

**WRIGHTSTOWN BOROUGH  
BURLINGTON COUNTY  
ORDINANCE No. 2020-08**

**ORDINANCE AMENDING THE BOROUGH OF WRIGHTSTOWN  
REDEVELOPMENT PLAN DATED JUNE 1, 1999 TO PROVIDE SPECIFIC ZONING  
STANDARDS FOR PARCEL SIX IDENTIFIED IN THE REDEVELOPMENT PLAN**

**WHEREAS**, the Borough of Wrightstown (“Borough”) duly adopted Resolution Number 1999-45 on June 9, 1999, which designated certain Property, including the property identified on the Official Tax Map of the Borough of Wrightstown, County of Burlington, New Jersey, as Block 202, Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3.01 (the “Property”) as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “LRHL”); and

**WHEREAS**, the Borough has duly adopted Ordinance Number 1999-05 on September 8, 1999 which adopted The Borough of Wrightstown Redevelopment Plan, dated June 1, 1999 (the “Redevelopment Plan”) as the Redevelopment Plan for the Borough, including the Property, in accordance with LRHL; and

**WHEREAS**, the Property is identified as Parcel Six, in the Mixed Use District in the Redevelopment Plan; and

**WHEREAS**, the Borough desires to confirm the specific lots located in the Mixed Use District and to amend the Redevelopment Plan to provide more specific identification of the permitted uses in the district and to provide for more specific development and architectural standards in the district; and

**WHEREAS**, on November 23, 2020 the Borough Joint Land Use Board adopted a Resolution which recommends to Borough Council that it adopt the proposed Towne Center District Zoning attached hereto as an Amendment to the Redevelopment Plan;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Wrightstown in the County of Burlington, State of New Jersey that:

**SECTION 1.** Parcel Six of the Borough of Wrightstown Redevelopment Plan, dated June 1, 1999, is hereby identified as Block 202, Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3.01 on the Tax Maps of the Borough of Wrightstown.

**SECTION 2.** Parcel Six of The Borough of Wrightstown Redevelopment Plan, dated June 1, 1999, shall hereafter be referred to as the Towne Center District of the Borough of Wrightstown Redevelopment Plan.

**SECTION 3.** The Towne Center District Zoning for the Borough of

Wrightstown Redevelopment Plan attached hereto hereby replaces the Mixed Use District Plan in the Borough of Wrightstown Redevelopment Plan and shall supersede all other zoning for the Property.

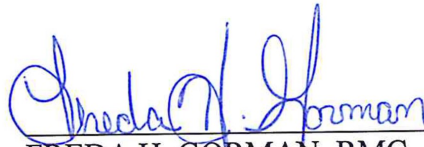
**SECTION 4.** The Zoning Map of the Borough of Wrightstown shall be, and is hereby, amended to designate Block 202, Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3.01 as the Towne Center District of the Borough of Wrightstown Redevelopment Plan.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 6.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**NOTICE**

The ordinance published herewith was introduced and passed upon first reading at the Regular Meeting of the Borough Council of the Borough of Wrightstown held on October 14, 2020. It will be further considered for final passage after a public hearing at the Regular Meeting to be held on November 24, 2020 at 6:30 PM at the Borough Hall, 21 Saylor's Pond Road, Wrightstown, New Jersey, at which time and place any persons desiring to be heard upon the same will be given an opportunity to be so heard.

  
FREDA H. GORMAN, RMC  
Municipal Clerk

Dated: October 14, 2020

**INTRODUCTION / FIRST READING OCTOBER 14, 2020:**

**MOTION:** Mr. Lownds

**SECOND:** Mr. Severns

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Severns

Nays: None

Absent: None

Abstain: None

**SECOND READING/PUBLIC HEARING/FINAL ADOPTION NOVEMBER 24, 2020:**

**MOTION:** Mr. Severns

**SECOND:** Mr. Cottrell

**ROLL CALL:**

Ayes: Mr. Bird, Mr. Cottrell, Mr. Lownds, Mrs. Knapp, Mr. Severns


Nays: None  
Absent: None  
Abstain: None



DAVID SCOTT TIMBERMAN  
Acting Mayor

**CERTIFICATION**

**TAKE NOTICE** that the aforementioned Ordinance Number 2020-08 was finally adopted by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, after Second Reading and Public Hearing at a publicly advertised Council Meeting held on November 24, 2020.



