

REDEVELOPMENT PLAN
*NJ Route 38, Ark Road,
and Fostertown Road*

**Block 302.15,
Lots 4, 5, 6, 7, 8, 9, 10, 11,
12, 12.01, 12.02, 12.03, 12.04**

**Block 303,
Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11**

Block 308, Lot 1

Township of Mount Laurel
County of Burlington, State of New Jersey

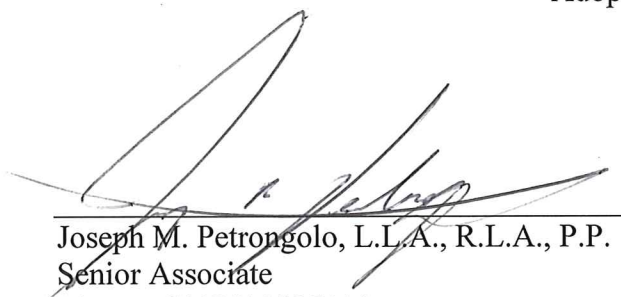
Prepared By:



232 Kings Highway East
Haddonfield, New Jersey 08033

February , 2019
Revised March 11, 2019

Adopted: March 25, 2019


Joseph M. Petrongolo, L.L.A., R.L.A., P.P.
Senior Associate
License #33LI00525100

Township of Mount Laurel

Mayor

Kurt Folcher

Deputy Mayor

Linda Bobo

Township Council

Irwin Edelson

Kareem Pritchett

Stephen Steglik

Township Manager and Clerk

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William Allen

Timothy Cassidy

Deborah Ingravallo

Gaurav Naik

Andrew Pizzo

Planning Board Solicitor

John Armano, Esquire

Planning Board Engineer

William Long, PE, CME

Planning Board Traffic Engineer

Michael Angelastro, Ph.D, PE, CME, PTOE

Planning Board Planner

Joseph M. Petrongolo, LLA, RLA, PP

Remington and Vernick Engineers

Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Project Manager

Tamika K. Graham, P.P., AICP

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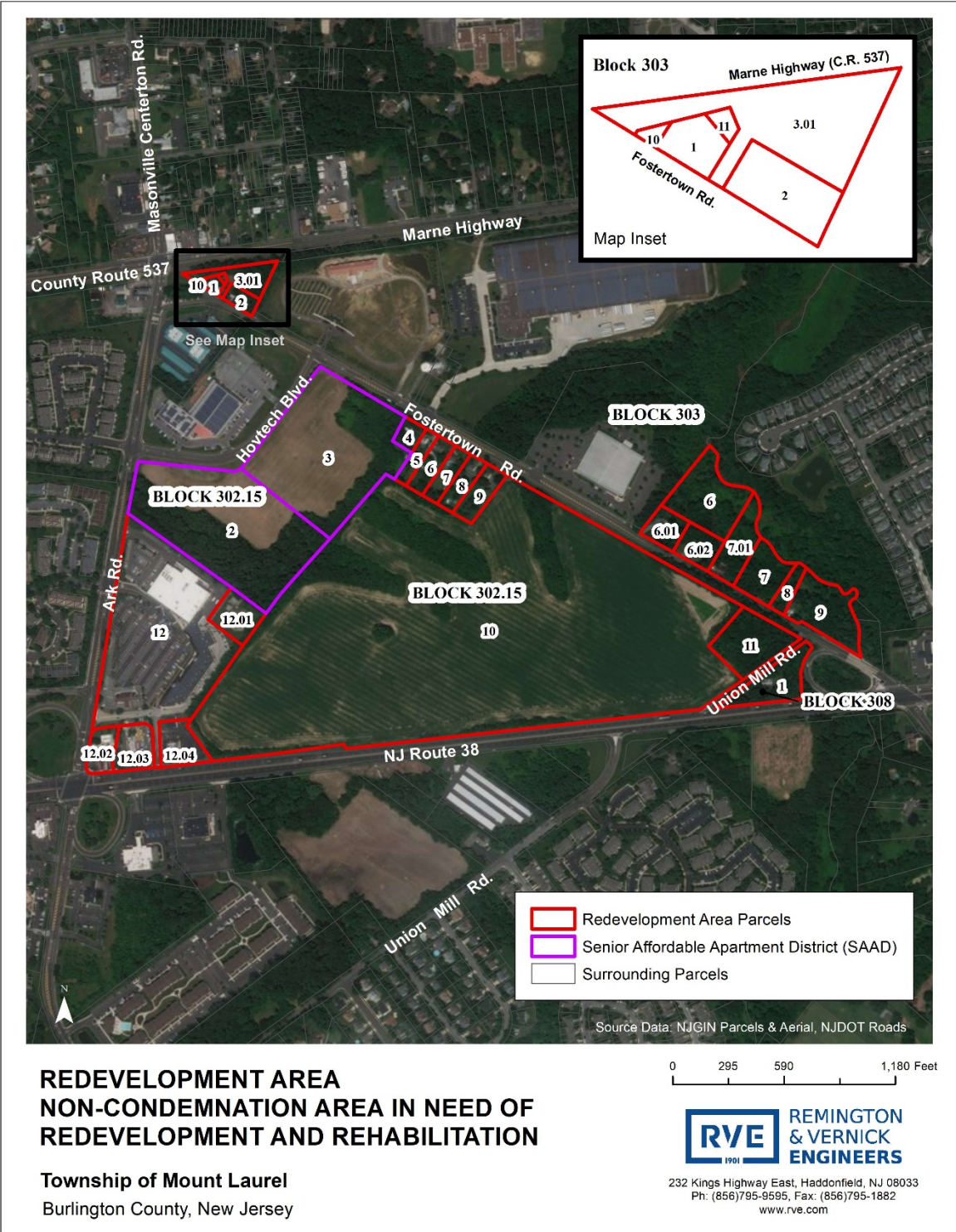
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1.0 Introduction

1.1 Background

This Redevelopment Plan is intended to regulate redevelopment activity over those lands designated as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1, in the Township of Mount Laurel, as shown on Map 1. This Plan emanates from adoption of a resolution by the Township of Mount Laurel Township Council, which declared the said area to be in need of redevelopment and rehabilitation, as enabled under N.J.S.A. 40A:12A-14. With this declaration of area in need of redevelopment in place, the Township is now able to develop and implement a plan for the redevelopment of the area. The Council of the Township of Mount Laurel will serve as the redevelopment entity responsible for the effectuation of this Plan, which is intended to supersede the provisions of the Township of Mount Laurel Zoning and Development Regulations Ordinance, being Chapter 154 of the Code of the Township of Mount Laurel.

Map 1: Adopted Redevelopment and Rehabilitation Area



1.2 Redevelopment Process and Preliminary Investigation

The first step in the redevelopment process is for the municipal Governing Body to direct the municipal Planning Board to undertake what the Local Redevelopment and Housing Law (LRHL) terms a "Preliminary Investigation" to determine if an area meets the statutory criteria under which it may be declared to be "In Need of Redevelopment" pursuant to sections 5 and 6 of the Redevelopment Law. A total of eight (8) criteria are listed in the statute, however, only one criterion being met will allow an area to qualify as in need of redevelopment. Additionally, under N.J.S.A. 40A:12A-5, a delineated area may be declared in need of rehabilitation if, after investigation, any one of the six (6) criteria is met, *and* a program of rehabilitation will prevent further deterioration and promote overall community development.

