

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 2504, LOTS 4.02, 4.03, 4.04 & 7.02 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WINSLOW IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”)

WHEREAS, the LRHL authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, by virtue of Resolution R-2018-494 adopted on October 23, 2018, the Mayor and Township Committee of the Township of Winslow authorized and directed the Winslow Township Planning Board (“Planning Board”) to undertake the preliminary investigation of property located at Block 2504, Lots 4.02, 4.03, 4.04 & 7.02 (“P.I.Q.”) as a Non-Condensation Redevelopment Area; and

WHEREAS, in accordance with the Resolution adopted by the Mayor and Township Committee, the Planning Board conducted an investigation to determine whether the P.I.Q. should be designated as an Area in Need of Redevelopment and considered an Area in Need of Redevelopment Study for Block 2504, Lots 4.02, 4.03, 4.04 & 7.02, dated March 20, 2019, prepared by Malvika Apte, PP, AICP of CME Associates; and

WHEREAS, the Planning Board conducted a public hearing on April 18, 2019 concerning the designation of the P.I.Q. as a Non-Condensation Redevelopment Area and the meeting was open to the public and all members of the public had an opportunity to address questions and comments to the Planning Board; and

WHEREAS, the Planning Board prepared a map showing the boundaries of the proposed redevelopment area and the locations of the various parcels and property included therein,

including the P.I.Q. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, at such public hearing, the Planning Board heard sworn testimony from its professional planner, Malvika Apte, PP, AICP, who presented substantial credible evidence that the P.I.Q. qualified as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5(c) and N.J.S.A. 40A:12A-5(e); and

WHEREAS, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution PR2019-026, recommending that the Mayor and Township Committee designate the P.I.Q. on the Official Tax Map of the Township of Winslow as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Township Committee agreed with the conclusions of the Planning Board that the P.I.Q. met the aforementioned criteria for Non-Condensation Redevelopment Area designation; and

WHEREAS, by virtue of Resolution R-2019-163, adopted on May 28, 2019, the Mayor and Township Committee determined that the P.I.Q. qualified as an Area in Need of Non-Condensation Redevelopment; and

WHEREAS, the Mayor and Township Committee have deemed it in the best interest of the public health, safety and welfare to adopt a Redevelopment Plan as set forth in Exhibit "A" attached hereto and made a part hereof for the P.I.Q. on the Official Tax Map of the Township of Winslow.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Winslow, County of Camden, State of New Jersey, as follows:

Section 1: **Adoption of Redevelopment Plan.** The Mayor and Township Committee of the Township of Winslow, County of Camden and State of New Jersey hereby adopt the Redevelopment Plan for Block 2504, Lots 4.02, 4.03, 4.04 & 7.02 on the Official Tax Map of the Township of Winslow appended and attached hereto as Exhibit “A”.

Section 2: The Mayor and Township Committee of the Township of Winslow hereby declare and determine that the said Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the redevelopment of the Township in the designated area and is otherwise in conformance with N.J.S.A. 40A:12A-1 *et seq.*

Section 3: **Amendment of Zoning Map.** The Zoning Map of the Township of Winslow shall be and is hereby supplemented and amended so as to provide for the Redevelopment Plan to encompass the P.I.Q. as an overlay zoning district. The Zoning Map shall include the P.I.Q. as a Redevelopment Area to which the Redevelopment Plan is applicable.

Section 4: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 6: Upon adoption, a copy of this Ordinance shall be filed with The Pinelands Commission for review and certification pursuant to the Pinelands Comprehensive Management Plan’s rules and regulations. Notwithstanding anything herein to the contrary, this Ordinance shall not take effect until certified by The Pinelands Commission as required by law

Section 7: Upon adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law.

Section 8: This Ordinance shall take effect immediately upon final passage and publication in accordance with law, and approval from the New Jersey Pinelands Commission.

INTRODUCED: June 9, 2020

ADOPTED:

BARRY WRIGHT, MAYOR

LISA L. DORITY, RMC
MUNICIPAL CLERK

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on _____, 2020 at the Winslow Township Municipal Building.

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

Churchill Redevelopment Plan

Block 2504, Lots 4.02, 4.03, 4.04, & 7.02



Winslow Township, Camden County, New Jersey

June 5, 2020

Prepared By:



1460 Route 9 South
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(732) 462-7400

A handwritten signature in blue ink, appearing to read "Malvika Apte", is written over a horizontal line.

Malvika Apte, PP, AICP
License No. 6056

The original of this document was signed and sealed in accordance with New Jersey Law.