FREDA H. GORMAN, RMC  
Municipal Clerk

Date: November 24, 2020

*TOWNE CENTER DISTRICT BOROUGH  
OF WRIGHTSTOWN  
REDEVELOPMENT PLAN*

**TOWNE CENTER DISTRICT REDEVELOPMENT AREA  
PHASE ONE PATRIOT'S WALK ZONING**

- I. Purpose
- II. Permitted Uses
- III. Development Standards
- IV. Architectural Standards
- V. Street & Streetscape Standards
- VI. Bulk Standards Table

The following Zoning shall apply to the Towne Center District of the Borough of Wrightstown Redevelopment Plan for the purpose of enforcement and shall be considered pursuant to N.J.S.A. 40A:12A-1 *et seq.* and N.J.S.A 40:55D "required standards" for which a deviation shall require a variance, and "design standards" for which a deviation shall require a waiver of the standard . Sections I through III and Section V are considered "required standards". Sections IV and VI are "design standards".

**WRIGHTSTOWN BOROUGH**  
**Towne Center District Zoning**

**I. Purpose**

- A. **Purpose** - The purpose of this ordinance is to allow the development and redevelopment of land in the Borough of Wrightstown, Burlington County, New Jersey, consistent with the design principles established herein. The submission requirements are those required in the Wrightstown Borough Land Use Ordinance. The Pinelands Area Requirements set forth in Section 219-20D of Chapter 219 (Zoning & Land Development) of the Borough's Code shall continue to apply to all development within that portion of the Towne Center District located in the Pinelands Area. In the event of any conflict between other sections of the Zoning Ordinance or Borough Ordinances and the standards set forth herein, these standards shall govern.

This ordinance applies to a 43 +/- acres parcel known as Towne Center District which is identified as a redevelopment area on the attached map. The intent of the Redevelopment Area (Towne Center) is to be:

1. Compact;
  2. Designed to create a pedestrian friendly, walkable environment;
  3. Provide for a mix of uses including but not limited to retail, office, business, educational, hotels, civic, residential, and open space uses within the neighborhood;
  4. Incorporate a system of interconnected streets with sidewalks and bikeways offering multiple routes for motorists, pedestrians and bicyclists and providing for the connection of those routes to existing and future developments;
  5. Utilizes architectural features to create a cohesive and visually desirable environment and community.
  6. Is consistent with the Wrightstown Master Plan.
- B. **Consistency With the Redevelopment Agreement Fort Dix Street by and between the Borough of Wrightstown Borough Council Redevelopment Entity and TJC Development, LLC Master Redeveloper signed by both parties May 1, 2019 (hereinafter referred to as the "Agreement")** - The purpose of this Redevelopment Plan and the Zoning provisions included herein is to plan, design and construct a new Traditional Neighborhood Development with four hundred forty (440) residential units (consisting of single family homes, townhomes and apartments), a hotel and a mixed-use building with retail uses on the first floor and apartments above, all in accordance with the general plan of development submitted herein.

**II. Permitted Uses**

- A. **Food Services Restaurant:** Food services, restaurants and similar establishments selling prepared food for consumption on-premise, outdoor seating, or off-premise, groceries or beverages including, but not limited to, neighborhood grocery stores, butcher shops, bakeries, restaurants, cafes, coffee shops neighborhood taverns, or similar uses.
- B. **Retail Uses:** Such as florist, hardware store, stationary store, bookstore, artist shops, drug store, or similar businesses. Prohibited uses include gas stations, vehicle repair shops, motor vehicle sales, boat and truck sales and similar uses.
- C. **Business Services:** Personal, household or business shops and/or services such as day care centers, music, dance or exercise studio, gym, barber, hair salon, dry cleaning, etc. This section specifically excludes auto repair services, gasoline stations or similar services.
- D. **Offices:** Professional and medical offices
- E. **Lodging:**
  - 1. Hotel - provided that a minimum of 100 rooms are constructed. Ancillary uses may include a bar or similar type of on-site sales of alcohol beverages for hotel guests pursuant to applicable licensing statutes governing same, meeting rooms, dining areas, exercise facilities and other customary ancillary hotel amenities.
  - 2. Bed & Breakfast: Minimum of five rental (5) rooms.
  - 3. Extended Stay Units: As a Conditional Use, subject to the following special conditions:
    - a. Hotel management is provided for all extended stay units,
    - b. The lodging establishment does not become the permanent address for legal residency purposes for visitors staying in the extended stay units.
- F. **Civic:** Municipal offices, fire station, libraries, museums, community meeting facilities, post office, schools, transit shelters, place of worship, educational facilities.
- G. **Banks:** Banks and financial institutions.
- H. **Open Space:** Such as pocket parks, neighborhood parks, playgrounds, dog parks, and active and passive recreation space uses.
- I. **Residential Uses:** rental, condominium and fee-simple residential living units not to exceed a total of 440 dwelling units of varying styles and design, such as attached, detached, single family, townhome, apartments and mixed-use buildings combining ground-floor retail uses with residential apartments above.
- J. **Accessory Uses:** All parking necessary to support primary uses, kiosks, benches, obelisks, markers, bike racks, and any other structures typically associated with a mixed use development.

