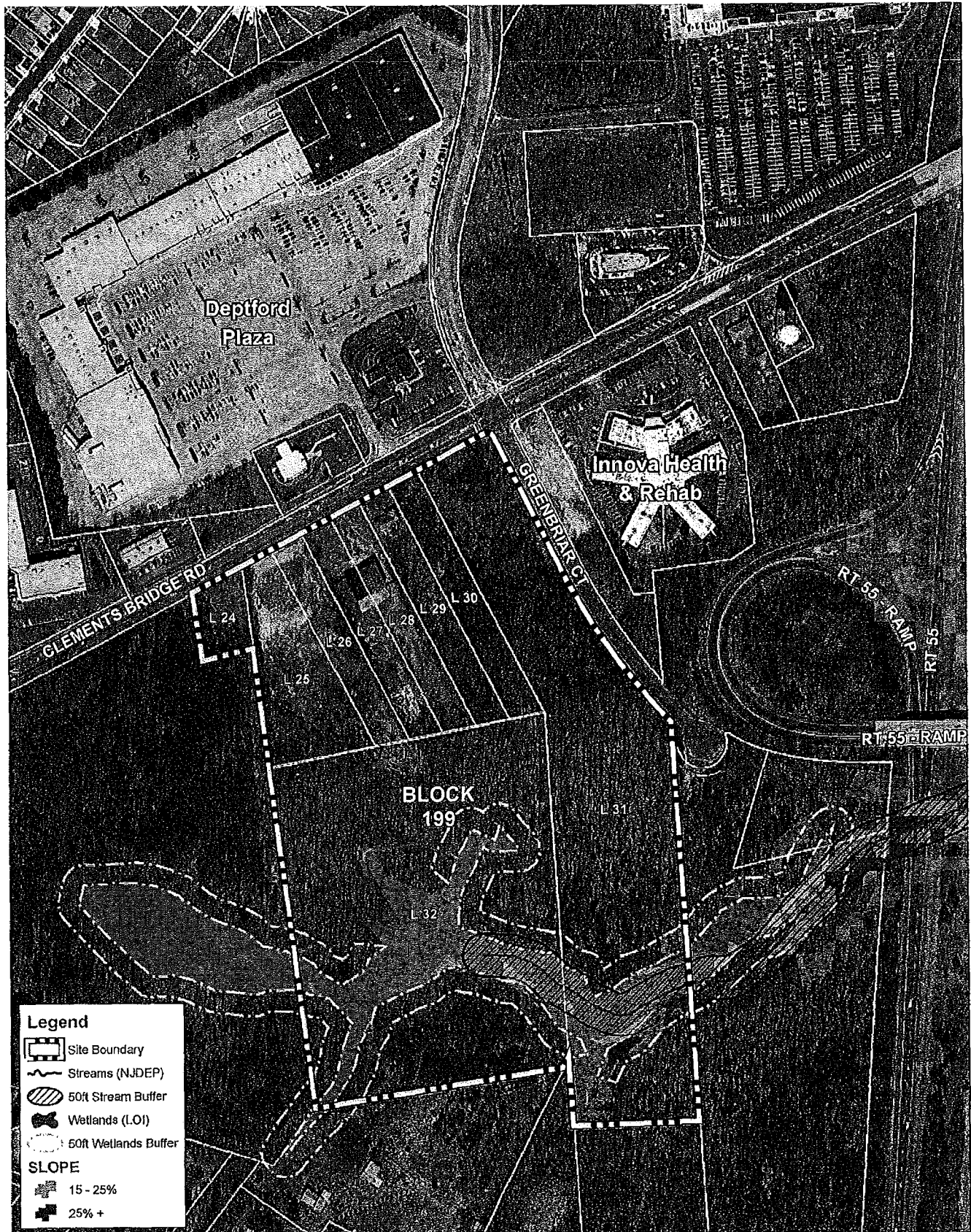
This document is the second step in the redevelopment planning process and revises the 2013 Redevelopment Plan to implement additional options in the land use plan and development standards for the tract. This step follows from the preliminary investigation conducted by the Planning Board resulting in a declaration of an area in need of redevelopment by the Deptford Township Council. This process is outlined in the following section.

REDEVELOPMENT PLAN PROCESS

The formal redevelopment process for the Clements Bridge Road Study Area began with the Township Council's authorization for the Planning Board to conduct a preliminary investigation to determine if it met the statutory criteria for designation as a redevelopment area. This action was memorialized in Resolution R-37.13 that was adopted by the Township Council on January 28, 2013. The Planning Board held a public hearing on the findings of the preliminary study and recommended to the Council adoption of the Clements Bridge Road Study Area as an "Area In Need of Redevelopment" on April 3, 2013. The Planning Board found that the statutory criteria for an area in need of redevelopment under *N.J.S.A. 40A:12A-5.a, -b, and -h* were met for all or parts of the area proposed to be designated for redevelopment. The Township Council accepted the Planning Board's recommendation and designated the site as a redevelopment area on April 15, 2013. No objections either presented orally or in writing were received by the Planning Board.

The Township Council's action in January also authorized the Planning Board to draft a Redevelopment Plan for their consideration and possible adoption assuming that the study area met the criteria, resulting in this document. The original Redevelopment Plan was adopted by ordinance of the Township Council on November 27, 2013 after publication of notice and a public hearing.





Aerial Orthophotography Source: Earthstar24/24, Google, Inroad, USDA, USGS, AEX, Delmanning, Aergrid, KRI, IGP and the GIS Use Community. Current Date shown: 1/19/2011

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but it's secondary product has not been verified by NJDEP, and is not state authorized.



Block 199 Lots 24 - 32

Environmental Constraints

Deptford Township, Gloucester County, Nj February 2013

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

Clements Bridge Road Redevelopment Plan
Township of Deptford • Gloucester County, New Jersey _____, 2016

The Clements Bridge Road Redevelopment Area Plan has been prepared pursuant to N.J.S.A. 40A:12A-1 *et seq.* As required under the statute, the plan includes the following components:

1. Redevelopment Goals and Objectives;
2. Proposed Land Uses and Design Concepts;
3. Redevelopment Regulations and Standards; and
4. Relationship of the Redevelopment Plan to Other Plans

Although property acquisition is contemplated as a small possibility with this plan, the relocation of persons or businesses is not required as the Redevelopment Area is not presently occupied.

CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Clements Bridge Road Redevelopment Plan is intended to use vacant and underutilized lands as a means to facilitate growth in a comprehensively designed and integrated mixed commercial use complex. This Redevelopment Plan is intended to be guided by the following goals and objectives:

1. Redevelop the vacant and underutilized lands as a commercial center containing retail, office, entertainment, residential uses with medical and social care, and private recreation uses, singly or in combination.
2. Capitalize on the geographic location of the tract near the Deptford Mall and the Rt. 55 highway interchange.
3. Promote enhanced pedestrian and vehicular circulation around and through the Redevelopment Area by the implementation of the road network as proposed in the Master Plan's Circulation Element and implementation of the Township's streetscape standards.
4. Ensure that the capacities of necessary utility systems serving the Redevelopment Area are adequate to support the proposed development and likely future development.
5. Ensure that the commercial center is integrated with adjacent residential and retail land uses in a unified manner through the street and driveway access system, and that it achieves an internal consistency in design through architecture, landscape and lighting design, pedestrian connection, and signage.



6. Preserve environmentally sensitive land within the tract area.
7. Implement best management practices to minimize the use of water, energy consumption and storm water runoff.

