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**REDEVELOPMENT PLAN**

**WELLINGTON REDEVELOPMENT**

**LUMBERTON TOWNSHIP  
BURLINGTON COUNTY**

**PREPARED BY:  
REMINGTON & VERNICK ENGINEERS  
HADDONFIELD, NEW JERSEY  
IN COORDINATION WITH  
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**ADOPTED MAY 2017**

  
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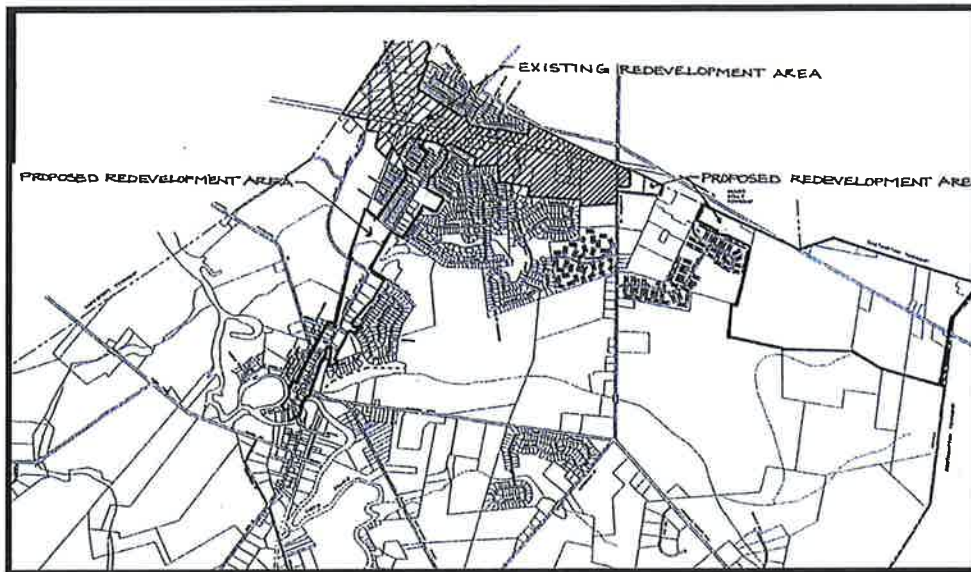
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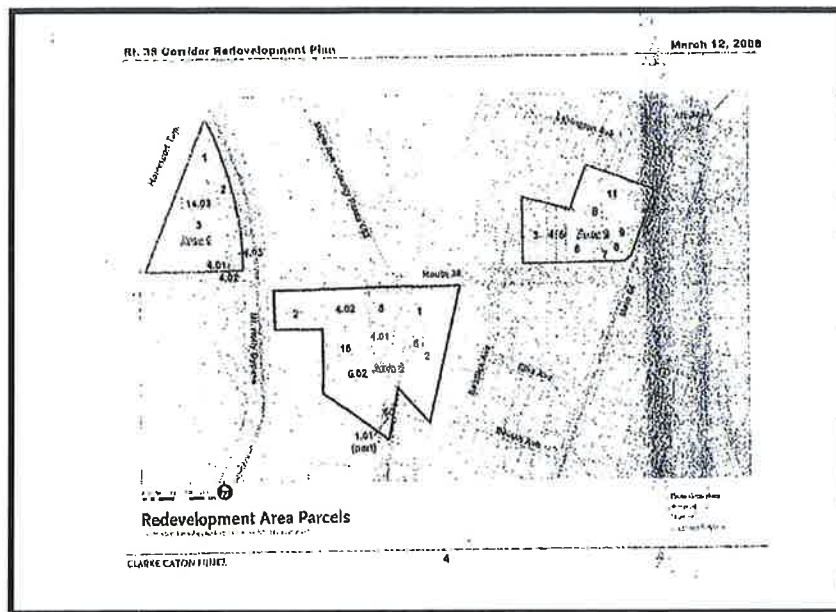
## INTRODUCTION

On April 6, 1998 the Lumberton Township Committee adopted a redevelopment plan that designated a series of properties along New Jersey Route 38 and County Highway 541 as areas and in need of redevelopment. The 1998 plan amended the Township's existing redevelopment plan which covered a group of properties clustered around the intersection of Route 38 with County Route 541. It extended the redevelopment areas to include most of the property along the Lumberton segment of Route 38 and the parcels fronting Route 541 north of where that road crosses Rancocas Creek. The boundaries established by the 1998 plan are shown on the excerpt from the map that accompanied this plan reproduced below.



