

**TOWNSHIP OF EASTAMPTON**  
**Eastampton Town Center: Phase Two**  
**Redevelopment Plan**



Block 300, Lots 2.02 (part), 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24 and 25

Prepared for:  
The Township of Eastampton

Prepared by:  
Burlington County Bridge Commission  
Department of Economic Development and Regional Planning  
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*An original copy of this document is signed and sealed and filed with the municipal clerk.*



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## I. INTRODUCTION

### A. Purpose

In N.J.S.A. 40A:12A-7a., the Local Redevelopment and Housing Law (LRHL) provides:

"[n]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both..."

In 1999, the Township Council adopted R1999-36 designating 533 acres located between Woodlane Road, Jacksonville-Mount Holly Road and Monmouth Road as an area in need of redevelopment. In 2004, the Council, via R2004-44, designated additional properties as areas in need of redevelopment and adopted a revised redevelopment plan for the redevelopment area. In 2009, the Council, via R2009-109, established an ad hoc Committee to review certain redevelopment issues. Since that time, the Committee and the Council have explored redevelopment opportunities with several developers and the Burlington County Office of Economic Development.

The Sharbell Corporation began Phase One of the town center redevelopment project by constructing a mixed-use residential community of about 149 units on 21 acres on Block 600, Lot 5, at the eastern edge of the redevelopment area, in the northern quadrant of the intersection of Woodlane Road (Route 630) and Smithville Road (Route 684). (This mixed-use development has an overall density of about 7 units per gross acre, but is actually about 12 units per net acre, after the undevelopable portions of the lot under the high tension electric transmission lines is removed.)

Eastampton Township now plans to undertake Phase Two of redevelopment activities at the western end of the delineated 1999 redevelopment area, at the northern quadrant of the center's crossroads of Woodlane Road and Monmouth Road (Route 537). In 2011, the Council, via R2011-61, requested the Ad-Hoc advisory committee to undertake the development of a redevelopment plan for this section of the 1999 redevelopment area, in consultation with the Burlington County Bridge Commission's Department of Economic Development and the Township Attorney. The Council's request was for numerous parcels, many of which are not positioned at this time for public-private redevelopment projects, due to their location, current development status, general economic climate, or various environmental factors. After discussions with the Ad-Hoc advisory committee about this issue, the committee recognized that town center's redevelopment planning should be a phased over time, for potential market-driven redevelopment opportunities.

Therefore, the redevelopment plan for the 12 parcels on Block 300: Lots 13 through 25 at the northern corner of Woodlane Road (Route 630) and Monmouth Road (Route 537) represents the second phase of the Eastampton Town Center redevelopment planning and implementation project. This redevelopment plan for these parcels shall supersede all former redevelopment plans for these properties.

## **B. Definitions**

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the LRHL, are pertinent to this redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

### **C. Redevelopment Plan Outline**

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the project area..." The LRHL requires the outline to indicate the following information:

- "1. The relationship of the redevelopment plan to definite local objectives;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation of residents from a project in the redevelopment area, as necessary;
4. The identification of property located in the redevelopment area which is to be acquired according to the redevelopment plan; and
5. The relationship of the redevelopment plan to intergovernmental planning."

This 2011 redevelopment plan contains the following sections:

- II. Introduction
  - A. Purpose
  - B. Definitions
  - C. Redevelopment Plan Outline
- II. Identification of Redevelopment Area
  - A. Identification of properties
  - B. General description
- III. Redevelopment Plan
  - A. Relationship to Local Objectives
  - B. Proposed Land Uses and Building Requirements
    - Residential – High Density (RH) Sub-District
    - Commercial 1 (C1)
    - Commercial 2 (C2)
    - RH, C1 and C2 Sub-District Design Standards:
    - Conceptual Land Use Plan
  - C. Temporary/Permanent Resident Relocation
  - D. Identification of Proposed Property Acquisitions
  - E. Relationship to Intergovernmental Planning
    2. Contiguous Municipalities
    2. Burlington County
    3. State Development and Redevelopment Plan
- IV. Affordable Housing provisions
- V. Relationship to Municipal Development Regulations
- VI. Local Master Plan Consistency

## II. IDENTIFICATION OF REDEVELOPMENT AREA

### A. Identification of Property

Map 1 shows the general boundary of the delineated redevelopment area, which is that 20.6-acre part of Redevelopment Area "A" north and west of Woodlane Road (Route 630) and Monmouth Road (Route 537), as well as the twelve tax parcels and a portion of a thirteenth parcel in this second phase of a larger redevelopment planning and implementation project. (See Figure 1 on Page 5.)

#### Block 300

- Lot 2.02 (eastern part): Woodlane Road (+- 5.00 ac), Eastampton Town Center apartments stormwater management basin
- Lot 13: 1171 Woodlane Road (11.59 ac), former Gregory's Department Store
- Lot 14: 1191 Woodlane Road (0.51 ac), former Farmers and Mechanics Bank
- Lot 15: 1291 Woodlane Road (5.27 ac), John & Molly's tavern and other businesses
- Lot 17: 1305 Monmouth Road (0.06 ac), Methvin's Glass
- Lot 18: 1307 Monmouth Road (0.05 ac), Mt Holly Church of God (meetinghouse)
- Lot 19: 1309 Monmouth Road (0.50 ac), Mt Holly Church of God (other uses)
- Lot 20: 1311 Monmouth Road (0.40 ac), Residence
- Lot 21: 1313 Monmouth Road (0.14 ac), Residence
- Lot 22: 1315 Monmouth Road (0.50 ac) Residence
- Lot 23: 1317 Monmouth Road (0.42 ac) Residence
- Lot 24: 1319 Monmouth Road (0.32 ac) Residence
- Lot 25: 1321 Monmouth Road (0.84 ac) Residence

### B. General Description

The Phase Two redevelopment area, which covers approximately 20.6 acres, is located in the northern quadrant of the intersection of Monmouth Road (Route 537) and Woodlane Road (Route 630). The most dominant land use in the redevelopment area is the vacant, dilapidated former Gregory's Department Store on Woodlane Road. It sits on an 11.59-acre parcel at the western end of the redevelopment area and represents more than half of the Phase Two redevelopment area. East of the Gregory's site is the vacant former Farmers and Mechanics Bank. At the corner of the two county roads is John & Molly's restaurant, which was recently renovated. The restaurant and neighboring used car lot lack defined curb cuts and access points along Woodlane Road, thus underscoring the need for an improved circulation design. Gravel and bare earthen areas provide overflow parking for the restaurant.

Along Monmouth Road are a glass repair shop, a church and single-family detached dwelling associated it, four other single-family detached dwellings and two single-family semi-attached dwellings. Three of the single-family detached dwellings were built after World War II, while the rest of the properties were built between the mid-19<sup>th</sup> and early-20<sup>th</sup> centuries.

# Eastampton Town Center Redevelopment Area

Prepared by:  
Burlington County Bridge Commission  
Department of Transportation & Regional Planning  
November, 2011