CHARACTERISTICS OF THE REDEVELOPMENT AREA

As noted above, the Clements Bridge Road Redevelopment Area is 30.48 acres and is located on the south side of Clements Bridge Road across from the Plaza at Deptford shopping center and on the west side of Greenbriar Court. The north side of Clements Bridge Road has a highway commercial character for most of its length in Deptford except for its residential western extremity. These include - in addition to the shopping center - a specialty food store, motorcycle/off-road vehicle dealership, strip commercial center, restaurants, bank and a home improvement store (Lowe's) between Caulfield Avenue and the Rt. 55 overpass. On the south side of the road beginning to the west of the site and traveling eastwards is the Westcott residential neighborhood, a medical office; vacant land with an approved movie theatre, restaurant and commercial use plan; the subject property; the Deptford Center rehabilitation facility (formerly called Innova - which also has an approved site plan for an expansion), vacant land with an approved site plan for a hotel, and a water tower owned by the Deptford Township Municipal Utilities Authority. Approved plans will aid in the transformation of the south side of Clements Bridge Road making it imperative to address the blighting influences present on the subject tract.

In between Clements Bridge Road and Cooper Street, Greenbriar Court is a cul-de-sac that provides access to a site eventually intended for a special needs school (the Durand Academy). This parcel, Block 199 Lot 33, abuts the site to the east. Directly south of the site are single family detached residential uses (Lot 13 being adjacent) and vacant land with an approved subdivision (Landings at Cooper Street; Lots 5, 6 and 8 in the same block).

Portions of the Redevelopment Area, as may be seen on page 2, contain environmentally constrained areas which equal 7.02 acres or 23% of the tract area. Freshwater wetlands areas and a stream corridor are depicted on the map.

LAND USES IN THE REDEVELOPMENT AREA

In overview, the land uses for the redevelopment area are intended to be non-residential except for two instances. First, where the tract is contiguous with residentially zoned lands to the south and separated by the stream/wetlands corridor, this area is intended as single family detached but is expected to remain vacant unless acquired by the owner of one of the adjacent residential lots. The second use is



medical/residential – meaning institutional care as skilled nursing, assisted living or other medically or socially assisted setting. The non-residential uses include retail, convenience retail, restaurant, family entertainment, medical, or office use development. These land use categories are explained further below.

This area of Deptford is the westernmost extent of the retail development stemming from the opening of the Deptford Mall in 1975. There is an open debate as to whether consumers will resume the level of spending evident prior to the Great Recession or if there will be a permanent lessening of demand. Demand has just surpassed the level exhibited in 2007 before the Great Recession. Secondly, the degree to which internet sales will erode sales from physical stores remains an open question. U.S. Census data indicates a steady increase in the percentage of retail sales from 2 percent in the first quarter of 2004 to 7.2% in 2015¹ in almost a straight line progression (seasonally adjusted data) – a growth of 15% per year. Evidence already abounds of “showrooming” where a customer views merchandise at a store, but then buys the product from an online retailer at a lower cost². While the retail sector remains the strongest economic engine in Deptford, prudence dictates a diversification into other areas of economic development. Two shopping centers in the area are experiencing significant vacancy, including the one directly across the street from the tract. The subject area is suitable for a variety of non-residential uses. Further, if the municipality is successful in partnering with other levels of government and the private sector to fully develop the circulation plan, this will increase the land value of the tract and support additional development to the benefit of the municipality at a location where such land use intensity is appropriate.

Circulation Improvements

The construction of a connector road between Cooper Street and Greenbriar Court will be necessary for the Redevelopment Area to be fully functional. Greenbriar Court was constructed to maintain access to land that would otherwise be cut off from the street when Rt. 55 was completed in 1989. Though originally conceived as a means to also access Rt. 55, a re-design of the project removed a direct access ramp. The Circulation Element proposes that the highway interchange be reconfigured to permit access from Greenbriar Court to Rt. 55 southbound and access eastbound to Deptford Center Road. Effectively, this would make Locust Grove Boulevard and Deptford Center Road one continuous street. The intersection of the three roads and access ramp could be developed as a roundabout instead of a signalized intersection to aid in better traffic movement (*see* Land Use Plan). As to the naming of the

¹ - Estimated Quarterly U.S. Retail E-commerce Sales as a Percent of Total Quarterly Retail Sales, http://www.census.gov/retail/mrts/www/data/pdf/ec_current.pdf, accessed September 30, 2015

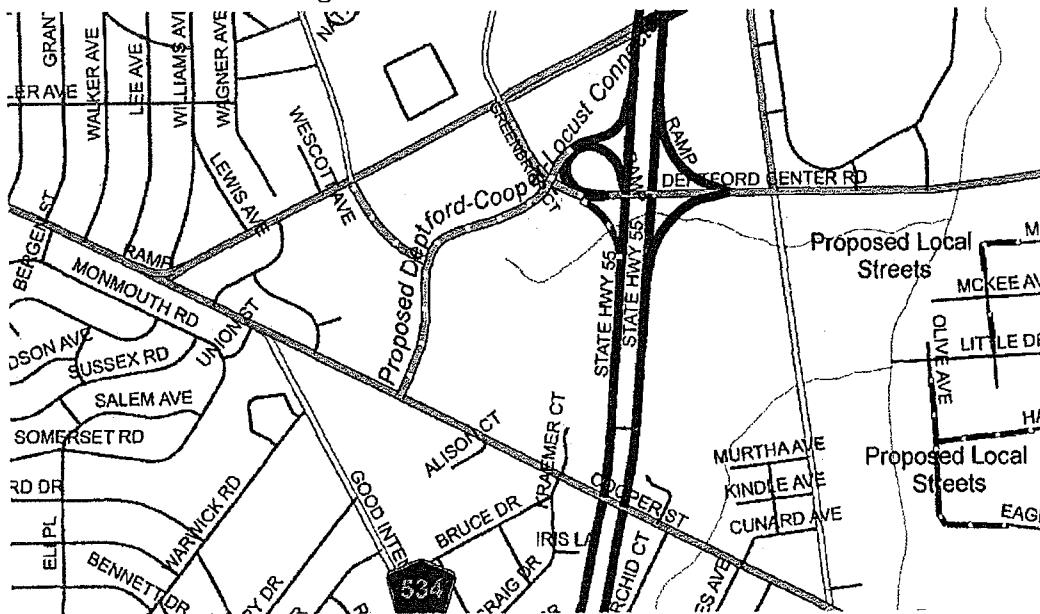
² - Can Retailers Halt ‘Showrooming’?, *The Wall Street Journal*, <http://online.wsj.com/news/articles/SB10001424052702304587704577334370670243032>, accessed November 19, 2013.



reconnected street, “Greenbriar Court” would likely be replaced with “Deptford Center Road”.

Outside the Redevelopment Area but just to the west, Caulfield Avenue is proposed to extend southward to the new Greenbriar Court-to-Cooper Street road to end at a “T” intersection. These new road segments will greatly improve local circulation in and around the main routes to and from the Deptford Mall and its eight surrounding shopping centers. An enlargement of the Circulation Plan depicting the subject area is illustrated below (dotted roads).

Figure 1. Detail of the Circulation Plan



Land Use Plan Categories

The land use plan depicts broad categories of different land uses appropriate and desirable for the redevelopment area. Within these broad-based categories, more specific permitted, conditional and accessory uses are spelled out in the development regulations section of this document. The boundaries of the land use plan’s categories are furthermore intended to approximate suitable locations and acreage of differing uses and should not be construed as firmly fixed in place. Since the redevelopment area is not a large parcel, all of the land between Clements Bridge Road and the proposed Deptford Center-Cooper-Locust Grove Connector may be used for any land use except for convenience retail and restaurants. Flexibility in the development of the area is necessary and desirable to address market conditions. More detailed land uses will be addressed through the Redevelopment Agreement

and subsequent subdivision and site plan submissions by the redeveloper(s). With this in mind, the rationales for the land use categories depicted on the land use plan (p. 8) are described:

Convenience Retail – The large Locust Grove section of Deptford, which consists of multiple neighborhoods containing about 2,000 homes, is lacking in convenient access to quick stop food and sundry items for personal consumption. The existing retail sales and services in the area are primarily catering to longer shopping excursions such as weekly or biweekly grocery, home goods, and bulk purchasing of products. Further, if the road network is fully realized with new access to Rt. 55, the redevelopment area will be the last stop before accessing the highway. This makes it eminently sensible to provide for motor fueling needs but only as part of a larger development supplying additional personal and convenience sales.

