

**ORDINANCE OF THE TOWNSHIP OF DEPTFORD ADOPTING THE
ROWAN COLLEGE AT GLOUCESTER COUNTY REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 et seq., confers power to the municipality to redevelop lands within the jurisdiction of Deptford Township; and

WHEREAS, by Resolution R.142.16 adopted on July 11, 2016, the Deptford Township Council authorized the Deptford Township Planning Board to undertake a preliminary investigation as to whether a portion of Block 417, Lot 1 met the criteria of an Area in Need of Redevelopment; and

WHEREAS, the Planning Board duly conducted a public hearing on August 3, 2016, after proper notice to all property owners affected by the proposed redevelopment designation and in accordance with *N.J.S.A.* 40A:12A-6(b), at which time all interested individuals and property owners were provided the opportunity to address all of their questions and concerns to the Planning Board; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Brian Slaugh, PP, AICP (“Planner”), of Clarke Caton Hintz, P.C., the Planning Board and Township Planner, as well as the comprehensive preliminary investigation report dated August 3, 2016, and all evidence presented during the course of the public hearing, the Planning Board recommended to the Mayor and Council that the Study Area be declared an area in need of redevelopment as defined under *N.J.S.A.* 40A:12A-1 et seq.; and

WHEREAS, on September 7, 2016 the Planning Board adopted a resolution memorializing its recommendations to the Mayor and Council, which was subsequently transmitted to the Mayor and Council by the Township Clerk; and

WHEREAS, the Deptford Township Council accepted the findings of fact and conclusions of law by the Planning Board, as memorialized in Resolution No. 2016-28, as well as the comprehensive preliminary investigation report and testimony prepared by the Planner, and declared it an area in need of redevelopment on September 12, 2016 memorialized in Resolution R.171.16; and

WHEREAS, the Planner has drafted a Redevelopment Plan for the redevelopment of the area in need of redevelopment named the Rowan College at Gloucester County Redevelopment Plan, dated March 30, 2017 that indicates its relationship to definite municipal objectives for appropriate land use, public improvements and uses, building and site development requirements, relationship to other plans of other governmental jurisdictions, and the procedures necessary to effectuate the redevelopment of the Rowan College at Gloucester County tract; and

WHEREAS, the Planning Board at its May 3, 2017 meeting reviewed and recommended to the Township Council approval of the Rowan College at Gloucester County Redevelopment Plan, which action was memorialized in Resolution 2017- 16.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Deptford the following:

Section 1. Adoption. That the Rowan College at Gloucester County Redevelopment Plan, dated March 30, 2017 is hereby adopted.

Section 2. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

Section 3. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Township of Deptford, then the restriction which imposes the greater limitation shall be enforced.

Section 4. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Enactment. This Ordinance shall take effect upon the filing thereof with the Commissioner of the New Jersey Department of Community Affairs after final passage, adoption, and publication by the Township Council of the Township of Deptford in the manner prescribed by law.

This Notice is published pursuant to *N.J.S.A.* 40A:2-17.



TOWNSHIP OF DEPTFORD



PAUL MEDANY, MAYOR

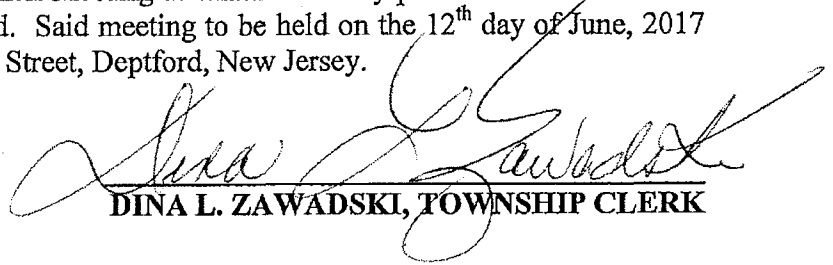
ATTEST:



DINA L. ZAWADSKI, TOWNSHIP CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Work Session of Township Council of the Township of Deptford held on the 22nd day of May, 2017 and will be considered for final passage and adoption at a Regular Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 12th day of June, 2017 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.