Acknowledgements

Township Committee

Barry Wright, Mayor
Edward Pleczynski
Robert Stimelski
Evelyn Leverett
Carlos A. Vascos BSN, RN
Marie D. Lawrence
Raymond J. Watkins, Jr.
Charles Flamini
John Wilson

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Joseph Gallagher, MPA

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Stuart Platt, Esq.

Project Team

Malvika Apte, AICP, PP
Christopher Dochney, AICP, PP

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1.0 INTRODUCTION

1.1 Purpose of and Statutory Basis for the Redevelopment Plan

The Redevelopment Area subject to this plan is Block 2504 Lots 4.02, 4.03, 4.04, and 7.02, that is a total of approximately 15 acres in size, located in between Route 73 and Cooper Folly Road. The Township of Winslow designated the sites as an Area In Need of Redevelopment by Resolution #2019-163 of the Township Council, on May 28, 2019. This document sets forth the Redevelopment Plan for the aforementioned parcels, including land uses, bulk and area requirements, and design standards for any proposed development within the Redevelopment Area. As stated by the initial resolution requesting that the Planning Board investigate the area, the designation of redevelopment on these properties did not include the use of condemnation. Therefore, this plan is a non-condemnation redevelopment plan, and the use of eminent domain to acquire any portion of any property in order to effectuate this plan shall not be permitted.

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- a. Its relationship to definitive local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;
- b. Proposed land uses and building requirements in the project area;
- c. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent safe and sanitary dwelling units, affordable to displaced residents will be available to them in the existing local housing market;
- d. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- e. Any significant relationship of the Redevelopment Plans to:
 - o The Master Plans of contiguous municipalities;
 - o The Master Plan of the County in which the municipality is located, and;
 - o The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act."
- f. Additionally, a redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and
- g. The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

1.2 Plan Overview

This Redevelopment Plan proposes to improve the property from its current underutilized state as vacant and underutilized land and redevelop the area with a mix of uses including offices and senior housing such as an assisted living facility, independent living facility, or similar residential community that caters to the particular needs of senior citizens. The site's proximity to existing services such as the Camden County Library, and the Township Senior Center, both of which are located immediately to the south of the Redevelopment Area, make it an attractive location for residential uses that complement and can take advantage of those services.

1.3 Area Boundaries and Locational Context

The Redevelopment Area is located in the northern end of the Township, near the intersection of Route 73 and Cooper Folly Road, and having frontage on both streets. The 15 acre site is located adjacent to the South County Regional Branch of the Camden County Library, which is located just south of the Redevelopment Area on Cooper Folly Road. The Township Senior Center is also located next to the site and next to the library. Across Cooper Folly Road from the site to the east and south are single-family residences, as well as Winslow Township Middle School, and the High School just south of that. Surrounding the site to the north and west are primarily undeveloped wooded areas, although the Taylor Woods Apartments, which were recently constructed is located just north of the site.

The full extent of the Redevelopment Area is illustrated on the aerial image map on the following page.