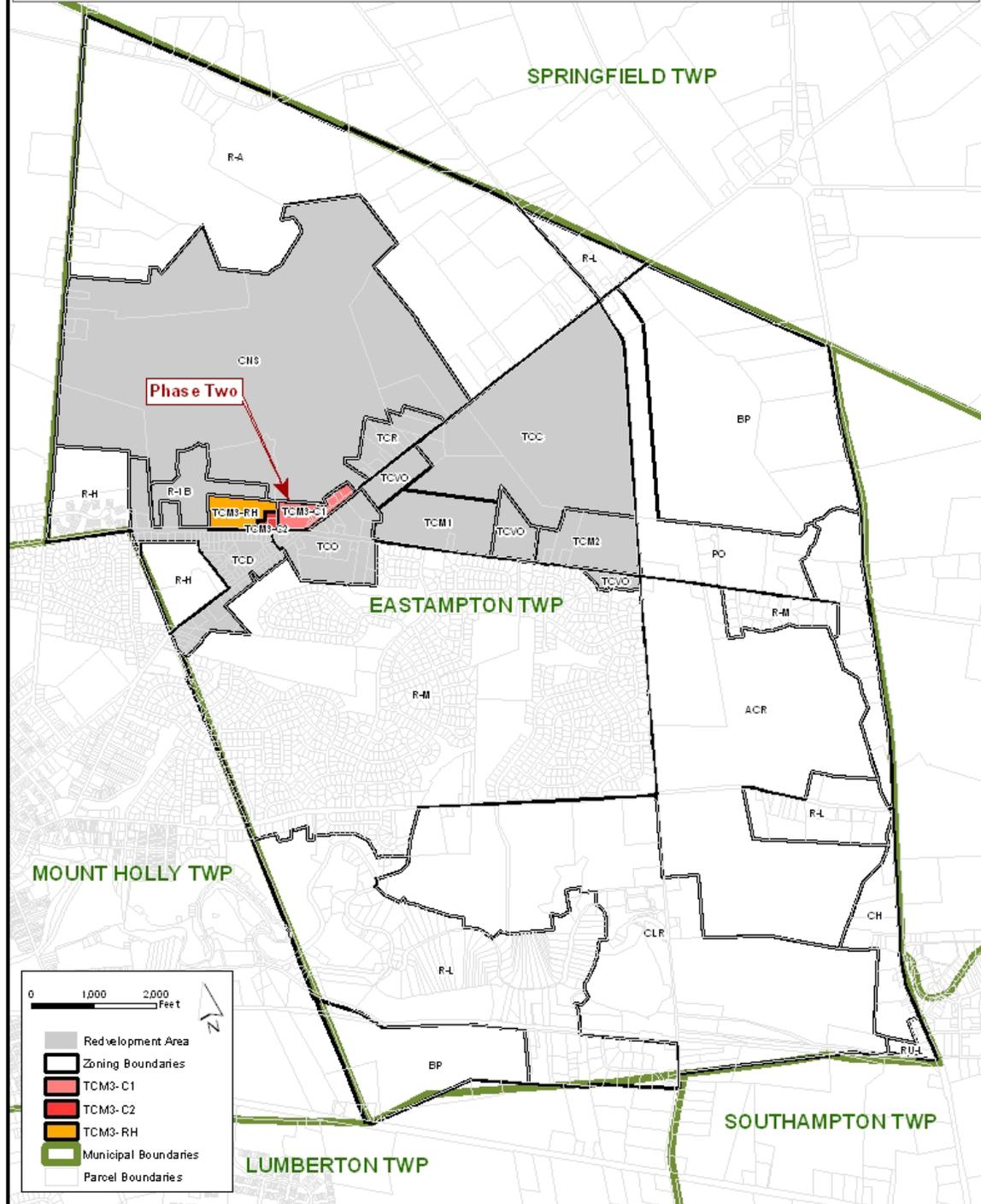


Figure 1



Figure 2

### III. Redevelopment Plan

#### A. Relationship to Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

“Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.”

The Eastampton Town Center Phase Two redevelopment plan maintains the same local objectives as those expressed in the current redevelopment plan. The Township Council incorporated into the Township’s Zoning Ordinance and Codified as § 540-90: *Vision for future of Eastampton*. The following excerpt contains this redevelopment plan’s local objectives.

“The vision for the future of Eastampton is to establish a harmonious and unified pattern of development that promotes an all-around healthier quality of life, a balance of land uses, multimodal transportation options, and a uniquely identifiable sense of place rich in physical, cultural, social and economic opportunities for all residents.

The vision is derived from the guidance provided by the goals and objectives of the Township's Master Plan and recommendations derived from the community workshops of 2003/2004 captured in the results of the Visual Preference Survey™ and the Demographic, Market and Policy Questionnaire, the results of which are on file with the Township Clerk.

The vision can be achieved by implementing the following redevelopment area objectives:

- (1) Create a sense of place through the use of an overlay transect zoning system and related design standards for the vacant areas of the redevelopment area.
- (2) Eliminate obsolete buildings and faulty arrangements through the various strategies permitted under the Redevelopment and Housing Law.
- (3) Promote flexible mixed-use development that will strengthen and diversify the community's tax base.
- (4) Create employment opportunities for Eastampton residents throughout the redevelopment area.
- (5) Provide residents with a variety of easily accessible retail, personal, cultural and professional services throughout the redevelopment area.
- (6) Create a range of housing opportunities appropriate and

convenient for the continuum of age groups in order to diversify the community's housing stock and economic base.

(7) Create alternative transportation options to and within the redevelopment area by providing for ample sidewalks, bicycle facilities and transit stops.

(8) Provide attractive and functional recreational facilities, greens and plazas with corresponding programming throughout the redevelopment area."

### 1. Land Uses:

The Land Use Element of the Master Plan states that the recommended pattern of land uses recognize the existing mixed land use areas generally near the intersection of Monmouth Road (Route 537) and Woodlane Road (Route 630), as well as the appropriateness for redevelopment of underutilized lands in the general vicinity. This guidance is consistent with Redevelopment Area Objectives 1, 2 and 3.

### 2. Density:

The Master Plan adopts the purposes of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-2) to be the goals and objectives of Eastampton Township (G&O-7). It encourages the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; encourages planned unit developments that incorporate the best features of design and layout of residential, commercial, industrial and recreational development of the particular site; and encourages senior citizen community construction.

The Master Plan does not establish specific population density goals, although it does note the imbalance in land uses between residential and nonresidential uses (LU-10). This redevelopment plan addresses this imbalance and the lack of diversity in housing required to improve the local market for commercial investment. The densities recommended for the TCM3's RH Sub-District are consistent with Nelessen Associates' 2004 *Eastampton Township Town Center Design Plan*, which is the foundation of the redevelopment plan's land use and design regulations.

### 3. Improved Traffic and Public Transportation:

The Phase Two redevelopment plan incorporates the recommendations of the 2009 Eastampton Pedestrian / Bicycle Circulation Needs Study prepared by NJDOT in coordination with Eastampton Township and the Burlington County Engineer. This study recommended improving Monmouth Road and Woodlane Road, and the side streets that intersect them, to improve safety for motorists, pedestrians and bicyclists. It identified the need to provide a road parallel to Woodlane Road to connect Monmouth Road with Sawyer Road in Eastampton Town Center multi-family community located just to the west of the Phase Two redevelopment area. This new road implements the prior redevelopment plan's goal of creating a sense of place for the community and is consistent with the 2004 *Eastampton Township Town Center Design Plan*. In addition, the 2009 study, which the County Engineering Department assisted in

preparing, calls for the elimination of curb cuts on Woodlane Road. Motorists travelling to future commercial redevelopment projects will access off-street parking areas from a new road running perpendicular to Woodlane Road, just east of the former bank building. The reduction of curb cuts along Woodlane Road and construction of one access road to this commercial area will help to address traffic congestion and safety issues in this vicinity.

The study provided and this redevelopment plan requires a maximum 103-foot right-of-way (ROW) width for Woodlane Road (Route 630) between Monmouth Road (Route 537) and Lakeview Terrace. This would include three 11-foot lanes, two 5-foot shoulders and 10-foot sidewalk areas on both sides of Woodlane Road, as well as reverse angle parking, which, if feasible, would occupy another 20 feet on either side of this County road. The County Engineer has approved these study recommendations and dimensions. He will require them whenever a subsequent redeveloper submits a site plan to the County Planning Board for approval.

#### 4. Public Utilities:

The Phase Two redevelopment plan area is within an approved sewer service area. Wastewater treatment services are provided under contract to Eastampton through the Mount Holly Municipal Utilities Authority (MHMUA). Based on current use estimates, there is sufficient capacity to accommodate this redevelopment plan.

The Phase Two redevelopment plan area is within an approved public water service area. Potable water service is provided through the Mount Holly Water Company. Based on current use estimates, there is sufficient capacity to accommodate this redevelopment plan.

#### 5. Recreational and Community Facilities:

The Recreation and Open Space Plan Element of the Master Plan calls for providing between 37.5 and 61.5 acres of developed parkland based on the National Parks and Recreation Association standards (OS-14). The Township has met this goal. Hollyville Park's ball field and tennis court are located across Woodlane Road. Eastampton Township's other municipal parks, Buttonwood, Cliver and Veterans, are all within a one to one and one-half mile walking distance of the Phase Two redevelopment plan area. In addition, residents can access facilities owned by the Eastampton Township Board of Education, the Rancocas Valley Regional High School, and the Burlington County Board of Chosen Freeholders at Smithville Park.

The Township owns a 163 +/- acre parcel (Block 600, Lot 4.02), within the redevelopment area, east of the Phase Two redevelopment project area, acquired under the local open space program. As a result, the Township will investigate the feasibility of locating various public recreational facilities on this site.

The Phase Two redevelopment plan requires that multi-family residential uses in the TCM3's RH Sub-District provide a minimum of 10% of the total tract area shall be designated for common active or passive recreational purposes, such as with clubhouses, pools, courts, gardens, etc.

## **B. Proposed Land Uses and Building Requirements**

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

“Proposed land uses and building requirements in the project area.”

This redevelopment plan for thirteen parcels on Block 300: Lots 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25 and a part of lot 2.02 at the northern corner of Woodlane Road (Route 630) and Monmouth Road (Route 537) represents the second phase of the Township’s larger redevelopment planning and implementation project for the Eastampton Town Center. It re-adopts and incorporates the Eastampton Township Zoning Ordinance’s *Chapter XVII: Redevelopment Plan*, which codifies the original redevelopment plan for the town center and subsequent amendments.

This Phase Two redevelopment plan maintains the vast majority of the ordinance’s land use and design standards, such as the Zoning Ordinance’s Towns Center Design Standards. However, it also amends the current redevelopment plan and ordinance by changing zoning designation of twelve parcels from the current TCM1 District to a new TCM3 District. That portion of Block 300, Lot 2.02 remains in its current R-1B District. The reasons for this change in zoning designation, land use and building requirements prescribed in the Phase Two redevelopment plan include:

- Since the Council adopted the original redevelopment plan twelve years ago, finding new commercial or office tenants for the abandoned Gregory’s site (Block 300, Lot 13) has been extremely difficult. The building’s age, size, condition, hazardous contamination and site location mean that it has little economic value for re-use or rehabilitation for other uses. The property acquisition, demolition and site remediation costs also mean that any redeveloper would require a substantial increase in currently permitted TCM1 residential density of 6.0 units per acre or single-family detached and single-family attached housing. A recent return-on-investment (ROI) by an interested redeveloper indicated a need for approximately 24 units per acre to correct this blighting situation.
- This new TCM3 District is adjacent to an existing multi-family residential community and within a short distance of other similar communities in Eastampton, Westampton and Mount Holly townships. The current TCM1 District only conditionally permits 15% to 20% of the units in a redevelopment project to be apartments over commercial uses, and even those cannot exceed the 6.0 units per acre density.
- The current redevelopment plan did not envision the development of larger, multi-family residences, which have become a successful housing development form in the past decade. Most of the TCM1’s land use, building form, and site design standards are geared for single-family detached and single-family attached housing.
- The professional practice of the design and implementation of mixed-use centers, such as that detailed in the current redevelopment plan, has changed significantly since 1999, as has the private-sector development community’s investment decisions and the general public’s acceptance of them. Some

portions of the current plan and ordinance requirements need to be updated to reflect these changes.