### III. Development Standards

#### A. Building Setbacks

1. Except as otherwise set forth in this section, building setbacks for various uses shall conform to the standards set forth in Table "A" attached hereto and made a part hereof. Buildings shall be situated to the greatest extent possible to create a pedestrian-friendly environment and instill a sense of place. All setbacks shall be measured from the property line.
2. The minimum building setback line from the existing Fort Dix Street right of way shall be zero feet.
3. The minimum building setback line from the proposed main boulevard right of way for any hotel or retail commercial use shall be three (3) feet .
4. There is a ten (10) foot minimum yard setback requirement between a principal building and the tract perimeter. The pool, surrounding patio, trash enclosures, and clubhouse are permitted to be less than three (3) feet away from the property line.
5. Canopies, awnings, porte-cochere, balconies and cornices may project into any required right of way, provided they do not extend beyond the curb.
6. Bulk requirements for single-family lots shall be as set forth in Table "A".

**B. Parking**

1. Parking areas shall be in accordance with the Residential Site Improvement Standards ("RSIS") and the Agreement. Road design standards as defined and categorized in RSIS shall only apply to roadways designated for public dedication. Circulation roadways shall be considered as access to parking areas. Parallel parking is permitted where appropriate in dedicated streets and driveways.
2. There is a three - foot minimum landscaped buffer requirement between the tract perimeter along the military property line for the mixed-use building parking area and the hotel parking area. A minimum 10-foot landscaped buffer shall be provided in between parking areas and the tract perimeter when the tract perimeter abuts a residential district or residential use. Fencing is permitted within a buffer to provide screening to adjacent uses. A combination of fencing and/or landscaping may be permissible in lieu of a landscaped buffer in the discretion of the Board where buffering may be otherwise impractical or unfeasible. A solid vinyl fence shall be provided along the Fort Dix boundary between the parking for the mixed-use building and the hotel and the Base. The fence may be enhanced with climbing vines or combined with other landscaping for aesthetics.
3. Shared parking between uses is encouraged.
4. Parking shall be provided in accordance with the chart below. The following are provided as guidance for minimum and maximum parking standards. The standards assume there will be shared parking areas amongst land uses.

Proposed Use	Minimum	Maximum
Retail/Office/Bank	4/1000 GFA	5/1000 GPA



Hotel	1 per room	1.2 per room, plus 1 space for each 3 employees
Medical Office	4.5/1000 GFA	5.5/1000 GFA
Educational Facility	5/1000 GFA	12.5/1000 GFA
Restaurant	1 per 4 seats	1 per 3 seats
Daycare Facility	1 per employee, plus 1 for every 10 students	1 per employee, plus 1 for every 8 students
Health Club/Dance or Music Studio	3/1000 GFA	4/1000 GFA
Civic Uses	1 per employee, plus 1 for every 6 seats in auditorium or public meeting room	1 per employee, plus 1 for every 4 seats in auditorium or public meeting room

- C. Open Space:** At least fifteen (15%) percent of the gross area must be open space which may include basins and other stormwater elements.
- D. Storm Water Management:** All development within that portion of the Towne Center District located in the Pinelands Area shall conform to the standards of Chapter 184 (Stormwater Management) of the Code of the Borough of Wrightstown, as adopted by Ordinance 2007-08. Outside the Pinelands Area, all development shall conform to the applicable standards of the New Jersey Department of Environmental Protection (NJDEP).
- E. Circulation:** The circulation system should encourage different modes of transportation as well provide functional and physical links between uses and adjacent properties as well public transportation whenever feasible. Bike racks shall be provided where appropriate.
- F. Pinelands Development Credit Requirement:** Within the Pinelands Area portion of the Towne Center Zoning District, any municipal variances or approvals that grant more than 440 residential units or that provide relief from lot area requirements for a residential or principal non-residential use shall require that Pinelands Development Credits (PDCs) be used for all dwelling units or lots in excess of that otherwise permitted. The requirement for use of PDCs shall not apply to use variances that authorize development on lots that conform to the area requirements for principal uses normally permitted in the zone. The requirement for use of PDCs shall not apply to any units or lots outside of the Pinelands Area.
- G. Consistency with Pinelands CMP:** All development within the Pinelands Area portion of the Towne Center Zoning District shall comply with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

#### IV. Architectural Standards

- A.** The buildings must incorporate architectural styles and building materials in similar conformance with the front elevations included as Exhibit B of this ordinance, which serves as illustrative examples for the ultimate construction by the builder. The builder is entitled to provide modifications similar to the architecture presented. Major structural variations will require approval from the Joint Land Use Board.

