



KingsLandingsm
at Woolwich
Township

2019 Amendment to the Kings Landing
Redevelopment Plan
Route 322 Corridor
December 2019

Prepared For
Woolwich Township Committee
120 Village Green Drive, Woolwich Township, NJ
Adopted Pursuant to
Ordinance No. ____ on _____, 2019

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MC Project No. WOT-008



Woolwich Township 2019

KINGS LANDING REDEVELOPMENT PLAN AMENDMENT

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I. INTRODUCTION

This 2019 amendment amends the 2017 *Kings Landing Redevelopment Plan*¹ within Woolwich Township and shall hereinafter be referred to as the “2019 Amendment to the Redevelopment Plan.” It is the intention of this 2019 Amendment to the Redevelopment Plan to expand the Redevelopment Plan Area and add special use and design standards as part of a redevelopment plan overlay.

Woolwich Township has seen unprecedented growth in recent decades, straining municipal resources and placing significant development pressure upon a dwindling supply of land. Through the use of Redevelopment, the Township can prioritize development on the parcels identified herein through tax incentives and tailored development regulations, generally effective means by which to encourage developers to concentrate resources on projects.

A. Project Background and Original Plan

On October 20, 2014 (Resolution R-2014-217) (refer to Appendix), the Woolwich Township Committee, upon receiving the recommendations of the Joint Land Use Board (JLUB) (Resolution #2014-20) (refer to Appendix), adopted the Preliminary Investigation Report for Determination of Need for Regional Center East. Similarly, on April 17, 2017, the Woolwich Township Committee, upon receiving the recommendations of the JLUB (Resolution #2017-15) (refer to Appendix), adopted the Preliminary Investigation Report Determination of Need for Regional Center West (Resolution R-2017-120) (refer to Appendix). Both the East and West Regional Center Areas, therefore, qualify as Areas in Need of Redevelopment. These two study areas were combined in the subsequent *Kings Landing Redevelopment Plan*, which was adopted by the Mayor and Township Committee on July 17, 2017 (Ordinance 2017-12) (refer to Appendix).

B. 2019: Expansion of Redevelopment Plan Area

In 2019, the Mayor and Township Committee adopted Resolution R-2019-92, which included Block 62, Lot 2; Block 59, Lot(s) 6, 6.01, 6.02, 7 (part), 8, & 10, on March 18, 2019, authorizing the Woolwich Township Joint Land Use Board (JLUB) to conduct a Preliminary Investigation to establish a Non-Condemnation Redevelopment Area. Mayor and Council subsequently adopted Resolution R-2019-114 on April 15, 2019 to include Block 62, Lot 3 as a part of the JLUB Redevelopment Investigation, with additional parcels recommended for investigation via Resolution R-2019-129 on May 6, 2019 to also include: Block 10, Lot(s) 5, 5.02, & 5.03; Block 11, Lot(s) 17, 18, 19, 20, & 21; Block 12, Lot(s) 5 & 9; Block 14, Lot(s) 5.01 & 5.02; and Block 16, Lot(s) 1, 2, 3, 4, & 4.01. In turn, the JLUB passed Resolution #2019-17 and Resolution #2019-18 on March 21, 2019 and May 16, 2019, respectively, directing Maser Consulting P.A. to conduct the investigation. The Joint Land Use Board received a report, dated July 2019 from Maser Consulting, which indicated that the subject properties qualified as an area in need of

¹ *Kings Landing Redevelopment Plan: Route 322 Corridor*. Prepared June 2017 by J. Timothy Kernan, PE, PP, CME of Maser Consulting, PA.

redevelopment.² On July 18, 2019, the JLUB (Resolution #2019-23) recommended that these parcels met the identified criteria and therefore constituted a non-condemnation Area in Need of Redevelopment, and recommended adoption of such by the Township Mayor and Committee. On August 5, 2019 the Mayor and Township Committee adopted the *Preliminary Investigation Determination of Need Report* (Resolution R-2019-194). The purpose of this Amended Redevelopment Plan is to combine these Study Areas (**Figure 1**), advance the designations, and through the designation, facilitate the redevelopment of the combined Area.

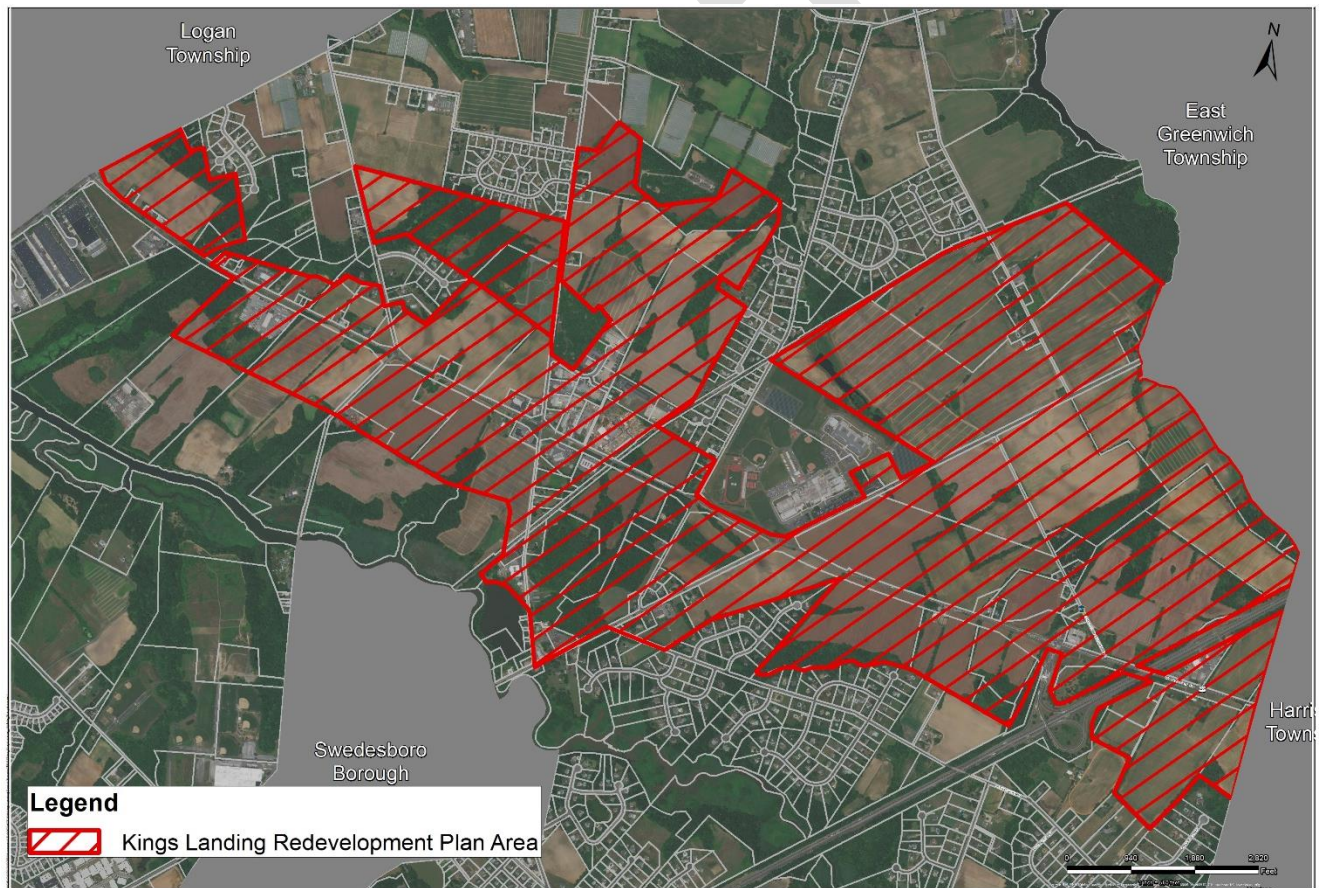


Figure 1: Amended Redevelopment Plan Area

² *Preliminary Investigation Determination of Need Report*, prepared by J. Timothy Kernan, PE, PP, CME of Maser Consulting, PA, dated July 2019.

II. DESCRIPTION OF PROJECT AREA

The designated Redevelopment Area, consisting of 145 parcels (**Figure 2**), is a 1,716.46-acre tract mostly made up of farmland, but also includes residential, commercial, and institutional uses.

Most of the properties within the Redevelopment Area comprise the Woolwich Regional Center (commonly referred to as Kings Landing), a State-endorsed regional center to facilitate concentrated development in accordance with smart growth principles. Several properties in the regional center are also in the US 322 Transfer of Development Rights (TDR) Receiving Area, an area designated by the Township to receive transfers of development credits from agriculturally and ecologically sensitive lands in the Township, thereby preserving these sensitive lands in exchange for greater development intensity in the receiving areas.

Kings Landing Redevelopment Area	
BLOCK	LOT
6	5, 6
7	4, 4.01, 4.02, 5, 5.01
8	1, 2
9	1, 2, 3, 4, 5, 5.01, 6
10	2, 3, 4, 5.01, 5.02, 5.03, 6, 6.01, 7
11	6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16, 17, 18, 19, 20, 21, 29
12	1, 2, 2.01, 3, 3.01, 3.02, 4.01, 5, 9
14	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 5.01Q, 5.02, 14, 15, 15.01, 16, 17
15	2, 3, 3.01, 3.02
16	1, 2, 3, 4, 4.01, 5Q
18	2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7
22	2Q, 2.01, 4Q, 4.01
57	1, 2, 2.01, 3Q, 3.01, 3.02, 5Q, 8Q, 9Q, 10Q
58	1
59	6, 6.01, 6.02, 7, 8Q, 10
60	1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8
61	1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q, 9
62	2, 3

Figure 2: Amended Redevelopment Plan Area

III. THE NEED FOR REDEVELOPMENT

Pursuant to Section 40A:12A-7 of the New Jersey Local Redevelopment and Housing Law (LRHL), redevelopment plans shall address the following:

1. The plan 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.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.

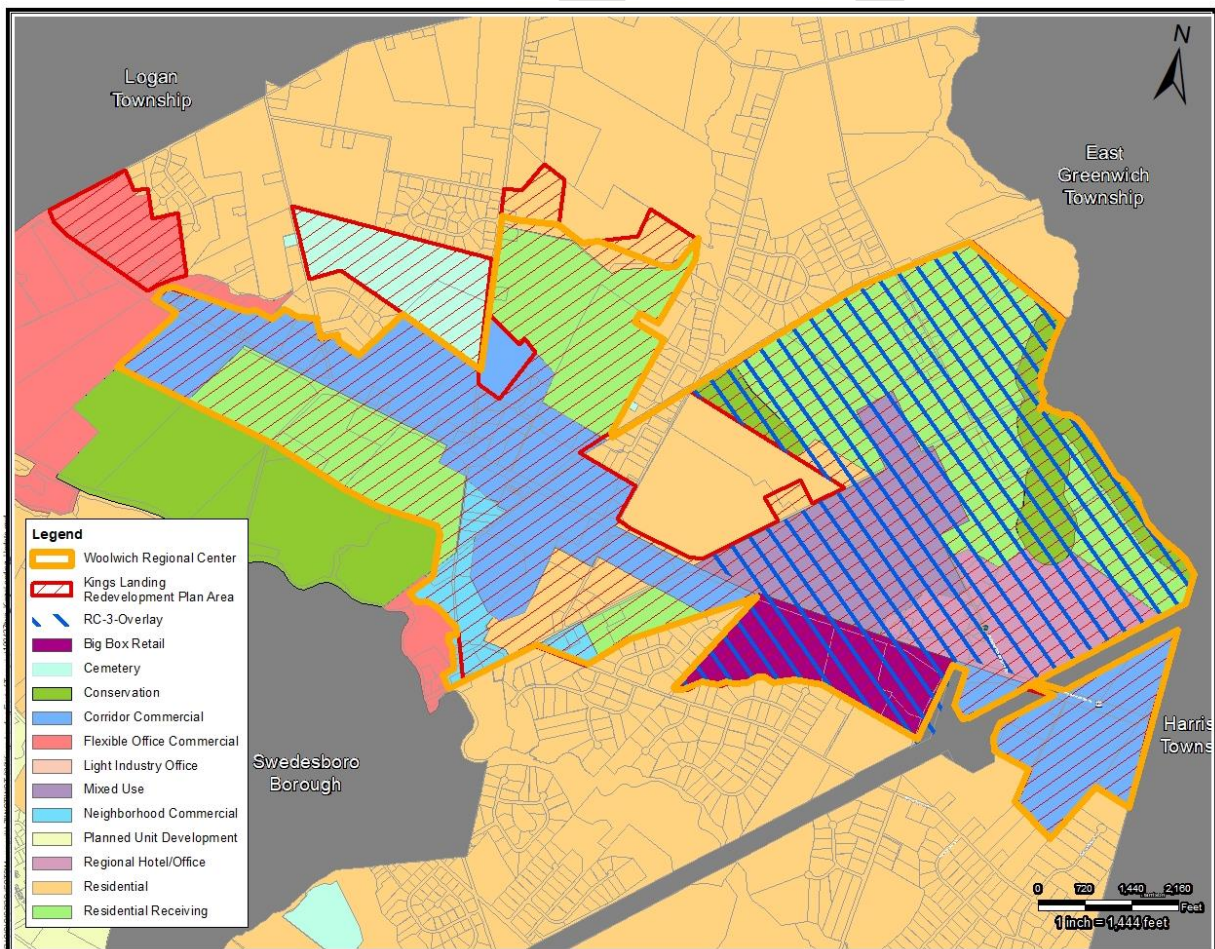


Figure 3: Redevelopment Area Map in relation to existing zoning

5. 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; (c) the

State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”, P.L. 1985, c398 (C.52:18A-196 et al.)

6. Description of the plan relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law” (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
7. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

DRAFT

IV. REDEVELOPMENT GOALS AND OBJECTIVES

The goals and objectives of any redevelopment actions are derived from the Township Master Plan, Open Space and Recreation Plan, and TDR Plan.

A. Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.
- To provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.

B. Objectives

- Ensure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Provide for civic and intergovernmental needs.
- Establish more township parks throughout the municipality.
- Expand the amount of passive and active recreational land in the Township.
- Connect preserved open space through greenways.
- Safeguard the Township's historic features.
- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.

V. STRUCTURE AND POWERS OF REDEVELOPMENT ENTITY

The Township Committee will assume the role of the Redevelopment Entity for the Redevelopment Area as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). Proposals from developers will be requested and reviewed by the Redevelopment Entity. The Redevelopment Entity may request supplemental information and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. Once a Redeveloper(s) is/are selected, the Redevelopment Entity will enter into a redevelopment agreement(s). By acting as the Redevelopment Entity, the Township Committee can streamline the process from concept to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

VI. RELATIONSHIP TO LOCAL OBJECTIVES

The goals and objectives of any redevelopment action taken within the Redevelopment Area come directly from the Township Master Plan and its Reexamination Report, Open Space and Recreation Plan (OSRP), and Transfer of Development Rights Plan (TDR Plan).

A. Master Plan

The Township's Master Plan was adopted in 2003, with updates through 2016. This Redevelopment Plan aligns with the Master Plan as follows:

Master Plan Phase 1: Assumptions, Land Use and Housing Elements:

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.
- To provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.
- To provide a safe and attractive residential environment.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Encourage a sound fiscal mix of future uses.
- Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 Corridor.
- To promote the development of new employment in areas that are convenient to existing housing.

2016 Public Spaces Plan Update Goals

- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.
- Establish more township parks throughout the municipality.
- Expand the amount of active recreational land in the Township.
- Connect preserved open space through greenways.
- Safeguard the Township's historic features.

2016 Circulation Plan Update

- Regional Center Circulation Concepts—The future Regional Center (aka Kings Landing) lies at the intersection of several major arterial roads, such as Kings Highway and Swedesboro-Paulsboro Road. These will serve as a framing road that support a grid network of interconnected streets.
- The stretch of Kings Highway between Asbury Station Road and Swedesboro needs to be designed so that it will create a transition between the more open roadway to the north and the urban context of Kings Landing and Swedesboro.
- Located along Pancoast Road, east and west of Kings Highway, the proposed Main Street is intended to function as the primary mixed-use commercial corridor for Kings Landing.
- A key function of the Kings Landing roadway network will be collector streets running east-west and parallel to Route 322.
- The successful integration of transportation and land use will enable Kings Landing to become established as a sustainable, mixed use, walkable community based on TDR and Smart Growth principles.
- Kings Landing will integrate land use and transportation development to encourage and support alternative travel modes, in particular walking, bicycling, and transit.
- [A] priority is retaining US 322 as a regional truck corridor - requiring a street design type that accommodates heavy volumes of truck traffic, yet also mitigating negative impacts on adjacent areas.

2016 OPEN SPACE AND RECREATION PLAN

Several goals and objectives of the Open Space and Recreation Plan (OSRP) are supported through this Redevelopment Plan:

- Plan active recreational facilities to accommodate current and anticipated future needs. These active facilities consist primarily of sports fields and courts but may also include other specialized facilities such as skate parks, disc golf, swimming, firing range, and trails for walking, running and biking.
- Identify opportunities to enhance local tourism, ecotourism, and marketing of downtown Swedesboro and Woolwich Regional Center through park, open space, and trail development and recreational programs and events.

2016 LAND USE ELEMENT

The 2016 Land Use Element established permitted uses in the various sectors of Kings Landing and Auburn Road Village. Relevant goals from 2016 Land Use Element to this Redevelopment Plan Amendment include the following:

- Provide land uses that meet the full spectrum of community needs. Specifically, create a plan that recognizes the variety of uses, densities and scales of development needed to sustain the community today and into the future.
- Provide community vitality by comprehensively integrating land uses both horizontally and vertically throughout the Regional Center.

- Provide development mixtures, densities and locations that support the concept of sustainable transportation systems through flexibility based on choice.
- Limit the development footprint of the Regional Center in a manner that respects environmentally sensitive areas proximate to the site. Specifically, other than along Swedesboro-Paulsboro Road, the development footprint south of US 322 and west of Kings Highway is limited to a distance approximately 1,200 ± feet from US 322.

B. Reexamination Report

The 2016 Master Plan Reexamination Report evaluated some of the land use recommendations in the 2003 Master Plan, which are relevant to this Redevelopment Plan (the 2016 Reexamination Responses to 2003 Master Plan Goals are shown in ***bold italic***):

- A new sewer service area should be created along the Route 322 corridor to encourage the development of more intensive regional retail, office, light industrial and warehouse/distribution uses in this area.
2016 Response: Achieved. A Wastewater Management Plan (WMP) was adopted in September 2012.
- Establish a Flexible Office Commercial (FOC) District to allow an intensive mix of commercial, retail, office and warehousing to develop along the Route 322 Corridor.
2016 Response: The FOC district encompasses only the westernmost portion of the Route 322 Corridor. Instead, the Woolwich Regional Center has been established, creating zones RC-1 through RC-4 (Regional Center) which occupy the entire stretch of the 322 Corridor and allow for an intensive mix of uses, ranging from commercial to residential depending on subdistrict.

C. Transfer of Development Rights Ordinance

On March 29, 2004, the State Transfer of Development Rights Act was signed into law (N.J.S.A. 40:55D-137 et seq.), making New Jersey the first state in the country to authorize the Transfer of Development Rights (TDR) on a statewide level. Shortly thereafter, New Jersey enacted a demonstration program, awarding five municipalities grants to develop their own TDR programs. Woolwich Township was among those municipalities. In 2007, Woolwich officially adopted their TDR Plan, later updating the plan in July 2016.

The intent of the Township's Transfer of Development Rights (TDR) Ordinance is to effectuate the preservation of agricultural lands and open space and concentrate development in limited nodes of the Township. This same goal is complemented by this Redevelopment Plan, which seeks to concentrate development in the Kings Landing Regional Center.

TDR Receiving Area Parcels in the Redevelopment Plan Area	
BLOCK	LOT
6	6
7	4, 4.01, 4.02, 5
14	3, 3.01, 3.02, 17
18	4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01,
22	2Q, 2.01, 4Q
57	3Q, 3.01, 3.02
60	1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8
61	1Q, 2Q, 7Q
<p><i>Note: Parcels shown above are in the Township's existing Residential Receiving (RR) zone. This does not include those parcels proposed for inclusion in the RR zone as part of this Redevelopment Plan Amendment.</i></p>	

Figure 4: Parcels in the Redevelopment Plan Area in TDR receiving areas.

VII. RELATIONSHIP TO LOCAL ZONING

This 2019 Redevelopment Plan Amendment supersedes the underlying zoning for the highlighted parcels shown in **Figure 5**. Outside of the superseding zones, the Redevelopment Plan functions as an optional overlay; developers shall refer to the underlying zoning which was in place at the time of adoption of this Redevelopment Plan Amendment.

A. Existing Zoning

The following table provides a summary of the permitted uses for the Corridor Commercial (CC) and Mixed-Use (MU) zones within the targeted Study Area. For complete details concerning existing zone requirements, see Appendix.