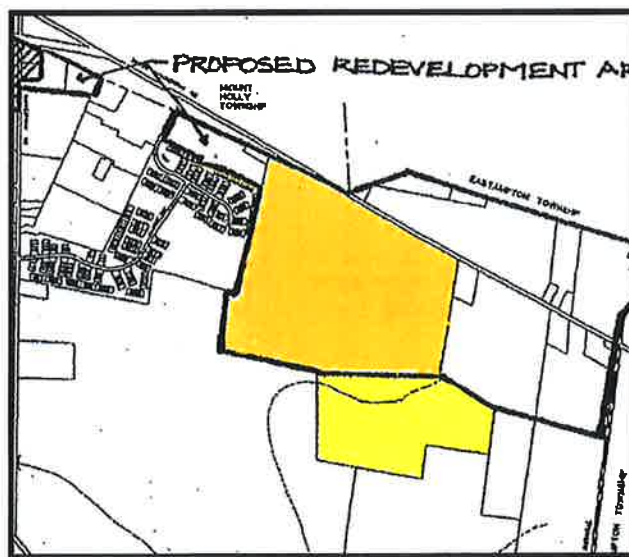
**Lumberton Township Redevelopment Areas**

In 2008 the Township adopted the Route 38 Corridor Redevelopment Plan. The scope of this plan was limited to three tracts located in the vicinity of the intersection of Route 38 with County Route 541. This redevelopment plan amended and refined the earlier plan by providing a more detailed analysis of the parcels it contained and by providing more detailed recommendations and standards tailored to the character and problems exhibited within the area it addressed. A map of the area within the 2008 Route 38 Corridor Redevelopment Plan appears below. In 2009 the Township expanded the scope of its redevelopment plan area by extending it to include the entire Route 38 corridor.



**The 2008 Route 38 Corridor Redevelopment Plan Area Map**

In 2017 the Township has continued its efforts to encourage the redevelopment of the Route 38 corridor by modifying the boundary of the portion of the redevelopment area contained within part of Block 22, Lot 8.01 on the Lumberton Township Tax Maps to include the entire lot. The map that follows shows the area of Block 22, Lot 8.01 that is currently in the redevelopment area in orange and the area to be added in yellow.