Maintaining the redevelopment plan's current TCM1 District status for this northern quadrant of the Eastampton Town Center only hinders implementation of the overall town center redevelopment plan area. Considering these circumstances, a substantial change is warranted.

In addition, to the TCM3 District change, it is also appropriate to divide the new TCM3 District into three sub-districts to correlate to existing development conditions and realistic redevelopment opportunities. The three sub-districts are:

1. Residential – High Density (RH): At roughly 10.6 acres, the largest of the three sub-districts comprises the existing Gregory's site (Block 300, Lot 13). This sub-district is dedicated to permitting multi-family housing up to three stories in height at a density of 24 units per acre, with a maximum of 240 units per redevelopment project.
2. Commercial 1 (C1): Starting on Monmouth Road (Route 537), at the eastern end of the TCM3 District, and then wrapping around the corner of Woodlane Road (Route 630), this 8.6-acre sub-district will form the bulk of commercial redevelopment in the TCM3 District. Aside from the crossroad's tavern / restaurant, a church and a few other commercial properties, this sub-district comprises a half-dozen residential lots ranging from 0.14 to 0.8 acres, most of which have frontages of at least 100 feet in length. The C1 Sub-District land use, building form and site design standards will encourage redevelopment of the currently underutilized or obsolete properties on Lots 15 through 19, as well as the gradual conversion of Lots 20 through 25 from residential to commercial uses, consistent with the Eastampton town center plan.
3. Commercial 2 (C2): This small, roughly one and one-half acre sub-district is needed to encourage the rehabilitation of an existing colonial revival-style, brick bank building with drive-through teller lanes, as well as the construction of a two- or three-story office building. The latter use shall be designed to complement the adjacent multi-family structures in the adjacent RH Sub-District. The C2 Sub-District will form a transition between the more commercially-oriented uses in the C1 Sub-District along Monmouth Road and the high-density residential uses in the RH Sub-District along Woodland Road.

Although some of the current redevelopment plan's and ordinance's land use and design provisions are changed below, building form and site design standards for this sub-district will maintain the overall character of Eastampton Town Center plan. This is done by incorporating those provisions by reference and by citing exceptions when necessary. Differences between the municipal development requirements in the current TCM1 District and those in the new TCM3 District are explained on Page 33 of this redevelopment plan. The Conceptual Land Use Plan, which illustrates the types and locations of recommended improvements in the Phase Two redevelopment area, is on Page 6. The following are the proposed requirements and standards for land uses and buildings, as well as design guidelines, for the three sub-districts within the new TCM3 District:

### **Residential – High Density (RH) Sub-District**

- A. Permitted Uses: The following uses are permitted, subject to applicable standards set forth as follows:
1. Multi-family dwellings
    - a. Density: maximum 24 dwelling units per acre, with a maximum of 240 units per redevelopment project.
    - b. Number of units per structure: maximum 30 dwelling units.
    - c. Building length: maximum 285 feet, however, no horizontal plane of a building may extend more than 100 feet without a right-angled setback of at least 4 feet.
    - d. Building separation: minimum of 20 feet, with deciduous and evergreen landscaping interspersed between residential buildings.
    - e. Dwelling units and locations: Each dwelling shall contain complete kitchen, bathroom and bedroom facilities. No dwelling unit shall be occupied below the first story of a building, nor located within 25 feet of a recreational facility or maintenance building.
    - f. Open space landscaping and recreational areas: Open space adjacent to, around or between buildings not surfaced as walkways, driveways, parking areas, utility areas or other required improvements shall be landscaped with grass, or other appropriate groundcovers, and with a combination of native shade and ornamental tree and shrub species. Tree and shrub plantings shall include both deciduous and evergreen species. A minimum of 10% of the total tract area shall be designated for common active or passive recreational purposes, such as with clubhouses, pools, courts, gardens, etc.
  2. Public and semipublic uses:
    - a. Public, private and parochial schools for academic instruction.
    - b. Churches, temples and other places of worship, according to the requirements of §540-14D.
    - c. Post office and library facilities.
    - d. Cultural facilities, such as museums, auditoriums and conservatories.
    - e. Public and semi-public uses, including parks and playgrounds, conservation areas, and structures and facilities constructed as part of this principal use.

B. Prohibited Uses:

1. Uses requiring storage or display of goods outside a fully enclosed building.
2. Lumberyards.
3. Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area.
4. Sexually oriented businesses, including establishments that are commonly marketed as adult (male or female) entertainment clubs featuring exotic dancing, and adult book, video and/or gift stores, and massage parlors.
5. Tattoo, body-piercing or branding establishments.
6. Manufacturing and other commercial uses deemed to be hazardous in the Building Code.
7. Automobile sales, services, pumping stations, parts sales, car washes, and detailing shops.
8. Kennels, veterinary hospitals and facilities for the boarding and grooming of animals.
9. Any uses not expressly permitted in the RH Sub-District.

C. Conditional Uses:

1. Home-Office occupations and Home-Craft businesses, in accordance with the §540-64 of the Township Zoning Ordinance.

D. Permitted accessory uses:

1. All accessory uses, buildings or structures shall be set back a minimum of three feet from any property line.
2. All accessory uses shall be architecturally compatible with the principal structure.

E. Area and yard requirements:

1. Lot area: minimum of 10 acres.
2. Lot width: minimum of 1,000 feet.
3. Front yard setback: minimum of 10 feet and maximum of 20 feet from property line. When property fronts onto county highways, the front yard shall be measured from the edge of the right-of-way. A 10-foot setback is

permitted only where the county will allow construction of sidewalks and other streetscape improvements within the county right-of-way.

4. Side yard setback: minimum of 10 feet.
5. Rear yard: minimum of 10 feet.
6. Building height: maximum 3 stories, not to exceed 45 feet.
7. Building coverage: maximum of 35%.
8. Impervious coverage: maximum of 75%.
9. Permitted encroachments:
  - a. Architectural features such as porches, platforms, steps or landing places which do not extend above the first-floor level and which have no wall more than 30 inches in height may project into a required front or rear yard setback a distance of no more than four feet.
  - b. Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three feet into a required front, side or rear yard setback.

#### **Commercial 1 (C1) Sub-District**

- A. Permitted Uses: The following uses are permitted, subject to applicable standards set forth as follows:
  1. Commercial uses:
    - a. Commercial buildings for multiple occupants with various areas of leasable space. Retail uses shall be restricted to the ground floor. Building requirements are the same as those provided under §540-96B.
    - b. Restaurants, cafes, coffeehouses and eateries, with or without outdoor dining areas, but not including drive-through, drive-in, takeout or quick-order eating establishments.
    - c. Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barbershops and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss centers, portrait studios, interior decorating services, video rental, and mail centers.
    - d. Business service establishments, having as their primary function the rendering of service to a business client. Such services may include, but are not limited to, document reproduction, duplication, and administrative services.

- e. Product service establishments, having as their primary function the servicing or repair of a product, including, but not limited to, the repair and servicing of shoes, audio and visual equipment, computer and electronic equipment, small appliances, jewelry and watches. Such service establishments shall not include motor vehicle maintenance and/or body shops.
  - f. Business offices, including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.
  - g. Instructional studios, fitness centers, and billiard parlors.
  - h. Banks and other financial institutions, excluding check-cashing businesses, but including automated teller machines (ATM) and drive-throughs.
  - i. Professional offices, including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions.
  - j. Day-care centers (elderly and child).
2. Mixed-use buildings that may include residential apartments or flats above commercial or office uses. Residential apartments and offices may be permitted on the second story, with the exception that these two uses are not permitted on the same floor. Residential apartments in mixed-use buildings shall not exceed a density of 6 units per acre.
  3. Single-family detached residences
  4. Public and semipublic uses:
    - a. Public, private and parochial schools for academic instruction.
    - b. Churches, temples and other places of worship, according to the requirements of §540-14D.
    - c. Post office and library facilities.
    - d. Cultural facilities, such as museums, auditoriums and conservatories.
    - e. Public and semi-public uses, including parks and playgrounds, conservation areas, and structures and facilities constructed as part of this principal use.
- B. Prohibited Uses:
1. Uses requiring storage or display of goods outside a fully enclosed building.
  2. Lumberyards.

3. Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area.
4. Sexually oriented businesses, including establishments that are commonly marketed as adult (male or female) entertainment clubs featuring exotic dancing, and adult book, video and/or gift stores, and massage parlors.
5. Tattoo, body-piercing or branding establishments.
6. Manufacturing and other commercial uses deemed to be hazardous in the Building Code.
7. Automobile sales, services, pumping stations, parts sales, car washes, and detailing shops.
8. Kennels, veterinary hospitals and facilities for the boarding and grooming of animals.
9. Any uses not expressly permitted in the C1 Sub-District.