The task to undertake the preliminary investigation was memorialized by the Township of Mount Laurel Resolution No. 18-R-144, adopted September 24, 2018. The final report is dated November 9, 2018 for the Preliminary Investigation for Determination of Eligibility for Declaration as a Non-Condemnation Area in Need of Redevelopment or Rehabilitation for the Route 38, Ark Road, and Fostertown Road Redevelopment Area. As a non-condemnation area, the Township is prohibited to exercise the power of eminent domain to acquire any property in the delineated redevelopment area.

The preliminary investigation report concluded that the entirety of the study area, known as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1 (the "Study Area"), qualifies for declaration as a non-condemnation area in need of redevelopment given the following statutory criteria, of N.J.S.A. 40A:12A-5, as prescribed by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.:

- Criterion "c" - lands owned by the municipality and where vacant more than 10 years and that are remote and lack of means of access and is not likely to be developed through the instrumentality of private capital;
- Criterion "d" - faulty arrangement; the prevalent significant deterioration of parking and traffic circulation area pavement, to include that of the access roadway;

Additionally, the preliminary investigation report concluded that the entirety of the Study Area qualifies for declaration as a non-condemnation area in need of rehabilitation given the following statutory criteria, of N.J.S.A. 40A:12A-5, as prescribed by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.:

- Criterion “a” - a significant portion of structures therein are in a deteriorated or substandard condition;
- Criterion “b” - more than half of the housing stock in the delineated area is at least 50 years old;
- Criterion “c” - there is a pattern of vacancy, abandonment or underutilization of properties in the area.

Per the LRHL, proper public notice and a public hearing was held to afford the general public and other stakeholders, who were interested or may be affected by the redevelopment designation, an opportunity to review and comment on the findings of the final report. A subsequent resolution directed the preparation of this Redevelopment Plan for the Redevelopment Area.

1.2.1. Redevelopment Statutory Requirements

While some flexibility is permitted in the plan components, there are statutory elements required of a redevelopment plan. Pursuant to N.J.S.A. 40A:12A-7, the plan shall include an outline for the planning, development, and redevelopment, or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive 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.
- Proposed land uses and building requirements in the project area.
- 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.
- An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.
- Any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities, the master plan of the County in which the municipality is located, the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.), the local ordinances and master plan.

- A housing inventory of all affordable housing units to be removed.
- Adequate provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the redevelopment plan implementation.

1.3 Authorization and Purpose

This Redevelopment Plan satisfies all statutory requirements under the Local Redevelopment and Housing Law (LRHL), upon adoption by the Governing Body. The LRHL authorizes the Township of Mount Laurel to pursue Redevelopment activities only within a designated Redevelopment Area. Per N.J.A.C. 40A:12A-7, “no redevelopment project shall be undertaken or carried out except in accordance with the development 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, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate”. Accordingly, except for right-of-way or infrastructure improvements, the Township of Mount Laurel cannot undertake any redevelopment action outside of the Redevelopment Area, without first conducting the investigation to declare an area in need of redevelopment and/ or rehabilitation, along with required public input.

Having declared the Redevelopment Study Area to be in Need of Redevelopment and Rehabilitation under the Local Housing and Redevelopment Law and acknowledging that the conditions which caused the Township to make such a declaration are amenable to correction and amelioration and are not likely to be corrected or ameliorated solely by private capital. The purpose of this Redevelopment Plan is to promote a mechanism for redevelopment, ensure development that is compatible with the surrounding area, reduce conditions that contributed to the need for the declaration of an area in need of redevelopment and rehabilitation, and advance the goals and objectives of the Township of Mount Laurel Master Plan. More specifically, this Plan provides a framework for repurposing over 60 acres of vacant land to create a mixed-use development and senior and affordable housing opportunities.

1.4 Relationship to the Municipal Land Use Law

The LRHL intends to integrate redevelopment planning into the local land use planning process. The Municipal Land Use Law (N.J.S.A. 40:55D-2) grants municipalities the power to enact a master plan to establish land use priorities and adopt a zoning ordinance. By default, this Redevelopment Plan has been designed to advance the purposes of the New Jersey Municipal Land Use Law by:

- Guiding the appropriate use and development of lands in a manner which will promote the public health, safety, morals and general welfare;
- Secure safety from fire, flood, panic and other natural and man-made disasters;
- Providing adequate light, air and open space;
- Ensuring that development does not conflict with the development and general welfare of neighboring municipalities;
- Establishing appropriate population densities and distribution;
- Encouraging the expenditure of public funds on appropriate projects by coordinating capital programming and land development;
- Providing appropriate lands for all types of uses, in accordance with environmental capacities and meeting the needs of all residents;
- Encouraging the appropriate development of transportation facilities and routes that will enhance movement of goods and people;
- Promoting a desirable visual environment;
- Promoting conservation of historic resources, open space, energy resources, natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
- Encouraging planned unit developments;
- Encouraging development of senior housing;
- Reducing the cost of development by streamlining the procedures of public and private development;
- Promoting the use of renewable energy resources; and
- Promoting recovery and recycling of recyclable materials.

2.0 Definitions

For this Redevelopment Plan, the following terms shall have the meaning as set forth in this section.

“Age-in-place” means planning for the creation and integration of housing, land-use, transportation, economic, social service and health systems that support a high quality of life for older adults to remain functional and active in their communities so that they can successfully age in their homes and communities.

“Condominium” means an apartment or townhouse building(s) where each dwelling unit is individually owned by respective housekeeping units while common property is collectively owned and maintained by all the residents of the building(s).

“Fast-casual restaurant” means an eating establishment that does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining and has a higher dine in ratio than fast food/quick service. Includes quality labeling such as organic, fresh, and local.

“Fast-food/ quick service restaurant” means an eating establishment with fast food cuisine and minimal table service, offered from a limited menu, cooked in bulk in advance and kept hot, finished and packaged to order, usually designed to be eaten "on the go", though limited seating may be provided.

"Housing project" means a project, or distinct portion of a project, which is designed and intended to provide decent, safe and sanitary dwellings, apartments or other living accommodations for persons of low and moderate income.

“Lifestyle center” means a walkable, mixed-use community of retail, restaurants, entertainment, and office, with an urban feel, and that has high-end amenities that support a live-work-play lifestyle and maximizes quality of life. Amenities include covered seating and social areas (“third spaces”), pool, decks, covered garden patio, bicycle storage, dog park, pet washing station and other features, barbeque areas, paved biking/ walking trails, outdoor fireplaces, community garden, and any other features that support residential use combined with commercial uses.

“Multifamily dwelling” means any building or structure or complex of buildings or structures in which three or more dwelling units are rented or leased or offered for rental or lease for residential purposes, whether privately or publicly financed, except hotels, motels or other guest houses serving transient or seasonal guests.

"Persons of low and moderate income" means persons or families who are, in the case of State assisted projects or programs, so defined by the Council on Affordable Housing in the Department of Community Affairs, or in the case of federally assisted projects or programs, defined as of "low and very low income" by the United States Department of Housing and Urban Development.

"Placemaking" means a multi-faceted approach to planning, design, and management of public spaces to create a cohesive community.

"Redeveloper" means any person, firm, corporation or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

"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) or determined heretofore to be a "blighted area" pursuant to P.L.1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. 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 entity" means a municipality or an entity authorized by the governing body of a municipality pursuant to subsection c. of section 4 of P.L. 1992, c.79 (C.40A:12A-4) to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or in an area in need of rehabilitation, or in both. Such entities may be created by Council pursuant to N.J.S.A. 40A:12A-11 and then authorized by Council to implement redevelopment plans.

"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, and welfare facilities.

"Semi-detached dwelling" or "townhouse" means a building containing two attached dwelling units that share a common wall at the lot line and that are on separate lots.