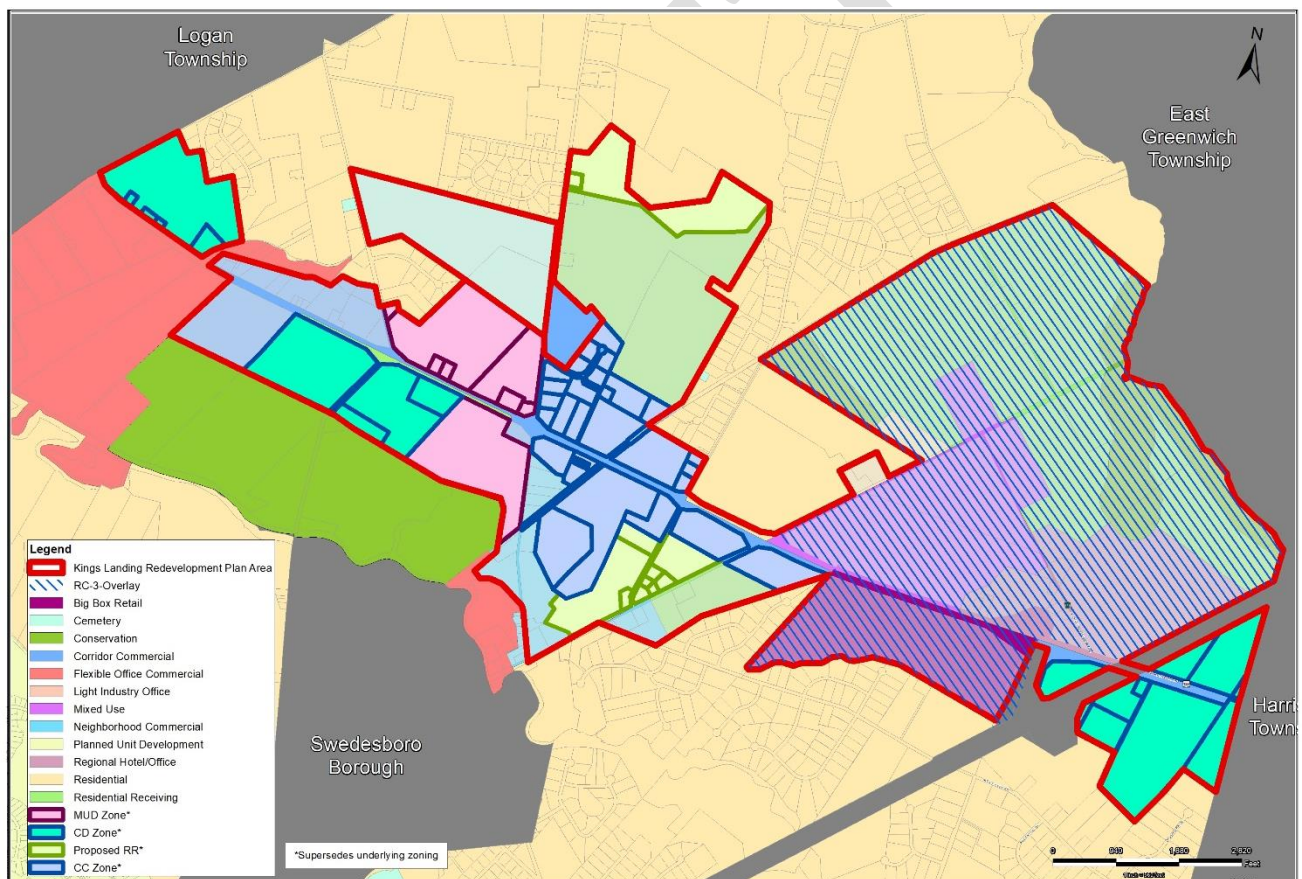


Figure 5: Redevelopment Plan Overlays and Zones

Permitted Uses in CC District	Conditional Uses in CC District
<ul style="list-style-type: none"> • Daycare establishments for children and adults. • Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers. • Bakeries, confectioners. • Breweries, wineries and distilleries. • Business and household service uses. • Delicatessen/carryout. • Funeral homes and mortuaries. • Greenhouses, including retail sales. • Florists. • Health and fitness centers; dance and exercise studios. • Light industrial. • Mechanical car wash. • Offices for administrative, executive, professional, business sales, government offices and similar uses. • Office of banks and savings and loan associations. • Office furniture and supplies, auto and rental equipment. • Outpatient medical, rehabilitation or dental facilities. • Personal service businesses. • Public transportation stations and shelters. • Recreational and sport facility, indoor and outdoor, commercial. • Rental halls for meetings and social occasions. • Repair and maintenance of equipment and machines normally utilized in any of the uses permitted in this district. • Restaurants. • Brewpubs. • Retail sales and services. • Research, experimental or testing laboratories. • Veterinarian office and animal hospital. • Warehouses. • Automobile dealerships. • Public and commercial garages. • Utility facilities. • Wireless telecommunications towers. 	<ul style="list-style-type: none"> • Service stations and repair garages subject to the special requirements of § 203-66.

Permitted Uses in MU District	Accessory Uses in MU District
<ul style="list-style-type: none"> • Residential flats or lofts above the ground floor. • Civic green, square. • Daycare establishments for children and adults. • Parks and recreation facilities. • Civic buildings. • Public libraries and museums. • Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers. • Amusement, recreation and leisure uses not otherwise prohibited. • Art gallery. • Bakeries, confectioners. • Breweries, wineries, and distilleries. • Business and household services. • Delicatessen/carryout. • Dinner theaters. • Farm and open-air markets. • Greenhouses, including retail sales. • Florists. • Health and fitness centers; dance and exercise studios. • Medical and dental clinics. • Offices for administrative, executive, professional, business. • Office of banks and loan associations not having drive through. • Personal service businesses including hair salons, tanning • salons, etc. • Public transportation stations and shelters. • Recreational and sport facility, indoor, commercial. • Rental halls for meetings and social occasions. • Restaurant, full service or fast food. • Brewpubs. • Retail sales and services. • Sidewalk cafes. • Taverns and nightclubs serving legal beverages. • Theaters for motion pictures and live performances. • Public and commercial garages. • Utility facilities. • Wireless telecommunications towers. • Any combination of the above. 	<ul style="list-style-type: none"> • Flag poles; clock towers. • Home occupations and home professional offices. • Kiosks and street vending carts. • Parking structures. • Temporary building or yards for construction materials or equipment. • Temporary construction trailers. • Temporary office or model home. • Surface parking lots. • Swimming pools on individual lots. • Walls and fences. • Outdoor/sidewalk sales and display. • Signage.

VIII. RELATIONSHIP TO OTHER PLANS

A. State Plans

2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Redevelopment Area is located in the Fringe Planning Area (PA3) and Rural Planning Area (PA4).

Fringe Planning Area (PA3)		Rural Planning Area (PA4)	
BLOCK	LOT	BLOCK	LOT
6	5, 6	11	9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 29
7	4, 4.01, 4.02, 5, 5.01	12	5, 9
8	1, 2	14	5.01 (Partial), 5.02 (Partial)
9	1, 2, 3, 4, 5, 5.01, 6		
10	2, 3, 4, 5.01, 5.02, 5.03, 6, 6.01, 7		
11	6, 6.01, 6.02, 6.04, 7, 16, 17, 18, 19, 20, 21		
12	1, 2, 2.01, 3, 3.01, 3.02, 4.01		
14	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16, 17		
15	2, 3, 3.01, 3.02		
16	1, 2, 3, 4, 4.01, 5Q		
18	2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7		
22	2Q, 2.01, 4Q, 4.01		
57	1, 2, 2.01, 3Q, 3.01, 3.02, 5Q, 8Q, 9Q, 10Q		
58	1		
59	6, 6.01, 6.02, 7, 8Q, 10		
60	1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8		
61	1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q, 9		
62	2, 3		

Figure 6: Parcels by State Planning Area

The following State Plan Policy Objectives for PA3 are advanced by this Plan:

- Planning Area 3 Land Use Policy Objective: "Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs...." (p. 202)
- Planning Area 3 Economic Development Policy Objective: "Guide opportunities for economic development into Centers...." (p. 203)
- Planning Area 3 Transportation Policy Objective: "Maintain and enhance a transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas, encouraging alternatives to the single-occupancy vehicle whenever feasible. In Centers,

emphasize the use of public transportation systems and other alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options...." (p. 203)

- Planning Area 3 Redevelopment Policy Objective: "Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile." (p. 203)
- Planning Area 3 Public Facilities and Services Objective: "Phase and program for construction as part of a dedicated capital improvement budget or as a part of a public/private development agreement, the extension or establishment of public services, particularly wastewater systems, to support development and redevelopment in existing and new Centers, primarily in cooperation with the private sector, while minimizing conflicts between Centers and the surrounding Environs." (p. 203)
- Planning Area 3 Intergovernmental Coordination Objective: "Coordinate efforts of various state agencies, county and municipal governments to 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." (p. 204)

The following State Plan Policy Objectives for PA4 are advanced by this Plan:

- Planning Area 4 Land Use Policy Objective: "Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers.... Development and redevelopment in the Environs should maintain or enhance the character of the area." (p. 209)
- Planning Area 4 Economic Development Policy Objective: "Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. . .Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources." (p. 209)
- Planning Area 4 Transportation Policy Objective: "Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment." (p. 209)
- Planning Area 4 Recreation Policy Objective: "Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland." (p. 210)

- Planning Area 4 Redevelopment Policy Objective: “Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs.” (p. 210)
- Planning Area 4 Public Facilities and Services Policy Objective: “Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers.” (p. 210)

Additionally, the zoning in this area, which is to remain outside of each overlay, includes proposed commercial development which is consistent with the Statewide Policy on Design by way of its Reduction of Resource Consumption. Specifically, “[c]onsider the consumption of energy, water and materials and the potential advantages of natural over mechanical approaches when designing street layout and selecting building location, building orientation, building materials, heating and cooling systems and plant materials.” (p. 178)

B. County & Regional Plan

1982 GLOUCESTER COUNTY DEVELOPMENT MANAGEMENT PLAN

The 1982 Gloucester County Development Management Plan lists among its goal statements the following:

- “To encourage a growth pattern that will concentrate rather than disperse development throughout the County: The Plan expresses a desire to direct growth into already developed and developing areas in order to reduce costs of providing public facilities and services, maintain the viability of existing developed areas, and conserve energy and numerous natural resources.” (p. 4)
- “To encourage the continued growth of a viable, diversified County economic base: The Plan recognizes the importance of sustaining and enhancing a viable and diverse economic base in order to provide job opportunities and economic security to the County’s residents.” (p. 4)

This Redevelopment Area falls into the category of “Existing Development” areas on the County’s Development Management Plan Map. It is in these areas that the County anticipated rehabilitation and infill development to more efficiently use the County’s existing physical infrastructure while preserving its natural resources. This Redevelopment Plan furthers that vision.

2005 GLOUCESTER COUNTY NORTHEAST REGION STRATEGIC PLAN

The Gloucester County Northeast Region Strategic Plan was developed in 2005 to provide a uniform growth strategy for the fourteen municipalities in the northeastern portion of the county. The Plan establishes a regional context for identifying strategies and implementation mechanisms for addressing four themes: towns, corridors, subdivisions, and open space.

Land Use Strategies in the Strategic Plan include the following, which are advanced by this Redevelopment Plan:

- For towns: “Provide open space and civic spaces in the core and in the neighborhoods,” and, “evaluate older buildings that do not appear to meet the needs of modern commerce (e.g. too small or too large, inadequate delivery areas, inaccessible upper floors, etc.) and adaptively reuse them for modern functions and uses while preserving their history and character.”
- For subdivisions: “Provide meaningful, useful open spaces and appropriate community facilities in all new neighborhoods.”
- For open space: The Strategic Plan incorporates the 1997 County Open Space Plan, which recommends open space preservation programs.

The Plan has a grading system to weigh the importance of different infrastructure projects, and how well it can satisfy the following relevant objectives:

- “Make the most of limited public resources and build on existing public investments. This would include projects that are located adjacent to existing infrastructure, near existing housing, retail, employment, recreation or cultural facilities, or in Planning Areas 1 or 2, centers or redevelopment areas.”

The Plan also states a DVRPC forecast for the Northeast Region:

- “The current zoning scheme in the Northeast Region allocates the majority of future nonresidential development into the Manufacturing & Industrial categories, accounting for a 67% share (200 million square feet) of all new nonresidential development.”

CONNECTIONS 2040 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission (DVRPC) created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby Woolwich Township. This Plan, titled Connections 2040, includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, four Core Plan Principles are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following points from this Connections 2040 Plan are relevant to this Redevelopment Plan:

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan. Within Woolwich, this specifically includes Raccoon Creek and Gloucester County Farm Belt B.
- Create Livable Communities. The 2040 Plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. Woolwich Township is listed as a Planned Center, which is described as,

“developments on greenfields in Growing Suburbs or Rural Areas” and places with plans that call for village-type development, incorporating mixed, integrated land uses, relatively high densities, and pedestrian connections.

- Build the Economy. While there is no directive specifically for Woolwich in the Connections 2040 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is applicable to the Redevelopment Plan.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes Complete Streets, transportation safety, increased accessibility, and congestion and environmental impact reduction for transit in the region. While none of the circuit trails identified in the document are within Woolwich, an emphasis on bikeways and walkways is relevant.

C. Neighboring Municipality Plans

OVERVIEW

Swedesboro-Paulsboro Road extends through Woolwich Township—from Logan Township to the north, through Swedesboro, and continues through Harrison Township to the south. The direct link that Swedesboro-Paulsboro Road provides between these adjacent towns, and through Kings Landing, is expected to strengthen and reinforce both the existing downtown in Swedesboro and the planned Kings Landing development.

Harrison’s western border, which it shares with Woolwich, is zoned C-55 Flexible Planned Industrial-Commercial, this industrial use runs along Route 322 and is compatible with the proposed industrial uses in the Kings Landing Redevelopment Plan. Similarly, Logan Township’s shared border with Woolwich, also along Route 322, is zoned LI Light Industrial—the zone is a part of the Commodore 295 Planned Industrial Development (PID) (AKA Liberty, AKA Prentiss/Copley Investment Group PID, Approved Resolution 401.91) as well. Swedesboro Borough’s northernmost border to Woolwich is zoned LM Light Manufacturing and R2 Residential, both of which are separated from the redevelopment area by Raccoon Creek.

THE TOWNSHIP OF HARRISON

Harrison Township’s 2018 Land Use Re-Exam shares goals and compatible land uses that support the Kings Landing Redevelopment Area. The Plan lists the following relevant goals:

- “Employment Objectives: The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this goal, planning should:
 - Promote the development of clear industrial uses, office-warehouse uses, and commercial services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development.” (p. 13)

THE BOROUGH OF SWEDESBORO

The Master Plan Re-examination Report for the Borough of Swedesboro was adopted in 2008, and it shares goals that also support the Kings Landing Redevelopment Area. The Plan lists the following goals from the 1986 Master Plan update that remain relevant to the borough's current re-examination and to the Kings Landing Redevelopment Area:

- “Coordination of efforts between the Borough and the Township of Woolwich, notably circulation planning.” (p. 1)
- “The importance of staying abreast of regional planning efforts.” (p. 1)

“The borough recognizes that the economic structure and conditions requires new and creative methods to attract outside dollars into the community to maintain viable businesses with the commercial and industrial areas and attract customers to the commercial areas within the Borough, especially the downtown shopping district.” (p. 10) The relevant goals stated in the Local Economy section of the re-examination include:

- “To guide the location of public, commercial, industrial, and light manufacturing uses to sites and locations which are suitable for their intended use, considering the environmental, economic, and geographic implications and compatibility with existing uses, public facilities, roadways, and natural features.” (p. 10)

IX. REDEVELOPMENT PLAN

This chapter of the Redevelopment Plan provides the process and land use requirements for the redevelopment of the Kings Landing Redevelopment Area.

A. Land Use and Development Regulations

As described in Chapter VII (Relationship to Local Zoning), the 2019 Redevelopment Plan Amendment shall supersede the use, bulk, and design standards of the existing underlying zoning as specified in the Township's zoning ordinance for the parcels shown in **Figure 7b**. Inset maps with the Block/Lot of parcels where zoning is superseded by this Redevelopment Plan Amendment are shown in **Figures 7c-7f**.

For those sites in the Redevelopment Plan Area not modified by the superseding zoning, the underlying zoning which was in place at the time of adoption of this Redevelopment Plan Amendment and the applicable provisions of the Woolwich Township Code Chapter 149 - Site Plan Review, Chapter 163 – Subdivision of Land Review and Chapter 203 – Zoning shall prevail.

The Official Zoning Map of Woolwich Township is hereby amended to designate the Redevelopment Area, which consists of the lots and blocks previously identified in **Figure 2**, as the “Kings Landing Redevelopment Area.”

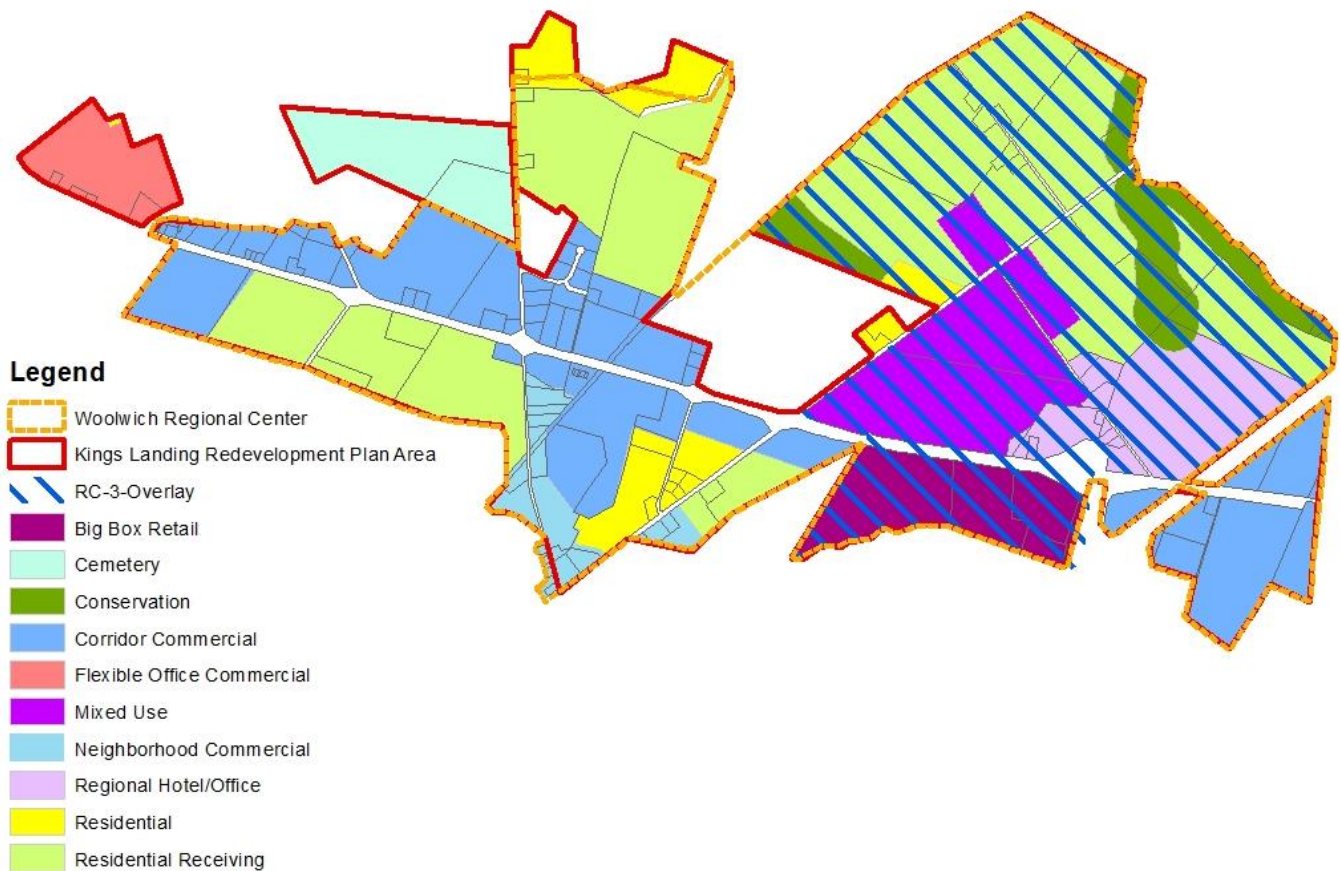
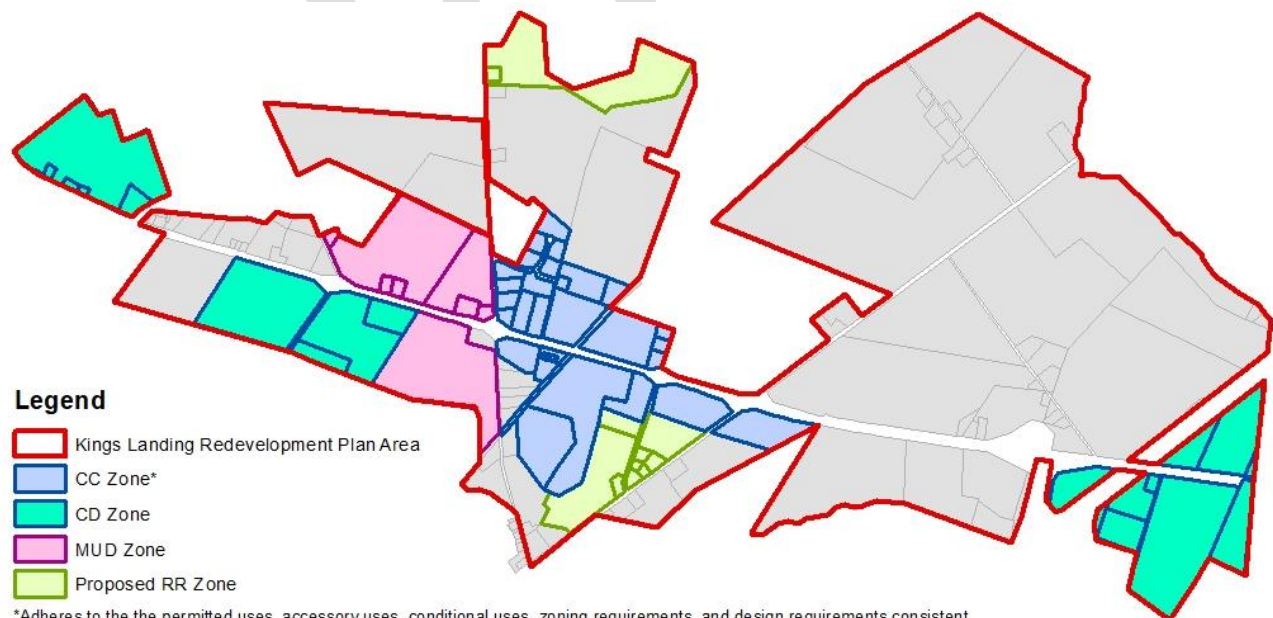


Figure 7a: Current Zoning



*Adheres to the the permitted uses, accessory uses, conditional uses, zoning requirements, and design requirements consistent with the Township's Corridor Commercial (CC) zone, but this zone prohibits uses pertaining to warehousing and the distribution of goods and products.