C. Conditional Uses:

1. Home-based professional offices, in accordance with the §540-99.A(9)(d) of the Town Center District Standards in the Township Zoning Ordinance.
2. Home-Office occupations and Home-Craft businesses, in accordance with the §540-64 of the Township Zoning Ordinance.

D. Permitted accessory uses:

1. All accessory uses, buildings or structures shall be set back a minimum of three feet from any property line and shall be permitted in the rear yard only.
2. All accessory uses shall be architecturally compatible with the principal structure.

E. Area and Yard Requirements:

1. Lot area: minimum of 15,000 square feet.
2. Lot width minimum of 100 feet.
3. Front yard setback: minimum of 0 feet and maximum of 20 feet from property line. When property fronts onto county highways, the front yard shall be measured from the edge of the right-of-way. A 0 foot setback is permitted only where the county will allow construction of sidewalks and other streetscape improvements within the county right-of-way.

4. Side yard: minimum of 10 feet property line when a detached building; attached buildings with a 0 foot side yard setback are permitted.
5. Rear yard: minimum of 10 feet from property line.
6. Height: maximum of 3 stories or 45 feet from sidewalk level for all buildings. Finished first floor should be as close to level with the sidewalk as practicable.
7. Building coverage: maximum of 35%.
8. Impervious coverage: maximum of 75%.
9. Maximum building length: 100 feet.
10. Permitted encroachments:
  - a. Architectural features such as porches, platforms, steps or landing places which do not extend above the first-floor level and which have no wall more than 30 inches in height may project into a required front or rear yard setback a distance of no more than four feet.
  - b. Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three feet into a required front, side or rear yard setback.
11. Required Usable Outdoor Open Space: At least five percent (5%) of the gross floor area of a building shall be improved as usable outdoor open space for sitting, gathering and passive recreational purposes. In no case shall the usable outdoor open space area be less than 150 square feet.

### **Commercial 2 (C2) Sub-District**

- A. Permitted Uses: The following uses are permitted, subject to applicable standards set forth as follows:
  1. Commercial uses:
    - a. Commercial buildings for multiple occupants with various areas of leasable space. Retail uses shall be restricted to the ground floor. Building requirements are the same as those provided under §540-96B.
    - b. Restaurants, cafes, coffeehouses and eateries, with or without outdoor dining areas, including drive-through, drive-in, takeout or quick-order eating establishments.
    - c. Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barbershops and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss

centers, portrait studios, interior decorating services, video rental, and mail centers.

- d. Business service establishments, having as their primary function the rendering of service to a business client. Such services may include, but are not limited to, document reproduction, duplication, and administrative services.
  - e. Product service establishments, having as their primary function the servicing or repair of a product, including, but not limited to, the repair and servicing of shoes, audio and visual equipment, computer and electronic equipment, small appliances, jewelry and watches. Such service establishments shall not include motor vehicle maintenance and/or body shops.
  - f. Business offices, including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.
  - g. Instructional studios, fitness centers, and billiard parlors.
  - h. Banks and other financial institutions, excluding check-cashing businesses, but including automated teller machines (ATM) and drive-through banks.
  - i. Professional offices, including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions.
- B. Prohibited Uses:
- 1. Uses requiring storage or display of goods outside a fully enclosed building.
  - 2. Lumberyards.
  - 3. Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area.
  - 4. Sexually oriented businesses, including establishments that are commonly marketed as adult (male or female) entertainment clubs featuring exotic dancing, and adult book, video and/or gift stores, and massage parlors.
  - 5. Tattoo, body-piercing or branding establishments.
  - 6. Manufacturing and other commercial uses deemed to be hazardous in the Building Code.
  - 7. Automobile sales, services, pumping stations, parts sales, car washes, and detailing shops.

8. Kennels, veterinary hospitals and facilities for the boarding and grooming of animals.
9. Any uses not expressly permitted in the C2 Sub-District.

C. Permitted accessory uses:

1. All accessory uses, buildings or structures shall be set back a minimum of three feet from any property line and shall be permitted in the rear yard only.
2. All accessory uses shall be architecturally compatible with the principal structure.

D. Area and Yard Requirements:

1. Lot area: minimum of 15,000 square feet.
2. Lot width: minimum of 150 feet.
3. Front yard setback: minimum of 0 feet and maximum of 20 feet from property line. When property fronts onto county highways, the front yard shall be measured from the edge of the right-of-way. A 0 foot setback is permitted only where the county will allow construction of sidewalks and other streetscape improvements within the county right-of-way.
4. Side yard: minimum of 10 feet property line when a detached building; attached buildings with a 0 foot side yard setback are permitted.
5. Rear yard: minimum of 10 feet from property line.
6. Height: maximum of 3 stories or 45 feet from sidewalk level for all buildings. Finished first floor should be as close to level with the sidewalk as practicable.
7. Building coverage: maximum of 35%.
8. Impervious coverage: maximum of 75%.
9. Maximum building length: 100 feet.
10. Permitted encroachments:
  - a. Architectural features such as porches, platforms, steps or landing places which do not extend above the first-floor level and which have no wall more than 30 inches in height may project into a required front or rear yard setback a distance of no more than four feet.
  - b. Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three feet into a required front, side or rear yard setback.

11. Required Usable Outdoor Open Space: At least five percent (5%) of the gross floor area of a building shall be improved as usable outdoor open space for sitting, gathering and passive recreational purposes. In no case shall the usable outdoor open space area be less than 150 square feet.

**RH, C1 and C2 Sub-Districts' Design Standards:**

To the great extent practicable, unless otherwise specified below, development and redevelopment within the RH, C1 and C2 Sub-Districts shall be consistent with the Eastampton Town Center and Architecture Design Standards, as codified in the Articles VIII and IX of Eastampton Township Code *Chapter 460 Subdivision of Land and Site Plan Review* §460-75 through §460-79, as well as with the overall redevelopment plan's Town Center District design standards, as codified in Eastampton Township Code *Chapter 540 Zoning* §540-99C and D,

1. Off-Street and On-Street Parking

- a. A sufficient number of parking stalls shall be provided as required in the NJ Residential Site Improvement Standards (RSIS), or as otherwise required by the Township's off-street parking regulations §540-58. Because the ordinance does not permit additional workers from outside the home and may not accept visitors to conduct business, other than for deliveries, home-office and home-craft uses shall be exempt from parking requirements.
- b. Existing parking areas not located in the rear yard of a non-residential property must be screened with a brick wall constructed to a minimum of 3 1/2 feet high and a maximum of 5 feet high. The brick wall shall be placed within 5 feet from the edge of the sidewalk along the front or sides of the parking lots which have frontage on public roads.
- c. On-street parking on municipal or private roads may be used to meet the total parking requirement.
- d. Shared parking. Shared parking shall be encouraged for all commercial parking lots, particularly those serving mixed-use commercial and residential buildings. Owners or lessees of land uses that exhibit off-setting parking demand patterns may reduce the total amount of parking that they are required to provide if they demonstrate, at the time of site plan review, that the total amount of parking being provided for the combined uses will be available.

In calculating the total amount of parking available, applications shall submit a shared parking analysis report using procedures originally proposed in the report "*Shared Parking*" published by the Urban Land Institute (ULI) in cooperation with the Institute of Traffic Engineers (ITE). Revised parking accumulation information published in the report "*Parking Generation - 3d Edition*," published by ITE, or later edition, shall be employed as appropriate.

The total amount of parking to be provided shall consist of an amount 10% greater than the projected peak parking accumulation rate calculated using the shared parking procedures.

An applicant who seeks to employ a shared parking approach must:

- i. Be under the control of a single entity or document that they have entered into a binding agreement authorizing the shared parking arrangement; the applicant shall be required to file a report three years from date of final development approval with the Zoning Office documenting that it is continuing to satisfy its parking requirement;
- ii. Provide the shared parking on the same block as the parcel to be developed or a contiguous block unless otherwise approved; and
- iii. Provide clear informational signage directing vehicles to the associated parking area(s).

## 2. Street Trees

Shade trees shall be planted, in accordance with Eastampton Code *Chapter 499: Trees*, at 50-foot intervals in a grass planting strip that is a minimum of five feet wide between the edge of the road and sidewalk. In retail areas, where a planting strip may not be suitable, trees shall be planted in grates, pavement openings or planter structures of sufficient size to accommodate the species utilized.

## **Conceptual Land Use Plan**

This Phase Two redevelopment plan also includes a conceptual land use plan map, which indicates and illustrates the types and locations of recommended land uses, circulation and off-street parking facilities, open space and amenities where the property owners are expected to undertake redevelopment projects. (See Figure 2 of page 6.) The map recommends that redevelopment in seven parcels: Lots 13, 14, 15, 17, 18, 19 and part of 2.02, should be coordinated in order to implement the master plan and redevelopment plan policies for a mixed-use, pedestrian-oriented town center. The improvements indicated on the map are one of several possible site plan designs for the Phase Two project area. Potential redevelopers may propose alternative layouts buildings, roads and other improvements. These alternative layouts, however, shall be consistent with the site plan guidelines described below.

This area encompassed by the conceptual land use map was selected because:

- four parcels: Lots 13, 15, 18 and 19 are currently for sale;
- two parcels: Lots 2.02 and 15 have significant areas of underutilized land or improvements developed in an obsolete layout; and
- one small parcel, Lot 17 is completely surrounded by them.