DINA L. ZAWADSKI, TOWNSHIP CLERK

Introduction

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.11.17				
Medany					✓	
Hufnell			✓			
Barnshaw					✓	
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			

Adoption

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.11.17				
Medany			✓			
Hufnell			✓			
Barnshaw						✓
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			

ROWAN COLLEGE AT GLOUCESTER COUNTY REDEVELOPMENT PLAN



Google Earth

TOWNSHIP OF DEPTFORD
GLOUCESTER COUNTY, NEW JERSEY

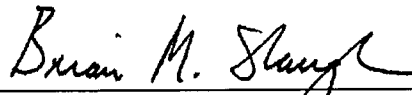
MARCH 30, 2017

ROWAN COLLEGE AT GLOUCESTER COUNTY REDEVELOPMENT PLAN

Deptford Township
Gloucester County, New Jersey

March 30, 2017

Prepared for the Township of Deptford by:



Brian M. Slaugh, PP, AICP
New Jersey Professional Planning License No. 3743

With the assistance of
Emily Goldman, PP, AICP

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(609) 883-8383



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

Deptford Township Planning Board

James Reed, Chairperson
Joseph Principato, Vice Chairperson
Hon. Paul Medany, Mayor
Hon. Phillip Schocklin, Councilperson
Donald Banks
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
Joseph Raday, Planning Board Traffic Consultant
Brian Slaugh, PP, AICP, Township Planner



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Rowan College at Gloucester County Redevelopment Plan

INTRODUCTION

The Rowan College at Gloucester County Redevelopment Area was established on the college's campus by the Township Council of Deptford Township on September 12, 2016. The Redevelopment Area is located on the west and south sides of the main center of the campus which contains academic classrooms and administration buildings. The total redevelopment area consists of 43.78 acres and is part of Block 417, Lot 1 (*see* map on following page). The Redevelopment Area fronts on Tanyard Road (C.R. 663) and will be divided by new county roads connecting Tanyard Road and College Drive (C.R. 712) and College Drive and Salina Road. Redevelopment is proposed in this area to address existing conditions through new uses and standards that will create a comprehensively designed and integrated educational complex with ancillary retail sales and services consistent with the goals and objectives of the 2017 Master Plan.

This document is the second step in the redevelopment process to implement additional options for allowed land uses and development standards for the tract. This step follows from the preliminary investigation conducted by the Planning Board and Township Council's subsequent declaration that the area is in need of redevelopment. This process is detailed in the following section.

REDEVELOPMENT PLAN PROCESS

The formal redevelopment process for the Rowan College at Gloucester County Study Area began with the Township Council's authorization for the Planning Board to conduct a preliminary investigation. This action was memorialized in Resolution R-142.16 that was adopted by the Township Council on July 11, 2016. The Planning Board held a public hearing on the findings of the preliminary study and recommended to the Council adoption of the Rowan College at Gloucester County Study Area as an "Area In Need of Redevelopment" on August 3, 2016. The Planning Board found that the statutory criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5.c and -h were met for the entire 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 September 12, 2016 and memorialized its action in Resolution R.171.16. No objections either presented orally or in writing were received by the Planning Board.

The Township Council's action in July 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.