Figure 7b: New Zoning Districts

Figure 7c: CC Zone Block and Lots

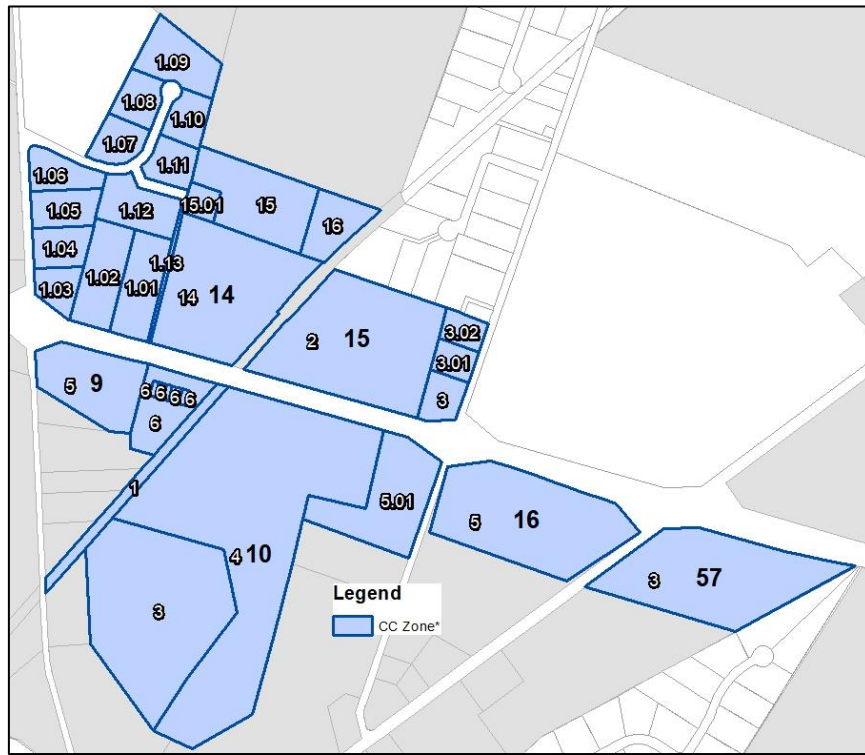


Figure 7d: MUD Zone Block and Lots

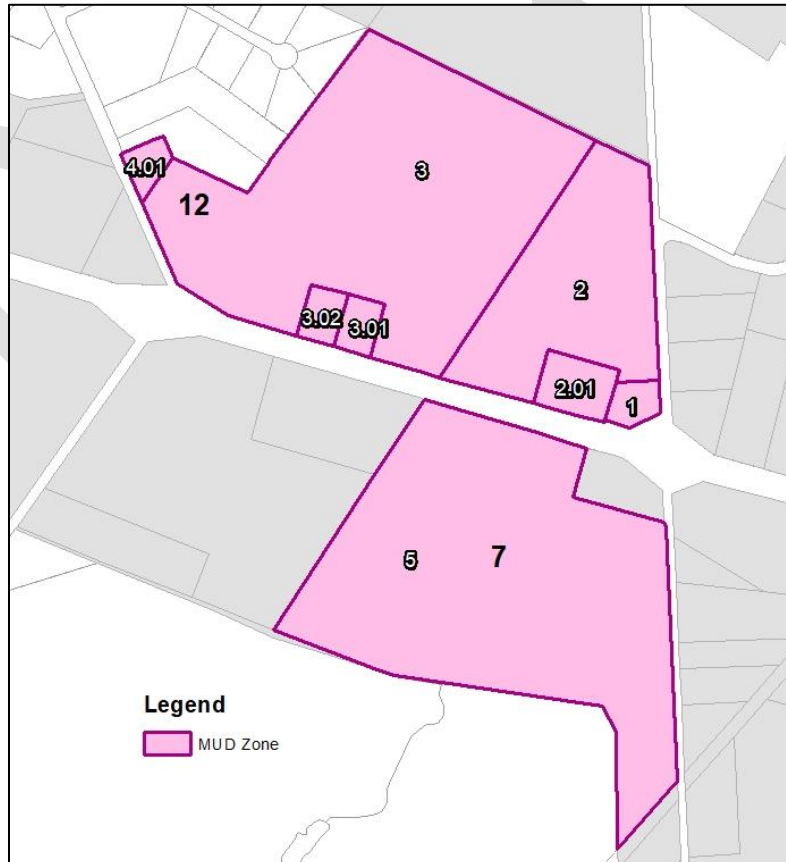


Figure 7e: CD Zone Block and Lots

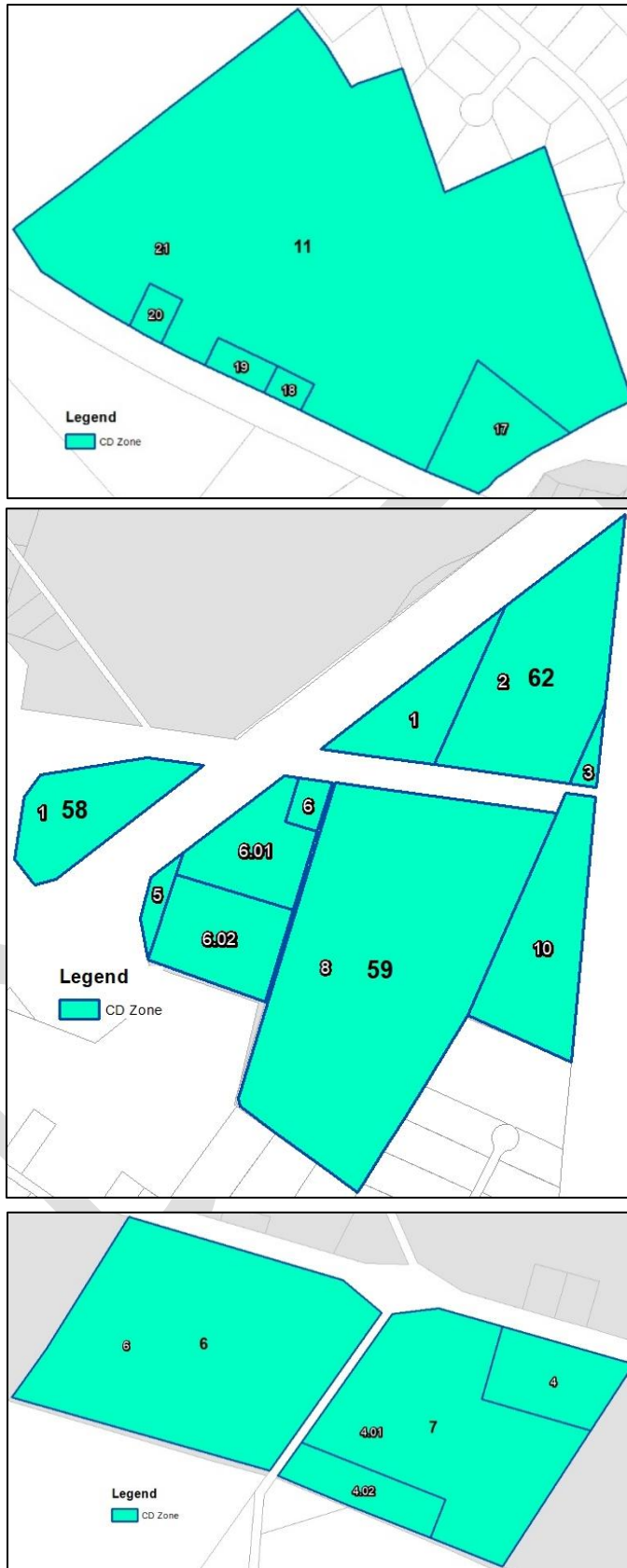
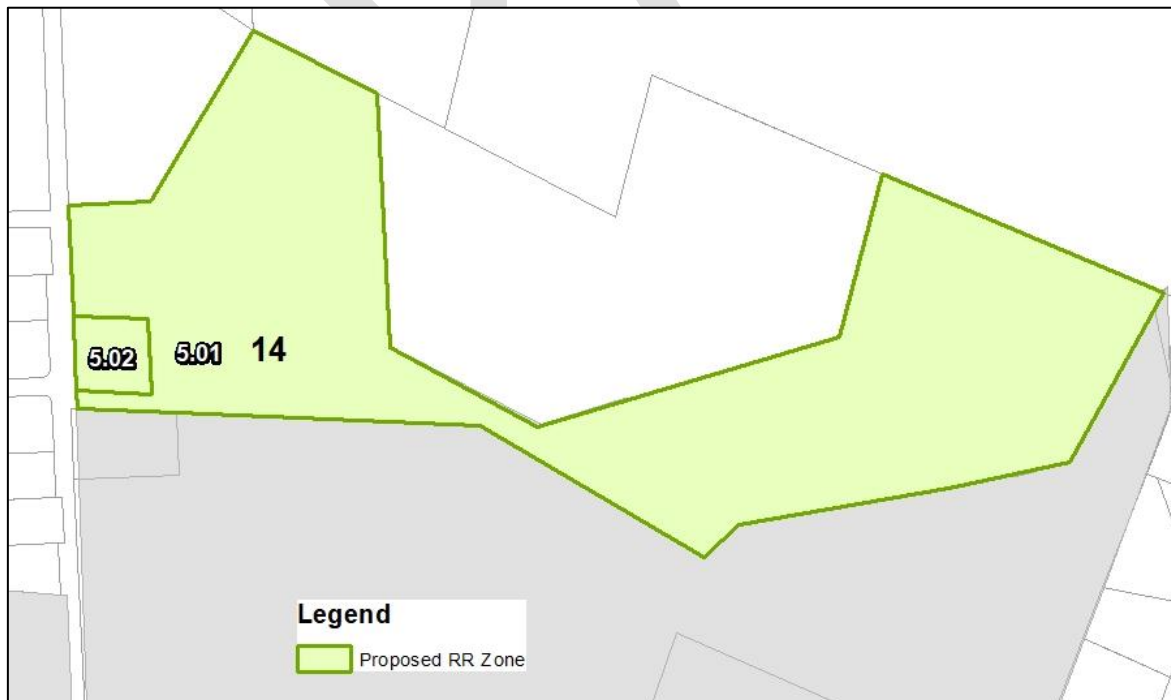


Figure 7f: Proposed RR Zone Block and Lots



B. Permitted Uses, Area and Bulk Requirements

Except as where modified by the superseding zoning, all zoning that was in place at the time of the adoption of this Redevelopment Plan Amendment shall prevail until such time as the existing zoning is amended, in which case the new zoning shall prevail.

Redevelopment Zoning

As described above, the 2019 Amendment to the Redevelopment Plan supersedes the underlying zoning for specific sites in the Redevelopment Plan Area.

Commercial Development Zone

The Commercial Development (CD) zone, shown in **Figure 7b**, will provide sales and services necessary to sustain the regional community with commercial, office, and light industrial locations, generally adhering to the permitted uses, accessory uses, conditional uses, zoning and design requirements consistent with the Township's Corridor Commercial (CC) zone (Subsection 137 of Chapter 203, Zoning). Recognizing significant changes currently underway in the retail economy resulting from internet-based eCommerce, and the logistics framework necessary to support this growing industry, which includes warehousing, distribution, and fulfillment centers located within proximity to major highways, the Commercial Development zone provides supplemental bulk and design standards relevant to these specific uses, while still respecting the intent of the Commercial Corridor zone.

Commercial Development Zone	
BLOCK	LOT
6	6 (part)
7	4, 4.01, 4.02
11	17, 18, 19, 20, 21
58	1
59	6, 6.01, 6.02, 7, 8Q, 10
62	1, 2, 3

Figure 8: Commercial Development Zone Parcels

Commercial Development (CD) District

- A. Goal: to provide locations for sales and services necessary to sustain the regional community with uses that are auto-dependent, that are single- and multiuse buildings, and that may or may not be on individual lots.
- B. Permitted uses.
 - (1) All uses permitted in §203-137 (Corridor Commercial).
 - (2) Warehouse of goods and products, provided that no goods are sold at retail from the premises.
 - (3) Distribution/warehouse facilities commonly known as fulfillment centers, provided that no goods are sold at retail from the premises.
 - (4) A site may contain a combination of the above permitted uses.
- C. Accessory uses.

(1) Customary accessory uses and accessory buildings incidental to the above permitted principal uses in §203-137 (Corridor Commercial) and §203-186 (Neighborhood Commercial) Zones.

(2) Office space related to a warehouse or distribution/warehouse use.

D. Conditional uses.

(1) Conditional uses as permitted in §203-137 (Corridor Commercial).

E. Except as modified in the following sections for warehouse and distribution/warehouse facilities, the goals, standards, requirements, and recommendations of the Corridor Commercial District, as described in §203-137, shall prevail for all uses in the Commercial Development District.

F. For warehouse and distribution/warehouse facilities the following principles best embody the purpose, goals and objectives of the Commercial Development District:

(1) Commercial buildings should be clean, simple and inviting.

(2) Signage should be integrated into architecture.

(3) Modern materials are acceptable if they respect well-established rules of scale and rhythm.

(4) Generous landscape buffers provide the setting for single-use commercial and light industrial establishments.

(5) Driveways directly accessing Route 322 should be limited, with internal access between uses and neighboring properties encouraged.

(6) Pedestrian walkways remain important even in a more auto-dependent environment.

(7) Fenestration can be used effectively to provide a rhythm of solid and void, where appropriate.

(8) Individual or multitenant flex space is a typical need of growing communities.

(9) Environmental best practices that mitigate impacts of large scale development, including the use of green infrastructure to manage stormwater, minimize urban heat island effect, and maximize water and energy efficiency.

F. Size and scope.

(1) FAR 0.45 maximum.

(2) May be single- or multi-tenant buildings.

(3) Buildings are permitted to be no greater than 60 feet tall or three stories.

- (4) Front yard parking is permitted, pursuant to subsection G (3) below.
- (5) On-street parking on Route 322 is not permitted.
- (6) Cross access between separate warehouse, light industrial, and distribution/warehouse facilities is permitted between adjacent properties or separate facilities on site. Warehouse, distribution/warehouse, and light industrial facilities shall not share access with a retail, commercial, office, or residential use.

G. The site.

- (1) Architecture and design. Understanding that design guidelines intended for commercial, retail, and small-scale light industrial uses may not be appropriate or aesthetically pleasing for larger scale warehouse or distribution/warehouse uses, developers shall seek to incorporate the following design concepts into the proposed redevelopment. Developers shall submit with their application for development, a written design concept statement that supports the reasoning behind the proposed design and site plan and explains how and why the project design is consistent with the intent of the CD Zone. The design concepts are as follows:
 - (a) Contextual neighborhood consistency.
 - (b) Special architectural features at corners.
 - (c) Private outdoor spaces accessible to employees that are screened from public view.
 - (d) Off-street parking and loading shall be screened from public roadways and pedestrian paths.
 - (e) Bus shelters, where appropriate, and bicycle storage facilities, such as bike racks.
 - (f) Incorporation of the design standards in Subsection H (1) below.
 - (g) Consideration of the recommended design guidelines in Subsection H (2) below.
 - (h) Environmental design, including techniques to reduce water and energy usage and incorporate green infrastructure and other sustainable practices.
- (2) Zoning requirements for warehouse and distribution/warehouse facilities are shown in the table below:

	Minimum	Maximum
Buffer/Pedestrian zone*		
Front	75 feet	—
Side (Adjacent to Residential Zone)	75 feet	
Side (Adjacent to Non-Residential Zone)	50 feet	
Rear (Adjacent to Residential Zone)	75 feet	—
Rear (Adjacent to Non-Residential Zone)	50 feet	
Between different uses on same property**	50 feet	—
Sidewalk width (internal)	5 feet	—
Sidewalk/multi-use pathways		
Multi-Use Pathway (Along Route 322)	12 feet***	
Sidewalk (Along Locke Avenue)	6 feet	
Paved Pathway (Along Stone Meetinghouse Road)	6 feet	
Lot area	2 acres	—
Lot width	200 feet	—
Corner lot	200 feet	—
Lot depth	250 feet	—
Impervious coverage	—	75%
Building Setbacks		
Front yard setback	100 feet	—
Side yard setback	100 feet	—
Rear yard setback	100 feet	—
Parking and Loading Setbacks		
Automobiles and light trucks (From External Rights of Way)	75 feet	
Parking and Loading for Semi-Trailer Trucks (From External Rights of Way)	100 feet****	
Adjacent to lot lines shared with residential or commercial use or zone	75 feet	
Adjacent to lot lines shared with light industrial, warehouse, or distribution/warehouse use	50 feet	
* A buffer shall not be required along the municipal boundary shared with Harrison Township for properties held in common ownership with the developer. Cross-access and utilization shall be encouraged between the parcels under common ownership.		
** When commercial or retail uses are located on the same property as a warehouse or distribution/warehouse facility, a buffer shall be provided between the two uses.		
*** Upon demonstration of sufficient site design constraints to the satisfaction of the Joint Land Use Board, the multi-use pathway may be reduced to 8 feet.		
**** The Parking and Loading setback for Semi-Trailer Trucks (From External Rights of Way) may be reduced from 100 to 75 feet where enhanced landscape screening and berming is utilized to the satisfaction of the Joint Land Use Board.		

(3) Parking requirements for warehouses and distribution/warehouse facilities.

- (a) Off-street parking provided through driveways. Driveway widths for a warehouse and distribution facility may exceed the maximum requirement established by 203-81 B (11), however no driveway width shall exceed 50 feet.
- (b) No loading bays or semi-trailer truck parking shall be visible from Route 322 and from adjacent residential uses or zones. Loading bays located in the side yards or along other road frontages shall be screened from public view through the use of screen walls, fences, vegetation, berms, other landscape treatment, or a combination thereof.

- (c) Porous pavement, where appropriate, should be considered to the greatest extent practicable. Porous pavement in parking courts, sidewalks, and drive aisles is permitted to address stormwater.

- (d) Off-Street Parking

- [1] Minimum off-street parking for warehouse facilities: one (1) space per 2,500 square feet of total floor area.

- [2] Minimum off-street parking for distribution/warehouse facilities: one (1) space per 1,500 square feet of total floor area.

- [3] For warehouse and distribution/warehouse facilities where office space is accessory to the principal use at no more than 10 percent of the total floor area, the above off-street parking requirements shall be inclusive of both uses. Where the amount of office space exceeds 10 percent of the total floor area, one parking space shall be provided for each 300 square foot of office space floor area which exceeds 10 percent of the total floor area.

- [4] If a proposed development requires more parking spaces for non-residential uses than can be accommodated on site, and a shared parking agreement cannot be arranged with a neighboring property owner, the developer may provide additional parking spaces at an off-site location if it can be demonstrated that the site will realistically address the parking shortfall to the satisfaction of the Joint Land Use Board.

- [5] Understanding that advancements in technology will continue to shape development, such as through automation, eCommerce-based delivery applications, and the likely introduction of self-driving cars, it is entirely possible that the parking standards in this Redevelopment Plan may exceed the realities of market demand. The Joint Land Use Board may grant a request by an applicant to bank a portion of the required spaces for potential future development should demand require. Such a request shall include testimony and evidence that the parking demands for the proposed use will not require the number of spaces specified in this Redevelopment Plan or in Chapter 203 (Zoning).

- (e) Parking lots shall be landscaped to break down scale, provide user comfort and to modulate microclimate.

- (f) Parking setbacks.

- [1] Parking areas for automobiles and light trucks may be permitted 75 feet from external rights of way.

- [2] Parking and loading areas for semi-trailer trucks may be permitted 100 feet from external rights of way. This setback may be reduced from 100 to 75 feet where enhanced landscape screening and berming is utilized to the satisfaction of the Joint Land Use Board.
- [3] For warehouse and warehouse/distribution uses, no parking or loading areas, shall be located within 75 feet of any lot line shared with any residential or commercial use or district. Parking areas may be permitted within 50 feet of a lot line shared with a light industrial or another warehouse and warehouse/distribution use.
- (4) Performance standards for industrial uses shall follow the standards prescribed in the Township's Supplemental Use Controls (§203-65).
- (5) Except as modified by the Redevelopment Plan for the Commercial Development Zone, landscaping shall follow the standards prescribed in the Township's Supplemental Use Controls (§203-68).
- (6) Except as modified by the Redevelopment Plan for the Commercial Development Zone, buffer and screening shall follow the standards prescribed in the Township's Supplemental Use Controls (§203-69).
- (a) Shared use paths, as described in Subsection H(1)(f) below, may be located within the buffer area.
 - (b) Plant suitability, maintenance and compatibility with site and construction features are critical factors which shall be considered. Plants shall be nonexotic, noninvasive and drought-tolerant and to the best possible xeriscape. See the Public Spaces Plan for species options.
 - (c) Except as permitted for shared use paths and freestanding signage, no activity, material storage, or parking of vehicles shall be permitted within a buffer or screen area.
 - (d) Buffer areas shall utilize underground irrigation systems. Water-efficient irrigation systems are encouraged, including systems that minimize the use of potable water and systems that recycle rooftop runoff.
- (7) Signage shall follow the standards prescribed in the Township's Comprehensive Sign Plan for the Woolwich Regional Center for freestanding office buildings (§203-151).
- (8) Lighting
- (a) Freestanding lights shall not exceed 30 feet in height.
 - (b) Except as modified by this section, lighting shall follow the standards prescribed in the Township's General Design Standards for the Woolwich

Regional Center (§203-162) and the design standards enumerated in Article IX Parking and Loading (§203-81 (4)).

- (c) The Joint Land Use Board may grant a request by an applicant to reduce illumination where appropriate.

H. Design

- (1) Understanding that design standards intended for commercial, retail, and small-scale light industrial uses may not be appropriate or aesthetically pleasing for larger scale warehouse-type uses, the following design standards shall be incorporated into the proposed redevelopment:

- (a) With the exception of materials related to rooftop solar or a vegetated green roof, all rooftop equipment shall be screened from view.
- (b) Blank facades or walls exceeding 100 feet in length shall not be permitted. To mitigate the appearance and perception of a large monolithic building, developers may consider, but are not limited to the following: decorative patterns on exterior finishes, metal or synthetic paneling, fenestration, horizontal banding, and vegetated “green” walls or espaliers, or a combination thereof.
- (c) Building articulation and fenestration shall also be provided for warehouse or distribution/warehouse facilities with an accessory office component, specifically in the areas of the facility related to employee entrances and office spaces. Such areas shall maximize natural lighting and incorporate the following:
 - [1] No blank facades or walls are permitted.
 - [2] Minimum area of window opening on facades of office spaces and employee entrances: 40%.
 - [3] Vertical and horizontal building offsets are encouraged.
 - [4] Spandrel glass may be utilized in the design; however, it shall not be included as part of the window area calculations in subsection [2] above for more than 50% of the required opening.
- (d) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (e) Outdoor storage shall be fully enclosed.
- (f) Shared-use paths.

- [1] Multipurpose shared-use paths and sidewalks shall be provided consistent with the Township’s Public Spaces Plan within the

front buffer, connecting to existing adjacent paths and sidewalks, or constructed so that future adjacent paths can connect. The minimum widths for such paths shall be as follows:

[A] Boulevards and Highways: A 12-foot-wide shared use path shall be provided along Route 322.

[B] Local Connector: A 6-foot-wide sidewalk shall be provided along Locke Avenue.

[C] Rural Highways: A minimum 6-foot-wide paved path shall be provided along Stone Meetinghouse Road.

[2] A pedestrian system within parking court defined by textured pavement is required.

[3] Minimum five-foot-wide sidewalks shall be provided adjacent to buildings for safe access by employees.

- (g) Basins are permitted in buffer areas along side roads not fronting Route 322, provided enhanced landscape screening and berming is utilized to the satisfaction of the Joint Land Use Board.

(2) Recommended Design Guidelines. As part of the written design concept statement in section G(1) above, developers shall identify if and how the proposed development incorporates the following recommended design guidelines:

- (a) Building façade materials may include or resemble brick, stone, synthetic trim board, stucco or similar material.
- (b) Cool roofing (roofing with a high solar reflectance index), vegetated “green” roofs, and rooftop solar are encouraged.
- (c) Environmental features in building and site design that promote sustainability are encouraged. Such features include, but are not limited to solar screens, solar panels, green stormwater infrastructure (i.e. bioswales, cisterns, rain gardens, porous pavements), xeriscaping or native vegetation to reduce irrigation needs, and design features or vegetation that helps to modulate microclimate and lower summer cooling loads.