## 3. Lots 15 through 19

The Phase Two redevelopment plan's conceptual land use map indicates that four

other properties in the C1 Sub-District: Lots 15, 17, 18 and 19, be redeveloped as commercial or mixed-use properties in a collection of smaller buildings. These pedestrian-oriented buildings shall front and face directly on the adjacent county roads with the same types of frontage improvements recommended in the 2009 Eastampton Pedestrian / Bicycle Circulation Needs Study. These properties should have shared off-street parking and stormwater management and, as reasonably possible, waste management facilities in the rear area, primarily on Lot 15, which is the largest and most underutilized property. Permitted uses, building form and site plan and design requirements for redevelopment projects in this area shall be as specified above, in this section.

Workers, customers and visitors coming by vehicle should access these properties by two new streets: one constructed on Lot 19 between the two church properties opening onto Monmouth Road, and a second opening onto Woodlane Road located east of Lot 14, in the general vicinity of the current shared driveway with Lot 15. All existing driveways and curb cuts between these two new streets shall be closed as the redevelopment projects in this redevelopment plan are completed.

## 2. Lots 2.02 (part) and 13

The conceptual land use map indicates that the majority of the old Gregory's site (Lot 13) is to be developed as a low-rise, multi-family community, which shall have a maximum capacity of 240 units. At least 10% of the total tract area for this rental or condominium apartment community shall have open spaces and recreational facilities designated for tenants in common active or passive recreational purposes, such as with clubhouses, pools, courts, gardens, etc. The clubhouse facility shall be located at the rear of Lot 13, adjacent to the approximately 5-acre portion of adjacent Lot 2.02 now used as a stormwater management facility for the Eastampton Town Center multi-family community along Sawyer Avenue and Clements Boulevard. Pennrose Properties owns and manages Lot 2.02. by.

The Phase Two redevelopment plan recognizes that the redeveloper of Lot 13 may need to use off-tract stormwater management facilities to achieve the residential densities required to acquire, demolish, remediate and pre-develop the property. If necessary, and if agreed to by the owner of Lot 2.02, this redevelopment plan sanctions co-use of the existing stormwater management facility on Lot 2.02 on the stipulation that the redeveloper of Lot 13 improve the perimeter areas of the stormwater management facility for active and passive recreational uses for the communal benefit of the residents of both Lots 2.02 and 13. This requirement is in keeping with the current master plan's requirement to provide recreational and civic opportunities in the Eastampton Town Center.

The multi-family buildings on Lot 13 shall front and face directly onto Woodlane Road and a parallel street extending from Monmouth Road to Sawyer Avenue, which leads into the existing Eastampton Town Center multi-family community on Lot 2.02. In other words, the site shall be designed so that the buildings shall front on streets and not parking lots. A second perpendicular street within this multi-family redevelopment project area shall connect Woodlane Road to a community destination or focal point, such as a traffic roundabout, recreational facility, or both. This street shall be

designed and constructed as a boulevard with landscaped median islands formed by intersecting off-street parking access lanes. The Phase Two redevelopment plan stipulates that, when these properties are redeveloped, they shall be required to improve their frontage to be consistent with the 2009 Eastampton Pedestrian / Bicycle Circulation Needs Study recommendations for this part of the Eastampton Town Center. These improvements include dedication of frontage for required road widening, sidewalks or shared-use paths, bike lanes, landscaping and tree planting areas.

Vehicular parking to the residential buildings on Lot 13 will be provided a number of ways, as illustrated on the conceptual land use map:

- Dedicated off-street parking spaces located within and behind rear garages, which would be accessed by a rear, two-way access lane;
- Non-dedicated on-street parking spaces located along the new street connecting Monmouth Road and Sawyer Avenue; and
- Non-dedicated off-street parking spaces in the rear of the property within short walking distance of the required tenants' communal recreational facility.

Any off-street parking that may be permitted on Woodlane Road shall not be counted towards the multi-family redevelopment project's parking requirements. The property owner / manager or community of tenants' association may utilize a nighttime parking permit program to ensure sufficient spaces for the residents. Municipal policing of such a program, however, would not be required.

Permitted uses, building form and site plan and design requirements for the multi-family structures in this Lot 13 redevelopment project area shall be as specified above, in this section.

### 3. Lots 13 (part) and 14

The last redevelopment project area illustrated by the conceptual land use map is the area identified as the TCM3's C2 Sub-District. This sub-district is intended to facilitate the rehabilitation of an existing abandoned, but structurally sound, brick bank building with drive-through facilities and to be a transition between the commercial buildings in the C1 Sub-District to the east and the low-rise, multi-family structures to the west. Permitted uses, building form and site plan and design requirements for the future commercial structures in this redevelopment project area shall be as specified above, in this section.

The Phase Two conceptual land use map illustrates that this sub-district will be redeveloped by the rehabilitation and adaptive re-use of the existing bank building and the construction of a second commercial structure with a building form and design compatible with the adjacent multi-family structures on Lot 13. These commercial buildings would front and face directly on Woodlane Road and be required to construct the same types of frontage improvements recommended in the 2009 Eastampton Pedestrian / Bicycle Circulation Needs Study. These commercial properties shall have their own off-street parking area, but may use the shared

stormwater management facilities constructed for the redevelopment projects on adjacent lots.

Workers, customers and visitors coming by vehicle would access these properties by two new streets: one constructed on Lot 19 between the two church properties opening onto Monmouth Road, and a second opening onto Woodlane Road located east of Lot 14, in the general vicinity of the current shared driveway with Lot 15. Temporary use of existing driveways from Woodlane Road to the redeveloped "former bank" site shall be permitted; however, when the surrounding areas, including the shared access road, labeled Road "C" on the Conceptual Land Use Map on Page 6, are developed, the temporary access driveways to the "former bank" site shall be closed and landscaped and a new access drive to Road "C" shall be opened.

#### 4. Lots 20 through 25

The remaining six other parcels: Lots 20, 21, 22, 23, 24 and 25 are not included in the conceptual land use map. This is because the Phase Two redevelopment plan, at this time, recommends that conversion of these single-family properties, which have, on average, lot widths of at least 100 feet, occur in due time when their property owners are interested in developing them to commercial or mixed-use properties permitted in the TCM3's C1 Sub-District. Permitted uses, building form and site plan and design requirements for these conversions shall be as specified above, in this section.

The Phase Two redevelopment plan stipulates that, when these properties are converted or redeveloped, they will be required to improve their frontage to be consistent with the 2009 Eastampton Pedestrian / Bicycle Circulation Needs Study recommendations for other parts of the Eastampton Town Center. These improvements include dedication of frontage for required road widening, sidewalks or shared-use paths, bike lanes, landscaping and tree planting areas. It also stipulates that they will not be permitted to have any new driveway openings. These six property owners, however, will be encouraged to coordinate their individual development plans with adjacent properties by implementing cross-access or other easements for shared driveways, parking areas, stormwater detention, business signage, etc.

### **C. Temporary/Permanent Resident Relocation**

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

"Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market."

The redevelopment area does not anticipate the need to temporarily or permanently relocate any residents.

### **D. Identification of Proposed Property Acquisitions**

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

"An identification of any property within the redevelopment area. which is proposed to acquired in accordance with the redevelopment plan."

Implementation of the redevelopment plan will not include any property acquisition.

### **E. Relationship to Intergovernmental Planning**

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

“Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L.1985, c.398 (C.52:18A-196 et seq.)”

#### **1. Contiguous Municipalities**

**a. Mount Holly Township** - Mount Holly Township is the most adjacent municipality to the redevelopment area planned for Phase Two of the Eastampton Township redevelopment plan. Phase Two is about one-quarter mile from the developed northeastern section of Mount Holly Township. This area of Mount Holly is zoned R-1 Residence District, which permits single-family dwellings on 15,000-square foot lots. Situated between Phase Two of the redevelopment area for Phase Two, along the municipal boundary shared with Mount Holly, is Sherwood Village, a suburban garden apartment community that contains 304 dwelling units on 28 acres of land fronting along Monmouth Road (Route 537) in Eastampton. This garden apartment community is zoned RH Residential High Density. On the Mount Holly side of the boundary is the Village Square garden apartment community of 204 units on 16 acres.

Phase Two is planned for high-density housing and commercial development, which are compatible with existing high density housing in Sherwood Village and Village Square. Since the R-1 District in Mount Holly is essentially built-out and is separated from the Phase Two area by densely developed Sherwood Village in Eastampton, no negative impacts should result from the development of Phase Two of the redevelopment plan.

**b. Westampton Township** - Westampton Township is situated about one-half mile north of the redevelopment area planned for Phase Two of the Eastampton Township redevelopment plan. Mount Holly-Jacksonville Road (Route 628) delineates the municipal boundary between Eastampton and Westampton Townships. The lands in Westampton are zoned R-3 Residential District, which permits one-acre residential lots that are served by septic systems and wells, and 20,000-square foot residential lots and multi-family developments at 10 dwelling units per acre served by public sewers and water supply. The area of Westampton located near Mount Holly-Jacksonville Road and Woodlane Road (Route 630) is developed with townhouses and a gasoline service station.

The southern side of Mount Holly-Jacksonville Road that intersects with Woodlane Road in Eastampton is zoned RH Residential High Density and developed with multi-family dwelling units. Farther south along Woodlane Road is another garden apartment complex and the Pennrose development, which consists of 100 affordable housing units in 22 multi-family structures on 25 acres at Eastampton Town Center.