“Third spaces” refers to social areas where people congregate other than home and work and are valuable tools to stabilize neighborhoods and strengthen communities.

3.0 Redevelopment Area

3.1 Redevelopment Area Delineation and Existing Conditions

The Redevelopment Area (known as Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04; Block 303, Lots 1, 2, 3.01, 6, 6.01, 6.02, 7, 7.01, 8, 9, 10, 11; and Block 308, Lot 1) is located in the northeast portion of the Township and situated in an area to the north of Route 38, South of County Route 537 (Marne Highway) and Ark Road to the west and Fostertown Road to the east. The entirety of the Redevelopment Area falls within the municipality's sewer service area, with some exceptions. The entirety of Block 303, Lot 6, a Township-owned vacant lot, is outside of the sewer service area. The front portion only of Block 303, Lots 7, 7.01, 8, and 9 are partially within the sewer service area. All the parcels within the Redevelopment Area have roadway frontage and are accessible from the public right-of-way, except for three landlocked parcels which are Block 302.15, Lot 12.01 and Block 303, Lots 6 and 11. The Redevelopment Area consists of improved and unimproved lots under public and private ownership.

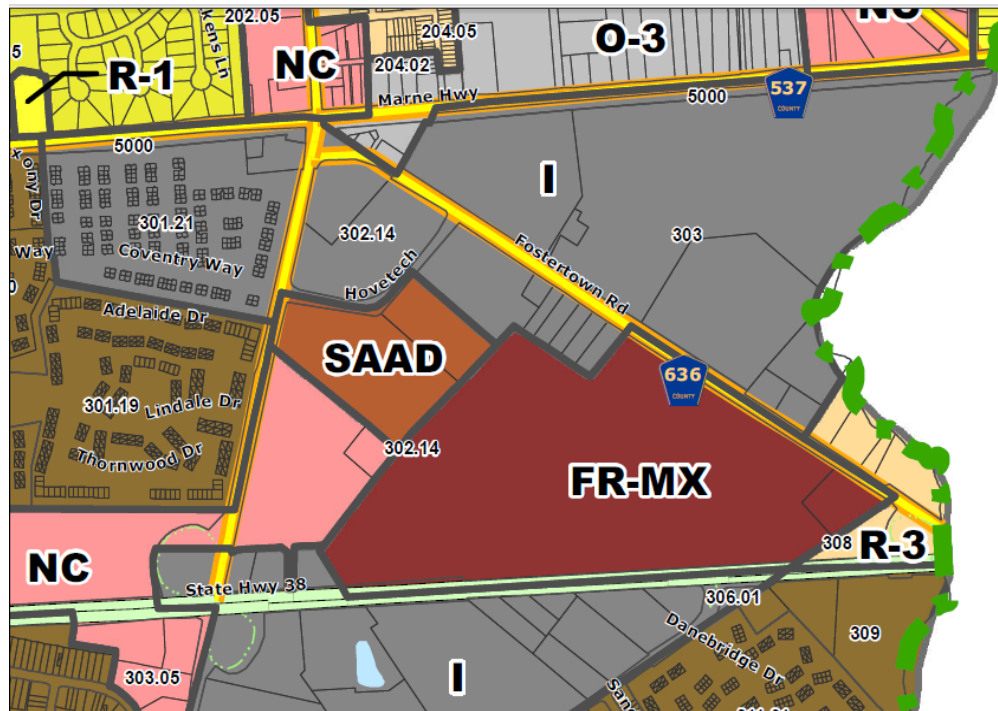
3.2 Redevelopment Area Existing Zoning

Based on the existing underlying zoning, the Redevelopment Area lies within five different zoning districts. Per Chapter 154 of the Township's Code, the regulations of these various zoning districts anticipate the following uses:

- O-3 Office Residential - Provides for single-family detached homes, professional business and general offices, medical and legal offices, real estate and insurance offices, and banks and fiduciary institutions.
- Industry - Primarily for providing space for manufacturing, processing, fabricating, repairing, storing and wholesaling.
- FR-MX – Facilitate mixed-use development within a single tract designed to create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development located on Block 302.15, Lots 10 and 11.
- R-3 - Provides for single-family dwellings, public parks and facilities, golf courses and municipal facilities, and banks and fiduciary institutions, any form of agriculture or horticulture.

- NC Neighborhood Commercial - Provides for retail business and personal service establishments which are clearly of a neighborhood service character, churches, professional offices, etc.

Map 2: Mount Laurel's Existing Zoning for the Area



Upon adoption of this Redevelopment Plan, the land use and building development requirements detailed herein shall govern all lands within the Redevelopment Area.

3. Redevelopment Plan Goals and Objectives

The primary goal of this Redevelopment Plan is to ameliorate existing conditions upon the Redevelopment Area that have been characterized by lands vacant more than 10 years and that are remote and lack of means of access, structures in a deteriorated or substandard condition, more than half of the housing stock in the delineated area is at least 50 years old; and there is a pattern of vacancy, abandonment or underutilization of properties in the area, and the prevalent significant deterioration of parking and traffic circulation area pavement and that collectively are presently detrimental to the Township's public health, safety, and welfare.

The Redevelopment Plan objectives are as follows:

- Develop the site with a variety of complementary mixed uses that are compatible with surrounding uses in terms of scale, character, use, and density;
- Promote a high quality of life that contributes to Mount Laurel's overall attractiveness as a vibrant place to live, work, and play;
- Support the Township's economic viability by improving the value existing development and creating new commercial and residential parcels that contribute to the Township's tax base;
- Assist in the accommodation of the Township's future affordable housing obligation;
- Advance age-in-place principles to support individuals of all ages and abilities;
- Provide increased access between the Senior Affordable Apartments District (SAAD) and future senior housing to be located therein with the commercial attributes of the redevelopment area.
- Provide complete streets to accommodate all modes of transportation;
- Provide adequate design standards, with flexibility, that enhance the visual environment of the mixed-use community, and create a distinguishable neighborhood feel; and
- Promote new urbanism and placemaking principles that focus on creating a destination and prioritizes function before form.

4.0 Relationship to Definite Local Objectives

The Redevelopment Plan includes an outline of all pertinent information required for the redevelopment area per N.J.S.A 40:A-7. Under Section 5.0 of this Plan, the relationship to the Redevelopment Plan is provided regarding other significant county and state plans. Under Section 5.1, the Master Plan for the Township of Mount Laurel is covered in detail. Below, some highlights of the Master Plan are noted to address the statutorily required explanation of the interconnectedness between the Redevelopment Plan and the Township's effective Master Plan.

4.1 Appropriate Land Uses

The site's location, compatibility with surrounding uses, existing infrastructure, and environmental factors influence the type of land uses that are most appropriate in this redevelopment project. The Redevelopment Area is centered upon two major transportation routes - NJ Route 38 and County Route 537 (Marne Highway). NJ Route 38, a principal arterial roadway, is located on the south side of the Redevelopment Area and is a key corridor of the Township which is heavily travelled and characterized by commercial and business uses. The Redevelopment Area is also easily accessible to various parts of the Township based on its proximity to the NJ Turnpike and I-295 located to the northwest. To the immediate west of the Redevelopment Area, at the intersection of Route 38 and Ark Road, is Larchmont Commons Shopping Center. The site's location to existing surrounding uses makes it compatible and suitable for a mix of commercial and residential use, and therefore, the existing land uses will not conflict with the proposed mixed residential and commercial uses. In fact, the proposed use will complement other land uses nearby. The site is also large enough to provide adequate buffering to protect adjacent uses as necessary.