Mixed Use Downtown Zone

The Mixed Use Downtown (MUD) zone, shown in **Figure 7b**, will provide a location for commercial uses that include commercial and office locations and residential opportunities in individual or multi-use buildings, adhering to the permitted uses, accessory uses, conditional uses, zoning requirements, and design requirements consistent with the Township's Mixed Use (MU) zone (Subsection 178 of Chapter 203, Zoning), except as modified below:

Mixed Use Downtown Zone	
BLOCK	LOT
7	5 (part)
12	1, 2, 2.01, 3, 3.01, 3.02, 4.01

Figure 10: Mixed Use Downtown Zone Parcels

- Residential units as part of a mixed-use retail/residential development may be permitted pursuant to the following:
 - Residential may be part of a vertical (residential above non-residential) or horizontal (residential and non-residential on the same site) mixed use development.
 - The following residential dwelling types shall be permitted as part of a horizontal mixed-use development:
 - Single-family semidetached dwelling
 - Single-family attached dwelling
 - Two-family dwelling
 - Triplex
 - Multifamily dwelling
 - Residential units as part of a part of a mixed-use retail/residential development shall require participation with the TDR program

Corridor Commercial District (East of Swedesboro-Paulsboro Road)	
BLOCK	LOT
9	5, 6
10	1, 3Q (part), 4Q, 5.01
14	1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 14, 15, 15.01, 16
15	2, 3, 3.01, 3.02
16	5Q (part)
57	3Q (part)

Figure 11: Commercial Corridor (East of Swedesboro-Paulsboro Road) parcels.

Corridor Commercial District

The Corridor Commercial District within the Redevelopment Area, for the area east of Swedesboro-Paulsboro Road, also provides sales and services necessary to sustain the regional community with commercial and office locations, and to better suit the intent of the Redevelopment Area, it shall adhere to the permitted uses, accessory uses, conditional uses, zoning requirements, and design requirements consistent with the Township's Corridor Commercial (CC) zone (Subsection 137 of Chapter 203, Zoning), except as modified below:

- Warehouse and distribution of goods and products uses are prohibited

Residential Receiving District

The stated goal of the Township's Residential Receiving (RR) zone is to provide a mixture of unit types to address the needs and desires of those at various stages of life, which is achieved through the use of the Township's TDR program. The Township's existing RR zone shall supersede the underlying zoning for those parcels identified in this Redevelopment Plan Amendment as Residential Receiving.

Proposed Residential Receiving District	
BLOCK	LOT
10	5, 5.02, 5.03
14	5.01, 5.02
16	1, 2, 3, 4, 4.01, 5Q

Figure 12: Residential Receiving parcels

X. INFRASTRUCTURE

- **Stormwater Management**
 - All development within the Redevelopment Area must include a comprehensive stormwater management system integrated into the open space system in compliance with the standards outlined in the Stormwater Management Plan included in the TDR Plan.
- **Infrastructure & Public Improvements**
 - The Township's TDR program required the preparation of a comprehensive wastewater management plan (WMP) that included the Regional Center in their sewer service areas. This plan received State approval in 2012.
 - The original 2017 Redevelopment Plan was intended to facilitate and expedite the provision of sanitary sewer service to the Kings Landing Regional Center by providing a mechanism in which Woolwich Township can partner with a capable redeveloper to finance, design, permit and construct the primary system along the Route 322 Corridor. Design, permitting, and construction are currently underway.
 - This Amended Redevelopment Plan furthers the purpose of the original 2017 Redevelopment Plan. Adoption of the original 2017 Redevelopment Plan and the intent to extend wastewater service into the Kings Landing Regional Center has catalyzed interest in new development. It was not anticipated at the time, however, the types of development that might emerge as a result of external market demands once the infrastructure improvements were underway and their compatibility with the underlying zoning. This Amended Redevelopment Plan seeks to respond to these changing demands through revised standards to provide opportunities for such uses.

XI. IMPLEMENTATION

All subdivision and site plan applications of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Woolwich Township. Approvals, waivers, and deviations will be governed by the requirements of the Municipal Land Use Law (MLUL), the Local Redevelopment and Housing Law (LRHL), and the Township's usual procedures. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Redevelopment Area prepared in accordance with the Township's zoning, site plan and subdivision regulations shall be submitted by the redeveloper(s) to the Joint Land Use Board (JLUB) so that compliance with the Redevelopment Plan can be determined. Review by the JLUB, including submission of waivers, exceptions, and variances, shall be carried out in accordance with Township ordinances and procedures.

XII. ADMINISTRATIVE MATTERS

A. Temporary and Permanent Relocation of Displaced Residents and Businesses

Under the Local Redevelopment and Housing Law, the redevelopment plan must allow "adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area." (N.J.S.A. 40A: 12A-7a(3)). Additionally, it authorizes contractual arrangements between redevelopment entities and public entities for relocating residents, industry or commerce that is displaced due to implementation of the Redevelopment Plan (N.J.S.A. 40A: 12A-8i).

B. Properties to be Acquired in Accordance with the Redevelopment Plan

No property is intended to be acquired through eminent domain for the effectuation of this Redevelopment Plan.

C. Procedures for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Mayor and Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the cost of Township professionals.

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area.

D. Zoning Map Amendment

This Redevelopment Plan Amendment supersedes the underlying zoning for the parcels identified in Figure 7b, requiring that the Official Zoning Map be hereby amended to illustrate such changes.

E. Tax Abatement Program

By designating this area as An Area in Need of Redevelopment, Woolwich Township is given the authority to offer long-term (up to 30 years) tax exemptions or abatements as a financial incentive to encourage rehabilitation and/or redevelopment of the area, in accordance with N.J.S.A. 40A-20-1 et seq. Any tax abatement(s) for the rehabilitation and/or redevelopment of the area would need to be addressed as part of the redevelopment agreement and financial agreement.

F. Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

APPENDICES

Resolution R-2014-217

Resolution R-2017-120

Ordinance 2017-12

Resolution R-2019-92

Resolution #2019-17

Resolution R-2019-114

Resolution R-2019-129

Resolution #2019-18

Resolution #2019-23

Resolution R-2019-194

Existing Sewer Service Area Map

Chapter 203, Article XVII Residential Receiving (RR)

Chapter 203, Article XVIII Corridor Commercial (CC)

Chapter 203, Article XXIII Mixed Use (MU)

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WOOLWICH ACCEPTING THE
RECOMMENDATION OF THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TOWARDS DECLARING
SPECIFIC AREAS OF THE TOWNSHIP'S GROWTH CENTER IN NEED OF REDEVELOPMENT**

R-2014-217

WHEREAS, on May 19, 2014 the Woolwich Township Mayor and Committee passed Resolution No. 2014-126 directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq., and;

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 16 - Lot 5Q; Block 18 – Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 – Lots 2Q, 2.01, 4Q, 4.01; Block 57 – Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58 – Lot 1; Block 60 – Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 – Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board, on June 5, 2014, authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E., issued a report dated August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as, by the general public; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on September 18, 2014; and

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the above documents, the August 2014 report of J. Timothy Kernan, P.E., P.P., C.M.E., and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

WHEREAS, the Woolwich Township Joint Land Use Board adopted Resolution #2014-20 on October 16, 2014 which approves and adopts the report dated August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" prepared by J. Timothy Kernan, P.E., P.P., C.M.E., and the findings contained therein and same was referred to the Woolwich Township Mayor and Committee for review and consideration; and

WHEREAS, the Township Committee of the Township of Woolwich does hereby agree with the determination and recommendation of the Joint Land use Board in this regard, and therefore intends to declare specific areas within the Woolwich Township Growth Center as areas in need of redevelopment;

NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF


WOOLWICH AS FOLLOWS:

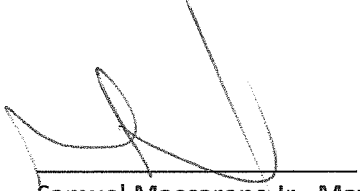
1. the Township Committee of the Township of Woolwich does hereby agree with the determination and recommendation of the Joint Land use Board in this regard, and therefore intends to declare specific areas within the Woolwich Township Growth Center as areas in need of redevelopment;
2. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the recommendations of the JLUB nor is it to be used in connection with the redevelopment area in question;
3. That the Woolwich Township Mayor and Committee declare that all the areas referred to the JLUB for investigation, specifically, Block 16 - Lot 5Q; Block 18 – Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 – Lots 2Q, 2.01, 4Q, 4.01; Block 57 – Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58 – Lot 1; Block 60 – Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 – Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township, be declared areas in need of redevelopment.

Adopted this 20th day of October, 2014

TOWNSHIP OF WOOLWICH

ATTEST:


Jane DiBella, Administrator/Clerk


Samuel Maccarone Jr., Mayor

CERTIFICATION

The foregoing Resolution was adopted by the Township Committee of the Township of Woolwich at a meeting conducted on the 20th day of October, 2014.

Jane DiBella, Clerk

RESOLUTION #2014-20

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, on May 19, 2014 the Woolwich Township Mayor and Committee passed Resolution No. 2014-126 directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq., and;

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 16 - Lot 5Q; Block 18 - Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 - Lots 2Q, 2.01, 4Q, 4.01; Block 57 - Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58 - Lot 1; Block 60 - Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 - Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board, on June 5, 2014, authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E., issued a report dated August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on September 18, 2014; and

WHEREAS, at the time of the public hearing the following testimony and evidence was received by the Board:

A. Pamela J. Pellegrini, P.E., P.P., C.M.E., from J. Timothy Kernan, Inc., testified before the JLUB with respect to the preliminary investigation report prepared by Mr. Kernan. Ms. Pellegrini reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, reviewed the criteria as it pertained to the individual parcels, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area. Mr. Pellegrini fielded questions from the public during the hearing; and

B. Bob D'Auria of 1163 Route 322, Woolwich Township, New Jersey appeared before the JLUB. His property is located within the proposed

redevelopment area. His main concern involved a parcel adjacent to his that is owned by AP Hospitality and which had been the subject of a previous approval many years ago for a hotel. Mr. D'Auria believed that one line in Mr. Kernan's report should be deleted, specifically the sentence on page 27 which reads, "Access in accordance with planning standards will be difficult without assemblage of additional lands adjacent to the parcel". Mr. D'Auria believes this statement is inaccurate as the parcel owned by AP Hospitality (Block 60, Lot 6) has access to Route 322 through another parcel it owns at Block 60, Lot 5.02. Mr. D'Auria submitted two (2) pages from Mr. Kernan's report (page 27 and a map showing the various properties in question, which was marked "D'Auria#1". The JLUB and Township Planner agreed at the time of the hearing to remove the sentence from the report that will be forwarded to the Woolwich Township Mayor and Committee; and

C. Antonio Sidoti of 1171 Route 322, Woolwich Township, New Jersey who was assisted by George Donnelly, CPA spoke before the JLUB. Mr. Sidoti owns property known as Block 60, Lot 6.02 which he rents. Mr. Sidoti raised questions regarding the effort to obtain sewer along Route 322. The JLUB indicated that the Township was working with private developers, the county and other entities to bring water and sewer to the area. He further questioned how many dilapidated buildings were in the study area. Ms. Pellegrini noted that there were relatively few and that they are delineated in the report. He asked which criteria was met regarding his property and Ms. Pellegrini noted that criteria "h" was met. The JLUB confirmed that there would be no use of eminent domain regarding any future redevelopment plan; and

D. No one else from the public spoke.

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the above documents, the August 2014 report of J. Timothy Kernan, P.E., P.P., C.M.E., and the testimony provided at the time of the hearing, including the testimony of its own professionals.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 8 in favor, 0 opposed and 0 abstentions (Voting for: Rushton, Maugeri, Fein, Juliano, Rossi, O'Donnell, Maccarone and Schwager), as follows:

1. The Woolwich Township Joint Land Use Board approves and adopts the report date August 2014, entitled "Woolwich Regional Center Redevelopment Area Preliminary Investigation" prepared by J. Timothy Kernan, P.E., P.P., C.M.E.. and the findings contained therein, with the exception that the sentence on page 27 which reads "Access in accordance with planning standards will be difficult without assemblage of additional lands adjacent to the parcel" is deleted, and same is referred to the Woolwich Township Mayor and Committee for review and consideration; and

2. The Woolwich Township Joint Land Use Board notes that the power of eminent domain is not made a part of the recommendations of the JLUB nor is it to be used in connection with the redevelopment area in question; and

3. The Woolwich Township Joint Land Use Board recommends to the Woolwich Township Mayor and Committee, that all the areas referred to the JLUB for investigation, specifically, Block 16 - Lot 5Q; Block 18 – Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22 – Lots 2Q, 2.01, 4Q, 4.01; Block 57 – Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58 – Lot 1; Block 60 – Lots 1Q, 2Q, 5.01, 5.02 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61 – Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 on the tax maps of Woolwich Township, be declared areas in need of redevelopment.

JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH

ALAN SCHWAGER, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 18th day of September 2014; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on October 2, 2014, by a vote ____ to approve, ____ to oppose and ____ to abstain.

CHRISTINA MARQUIS, Secretary

In favor of the resolution:

Opposed to the resolution:

Abstained:

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
ADOPTING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION REPORT**

R-2017-120

WHEREAS, the Woolwich Township Mayor and Committee passed a Resolution directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1, 2, 3.01, 4, 5, 6, 7, 8, 9 & 10; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5, 5.01, 5.02, 5.03, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.03, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 5.01, 5.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, 4, 5.01, 5.02, 5.03, 5.04, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 6, 7, 8, 9 & 10; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 57, Lots 1, 2, 2.01 & 3.01 on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, Maser Consulting P.A. issued a report dated March 3, 2017, entitled "Preliminary Investigation Report Determination of Need for Regional Center West" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on March 16, 2017; and

WHEREAS, at the time of the public hearing, the Joint Land Use Board heard testimony from The Township Planner with respect to the preliminary report that he prepared, and in said report, Mr. Kernan determined that certain properties should not be included in the proposed redevelopment area as they are for the most part, currently built residential homes and therefore do not meet the requirements for inclusion as an area in need of redevelopment; and

WHEREAS, the Planner determined that only the remaining properties listed below qualified as being an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Township Committee, being Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, Block 57, Lots 1, 2, 2.01 & 3.01; and

WHEREAS, the Township Planner further recommended that the Mayor and the Township Committee find that the intent of the Township's Master Plan and Regional Center Development Plan are to promote commercial development and orderly growth within the Township may be furthered by the designation of this area as a redevelopment area; and

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the March 3, 2017 report of Maser Consulting and the testimony provided at the time of the public hearing, including the testimony of its own professionals; and

WHEREAS, The Woolwich Township Joint Land Use Board adopted resolution #2017-15 on April 6, 2017 adopting the plan and the findings contained therein, and referred to the Woolwich Township Mayor and Committee for review and consideration; and

WHEREAS, the Woolwich Township Joint Land Use Board did not include the use of eminent domain in its recommendation regarding the redevelopment area; and

WHEREAS, the Township Committee of the Township of Woolwich agrees with said recommendation and desires to adopt said Redevelopment Area;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich, as follows:

1. That the following block and lots being Block 6, lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7, Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29, Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02, Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax map of Woolwich Township be and are hereby designated as an area in need of redevelopment ; and
2. The report dated March 3, 2017 entitled "Preliminary Investigation Report Determination of Need for Regional Center West" as prepared by J. Timothy Kernan, Maser Consulting, and the findings contained therein is hereby approved and adopted by the Township Committee of the Township of Woolwich.
3. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the Plan in question; and

Adopted this 17th day of April 2017

TOWNSHIP OF WOOLWICH

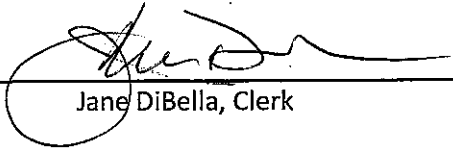

Alan Schwager, Mayor

ATTEST:


Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of April, 2017.



Jane DiBella, Clerk

RESOLUTION #2017-15

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, on January 17, 2017 the Woolwich Township Mayor and Committee passed Resolution #44-2017 directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the areas to be investigated pursuant to said resolution were: Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1, 2, 3.01, 4, 5, 6, 7, 8, 9, & 10; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5, 5.01, 5.02, 5.03, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.03, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 5.01, 5.02, 14, 15, 15.01, 16, & 17; Block 15, Lots 2, 3, 3.01, 3.02, 4, 5.01, 5.02, 5.03, 5.04, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 6, 7, 8, 9 & 10; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 57, Lots 1, 2, 2.01 & 3.01, on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board, on January 19, 2017, authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, Maser Consulting P.A., issued a report dated March 3, 2017, entitled "Preliminary Investigation Report Determination of Need for Regional Center West" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on March 16, 2017; and

WHEREAS, at the time of the public hearing the JLUB heard testimony from J. Timothy Kernan, P.E., P.P., C.M.E., testified before the JLUB with respect to the preliminary investigation report he prepared. Mr. Kernan reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area and gave general testimony regarding the report; and

WHEREAS, in his report Mr. Kernan determined that the following properties should not be determined to be in the proposed redevelopment area as they are for

the most part currently built residential homes, they are not in need of redevelopment and do not meet the requirements for inclusion as an area in need of redevelopment: Block 8, Lots 3.01, 4, 5, 6, 7, 8, 9 & 10; Block 10, Lots 5, 5.02 & 5.03; Block 11, Lot 6.03; Block 14, Lots 5.01 & 5.02; Block 15, Lots 4, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 6, 7, 8, 9, 10; Block 16, Lots 1, 2, 3, 4 & 4.01; and

WHEREAS, the Township Planner determined that remaining properties of the area studied, specifically Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16, & 17; Block 15, Lots 2, 3, 3.01, 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 qualified as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and recommended that said area be so declared by the Mayor and Township Committee; and

WHEREAS, the Township Planner further recommended that the Mayor and Township Committee find that the intent of the Township's Master Plan and Regional Center Development Plan are to promote commercial development and orderly growth within the Township may be furthered by the designation of this area as a redevelopment area; and

WHEREAS, at the time of the hearing the following members of the public spoke before the JLUB:

A. Al Rende of 37 Wayne Drive. Mr. Rende noted that his property would be excluded from the redevelopment area. He inquired about the improvements that were to be made to Route 322. The JLUB informed Mr. Rende that the New Jersey Department of Transportation had begun preliminary work to prepare for the improvements to the intersection at Route 322 and Kings Highway; and

B. Shannon Kauffman of 36 Wayne Drive. Ms. Kauffman noted that she would not be in the redevelopment area but wondered if the two (2) homes that remained in the area would be subject to condemnation. The JLUB confirmed that eminent domain was not to be used in connection with this redevelopment designation; and

C. Joseph Kauffman of 36 Wayne Drive. Mr. Kauffman requested that the investigative report be put on-line. The JLUB noted that the investigative report had been available for review at the Township Building but would investigate having it placed on-line. Mr. Kauffman was also concerned with taking steps pertaining to Phase II of the Regional Center Development when Phase I had not yet been built; and

D. Joe Musumeci of 339 Paulsboro Road. Mr. Musumeci was initially wondering why the Nike Missile Site had not been included in the study, but learned


that the site had already been declared an area in need of redevelopment. He also pointed out some typographical errors in the report.

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the above documents, the March 3, 2017 report of J. Timothy Kernan, P.E., P.P., C.M.E., and the testimony provided at the time of the hearing, including the testimony of its own professionals.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 8 members in favor and 0 members opposed, (Voting in favor: Blake, Casella, Juliano, Rizzi, Iskander, Schwager, Glanfield & Maugeri) as follows:

1. The Woolwich Township Joint Land Use Board approves and adopts the report dated March 3, 2017, entitled "Preliminary Investigation Report Determination of Need for Regional Center West" prepared by J. Timothy Kernan, P.E., P.P., C.M.E., and the findings contained therein, and same is referred to the Woolwich Township Mayor and Committee for review and consideration; and
2. The Woolwich Township Joint Land Use Board notes that the power of eminent domain is not made a part of the recommendations of the JLUB nor is it to be used in connection with the redevelopment area in question; and
3. The Woolwich Township Joint Land Use Board recommends to the Woolwich Township Mayor and Committee, that a portion of the area referred to the JLUB for investigation, specifically, Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16, & 17; Block 15, Lots 2, 3, 3.01, 3.02; Block 57, Lots 1, 2, 2.01 & 3.01, on the tax maps of Woolwich Township, be declared an area in need of redevelopment; and
4. The Woolwich Township Joint Land Use Board recommends that the Woolwich Township Mayor and Committee find the intent of the Township's Master Plan and Regional Center Development Plan to promote commercial development and orderly growth may be furthered by the designation of this area as a redevelopment area.

JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH


JOSEPH MAUGERI, Chairman

IMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 16th day of March 2017; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on April 6, 2017, by a vote

Sara Simpkins

TARA SIMPKINS, Secretary

In favor of the resolution: 8

Opposed to the resolution: 0

Abstained: 0

MINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN
FOR NUMEROUS BLOCKS AND LOTS KNOWN AS KINGS LANDING PURSUANT
TO N.J.S.A. 40A:12A-1 *et. seq.***

Ordinance 2017-12

WHEREAS, the Woolwich Township Mayor and Committee adopted Resolutions 2014-20 and 2017-5 adopting Preliminary Investigation Reports, concluding numerous Blocks/Lots along the Rte. 322 corridor (“Kings Landing at Woolwich Township”) qualified as areas in need of redevelopment; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E. of Maser Consulting has prepared and issued a report entitled “Kings Landing Redevelopment Plan” and forwarded same to the Woolwich Township Committee for consideration an action pursuant to N.J.S.A. 40A:12A-7. A copy of the report in its entirety is attached and incorporated into this Ordinance by way of reference; and

WHEREAS, after having determined that a portion of the area was an area in need of redevelopment, the JLUB conducted a public hearing regarding the proposed Redevelopment Plan;

WHEREAS, the Woolwich Township Joint Land Use Board performed its review and made its recommendation regarding the Redevelopment Plan based on the documents presented and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

WHEREAS, The Woolwich Township Joint Land Use Board endorsed and recommended the Redevelopment Plan entitled “Kings Landing Redevelopment Plan” and the findings contained therein, and referred it to the Woolwich Township Committee for review and adoption as the Redevelopment Plan for the designated area; and

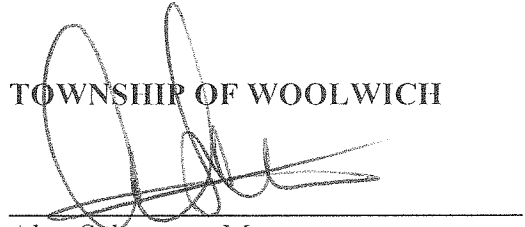
WHEREAS, the Township Committee of the Township of Woolwich agrees with said recommendation and desires to adopt said Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Woolwich, as follows:

1. The Redevelopment Plan entitled “Kings Landing Redevelopment Plan” and the findings contained therein, be and are hereby adopted by the Township of Woolwich.
2. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the Redevelopment Plan in question; and

3. The above referenced Redevelopment Plan will be on file in the office of the Woolwich Township Clerk for review by the public during normal business hours.