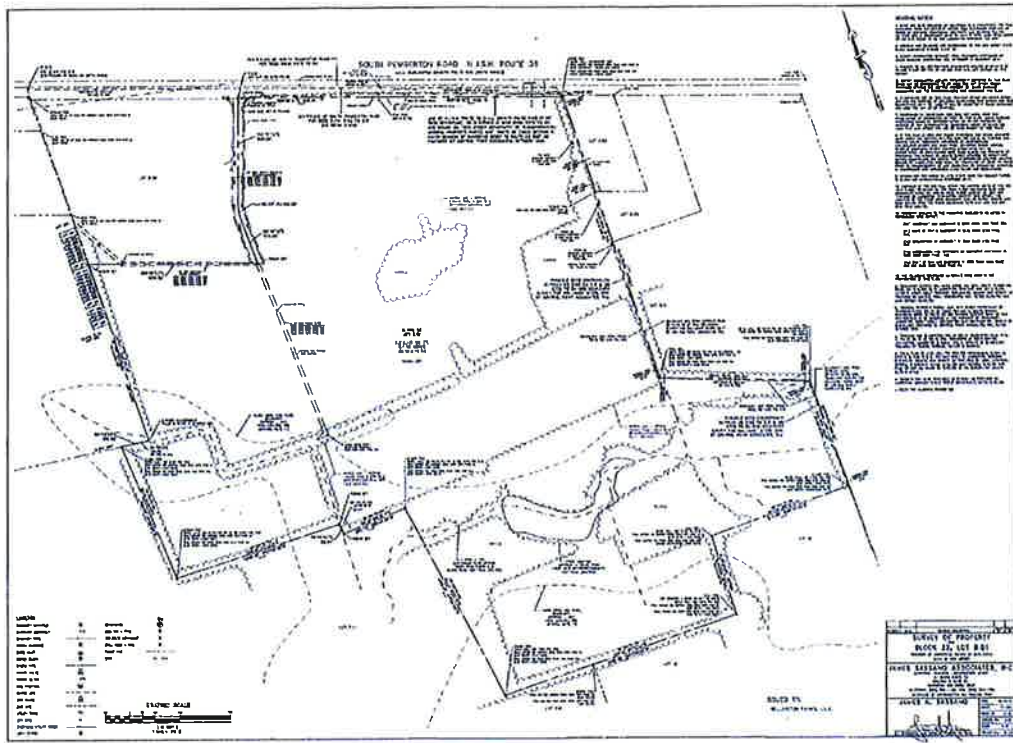


**Amendment to the Portion of Block 22, Lot 8.01 in the Redevelopment Area  
Existing Area in Orange, Extended Area in Yellow**

In accordance with the findings of the report, "Preliminary Investigation for Determination of Eligibility for Declaration as an Area in Need of Redevelopment" the entirety of Block 22, Lot 8.01 is now within the Township's Redevelopment Area and this lot will be the subject of this redevelopment plan. This plan will address this entire parcel, both the area highlighted above in orange which has been included in Lumberton's Redevelopment Plan from 1998 until the present and the area highlighted above in yellow which was added to the redevelopment area in 2017.

In order to distinguish this redevelopment plan area from those in other parts of the Township the redevelopment plan for the area contained within Block 22, Lot 8.01 shall be designated as the "Wellington Redevelopment Plan." A survey plan of this lot appears below.

This report will provide for the redevelopment of the Wellington Redevelopment Plan area in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The Redevelopment Plan sets forth goals and objectives, provides land use and design controls, and implementation procedures for the orderly development of the area.



**Property Survey of Block 22, Lot 8.01**

**The survey shows the boundaries of the site as well as some of the natural features.**

**N. J. Route 38 is at the top of the page and the Walmart site is the parcel in the  
Upper left hand corner**

## **REDEVELOPMENT GOALS AND OBJECTIVES**

### **The goals of the Redevelopment Plan are:**

1. To update the Township's Redevelopment Plans and Codes as they apply to this area to create a system of land use controls that reflects current development practices and land use statutes.
2. To provide a means to encourage the redevelopment of the redevelopment plan area by providing appropriate and flexible standards, guidelines and incentives.
3. To provide a viable and balanced mix of residential and nonresidential land uses within the redevelopment area.
4. To support the Township's efforts to meet its obligations to provide for low and moderate income housing and specifically to promote the construction of standalone affordable housing units to be financed through 9% low income housing tax credits.
5. To create incentives to encourage private sector development and to overcome the development constraints that have impeded the development of this area in the past.
6. To provide appropriate procedures for the review of development plans within the redevelopment area.
7. To stimulate the redevelopment of adjoining parcels by encouraging development that could serve as a catalyst for the re-use and redevelopment of underutilized parcels in the balance of the Route 38 corridor.

### **The objectives of the Redevelopment Plan are:**

1. Provide appropriate land use controls for parcels within this portion of the redevelopment area.
2. Apply the financial tools authorized by the Local Redevelopment and Housing Law to support redevelopment by the private sector.
3. To enable the construction of affordable housing consistent with the Township's existing Fair Share Plan and as is necessary to contribute to satisfying the Township's existing and future affordable housing needs.
4. Provide for appropriate off-street parking and internal circulation.

5. Permit development entities within the redevelopment area to apply for General Development Plan approval in accordance with the provisions of N.J.S.A. 40:55D-45 et. seq.
6. Provide flexible bulk and design standards that respond to development constraints and evolving development practices and appropriate for the Route 38 corridor.
7. Provide for efficient and attractive use of developable land through appropriate design standards.
8. Allow flexible divisions between land uses by not establishing fixed circulation routes or boundaries between potential uses until the preliminary approval stage of the site planning process.
9. Permit development entities within the redevelopment area to apply and be eligible for financial tools and tax abatements.