The Redevelopment site, specifically Block 302.15, Lots 10 and 11, is also conducive for residential subdivisions as the large tract of land can be repurposed into smaller parcels. Further, some of the area is restricted by environmental conditions due to NJ Department of Environmental Protection (NJDEP) delineated wetlands. Minimum lot size and building spacing needs to suit residential uses can be accommodated under the environmental constraints.

The variety of residential uses that will be permitted within this area will further contribute to Mount Laurel's goals for strong neighborhoods and will also provide opportunities to address affordable housing needs in the future. Mixed lot sizes and residential building types will contribute to the diversity of places to live throughout the Township. Finally, creating additional opportunities for commercial and residential development within the Redevelopment Area is in alignment with the Township's Master Plan.

4.2 Density of Population

The proposed intensity of land use anticipated within the Redevelopment Area is consistent with the Township's existing zoning for higher density and with its future goals as outlined in the effective Master Plan. A land use goal of the Master Plan is to ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible. This Redevelopment Plan anticipates residential uses that are medium density and will be achieved through semi-detached dwellings and multifamily apartments. To maintain appropriate densities, accessory housing is discouraged.

4.3 Improved Traffic and Public Transportation

Roadway improvements should be provided to adequately address the increase in traffic as a result of the redevelopment project(s). A traffic study may or may not be required at the time of site plan. An updated traffic circulation system will be developed as part of the redevelopment of this area. It is expected that the redevelopment of this area will include a new internal street system to provide safe and accessible roads, with adequate sidewalks, within the residential areas and connecting to the main thoroughfare of NJ Route 38.

While NJ Route 38 can accommodate residential and retail traffic, the widening of Fostertown Road may become necessary to facilitate additional points of ingress and egress to the redeveloped area. Currently, Fostertown Road is classified as a collector roadway and is one-lane in each direction. Existing capacity is limited to accommodate the scale of development envisioned for the area. Future developers or the master redeveloper should pursue with the NJ Department of Transportation (NJDOT) a full movement intersection onto NJ Route 38. Overall, redevelopment upon the primary vacant tracts of land can optimize transportation infrastructure investments and can be coordinated with roadway upgrades in the vicinity.

This Redevelopment Plan also envisions a development that is conscious of existing public transit routes that are available along the NJ Route 38 corridor. While public transit buses will not circulate through the site, it is reasonable to expect a high-quality transit experience, which is directly linked with a high-quality pedestrian experience. Amenities for transit users, such as covered and well-lit waiting areas, bus schedule and map kiosks, trash receptacles, and sidewalks, should be deliberately integrated into the initial design and not added as an afterthought. Currently, there are no known proposed changes in existing public transportation. Per NJTransit's policy, any future bus stops are evaluated at the request of the municipality. The Redeveloper should work with the Township of Mount Laurel to address transit accessibility needs for the redevelopment area for future residents.

4.4 Public Utilities

Mount Laurel's Master Plan goals related to utility services aims to ensure the provision of safe, adequate, and proper utilities to residents and businesses and to preserve, maintain, and improve the community's existing water, sewer, stormwater, and solid waste infrastructure. Accordingly, any proposed development associated with the redevelopment area shall be supported by adequate infrastructure and public services. It shall be the responsibility of the Redeveloper to assess the condition of existing infrastructure, additional capacity needed and to upgrade or replace inadequate infrastructure as required. Also, all necessary studies, surveys, and construction of on-site and off-site improvements shall be the cost and expense of the Redeveloper. Within all new developments, utility lines are required to be located underground and telescoped.

4.5 Recreational and Community Facilities

An objective of the Mount Laurel Master Plan is "to provide for a variety of public open space, recreational and conservation uses" and "to acquire more open space and recreation land as set forth in the recently updated recreation and open space program." As a future residential area, the redevelopment site is anticipated to have adequate recreational amenities - passive and active - including playgrounds and/or "tot lots," community facilities such as "third spaces" and common open space.

4.6 Other Public Improvements

Except for required infrastructure mentioned above, there are no other public improvements anticipated on the redevelopment site at this time.

4.7 Proposed Land Uses and Building Requirements

As previously noted, the Redevelopment Area is currently located within the Study Area lies within five different zoning districts: 1) O-3 Office Residential; 2) Industry; 3) Fostertown Road Mixed-Use District (FR-MX); 4) R-3 Residential; and 5) NC Neighborhood Commercial. The existing use, bulk standards, design standards and performance standards are set forth under the Mount Laurel Development Regulations Ordinance.

For the Redevelopment Area, use and bulk standards, as defined and detailed herein, shall supersede the provisions, where noted for specific parcels, of the underlying zone as described in the Mount Laurel Development Regulations Ordinance. All other relevant land use and building requirements as set forth in the Mount Laurel Development Regulations Ordinance, and all other ordinances and regulations of the Township of Mount Laurel not

conflicted in this Plan remain applicable. The definitions of the Mount Laurel Township Land Development Ordinance shall apply except as otherwise noted herein.

4.8. Provision for Temporary and Permanent Relocation

The Redevelopment Area does not necessitate the need for the temporary or permanent relocation of residents. Existing dwellings within the area will remain.

4.9 Identification of Property to be Acquired

The condemnation of land via the exercise of eminent domain is not permissible as the Plan emanates from a non-condemnation declaration of area in need of redevelopment and rehabilitation per N.J.S.A. 40A:12A-15.

4.10 Plan for Affordable Replacement Housing

Per N.J.S.A 40:A-7, the Redevelopment Plan shall include a provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the Redevelopment Plan implementation. While the Redevelopment Area does contain existing housing, no displacement of housing is necessary to advance the Redevelopment Plan. Therefore, no housing units are required by the LRHL to be replaced as a result of this Redevelopment Plan.

4.11 Provision of Affordable Housing

Per Section 16 of the LRHL, all projects, programs and actions shall be in accordance with the housing element of the master plan, and with any fair share housing plan filed, whether or not the municipality has petitioned for substantive certification of the plan. Inclusionary development, or 20% of the total market rate housing units or 2.5% of the equalized assessed value of non-residential development, shall be permitted to accommodate persons of low and moderate income.

5.0 Relationship to Other Plans

The Redevelopment Plan must demonstrate consistency with the local municipal Master Plan objectives. Additionally, per N.J.S.A 40:A-7, the redevelopment plan shall include 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 al.). Upon review of the latest available plans, this Redevelopment Plan is consistent with the goals and objectives of various adjacent municipalities, the Northern Burlington County Growth and Preservation Plan, and the New Jersey State Plan for Regional Centers within a Suburban Planning Area (PA2). Further details for each plan are provided below.

5.1 Mount Laurel Master Plan

The Master Plan is the Township's policy document that guides the all future aspects of the community including physical, economic, and social. It defines Mount Laurel's vision and goals, which was crafted through a robust planning process with input from community residents and stakeholders. It lays out recommendations for achieving the vision and goals in the future, both short- and long-term.

The Redevelopment Plan is to be substantially consistent with the Township of Mount Laurel Master Plan or designed to effectuate the Master Plan. Mount Laurel Township's Master Plan, was adopted by the Planning Board on April 20, 2006 (amended in 2009, 2010 and 2017), consists of the following elements: 1) Goals and Objectives, 2) Land Use, 3) Housing and Fair Share (amended March 2010 and later revision dated April 2017), 4) Recreation and Open Space (amended May 2009), 5) Circulation, 6) Community Facilities, 7) Conservation and Open Space, 8) Energy Conservation and Recycling Plan, and 9) Stormwater Management. The Master Plan was Re-examined in 2017. Similar to the NJ State Development and Redevelopment Plan, smart growth policies are incorporated into all of the Master Plan elements.