B. There shall be consistent and complimentary architectural details on each building to provide an overriding character. Details associated with surrounding buildings shall be incorporated where feasible.

C. Front and prominently visible facades shall be designed to clearly portray the proposed architectural character and materials in accordance with the elevations provided in the appendix.

D. Roof eaves, roof lines and roof types may vary. Metal or asphalt shingle sloped roofs are encouraged and Flat roofs are also permitted with articulated parapets.

E. Maximum Building Height shall be as set forth in Table "A".

1. Buildings shall be no more than three (3) useable stories for retail buildings, mixed use buildings and residential buildings and no more than four (4) useable stories for hotel uses. Basements shall not be considered part of the Maximum Building Height. Height shall be measured to the mean height of the roof.

2. Any architectural appurtenances such as cupolas, steeples, chimneys or screening elements shall not be considered when calculating maximum building height. However, such elements shall not project more than 15' above the maximum building height as permitted.

F. Building Entries & Building Facades

1. Each commercial or retail space will have a primary pedestrian entrance facing either Fort Dix Street or the main boulevard. Each space may also have one or more secondary entrances facing parking at the end or at the rear of the building, pursuant to the submitted plans and architectural elevations as part of this plan.

2. The primary pedestrian entrance may be defined by a feature including but not necessarily limited to the following:

- a. recessing the entry
- b. a projecting balcony or flat "eyebrow"
- c. a projecting, sloping roof canopy
- d. a projecting fabric canopy or awning

3. New structures on opposite sides of the same street should have complimentary design features. This provision shall not apply to buildings bordering CIVIC uses.

4. The building elevations for the hotel shall be approved by the Land Use Board. The architectural features, materials, and the articulation of the hotel's facade shall be continued on all sides.

5. Entrances from parking areas shall be clearly identified and lighted.

G. Acceptable Building Materials

1. Brick

2. Stone - (Natural stone veneers or man-made stone.).
3. EIFS
4. Transparent Glass, as illustrated in the front elevations of the building as shown in the appendix. Metalized reflective glass is prohibited. Glass may be tinted for solar reflectivity.
5. Metal Roofs.
6. Cementitious or vinyl siding.
7. Azek, or PVC trim with a wood grain. Balconies, canopies and/or railings.
8. Decorative masonry, stucco, or veneer.
9. Canvas and/or fabric awning.

**H. Encouragement of Pedestrian Activity**

1. Parking lots should be located to the rear or the side of the structure. If located to the side of the structure the parking must be screened through the use of solid street walls or landscaping that does not exceed four (4) feet in height.
2. Awnings, covered walkways, open colonnades shall be encouraged.
3. The main entrance of a structure along main street should face the street and be clearly identifiable through the use of architectural detailing. Such structures with multiple entrances shall have at least one entrance associated with the main street.

**I. Special Architectural Features to Signify Entrance to the Commercial Center Area and Important Street Intersections.**

1. A building at an intersection of a main street or other significant intersection should use unique architectural features to emphasize the importance of the location as an entrance to the development.

**V. Street & Streetscape Standards shall be in accordance with RSIS and the Agreement.**

**A.** The design of the "Patriots' Park" shall be provided by the developer. The design may include many elements including markers, hardscaping elements, signs, etc. The following is only a suggestion for one aspect of the design element, the Redeveloper shall have design latitude subject to Planning Board approval, reasonably exercised:

1. Every 100' of walkway within Patriots' Park, excluding sidewalks in any right of way, may utilize a marker highlighting a military or historical event related to Fort Dix, Wrightstown, Burlington County, State of New Jersey, or the United States Armed Forces which said markers may take varying size and shapes as approved by the governing body.

2. A clock tower and/or flags poles may be employed with benches, trash cans, bike racks, and/or commemorative markers.

#### **B. Parking Areas Located in the Rear of Building**

1. A passageway shall be provided from the parking areas in the rear of the Mixed-Use Building to the front sidewalk. The passageway shall be a minimum of six (6) feet.
2. For retail stores: a loading area may be designated. The number and location necessary to reasonably serve the businesses.
3. Trash enclosures in the number and location reasonable to serve the development.
4. A minimum of three (3) feet of landscape buffer shall be provided to the property boundary. A full hedge of evergreen material or fence screening may be provided therein.