TOWNSHIP OF WOOLWICH



Alan Schwager, Mayor

ATTEST:



Jane DiBella, Clerk

CERTIFICATION

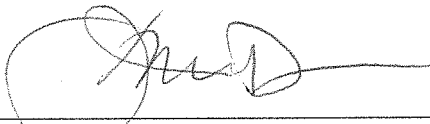
The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 19TH day of June, 2017. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the 17th day of July, 2017 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 7:00 p.m.



Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the 17th day of July, 2017.



Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE WOOLWICH TOWNSHIP JOINT LAND
USE BOARD TO MAKE AN INVESTIGATION AND HOLD PUBLIC
HEARINGS TO DETERMINE WHETHER CERTAIN AREAS ARE IN NEED OF
REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12-1, *et. seq.*
R-2019-92**

WHEREAS, the Township of Woolwich has invested significant resources in furtherance of spurring development along the Route 322 corridor and wishes to investigate the following blocks and lots as shown on the Woolwich Township Tax Map as to the need for redevelopment as defined in N.J.S.A. 40A:12-1 *et. seq.*:

Block 62, Lot 2

Block 59, Lot 6

Block 59, Lot 6.01

Block 59, Lot 6.02

Block 59, Lot 7 (Part of)

Block 59, Lot 8

Block 59, Lot 10

WHEREAS, it is necessary pursuant to N.J.S.A. 40A:12A-6(a) for the Township Committee to assign the conducting of an investigation and hearing to the Joint Land Use Board for the issuance of recommendations; and

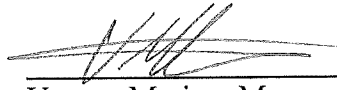
WHEREAS, it is in the intent of the Township Committee, if deemed appropriate after consideration of the recommendations from the Joint Land Use Board, to create a Non-Condemnation Redevelopment Area in which the Township will not acquire enhanced powers of eminent domain;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester and State of New Jersey that:

1. The Woolwich Township Joint Land Use Board be and is hereby authorized and directed to make an investigation and in connection therewith, to hold a public hearing to determine whether the areas described above are in need of redevelopment as required by N.J.S.A. 40A:12A-1, *et. seq.*
2. The Woolwich Township Joint Land Use Board is directed to frame its investigation with the limitation that any resulting Redevelopment Area shall be restricted to a Non-Condensation Redevelopment Area.
3. This Resolution shall take effect immediately.

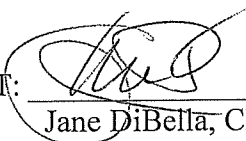
THIS RESOLUTION DULY ADOPTED, at the Regular Meeting of the Township Committee of the Township of Woolwich held on March 18, 2019.

TOWNSHIP OF WOOLWICH



Vernon Marino, Mayor

ATTEST:



Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted at a Regular Meeting of the Township Committee of the Township of Woolwich held on the 18th day of March, 2019.

Jane DiBella, Clerk

RESOLUTION #2019-17

**RESOLUTION OF THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD
AUTHORIZING THE TOWNSHIP PLANNER, J. TIMOTHY KERNAN, PE, PP, CME
OF MASER CONSULTING, PA, TO PERFORM A PRELIMINARY INVESTIGATION
AS TO WHETHER BLOCK 62, LOTS 2 & 3, BLOCK 59, LOTS 6, 6.01, 6.02, 7
(PART OF), 8 & 10 ARE A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, on March 18, 2019 the Woolwich Township Mayor and Committee passed Resolution No. 2019-92 directing and authorizing the Woolwich Township Joint Land Use Board (JLUB) to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas, specifically Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10, within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, in furtherance of the investigation, it is necessary for the Woolwich Township Joint Land Use Board to authorize the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E of Maser Consulting, P.A., to perform a preliminary investigation and maps of the area and to issue a report to the JLUB; and

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 9 members in favor and 0 members opposed, and 0 members abstaining (Voting in favor:

C. Grasso, J. Juliano, N. Matthias, B. Rushton, A. Schwager,

D. Glenfield, B. Sawyer, S. Barbagallo, J. Maugeri,) as follows:

1. The Woolwich Township Joint Land Use Board authorizes the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E of Maser Consulting, P.A., to perform a preliminary investigation and maps of the area and to issue a report to the JLUB; and
2. The Woolwich Township Joint Land Use Board notes that the power of eminent domain is not to be considered as a part of said preliminary investigation.

JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH

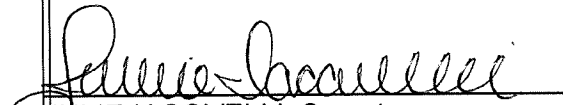

JOSEPH MAUGERI, Chairman

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 21th day of March 2019, by a vote 9 to approve, 0 to oppose and 0 to abstain.


JULIE IACOVELLI, Secretary

In favor of the resolution: C. Grasso, J. Juliano, N. Matthias, B. Rushton, A. Schwager,
D. Glanfield, B. Sawyer, S. Barbagallo, J. Mangeri.

Opposed to the resolution:

Abstained:

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AMENDING RESOLUTION R-2019-92 TO INCLUDE
BLOCK 62, LOT 3 AS PART OF THE JOINT LAND USE BOARD REDEVELOPMENT INVESTIGATION
R-2019-114**

WHEREAS, the Woolwich Township Committee adopted resolution R-2019-92 on March 18, 2019 which resolution authorized the Woolwich Township Joint Land Use Board to make an investigation and hold public hearings to determine whether certain areas are in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

WHEREAS, said resolution was for the following blocks/lots as shown on the Woolwich Township Tax Maps;

Block 62, Lot 2
Block 59, Lot 6
Block 59, Lot 6.01
Block 59, Lot 6.02
Block 59, Lot 7 (Part of)
Block 59, Lot 8
Block 59, Lot 10

WHEREAS, Block 62, Lot 3 should have been included; and

WHEREAS, it is the purpose and intent of this resolution to amend Resolution R-2019-114 to include Block 62, Lot 3 in the redevelopment investigation;

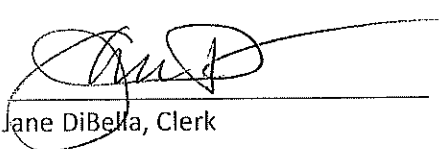
NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

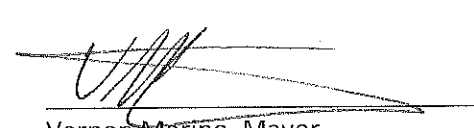
1. That Resolution R-2019-92 as adopted by the Township Committee of the Township of Woolwich on March 18, 2019 be and is hereby amended to include Block 62, Lot 3 in the redevelopment investigation conducted by the Woolwich Township Joint Land Use Board.

Adopted this 15th day of April, 2019

TOWNSHIP OF WOOLWICH

ATTEST:


Jane DiBella, Clerk


Vernon Marino, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting conducted on the 15th day of April, 2019.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE WOOLWICH TOWNSHIP JOINT LAND USE
BOARD TO MAKE AN INVESTIGATION AND HOLD PUBLIC HEARINGS TO
DETERMINE WHETHER CERTAIN AREAS ARE IN NEED OF REDEVELOPMENT
PURSUANT TO N.J.S.A. 40A:12-1, *et. seq.*
R-2019-129**

WHEREAS, the Township of Woolwich has invested significant resources in furtherance of spurring development along the Route 322 corridor and wishes to investigate the following blocks and lots as shown on the Woolwich Township Tax Map as to the need for redevelopment as defined in N.J.S.A. 40A:12-1 *et. seq.*: and

WHEREAS, pursuant to resolution R-2019-92 adopted by the Woolwich Township Committee on March 18, 2019, the Woolwich Township Committee authorized the Woolwich Township Joint Land Use Board to conduct an investigation and hold public hearings as to the need for redevelopment of the following:

BLOCK	LOT	QUAL	ADDRESS
62	2		
59	6		
59	6.01		
59	6.02		
59	Part of 7		
59	8		
59	10		

WHEREAS, resolution R-2019-92 was further adopted on April 15, 2019 to add Block 62, Lot 3 to said investigation; and

WHEREAS, the Township of Woolwich now wishes to amend said recommendation to include (add) the following Blocks/Lots in said redevelopment investigation:

BLOCK	LOT	QUAL	ADDRESS
10	5	QFARM	26 GARWIN RD
10	5.02		10 GARWIN RD
10	5.03		40 GARWIN RD
11	17		2227 US 322
11	18		2255 US 322
11	19		2263 US 322
11	20		2279 US 322
11	21	QFARM	2271 US 322
12	5	QFARM	300 PAULSBORO RD
12	9		290 PAULSBORO RD
14	5.01		361 PAULSBORO RD
14	5.01	QFARM	361 PAULSBORO RD
14	5.02		347 PAULSBORO RD
16	1		11 GARWIN RD
16	2		19 GARWIN RD
16	3		381 KINGS HWY
16	4		373 KINGS HWY
16	4.01		27 GARWIN RD

WHEREAS, it is necessary pursuant to N.J.S.A. 40A:12A-6(a) for the Township Committee to assign the conducting of an investigation and hearing to the Joint Land Use Board for the issuance of recommendations; and

WHEREAS, it is the intent of the Township Committee, if deemed appropriate after consideration of the recommendations from the Joint Land Use Board, to create a Non-Condemnation Redevelopment Area in which the Township will not acquire enhanced powers of eminent domain;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester and State of New Jersey that:

1. The Woolwich Township Joint Land Use Board be and is hereby authorized and directed to make an investigation and in connection therewith, to hold a public hearing


to determine whether the areas described are in need of redevelopment as required by N.J.S.A. 40A:12A-1, *et. seq.*

BLOCK	LOT	QUAL	ADDRESS
62	2	QFARM	1017 US 322
59	6		1058 US 322
59	6.01	QFARM	1058 US 322
59	6.02	QFARM	1056 US 322
59	Part of 7	QFARM	304 BACK CREEK RD
59	8	QFARM	1050 US 322
59	10	QFARM	1004 US 322
62	3		
10	5	QFARM	26 GARWIN RD
10	5.02		10 GARWIN RD
10	5.03		40 GARWIN RD
11	17		2227 US 322
11	18		2255 US 322
11	19		2263 US 322
11	20		2279 US 322
11	21	QFARM	2271 US 322
12	5	QFARM	300 PAULSBORO RD
12	9		290 PAULSBORO RD
14	5.01		361 PAULSBORO RD
14	5.01	QFARM	361 PAULSBORO RD
14	5.02		347 PAULSBORO RD
16	1		11 GARWIN RD
16	2		19 GARWIN RD
16	3		381 KINGS HWY
16	4		373 KINGS HWY
16	4.01		27 GARWIN RD


2. The Woolwich Township Joint Land Use Board is directed to frame its investigation with the limitation that any resulting Redevelopment Area shall be restricted to a Non-Condemnation Redevelopment Area.
3. This Resolution shall take effect immediately.

THIS RESOLUTION DULY ADOPTED, at the Regular Meeting of the Township Committee of the Township of Woolwich held on May 6, 2019.

TOWNSHIP OF WOOLWICH


Vernon Marino, Mayor

ATTEST:


Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted at a Regular Meeting of the Township Committee of the Township of Woolwich held on the 6th day of May, 2019.

Jane DiBella, Clerk

RESOLUTION #2019-18

**RESOLUTION OF THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD
AUTHORIZING THE TOWNSHIP PLANNER, J. TIMOTHY KERNAN, PE, PP, CME
OF MASER CONSULTING, PA, TO PERFORM A PRELIMINARY INVESTIGATION
AS TO WHETHER BLOCK 62, LOTS 2 & 3, BLOCK 59, LOTS 6, 6.01, 6.02, 7
(PART OF), 8 & 10, BLOCK 10, LOTS 5QFARM, 5.02, 5.03, BLOCK 11, LOTS 17,
18, 19, 20, 21QFARM, BLOCK 12, LOTS 5 QFARM, 9, BLOCK 14, LOTS 5.01,
5.01QFARM, 5.02, BLOCK 16, LOTS 1, 2, 3, 4 & 4.01, ARE A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO
N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, on March 18, 2019 the Woolwich Township Mayor and Committee passed Resolution No. 2019-92 directing and authorizing the Woolwich Township Joint Land Use Board (JLUB) to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas, specifically Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10, within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, thereafter, the Woolwich Township Mayor and Committee passed Resolution No. 2019-114 on April 15, 2019 to amend Resolution No. 2019-92 to specifically add Block 62, Lot 3 to said investigation; and

WHEREAS, thereafter, the Woolwich Township Mayor and Committee passed Resolution No. 2019-129 on May 6, 2019, to specifically add Block 10, Lots 5QFarm, 5.02, 5.03, Block 11, Lots 17, 18, 19, 20, 21QFarm, Block 12, Lots 5 QFarm, 9, Block 14, Lots 5.01, 5.01QFarm, 5.02, Block 16, Lots 1, 2, 3, 4 & 4.01, to said investigation; and

WHEREAS, in furtherance of the investigation, it is necessary for the Woolwich Township Joint Land Use Board to authorize the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E of Maser Consulting, P.A., to perform a preliminary investigation and maps of the area and to issue a report to the JLUB; and

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 8 members in favor and 1 members opposed, and 0 members abstaining (Voting in favor:
J. Casella, C. Grasso, V. Marino, D. Matthias, A. Schwager,
B. Sawyer, S. Barbagallo, J. Mangeri) as follows:

1. The Woolwich Township Joint Land Use Board authorizes the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E of Maser Consulting, P.A., to perform a preliminary investigation and maps of the area and to issue a report to the JLUB with respect to the areas set forth herein; and

2. The Woolwich Township Joint Land Use Board notes that the power of eminent domain is not to be considered as a part of said preliminary investigation.

JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 16th day of May 2019, by a vote 8 to approve, 1 to oppose and 0 to abstain.



JULIE IACOVELLI, Secretary

In favor of the resolution: J. Casella, C. Giasso, V. Marino, N. Matthias,
A. Schwager, B. Sawyer, S. Barbagallo, J. Maugeri.

Opposed to the resolution:
J. Juliano

Abstained:

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

RESOLUTION #2019-23

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, on March 18, 2019 the Woolwich Township Mayor and Committee passed Resolution No. 2019-92 directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township, specifically Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10, were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, thereafter, the Woolwich Township Mayor and Committee passed Resolution No. 2019-114 on April 15, 2019 to amend Resolution No. 2019-92 to specifically add Block 62, Lot 3 to said investigation; and

WHEREAS, thereafter, the Woolwich Township Mayor and Committee passed Resolution No. 2019-129 on May 6, 2019, to specifically add Block 10, Lots 5QFarm, 5.02, 5.03, Block 11, Lots 17, 18, 19, 20, 21QFarm, Block 12, Lots 5 QFarm, 9, Block 14, Lots 5.01, 5.01QFarm, 5.02, Block 16, Lots 1, 2, 3, 4 & 4.01, to said investigation; and

WHEREAS, the Woolwich Township Joint Land Use Board, authorized the Township Planner, J. Timothy Kernan, P.E., P.P., C.M.E., to perform a preliminary investigation and issue a report to the JLUB; and

WHEREAS, Maser Consulting P.A., issued a report dated July 2019, entitled "Preliminary Investigation Determination of Need Report" and forwarded same to the Woolwich Township Joint Land Use Board for review by the JLUB, as well as, by the general public. A copy of the report in its entirety is attached and incorporated into this resolution by way of reference; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given proper statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing regarding the preliminary investigation on July 18, 2019; and

WHEREAS, at the time of the public hearing the JLUB heard testimony from J. Timothy Kernan, P.E., P.P., C.M.E., who testified before the JLUB with respect to the preliminary investigation report he prepared. Mr. Kernan reviewed the boundary areas of the investigation, reviewed the various criteria required for the finding that an area is in need of redevelopment, explained the benefits involved regarding an area being declared a redevelopment area and noted that the power of eminent domain would not be a part of the redevelopment plan for this area and gave general testimony regarding the report; and

WHEREAS, in his report Mr. Kernan determined that the following properties contained in the area studied, specifically Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10, Block 10, Lots 5, 5.02, & 5.03, Block 11, Lots 17, 18, 19, 20, & 21, Block 12, Lots 5 & 9, Block 14, Lots 5.01 & 5.02, and Block 16, Lots 1, 2, 3, 4 & 4.01, and recommended that said area be so declared by the Mayor and Township Committee; and

WHEREAS, this resolution incorporates by way of reference any and all testimony given at the hearing by members of the public, the JLUB's professionals and members of the JLUB, said testimony having been considered by the JLUB in connection with the passage of this resolution; and

WHEREAS, the Woolwich Township Joint Land Use Board did its review and made its recommendation based on the above documents, the July 2019 report of J. Timothy Kernan, P.E., P.P., C.M.E., and the testimony provided at the time of the hearing, including the testimony of its own professionals.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 8 members in favor and 1 members opposed, and 0 members abstaining (Voting in favor:

J. Casella, C. Grasso, J. Juliano, N. Matthias, V. Marino,

B. Rushton, B. Sawyer, J. Maugeri) as follows:

1. The Woolwich Township Joint Land Use Board approves and adopts the report dated July 2019, entitled "Preliminary Investigation Determination of Need Report" prepared by J. Timothy Kernan, P.E., P.P., C.M.E., and the findings contained therein, and same is referred to the Woolwich Township Mayor and Committee for review and consideration; and

2. The Woolwich Township Joint Land Use Board notes that the power of eminent domain is not made a part of the recommendations of the JLUB nor is it to be used in connection with the redevelopment area in question; and

3. The Woolwich Township Joint Land Use Board recommends to the Woolwich Township Mayor and Committee, that the area referred to the JLUB for investigation, specifically, Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10, Block 10, Lots 5, 5.02 & 5.03, Block 11, Lots 17, 18, 19, 20, & 21, Block 12, Lots 5 & 9, Block 14, Lots 5.01, , & 5.02, and Block 16, Lots 1, 2, 3, 4 & 4.01, on the tax maps of Woolwich Township, be declared an area in need of redevelopment.

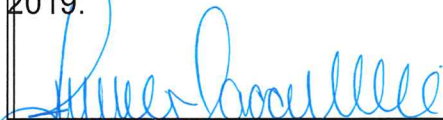
JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 18th day of July 2019.



JULIE IOCAVELLI, Secretary

VOTE TO MEMORIALIZE THE RESOLUTION: 8 in favor 0 opposed 0 abstained.

In favor of the resolution: J. Casella, C. Grasso, J. Juliano, N. Matthias,
V. Marino, B. Rushton, B. Sawyer, J. Maugeri.

Opposed to the resolution:

Abstained:

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
ADOPTING A REDEVELOPMENT AREA PRELIMINARY INVESTIGATION REPORT PURSUANT TO N.J.S.A.
40A:12A-1 ET SEQ.**

R-2019-194

WHEREAS, on March 18, 2019, the Woolwich Township Committee passed resolution R-2019-92 authorizing and directing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township, specifically Block 62, Lots 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10 were in need of redevelopment the Woolwich Township Mayor and Committee passed a Resolution directing and authorizing the Woolwich Township Joint Land Use Board to perform a preliminary investigation and to conduct a public hearing to determine whether certain areas within the Township were in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, thereafter, the Woolwich Township Committee passed resolution R-2019-144 on April 15, 2019 to amend Resolution R-2019-92 to specifically add Block 62, Lot 3 to said investigation; and

WHEREAS, thereafter, the Woolwich Township Committee passed resolution R-2019-129 on May 6, 2019, to specifically add Block 10, Lots 5QFarm, 5.02,5.03, Block 11, Lots17, 18, 19, 10, 21QFarm, Block 12, Lots 5QFarm, 9, Block 14, Lots 5.01, 5.01QFarm, 5.02, Block 16, Lots 1, 2, 3, 4, & 4.01 to said investigation; and

WHEREAS, The Woolwich Township Joint Land Use Board authorized the Township Planner to perform a preliminary investigation and issue a report to the Board, which was thereafter prepared and delivered in a report dated July 2019 entitled "Preliminary Investigation Determination of Need" report; and

WHEREAS, the Woolwich Township Joint Land Use Board, after having given statutory notice pursuant to N.J.S.A. 40A:12A-6, conducted a public hearing on July 18, 2019 and thereafter passed Resolution #2019-23 approving and adopting said Report, in which recommendation is made to the Woolwich Township Committee that the area referred to the Joint Land Use Board be declared an area in need of redevelopment, specifically the following:

Block 62, Lots 2 & 3
Block 59, Lots6, 6.01, 6.02, 7 (part of), 8 & 10
Block 10, Lots 5, 5.02, 5.03
Block 11, Lots 17, 18, 19, 20 & 21
Block 12, Lots 5 & 9
Block 14, Lots 5.01 & 5.02
Block 16, Lots 1, 2, 3, 4, 4.01
on the tax maps of Woolwich Township; and

WHEREAS, the Woolwich Township Joint Land Use Board did not include the use of eminent domain in its recommendation regarding the redevelopment area; and

WHEREAS, the Township Committee of the Township of Woolwich agrees with said recommendation and desires to adopt said Redevelopment Area;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich, as follows:

1. That the Blocks and Lots referenced above be and are hereby designated as an area in need of redevelopment; and
2. The report dated July, 2019 entitled "Preliminary Investigation Determination of Need Report" as prepared by J. Timothy Kernan, Maser Consulting, and the findings contained therein is hereby approved and adopted by the Township Committee of the Township of Woolwich.
3. The Woolwich Township Committee notes that the power of eminent domain is not made a part of the Plan in question; and


Adopted this 5th day of August, 2019

TOWNSHIP OF WOOLWICH



Vernon Marino, Mayor

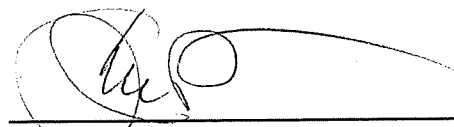
ATTEST:



Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of August, 2019.



Jane DiBella, Clerk

ARTICLE XVII
Residential Receiving (RR)
[Amended 8-20-2018 by Ord. No. 2018-13]

§ 203-130. Residential Receiving (RR).

- A. Goal: to provide a mixture of unit types to address the needs and desires of those at various stages of life.
- B. Permitted uses:
- (1) Residential uses.
 - (a) Single-family detached with or without alleys.
 - (b) Twin with or without alleys.
 - (c) Townhouse.
 - (d) Court townhouse.
 - (2) Civic green, square.
 - (3) Day-care establishments for children and adults.
 - (4) Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating.
 - (5) Public and private elementary, middle and high schools subject to the requirements of the minimum lot sizes as established by the New Jersey State Department of Education for school facilities.
 - (6) Civic buildings, including but not limited to post office, schools, community center, fire, emergency and police station facilities, public libraries and museums.
 - (7) Farm and open-air markets.
 - (8) Utility facilities, including telephone, water, sewer, electricity and gas.
 - (9) Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure.
 - (10) Independent living units for occupancy by residents of age 55 or over, including community centers and community gardens.