Entertainment – The middle portion of the tract has less visible road frontage, at least initially, than the Clements Bridge Road frontage. A family entertainment venue, such as a small amusement park; indoor sports facility containing soccer, tennis or similar court sports; bowling alley; outdoor leisure pursuits such as miniature golf, batting cages and non-competition go karts are examples of entertainment uses that would be suitable for the redevelopment area but that do not require highly visible road frontage.

Hotel – A hotel use, especially if the road network is modified to allow direct Rt. 55 access, would address local demand, as well as providing overflow accommodation for the Philadelphia International Airport and venues south of Deptford, such as the NJ Motorsports Park in Millville. A hotel can also supply ancillary catering functions, restaurants, and bars.

Medical Office - A building or portion of a building principally engaged in providing services for health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical or mental condition of patients solely on an outpatient basis, but not to include a residential medical detoxification facility. No overnight patients shall be kept on the premises. Examples of medical offices shall include but not be limited to general physicians, dentists, chiropractors, psychiatrists, cardiologists and other various specialties, and group practices including but not limited to ambulatory surgical centers, urgent care facilities, cancer treatment centers, and medical imaging.

Medical Residential – Medical residential uses refer to combinations of a residential use with a high level of medical and social services such as skilled nursing care, rehabilitation and assisted living facilities.

Office – A building or portion of a building principally engaged in conducting the affairs of a business, profession, service industry, or government. General administrative and business and professional offices are intended as a means of diversifying Deptford’s non-residential land use base from its strong retail development.

Open Space (O.S.) – Portions of the site are part of the stream corridor and these are intended to remain in their natural state. Certain upland portions too small to be utilized for development purposes would be retained in its undeveloped state and made part of the environmentally sensitive stream corridor.

Residential – These portions on the south portion of the site are not accessible from the northern section and are intended to be used for single family residential uses consistent with abutting property outside of the redevelopment area.

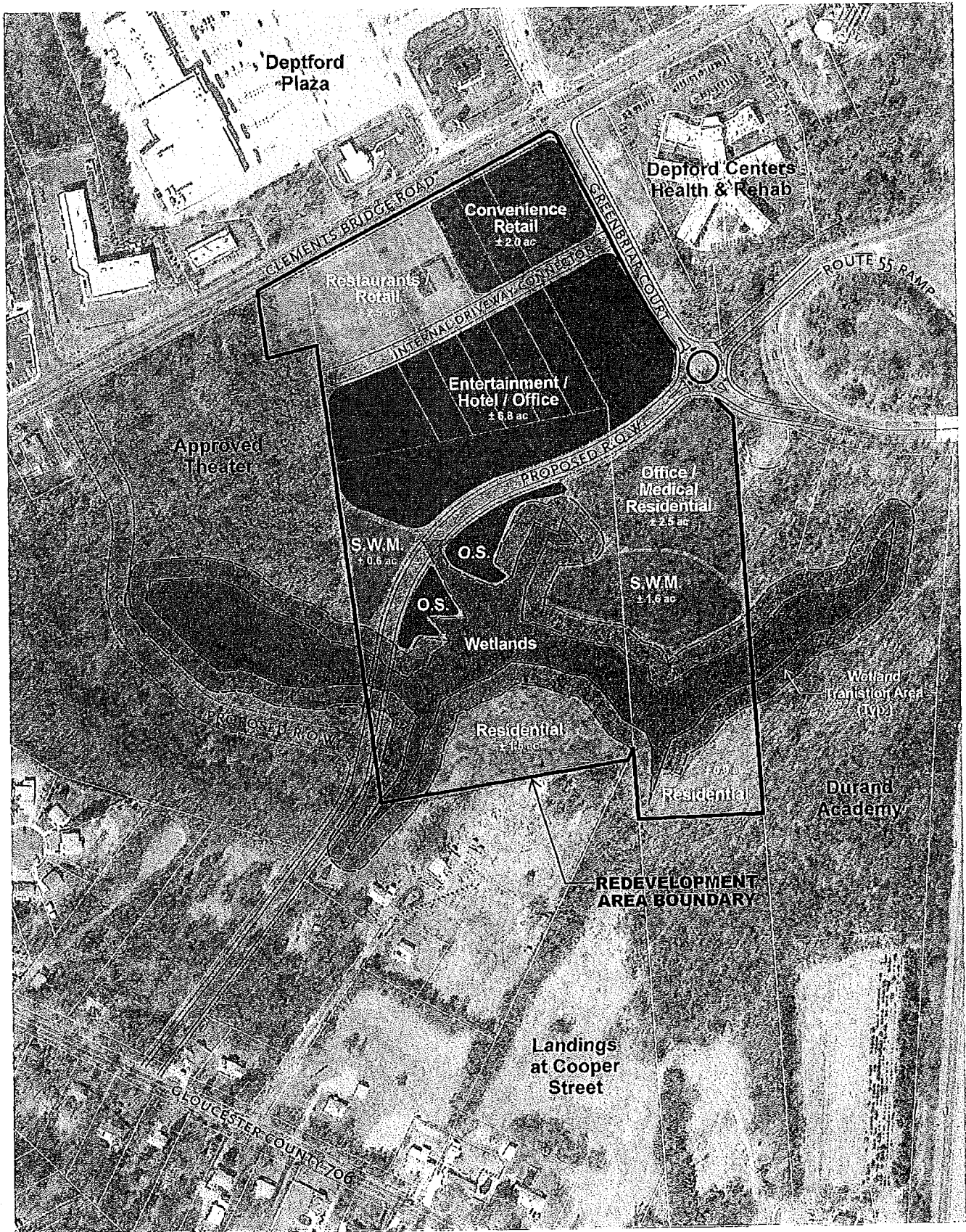
Restaurant – Deptford has a large restaurant base of national chain establishments. Continued market-demand for restaurants from chains looking to expand into New Jersey have found Deptford to be a hospitable place for business. This land use category would reinforce Deptford’s strong regional position.

Retail – The retail of this land use category is intended for specialty food stores and specialty retail trade stores. The Rastelli’s food store near to the tract is an example of a specialty food store. A ski shop would be an example of a specialty retail trade store.

Storm Water Management (S.W.M.) – Locations in the lower part of the tract outside of wetlands and transition buffers intended as the means of addressing NJDEP storm water regulations for volume control and water quality.

Following these descriptions of intended land uses and districts are two land use plans indicating two options for redeveloping the tract. The first of these proposes restaurants and retail uses coupled with convenience retail along the frontage of Clements Bridge Road. Internal to the site, but with frontage on Greenbriar Court is a location for a hotel, office use or entertainment use. Separated by the proposed connector road is additional office use or as a location for medical residential uses. Residential uses on the south side of the wetlands corridor would complement residential uses associated with Cooper Street.

The second option maintains the same land use plan for the portion of the tract on the south or east side of the connector road but on the north side consolidates all of the uses into an office or medical office use on a 12.4 acre parcel. This larger parcel allows for a more significant development on the property while maintaining the proposed circulation plan.