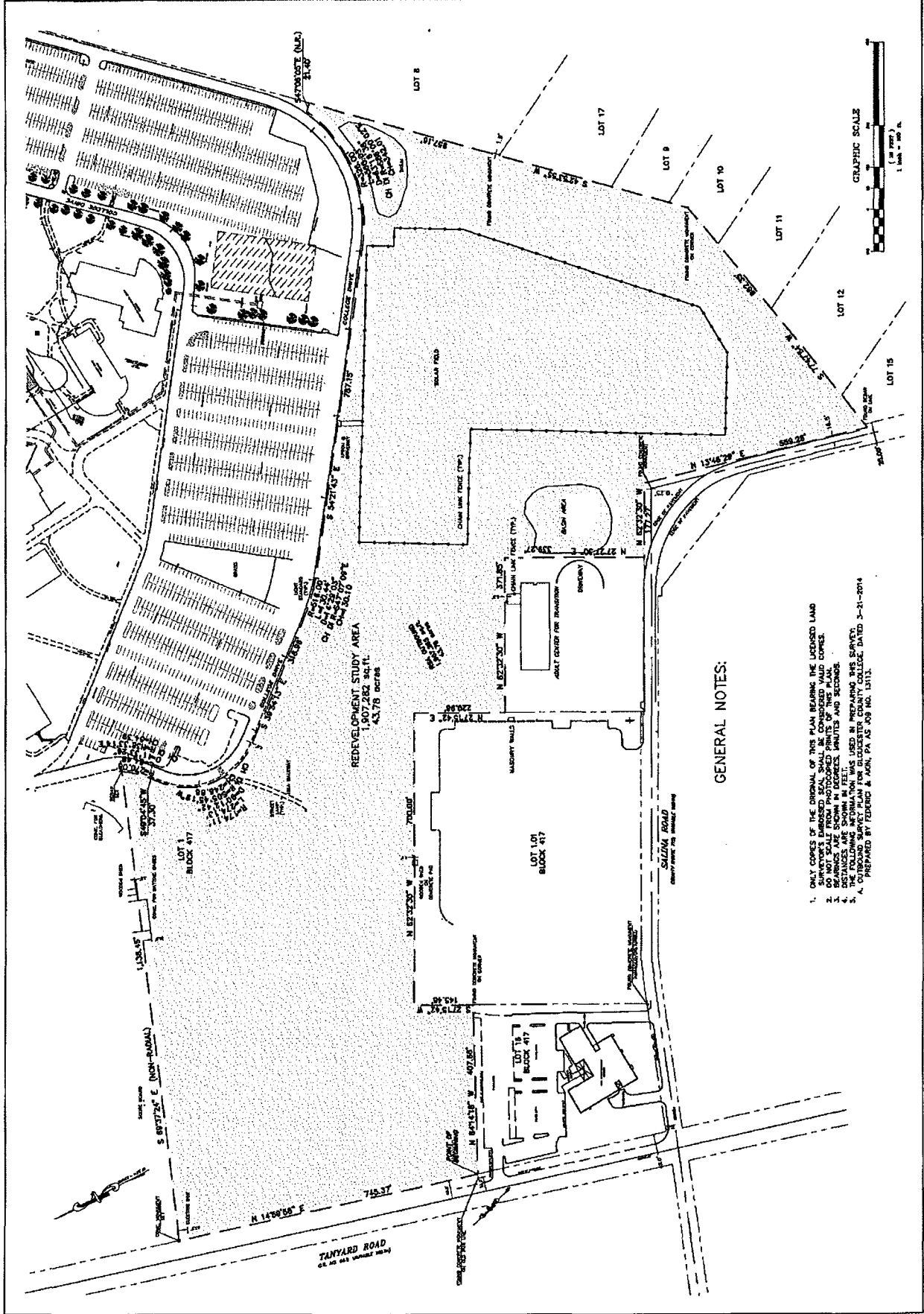




FEDERICI & AKIN, P.A.
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200 N. 10TH ST. SUITE 100
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REDEVELOPMENT STUDY AREA
LOT 1 BLOCK 417 PLATE 47
ROMAN COLLEGE @ GLOUCESTER COUNTY
GLOUCESTER COUNTY
NEW JERSEY

EDWARD R. KUHN, JR.
REGISTERED LAND SURVEYOR NO. 2114
DATE: 10/11/07



GENERAL NOTES:

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. ALL DIMENSIONS ARE SHOWN IN FEET.
4. THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS SURVEY:
 - a. SURVEY DATA FROM THE GLOUCESTER COUNTY RECORDS, 3-21-2014.
 - b. PREPARED BY FEDERICI & AKIN, P.A. AS JOB NO. 13113.

The Rowan College at Gloucester County 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:

- I. 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

Each of these components is considered in turn in the following sections.

ROWAN COLLEGE AT GLOUCESTER COUNTY REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Rowan College at Gloucester County Redevelopment Plan is intended to use vacant and underutilized lands as a means to facilitate growth in its program of higher education. Towards that overall goal, a comprehensively designed and integrated educational complex of which the redevelopment area will be a part will further the education of students and the mission of the college. This Redevelopment Plan is intended to be guided by the following goals and objectives:

- I. Redevelop the vacant and underutilized lands as an extension of the existing educational core containing classroom, retail, office, medical and social care, and public spaces, singly or in combination and to allow for the creation of student housing should the Board of Trustees resolve to add that dimension to the educational experiences provided at the College.
2. Ensure that the College's expansion into the redevelopment area is integrated with adjacent residential, commercial and educational land uses in a unified manner through the street and driveway access system sufficient to achieve an internal consistency in design through architecture and landscape architecture implemented through the development of buildings, the land, lighting and signs.
3. Capitalize on the geographic location of the campus near the limited access highway of Rt. 55 and its potential bus rapid transit system.
4. Promote enhanced pedestrian and vehicular circulation around and through the Redevelopment Area by the implementation of a roadway and pedestrian network that functionally extends the existing campus.