Phase Two of the redevelopment plan is planned for high-density housing and commercial development, which is compatible with the multi-family communities that exist to the north in Eastampton and Westampton. Given the compatibility of proposed land uses in Phase Two with existing multi-family housing, redevelopment of Phase Two should have no negative impacts upon Westampton Township.

**c. Lumberton Township** - Lumberton Township is located more than two miles from the area planned for Phase Two of the redevelopment plan in Eastampton Township. No impacts to Lumberton Township should result from the development of Phase Two of the redevelopment plan.

**d. Southampton Township** - Southampton Township is located more than two-and-one-half miles from the area planned for Phase Two of the redevelopment plan in Eastampton Township. No impacts to Southampton Township should result from the development of Phase Two of the redevelopment plan.

**e. Springfield Township** - Springfield Township is located about two miles from the area planned for Phase Two of the redevelopment plan in Eastampton Township. No impacts to Springfield Township should result from the development of Phase Two of the redevelopment plan.

**f. Pemberton Township** - Pemberton Township is located about two miles from the area planned for Phase Two of the redevelopment plan in Eastampton Township. No impacts to Pemberton Township should result from the development of Phase Two of the redevelopment plan.

## **2. Burlington County**

Burlington County does not have a county master plan. To date, the county has relied upon the 2001 New Jersey State Development and Redevelopment Plan. The county is currently in the process of working with thirteen municipalities in the Northern Burlington County region of which Eastampton is one of the communities, to prepare a growth and preservation plan (GAPP). A draft plan has been completed in 2008 and is currently under review by the participating municipalities and the Burlington County Board of Chosen Freeholders.

The GAPP set forth a vision for the region that is based on a balance of growth and preservation. Among several vision statements the following apply to the Eastampton redevelopment area:

- New growth and development that occurs in the form of livable, lively hamlets, villages and towns which are the result of redeveloping existing centers, expanding existing centers and developing new centers, and avoiding low-density rural and suburban sprawl that consume vast amounts of the countryside.
- Housing stock that is attractive and accessible to households and individuals of diverse social backgrounds and economic means.
- Land use patterns that support multiple modes of transportation including, but not limited to, the pedestrian, bicycle, automobile, buses and farm equipment,

and reduce reliance on single-occupancy vehicles.

The GAPP recommended numerous policies to achieve the balance of growth and preservation for the region. The policies are founded upon the 2001 State Development and Redevelopment Plan and Burlington County's recommendations resulting from the latest cross-acceptance process. Specifically, the GAPP set forth the following policy for Eastampton Township's vision for creating a new town center that corresponds to the redevelopment area:

- There are a number of existing Places within North Burlington County's Suburban (PA2) planning areas. All of these have sewer service and the ability to provide service to adjacent tracts that may be appropriate to accommodate additional growth in accordance with the planning areas' policy objectives. Each is a unique situation...
- Eastampton Village in Eastampton Township, at the border of the Suburban (PA 2) and Rural (PA 4) planning areas, has been planned to be a center-based, mixed-use community that would provide a Community of Place for a municipality that is otherwise a bedroom suburb of the Mount Holly Regional Center.

Phase Two of the redevelopment plan advances these GAPP policies by establishing provisions in Eastampton Township's ordinances for creating a center-based, mixed-use development in the area of the municipality identified as "Eastampton Village" in the GAPP. Under Phase Two, the portion of "Eastampton Village" is planned for the redevelopment of the former Gregory's store that is vacant, the vacant Beneficial Bank facility and surrounding vacant and underutilized parcels. Public sanitary sewers and water lines serve the area. The redevelopment area for Phase Two is surrounded by residential development that consists of detached single-family and multi-family dwellings, all of which are within walking distance to the area. (Although the GAPP considers the center to be a "village", Eastampton Township prefers to call it a "town center", which is why this redevelopment plan, prior plans and the Township ordinance refers to it as such. However it is called, future development, redevelopment and conservation in this center will be consistent with that in "village" centers referenced in the GAPP and the *New Jersey State Development and Redevelopment Plan*.)

### **3. State Development and Redevelopment Plan**

The *New Jersey State Development and Redevelopment Plan* (SDRP) was adopted by the New Jersey State Planning Commission June 12, 1992. The SDRP was reexamined, and a new plan adopted in 2001. The SDRP designates the town center redevelopment area in Eastampton Township as part of the PA2 Suburban Planning Area, which "...is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development" (194). SDRP policies for the PA2 encourage maintenance, reinvestment and redevelopment to occur within such areas of the state. The redevelopment plan will promote the following PA2

policy objectives of the *2001 Plan* (198, 199):

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 more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area’s capacity to accommodate future growth.

For Phase Two the Redevelopment Plan's primary focus is to facilitate the redevelopment of the northern quadrant of the intersection of Woodlane and Monmouth Roads, both of which county highways. This redevelopment area is well served by sanitary sewers, public water and a complete road network. The intent of the Redevelopment Plan is to capitalize on the efficiencies of the existing infrastructure and the concentrated development patterns that surround the redevelopment area.

Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area’s projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

The Redevelopment Plan introduces new housing, which consists of rental apartments, made available on a former commercial site. The area surrounding the former Gregory’s retail site is developed with residential neighborhoods, some of which have multi-family properties and rental communities. The redevelopment of the site will be compatible with the residential areas in neighboring Mount Holly and Westampton, as well as in Eastampton.

Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

The Redevelopment Plan speaks directly to this economic development objective of the *2001 Plan* by encouraging the redevelopment of a vacant “grayfield.” The redevelopment of the site and the construction of new housing in the Redevelopment Area will increase the value of the surrounding residential neighborhood and expand the housing stock in the Township. Furthermore, the Redevelopment Plan includes the redevelopment of existing commercial buildings and sites and the development of underutilized parcels

for commercial uses. The redevelopment area for Phase Two provides for the concentration of residential and non-residential uses in a mixed-use setting for a new “town center” in Eastampton. Together, the development and redevelopment of the Redevelopment area will advance the state’s economic development objective.

Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

The Burlington County Board of Chosen Freeholders operates the BurLink bus system that serves Eastampton Township with B1 and B3 route stops along Woodlane Road including the redevelopment area. The B1 and B3 routes originate in Pemberton Township, make connections with New Jersey Transit buses in Mount Holly and Willingboro Townships, but have different termini. The B1 route terminates in Beverly City at the New Jersey Transit operated light rail passenger system RiverLINE. The B3 route terminates at the Willingboro Town Center. The Redevelopment Area plans for concentrated residential development that would be served by the BurLink system, thus advancing the state transportation policy.

Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

The Redevelopment Plan recommends reusing an area of the Township that previously was developed with commercial uses. This reuse directs development away from undeveloped lands, thus, alleviating pressure to build housing on them. Redeveloping the Redevelopment Area will expend less energy because the existing infrastructure will be utilized and consume less resources that are normally used in the construction of housing where such infrastructure does not exist.

Agriculture: Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive,

new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

The redevelopment area does not contain agricultural uses, nor is it contemplated to have agricultural activities.

Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional parkland and open space either in or within easy access of Centers.

The redevelopment area has limited recreational opportunities. The Redevelopment Plan requires onsite recreation for residents of the new development. A community recreational area is located on the other side of Woodlane Road, while additional recreational sites are planned to occur in The Town Center Civic (TCC) District east of the Phase Two redevelopment plan area.

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's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The Phase Two redevelopment plan area is part of a larger planned, mixed use redevelopment project designed to create a village center for the suburban township on the edge of the farmbelt. It is intended to be developed as a walkable center, that connects via the County BurLINK transit network to Mount Holly and other larger regional centers. The RH Sub-District of the new TCM3 District will have a maximum residential density of 24 units per acre, which will be an anchor for adjacent mixed-use redevelopment projects.

Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. Coordinate historic preservation with tourism efforts.

The redevelopment area does not include any properties on either the New Jersey or National Register of Historic Places. Therefore, there are no formally recognized historic properties to preserve. There is a potential to rehabilitate and re-use the 1856 Union Sunday School and Chapel, which is a plain frame meetinghouse with an enclosed front portico and bell tower cupola. Iglesia de

Dios, a Latino Pentecostal congregation, now owns and operates this building and an adjacent older dwelling. Currently, both properties are listed for sale. John & Molly's Tavern, at the northern corner Monmouth Road (537) and Woodlane Road (630) is a nineteenth-century tavern. However, so much of the structure's historic physical integrity has been altered or removed that the property is no longer historically significant. The redevelopment plan's site and building design guidelines, however, will ensure that all new construction will be consistent with the architectural character of the surrounding area.

Public Facilities and Services: Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities—schools, libraries, municipal buildings, government offices, post offices, civic, cultural and religious facilities, fire stations, etc.—in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Cores.

The public infrastructure that serves the redevelopment area is in relatively fair condition. Existing roads may require resurfacing, and new sidewalks with accessible ramps constructed. Woodlane Road may require widening to provide for on-street parking, sidewalks and bicycle lanes. This is based upon the recommendations of a recent NJDOT transportation study for the Township. Depending on the review of the county engineer, the geometry of Woodlane and Monmouth Roads may require redesign and traffic calming measures may require study and design. Pedestrian crossings in the two county roads will require study and design. New roads and infrastructure within the redevelopment project area shall be designed in an efficient grid pattern to connect existing developed areas, as required in the redevelopment plan for the overall town center area.