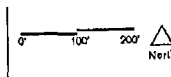


LAND USE PLAN : (CONCEPT A) - BLOCK 199 LOTS 24-34

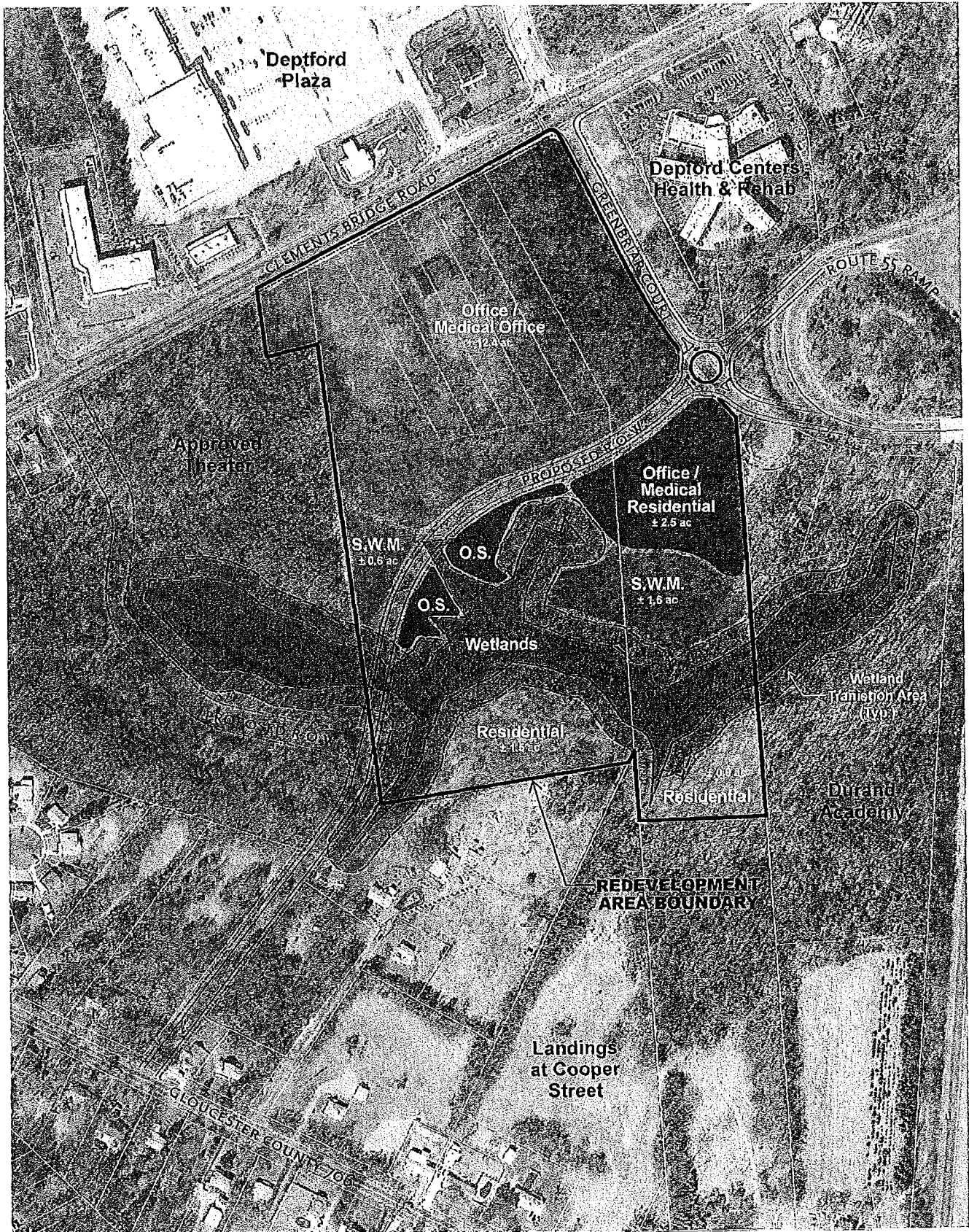
Clements Bridge Redevelopment Plan

Deptford Township, NJ

May 2016



Clarke Colton Hintz
Architecture
Planning
Landscape Architecture

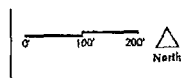


LAND USE PLAN : (CONCEPT B) - BLOCK 199 LOTS 24-34

Clements Bridge Redevelopment Plan

Deptford Township, NJ

May 2016



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE UNIFIED DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Deptford Township Unified Development Ordinance for Block 199, Lots 24-32. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Unified Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a(2). The zoning map of the Township of Deptford shall be annotated upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c.

GENERAL PROVISIONS

Redevelopment Authority

The Township Council shall act as the "Redevelopment Authority" pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Township Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan including the acquisition of 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.*).

Redeveloper Selection

The Redevelopment Authority may select redeveloper(s) for the redevelopment of the redevelopment area in any number of parcels or combinations as it deems necessary. The Redevelopment Authority shall select one or more redevelopers for one or more projects based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objective of the plan. Preference shall be given to existing landowners and equity owners in the Clements Bridge Road Redevelopment area for designation as a redeveloper.

Redevelopment Agreement

Once a redeveloper has been selected, the Redevelopment Authority shall enter into a redevelopment agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

In addition, the redevelopment agreement may contain the following additional provisions:



1. Interim and final redeveloper designations;
2. Terms for dispute resolution;
3. Allowance for changes in the agreement should a “force majeure” event occur;
4. A guarantee of performance by the redeveloper to ensure completion of the project and that other obligations of the redevelopment agreement are met;
5. Any sharing of costs between the public and private entities;
6. Default and termination clauses and their remedies for failure to perform by the redeveloper;
7. Provisions that specify allowed deviations from the development regulations, excepting the use regulations;
8. Provisions addressing Payments In Lieu of Taxes or other tax abatement and impact mitigation provisions;
9. Transfer of development and other rights of the redeveloper;
10. Development proforma;
11. Affordable housing obligations or fees to the extent required by law; and
12. Any other clauses deemed necessary to effectuate the Redevelopment Plan by the Redevelopment Authority.

Any development or construction within the redevelopment area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Redevelopment Authority and a municipally designated redeveloper or redevelopers. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any site plan or subdivision approval.

Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Deptford Township Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Redevelopment Authority. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Redevelopment Authority and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper’s property from time to time or at any time.



Expiration

The Redevelopment Plan shall remain in full force and effect until November 27, 2033; however, the period of time granting rights for the redevelopment of any particular parcel within the redevelopment area shall be as established in an executed Redevelopment Agreement (*see* Effect of Redevelopment Agreement, above).

Staff Employment

The Redevelopment Authority may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Redevelopment Authority, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Affordable Housing

Any redevelopment project that generates an affordable housing obligation or fee pursuant to the rules of the New Jersey Council on Affordable Housing or superseding agency or court of competent jurisdiction shall satisfy such obligation to the degree permitted by law. Affordable housing shall mean the same as defined in *N.J.A.C. 5:80-26.2* and is undertaken pursuant to *N.J.S.A. 40A:12A-4.1*.

CLEMENTS BRIDGE ROAD REDEVELOPMENT PLAN DEVELOPMENT REGULATIONS

Intent and Purpose

The Redevelopment Plan is intended to be implemented as a form of planned commercial development with its primary emphasis on one or more of the following uses: medical services, retail sales, retail services, family entertainment, recreation and general office uses. The purpose of the Plan is to create opportunities for new jobs in a concentrated manner adjacent to existing residential and non-residential development that is appropriate to its context and in accordance with sound planning practice and State redevelopment policies. Land reserved solely for residential purposes is inadequate in area to be used independently, but could be combined with land outside of the redevelopment area in accordance with the R-40 regulations of the UDO.

Definitions

Any permitted, conditional, and accessory uses not defined herein shall be as defined in the Deptford Township Unified Development Ordinance.

AMBULATORY SURGERY FACILITY – An establishment for outpatient surgery licensed by the NJ Department of Health for same day procedures.

AMUSEMENT PARK – A commercially operated permanent business that is open to the public at least thirty-one consecutive days annually and is designed and themed for the primary purpose of providing participatory amusements incorporating rides or water slides licensed under the New Jersey Department of Community Affairs under the Carnival Amusement Rides Act (CARSA) and has food, merchandise and concessions in permanent structures.