5. Implement the Township's streetscape standards along Tanyard Road and potentially Salina Road.
6. Ensure that the capacities of necessary utility systems serving the Redevelopment Area are adequate to support the proposed development and likely future development.
7. Preserve environmentally sensitive land within the tract area.
8. 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 Rowan College at Gloucester County Redevelopment Area is 43.78 acres and is located on the south side of Rowan College at Gloucester County campus. It is bound to the north by Student Parking Lot D and a baseball field; Tanyard Road and residential uses to the west; the ACT (Adult Center for Transition) building, the Bankbridge Development Center (Gloucester County Special Services School District), the Continuing Education Center, and Salina Road to the south; and, residential land uses to the east.

The easterly portion of the redevelopment area contains a solar field and two stormwater management basins. The central portion includes a community garden, and the easterly portion consists of vacant land with pedestrian walkways connecting the Continuing Education Center and the Bankbridge Development Center to the campus proper.

The Redevelopment Area, as may be seen on page 2, does not contain any environmentally constrained areas.

LAND USES IN THE REDEVELOPMENT AREA

Because of its proximity to the existing main campus area and lack of environmental constraints, the subject area is suitable for a variety of educational and non-residential uses. The intent of the Redevelopment Plan is to expand the Rowan College at Gloucester County campus to include educational facilities, health care facilities, and offices that may be used in combination to provide students both classroom and real world experiences in their chosen fields of study. In overview, the land uses for the redevelopment area are intended to be non-residential except for student housing, which may be included in the future phases of development. The non-residential uses include educational, retail, medical, or office use development. These land use categories are explained further in a later section.

Circulation Improvements

The construction of a connector road between Tanyard Road and Parking Lot D on the Rowan College at Gloucester County campus will be necessary for the Redevelopment Area to be fully functional. Additionally, it is desirable to construct an additional connector road from Salina Road to Parking D as a second means of ingress and egress to the redevelopment area and by extension the existing campus. A roundabout may be constructed as part of the Salina Road connector during future phases of the project and this is shown as a potential phase. With the construction of the two connector roads, the campus will have four entrances to create much better functional access to the surrounding road system.

Land Use Plan Categories

The redevelopment area contains 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. All of the land within the redevelopment area may be used for any permitted land use. Flexibility in the development of the area is necessary and desirable to address changing educational needs and 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 allowed land uses are defined and described below:

Higher Education – Use of land or a building or buildings as part of an institution of post-secondary education, public or private non-profit, for the academic instruction and cultivation of the mind. Higher education uses may include but are not limited to classrooms, laboratories, lecture halls, performing arts facilities, sports facilities, other instructional space, and ancillary uses such as administrative and faculty offices, infirmary, student center, gallery, security office, physical plant buildings and maintenance and other incidental uses associated with a post-secondary educational institution.

Medical Office – A building(s) or portion of a building(s) 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. The preferred location of medical office uses is fronting on Tanyard Road.

Mixed-Use Buildings – A building(s) principally used for any combination of the other permitted uses within the Redevelopment Area.