## LAND USE AND DEVELOPMENT REQUIREMENTS

The following use, bulk and design standards shall apply to the Wellington Redevelopment Zone and these requirements shall supersede the existing zoning and building design regulations for the property included in the Plan. It is intended that such use, bulk and design standards replace the use, bulk and design standards currently contained in the Zoning Ordinance and Land Development Ordinance in their entirety.

### PURPOSE OF THE REDEVELOPMENT LAND USE STANDARDS

The purpose of the land use and development standards for the Wellington Redevelopment Zone will be to provide an opportunity for the development of a mixed use community combining single family detached and multi-family dwelling units with compatible nonresidential uses. The standards for this district shall permit both affordable and market value residential units as well as appropriately designed commercial and business uses. The land use and development standards are intended to be consistent with existing development of the Route 38 corridor both in the Township and regionally. No density bonus has been included in the standards. The standalone affordable housing units are expected to be financed through 9% low income housing tax credits. The redeveloper's contribution to the Township's affordable housing need shall be separate.

### PERMITTED USES AND BULK AND AREA REQUIREMENTS

The uses permitted in the Wellington Redevelopment shall be divided into four categories, single family detached dwellings, multi-family dwellings, 100% affordable multi-family units and nonresidential uses. Each category will provide for specific uses within an overall classification and establish bulk and area requirements appropriate to those uses.

Accessory uses permitted, but not required, in association with residential uses shall include community centers, recreation centers for both indoor and outdoor recreation, and open space.

#### Standards for Single Family Detached Dwellings:

Single family detached dwellings shall be permitted within the Wellington Redevelopment Area subject to the following bulk and area requirements:

Minimum Lot Area	6,050 Square Feet
Minimum Lot Width at Front Yard Setback <i>(measured from side property line to opposite side property line)</i>	55 Feet
Minimum Lot Depth	110 Feet
Minimum Front Yard Setback	25 Feet
Minimum Side Yard Setback	5 Feet



Minimum Rear Yard Setback	20 Feet
Maximum Building Height	40 Feet
Maximum Impervious Lot Coverage	75%

Standards for Multi-Family Dwellings:

Multi-family dwellings shall be permitted within the Wellington Redevelopment Area. Multi-family dwellings shall include, but not be limited to, residential structures designed as townhouses, stacked townhouses, triplexes, garden apartments and similar configurations and may include both market rate and income qualified units and shall be subject to the following bulk and area requirements set forth below.

For townhouses, stacked townhouse and similar structures where units are separated by a vertical wall extending from the finished grade to the roof plain and where access is available from both the front and rear of the structure:

Minimum Lot Area	2,000 Square Feet.
Minimum Lot Width	20 Feet
Minimum Lot Depth	110 Feet
Minimum Front Yard Setback	25 Feet
Minimum Side Yard Setback	10 Feet
Minimum Rear Yard Setback	20 Feet
Maximum Building Height	40 Feet
Maximum Impervious Lot Coverage	75%

For all other multi-family dwelling buildings and structures:

Minimum Lot Area	40,000 Square Feet
Minimum Front Yard Setback	40 Feet
Minimum Parking Setback from Route 38 And Always Drive	20 Feet
Minimum Side Yard Setback	10 Feet
Minimum Rear Yard Setback	40 Feet
Maximum Building Height	60 Feet

### Standards for 100% Affordable Multi-family Dwellings

Minimum Lot Area	40,000 square feet
Minimum Front Yard Setback	35 feet
Minimum Parking Setback From Always Drive	20 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	30 feet
Maximum Building Height	40 feet
Maximum Number of Units Per Building	14 (maximum)
Maximum Distance Between Buildings	25 feet
Maximum Building length	200 feet
Number of Parking Spaces	1.8 per unit
Parking lot lighting Height	The lesser of the building height or 20 feet.

Common trash and recycling areas including compactor are permitted and may be located adjacent to common pedestrian ways.

### Standards Applicable to All Residential Uses:

Unless otherwise noted all residential development within the Wellington Redevelopment Area shall be subject to the New Jersey Residential Site Improvement Standards (RSIS) established by NJAC 5:21.

Any residential development within the Wellington Redevelopment Area shall include provision for a component of affordable housing units equal to ten percent (10%) of the number of market-rate housing units (including both multi-family and single-family units) comprising the development. The affordable units to be constructed may, but shall not be required to, be integrated with the market rate units within the development.