ASSISTED LIVING FACILITY – An establishment licensed by the NJ Department of Health to provide a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need help with the activities of daily life, including residents who require formal long-term care.

COMPREHENSIVE REHABILITATION HOSPITAL – A facility licensed by the NJ Department of Health to provide comprehensive rehabilitation services to patients for the alleviation or amelioration of the disabling effects of illness characterized by the coordinated delivery of multidisciplinary care intended to achieve the goal of maximizing the self-sufficiency of the patient.

CONVENIENCE STORE – A retail store which sells a limited variety of prepackaged sundries, dry goods, lottery tickets and food that is typically open for extended hours and is generally but not exclusively 2,500 to 7,000 sf. in floor area.



EATING AND DRINKING ESTABLISHMENTS - Retail establishments selling food and drink primarily for immediate consumption on the premises, excepting those with drive-in or drive-thru facilities.

FITNESS CENTER – A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary and usual recreational activities, operated by profit or not-for-profit organizations, open to bona fide members or guests; also encompasses the term *Exercise Center* and *Health Club*.

FAMILY ENTERTAINMENT CENTER – A recreational structure and use providing entertainment uses such as but not limited to mini-golf course, driving range, batting cages, swimming pool, amusement park rides, indoor arcade, bowling alley, games of chance, skill based redemption games and food concession.

HOTEL - A facility for overnight accommodation of transient guests for compensation which, 1) contains guest rooms or suites, each having its only access from an interior corridor, 2) contains a public lobby providing guest services 24 hours per day, 3) has full-time on-site management, 4) may contain drinking and eating establishments, shops and other ancillary uses, and 5) contains a minimum of 30 guest rooms.

LONG TERM CARE FACILITY/NURSING HOME - An establishment or distinct part of an establishment licensed by the NJ Department of Health as a long-term care facility or nursing home, for those persons requiring continuous nursing and medical attention.

REHABILITATION CENTER - An establishment providing sub-acute care for persons transitioning from an in-patient hospital status to independent living or recovery from surgery, debilitation or serious illness.

SPECIALTY FOOD STORES - A grocery primarily engaged in selling one food commodity, such as a bakery, cheese shop, coffee shop, fish market, gourmet shop, charcuterie, chocolate shop and the like; or shop primarily engaged in selling food associated with a particular nationality, ethnicity or religious order.

SPECIALTY RETAIL TRADE - Retail sales and incidental services characterized by single purpose stores. Examples include but are not limited to an art gallery, book store, camera store, home furnishings, hobby shop, and apparel stores with a specific line of merchandise, such as a maternity shop.

UDO – Unified Development Ordinance, the Township of Deptford's land development regulations ordinance.

USE REGULATIONS

Permitted Uses

No lot within the redevelopment shall be used and no structure shall be erected, altered or occupied for any purpose except the following permitted principal uses:

1. Ambulatory surgical center and comprehensive rehabilitation hospital.
2. Convenience store.
3. Eating and drinking establishments.
4. Family entertainment center/amusement park.
5. Hotel.
6. Indoor fitness center.
7. Long term care facility, nursing home and assisted living facility.
8. Medical and dental offices, singly or in combination practices.
9. Performing arts facilities.
10. Office singly or in combination, for general business, professional, administrative, governmental and non-profit establishments.
11. Open space, parks and field sports recreation; conservation.
12. Supermarket and specialty food stores.
13. Specialty retail trade.
14. Municipal use.

Conditional Uses

- I. The retail sale of gasoline and diesel fuel for use by motor vehicles provided:
 - A. The site is designed to fuel vehicles weighing 26,000 lbs. or less in gross vehicle weight; and
 - B. The use is in conjunction with a convenience store in excess of 4,500 sf. of gross floor area.
2. Single family residential use conforming to the R-40 district regulations of the

UDO provided that such use is located as depicted on the land use plan.

Accessory Uses and Structures Permitted

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a principal or conditional permitted use:

1. Bus shelter.
2. Child care centers.
3. Off-street and structured parking and loading.
4. Outdoor dining in conjunction with a restaurant.
5. Fences, walls and street furniture in accordance with the requirements of §31.M and §54 of the UDO except as modified in the performance and design section of this redevelopment plan.
6. Maintenance building.
7. Signs in accordance with §30 of the UDO for the underlying zoning district, presently BC-4 or as indicated in the performance standards.
8. Utilities, including electrical substations and pump stations, necessary for the redevelopment of the redevelopment area.
9. For residential uses, accessory uses as permitted in §8.B.2 of the UDO.
10. Accessory uses on the same lot and customarily incidental to a principal use.

Prohibited Uses

Though uses not permitted in this document are hereby prohibited, the following uses are specifically prohibited:

1. Adult uses, including but not limited to, adult cabaret, adult media store, adult motion picture theater, or adult shop with a prevalence of sexually-oriented toys, novelties and/or lingerie.
2. Drive-in or drive-thru facilities, though this shall not be construed to prevent motor fuel dispensing as otherwise permitted.
3. Substance abuse rehabilitation and/or detoxification facilities and medical marijuana alternative treatment centers as the term is defined in *N.J.S.A.*

24:61-3.

4. Motorized and recreational vehicle sales, repair and customizing.

AREA, YARD, COVERAGE AND OTHER REQUIREMENTS

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Clements Bridge Road Redevelopment Area. These regulations shall not apply to any lot dedicated for public utility uses or solely used for storm water management.

Tract Requirements

1. Minimum tract area. The entire redevelopment area as defined herein.
2. Minimum tract frontage. Minimum frontage on an arterial road shall be four hundred (400) lineal feet.
3. Floor area ratio. The maximum floor area ratio (FAR) shall not exceed 0.5.
4. The maximum impervious surface area shall not exceed sixty percent (60%) of total tract area, excluding any land to be dedicated for public rights-of-way (r.o.w.).
5. A minimum equal to five percent (5%) of the total floor area devoted to retail sales and services shall be in outdoor plazas and outdoor dining areas. Outdoor plazas may consist of hardscaping, landscaping within planters, fountains, seating, sculpture and other landscape features.
6. Parking areas shall not be located between any building façade and the right-of-way of Clements Bridge Road, excepting convenience stores.
7. There shall be an extensive system of pedestrian walks serving all facilities within the development, providing access to parking areas, open spaces, recreational facilities, as well as providing access to adjacent parcels. Out parcels shall be connected to each other, to the main shopping areas and to the public sidewalk system by pedestrian walkways. The walkways shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials to enhance the appearance of the walkway areas. Pedestrian walkways shall have adequate lighting.

Lot Standards

1. Area, yard, coverage and height limitations.

Requirement	Standard
Minimum lot size	1.5 acres ⁽¹⁾
Minimum lot width	200 feet
Minimum front, side, and rear yard	25 feet from Clements Bridge Road; 20 feet from any other public r.o.w.
Maximum front yard, excepting convenience stores	50 feet
Maximum lot coverage	75%
Maximum height (excluding hotels)	Three stories and 45 feet
Maximum height for hotels	Four stories and 55 feet

(1) – Allowed utility installations on separate lots shall have a minimum lot size of 600 sf. and no yard requirements or coverage limitations.

2. Parking space setback:

Requirement	Standard
From the front of a building	8 feet
From the side and rear of a building	6 feet
From an internal driveway	10 feet
From a public right-of-way	25 feet from Clements Bridge Road; 20 feet from any other public r.o.w.

3. Minimum sidewalk, plaza and streetscape widths:

Requirement	Standard
In front of a building used for retail or office uses	8 feet
On the side or rear of a building with ninety degree (90°) parking	6 feet
On the side or rear of a building with parallel parking	4 feet
On the side or rear of a building with no parking	4 feet
With outdoor dining or kiosks	16 feet



Requirement	Standard
Streetscape width	25 feet from Clements Bridge Road; 20 feet from any other public r.o.w.