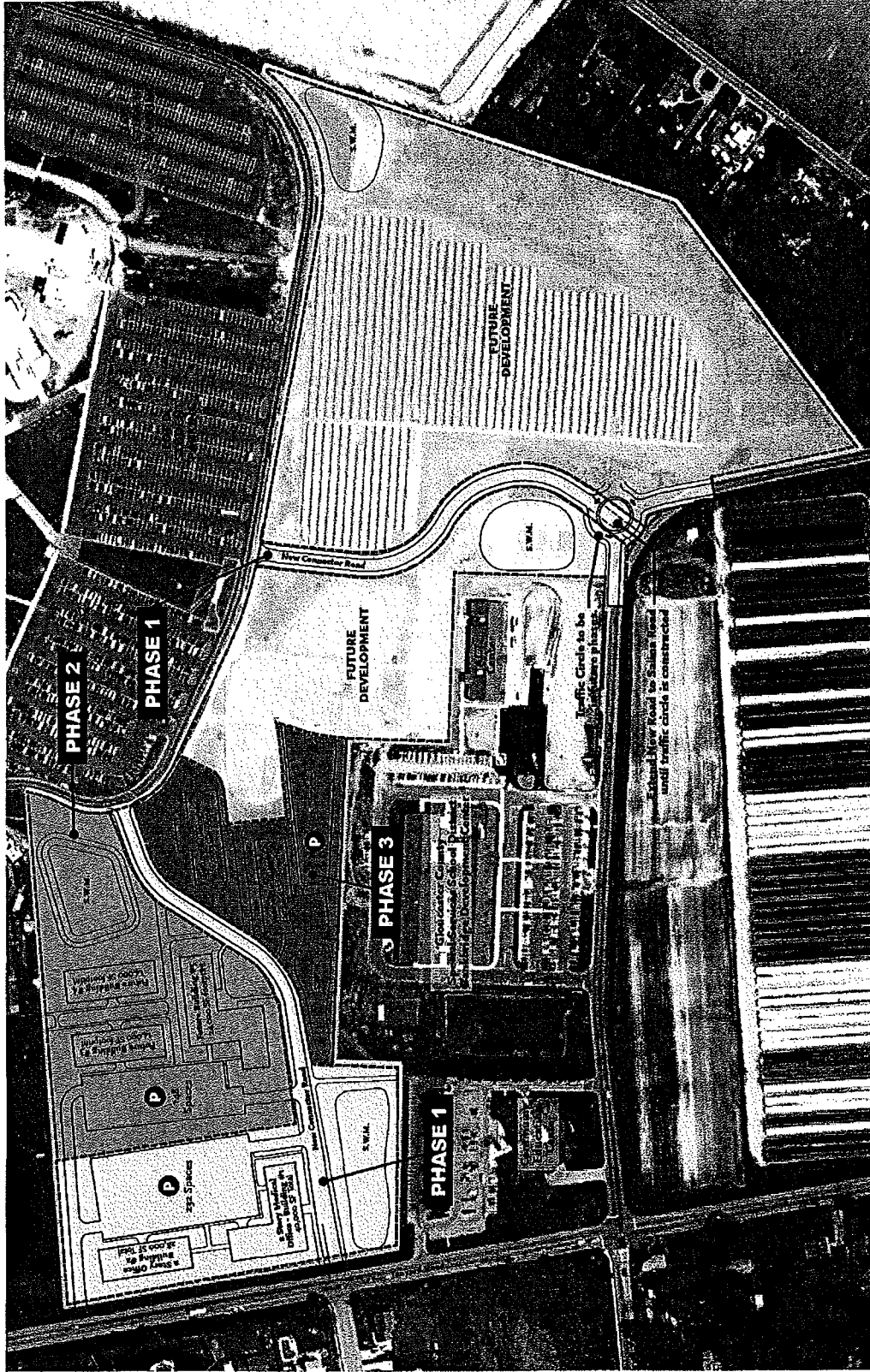
Office – A building(s) or portion of a building(s) principally engaged in conducting the affairs of a business, profession, service industry, or government. General administrative and business and professional offices are intended as a means of diversifying Deptford's non-residential land use base from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

Service Retail – The retail of this land use category is intended for specialty stores, such as a medical equipment store, that may be accessory to the permitted medical and office uses. Service retail is preferred within the western portion of the redevelopment area.

Storm Water Management (S.W.M.) – Various locations in the lower part of the tract are identified as the means of addressing NJDEP storm water regulations for volume control and water quality.

Student housing – A building(s) or portion of a building(s) on the eastern portion of the site reserved for future phases may include residences for students of Rowan College at Gloucester County.


Following these descriptions of intended land uses and districts is a land use and phasing plan for redeveloping the tract. The first phase includes development of a medical office building, a professional office building, two new connector roads, a parking lot and a stormwater management facility. The second phase includes development of the remaining lands north of the new Tanyard Road connector road with three future buildings, a parking lot and a stormwater management facility. The third phase includes the remaining lands directly south of the new Tanyard Road connector road and includes two future buildings, a parking lot and a stormwater management facility. The remaining tract lands will be developed during future phases and includes ten buildings, four parking lots, three stormwater management facilities, a roundabout, and internal roadways, and a pedestrian plaza. In general, the medical office, office, and service retail uses are preferred in the western portion of the redevelopment area; whereas the higher education use and student housing use are preferred in the central and eastern portion of the redevelopment area. However, as previously stated, all of the land within the redevelopment area may be used for any permitted land use. Flexibility in the development of the area is necessary and desirable to address the future needs of the College.



Land Use at Rowan College at Gloucester County

February 6, 2017

Sewell, NJ



 Clarke Cullen 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 the portion of Block 417, Lot 1 included in the redevelopment area. 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 except the acquisition of any land or building since the area in need of redevelopment was adopted as a “non-condemnation redevelopment area” by the Deptford Township Council.