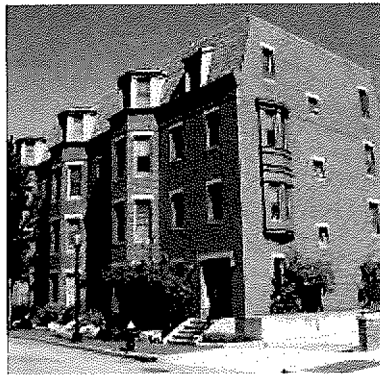
C. Accessory uses. Customary accessory uses and accessory buildings incidental to the above permitted principal uses.

- (1) Flag poles.
- (2) Home occupations and home professional offices.
- (3) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
- (4) Temporary construction trailers.
- (5) Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area.
- (6) Tool sheds and noncommercial greenhouses.
- (7) Surface parking lots.
- (8) Swimming pools on individual lots.
- (9) Decks and patios.
- (10) Walls and fences.

§ 203-131. Townhouse units, court townhouses.

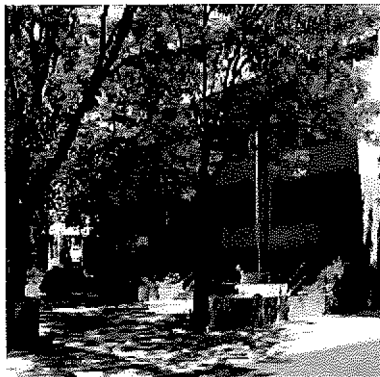
A. The following examples best embody the purpose, goals and objectives of the townhouse unit:

- (1) Photo 1.
 - (a) Bay windows work to provide street rhythm and to break down the horizontal scale.
 - (b) Small private front yard planting softens street environment.
 - (c) Windows on side facade enliven corner buildings.
 - (d) Stoop provides public/private transition.
 - (e) Front door accentuated in scale.
 - (f) Durable materials stand up to the test of time.



(2) Photo 2.

- (a) On a case-by-case basis, townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multipurpose court.
- (b) Modern can coexist with traditional as long as well-established rules of rhythm, scale and material choice are respected.
- (c) Low garden walls define courtyard edges.
- (d) High-quality landscaping and surface materials such as pavers are required in courtyards.



(3) Photo 3.

- (a) Slight variations in dormer design reduces monotony in otherwise identical units.

- (b) Low front yard garden walls provide appropriate public/private transition.
- (c) Large mansard roof elements accentuates horizontal break to respect human scale at sidewalk level.
- (d) Generous windows on front facade provide internal light while animating street and promoting safety.
- (e) Roof gardens and decks provide necessary outdoor private space.



(4) Photo 4.

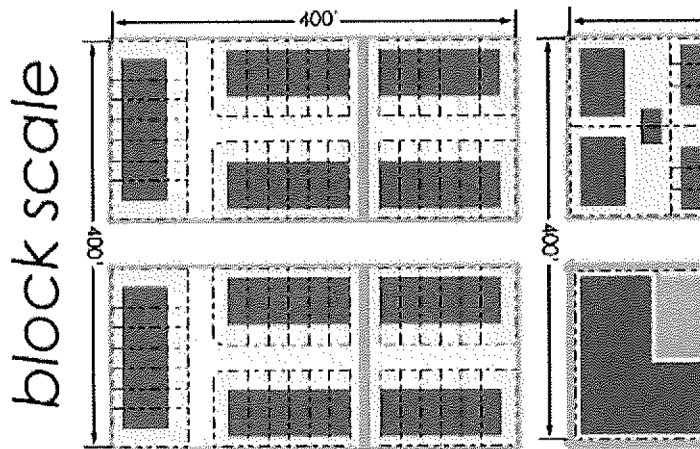
- (a) Vertical and horizontal architectural offsets and material changes reinforce human scale at street level.
- (b) Window turning corner of building acknowledge special location at street intersection.
- (c) Solar screens provided reduce unit energy loads and provide horizontal break.
- (d) Variations in window dimensions provide interest to the street and address scale and rhythm issues.
- (e) Affordable housing requirement: residential development fee of 1.5% of equalized assessed value.

B. Size and scope.

- (1) Minimum density: 4.5 d.u./ac. with TDR credits.
- (2) Maximum density: 6.0 d.u./ac. with TDR credits.
- (3) Unit type percentage: 30% minimum to 50% maximum.

- (4) Townhouses are encouraged to provide architectural edges to open space.
- (5) A variety of unit sizes must be offered.
- (6) No front yard parking.
- (7) All vehicle access via alleys.
- (8) On-street parking.

C. The block.



- (1) Zoning and design.
 - (a) Design elements.
 - [1] Special architectural features at corners.
 - [2] Public and private outdoor spaces accessible and visible to the public.
 - (b) Zoning requirements.

	Minimum	Maximum
Block length	175 feet	500 feet
Block perimeter	1,150 feet	1,800 feet
Sidewalk width	5 feet	10 feet
Planting strip width	4 feet	10 feet
Mid-block crossings		
Number per block	1	3

	Minimum	Maximum
ROW width	15 feet	20 feet
Path width	5 feet	10 feet
Decorative streetlighting (distance on center)	50 feet	75 feet

(2) Parking requirements.

	Minimum	Maximum
Alley width		
ROW	22 feet	25 feet
Cartway	18 feet	21 feet
Alley access points	2	3
On-street stalls		
Length	20 feet	—
Width	8 feet	—

(a) Off-street parking provided through alley-loaded driveways and garages.

(b) On-street parking provided through parallel stalls.

(c) Porous pavement.

(d) Belgian block curbing.

(3) Edge and buffer design recommendations.

(a) Street tree spacing (distance on center).

 [1] Minimum 36 feet.

 [2] Maximum 50 feet.

(b) Planting buffers.

(c) Maximize uniqueness to street.

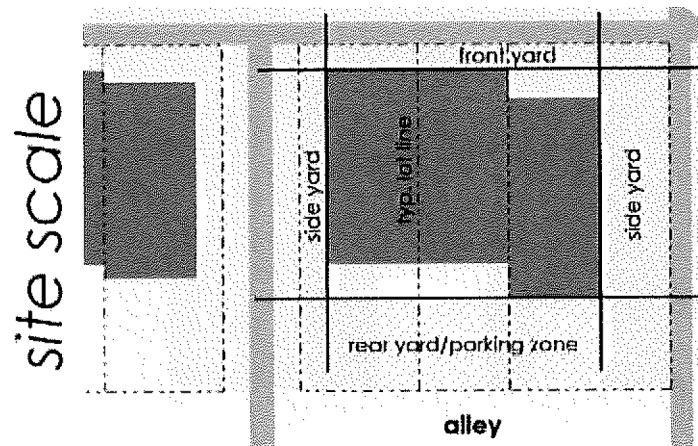
(d) Custom mailboxes.

(4) Environment design recommendations.

(a) Porous pavement and rain gardens encouraged for on-street parking lanes.

- (b) Deciduous street trees encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

D. The site.



(1) Zoning and design.

(a) Design elements.

- [1] No more than eight units built in a row.
- [2] Provide common mid-block crossing through building to rear alley if eight units are built.

(b) Zoning requirements.

	Minimum	Maximum
Lot area	1,500 square feet	2,625 square feet
Lot width	20 feet	30 feet
Corner lot	20 feet	35 feet
Lot depth	—	75 feet
Building coverage	—	60%
Impervious coverage	—	80%
Front yard setback	5 feet	15 feet
Side yard setback	0 feet	15 feet
Rear yard setback	20 feet	—

(2) Parking requirements.

	Minimum	Maximum
Ratio (spots/du)	2	—
Driveway length	2	—
Driveway width	8 feet	12 feet

- (a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

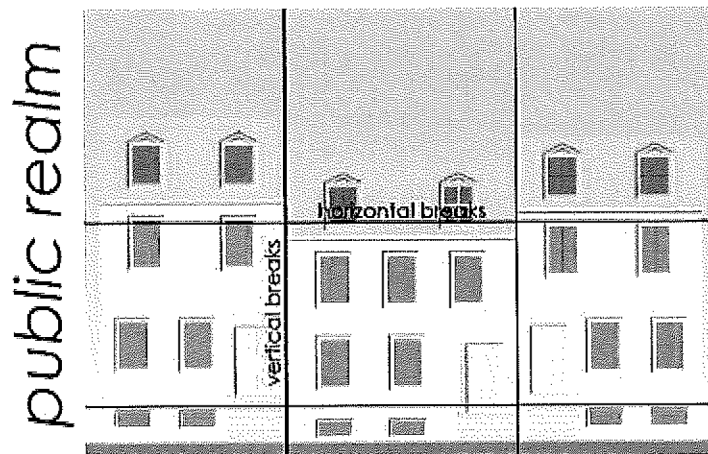
(3) Edge and buffer design recommendations.

- (a) Front yard hedge height: maximum of three feet.
- (b) Side and rear yard fence height: maximum of six feet.
- (c) Foundation plantings.
- (d) Planting buffers between different land uses.
- (e) Parking planting.
- (f) Screen ground-mounted utility boxes.
- (g) Pergolas.
- (h) Trellises.
- (i) Arbors.

(4) Environment design recommendations.

- (a) Long-life trees encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens and porous pavement driveway material encouraged to aid in reducing stormwater runoff.

E. The public realm.



(1) Zoning and design.

(a) Design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Balconies/balconettes.
- [8] Decorative cornices.
- [9] First-floor colonnade.
- [10] Decorative patterns on exterior finishes.
- [11] Usable open or covered stoops.
- [12] Porticos.

(b) Zoning requirements.

	Minimum	Maximum
Building height	30 feet	45 feet
First floor elevation	2 feet	5 feet
Eave height	24 feet	36 feet

	Minimum	Maximum
Window-to-eave offset	1 foot	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2 feet	—

(2) Parking requirements.

- (a) Rear-loaded attached garage with windows and storage space.
- (b) Individual garage doors.

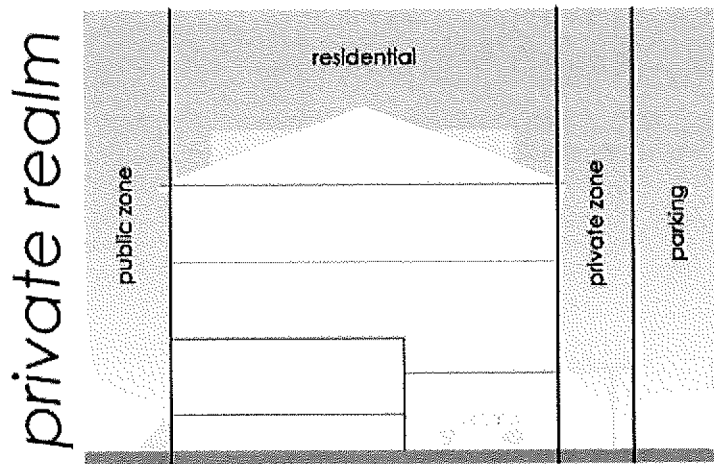
(3) Edge and buffer design recommendations.

- (a) Deck setback from side and rear property lines: minimum of 10 feet.
- (b) Patio setback from side and rear property lines: minimum of five feet.
- (c) Pools are not permitted.
- (d) Spas are only permitted on or within a rear deck.
- (e) Gutters shall be architecturally compatible with a building.

(4) Environment design recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

F. The private realm.



(1) Zoning and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, stucco, or similar masonry material.
- [2] Synthetic trim board is permitted as an accent material.
- [3] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [4] Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof.
- [5] Exterior chimneys shall be finished in brick, stone or stucco.
- [6] Chimney tops shall have decorative details.
- [7] All rooftop equipment shall be screened from view.

(b) Zoning requirements.

	Minimum	Maximum
First story clear height	10 feet	15 feet
Roof pitch	—	9/12
Front and side encroachments		

	Minimum	Maximum
Stoop	—	8 feet
Bay window	—	4 feet
Awning	—	4 feet
Solar screen	—	4 feet
Balcony/ balconette	—	4 feet
Rear deck	—	8 feet

(2) Parking requirements.

	Minimum	Maximum
Garage height	10 feet	15 feet
Garage width	14 feet	24 feet
Garage depth	25 feet	—
Garage setback	20 feet	—

(3) Edge and buffer design recommendations.

- (a) Window boxes.
- (b) Espaliers.
- (c) Roof decks/gardens.
- (d) Green roofs.
- (e) Garden walls may be brick, stone or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment design recommendations.

- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. General design standards.

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
 - (b) At least 50% of a building's front facade must be built to the minimum setback line.
 - (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.
- (2) Fenestration.
 - (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on front facades: 30%.
 - (c) Vertically align windows.
 - (d) Windows shall be more vertical than horizontal.
 - (e) Minimum area of window opening on wide and rear facades: 20%.
- (3) Vertical breaks: two-foot building offsets every 60 feet minimum.
- (4) Horizontal breaks.
 - (a) Material changes, horizontal banding, window lines and pediments are required.
 - (b) A minimum of one horizontal break is required.
- (5) Roofline.
 - (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) A minimum two-foot offset is required every 60 feet for multiple units.
- (6) (Reserved)
- (7) Building materials permitted.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.

- (8) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Stoops are required.
 - (b) Balconies are encouraged.
 - (c) Rear decks are required, with a minimum area of 160 square feet.
- (10) The public realm.
 - (a) Front of building set back from sidewalk.
 - (b) Front doors must face public street.
- (11) The semipublic realm.
 - (a) Front of building (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover.
 - (b) Bioswales and rain gardens are permitted.
 - (c) Front stoops are encouraged as public space transition.
- (12) The private realm.
 - (a) Pergolas, trellises and arbors are permitted.
 - (b) Pools are not permitted.
 - (c) Spas are only permitted on or within a rear deck.
- (13) Edges, buffers and transition design guidelines.
 - (a) Edge treatments may include walls, fences, and hedges.
 - (b) Walls, fences, and hedges in front yards are prohibited.
 - (c) Maximum edge height for side yards: six feet.

(d) Maximum edge height for rear yard: six feet.

(14)Amenity design guidelines.

(a) Custom mailboxes.

(b) Foundation plantings required.

(c) On-lot sidewalks.

(15)Parking amenities/access notes.

(a) Porous pavement driveways are permitted.

(b) Vehicle access from alley only.

(c) No parking in front yard.

§ 203-132. Twin units, with or without alley.

A. The following examples best embody the purpose, goals and objectives of the twin unit:

(1) Photo 1.

(a) Front porches provide entry features and a sitting area to converse and interact with passers-by.

(b) Roof offsets combined with porches help to provide appropriate scale and rhythm.

(c) Small front yards provide adequate privacy.



(2) Photo 2.

- (a) Modern can coexist with traditional as long as well-established rules of rhythm, scale and material choice are respected.
- (b) Generous window dimensions animate the facade and help provide appropriate vertical and horizontal scale and rhythm.
- (c) Two-foot vertical offsets conform to rules of vertical offsets.
- (d) Garden wall and front garden serve as public/private transition.
- (e) Material change provides vertical breaks.

(3) Photo 3.

- (a) When appropriately scaled, twins can serve as transition units between townhouses and single-family detached units.
- (b) Twins need not be identical.
- (c) First-and second-floor porches and terraces provide necessary "eyes" on the street and private outdoor space.



(4) Photo 4.

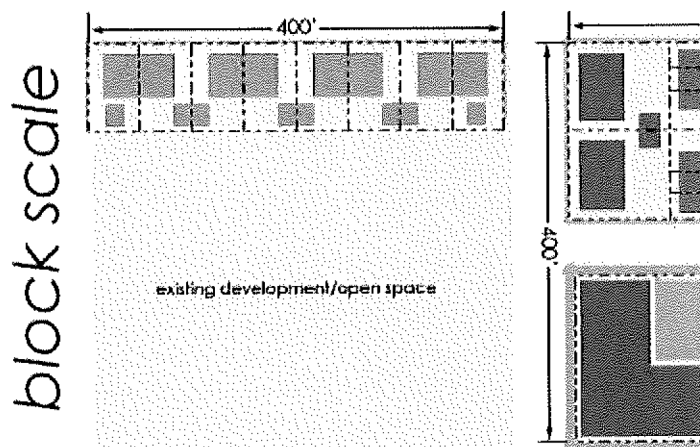
- (a) Simple architecture following basic rules can be attractive.
- (b) Wraparound porch can add unique architectural element.
- (c) Low front yard fence provides appropriate public/private transition.
- (d) Water table element provides horizontal offset.

- (e) Affordable housing requirement: residential development fee of 1.5% of equalized assessed value.

B. Size and scope.

- (1) Minimum density: 4.5 d.u./ac. with TDR credits.
- (2) Maximum density: 6.0 d.u./ac. with TDR credits.
- (3) Unit type percentage: 10% minimum to 20% maximum.
- (4) Twins are found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units.
- (5) A variety of unit sizes must be offered.
- (6) No front yard parking.
- (7) Vehicle access via alley.
- (8) On-street parking.

C. The block.



- (1) Zoning and design.
 - (a) Design elements.
 - [1] Contextual neighborhood consistency.
 - [2] Special architectural features at corners.
 - [3] Public and private outdoor spaces accessible and visible to the public.

(b) Specifications; zoning requirements.

	Minimum	Maximum
Block length	175 feet	500 feet
Block perimeter	1,160 feet	1,850 feet
Sidewalk width	5 feet	10 feet
Planting strip width	6 feet	10 feet
Mid-block crossings		
Number per block	1	3
ROW width	15 feet	20 feet
Path width	5 feet	10 feet
Decorative streetlighting (distance on center)	50 feet	75 feet

(2) Parking requirements.

	Minimum	Maximum
Alley width		
ROW	22 feet	25 feet
Cartway	18 feet	21 feet
Alley access points	2	3
On-street stalls		
Length	20 feet	—
Width	8 feet	—

(a) Off-street parking provided through alley-loaded driveways and garages.

(b) On-street parking provided through parallel stalls.

(c) Porous pavement.

(d) Belgian block curbing.

(3) Edge and buffer design recommendations.

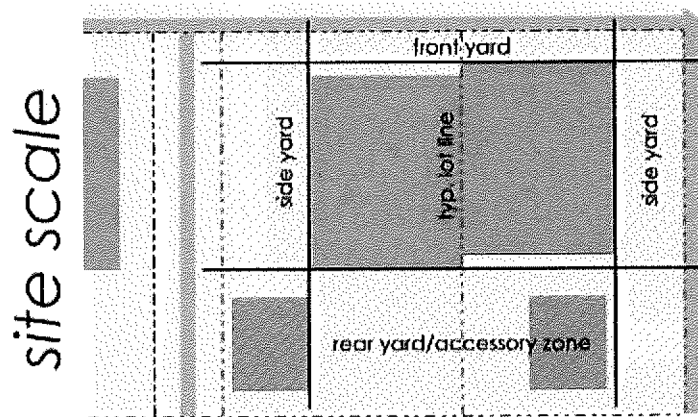
(a) Street tree spacing (distance on center).

[1] Minimum: 36 feet.

[2] Maximum: 50 feet.

- (b) Planting buffers.
- (c) Maximize uniqueness to street.
- (d) Custom mailboxes.
- (4) Environment design recommendations.
 - (a) Porous pavement and rain gardens encouraged for on-street parking lanes.
 - (b) Deciduous street trees encouraged to lower summer cooling load.
 - (c) Trees to modulate microclimate.

D. The site.



- (1) Zoning and design.
 - (a) Design elements.
 - [1] Required break at party wall with adjacent twin.
 - [2] Vertical blocks with window treatment encouraged including bays, projections, and recesses.
 - (b) Zoning requirements.

	Minimum	Maximum
Lot area	3,000 square feet	6,250 square feet
Lot width	40 feet	—
Corner lot	40 feet	—

	Minimum	Maximum
Lot depth	75 feet	125 feet
Building coverage	—	60%
Impervious coverage	—	80%
Front yard setback	15 feet	30 feet
Side yard setback	10 feet	15 feet
Rear yard setback	20 feet	—
Accessory structure setbacks		
Rear and side yards	2 feet	5 feet
Principal building	10 feet	—

(2) Parking requirements.

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	20 feet	—
Driveway width		12 feet

- (a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks, or porous pavement.

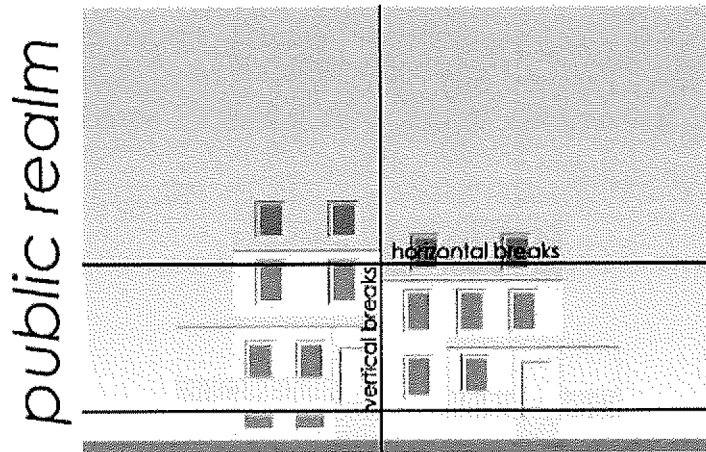
(3) Edge and buffer design recommendations.

- (a) Front yard fence height: maximum of three feet.
- (b) Front yard hedge height: maximum of three feet.
- (c) Side and rear yard fence height: maximum of six feet.
- (d) Foundation plantings.
- (e) Planting buffers between different land uses.
- (f) Parking planting.
- (g) Screen ground-mounted utility boxes.
- (h) Pergolas.
- (i) Trellises.
- (j) Arbors.

(4) Environment design recommendations.

- (a) Long-life trees encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens and porous pavement driveway material encouraged to aid in reducing stormwater runoff.

E. The public realm.



(1) Zoning and design.

(a) Design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Balconies/balconettes.
- [8] Decorative cornices.

- [9] First-floor colonnade.
- [10] Decorative patterns on exterior finishes.
- [11] Front porches.
- [12] Usable open or covered stoops.
- [13] Porticos.

(b) Zoning requirements.

	Minimum	Maximum
Building height	30 feet	45 feet
First floor elevation	2 feet	5 feet
Eave height	24 feet	36 feet
Window-to-eave offset	1 foot	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2 feet	—

(2) Parking requirements.

- (a) Rear-loaded garage with windows and storage space.
- (b) Individual garage doors.

(3) Edge and buffer design recommendations.