Sidewalks in excess of ten feet in width shall be counted as plaza space for the purposes of meeting the requirements hereinabove.

PERFORMANCE AND DESIGN STANDARDS

The following performance and design standards shall be used in all non-residential development within the Clements Bridge Road Redevelopment Area. “Shall” is mandatory and “should” is permissive.

Promotion of Conservation

The design of non-residential buildings and their site development components shall promote the conservation of energy through the use of site planning, architectural elements and construction techniques to minimize energy consumption and to provide for the maximum utilization of renewable energy sources. As part of either the general development plan process or as part of a preliminary major site plan or subdivision, whichever comes first, the redeveloper shall prepare and submit a “Sustainable Design Assessment.” The Sustainable Design Assessment shall set forth ways in which the proposed development will utilize building design, construction materials, mechanical systems, site design and development techniques, and facility management practices which promote natural resource preservation and the minimization of energy consumption. The Sustainable Design Assessment shall include and address the following topics in narrative and graphic form as appropriate:

- I. Sustainable site development.
 - A. The minimization of site disturbance and soil erosion during construction and the maximization of tree retention.
 - B. The extent to which natural drainage systems can be utilized and naturalized control structures designed following NJDEP Best Management Practices and, if feasible, green infrastructure, for storm water management.
 - C. The preservation or restoration of natural site features.
 - D. The use of building orientation and landscaping features to capitalize



on passive heating and cooling.

2. Water efficiency.
 - A. The use of captured rainwater for internal and external water demand.
 - B. The use of gray water for internal and external water demand.
 - C. The use of low-flow and no flow fixtures and fittings.
3. Energy efficiency. The Sustainable Design Assessment will include a narrative describing if any of the following techniques in promoting energy efficiency are proposed and their extent in the redevelopment of the tract:
 - A. The use of passive solar heating/cooling and natural ventilation.
 - B. Enhancing the penetration of daylight to interior spaces to reduce the need for artificial lighting.
 - C. The use of a thermally efficient envelope to reduce the size of the HVAC system or systems over conventional construction methods.
 - D. The use of energy management systems, monitoring, and controls to continuously calibrate, adjust, and maintain energy-related systems.
 - E. The provision of individual occupant controls when not in conflict with paragraph D.
4. Indoor environmental quality
 - A. The methods to be used to control pollutant sources.
 - B. The use of low-emission materials.
 - C. The provision of outdoor views for occupants.
 - D. The provision of recycling stations in public areas.
5. Construction materials
 - A. The means whereby the consumption of building materials may be minimized.
 - B. The process whereby the durability and adaptability of building materials for new use is determined and implemented.

- C. The use of salvaged and refurbished materials in the redevelopment.

General Requirements for All Uses

1. Streetscape Elements (§31.M of the UDO). The redeveloper shall incorporate the landscaping, pedestrian, wall and fence elements of the municipality's streetscape standards on Clements Bridge Road, Greenbriar Court, and the north side of the Master Plan Road (titled the Deptford-Cooper-Locust Grove Connector) outside of wetlands or wetlands buffer. The streetscape elements shall be installed on the south side of the Master Plan Road in between any building or parking lot and the street. At least twenty percent (20%) of the linear space in between the piers of the fence/wall shall be wall sections.
2. Building Elements. Buildings shall have architectural features and patterns that provide visual interest from the perspective of pedestrians and motorists. Buildings should include substantial variation in mass through the use of the three main elements of base, field and entablature in the façade as well as variations in their width. Primary building facades should be enhanced by the use of vertical and horizontal elements, such as plinths, pilasters, arches, and cornices. The middle of the building should be differentiated from the base by a horizontal transition line. The first story of the building should generally constitute the base of the design for any building three stories or higher. The design of the base, as well as the quality and durability of its materials, should be emphasized in the architectural design. Doorways, windows and other openings in the façade of buildings should be proportioned to reflect pedestrian scale and movement and encourage interest at the street level. Multiple front entrances or architectural features should be incorporated into the building design in order to produce human scale elements in the mass of large structures.

Organizing Elements

1. The design ideas included in the Community Design Sub-Element of the Master Plan shall be incorporated in the parking lot and pedestrian walkway systems of all non-residential buildings.
2. Buildings should be a minimum of, or have the appearance of, two stories along Clements Bridge Road. Front entrances shall face this road for any building on a lot that abuts the street. Secondary entrances shall face either side streets or driveways, or may face rear oriented parking lots. Buildings not facing Clements Bridge Road are not required to meet this standard. All entrances intended for public access shall be architecturally prominent and clearly visible. Loading areas shall be oriented to the rear of the front entrances, if deliveries exceed more than five per week. Entrances should be

prominent within the building façade. In the hierarchy of building materials to be used for the facade, the most expensive and durable materials shall be concentrated at building entrances.

3. The buildings and other site elements facing Clements Bridge should be sufficiently prominent to create a “streetwall” effect as illustrated in the accompanying picture.



Illustration of the “Streetwall” Effect

This picture depicts several important design concepts to be utilized in the redevelopment. The front edge of the building creates the edge or streetwall to the development even though the façades are not uniformly placed at the same distance from the curb line. Projections of the buildings help establish the location of front entrances. The sidewalk varies in width from 15 to 22 feet which allows for the portion next to the curb to be used for street trees, lighting, trash cans, traffic control boxes, benches and other street furniture while maintaining ample width for pedestrian movements. The wider sections of the sidewalks create plazas for use as outdoor dining or fair weather promotional events. The use of awnings helps to demarcate one store from the other and also provides a location for signage, if desired. One or more of these elements shall be used in the design of the redevelopment.

Building Façade Standards

1. No building facade shall exceed a length of one hundred (100) feet without a horizontal break in the facade. The horizontal break shall be a minimum depth of three feet for a minimum length of twenty (20) feet.
2. Façades shall contain repeating patterns of contrasting materials, material colors, and material textures that visually breakup the horizontal and vertical expanse of the façade.
3. Exterior façades facing public streets and customer parking lots shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, stucco, or a combination of these materials. Materials that shall be avoided include flat, corrugated or reflective metal panels except as may be used for accent purposes, standard concrete block, cedar shakes, plywood and siding. Each facade shall not contain more than seventy percent

(70%) of any single material. Façades that do not face public streets or customer parking lots shall incorporate a repeating pattern that includes color change, texture change and material change as a means of avoiding a monolithic appearance.

4. Colors should be selected to create a common color palette (e.g., warms or cools together; primary or complementary together) to be used throughout the redevelopment project(s). Contrasting colors should be used for accent purposes in highlighting architectural features and limited to 10 percent (10%) of the façade area or less.
5. Fronts and sides of buildings facing public streets and customer parking lots should incorporate arcades, display windows, entry areas, awnings or other such features to the degree feasible and commensurate with the remainder of the architectural design.
4. The openings on any building elevation facing public streets and customer parking lots shall have a void-to-solid ratio of no less than 1 to 2.
5. Any single story building with a height of more than twenty-two (22) feet shall be designed to have the appearance of a two-story building. This may be accomplished through the use of belt lines, fenestration, pent roofs, arcades and other similar architectural elements. The minimum fenestration on the upper part of the façade in this situation shall be twenty percent (20%) of the area above the transition line between the upper and lower portions of the façade.
6. A store front shall have a water table between eighteen (18) and forty-two (42) inches high running continuously along the finished grade, excepting doorways.

Landscaping

In addition to the requirements of §31 of the UDO, the following specific requirements pertain to development within the Clements Bridge Road Redevelopment Area:

1. Landscape design. The protection of wooded areas, specimen trees, and existing vegetation suitable for landscaping within the redevelopment shall be a factor in determining the location of open space, buildings, underground services, walks, paved areas, playgrounds, parking areas and finished grade levels and shall be based on a survey of the natural features of the tract.