### Standards for Nonresidential Uses:

Nonresidential uses permitted within the Wellington Redevelopment Area shall include:

- 1) Retail sales of food and groceries, gifts, produce, household goods, florist goods, hardware, clothing, books, toys, sporting goods, automotive parts and similar products.
- 2) Service uses including pharmacies, dry cleaning, food services and restaurants, coffee shops, movie theaters, day-care centers, gyms and fitness centers, dance studios and related services.

- 3) Office and professional uses including medical and dental practices and medical centers.
- 4) Banks and financial institutions.
- 5) Bowling alleys.
- 6) Shopping Centers containing the non-residential uses otherwise permitted within the redevelopment zone.

The nonresidential uses permitted within the Wellington Redevelopment Area shall be subject to the following bulk and area requirements:

Minimum Lot Area	1 Acre
Minimum Front Yard Setback	50 Feet
Minimum Parking Setback from Route 38 And Always Drive	20 Feet
Minimum Side Yard Setback	10 Feet
Minimum Rear Yard Setback	40 Feet
Maximum Building Height	60 Feet

## **DESIGN REQUIREMENTS**

1. Parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) established by NJAC 5:21.
  - a. For single-family detached dwellings the off-street parking requirements shall be as follows:
    - i. 2 bedroom: 1.5 spaces.
    - ii. 3 bedroom: 2.0 spaces.
    - iii. 4 bedroom: 2.5 spaces.
  - b. For market-rate apartments the off-street parking requirements shall be as follows:
    - i. 1 bedroom: 1.8 spaces.
    - ii. 2 bedroom: 2.0 spaces.
    - iii. 3 bedroom: 2.1 spaces.
  - c. For townhouse units the off-street parking requirements shall be as follows:
    - i. 1 bedroom: 1.8 spaces.
    - ii. 2 bedroom: 2.3 spaces.
    - iii. 3 bedroom: 2.4 spaces.

- d. If the number of bedrooms cannot be specified the standard listed as “ii” above under each respective dwelling type shall apply.
  - e. For 100% affordable multi-family dwelling units, required parking shall be reduced to 1.8 spaces per unit to reflect anticipated vehicle ownership rates and reduce overall development costs.
2. Parking and loading for non-residential uses shall comply with Section 130-44 “Off-street parking and loading” of the Township Code unless modified or superseded by the provisions of the Wellington Redevelopment Plan or relief granted through variance or waiver in conjunction with a site plan, subdivision or general development plan approval.
  3. Parking areas shall be a minimum of 12 feet from any apartment structure.
  4. Parking requirements for commercial facilities shall be 1 space per 250 square feet of gross floor area.
  5. Parking requirements for restaurants shall be 1 space per 50 square feet of gross floor area.
  6. Drive aisles widths for 2-way circulation shall be a minimum of 24 feet.
  7. Sidewalks shall be a minimum of 4 feet in width.
  8. In residential areas a grass strip with a minimum width of 4 feet shall be required between the edge of the sidewalk and the edge of a public right of way
  9. Sidewalks shall be provided on designated streets to provide pedestrian connectivity within the overall community.
  10. The Wellington Redevelopment Area is intended to be a mixed use community where defined boundaries between uses may not always be appropriate or desirable. The provisions of Sections 130-26 Buffers, 130-58(B) Streets, 130-32(B) Fences and Walls, and 130-47 Principal Use of the Lumberton Township Code shall not apply to land within the Wellington Redevelopment Area.
  11. The Wellington Redevelopment Area Plan is the product of extensive review and analysis on the part of the Township dating between 1998 and the present. This review has concluded that the overall impact of the development supported by this plan will be beneficial and advance the land use, community development, housing and environmental goals and policies of the Township. No further community impact or environmental impact statements will be required during the development of the Wellington Redevelopment Area.

12. Signs shall be subject to the applicable controls in Section 130-55 of the Lumberton Township Code, except that a project consisting of single family detached dwellings shall be permitted to erect one freestanding sign giving the name of the project, not exceeding 12 square feet, and a maximum height of four feet, and no closer than 10 feet to any right-of-way.