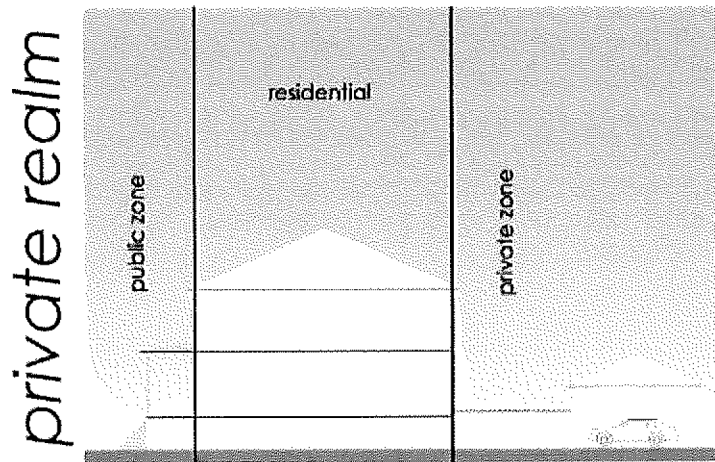
- (a) In-ground pools are permitted. Pool and deck setback from side and rear property lines: minimum of 10 feet.
- (b) Patio setback from side and rear property lines: minimum of five feet.
- (c) Spas are only permitted on or within a rear deck.
- (d) Gutters shall be architectural compatible with a building.

(4) Environment design recommendations.

- (a) North-south building orientation.

- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

F. The private realm.



(1) Zoning and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
- [2] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles or similar material.
- [3] Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
- [4] Exterior chimneys shall be finished in brick, stone or stucco. Chimney tops shall have decorative details.
- [5] All rooftop equipment shall be screened from view.

(b) Zoning requirements.

	Minimum	Maximum
First story clear height	10 feet	16 feet
Roof pitch	—	9/12
Front and side encroachments		
Front porch	—	8 feet
Stoop	—	8 feet
Bay window	—	4 feet
Awning	—	4 feet
Solar screen	—	4 feet
Balcony/ balconette	—	4 feet
Rear deck	—	8 feet

(2) Parking.

	Minimum	Maximum
Garage height	10 feet	15 feet
Garage width	14 feet	24 feet
Garage depth	25 feet	—
Garage setback	20 feet	—

(3) Edge and buffer design recommendations.

- (a) Window boxes.
- (b) Espaliers.
- (c) Roof decks/gardens.
- (d) Green roofs.
- (e) Garden walls may be brick, stone, or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment design recommendations.

- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. General design standards.

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades: 30%.
- (c) Vertically align windows.
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades: 20%.

(3) Vertical breaks:

- (a) Required offset at party wall with adjacent twin: two-foot minimum.
- (b) Vertical breaks with window treatments, such as bays, projections and recesses, are encouraged.

(4) Horizontal breaks.

- (a) Material changes, horizontal banding, window lines and pediments are required.
- (b) A minimum of one horizontal break is required.

(5) Roofline.

- (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.

- (b) Required offset at party wall with adjacent twin: two-foot minimum.
- (6) Building materials permitted.
 - (a) Wood and simulated clapboard.
 - (b) Brick.
 - (c) Stone.
 - (d) Stucco.
 - (e) Synthetic trim boards.
- (7) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (8) Accessory structures.
 - (a) Freestanding garages are permitted.
 - (b) Sheds are permitted, with a maximum floor area of 120 square feet and height of eight feet tall.
 - (c) In-ground pools are permitted.
- (9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Front porches are required with a minimum dimension of eight feet by 10 feet.
 - (b) Bay windows are encouraged.
 - (c) Rear decks are required, with a minimum area of 160 square feet.
- (10) The semipublic realm.
 - (a) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.

(b) Semipublic space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of three feet. Fences in side and rear yards shall have a maximum height of six feet high.

(c) Bioswales and rain gardens are permitted.

(d) Usable open or covered stoops are encouraged as public space transitions.

(11)The private realm.

(a) Pergolas, trellises and arbors are permitted.

(b) Spas are only permitted on or within a rear deck.

(12)Edges, buffers and transition design guidelines.

(a) Edge treatments may include walls, fences, and hedges.

(b) Maximum edge height for front yard: three feet.

(c) Maximum edge height for side yards: six feet.

(d) Maximum edge height for rear yard: six feet.

(13)Amenity design guidelines.

(a) Custom mailboxes.

(b) Foundation plantings required.

(c) On-lot sidewalks.

(14)Parking amenities/access notes.

(a) Porous pavement driveways are permitted.

(b) Vehicle access from alley only.

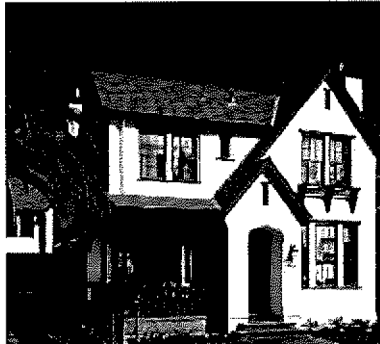
(c) No parking in front yard.

§ 203-133. Single-family detached units with or without alley.

A. The following examples best embody the purpose, goals and objectives of the single-family detached unit:

(1) Photo 1.

- (a) Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house.
- (b) Special consideration to front door design.
- (c) Sensitive use of varied materials reduces monotony and helps provide a human scale.



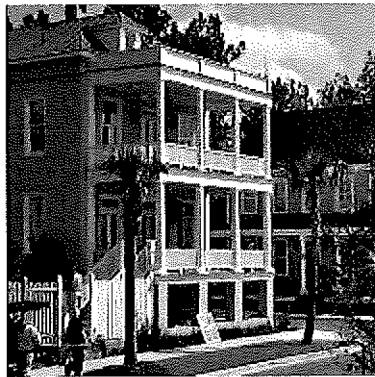
(2) Photo 2.

- (a) Porches and terraces provide necessary "eyes" on the street and private outdoor space-appropriate public/private transition.
- (b) Durable materials stand the test of time.
- (c) Single-family still functions very well with small front yard setbacks.



(3) Photo 3.

- (a) Where outlined in the zoning plan, driveway access from street is permitted.
- (b) Parking and garage locations limited to backyards only.
- (c) Porous pavement provides stormwater benefit.



(4) Photo 4.

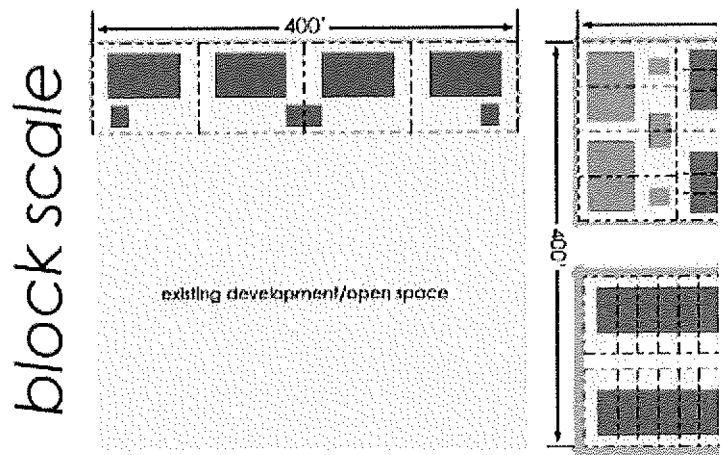
- (a) Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable.
- (b) Small gable ends facing the street help to reduce the scale of the house mass.
- (c) Horizontal banding helps reduce the perception of the vertical massing of the house.
- (d) Affordable housing requirement: residential development fee of 1.5% of equalized assessed value.



B. Size and scope.

- (1) Minimum density: 4.5 d.u./ac. with TDR credits. Maximum density: 6.0 d.u./ac. with TDR credits.
- (2) Unit type percentage 30% minimum to 60% maximum.
- (3) Single-family dwellings are the lowest density typology.

- (4) A variety of unit sizes must be offered.
 - (5) Vehicle access via alley or driveway to street depending on unit location plan.
- C. The block.



- (1) Architecture and design.
 - (a) Design elements.
 - [1] Contextual neighborhood consistency.
 - [2] Special architectural features at corners.
 - [3] Public and private outdoor spaces accessible and visible to the public.
 - (b) Zoning requirements.

	Minimum	Maximum
Block length	175 feet	500 feet
Block perimeter	1,150 feet	1,800 feet
Sidewalk width	5 feet	10 feet
Planting strip width	4 feet	10 feet
Mid-block crossings		
Number per block	1	3
ROW width	15 feet	20 feet
Path width	5 feet	10 feet

	Minimum	Maximum
Decorative streetlighting (distance on center)	50 feet	75 feet

(2) Parking requirements.

	Minimum	Maximum
Alley width		
ROW	22 feet	25 feet
Cartway	18 feet	21 feet
Alley access points	2	3
On-street stalls		
Length	20 feet	—
Width	8 feet	—

(a) Off-street parking provided through driveways to street.

(b) On-street parking provided through parallel stalls.

(c) Porous pavement.

(d) Belgian block curbing.

(3) Edges and buffers.

(a) Street tree spacing (distance on center).

[1] Minimum: 36 feet.

[2] Maximum: 50 feet.

(b) Planting buffers.

(c) Maximize uniqueness to street.

(d) Custom mailboxes.

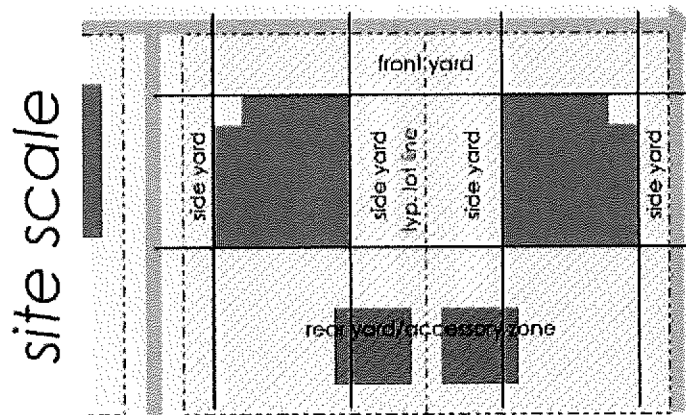
(4) Environment design recommendations.

(a) Porous pavement and rain gardens are encouraged for on-street parking lanes.

(b) Deciduous street trees are encouraged to lower summer cooling load.

(c) Trees to modulate microclimate.

D. The site.



(1) Architecture and design.

(a) Design elements.

[1] Vertical breaks are encouraged.

[2] Material change, window lines and pediments are required as horizontal breaks.

(b) Zoning requirements.

	Minimum	Maximum
Lot area	7,000 square feet	12,000 square feet
Lot width	50 feet	110 feet
Corner lot	50 feet	110 feet
Lot depth	75 feet	125 feet
Building coverage	—	50%
Impervious coverage	—	60%
Front yard setback	10 feet	30 feet
Side yard setback	5 feet	10 feet
Rear yard setback	20 feet	—
Accessory structure setbacks		
Rear and side yards	2 feet	5 feet
Principal building	10 feet	—

(2) Parking requirements.

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	40 feet	—
Driveway width	8 feet	12 feet

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(b) Garages in rear yard only.

(3) Edge and buffer design recommendations.

(a) Front yard fence height: maximum of three feet.

(b) Front yard hedge height: maximum of three feet.

(c) Side and rear yard fence height: maximum of five feet.

(d) Foundation plantings.

(e) Planting buffers between different land uses.

(f) Parking planting.

(g) Screen ground-mounted utility boxes.

(h) Pergolas.

(i) Trellises.

(j) Arbors.

(4) Environment design recommendations.

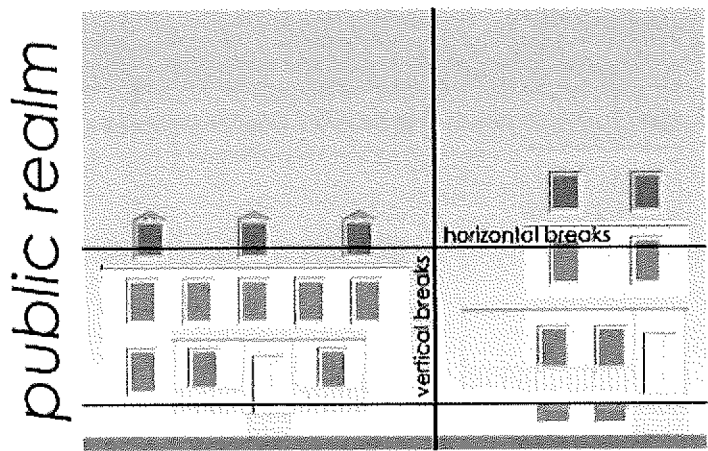
(a) Long-life trees encouraged to maximize green infrastructure funds.

(b) Xeriscape.

(c) Nonexotic, noninvasive species encouraged to minimize water needs.

(d) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

E. The public realm.



(1) Zoning and design.

(a) Design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Balconies.
- [8] Decorative cornices.
- [9] First-floor colonnades.
- [10] Decorative patterns on exterior finishes.
- [11] Front porches.
- [12] Porticos.

(b) Zoning requirements.

	Minimum	Maximum
Building height	30 feet	45 feet
First floor elevation	3 feet	8 feet

	Minimum	Maximum
Eave height	18 feet	28 feet
Window-to-eave offset	6 inches	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	16 inches	—
Window trim offset	4 inches	—

(2) Parking.

- (a) Rear yard garage with windows and storage space.
- (b) Individual garage doors.

(3) Edge and buffer design recommendations.

- (a) Pool and deck setback from side and rear property lines: minimum of 10 feet.
- (b) In-ground pools are permitted.
- (c) Patio setback from side and rear property lines: minimum of five feet.
- (d) Spas are only permitted on or within a rear deck.
- (e) Gutters shall be architecturally compatible with a building.

(4) Environment design recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

F. The private realm.

(1) Zoning and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
- [2] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
- [4] Exterior chimneys shall be finished in brick, stone or stucco.
- [5] Chimney tops shall have decorative details.
- [6] All rooftop equipment shall be screened from view.

(b) Zoning requirements.

	Minimum	Maximum
First story clear height	10 feet	15 feet
Roof pitch	—	9/12
Front and side encroachments		
Front porch	—	8 feet
Bay window	—	4 feet
Awning	—	4 feet
Solar screen	—	4 feet
Balcony/ balconette	—	4 feet
Rear deck	—	8 feet

(2) Parking requirements.

	Minimum	Maximum
Garage height	10 feet	15 feet
Garage width	14 feet	24 feet
Garage depth	25 feet	—

	Minimum	Maximum
Garage setback	20 feet	—

(3) Edge and buffer recommendations.

- (a) Window boxes.
- (b) Espaliers.
- (c) Roof decks/gardens.
- (d) Green roofs.
- (e) Garden walls may be brick, stone or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment design recommendations.

- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. General design standards.

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades: 30%.
- (c) Vertically align windows.
- (d) Windows shall be more vertical than horizontal.

- (e) Minimum area of window opening on wide and rear facades: 20%.
- (3) Vertical breaks:
 - (a) Vertical breaks are required.
- (4) Horizontal breaks.
 - (a) Use of material change, window lines and pediments is required.
- (5) Roofline.
 - (a) Gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) Maximum length of roofline: 40 feet.
- (6) Building materials permitted.
 - (a) Wood and simulated clapboard.
 - (b) Brick.
 - (c) Stone.
 - (d) Stucco.
 - (e) Synthetic trim boards.
- (7) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (8) Accessory structures.
 - (a) Freestanding garages are permitted.
 - (b) Sheds are permitted, with a maximum floor area of 120 square feet and height of eight feet tall.
 - (c) In-ground pools are permitted.
- (9) The public realm.

- (a) Front of building set back from sidewalk.
- (b) Front doors on public street.

(10)The semipublic realm.

- (a) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (b) Bioswales and rain gardens are permitted.
- (c) Front porches and walks are encouraged as public space transition.

(11)The private realm.

- (a) Pergolas, trellises and arbors are permitted.
- (b) Spas are only permitted on or within a rear deck.

(12)Edges, buffers and transition design guidelines.

- (a) Edge treatments may include walls, fences, and hedges.
- (b) Maximum edge height for front yard: three feet.
- (c) Maximum edge height for side yards: six feet.
- (d) Maximum edge height for rear yard: six feet.

(13)Amenity design guidelines.

- (a) Custom mailboxes.
- (b) Foundation plantings required.
- (c) On-lot sidewalks.

(14)Parking amenities/access notes.

- (a) Porous pavement driveways are permitted.
- (b) No parking in front yard.

§ 203-134. through § 203-136. (Reserved)

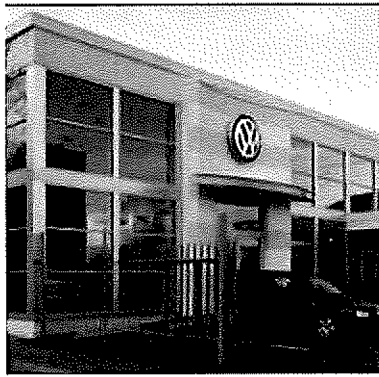
ARTICLE XVIII
Corridor Commercial (CC)
[Amended 8-20-2018 by Ord. No. 2018-13]

§ 203-137. Corridor Commercial District.

- A. Goal: to provide locations for sales and services necessary to sustain the regional community with commercial and office locations that are auto-dependent, that are single- and multiuse buildings, and that may or may not be on individual lots.
- B. Permitted uses.
- (1) Daycare establishments for children and adults.
 - (2) Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers.
 - (3) Bakeries, confectioners.
 - (4) Breweries, wineries and distilleries.
 - (5) Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians.
 - (6) Delicatessen/carryout.
 - (7) Funeral homes and mortuaries.
 - (8) Greenhouses, including retail sales.
 - (9) Florists.
 - (10) Health and fitness centers; dance and exercise studios.
 - (11) Light industrial and assembly operations which do not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public.
 - (12) Mechanical car wash.
 - (13) Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public.

- (14) Office of banks and loan associations not having drive-through facilities for the transaction of business from motor vehicles.
- (15) Office of banks and savings and loan associations having drive-through facilities for the transaction of business from motor vehicles.
- (16) Office furniture and supplies, auto and rental equipment.
- (17) Outpatient medical, rehabilitation or dental facilities.
- (18) Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments.
- (19) Public transportation stations and shelters.
- (20) Recreational and sport facility, indoor and outdoor, commercial.
- (21) Rental halls for meetings and social occasions.
- (22) Repair and maintenance of equipment and machines normally utilized in any of the uses permitted in this district.
- (23) Restaurant, full service or fast food freestanding, no drive-through.
- (24) Restaurant, full service or fast food freestanding or in multitenant buildings, with drive-through or drive-through only.
- (25) Restaurant, full service or fast food in multitenant building, no drive-through.
- (26) Brewpubs.
- (27) Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, automotive supplies and services (exclusive of service stations and repair garages), including convenience stores.
- (28) Research, experimental or testing laboratories.
- (29) Veterinarian office and animal hospital.
- (30) Warehouse and distribution of goods and products, provided that no goods are sold at retail from the premises.

- (31)Automobile dealerships for new cars and trucks.
 - (32)Public and commercial garages.
 - (33)Utility facilities, including telephone, water, sewer, electricity and gas.
 - (34)Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure.
- C. Customary accessory uses and accessory buildings incidental to the above permitted principal uses in the NC Zone, including:
- (1) Flag poles; clock towers.
 - (2) Parking structures.
 - (3) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
 - (4) Temporary construction trailers.
 - (5) Surface parking lots.
 - (6) Walls and fences.
 - (7) Signage.
- D. Conditional uses.
- (1) Service stations and repair garages subject to the special requirements of § 203-66.
- E. The following examples best embody the purpose, goals and objectives of the gateway highway commercial service unit:
- (1) Photo 1.
 - (a) Commercial buildings should be clean, simple and inviting.
 - (b) Signage should be integrated into architecture.
 - (c) Modern materials are acceptable if they respect well-established rules of scale and rhythm.
 - (d) So far, 21st-century suburban communities require automobiles and they must be serviced.



(2) Photo 2.

- (a) Communities must meet convenience needs that often rely on the automobile.
- (b) Small parking courts are permitted in front of establishments.
- (c) Signage should be integrated into architecture.



(3) Photo 3.

- (a) Generous landscape buffers provide the setting for single-use commercial establishments.
- (b) Driveways directly accessing Route 322 are prohibited. Access shall be provided via a secondary road system.
- (c) Pedestrian walkways remain important even in a more auto-dependent environment.
- (d) 21st-century suburban communities continue to rely on the automobile, which typically requires gas.



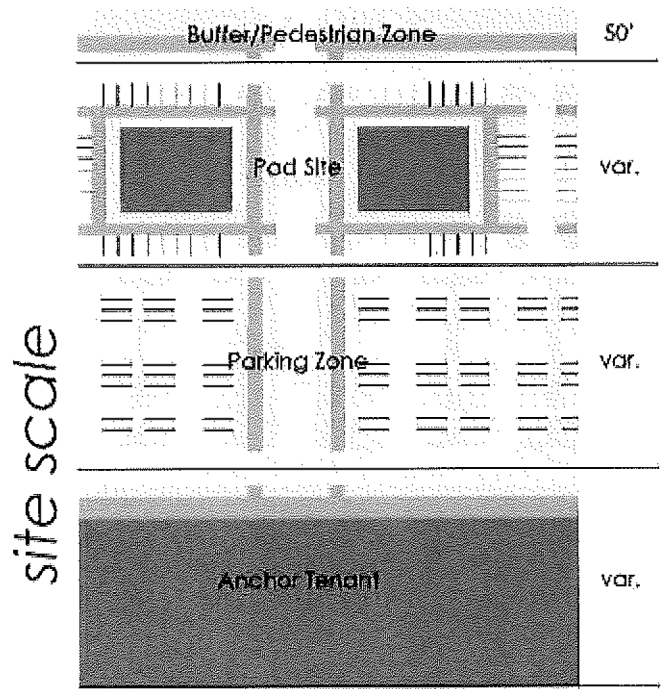
(4) Photo 4.

- (a) Modern materials are acceptable, provided they respect established rules of rhythm and scale and that they are durable and are not an imitation of another material.
- (b) Fenestration can be used effectively to provide a rhythm of solid and void.
- (c) Individual or multitenant flex space is a typical need of growing communities.

F. Size and scope.

- (1) FAR 0.30 maximum.
- (2) Generally located along Route 322 west of Oak Grove Road and east to the municipal boundary.
- (3) The zone is intended to provide locations for a mixture of service retail and office space.
- (4) May be single- or multi-tenant buildings.
- (5) Buildings are permitted to be 45 feet tall or three stories.
- (6) Front yard parking is permitted.
- (7) On-street parking on Route 322 is not permitted.

G. The site.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.
- [4] Off-street parking shall be located to the side or rear.
- [5] Drive-through windows shall be located to the side or rear.
- [6] Bus shelters.

(b) Commercial and Office Zoning requirements.

	Minimum	Maximum
Buffer/Pedestrian zone		
Front	50 feet	—
Rear	75 feet	—
Sidewalk width	5 feet	10 feet

	Minimum	Maximum
Planting strip width	4 feet	10 feet
Decorative street lighting (distance on center)	50 feet	75 feet
Lot area	200 feet	—
Lot width	200 feet	—
Corner lot	200 feet	—
Lot depth	250 feet	—
Impervious coverage	—	75%
Front yard setback	75 feet	—
Side yard setback	25 feet	—
Rear yard setback	50 feet	—

(c) Light Industrial Zoning requirements.