2. Perimeter buffer requirements. Where no streetscape design is required, landscape buffers shall be required along all property lines and public rights-of-way abutting residential uses and/or zoning districts. The landscape buffer design should retain existing vegetation which is of high quality and appropriate density. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board. The perimeter buffer shall be a minimum width of fifty (50) feet and suitable for its function of site enhancement, screening, and control of climatic effects. A stream or freshwater wetland corridor may substitute for a perimeter buffer provided the landscaping, whether natural or as supplemented by additional planting, is adequate to create a visual screen along the residential use boundary. A perimeter buffer shall not be required adjacent to any common boundary with Block 199, Lot 21.
3. Landscape islands shall be provided within parking fields at the end of all parking bays and in other appropriate locations to minimize heat island effects. A minimum of five percent (5%) of the total parking lot area shall be in a landscaped island. Each individual landscape island should be a minimum of eight feet width and the depth of one or two parking stalls. Such islands should not be less than one hundred sixty (160) square feet nor greater than three hundred twenty (320) square feet in area. One shade tree (two and one-half inch caliper minimum planting size) and four shrubs (two gallon minimum planting size) shall be provided for every one hundred sixty (160) square feet of landscape area. The remaining permeable surface shall consist of ground cover, turf, and/or planting beds.

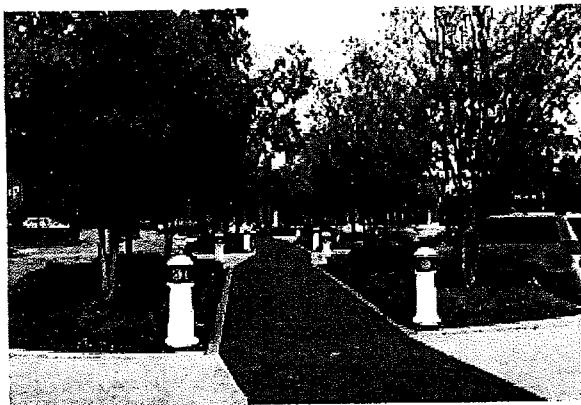
Lighting

1. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is strongly encouraged for energy efficiency and uniform illumination.
2. Illumination shall be no more than one foot-candle level at a street line, at least two foot-candles at vehicular entrances and exits, and one-quarter (1/4) foot-candle at other perimeter property lines.
3. Customer parking lots shall be illuminated with an average of no less than two (2) foot-candles. The ratio between maximum foot-candles and average foot-

candles shall be no greater than 15 to 1, excepting automobile service stations where the ratio may be 25 to 1 under a motor fuel dispensing canopy. No portion of the redevelopment area shall have an illumination level greater than twenty-five (25) foot-candles, excepting automobile service stations. Motor fuel dispensing stations may have illumination of up to fifty (50) foot-candles under a canopy over fueling pumps.

4. All other parking lots (non-customer retail and other non-residential uses) shall be illuminated with an average of no less than one (1) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 15 to 1.

5. Lighting poles and footers together shall not exceed twenty-seven (27) feet in height in parking lot areas and twelve (12) feet illuminating pedestrian walkways and residential areas outside of parking lots. Bollard lighting shall be the preferred type for pedestrian walkway illumination within customer parking lots.



Bollard Lighting Example

6. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be one half (0.5) foot-candle over the walkway surface. The ratio between maximum foot-candles and average foot-candles shall be no greater than 12 to 1.
7. Lamps shall emit a color temperature between 3200°K and 5000°K with a minimum color rendering index of seventy (70) or higher.
8. In general, fixtures for general parking lot illumination shall be downcast luminaires, however, other fixture styles will be considered as part of the overall design of the redevelopment.

Mechanical Equipment, Trash Collection and Loading Areas

1. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed or enclosed.

2. No area for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, internal collector street, public sidewalk, or internal pedestrian walkway, excluding sidewalks to service entrances.
3. Outdoor shopping-cart storage areas shall be provided in the parking lot and adjacent to the buildings for tenants utilizing shopping carts or dollies.
4. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, trash compactors, and other such service functions shall be incorporated into the overall design of the redevelopment area. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.
5. Manufacturers' specification sheets with dBA readings shall be provided for all mechanical equipment, including refrigeration units, trash compactors, generators and HVAC units. Acoustic buffering shall be required for any equipment that exceeds sixty-five (65) dBA within ten (10) feet of the subject equipment. No equipment shall exceed state standards at the property line. Adequate sound buffering shall be required to ensure that maximum permitted sound levels are not exceeded.

Roof Design

1. General. To add interest and reduce the scale of large buildings, variations in roof lines shall be used through the use of overhanging eaves, parapets, suspended canopies, dormers, height variations and entrance features.
2. Roof design shall incorporate the following design features:
 - a. Flat roof designs shall be constructed with parapets to screen HVAC and other roof mounted mechanical equipment from ground level public view within 200 feet of the building's foundation. Such parapets shall not exceed one-quarter (1/4) of the height of the supporting wall;
 - b. Roofing materials shall be tile, slate, asphalt or metal when visible from public streets and customer parking lots.
3. All roof designs shall use at least one of the following design features:

- a. Three (3) or more roof slope planes; and/or
- b. Overhanging eaves, parapet or canopy projections, which extend no less than two (2) feet past the supporting walls.

Signs

The redeveloper may utilize the sign standards of §30 of the Unified Development Ordinance or in the alternative present a comprehensive sign package for review and approval of the Planning Board as part of a general development plan, preliminary major site plan or preliminary major subdivision.

Standards for Retail Sales of Gasoline or Diesel Fuel

A solid masonry brick wall comporting with the Deptford Streetscape Standards, located parallel to Clements Bridge Road and a minimum height of thirty (30) inches shall be constructed for a length equal to the long axis of the motor fuel canopy or eighty (80) feet, whichever is greater, for the purpose of obstructing the view of the dispensing area from the public right-of-way. A different masonry unit may be proposed if such material better complements the materials used in the associated building(s).

1. All storage areas, trash facilities and maintenance equipment, other than motor fuel dispensers, air pumps, and public telephones, shall be located within an enclosed building.
2. The exterior display and parking of motor vehicles, trailers, boats, snowmobiles or other similar equipment for sale or rental purposes shall not be permitted.
3. No parking of vehicles shall be permitted on an unpaved area.

PUBLIC IMPROVEMENTS

Public improvements are anticipated to be required and installed at the full expense of the designated redeveloper as individual lots and tracts of land are redeveloped consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. The redeveloper is expected to construct any off-tract improvements necessitated by their redevelopment. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public

infrastructure improvements or other construction, or from the municipality to consider a recapture provision in the redevelopment agreement.

Streets

The redeveloper shall be responsible for the construction of the Master Plan public street from Greenbriar Court to Cooper Street traversing the redevelopment area, including necessary utilities and traffic signalization. The phasing of land dedication, construction, and any sharing of costs between the municipality, the redeveloper and any third party shall be as determined within the Redevelopment Agreement.

Utilities

1. The Redevelopment Area is currently located within the service areas of the Deptford Township Municipal Utilities Authority for public water and public sewer. All development within the Redevelopment Area shall be served by public water and sewer. Municipal wells and supplemental water from the New Jersey American Company have sufficient supply capacity in the public water system to serve the needs of the Redevelopment Plan. The redeveloper shall install the mains, service lines, standpipes and other facilities required for the redevelopment in accordance with the policies and standards of the Deptford Township Municipal Utilities Authority.
2. There is no identified treatment capacity constraint for the level of development anticipated in the Redevelopment Plan for service to be supplied by the Deptford Township Municipal Utilities Authority. The redeveloper shall install the interceptors, soil lines, pumping stations and other facilities required for the redevelopment in accordance with the policies and standards of the Municipal Utilities Authority.
3. All cabling systems for electric service, cable television, telephone, internet and similar wiring shall be placed underground by the redeveloper, including the existing overhead lines along existing cartways.