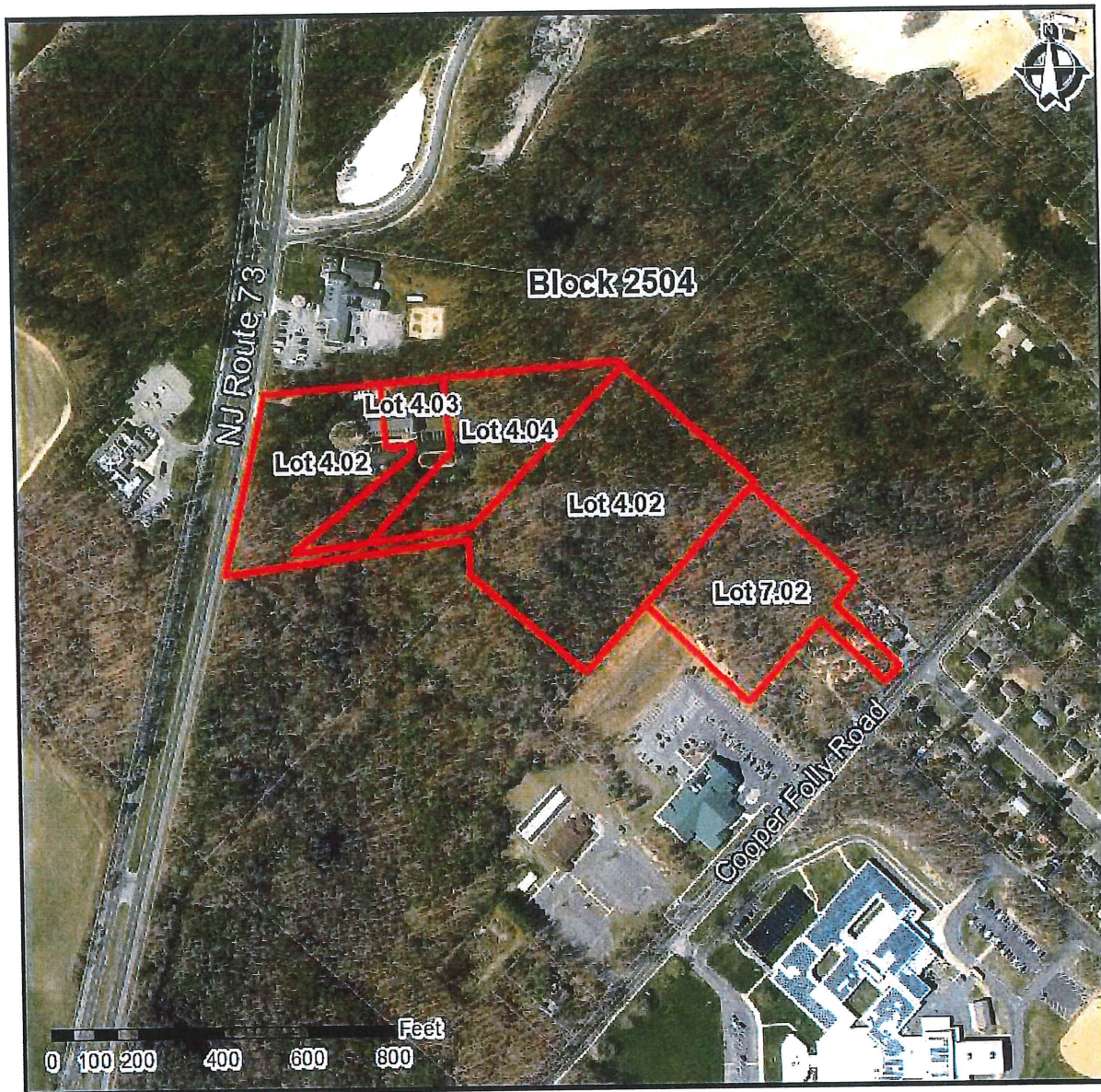


Figure 1: Aerial map

1.4 Existing Conditions

Currently, as shown in the map above, the Redevelopment Area consists of a professional office and its associated parking along Route 73, and vacant wooded lands in the rear of the site and along Cooper Folly Road. The four properties that make up the Redevelopment Area are each irregularly shaped, and can be grouped essentially into two areas: the western and eastern sections of the Area. The western section is made up of a part of Lot 4.02, and lots 4.03 and 4.04. This section of the area is developed with the office building parking area that serve as the home of Churchill Engineers. The eastern section of the Area is Lot 7.02, and the remaining eastern half of Lot 4.02. These lots are undeveloped woodlands, and have a small frontage on Cooper Folly Road.

The Redevelopment Area is located within the Pinelands Regional Growth Area. The majority of the Redevelopment Area is located within the PC-2, Pinelands Major Commercial zoning district of the Township. Chapter 296 of the Township Code provides regulations pertaining to zoning in the Pinelands Area. The PC-2 zone is intended to allow for professional offices and shopping facilities along Route 73, and permits a range of commercial uses on lots ranging from 1/4 acre to 2 acres generally. A small portion of Lot 7.02, the flag pole portion of the flag lot, is located in the PR-4 High-Density Residential district.

The zoning map below shows the current zoning on the site and its surroundings.