## **BULK VARIANCE AND DESIGN STANDARD EXCEPTIONS**

Variations from the development bulk requirements and design standards set forth by the redevelopment plan may be necessary in certain circumstances. In such instances, the reviewing Board may grant reasonable exceptions from certain bulk requirements and design standards if the developer demonstrates that such design exception will not substantially impair the intent of the Redevelopment Plan, will not present a substantial detriment to the public health, safety and welfare and that it meets the otherwise applicable criteria for the relief sought under the standards established by the Municipal Land Use Law.

## **GENERAL DEVELOPMENT PLAN STANDARDS**

The Wellington Redevelopment Area contains sufficient land to be eligible for inclusion with a general development plan prepared in accordance with Section 130-46.1 “General development plan” of the Code of the Township of Lumberton and the applicable sections of the Municipal Land Use Law. The review and approval of a general development plan would provide a means of refining the development standards for the subject tract and providing a more detailed plan for the land use, circulation and housing elements of its projected development. It is anticipated that the general development plan process may be applied to all or portions of the Wellington Redevelopment area as a tool for managing its growth and development.

In 2011 Section 40:55D-45.3 of the Municipal Land Use Law was amended to expand eligibility for general development plan approval to developments “consisting of not less than 150,000 square feet of nonresidential floor area or not less than 100 residential dwelling units, or consisting of a combination of square feet of nonresidential floor area and residential units, which when proportionately aggregated at a rate of 1,500 square feet of nonresidential floor area to one residential dwelling unit, are equivalent to at least 150,000 square feet of nonresidential floor area or 100 residential dwelling units.” The approval of the Wellington Redevelopment Plan shall supersede the submission criteria of Section 130-46.1 of the Code of the Township of Lumberton and apply the current extended submission criteria of N.J.S.A. 40:55D-45.3 to the lands within the Wellington Redevelopment Plan. In recognition of the limited scope and scale of the development that is now eligible for general development plan approval as a result of the 2011 amendment the information required as part of a general development plan submission listed under Section 130-46.1 H (2) through (12) of the Code of the Township of Lumberton and corresponding to items b. through l. under N.J.S.A. 40:55D-45.2 General development plan, permitted contents shall be discretionary as opposed to mandatory elements of a general development plan for an area within the Wellington Redevelopment Plan.

The 100% affordable multi-family apartment community shall be deed restricted with affordability controls and shall comply with all standards set forth in the Uniform Affordable Housing Controls, N.J.A.C. 5:80-26.1 et seq. This will include but not be limited to the following: A maximum of 20% of the units will be one bedroom, a minimum of 20% (and up to 25%) of the units shall be three bedroom and the remainder shall be one bedroom. Fifty percent of the units will be occupied by persons of moderate income (60% of median income) and fifty percent of the units will be occupied by persons of low income (50% of median income). Ten percent (10%) of total affordable units shall be occupied by persons of very low income (30% of median income) and such units shall be part of the “low income” units.

# **IMPLEMENTATION**

## **THE DEVELOPER'S ROLE**

The Wellington Redevelopment Plan is a non-condemnation plan intended to be implemented by a private developer or developers. The developer(s) will be subject to the land use and design standards of the redevelopment plan and subject to the development review procedures established by the Municipal Land Use Law.

## **DISPLACEMENT AND RELOCATION OF FAMILIES**

The property that is subject to this redevelopment plan is vacant and no residential or business relocation is anticipated in the redevelopment area.

## **RELATIONSHIP TO LOCAL AND REGIONAL OBJECTIVES**

### **LAND USE, MASTER PLAN AND ZONING**

The land within the redevelopment area is currently vacant. The uses in the surrounding area include a Walmart to the immediate west of the redevelopment area and older strip commercial uses along NJ Route 38. The property to the north and south is currently undeveloped. Residential uses in the area are limited and the closest residential development consists of a garden apartment complex to the west.

The Wellington Redevelopment Plan calls for uses that are consistent with existing land use patterns and compatible with the underlying zoning. The northern portion of the tract is zoned GB General Business and the nonresidential uses permitted by the plan are similar to those permitted in the zone. The balance of the tract is zoned rural agricultural, a zone that is primarily low density residential. While the medium density single family detached dwellings and multi-family residential uses that would be permitted by the Wellington Redevelopment Plan are more intense than the rural agricultural units much of this development will probably be located within the area now zoned GB and in areas proximate to the existing garden apartment development. The density and the character of the development options contained in this plan will be fully consistent and compatible with these uses.