Intergovernmental Coordination: Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.

The very ideology of this policy is embodied in the spirit and thrust of the redevelopment plan. The redevelopment plan is a progressive initiative undertaken by Eastampton Township to facilitate redevelopment in one of the areas of the community that needs it. Implementation of the redevelopment projects in this Phase Two redevelopment plan will complete the second part of the planned mixed-use core for the Eastampton Township village center.

#### **IV. AFFORDABLE HOUSING PROVISIONS**

In N.J.S.A. 40A:12A-7b., the LRHL provides "[a] redevelopment plan may include the provision of affordable housing in accordance with the 'Fair Housing Act,' P.L.1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan."

The Council on Affordable Housing (COAH) granted Third Round substantive certification of Eastampton Township's 2008 Housing Element and Fair Share Plan for a 139-unit obligation for the period between 1987 and 2018. This included a 17-unit rehabilitation share, a 49-unit prior round obligation and a 73-unit projected growth share obligation. The certification stated that Eastampton Township would address its 17-unit rehabilitation share with 4 new construction (rental) credits from the Eastampton Apartments, which is the 100-unit 100% affordable rental complex to the west of the Phase Two redevelopment project area that Pennrose Properties constructed in 2002. The Township will address the remaining 13 units of the rehabilitation share via an inter-local services agreement with Burlington County. To address its 49-unit prior round obligation, the Township will use 37 credits and 12 rental bonuses from the Eastampton Apartments. To address its 73-unit projected growth share obligation, the Township will use 59 credits and 18 rental bonuses from the Eastampton Apartments. This leaves the Township with a surplus of four credits.

In addition, the approval required the Township to enact an ordinance to impose development fees on both residential and non-residential development, which will to be deposited into a municipal trust fund for future affordable housing projects.

Since that time, however, there has been great deal of fluctuation about COAH's Third Round obligations at the state level. This has left governmental, development and housing advocacy groups uncertain about the future of municipal obligations for affordable housing programs and obligations, such as inclusionary requirements for new construction or rehabilitation of substandard units.

- October 8, 2010 - The State Appellate Court invalidated COAH's Third Round rules.
- March 31, 2011 - The Supreme Court decided to review the Appellate Court's decision.
- June 30, 2011 - The Governor abolished COAH and transferred its responsibilities, including resolution of the NJ Supreme Court review, to the Department of Community Affairs.
- August 24 2011 - The Legislature enacted a law to extend a moratorium on the Third Round Rules that required a 2.5% affordable housing contribution fee for non-residential construction.

The redevelopment plan anticipates that a redeveloper will construct a multi-family residential redevelopment project, with a maximum of 240 units, in the Residential - High Density (RH) Sub-District. Since COAH granted Eastampton Township substantive certification for its projected regional growth share until 2018, there is no need to

require the redeveloper to provide any additional affordable housing in the Phase Two redevelopment area.

## V. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

In N.J.S.A. 40A:12A-7c., the LRHL requires "[t]he redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the 'Municipal Joint Land Use Law,' P.L.1975, c.291 (C.40:55D-1 et seq.)."

In 1999, the Council amended Eastampton Township Chapter 540: Zoning to add *Article XVII: Redevelopment Plan, §540-88 through 108*, to codify the provisions of the 1999 redevelopment plan and subsequent amendments for the 533-acre redevelopment area located between Woodlane Road, Jacksonville-Mount Holly Road and Monmouth Road. Council has amended Article XVII several times since then, lastly in February 28, 1011 via R2011-6.

This redevelopment plan for thirteen parcels on Block 300: Lots 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25 and a part of Lot 2.02 at the northern corner of Woodlane Road (Route 630) and Monmouth Road (Route 537) represents the second phase of a larger redevelopment plan. The Eastampton Township Town Center Phase Two development regulations for the new TCM3 District maintain mostly all of the land use and building requirement provisions in the earlier redevelopment plan. The standards for the new TCM3 District will be identical to those for the existing TCM1 District, except for the following, for which it supersedes. The reasons for these changes, which are summarized on pages 10 and 11 of this redevelopment plan. The proposed changes from the current TCM1 District to the TCM3 District and its three sub-districts: Residential-High Density (RH), Commercial 1 (C1) and Commercial 2 (C2), also maintain the town center vision and fulfill the intent of the overall Eastampton Town Center redevelopment plan.

The differences between the current TCM1 development regulations and those for the new TCM3 District and its three sub-districts: RH, C1 and C2, are as follows. The basis for most of these changes:

- There is no maximum lot size in the TCM3 District. This is because modern redevelopment economics and practices in suburban areas, such as Eastampton, tend to favor large-scale developers. The lots sizes prescribed in the TCM1 District contrast with the existing land tenure pattern in the Phase Two redevelopment project area. Larger lot sizes also enable redevelopers to build more cost-effective shared / communal parking lots, drainage and waste management facilities, etc., which will facilitate project implementation. The TCM3 regulations establish minimum lot sizes consistent with the existing land tenure pattern and the facilitate development of a walkable town center.
- The new TCM3 District will not require any minimum or maximum square footage for commercial or office uses or minimum height requirements, as now required by the TCM1 District regulations. This is because such specifications, while well intentioned, have not responded to market demand, which experienced one of its greatest expansion periods after the Township adopted the 1999 redevelopment plan. The 1999 plan may has also anticipated rehabilitation of the former Gregory's building (Block 300, Lot 13) for much of this required 50,000 to 75,000 square foot of first-floor commercial and office space. Due to the present (2011) condition of the building and a twelve-year history of marketing it

for such uses, demolition of that building is anticipated to be necessary to redevelop that parcel.

- The TCM1 District prohibits drive-through eating establishments and restaurants, but allows banks with drive-through service if that service is located in the rear. The TCM3 District permits drive-through eating establishments and restaurants, but only in the C2 Sub-District, to encourage redevelopment of a building otherwise consistent with the original redevelopment plan's vision. The regulations for the C1 and C2 Sub-Districts do not change the drive-through exemption for banks, nor does it permit drive-through services for other businesses, such as for pharmacies, convenience stores / dairies, postal facilities, etc. This is because the location of drive-through facilities, and the land area required to furnish them, generally is considered counter-productive in mixed-use town centers and pedestrian-oriented areas.

To address future pedestrian conflicts, the TCM3 Districts' Conceptual Land Use Map restricts the number of future curb cuts on Monmouth Road and Woodlane Road. In addition, the TCM3 District's off-street parking standards require existing parking areas not located in the rear yard of a non-residential property to be screened with a brick wall constructed to a minimum of 3 1/2 feet high and a maximum of 5 feet high.

- The TCM1 District only conditionally permits residential apartments in multi-family structures, for commercial lease or condominium ownership, and mixed-use structures, such as residential or office units above first-floor commercial or office uses. The TCM1 regulations also require a prescribed mixture of residential uses and lot sizes.

The TCM3 District regulations permit multi-family apartments in the RH Sub-District by-right, but do not permit mixing non-residential uses, including home-occupation uses, in apartment structures due to density, security and off-street parking concerns. The RH Sub-District, however, does conditionally permit home-office and home-craft businesses, which do not have such issues. The RH Sub-District also includes additional design requirements for multi-family apartments from the Zoning Ordinance's RH District, which currently are not part of the redevelopment plan or implementing ordinances.

The C1 Sub-District permits mixed-use buildings at a density not to exceed 6 units per acre, in accordance with the current redevelopment plan. It also conditionally permit home-office and home-craft businesses. Mixed-used buildings are not permitted in the C2 Sub-District because the planned rehabilitation of the drive-through business creates too much of a traffic conflict for second-story residential apartments. Because the C1 Sub-District contains existing single-family detached homes, it also permits those uses at a density of 2.9 units per acre, and conditionally permits home-occupation uses.

- Commercial and mixed-use buildings in the new TCM3 District may be three stories in height, not to exceed 45 feet, as now permitted for multi-family

dwellings in the in the TCM1 District. The TCM1 District's maximum building height for these uses is 35 feet, which it measures to the highest point of the roof. The current standard does not allow for three story buildings with gabled roofs, as envisioned in the town center plan.

- The TCM1 District permits all commercial and mixed-use structures to have a maximum building length of 250 feet, with no requirements for any breaks in the architectural plane. The new TCM3 District's RH Sub-District permits building length up to 285 feet, for just a slightly larger building footprint with sufficient room for architectural features, such as overhanging roof eaves and end porches. However, it stipulates that no plane of the building may extend for more than 100 feet without a setback of at least 4 feet. The maximum length of a building in the C1 and C2 Sub-Districts is 100 feet, consistent with the town center vision.
- The maximum impervious coverage for multi-family structures in the TCM1 District is 60%, but is 70% for commercial properties and mixed-use structures. In the TCM3 District, the impervious coverage figure for all uses is 75% to facilitate formation of a more developed mixed-use environment and to permit provide parity for all town-center uses. The RH Sub-District regulations, however, require multi-family uses to have a minimum of 10% of the total tract area shall be designated for common active or passive recreational purposes, such as with clubhouses, pools, courts, gardens, etc. The current TCM1 regulations do not specify any productive use for its required open space.
- The TCM1 District has no provision for maximum building coverage; the TCM3 District has a 35% maximum building coverage, consistent with the town center vision. The TCM3 bulk standards also make some minor changes to some of the TCM1 District's setback requirements.
- The TCM1 District requires the dedication of a community green of open space or green areas, but the TCM3 District regulations do not. This is because such a facility is more appropriate in the TCM1 District east of Woodlane Road (Route 630), adjacent to the Eastampton Town Center TCC and TCVO "civic" zoning districts opposite Knightsbridge Road, as indicated on the Township's Zoning Map. The Phase Two redevelopment plan provides for a community green and recreational facility in the RH Sub-District, where the vast majority of the residents in Phase Two will live. In addition, the Phase Two conceptual plan indicates that the redeveloper may consider use of the existing stormwater basin and undeveloped portions of adjacent Lot 2.02 for its stormwater management needs. This would be conditioned upon it improving the basin's perimeter area for passive recreational activities for the residents in the RH Sub-District and in the multi-family community on Clements Boulevard and Sawyer Avenue.
- The TCM3 District uses the shared parking methodology developed by the Center for Applied Transect Studies, as detailed in Table 11 of SmartCode 9.2. These standards, which have been used all over North America, was developed after adoption of the redevelopment plan.