### **VI. Landscape, Lighting & Signage**

#### **A. Landscaping**

##### **1. Street Trees:**

###### **a. Location & Spacing of Street Trees**

- (i) Street trees shall be placed not less than forty (40) feet on center along the main boulevard of Eckert Boulevard. Spacing may be varied to minimize the conflicts with utilities. Exact spacing is evaluated on a site specific basis.
- (ii) Street trees shall be a minimum of three-inch (3") Caliper along Eckert Boulevard.
  - Street trees along driveways and along all other streets may be two and one-half inch (2.5") Caliper. No more than 60% of the street trees shall be of one species. Trees in that portion in the Pinelands Area shall be consistent with the Pinelands CMP. All trees shall be guaranteed for two (2) years and bonded.
  - Street trees shall be fourteen (14') feet in height at the time of planting with no branches below seven (7') feet that overhang the sidewalk.

##### **2. Parking Area, Landscaping & Screening:**

- a. Buffer planting may shield hotel and mixed-use retail parking areas from the adjacent uses. A landscaped area of at least 3' wide may be provided which also allows fence screening therein.
- b. A landscape plan shall be provided for the site. Trees shall be provided in the islands of the parking areas and strategically placed in green areas in front and side of the townhouses and apartments as well as around the basins.

##### **3. Installation & Maintenance of Landscape Materials:**

- a. All landscape materials shall be installed to prevailing industry standards.
- b. Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance shall incorporate environmentally sound management practices, including the use of water-and energy-efficient irrigation systems such as drip irrigation, rain gardens and pruning primarily for plant health and public safety, replacing dead materials annually.

4. Materials:

- a. All plant materials may meet the minimum standards set by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock. Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive species. Landscape species in that portion in the Pinelands Area shall be consistent with Section 219- 20D.13(b)[4][d] of Chapter 219 (Zoning & Land Development) of the Borough's Code. Plant materials shall comply with the following standards:

- (i) Minimum plant size shall be as specified as follows (for the purpose of determining tree trunk size, the diameter shall be measured 6 inches above ground level):

<i>Plant Type</i>	<i>Minimum Size</i>
Evergreen Tree	4 feet in Height Deciduous
Canopy Tree & Street Trees on private streets	2.5 inches Caliper at dbh*
Small Deciduous Tree	1-1/2 inches Caliper at dbh*
Evergreen or Deciduous Shrubs	2 feet in Height
Street Trees (Eckerd Boulevard only)	3 inches Caliper at dbh*14 ft .ht.
*dbh — Diameter at Breast Height, ht= height	

- (ii) Landscape materials shall be tolerant of specific site conditions, including but not limited to heat, drought and salt.
- (iii) Existing healthy plant material may be utilized to satisfy landscaping requirements, provided it meets the minimum plant size specified above.
- (iv) Landscape materials that are used for screening shall be of a size that slows growth to the desired height and opacity within 2 years.

B. Lighting

- 1. Street Lighting - Ornamental street lighting shall be located throughout all public street areas. Generally, more smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society. Ornamental street lighting shall carry through all public street areas. The height of the light shall not exceed sixteen feet. The type of light fixture is to be approved by the Joint Land Use Board. The designated street lighting fixture shall be the "Town and Country Light", as provided by JCP&L or similar fixture

in the event the Town and Country Light is discontinued or otherwise is unavailable.

2. Parking Lot Lighting - Cutoff luminaries for parking lot lighting shall be the standard preferably in a shoe box light where the light source is not visible. The height of the light shall not exceed twenty (20) feet.
3. Facade Lighting is encouraged to accent upward and downward architectural features and details.
4. Lighting on the rear elevation of the building is preferred to be ornamental but may be a shoe-box without the light source visible. Wal-Pak or similar lights are specifically prohibited.

5. Bollard lighting, sidewalk lighting and up-lighting are permitted.
6. Illumination levels at the retail walk areas shall be a minimum of 1.0 foot candle and an average throughout between 2 and a maximum of 5 foot candles.
7. Parking areas shall have a minimum of two (2.0) foot candles and a maximum of twenty (20) foot candles.

**C. Awnings**

1. There may be a mixture of cantilevered awnings, canvas awnings, and/or metal accents to break down the scale of buildings and to add color and architectural interest. No plastic or vinyl awnings are permitted. No awnings shall extend beyond the curb line into the street.

**D. Signs:** Notwithstanding the following standards, the intent of the project signage is to provide a comprehensive and clear signage plan that identifies uses, addresses, paths and other site elements for the safe and convenient navigation and use of the site.