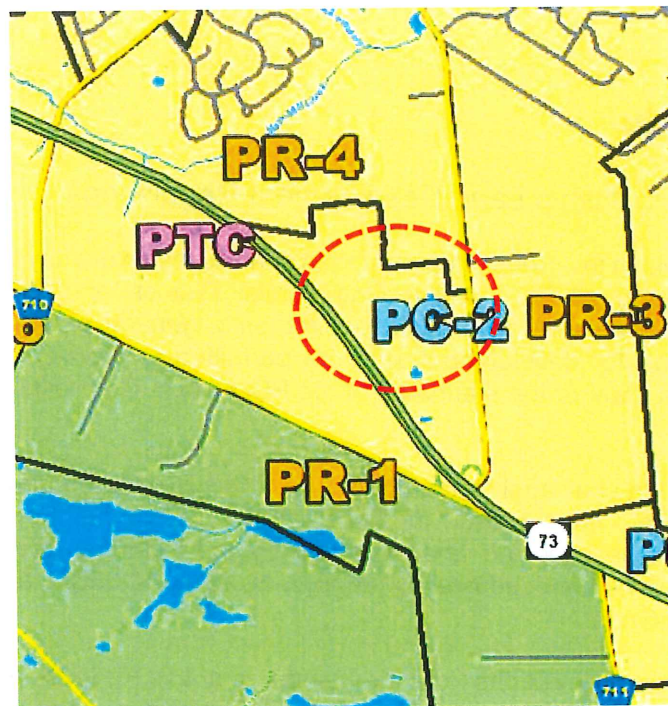


Figure 2: Zoning Map

2.0 REDEVELOPMENT PLAN VISION, GOALS AND OBJECTIVES

2.1 Plan Vision

The Redevelopment Plan provides for the transformation of underutilized parcels within the Redevelopment Area to be economically and socially productive uses, which will contribute to the

general welfare of the Township and provide needed residential options for a growing senior population.

2.2 Plan Goals and Objectives

The goals of the Redevelopment Plan are as follows:

- To redevelop the area with new uses that cater to the needs of a senior population.
- To provide new housing options for senior citizens in a facility that is designed to incorporate medical services and other provisions in an integrated residential community setting.
- To provide for development in the area in a way that creates connectivity to the Library and Senior Center.

3.0 LAND USE PLAN

3.1 Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall act as an overlay to the Township's existing regulations including all PC-2 Major Commercial District, and PR-4 High-Density Residential, principal and accessory uses, bulk requirements, general provisions, and design standards. Any application for development shall be permitted to develop under either the standards found within this Plan, or the standards of the PC-2 Major Commercial District in their entirety.

The Winslow Township Code shall apply if the provisions of this Redevelopment Plan do not set any specific regulations or are not expressly modified herein. Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Township Code.

The Planning Board may grant deviations from the standards of this Redevelopment Plan which would result in a "c" variance pursuant to N.J.S.A. 40:55D-70.c et seq., to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70.d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Plan. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Redevelopment Plan.

Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Winslow Land Use and Development Regulations Ordinance and Zoning Map.

3.2 Definitions

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section of the Township's Zoning Code, as set forth in §294-10.

Independent Living Facility – a residential facility that provides services to allow mentally or physically limited persons to live independently. Residential units each have their own independent living quarters, including kitchen and restroom facilities, while sharing services with other residential units such as dining, transportation, and healthcare services.

Assisted Living Facility – a facility licensed by the New Jersey Department of Health and Senior Services pursuant to N.J.A.C. 8:36 which is designed and operated to provide apartment style housing and congregate dining while assuring that a coordinated array of supportive personal and health services are available, as needed, to four or more adult persons unrelated to the proprietor. Each unit in an assisted living facility shall offer, at minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance. For purposes of this Plan, assisted living facility shall include assisted living residences and assisted living programs as defined at N.J.A.C. 8:36.