- The TCM3 District deletes child and senior day care businesses as a permitted use in the RH and C2 Sub-Districts. This is because the clients of such uses should be cared for in facilities in sub-districts that are not dedicated to high-density residential or commercial uses. The use is maintained in the C1 Sub-District where there are more appropriate opportunities to locate them.
- Public and semi-public uses are not permitted in the RH and C2 Sub-districts of the TCM3 District, but are permitted in the C1 Sub-District, where an existing religious property is located. This is because the redevelopment plan envisions that the former two sub-districts will be devoted to either multi-family housing or commercial uses. The current redevelopment plan permits and encourages public and semi-public uses in the primary TCM1 District on Woodland Road, east of Monmouth Road adjacent to the community green and other “civic” use districts.
- The TCM3 District design standards revise the spacing of street and shade trees to 50 feet, instead of the 24 feet as specified in the current redevelopment plan. This revised spacing will facilitate maturation of the town center’s future tree cover.

## VI. LOCAL MASTER PLAN CONSISTENCY

In N.J.S.A. 40A:12A-7d., the LRHL requires "[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan."

Eastampton Township's 1999 Master Plan included the following seven goals:

1. Conserve natural resources and systems;
2. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value;
3. Promote beneficial economic growth and development;
4. Protect the environment, and prevent and clean up pollution;
5. Provide adequate public facilities and services;
6. Provide adequate housing at a reasonable cost, and
7. Adopt the purposes of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-2) to be the goals and objectives of Eastampton Township.

Each of these goals had several objectives. Goals 1, 3, 4 and 5 specifically mentioned using the redevelopment process to achieve the master plan goals. The Land Use Plan Element of the master plan recommended creation of a new genuine town center at the crossroads of Monmouth Road (Route 537) and Woodlane Road (Route 630) through a rezoning process and redevelopment. It also recommended delineation of high-density (6 units per acre) residential zoning districts in the vicinity of the designated affordable housing areas. Revisions to the master plan included an Open Space element and some amendments to the Land Use element.

In 1999, the Township Planning Board recommended, and the Township Council adopted, the Eastampton Township Town Center redevelopment plan for the 533-acre crossroads area now delineated as the Town Center District (TCD). Council codified the redevelopment plan into *Article XVII Redevelopment Plans (§540-88 through 108)* of the Township's Zoning Ordinance, which it last amended it is 2005. In doing so, Council affirmed that these plan and ordinance amendments were consistent with the Township's Master plan.

The 2006 Master Plan Re-Examination Report emphasized the potential to accomplish many of the Master Plan's goals and objectives in the TCD through the redevelopment process. It recommended that the Phase Two redevelopment project area be delineated as one of two TCM1 Districts, the other being east of Monmouth Road adjacent to other town center "civic" districts opposite Knightsbridge Road. It also

recommended that it was time to update the Master Plan's Land Use Plan Element to address a number of concerns that had arisen since the element was last prepared in 1999.

This 2011 Phase Two redevelopment plan amends the existing redevelopment plan by changing the zoning district designation, land use and development regulations to twelve parcels in the northern corner of the Eastampton Town Center crossroads from the TCM1 District to a new TCM3 District. Many of the reasons for these changes are explained in the previous section on pages 34 to 37. These changes, however, will maintain the town center vision and fulfill the intent of the overall Eastampton Town Center redevelopment plan.

One significant amendment to the redevelopment plan, however, warrants further explanation, i.e. changing the permitted residential density in the RH Sub-District from a maximum of 6 units per acre to a 24 units per acre, with a maximum of 240 units per development.

Several reasons for changing this density were detailed on pages 10 and 11 in the Proposed Land Uses and Building Requirements in section B of the Redevelopment Plan.

- Given the relatively high acquisition, site contamination clean-up, pre-development (soft) and redevelopment (hard) costs for the abandoned Gregory's site (Block 300, Lot 13), it cannot be redeveloped for commercial uses, nor housing uses at the permitted 6 units per acre. In order to redevelop the site within an acceptable private-sector return-on-investment (ROI), the site has to be built at a density of 24 units per acre.
- There are several nearby multi-family communities with densities greater than 6 units per acre.
- The current redevelopment plan did not envision the development of larger, multi-family residences, which have become a successful housing development form in the past decade.
- Designer, developer and consumer practices and preferences have significantly changed to favor higher-density residential communities, but the Township's plans and ordinances have not been amended to reflect these changes.

That section concluded that "[m]aintaining the redevelopment plan's current TCM1 District status for this northern quadrant of the Eastampton Town Center only hinders implementation of the overall town center redevelopment plan." In other words, unless the redevelopment plan is amended to substantially increase residential densities in the new TCM3 District in the Eastampton Town Center redevelopment area, the Gregory's property will remain abandoned and blighted and will continue to impact adversely adjacent commercial properties at the crossroads and the residential neighborhood across Woodlane Road.

The current TCM1 District's maximum residential density of 6 units per acre is a carryover

from the prior Residential High-Density (RH) District zoning regulations, outside the Eastampton Town Center redevelopment area. This density, which was intended to permit two-story apartments and townhomes in garden communities, was recommended in the 1999 Master Plan. Garden apartment and townhouse communities are clusters of low-rise (3 or fewer stories), multi-family structures arranged among landscaped lawns, courtyards and gardens. As they tend to be automobile-oriented, insular and disconnected from adjacent residential areas, they are, actually, generally inappropriate as a town center development form.

By comparison, Eastampton's Residential Medium Density (RM) District zoning regulations were designed to permit single-family detached homes at 4 units per acre, which is about the size of the house lots on the other side of Woodlane Road from the Gregory's site. Residential densities of 4 and 6 units per acre are common for single-family detached residential neighborhoods in the region.

Densities for multi-family uses and communities in the region, and locally, are much greater. An analysis of nearby garden apartments and garden townhouse communities indicates that the RH density could have approached at least 12 units per acre:

- Eastampton Gardens (Eastampton): 204 units on 21 acres = 12 units per acre;
- Sherwood Village (Eastampton): 304 units on 28 acres = 11 units per acre; and
- Village Square (Mount Holly): 204 units on 16 acres = 13 units per acre.

If the above properties were developed under the current redevelopment plan's TCM1 regulations, they would either have to remove one-half of all their units or deed-restrict an equal amount of additional open space for preservation.

Neither result is consistent with A. Nelessen Associates' 2004 *Eastampton Township Town Center Design Plan*, which is the foundation of the redevelopment plan's land use and design regulations. The Township incorporated the plan and its recommendations into the last major revision of *Article XVII Redevelopment Plans (§540-88 through 108)* of the Township's Zoning Ordinance. The Phase Two redevelopment project, as identified in Nelessen's plan was to be the high density "core", or the T-6 transect, of the Eastampton Town Center. Further, the Nelessen plan does not include "garden" apartments.

Nelessen developed the Eastampton Town Center design plan based on a Township visual preference survey (VPS) and his more than three decades of professional experience, which is detailed in his book *Visions for a New American Dream: Processes, Principles, and an Ordinance to Plan and Design Small Communities* (Chicago: American Planning Association Planners Press, 1993). The apartment buildings in his book, which appear to be similar to those he designed for the town center core, have a density of greater than 25 units per acre.

Considering these factors, it is clear that the underlying TCM1 District's maximum residential density is grossly undersized. This means that if the current redevelopment plan were to encourage or permit low-rise, multi-family residences (which it clearly does), then the TCM3 Districts amendments recommended in this Phase Two redevelopment plan are justly warranted.

Whether or not the Phase Two redevelopment plan amendment details are consistent with the 1999 Master Plan's "town center" recommendations and the Township's subsequent zoning changes, redevelopment plans, and specific land use and design regulations is almost immaterial. The 1999 Master Plan indicated that this Phase Two redevelopment project area was a blighted area and that it should be redeveloped into a town center. Unless the amendments recommended in this redevelopment plan are enacted, the area will remain blighted.

Based upon the financial costs and other special redevelopment issues associated with the redevelopment of the Gregory's site, as well as the above analysis of what types of residential densities are appropriate for low-rise, multi-family residences in the core areas of town centers, this redevelopment plan's recommend amendments are consistent with the Township's master plan. They are designed to effectuate the master plan's key concern for this area - to remediate the blight and to create a town center.