1. **Materials:** All signs, excluding awning and window signs, shall be constructed only from wood, metal, PVC, stone or other material as permitted by the Land Use Board which has the general appearance of structures composed primarily of wood, metal or stone with painted, engraved or raised messages. Sign materials should complement the original construction materials and architectural style of the building facade on which they are to be displayed. If plywood is used, medium density overlay shall be used as a minimum grade. Bare plywood is prohibited. Individual letter, lighted signs are permitted.
2. **Color:** In selecting the principal colors for a sign, colors that complement the color of the building should be used.
3. **Sign Types:**
  - a. **Monument Signs:** A ground-mounted free-standing sign located at entrances to the Towne Center Redevelopment Area—area not to exceed 100 sq ft and height not to exceed 8 ft, including any foundation
  - b. **Facade Signs:** Attached to any façade of a building which faces a street and designed integrally with the structure not to exceed 40 sq ft. A rear facade sign not to exceed 12 sq ft shall be permitted on any building facing a parking area.
  - c. **Directional Signs:** May be allocated on a single pole three feet above grade and not exceed 7' in height.
  - d. **Awning Signs:** Shall be a minimum of 8' above sidewalk level and not extend above the window of the second floor.
  - e. **Projecting Signs:** May extend out from the building by 6'. The sign shall be a minimum of 8' above the sidewalk grade and not be higher than the sill of the second floor windows of the structure. Projecting signs perpendicular to the store front are permitted for each store along the walkway and limited to 4 sq. ft.
  - f. **Signage displayed on the interior of the window is permitted, but shall not exceed twenty (20) percent of the glass area.**
4. **Sign Illumination -** Light sources shall be shielded from adjacent properties and streets

and shall not be of such intensity as to cause glare or distraction to pedestrians or motorists.

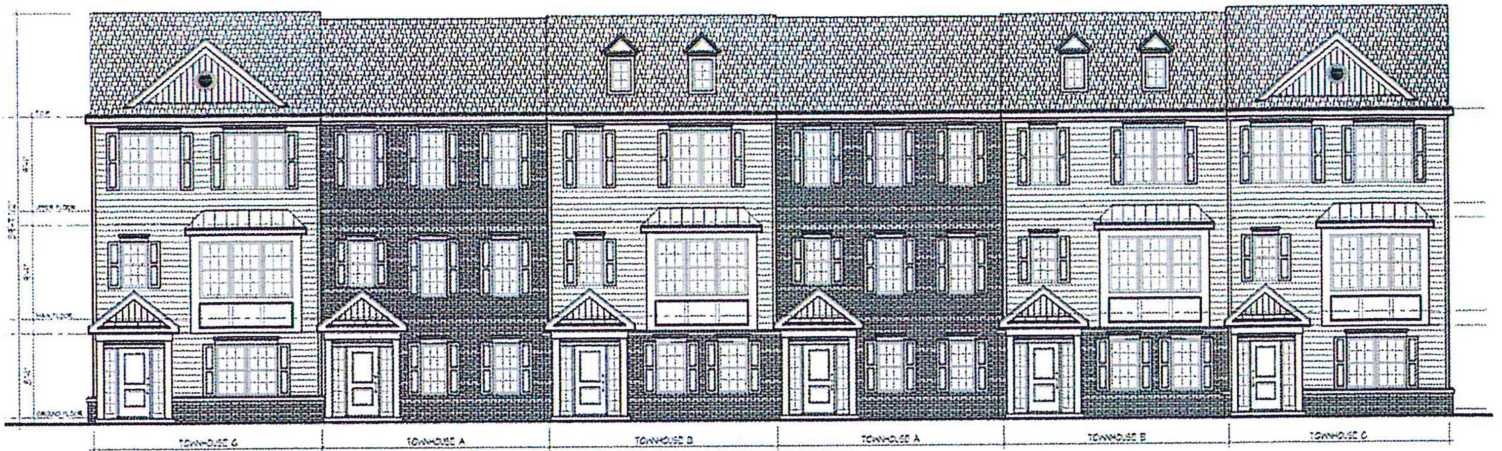
- a. Individual letters may be illuminated internally or back- lit.
- b. Signs shall be illuminated by external sources such as up-lighting, backlighting or gooseneck lights over the sign.
- c. Neon features within a sign are permitted up to 50% of the total permitted signage area.
- d. No sign illumination or portion thereof shall flash, regularly/periodically change intensity or otherwise give the appearance or illusion of movement which shall cause distraction to pedestrians or motorists