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 the Rowan College at Gloucester County Board of Trustees and Gloucester County agencies suitable 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 to the statutory minimums, 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 pro-forma;
11. 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 for thirty (30) years; 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

Affordable housing is not contemplated among the allowed uses in this Redevelopment Plan.

Any student housing that generates an affordable housing development impact fee in accordance with §38.1 of the Deptford Uniform Development Ordinance shall be exempt from the collection of such fee for the purposes of this Redevelopment Plan.

Non-residential development that is 1), owned by a state, county or local government or governmental agency or affiliate; or 2), is a tax exempt educational use, shall not pay a development impact fee in accordance with §38.1 and *N.J.S.A. 40:55D-8.4*.

Any other use not in either of these two categories shall pay the non-residential development impact fee as required by local ordinance and state statute.

There are no habitable buildings within the redevelopment area. Consequently, no existing affordable housing will be affected by this Redevelopment Plan.

REDEVELOPMENT PLAN DEVELOPMENT REGULATIONS

Intent and Purpose

The Redevelopment Plan is intended to be implemented as a form of planned educational and commercial development with its primary emphasis on one of more of the following uses: education, general and medical office, and student housing uses. The purpose of the Plan is to create opportunities for Rowan College at Gloucester County to expand their campus and create a new program that combines academic course work with hands on experience in a multiplicity of fields and trades that is appropriate to its context and in accordance with sound planning practice and State redevelopment policies.

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.

BEHAVIORAL HEALTH CARE FACILITY – A building or portion of a building whether private-profit or non-profit, or institutional, principally engaged in providing services for inpatient and/or outpatient services for treatment of victims of addiction, psychiatric, psychological, or other behavioral health condition where care may be provided on a short term or long term basis whose operators are licensed to provide such services by the State of New Jersey.

CAFETERIA – A lunchroom or dining hall, as in a factory, office, or school, where food is served from counters or dispensed from vending machines or where food brought from home may be eaten.

CLINIC – An establishment where patients are admitted for examination and treatment by one (1) or more physicians, dentists, psychologists or social workers and where patients are not usually lodged overnight.

DINING HALL – A large room in which meals are served to members of a special group and their guests, as to the students and faculty of a college.

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, shall be permitted accessory uses located in principally permitted mixed-use buildings. Eating and drinking establishments shall not be permitted in stand-alone buildings.

HEALTH CARE FACILITY – A building or portion of a building, whether private profit or non-profit, or intuitional, principally engaged in providing services for inpatient and/or outpatient services for physical health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical condition of patients licensed to provide such services by the State of New Jersey where necessary. Care may be provided on a short term, long term, or outpatient basis. Additional outpatient series and incidental services may also be provided as secondary services. Such facilities may include ambulatory care, ambulatory surgical facility, ancillary diagnostic services, ancillary medical treatment, behavioral health care facility, cancer radiation treatment, chemotherapy, emergency services (including full service or satellite emergency department); observation beds, medical and dental offices, orthodontics, radiology and other imaging services, outpatient rehabilitation, rehabilitation center (including physical and occupational therapy, and speech pathology), renal dialysis, and sports medicine by excluding institutions that provide healing solely by prayer.

MEDICAL CLINIC – A public health facility, blood donor center, kidney dialysis center, or walk-in medical office not requiring prior appointment.

MIXED-USE BUILDING – A building containing more than one type of land use where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

OFFICE BUILDING – A building used primarily for conducting the affairs of a business profession, service, industry or government or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

OFFICE, MEDICAL – 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 by physicians or other licensed health care professionals, solely on an outpatient basis, but not to include a behavioral health care center. No overnight patients shall be kept on the premises. Examples of medical offices shall include but not be limited to general physicians, dentists, chiropractors, psychologists, cardiologists, radiologists, and other various specialists.

STUDENT HOUSING – A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

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

URGENT CARE CENTER – The provision of immediate medical service as outpatient care for the treatment of acute and chronic illness and injury that does not require the traumatic care services of an emergency treatment facility in a hospital.

WELLNESS 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*.

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.
2. Clinics and medical clinics.
3. Dining halls and cafeterias.
4. Faculty, staff and student housing exclusively for the faculty, students and staff of any such institution, including their families, and assigned supervisory staff.
5. Educational instruction, reference, and classroom uses, including but not limited to computer facilities, libraries, laboratories, lecture halls, or practice rooms.
6. Indoor wellness center.
7. Medical and dental offices, singly or in combination practices.
8. Mixed-use buildings that may contain a combination of the permitted uses.
9. Municipal use.
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. Service retail.
13. Urgent care facilities.