	Minimum	Maximum
Buffer/Pedestrian zone		
Front	100 feet	—
Rear	100 feet	—
Sidewalk width	5 feet	10 feet
Planting strip width	4 feet	10 feet
Decorative street lighting (distance on center)	50 feet	75 feet
Lot area	200 feet	—
Lot width	200 feet	—
Corner lot	200 feet	—
Lot depth	250 feet	—
Impervious coverage	—	75%
Front yard setback	100 feet	—
Side yard setback	100 feet	—
Rear yard setback	100 feet	—

(2) Parking requirements.

- (a) Off-street parking provided through driveways.
 - (b) Porous pavement.
 - (c) Belgian block curbing.
 - (d) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.
 - (e) Retail/office parking to be provided at a ratio of four spots per 1,000 square feet.
 - (f) Shared parking is conditionally permitted.
 - (g) No loading bays shall be visible from Route 322 or adjacent residential uses or zones.
- (3) Edge and buffer design recommendations.
- (a) Street tree spacing (distance on center):
 - [1] Minimum: 36 feet.
 - [2] Maximum: 30 feet.
 - (b) Side and rear yard fence height:
 - [1] Maximum: six feet.
 - (c) Planting buffers.
 - (d) Maximize uniqueness to street.
 - (e) Custom mailboxes.
 - (f) Tree grates.
 - (g) Foundation plantings.
 - (h) Planting buffers between different land uses.
 - (i) Parking planting.
 - (j) Screen ground-mounted utility boxes.
 - (k) Planters.
 - (l) Potted plants.
- (4) Environment design recommendations.
- (a) Porous pavement and rain gardens are encouraged for parking areas.

- (b) Deciduous street trees are encouraged to lower summer cooling load.
 - (c) Trees to modulate microclimate.
 - (d) Long-life trees encouraged to maximize green infrastructure funds.
 - (e) Xeriscape.
 - (f) Nonexotic, noninvasive species are encouraged to minimize water needs.
 - (g) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.
- (5) Tree protection requirement.
- (a) A black cherry tree, *Prunus serotina*, is located in the U.S. Route 322 corridor receiving zone toward the western end and north of U.S. Route 322. To maximize opportunities for its long-term survival, the following procedures will be adhered to by all applicants for development on these parcels:
 - [1] An area the size of the tree's dripline will be designated as a tree protection zone and fenced off prior to construction activities. No material storage, equipment parking, excavation, benching, equipment clean-outs or soil compaction shall occur within this area. Signage identifying the area as off-limits shall be posted on the fence.
 - [2] The existing grade of the area surrounding the tree protection zone shall be maintained. Black cherry as a species is listed as sensitive to drainage changes that raise the natural water level in the soil.
 - [3] Dead wood pruning or crown cleaning of the tree should be performed by a New Jersey certified tree expert (CTE) hired by the applicant.
 - [4] To the extent that grade changes do not raise the water level around the tree, a layer not to exceed three inches in depth shall be applied to the soil within the tree protection zone.

H. The public realm.

(1) Zoning and design.

(a) Design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Decorative cornices.
- [8] First-floor colonnades.
- [9] Porte cocheres.
- [10] Decorative patterns on exterior finishes.
- [11] Porches.
- [12] Porticos.
- [13] Arcades.
- [14] Terraces.

(b) Zoning requirements.

	Minimum	Maximum
Building height	30 feet	45 feet
Eave height	18 feet	23 feet
Window-to-eave offset	6 inches	—
Front facade fenestration of office and retail uses	60%	—
Side and rear facade fenestration of office and retail uses	30%	—

	Minimum	Maximum
Building face or roof offset	5 feet	—

(2) Edge and buffer design recommendations.

- (a) Patio setback from side and rear property lines: minimum of five feet.
- (b) Gutters shall be architecturally compatible with a building.
- (c) For light industrial uses, no structures, including parking lots, shall be located within 100 feet of any lot line.

(3) Environment design recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

I. The private realm.

(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco or similar material.
- [2] Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be A-frame, flat, mansard or combinations thereof.
- [4] All rooftop equipment shall be screened from view.
- [5] Building facades shall be parallel to frontage property lines.



(b) Zoning requirements.

	Minimum	Maximum
First story clear height		
Office and retail	10 feet	15 feet
Light industrial	10 feet	45 feet
Roof pitch	—	9/12
Front and side encroachments		
Bay window	—	8 feet
Awning	—	8 feet
Solar screen	—	8 feet
Balcony/ balconette	—	8 feet
Rear deck	—	8 feet
Terrace	8 feet	8 feet
Patio	8 feet	10 feet

(2) Parking requirements:

- (a) Office: four spaces per 1,000 square feet of floor area.
- (b) Commercial: four spaces per 1,000 square feet of floor area.
- (c) Light industrial: four spaces per 3,000 square feet of floor area.

(3) Edge and buffer design recommendations.

- (a) Window boxes.
 - (b) Espaliers.
 - (c) Roof decks/gardens.
 - (d) Green roofs.
 - (e) Garden walls may be brick, stone or stucco to match the principal building.
 - (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
 - (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).
- (4) Environment design recommendations.
- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

J. General design standards.

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades of office and retail uses: 60%.
- (c) Vertically align windows.
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades of office and retail uses: 30%.

(3) Vertical breaks:

- (a) Two-foot building offsets every 100 feet minimum are required.
- (4) Horizontal breaks.
 - (a) Use of material change, window lines and pediments is required.
 - (b) Required at a minimum of one per every 24 feet of vertical height.
- (5) Roofline.
 - (a) A-frame, mansard, and flat are permitted.
 - (b) Minimum two-foot offset required every 100 feet.
- (6) Building materials permitted.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
- (8) Appurtenances.
 - (a) Solar screens, awnings, and arcades shall be used to provide user comfort, energy conservation and design unity.
 - (b) Architecture should reflect the difference between public versus private doors and entries.
- (9) The public realm.
 - (a) Front of building set back from sidewalk.
 - (b) Front doors shall be on public streets or internal parking courts.

(10)The semipublic realm.

- (a) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (b) Bioswales and rain gardens are permitted.
- (c) Front stoops are encouraged as public space transition.
- (d) Parking lots shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.

(11)The private realm.

- (a) Storage space is required.
- (b) Outdoor patio space is permitted.

(12)Edges, buffers and transition design guidelines.

- (a) Edge treatments may include walls, fences, and hedges.
- (b) Maximum edge height for front yard: 3 1/2 feet.
- (c) Maximum edge height for side yards: six feet (exclusive of trees).
- (d) Maximum edge height for rear yard: six feet (exclusive of trees).
- (e) Buffers must be provided on all external property edges.
- (f) Minimum front yard buffer width: 30 feet.
- (g) Minimum side yard buffer width: 30 feet.
- (h) Minimum rear yard buffer width: 50 feet.
- (i) Minimum buffer adjacent to residential neighborhoods: 75 feet.

(13)Amenity design guidelines.

- (a) Multipurpose path within buffer.
- (b) A pedestrian system within parking court defined by textured pavement is required.
- (c) Minimum ten-foot-wide sidewalks adjacent to buildings.

(14)Parking amenities/access notes.

- (a) Porous pavement in parking courts and drive aisles is permitted to address stormwater.
- (b) Parking in front yard is permitted.

§ 203-138. (Reserved)

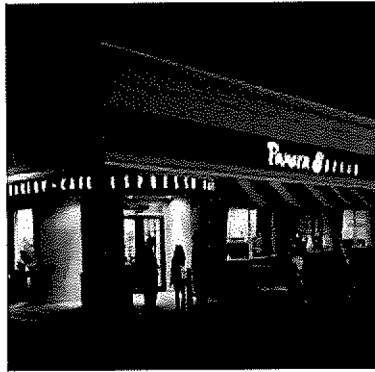
ARTICLE XXIII
Mixed Use (MU)
[Added 8-20-2018 by Ord. No. 2018-13]

§ 203-178. Mixed use.

- A. Goal: to provide locations for commercial uses that include commercial and office locations as well as residential opportunities in single- or multi-use buildings and that may or may not be on individual lots.
- B. Permitted uses.
- (1) Residential flats or lofts above the ground floor.
 - (2) Civic green, square.
 - (3) Daycare establishments for children and adults.
 - (4) Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating.
 - (5) Civic buildings, including but not limited to post office, community center, fire emergency and police station facilities.
 - (6) Public libraries and museums.
 - (7) Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers.
 - (8) Amusement, recreation and leisure uses not otherwise prohibited.
 - (9) Art gallery.
 - (10) Bakeries, confectioners.
 - (11) Breweries, wineries, and distilleries.
 - (12) Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians.
 - (13) Delicatessen/carryout.
 - (14) Dinner theaters.
 - (15) Farm and open-air markets.

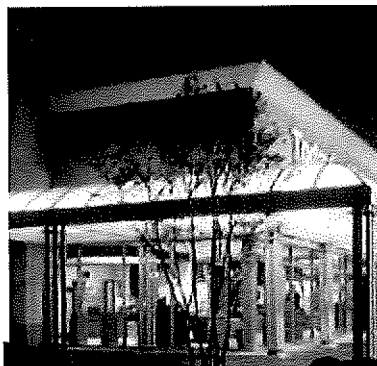
- (16)Greenhouses, including retail sales.
- (17)Florists.
- (18)Health and fitness centers; dance and exercise studios.
- (19)Medical and dental clinics.
- (20)Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public.
- (21)Office of banks and loan associations not having drive-through facilities for the transaction of business from motor vehicles.
- (22)Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments.
- (23)Public transportation stations and shelters.
- (24)Recreational and sport facility, indoor, commercial.
- (25)Rental halls for meetings and social occasions.
- (26)Restaurant, full service or fast food freestanding or in multi-tenant building, no drive-through.
- (27)Brewpubs.
- (28)Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, automotive supplies and services (exclusive of service stations and repair garages), including convenience stores.
- (29)Sidewalk cafes.
- (30)Taverns and nightclubs serving legal beverages.
- (31)Theaters for motion pictures and live performances.
- (32)Public and commercial garages.
- (33)Utility facilities, including telephone, water, sewer, electricity and gas.

- (34) Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure.
- (35) Any combination of the above.
- C. Customary accessory uses incidental to the above permitted principal uses in the MU Zone, including:
 - (1) Flag poles; clock towers.
 - (2) Home occupations and home professional offices.
 - (3) Kiosks and street vending carts.
 - (4) Parking structures.
 - (5) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
 - (6) Temporary construction trailers.
 - (7) Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area.
 - (8) Surface parking lots.
 - (9) Swimming pools on individual lots.
 - (10) Walls and fences.
 - (11) Outdoor/sidewalk sales and display in accordance with the conditions of this chapter.
 - (12) Signage.
- D. The following examples best embody the purpose, goals and objectives of the large-format retail unit:
 - (1) Photo 1.
 - (a) Attractive one-story retail main streets work well when the architecture is accentuated vertically to provide a sense of enclosure on the street.
 - (b) Large glass storefronts provide an inviting image to shoppers.
 - (c) Arcades provide user comfort and help to modulate the architectural rhythm, relating it to the human scale.



(2) Photo 2.

- (a) Second-story office use is encouraged. It provides on-site users of the first floor retail.
- (b) Most national chains now have architecture that will fit into a main street setting.
- (c) Solar screens and awnings provide shade to lower floors.
- (d) Creative use of projecting bays, fenestration and materials provides architectural interest to the street and may serve as a reference to a special place in the community.



(3) Photo 3.

- (a) Sidewalks should be designed with a generous width to encourage walking and outdoor dining.
- (b) Signage should be artfully incorporated into the building facade; less is sometimes more.

- (c) Appropriate levels of lighting are important to provide user comfort in evening hours; decorative lighting fixtures add to the design of the environment.



(4) Photo 4.

- (a) Public or semipublic plazas or greens are important to provide context to the land plan; provide gathering places on a daily basis; and to provide a place for special events.
- (b) The use of landscaping, walkways, fountains and architectural follies helps to provide context to public and semipublic open space.



E. Size and scope.

- (1) Zone acreage: 158.97 acres.
- (2) Base density: No residential units in the "triangle" between Kings Highway, Pancoast Road, and US Route 322. Residential units permitted with participation in the TDR program. **[Amended 10-1-2018 by Ord. No. 2018-15]**

- (3) Ground floor commercial retail or office use required north of US Route 322 between Kings Highway and Pancoast Road. Ground-floor commercial retail or office use optional north of Pancoast Road and west of Kings Highway. Residential density for north of Pancoast Road and west of Kings Highway shall be in accordance with RR-BD when ground-floor commercial retail or office use is not proposed.
- (4) The purpose of the zone is to provide the opportunity for a regionally based, walkable commercial main street that is attractive to national chain stores, small boutiques and offices as well as residential units above.
- (5) Buildings should be built to the sidewalk edge.
- (6) Buildings shall be built out to perimeter county streets to establish a strong architecture street edge.
- (7) Maximum building height: 60 feet and five stories.
- (8) On-street parking is permitted on interior roads.

F. The block.

- (1) Zoning and design.
 - (a) Design elements.
 - [1] Contextual neighborhood consistency.
 - [2] Special architectural features at corners.
 - [3] Public and private outdoor spaces accessible and visible to the public.
 - [4] Plazas.
 - [5] Mid-block pedestrian connections to respond to the street grid.
 - [6] Bus shelters.
 - (b) Zoning requirements.

	Minimum	Maximum
Block length	300 feet	500 feet
Block perimeter	1,400 feet	1,800 feet
Sidewalk width	5 feet	10 feet
Planting strip width	4 feet	10 feet

	Minimum	Maximum
Mid-block crossings		
Number per block		3
ROW width	20 feet	
Path width	10 feet	
Decorative street lighting (distance on center)	50 feet	75 feet

(2) Parking requirements.

	Minimum	Maximum
Alley width		
ROW (where appropriate)	22 feet	25 feet
Cartway	18 feet	21 feet
Alley access points	2	3
On-street stalls		
Length	20 feet	—
Width	8 feet	—

(a) Off-street parking provided through alley-loaded driveways and garages.

(b) On-street parking provided through parallel stalls.

(c) Porous pavement is encouraged.

(d) Belgian block curbing or concrete curbing is permitted.

(3) Edge and buffer design recommendations.

(a) Street trees shall be spaced a minimum of 36 feet and a maximum of 50 feet on center.

(b) Planting buffers.

(c) Maximize uniqueness to street.

(d) Custom mailboxes.

(e) Tree grates.

(4) Environment design recommendations.

- (a) Porous pavement and rain gardens are encouraged for parking areas.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

G. The site.

(1) Zoning and design.

(a) Design elements.

- [1] Bike racks.
- [2] Water features/fountains.
- [3] Decorative pedestrian lighting.
- [4] Litter containers.
- [5] Architectural lighting.
- [6] Benches.
- [7] Clock towers.
- [8] Kiosks.

(b) Zoning requirements.

	Minimum	Maximum
Lot area	20,000 square feet	—
Lot width	100 feet	—
Corner lot	100 feet	—
Lot depth	150 feet	—
Impervious coverage	—	90%
Front yard setback	10 feet	30 feet
Side yard setback	—	10 feet
Rear yard setback	20 feet	—
Building separation	20 feet	

(2) Parking requirements.

	Minimum	Maximum
Parking spaces per unit	0.8	1.3
Driveway length	20 feet	—
Width	8 feet	12 feet

- (a) Nonresidential parking to be provided at a ratio of four spaces per 1,000 square feet.
 - (b) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.
 - (c) Shared parking permitted.
- (3) Edge and buffer design recommendations.
- (a) Side and rear yard fence height: maximum of six feet.
 - (b) Foundation plantings.
 - (c) Planting buffers between different land uses.
 - (d) Parking planting.
 - (e) Screen ground-mounted utility boxes.
 - (f) Planters.
 - (g) Potted plants.
- (4) Environment design recommendations.
- (a) (Reserved)
 - (b) Porous pavement and rain gardens are encouraged for parking areas.
 - (c) Deciduous street trees are encouraged to lower summer cooling load.
 - (d) Trees to modulate microclimate.
 - (e) Long-life trees are encouraged to maximize green infrastructure funds.
 - (f) Xeriscape.
 - (g) Nonexotic, noninvasive species are encouraged to minimize water needs.

- (h) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

H. The public realm.



- (1) Zoning and design.
 - (a) Permitted design elements.
 - [1] Dormers.
 - [2] Gables.
 - [3] Recessed entries.
 - [4] Cupolas or towers.
 - [5] Pillars or posts.
 - [6] Bay windows.
 - [7] Balconies/balconettes.
 - [8] Decorative cornices.
 - [9] First-floor colonnade.
 - [10] Porte cocheres.
 - [11] Decorative patterns on exterior finishes.
 - [12] Porches.
 - [13] Porticos.
 - [14] Arcades.
 - [15] Terraces.
 - (b) Zoning requirements.

	Minimum	Maximum
Building height**	45 feet	60 feet
Eave height	24 feet	36 feet
Window-to-eave offset	6 inches	
Upper front facade fenestration	30%	—
Lower front facade fenestration	70%	
Side and rear facade fenestration	25%	—
Building face or roof offset	5 feet	—

NOTES:

** For buildings with facades exceeding 100 feet, a maximum average building height of 55 feet shall be permitted measured along the affected facade.

(2) Parking requirements.

- (a) Rear-loaded garage with windows and storage space.
- (b) Individual garage doors.
- (c) Carports.
- (d) Structured parking.

(3) Edge and buffer requirements.

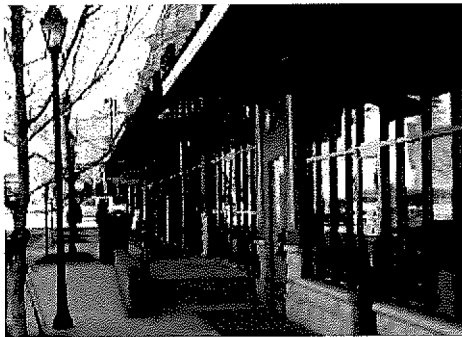
- (a) Patio setback from side and rear property lines: minimum five feet.
- (b) Pools and spas are not permitted.
- (c) Gutters shall be architecturally compatible with a building.

(4) Environment design recommendations.

- (a) North-south building orientation.

- (b) Solar screens are permitted.
- (c) Solar panels are permitted.
- (d) Discharge spouts shall have splash parts or be discharged underground.

I. The private realm.



(1) Zoning and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, or similar material.
- [2] Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be flat, mansard or combinations thereof.
- [4] All rooftop equipment shall be screened from view.

(b) Zoning requirements.

	Minimum	Maximum
First story clear height	15 feet	20 feet
Roof pitch	—	9/12
Front and side encroachments		
Terrace	8 feet	
Patio	8 feet	10 feet

	Minimum	Maximum
Bay window	—	8 feet
Awning	—	8 feet
Solar screen	—	8 feet
Balcony/ balconette	—	8 feet
Rear deck	—	8 feet
Stoop		8 feet

(2) Parking requirements.

	Minimum	Maximum
Garage height	10 feet	15 feet
Garage width	14 feet	24 feet
Garage depth	25 feet	
Garage setback	20 feet	

- (a) Structured parking shall have a maximum height of two levels.

(3) Edge and buffer design recommendations.

- (a) Window boxes are permitted.
- (b) Espaliers.
- (c) Roof decks/gardens are permitted.
- (d) Green roofs are permitted.
- (e) Garden walls may be brick, stone or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood, masonry, metal (excluding woven wire) or similar material.

(4) Environment design recommendations.

- (a) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

J. General design standards.

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required on streets with public easements.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.
- (d) Buildings should be built to the sidewalk, public square or plaza edge.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on all facades, upper floors: 30%.
- (c) Minimum area of window opening on all facades, first floor: 70%.
- (d) Vertically line up windows.
- (e) Windows shall be more vertical than horizontal.
- (f) Retail windows must remain unobstructed on interior spaces.

(3) Vertical breaks:

- (a) Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change.
- (b) Maximum length of store front: 60 feet.

(4) Horizontal breaks.

- (a) Required at a minimum of one per every 24 feet of vertical height.
- (b) May use banding, setbacks or material change.
- (c) First floor retail shall have a minimum clear height of 16 feet.

- (5) Roofline.
 - (a) Flat and mansard are permitted.
 - (b) Maximum length of roofline: 60 feet.
 - (c) Minimum offset: five feet.
- (6) Building materials.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials (pitched roofs).
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Metal panels (accent).
- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Store fronts encouraged to have awnings.
 - (b) Store fronts must provide sign plate area.
 - (c) Pop-out cafe windows are permitted.
 - (d) Store fronts encouraged to be open and inviting to public.
 - (e) Balconies, balconettes, terraces and/or patios are required at one per dwelling unit.
 - (f) Bay windows encouraged.
- (9) Accessory structures.
 - (a) Structured parking is permitted.
 - (b) Freestanding garages are permitted.
 - (c) Carports are permitted.

(10)Public space design guidelines.

- (a) Fronts of buildings shall be constructed to the public sidewalk.
- (b) Street furniture and amenities encouraged.
- (c) Entry plazas and courts shall be designed to welcome public use.
- (d) Large storefront windows required on first floor. Windows may be framed in wood.
- (e) First floor retail.
- (f) Screening of loading, service, and trash storage areas is required.

(11)Semipublic space design guidelines.

- (a) All semipublic space (i.e., yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs and groundcover or a combination of decorative paving and landscaping. Where appropriate, seating and lighting shall be provided.
- (b) Semipublic space must be separated from public space by a low garden wall, decorative fence (maximum six feet high), hedge material or a combination of the three.

(12)Private space design guidelines.

- (a) Storage space is required for all uses.
- (b) Residential outdoor space is required.

K. Edges, buffers and transitions notes.

- (1) Parking lots adjacent to street edges must be screened with 4 1/2-foot-high hedge or masonry wall.
- (2) Parking adjacent to residential use must be screened with minimum six-foot-high masonry wall or fence and must include three-foot-wide vegetated buffer, a minimum of six feet high at time of planting.
- (3) Lighting must be screened from residential uses.

L. Amenity design guidelines.

- (1) Must provide at least one direct pedestrian connection between the parking and main street commercial per 150 feet of commercial frontage.
- (2) Connection must be a minimum of ten-foot-wide path with five-foot-wide landscaped edges.
- (3) Must provide textured pedestrian crosswalks internal to parking lots.

M. Parking amenities/access design guidelines.

- (1) Porous pavement and bioswales permitted.
- (2) Vehicle access from alley or secondary streets only.
- (3) Maximum one vehicle access point per secondary street frontage.
- (4) Lighting must be shielded from residential uses.
- (5) Must provide one pedestrian connection between parking and commercial main street every 200 feet minimum.