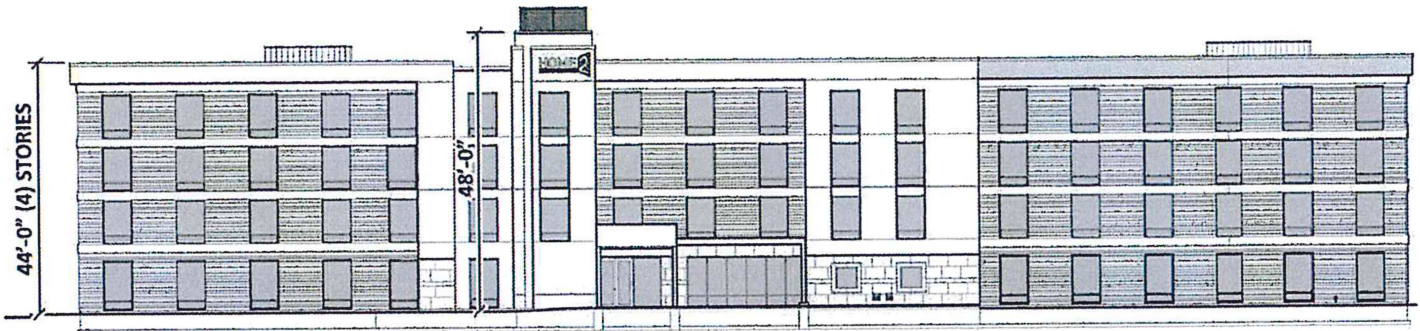
<b>Table A. BULK STANDARDS</b>	
<b>Bulk Standards</b>	<b>Required</b>
Standards Applicable to Entire Tract:	
Maximum Number of Dwelling Units	440
Minimum Lot Frontage	40 FT
Minimum Lot Depth	100 FT
Maximum Commercial Area	20,000 SF
Minimum Acreage	43.26 Acres
Minimum Open Space	10%
Maximum Impervious Coverage	70%
Maximum Building Coverage	60%
Landscape Buffer	3 FT
Minimum setbacks for ancillary uses, pool, pool building, dumpsters, etc, excluding patios at grade level	5 FT
Minimum Front Yard Setback	0 FT
Minimum Sideyard Setback	5 FT
<b>Townhouse Standards</b>	
Townhome Building Height	3 Stories/45 FT
Minimum Four (4) Units/Maximum of Eight (8) Units	
Building Setbacks:	
Minimum setback from Internal Road or Drive Aisle	15 FT
Townhouse Unit Setbacks:	
Minimum Side to Side	15 FT
Minimum Side to Front/Back	55 FT
Minimum Back to Back	50 FT
Minimum Setback from Saylor's Pond Road right of way	15 FT
<b>Apartment Standards</b>	
Maximum Building Height	3 Stories/45 FT
Maximum Clubhouse Building Height	1 Stories/ 35 FT
Building Setbacks:	
Minimum Setback From Internal Road or Drive Aisle	0 FT
Apartment Unit Setbacks:	
Minimum Side to Side	15 FT
Minimum Side to Front/Back	50 FT
Minimum Back to Back / Front to Front	30 FT
<b>Hotel Standards</b>	
Maximum Building Height	4 - Stories / 50 FT
Minimum Number of Rooms	100 Rooms
Building Setbacks:	
Minimum Setback From Internal Road or Drive Aisle	3 FT
Minimum Distance To Nearest Different Use Building	50 FT
<b>Mixed Use Commercial/ Residential Standards</b>	
Maximum Building Height	3 Stories/50FT
Building Setbacks:	
Minimum Setback From Internal Road or Drive Aisle	5 FT

Minimum Setback From Nearest Building	20 FT
<b>Single Family Standards</b>	
Minimum Lot Area	4,500 SF
Minimum Lot Width	50 FT
Minimum Lot Depth	90 FT
Maximum Building Coverage	60%
Building Setbacks (To Proposed Internal Lot Line):	
Minimum Front Yard Setback	10 FT
Minimum Side Yard Setback	5 FT
Minimum Rear Yard Setback to alley right of way	18 FT
Minimum Setback from Saylor's Pond Road right of way	10 FT

Exhibit B. Illustrative Architectural Examples with Architectural Materials consistent with Section IV(G) illustrating various combinations of vinyl siding, brick/stone veneer, stucco, glass