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 parking and loading.
4. Eating and drinking establishments may be located within a principally permitted mixed-use building.
5. Outdoor dining in conjunction with a cafeteria, dining hall, or eating and drinking establishment.
6. Performing arts facilities.
7. 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.
8. Maintenance building.
9. Signs in accordance with §30 of the UDO for the underlying zoning district, presently INS or as indicated in the performance standards.
10. Utilities, including electrical substations and pump stations, necessary for the redevelopment of the redevelopment area.
11. Construction modulars in accordance with the requirements of §58 of the UDO.
12. Accessory uses on the same lot and customarily incidental to a principal use.

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 Rowan College at Gloucester County Redevelopment Area. These regulations shall not apply to any lot dedicated for public utility uses or solely used for storm water management.

Overall Redevelopment Area Requirements

1. The minimum area for any one phase of development shall be five (5) acres.
2. Minimum tract frontage. The minimum frontage on an arterial or connector road or driveway shall be three hundred (300) lineal feet.
3. Floor area ratio. The maximum floor area ratio (FAR) shall not exceed 0.5 for the entire redevelopment area.
4. Impervious coverage. The maximum impervious surface coverage shall not exceed sixty percent (60%) of the total tract area.
5. Parking areas shall not be located between any building façade and the right-of-way of Tanyard Road. Parking areas shall not be located between any building façade and the right-of-way of Salina Road unless a minimum of four hundred (400) feet therefrom.
6. Pedestrian walkways. 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 campus and to the public sidewalk system by pedestrian walkways. Pedestrian walkways shall have adequate lighting.
7. Streetscape improvements. The redevelopment area shall be subject to Deptford Township's streetscape design standards as referenced in §31.M. Solid wall sections shall constitute at least 25% of all sections in the delineating wall/fence on any individual lot.

Lot Standards

- I. Area, yard, coverage and height limitations for individual lots.

Requirement	Standard
Minimum lot size	1 acre ⁽¹⁾



Requirement	Standard
Minimum lot width	175 feet
Minimum lot depth	200 feet
Minimum front yard – Tanyard and Salina Roads	50 feet
Minimum front yard – Other streets, connector roads and collector driveways	50 feet from edge of cartway
Minimum side yard	30 feet
Minimum rear yard	50 feet
Maximum building height	3 stories and 65 feet
Maximum lot coverage	75%

(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 Setbacks. The minimum parking setbacks shall be as follows:

Requirement	Standard
From a public right-of-way or connector road	50 feet
From the front of a building	15 feet
From the redevelopment area boundary, except r.o.w. or connector road	25 feet
From the side and rear of a building	15 feet
From an internal driveway	10 feet

PERFORMANCE AND DESIGN STANDARDS

The following performance and design standards shall be used in all non-residential development within the Rowan College at Gloucester County Redevelopment Area. “Shall” is mandatory and “should” is permissive.

Promotion of Conservation

The design of non-residential buildings and their site development components should 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. Storm water management should utilize best management practices for recharge and seek to avoid to the degree feasible large regional basins in the redevelopment area.

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

Organizing Elements

1. The design ideas included in the Community Design Sub-Element of the Master Plan should 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 Tanyard Road. Front entrances shall face this road for any building on a lot that abuts the street. Entrances should be prominent within the building façade. All buildings facing Tanyard Road shall have a fully functional pathway and entrance that connects the street sidewalk to an internal lobby and corridors providing access to suites and rooms within the building. Buildings facing connector roads except for those with frontage on Tanyard Road shall also fully functional pathway and entrance that connects the street sidewalk to an internal lobby and corridors providing access to suites and rooms within the building. Secondary entrances shall face either secondary streets or driveways, or may face rear oriented parking lots. All entrances intended for public access shall be architecturally prominent and clearly visible. Loading areas shall be oriented to the side or rear of the front entrances, if deliveries exceed more than five per week.

Building Façade Standards

1. No building facade should exceed a length of one hundred (100) feet without a horizontal break in the facade. The horizontal break should be a minimum depth of two (2) 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 should consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, stucco, or a combination of these materials. Materials that should 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 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.
3. The openings on any building elevation facing public streets and parking lots shall have a void-to-solid ratio of no less than 1 to 2.
4. 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.