5.1.1 Land Use Goals and Objectives

The Township of Mount Laurel's Master Plan defined specific goals and objectives for each of the plan elements that specifically describe the various facets and policies for articulating the community's vision. The community's vision is implemented through various tools such as land use ordinances and land development proposals.

The Redevelopment Plan advances the following goals and objectives of the Land Use Element:

- To preserve and enhance the character and living quality for all residents in all parts of the Township.
- To guide future land development and community facilities to meet the needs of residents while ensuring that new development is compatible with existing developments.
- To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses.
- To ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible.
- To provide for a balanced economic base and a source of employment through utilization of non-residential lands.
- To provide for the efficient movement of goods and people through the Township.
- To provide for the implementation of low and moderate-income housing.
- To satisfactorily address the issue of increased traffic congestion.

Overall, the Township of Mount Laurel's Master Plan is consistent with smart growth principles of efficient land use. The Redevelopment Plan allows the Township to grow in a responsible and sustainable manner and meet its land use and housing goals by creating new housing opportunities for a broad spectrum of the community in the most appropriate locations. The Redevelopment Plan proposes no major changes to the Township of Mount Laurel's Master Plan and is, therefore in substantial compliance with the Plan.

5.2 Master Plans of Contiguous Municipalities

Mount Laurel Township is contiguous with various municipalities; however, due to the location of the Redevelopment Area, the primary contiguous municipality is Hainesport Township. Hainesport's Master Plan Reexamination and Development Regulations were adopted December 2008. Similar to the Township of Mount Laurel, this municipality prioritizes efficient land development and encourages the redevelopment and reuse of existing sites to serve future development needs. Generally, the goals of the Redevelopment Plan are consistent with the intent and goals of the Master Plan for the adjoining municipality.

5.3 Burlington County Master Plan

The Burlington County region is growing and experiencing development pressures, particularly for residential developments. Some of Burlington County's regional goals include:

- Revitalize the Burlington County's hamlets, villages and towns;
- Conserve Burlington County's agricultural and natural resources and systems;
- Promote beneficial economic growth, development and renewal for all residents of the County;
- Protect the environment, prevent and clean up pollution;
- Provide adequate public facilities and services at a reasonable cost;
- Provide adequate housing at a reasonable cost;
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value; and
- Ensure sound and integrated planning and implementation throughout the Burlington County region.

The County has put forth several policy statements related to a range of priority subject matters, including land use, housing, redevelopment, economic development, transportation, and agriculture. Burlington County also puts forth general design principals to influence local land development regulations to ensure the desired character of development. One policy document that guides Burlington County's future land use is the Northern Burlington County Growth and Preservation Plan (GAPP), adopted by the Burlington County Board of Chosen Freeholders in October 2010. However, the southern Burlington County region includes the Township of Mount Laurel. The County's Office of Economic Development has confirmed that the County relies upon the State Development and Redevelopment plan for the purpose of planning the future. As discussed in detail below, this Redevelopment Plan is substantially consistent with the State Plan, and therefore, is consistent with the County's position on future growth and development.

5.4 New Jersey State Development and Redevelopment Plan

The State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. Planning principles for smart growth are integrated into and is also a subset of the State Development and Redevelopment Plan (adopted March 2001). Smart growth is a comprehensive strategy for sustainable development that aims to achieve the needs of the present generation without compromising the ability of future generations to meet their needs.

Smart growth emphasizes the following objectives:

- Mixed land uses;
- Compact, clustered community design;
- Range of housing choice and opportunity;
- Walkable neighborhoods;
- Distinctive, attractive communities offering a sense of place;
- Open space, farmland and scenic resource preservation;
- Direct future development to existing communities with infrastructure;
- Variety of transportation options;
- Predictable, fair and cost-effective development decisions; and
- Community and stakeholder collaboration in development decision-making.

The SDRP outlines eight (8) broad planning goals for the State. Most related to this redevelopment effort are two statewide goals which aim to “revitalize the State’s cities and towns” and to “promote economic growth, development, and renewal.” The State Plan envisions improved livability and sustainability by investing public resources, leveraging private investments and improving the natural and built environments.

The SDRP identifies several planning areas that are defined by shared characteristics, such as population density and existing infrastructure over a designated area of land. Under the New SDRP, the entirety of the Study Area for redevelopment or rehabilitation falls within the Suburban Planning Area (PA2) which the SDRP defines as a smart growth area.

Per the State Plan, the Suburban Planning Area (PA2) aims to:

- Provide for much of the State’s future redevelopment;
- Promote growth in Centers and other compact forms;
- Promote the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Proposed redevelopment activity as a result of this Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, encourages development and redevelopment within state-designated growth areas. The intent of the State Plan is achieved through this Redevelopment Plan.

6.0 Redevelopment Plan

6.1 Plan Principles and Concept Overview

This Plan envisions a lifestyle center with a mix of residential, retail, restaurants, and third spaces, primarily within the largest swath of vacant land available within the Redevelopment Area. Mount Laurel's Master Plan encourages efficient development patterns that support walkability and access to public and civic spaces. Future development in this area should eliminate the shortcomings of the existing outdated shopping center regarding site layout and design. Where existing frontages lack a safe, accessible sidewalk, new development projects should include buffered sidewalks that are interconnected to encourage walking.

Planning principles to be incorporated into the Redevelopment Plan include the following:

- Walkability - create a pedestrian friendly environment;
- Connectivity - create an efficient grid network for traffic and pedestrians;
- Mixed-Use and Diversity - create various uses for variety of people;
- Mixed Housing - create a mix of housing types and prices in close proximity;
- Quality Architecture and Urban Design - provide a human-scale environment and a sense of place;
- Traditional Neighborhood Structure - contains a range of uses and densities within 10-minute walk;
- Increased Density - orient more buildings closer together for efficient land use and ease of walking;
- Green Transportation - build neighborhoods that support non-motorized modes of transportation;
- Sustainability - reduce environmental degradation; and
- Quality of Life - create places of lasting value.
- The final site improvements/layout shall be coordinated with the Redevelopment Entity.

The below summary describes some imminent changes expected for the Redevelopment Area as well as new development concepts that are proposed.

Approved Changes

Block 302.15, Lot 12.04

Lot 12.04 is a Friendly's Restaurant with associated parking within the front yard along the property's frontage. Under Planning Board approval received, the existing Friendly's Restaurant will be demolished and a new bank with drive-through tellers will be constructed.

The new facility is excepted to incorporate pedestrian facilities along the frontage of NJ Route 38. This new improvement for pedestrian circulation should be connected to the new development on the adjacent parcels to the east (Block 302.15, Lot 10). This site will have aesthetic improvements such as landscaping to incorporate redevelopment goals as established in this Redevelopment Plan.

Proposed Changes

Block 302.15, Lots 4, 5, 6, 7, 8, 9

This cluster of six (6) parcels are located along Fostertown Road (eastbound) and categorized as low-density residential with detached single-family dwellings. The dwellings are setback notably from the right-of-way. The rear portion of each parcel has some vegetative buffering from the adjacent vacant parcels. These pre-existing non-conforming uses are inconsistent with the Township's existing zoning. This Plan envisions these parcels being developed in accordance with the standards of the Industry Zoning District.

Block 302.15, Lots 10 and 11

The bulk of the transformative improvements for the Redevelopment Area will occur on Block 302.15, Lot 10, which is vacant and 64.44 acres in total. Lot 10 has frontage on NJ Route 38, Fostertown Road, and Union Mill Road. There are also swaths of deciduous forests on the parcel, located closest to the cluster of residential dwellings on Fostertown Road (eastbound). This parcel is also impacted by a swath of NJDEP delineated agricultural wetlands. Adjacent to Lot 10 is Lot 11, which is also vacant, has dual frontage, and under the same private ownership.