The Wellington Redevelopment Plan also calls for a mix of housing types which would include income qualified low and moderate income units. These will contribute to the planning goal of providing a diverse housing stock and a greater array of housing choices within the Township. They will also assist the Township in meeting its obligation to provide its fair share of low and moderate income housing as required by New Jersey's Fair Housing Act.

The benefits of a mixed use development combining nonresidential uses consistent with the underlying zoning and residential uses in a location convenient to transportation and local services with a diversity of housing types will exceed any detrimental impact on the Township's rural residential zoning. It will aid the Township in achieving its housing goals and provide a more efficient land use pattern in a portion of the Township with the character and services appropriate to the proposed development.

## **PUBLIC UTILITIES**

The Wellington Redevelopment area shall be served by public water and sewer, electric, telephone and gas utilities as required.

## **COMMUNITY FACILITIES, STREETS AND OTHER PUBLIC IMPROVEMENTS**

There are no existing community facilities located within the boundaries of the redevelopment area. Impacts on public services resulting from its future development will be offset by the appropriate facilities within the development as provided by the approval process and the applicable regulations governing these impacts.

The installation of roads, drainage systems, public utilities, and related improvements shall be subject to applicable standards and to the review and approval of the agencies that regulate the design and installation of these improvements and facilities.

## **STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)**

The Wellington Redevelopment Area is located in State Planning Area 2, the Suburban Planning Area. The development concepts for the redevelopment plan call for mixed use development consisting of nonresidential and residential at a scale and intensity that conforms to the guidelines for the Suburban Planning Area. As a result the Redevelopment Plan will be consistent with the State Plan Map.

The Redevelopment Plan will also advance numerous policies of the SDRP including those related to economic development and urban revitalization. The redevelopment of this area will lead to business expansion within appropriate Planning Areas, enhance the local economic base and serve as an example of the strategic revitalization of an area in need of redevelopment. It will also contribute to the policies of the SDRP that relate to housing. These include policies calling for maintaining a balance between residential, jobs and retail uses by providing a mixed use community with both residential and nonresidential elements. The Wellington Redevelopment Area will also provide for a variety of housing types and provide an opportunity for the construction of low and moderate income housing units in support of SDRP housing policies.



## **BURLINGTON COUNTY MASTER PLAN**

The redevelopment area is located on a State Highway, Route 38 and it has no frontage on a County Road and will have no direct impact on the Burlington County highway system.

The mixed use character of the development that would be supported by the Wellington Redevelopment Plan would be consistent with planning designations supported by the County during cross acceptance which call for this area to be developed with land uses that have a suburban character.

## **PLANS FOR SURROUNDING MUNICIPALITIES**

The Wellington Redevelopment Area is located near sections of Mount Holly and Eastampton Townships. The portion of Mount Holly nearest the Redevelopment area is to the northwest of the site and associated with the frontage along the Route 38 corridor. This area is zoned B-2 Central Business District, a mixed use zone that permits a wide array of uses including retail, office and some residential uses. These uses are similar to those anticipated by the Wellington Redevelopment Area and the development patterns it would enable would be fully compatible with the uses contemplated by the current zoning for this portion of Mount Holly Township.

The portion of Eastampton Township that is proximate to the Wellington Redevelopment Area is zoned BP Business Park. One of the purposes of this zone is to “encourage large-scale commercial and service facilities at appropriate locations which minimize access points to the surrounding roadways. Permitted uses within this district include a variety of light industrial, office and business uses. These uses would also be compatible with the mixed uses proposed by the Wellington Redevelopment Plan for the neighboring portion of Lumberton Township. Eastampton’s master plan also supports the redevelopment of the Route 38 corridor.

Given the current zoning and land use policies for the portions of the Eastampton and Mount Holly Townships for the areas proximate to the Wellington Redevelopment Area there does not appear to be any potential conflict between the planning and land use controls for these municipalities and the Wellington Redevelopment Plan.