Landscaping

In addition to the requirements of §31 of the UDO, the following specific requirements pertain to development within the Rowan College at Gloucester County Redevelopment Area:

1. Perimeter buffer requirements. Where no streetscape design is required,

landscape buffers shall be required except that a perimeter buffer shall not be required adjacent to any common boundary with the remaining portions of Block 417, Lot 1. 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 as required in Table 31.7, Required Minimum Buffer Widths, of the Unified Development Ordinance of Deptford Township and suitable for its function of site enhancement, screening, and control of climatic effects.

2. 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 five hundred (500) 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 with a color temperature of 3000°K or less is encouraged for energy efficiency, uniform illumination and appropriate rendition of colors.
2. Illumination along connector roads 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. 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. No portion of the redevelopment area shall have an illumination level greater than fifteen (15) foot-candles.

4. 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 parking lots.



Bollard Lighting Example

5. 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.
6. 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. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, trash compactors, and other such service functions should 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.

4. 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, connector roads and 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.

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 new connector roads from Tanyard Road and Salina Road that connect to Student Parking Lot D 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.

PROPERTY ACQUISITION

It is anticipated that implementation of the Redevelopment Plan will be accomplished by the public sector and no property acquisition will be required.

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.*

RELATIONSHIP OF REDEVELOPMENT PLAN OBJECTIVES TO OTHER PLANS

Deptford Township Master Plan

The Deptford Master Plan adopted on January 11, 2017 fully supports the creation of a redevelopment area and plan for a portion of Rowan College at Gloucester County's property. The Master Plan specifically recognizes the possibility of creating public-private partnerships to levy scarce public dollars for educational purposes that can be effectuated through the redevelopment process. The redevelopment area is adjacent to other institutional land uses, which the Master Plan identifies as social institutions and government uses that may include municipal offices and facilities, religious uses and schools. The intent of the Redevelopment Plan is to expand the Rowan College at Gloucester County campus to include educational facilities, health care facilities, and offices that may be used in combination to provide students both classroom and real world experiences in their chosen fields of study. In this regard the Redevelopment Plan is entirely consistent with the Land Use Plan Element of the Master Plan.

PLANS OF OTHER JURISDICTIONS

Washington Township

Since the Rowan College at Gloucester County Redevelopment Area is located in the southeastern portion of Deptford, Washington Township is the nearest municipal neighbor. The closest point to the Rowan College at Gloucester County Redevelopment Area is approximately 1,350 feet from Washington Township. In Washington Township the border area is zoned R Rural and OMU Office Mixed Use, which allows for uses, including but not limited to, single-family detached houses, agricultural uses, municipal water and sewerage facilities, retail stores, eating establishments, office space, medical and legal offices, medical clinics, personal services, and government buildings. This section of Washington Township has also been included in a Redevelopment Area that runs along the Delsea Drive Corridor. The Delsea Drive Redevelopment plan, adopted in November 2007, proposes a system of nodes, or concentrations of development, along the corridor. Permitted uses would include retail, office, business service, restaurants, cultural institutions, gas stations, and mixed ground floor retail with second story apartments. The uses in Washington are similar to those proposed in Deptford for the redevelopment area, but even if the land uses were incompatible, the separation distance from the two

areas would be sufficient to prevent any negative impact caused by the incompatibility. Further, the size of the redevelopment area, just less than 44 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 GC 2040 Community Vision for Gloucester County Report, dated September 2015. The plan is organized around three main themes – people, place and prosperity – and seven policy goals. Of particular importance to the Rowan College at Gloucester County Redevelopment Area are the following two goals:

Education Goal – Increase local opportunities for knowledge and success

Economic Development Goal – Develop high quality jobs and local amenities

The report highlights the County's commitment to support both Rowan University and Rowan College at Gloucester County, recognizing that they are economic engines in the County as well as education providers. The goals and objectives of the Rowan College at Gloucester County Redevelopment Plan are consistent with the educational and economic development goals and thus support the County's GC 2040 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 Rowan College at Gloucester County 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 mixed use educational campus consistent with local, regional and state land use policies.

In the State Plan, the Rowan College at Gloucester County 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.¹

- 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 programs.”²

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 educational campus the incorporates health care facilities and professional offices 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.

¹ - NJ State Development and Redevelopment Plan, 2001, p. 198.

² - NJ State Development and Redevelopment Plan, 2001, p. 200.

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.

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 narrative explaining the energy conservation aspects of the project.
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

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. 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. The Redevelopment Authority may delegate the consistency determination to the Planning Board or Development Review Committee by resolution.

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

- i. 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;
 - 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-70d(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.