The current zoning for Block 302.15, Lots 10 and 11 is Fostertown Road Mixed-Use District (FR-MX). The FR-MX zoning district aims to facilitate mixed-use development within a single tract designed to create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development. However, this Redevelopment Plan supersedes the underlying zoning for these parcels and permits additional uses.

Block 302.15, Lot 12

Lot 12 is the parcel for the ShopRite Shopping Center on Ark Road, where the grocery store is the anchor tenant along with a L-shaped row of strip stores and a standalone pad site to the southwest corner. The standalone commercial pad site is currently vacant and indicative of a prior bank with an associated drive-through teller. A similar commercial use is

contemplated. Redevelopment of the site should evaluate ways to eliminate excess parking stalls on the site.

Also, Lot 12 shares a 40-foot access easement with adjacent lots 12.02, 12.03, and 12.04 within Block 302.15. Future development many envision this accessway being extended onto the adjacent property via a cross access agreement.

Block 302.15, Lots 12.02, 12.03

These two (3) subject parcels together comprise the commercial pad sites at the corner of NJ Route 38 and Ark Road (Exxon gas station and McDonald's). The underlying zoning will remain in place for these parcels.

Other Changes Proposed

Block 302.15, Lots 2 and 3

Block 302.15, Lots 2 and 3 are not included in, but are adjacent to the Redevelopment Area. Both parcels are vacant land owned by the Township and anticipated to be used for affordable housing. Lot 2 is 10.38 acres and Lot 3 is 10.14 acres. Combined, these two parcels total more than 20 acres of developable land. Under the existing zoning, these two parcels are classified as the Senior Affordable Apartments District (SAAD). The SAAD is designed to create a total of 184 affordable rental housing for senior citizens, 4 units for non-age restricted on-site staff residents and common space with support amenities to enable the senior citizen residents to "age in place."

These two parcels are an important component of connectivity to the Redevelopment Area. While primary access will be achieved from Hovtech Boulevard, this Redevelopment Plan envisions these two parcels will be well connected to the Redevelopment Area via an internal road and pedestrian walkways. Additionally, this Redevelopment Plan envisions the tracts of land to be subdivided into small residential parcels for the future housing developments, that are semi-detached dwellings, and common open spaces. Homes for aging in place typically have a single-story, a level entry, and an open floor plan with lends itself to adapting to individual needs.

6.2 Parcelization

The Redevelopment Area is approximately 122± acres of land, of which 60 acres is undeveloped. Parcelization is the subdivision or partitioning of a larger parcel into smaller parcels. Site assembly, a result of parcelization, is required for this Redevelopment Area. Considering the size and scope of future redevelopment activities, subdivision is necessary

in order to create development parcels for various residential and commercial buildings. Parcelization will assist in the creation of a building frontage line which will be required for all parcels of land that will front upon future interior roadways. The subdivision plat must illustrate that all properties comply with zoning regulations and have access to a roadway. Fostertown Road will need to be expanded to accommodate higher amounts of vehicle traffic generated. Specify roadway upgrades to bring this roadway to safety standards will be addressed at the time of site plan for the redevelopment projects. Parcelization should also account for some land set aside and dedicated for open space within the redevelopment projects. One approach for the Redevelopment Plan is to avoid individual parcel development and encourage a planned development approach in order to realize a unified plan.

6.3 Revision to Zoning Map

As previously stated, where noted for specific parcels, this Redevelopment Plan shall supersede the provisions of the underlying zone as described in the Township of Mount Laurel Zoning and Development Regulations Ordinance. As a result, the Township's zoning map is to be amended to designate the block and lots under discussion as a Redevelopment Area.

6.4 Land Use and Development Regulations

This Redevelopment Plan has been designed to supersede the provisions of the underlying zone as described in Mount Laurel's Zoning and Development Regulations Ordinances, specifically for Block 302.15, Lots 10 and 11. This area will create a total of 600 residential units (not inclusive of assisted living facilities) which will include a 20% set-aside of affordable units and applied specifically to the future mixed-use development. Commercial development should be concentrated along the NJ Route 38 corridor and responsible for 2.5% of the equalized assessed value of non-residential development.

1. Permitted Principal Uses

No building or other structure and no land shall be used, and no building or other structure shall be built, altered or erected to be used, for any purpose other than that of mixed uses consisting of the following:

- a. Lifestyle center with specific uses as permitted by the Redevelopment Entity.
- b. Multi-family dwellings, Garden apartments; no more than 25%.
- c. Semi-detached dwellings.
- d. Assisted living facilities.

- e. Retail sales, trade and other related businesses.
- f. Fast casual eating establishments, sit-down restaurants, tea rooms, taverns, brew pubs, micro-breweries or distilleries, and confectioneries. Permanent and temporary outdoor seating shall be permitted.
- g. Banks and fiduciary institutions.
- h. Professional, business and corporate offices, including medical offices.
- i. Indoor theaters, including motion picture theaters.
- j. Indoor entertainment.
- k. Recreation facilities, such as health or fitness clubs/studios which may include activities such as swimming pools, gymnasiums, tennis courts, saunas, and salon and spas.
- l. Commercial uses on ground floor with residential rental apartment use, permitted on the second floors.

Multiple uses and buildings are permitted within a mixed-use development tract.

2. Permitted Accessory Uses

Any accessory uses and structures that are incidental and customarily associated with the permitted principal uses include the following:

- a. Child-care centers.
- b. Parking facilities.
- c. Private passive or active recreational facilities, including, but not limited to: a clubhouse, tennis courts, and swimming pool.
- d. Stormwater management facilities.
- e. Streets and driveways subject to the New Jersey Residential Site Improvement Standards (RSIS).
- f. All necessary utilities.
- g. Storage shed.
- h. Fences and walls.
- i. Decks.
- j. Other accessory uses and structures normally considered incidental to one or more of the principal uses located on the same lot.

Prohibited Uses

The following uses are not permitted as either a principal or accessory use within any area of the Redevelopment Area.

- a. Fast-food establishments and drive-through facilities.

- b. Warehouse, convenience, and discount retailers.
- c. Motor vehicle service stations and/or fueling stations.
- d. Marijuana related businesses or facilities.

Bulk and Area Requirements

Development of the Redevelopment Area shall be governed by the following:

Permitted Uses	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard (ft)	Max. Building Coverage	Max. Building Height (ft)
Commercial	15,000	100	150	30	20 (30 adjacent to a street)	30	30%	40 ft.
Multi-Family dwellings, Garden apt.	10,000	75	120	35	25	40	25%	3 sty. or 50
Semi-detached dwellings	3,000	30	90	25	10	25	40%	30
Assisted Living Facilities	20,000	100	150	100	20 (30 adjacent to a street)	35	30	60

These additional development standards shall apply:

A. Minimum tract size

1. The required gross tract size for mixed-use development shall be a minimum of 60 contiguous acres.
2. Internal subdivision within the overall tract is allowed for phasing, financing, conveyance or similar purposes. This includes the creation of fee simple lots for townhouse units. As the intent of the Fostertown Road Mixed-Use (FR-MX) District is to encourage creative and innovative design and provide flexibility in terms of how use and buildings relate to each other as well as the general landscape, there shall be

no minimum lot area, depth, width or setback requirements to any interior lot line that may be created as part of any future subdivision of the development tract.