PROPERTY ACQUISITION

It is anticipated that implementation of the Redevelopment Plan will be accomplished by the private sector. However, property within the Clements Bridge Road Redevelopment Area may be acquired by a public entity as part of this Redevelopment Plan in the event that the designated redeveloper(s) fail to act within the phasing schedule and any associated grace period contained in the Redevelopment Agreement.

RELOCATION

There are no habitable buildings within the redevelopment area. Consequently, there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under *N.J.A.C. 5:11-1 et seq.*

AFFORDABLE HOUSING

While the redevelopment area contains one dwelling, this dwelling is not tenatable and is unoccupied. No affordable housing will be affected by this Redevelopment Plan.

RELATIONSHIP OF REDEVELOPMENT PLAN OBJECTIVES TO OTHER PLANS

Deptford Township Master Plan

The Deptford Master Plan adopted on November 20, 2007 and revised on October 7, 2009 is silent with regard to the creation of a redevelopment area and plan in the Clements Bridge Road area. However, the Master Plan specifically recognizes that it is suitable for more concentrated development and for the creation of higher value uses which would generate sufficient financial resources for the construction of much needed roads in the Redevelopment Area. The intent of Master Plan is to create an alternative to the strip shopping centers prevalent near the Deptford Mall and create a nucleus of commercial development not currently present in Deptford.

PLANS OF OTHER JURISDICTIONS

Since the Clements Bridge Road Redevelopment Area is located in the center portion of Deptford, it has no boundaries with adjacent municipalities. Further, the size of the redevelopment area, at slightly more than 30 acres, will not generate traffic or cause strains on utilities or other functions of governments that any such effects will be felt by adjacent communities.

Gloucester County

Gloucester County details its key planning initiatives and strategic hurdles in its Cross Acceptance Report, dated February 2005. The report highlights the County's completed Northeast Region Strategic Plan, which recommends the use of smart growth principles in developing a uniform growth strategy for the fourteen municipalities in the northeastern portion of Gloucester. The goals and objectives of the Clements Bridge Road Redevelopment Plan are consistent with smart growth principles and thus support the County's Strategic Plan.

State Development and Redevelopment Plan

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The plan is organized around eight policy goals for New Jersey's communities. Of particular importance to the Five Points Redevelopment Area are the following three goals:

Goal 1- Revitalize the State's Cities and Towns

Goal 3- Promote Beneficial Economic Growth, Development and Renewal

Goal 8- Ensure Sound Integrated Planning and Implementation Statewide

This Redevelopment Plan directly supports these State Plan Policy Goals. The plan seeks to revitalize vacant and underutilized lands and to facilitate growth of a comprehensively designed and integrated commercial use center consistent with local, regional and state land use policies.

In the State Plan, the Clements Bridge Road Redevelopment Area is located within the Suburban Planning Area (Planning Area 2) with the following objectives that are related to redevelopment and this Plan.

Land Use: Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve a more balanced community.

Economic Development: Guide opportunities for economic development into Centers...and target new jobs to these locations.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.³

- a. To implement these policy objectives, the State Planning Commission specifically recommends that municipal, county, regional, and state agencies "(c)apitalize on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfield redevelopment

³ - NJ State Development and Redevelopment Plan, 2001, p. 198.

programs.”⁴

This Redevelopment Plan is substantially consistent with the goals and objectives for the Suburban Planning Area as described the State Plan. By revitalizing vacant and underutilized lands as a comprehensively designed commercial use center that capitalizes on existing infrastructure and access to transportation, the Redevelopment Plan supports both the spirit and the intent of the State Development and Redevelopment Plan.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Pre-application Conference and Concept Plan

Prior to submission of any application for development, the redeveloper shall meet for a pre-application conference with the Development Review Committee (DRC) as established by Article IX of the Unified Development Ordinance to insure that the requirements of the Redevelopment Plan are addressed. The Development Review Committee, for the purposes of development within the redevelopment area may also include one or more members of the Redevelopment Authority, but one fewer than constitutes a quorum of that body.

The redeveloper shall submit a concept plan (also known as an informal plan) to the DRC at an early stage of the design process. The redeveloper shall present concept drawings of the project illustrating its compliance with the Redevelopment Plan. The DRC shall provide the redeveloper with written comments and if need be, alternative sketches, in response. The concept plan shall be compared with the design standards in this Redevelopment Plan as the basis for the review.

Escrow Fee

Redevelopers seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with the Redevelopment Authority from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. The Redevelopment Authority shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

⁴ - *NJ State Development and Redevelopment Plan*, 2001, p. 200.



Application for Development

The application for development shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Article IX of the Unified Development Ordinance of the Township of Deptford and Development Application Checklist(s), with the following additional submission requirements:

1. A Sustainable Design Assessment.
2. An architectural elevation of each façade.
3. A detail of each of the following building elements:
 - A. Main and secondary buildings entrances. A typical entrance may be shown if the main and secondary entrances are the same.
 - B. Typical window and surrounding architrave.
 - C. Cornice.
 - D. Transition area from base to middle and middle to top of the façade.
4. A site section for any portion of the redevelopment adjacent to an arterial roadway.
5. A sample board or boards for review by the Development Review Committee upon which are attached the actual materials to be used on each façade, including but not limited to, window glass, window frame, architrave, base, field, cornice and accent materials. The sample board should be arranged to indicate the relative proportions of the materials to be used in the façade to the relative proportions of the materials on the subject board. Simultaneously, or as a separate application, the materials to be used in any signage for the building or structure shall be submitted for review.
6. A copy of any protective covenants or deed restrictions applying or to be applied to the subject land, excepting concept plans.
7. Any existing or proposed easement or land dedicated or reserved for public use beyond that already indicated in the redevelopment plan.
8. A list of all required regulatory approvals at the municipal, county, state, and federal level of government and their status.

All development within the Redevelopment Area shall be considered planned development within the meaning of *N.J.S.A. 40:55D-6*. The redeveloper may submit

an application for a general development plan pursuant to *N.J.S.A. 40:55D-45.1* for the redevelopment but is not required to do so.

Redevelopment Authority Approval

The Redevelopment Authority shall certify the consistency of an application for development with the Redevelopment Plan prior to its submission by the redeveloper to the Deptford Township Planning Board upon recommendation of the DRC. As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute the Redevelopment Agreement with the redeveloper.

Public Notice and Hearing

Any action towards the certification of consistency of a redevelopment project within the redevelopment plan by the Redevelopment Authority shall be taken at a public hearing of the Redevelopment Authority that is open to the public. The redeveloper shall provide notice to the public in the official newspaper of the municipality at least ten (10) days prior to said hearing in accordance with the procedures contained within *N.J.S.A. 40:55D-1 et seq.* for an application for development.

Planning Board Review

1. Site plan and subdivision review shall be conducted by the Deptford Township Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.* Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat.
2. The Deptford Township Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except those standards and regulations specified in paragraph 3 below, in accordance with the provisions of *N.J.S.A. 40:55D-60* and *-70c*.
3. No deviations shall be granted that result in any of the following effects or conditions:
 - A. To allow a use not specifically permitted within the redevelopment district;
 - B. Exceeding the maximum floor area ratio permitted;

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- C. Exceeding the maximum building or structure height as measured in feet and/or stories in excess of that permitted to be reviewed by the Planning Board in accordance with *N.J.S.A. 40:55D-7od(6)*.
- D. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Redevelopment Authority.

Such deviations sought from these effects or conditions or the phasing schedule shall require an amendment of this Redevelopment Plan.

Effect of Planning Board Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) except to the extent they may be modified by the Redeveloper's Agreement.