Townhomes, 39'-7.5" grade to peak



Hotel, 44'-0" grade to top



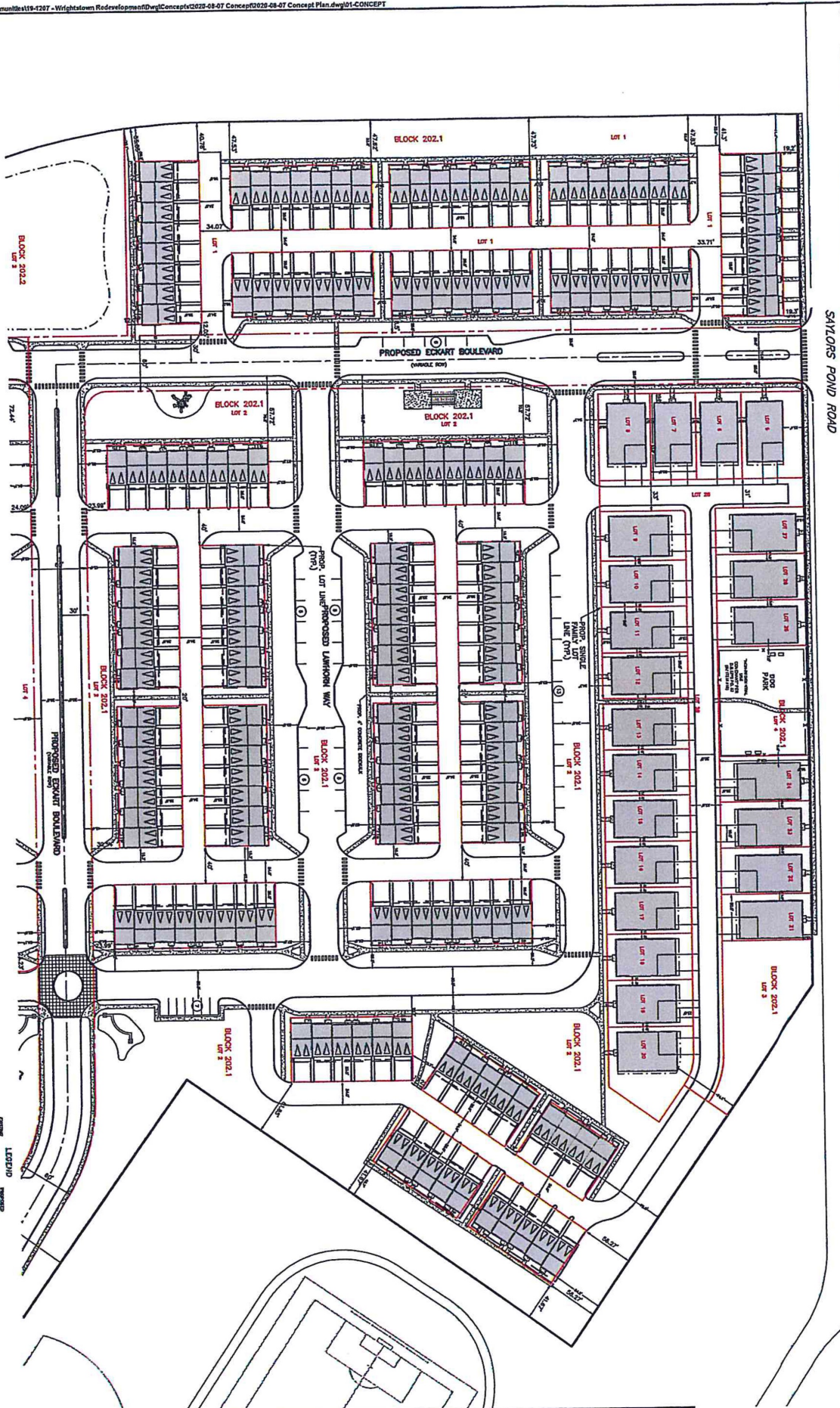
Mixed Use, residential over retail, 49'-5" grade to peak



Single Family

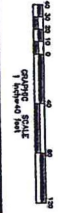
# Apartment Elevation





**LEGEND**

(Symbol)	PROPOSED CONSTRUCTION
(Symbol)	EXISTING CONDITIONS
(Symbol)	CONCRETE SIDEWALK
(Symbol)	VEHICLE TRAFFIC
(Symbol)	RIDGE POLE
(Symbol)	PROPOSED ECKART BOULEVARD
(Symbol)	SAILORS POND ROAD
(Symbol)	PROPOSED ECKART BOULEVARD (CONCRETE ROAD)
(Symbol)	PROPOSED SINGLE FAMILY LOT LINE (CM)
(Symbol)	PROPOSED LAMBORN WAY
(Symbol)	CONCRETE SIDEWALK
(Symbol)	VEHICLE TRAFFIC
(Symbol)	RIDGE POLE
(Symbol)	PROPOSED CONSTRUCTION
(Symbol)	EXISTING CONDITIONS



**CONCEPT PLAN**  
 WRIGHTSTOWN DEVELOPMENT  
 BLOCK 400; LOTS 1-14  
 BLOCK 2000; LOT 3,01  
 WRIGHTSTOWN BOROUGH, BURLINGTON COUNTY, NEW JERSEY

**MATRIXNEWORLD**  
 Engineering Progress  
 Matrix New World Engineering, Land Surveying  
 and Landscape Architecture, P.C.  
 442 State Route 35, 5e 2nd Floor  
 Edison, New Jersey 0724  
 TEL: 732-688-2200  
 FAX: 732-240-1818  
 WWW.MNWORLD.COM  
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 35402161300

REVISION NO.	DESCRIPTION	DATE	BY	CHKD.