B. Maximum Development Yield

1. The total number of residential units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 600. No more than 25% shall consist of garden apartments.
2. The gross floor area of the nonresidential space within the Fostertown Road Mixed-Use (FR-MX) District shall be a minimum of 85,000 square feet and shall not exceed 125,000 square feet.
3. The total number of assisted living units within the Fostertown Road Mixed-Use (FR-MX) District shall not exceed 120.

C. Phasing

1. Phasing of the development of the overall tract shall be allowed subject to Planning Board approval.
2. The phasing of the inclusionary development shall be in accordance with UHAC requirements.

D. Coverage and Open Space Requirements

1. Impervious coverage for any portion of the tract area devoted to nonresidential uses or assisted living facilities shall not exceed 72%.
2. Open space. Ten percent (10%) of the tract area devoted to multiple-family apartment and townhouse development shall be set aside as permanent open space to be owned and/or maintained by the property owner and/or any management entity. Open space shall specifically include all landscaped areas, stormwater management structures and environmentally restricted areas on the property.

E. Building location requirements

1. Buildings containing retail commercial uses shall be located no more than 500 feet from the Route 38 right-of-way.
2. Buildings containing assisted living facilities shall be located no more than 750 from the Route 38 right-of-way.
3. Buildings containing residential uses shall be located no less than 200 feet from the Route 38 right-of-way and shall have non-residential uses separating the residential from Route 38.

F. Additional required building setbacks

1. Principal uses.
 - a. Residential and Assisted living facilities: 100 feet from the Route 38 right-of-way and 50 feet from any other tract boundary line.

- b. Retail commercial: 75 feet from the Route 38 right-of-way and 50 feet from any other tract boundary line.
2. Accessory uses: 20 feet from any tract boundary line.
3. All setbacks All setbacks required from this section shall be measured from the external tract boundary line or right-of-way line, and not as set forth in § 154-68D(3) and (5) requiring setbacks to be measured from required buffer areas.

G. Minimum distance between buildings

1. Minimum distance between multifamily garden apartments: 35 feet.
2. Minimum distance between commercial buildings: 100 feet.
3. Minimum distance between commercial and residential buildings: 100 feet.

H. Maximum number of units per building

A maximum of 36 units shall be permitted in each multifamily apartment building.

I. Affordable Housing Requirements

1. Twenty percent of the total residential dwelling units shall be provided as affordable housing units.
2. Bedroom distribution: The affordable units shall comply with N.J.A.C. 5:80-26.3-bedroom distribution requirements, adopted as of the date of the adoption of this article.
3. The affordable housing units shall be developed and marketed in accordance with the applicable UHAC regulations and N.J.A.C. 5:93-1 et seq. provisions,[1] adopted as of the date of the adoption of this article, which requirements include but are not limited to: split between low- and moderate-income housing, bedroom distribution, range of affordability, pricing and rent of units, affirmative marketing, affordability controls and construction phasing with the market-rate units developed on the tract.
4. Consistent with UHAC, the developer (or its agent) may act as the administrative agent to be responsible for the administering of the affordable housing program and reporting to the Municipal Housing Liaison.
5. Controls on affordability shall expire on each unit 30 years subsequent to the initial certificate of occupancy.
6. The affordable housing units shall be integrated within buildings (i.e., with market - rate units).

J. The site improvements/layout shall be coordinated with the Redevelopment Entity.

6.5 Parking

Proposed parking requirements:

1. Residential uses. The minimum number and dimensions of all on-site parking stalls and parking areas for residential uses and assisted living facilities shall be governed by the RSIS.
2. Commercial uses. The minimum number and dimensions of all on-site parking stalls and parking areas shall be governed by Section 154-69.
3. The Planning Board may allow reduced parking for mixed-use projects that incorporate walkability, up to 10% less of the required minimum parking stalls per use.
4. A designated area for Taxi/Shared-Rides may be permitted for pick-ups/drop-offs.

7.0 Standards for Site Design and Architectural Elements

7.1 General Design Principles

Neighborhoods are often identified by the visual quality of the buildings, orientation, and surrounding elements. In order to promote and maintain the visual interest of the neighborhood(s) which are a result of this Redevelopment Plan, the design standards for new projects must construct buildings that are compatible and complimentary to one another. This Redevelopment Plan puts forth a flexible design approach which discourages monotonous development, and instead creates a recognizable community that has a sense of place, value, and vibrancy. The intended character of development upon the Redevelopment Area is intended to positively contribute to the overall character of Mount Laurel Township as a collective whole.

Overall site design principles that govern the Redevelopment Area include:

- Encourage compatibility with building scale and the surrounding environment;
- Ensure buildings and open space are harmonious;
- Maintain light, air, and space through appropriate setbacks;
- Include architectural features to enhance the unique neighborhood character; and
- Utilize carefully selected building materials that provide character, texture, and visual interest.

Overall principles for architectural features for the Redevelopment Area include:

- The building's exterior shall consist of durable and lasting materials;
- All sides of a building facing a street shall be architecturally designed and consistent throughout regarding style, materials, colors and details;
- Building exteriors shall have visual breaks and windowless walls are not permitted on the side of a building; and
- All entrances to a building shall be defined and articulated by architectural elements such as porticos.

7.2 Design Standards

These design standards apply to all projects within the Redevelopment Area. If any relief is requested from the following standards, the Redeveloper shall provide appropriate justification as to why such standards cannot be achieved.

Applicable Township ordinance sections should apply unless superseded by a requirement listed below.

7.2.1 Accessory Structures

All accessory structures shall be architecturally compatible with and the same color as the principal structure and shall be screened from view from the public right-of-way, to the greatest extent feasible. No storage shall be permitted in any required front yard and must comply with required accessory setbacks. Screening of the shed from adjacent uses by a buffer strip consisting of a dense planting shall be provided.

7.2.2 Design Variety

The repetition of housing and commercial buildings, and the exact same distances between buildings shall not be permitted. To the greatest extent feasible, the exterior construction materials of the buildings or structures of all buildings shall be designed to be consistent and coordinated while minimizing the uniformity of appearance.

For multifamily units, the rooflines of proposed buildings or structures shall be broken up and shall not be contiguous, to give the buildings or structures within the project an individual appearance to the extent feasible. The front facade of any multifamily housing dwelling unit shall not continue on the same plane for a distance of more than the width of two connected dwelling units, and all offsets between front facades shall be at least four feet in depth. If garages are to be provided, they shall be an integral part of the structure and design scheme. All construction of multifamily housing shall provide variety in architectural appearance, related to the following elements:

- Windows and doors
- Dormers
- Building height
- Rooflines and roof types
- Materials, textures, and colors
- Masonry frames
- Compatible architecture
- Entryways and porches
- Garages integrated with dwelling units

All corner properties shall include windows on both sides of the structure facing the street.

7.2.3 Open Space and Recreation

The Redevelopment area shall contain publicly assessable and safely lit passive and active open spaces, including recreational facilities, walkways, and multiuse paths. The Township's policy is to centralize recreation facilities at key locations throughout the Township. The purpose is to prevent a multitude of small scattered sites with insufficient facilities that cannot be properly maintained and secured. Instead, the Township will generate a few large-scale recreation facilities with major recreation components and adequate support facilities such as parking that will benefit more of the Township's residents. As a result, the Township may determine that recreation facilities not be built within each development, and that instead an equivalent contribution be made to a recreation fund for the purpose of constructing and maintaining recreation facilities at another location.

7.2.4 Landscape and Buffering

Landscaping and buffering requirements are as follow:

1. A landscape plan shall be submitted which shall specify the location of planting material, their minimum sizes, quantity, variety and species.
2. A minimum twenty-five-foot landscaped buffer area shall be provided along the Route 38 right-of-way and along Fostertown Road. A minimum fifty-foot landscaped buffer shall be provided along any other tract boundary line. Said buffers shall be free of structures except for internal roads, permitted signs and stormwater management facilities.
3. There shall be a thirty-foot buffer between the top of the bank around any constructed stormwater basin, pond, lake or watercourse and the nearest wall of any residential structure.
4. There shall be a minimum fifty-foot landscaped buffer between residential and commercial developments.

7.2.5 Streetscape and Sidewalks

The visual elements of a street that collectively form its character, including the road, buildings, sidewalks, street furniture, trees and open spaces, shall be carefully planned and cohesive. Streetscape improvements for interior and residential streets should aim to deter speeding and create usable space within the public realm.

A minimum of four-foot-wide sidewalks shall be provided along all street frontage for safe and convenient pedestrian travel. ADA-accessible accommodations shall be provided in accordance with federal guidelines. Textured pedestrian accessways and crosswalks shall be encouraged along major roadways within the residential development.

Additional elements such as branding and signage, beatification of entry points and surrounding areas, and civic amenities are encouraged to enhance the area.

7.2.6 Infrastructure

Infrastructure requirements are as follow:

1. The width of all on-site residential streets shall be governed by the RSIS.
2. Curbs and sidewalks shall be provided along a single side of the entire length of major internal street frontages. Sidewalks shall be provided to reasonably connect the residential, commercial, recreational and parking areas within the development.
3. Utilities and stormwater management facilities, including basins and structures, shall be allowed within any required setback areas.
4. The applicant should pursue with the NJDOT a full movement intersection onto Route 38.

7.2.7 Lighting

All areas of the development projects shall be properly illuminated. The lighting structure shall be architecturally compatible with buildings, provide down lighting, and shall prevent night glow and light pollution onto adjacent properties. All guest parking areas shall be adequately illuminated, and lighting poles shall not exceed 20 feet in height. Adequate parking is required for public open space areas.

7.2.8 Garage Door Design and Placement

Parking garages are encouraged to be attached to the principal structure. All garage doors shall not detract from but rather contribute to the visual interest of the residential community. Garage doors shall be designed to fit the within the overall architecture of the residential structure.

7.2.9 Signage

Signage requirements are as follows:

1. Permanent and temporary signs and sign types are permitted in accordance with Section 154-92.4.
2. Residential and assisted living uses shall be subject to the sign regulations set forth in Section 154-92.5.
3. Nonresidential uses shall be subject to the sign regulations set forth in Section 154-92.6B and C.

7.2.10 Utility Panels

When placed on the front building facade, utility panels and meters can detract from the neighborhood character. All utility panels and meters shall not be placed in visible locations upon the front of building structures or on the sidewalks. Locations shall be recessed or completely hidden from view. The placement of all utilities shall be coordinated with the placement of required street trees.

7.3 Other Design and Performance Standards

Where this Redevelopment Plan does not address any design or performance standards, then the applicable design and performance standards of the Township of Mount Laurel's Zoning and Development Regulations shall govern.

8.0 Plan Administration

8.1 Selection of Redeveloper(s)

Following a comprehensive process to solicit potential redevelopers, the Township of Mount Laurel's Mayor and Township Council, acting as the Redevelopment Entity, may engage Redeveloper(s) to execute a redevelopment agreement to implement this Redevelopment Plan. The details of how this Redevelopment Plan will be implemented will be negotiated between the Township and a single or multiple redeveloper. No development within the Redevelopment Area shall proceed to the Land Use Board until after a Redevelopment Agreement is executed. In accordance with the Local Redevelopment and Housing Law, the following provisions, related to the selection of Redeveloper(s) for this Redevelopment Plan shall apply:

- Compliance with the Redevelopment Plan
- Schedule for construction of improvements
- Consent prior to transfer of redeveloper rights
- Project completion determination

8.2 Redeveloper Agreement Provisions

The redevelopment agreement(s) shall contain all mandatory provisions of the LRHL to assure the timely construction of the redevelopment project, and any other provisions to assure the successful completion of the project, such as the qualifications, financial capability and financial guarantees of the Redeveloper(s).

8.3 Obligations of the Redeveloper

All property within the project area is to be developed in accordance with the requirements of this Plan and the Township of Mount Laurel Development Regulations Ordinance, as applicable. Redevelopers or any private developer (s) will be required to:

- a. Submit development plans consistent with this Redevelopment Plan to the Township Zoning Officer and Township Engineer for review and recommendations, as to need for formal Planning Board approval in conjunction with any proposed redevelopment activity.

- b. For all projects affecting two or more lots within the Redevelopment Area, enter into a Redevelopment Agreement with the Township of Mount Laurel, or receive an Administrative waiver of such requirement, prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan. Such Redevelopment Agreement shall include a development schedule and the private developer(s) shall commence the undertaking of the development in accordance with the development schedule.

- c. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in a redevelopment agreement.

8.4 Deviations from Provisions of the Approved Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions or design standards set forth in this Redevelopment Plan or the Township of Mount Laurel Development Regulations and Zoning Ordinance so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as required by Township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-70(c), in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following:

- a. To allow a use not specifically permitted within the Redevelopment Area;
- b. Exceeding the maximum building coverage permitted;
- c. Exceeding the maximum building or structure height as measured in feet and/or stories.
- d. Deviation from the contractual obligations of the redeveloper to the Redevelopment Authority, if applicable.

8.5 Effective Date of the Redevelopment Plan

The Effective Date of this Redevelopment Plan shall be the date the Ordinance adopting this Plan becomes effective.

8.6 Duration of the Redevelopment Plan

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of fifteen (15) years from the date that the Board of Commissioners of the Township of Mount Laurel first approves this Redevelopment Plan. Unless, however, there is a portion of a Redevelopment Project or independent component thereof which has commenced construction but has yet to receive a Certificate of Completion and Compliance. In such case, this Redevelopment Plan shall remain in effect for any such area until the issuance of said Certificate of Completion and Compliance.

Nothing shall be construed to limit the ability of the Governing Body to extend the duration of this Redevelopment Plan beyond that described herein upon adoption of an Ordinance authorizing same.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, marital status, national origin or ancestry.

8.7 Amendments to the Redevelopment Plan

This Redevelopment Plan may be amended from time to time upon approval of the Governing Body in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, which may be amended.

In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-13, and any applicable provisions of a Redevelopment Agreement, mutual agreement between the Township and a Redeveloper is required where a Redevelopment Agreement is in place and where any amendment would change the controls governing the use of lands under the Agreement.

8.8 Certificate of Completion and Compliance

Upon completion of construction of a redevelopment project, at the request of the Redeveloper, the Township shall issue a Certificate of Completion and Compliance certifying that the project was completed in accordance with this Redevelopment Plan, the Redevelopment Agreement, and the development plans approved by the Planning Board

and further certifying that all applicable provisions of the Redevelopment Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.

The request for Certificate of Completion and Compliance made by a Redeveloper shall be accompanied by as-built plans of the redevelopment project depicting the final constructed configuration of the project.

The Redevelopment Plan will remain in effect until the Certificate of Completion and Compliance have been issued for the designated Redevelopment Area, or until the Redevelopment Plan is deemed no longer in the best interest for the public health, safety, morals, and welfare of the Township.

8.9 Severability

The provisions of this Redevelopment Plan are subject to approval by an adopted ordinance. If a Court with jurisdiction over the matter finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid or illegal, the word, phrase, clause, section, or provision shall be deemed severable and the remainder of the Redevelopment Plan and its implementing ordinance shall remain valid and in effect.