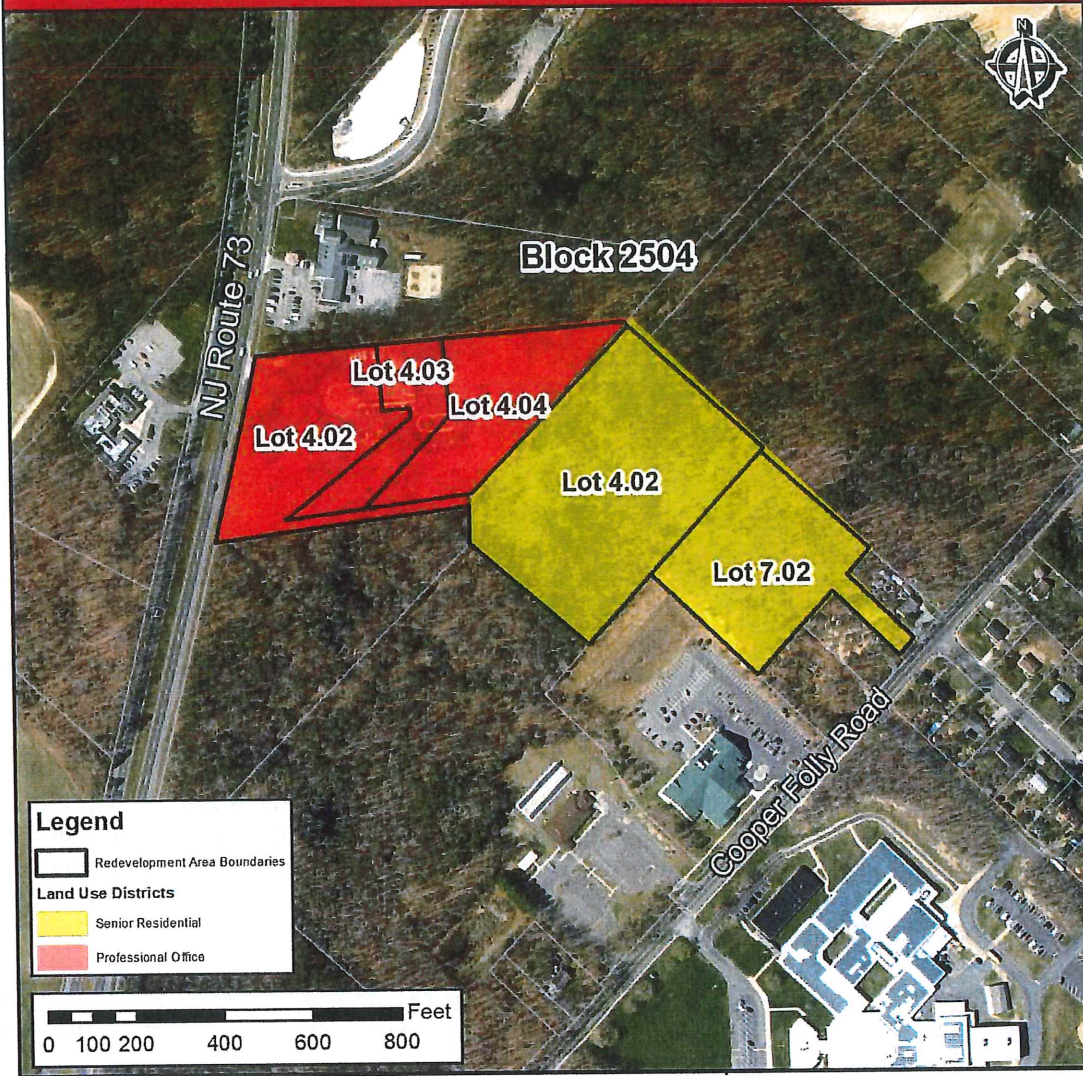
Memory Care Unit – a residential facility that provides housing and healthcare services to persons with dementia, Alzheimer's, or other mental illness that requires regular supervision and assistance. Individual residential units do not have kitchens. Such facilities may provide shared services for residents including dining, transportation, and other healthcare services.

3.3 Land Use and Zoning Standards

The following standards shall be treated as zoning standards and requirements. Any deviations from these requirements shall be treated as a condition requiring a variance, and shall follow the procedures noted above regarding 'c' and 'd' variances, respectively.

The Redevelopment Area shall be split into two distinct land use districts; the professional office district, and the senior residential district. The Professional Office district shall be the western half of Lot 4.02, and the entirety of Lots 4.03 and 4.04. The Senior Residential District shall be made up of the eastern half of Lot 4.02, and the entirety of Lot 7.02.

The following map illustrates the land use district boundaries:



A. Permitted Principal Uses:

1. Professional Office District:

- a. Business and professional offices
- b. Any other use permitted in the PC-2 district

2. Senior Residential District:

No more than a total of 213 units shall be permitted in this district. For the purposes of this section, for institutional use such as memory care a unit is identified as a private individual room containing single bed and no kitchen facilities. For residential uses, one unit shall be identified as one residential unit per the definition provided in Section 3.2 of this plan.

Any one or combination of the following uses within a single development shall be permitted provided no more than total 213 units shall be permitted.

a. Institutional Uses:

Memory Care facilities

b. Residential Uses:

- (i) Assisted living facilities
- (ii) Independent living facilities
- (iii) Any senior residential facility that is substantially similar in nature and impact to one of the permitted uses listed above.

B. Permitted Accessory Uses:

1. Off-street parking
2. Signs
3. Trash/recycling enclosures
4. Patios and decks
5. Sheds and storage structures
6. Fences
7. Utilities, including roof mounted solar panels
8. Medical offices or facilities that provide services to senior residents
9. Commercial service businesses such as restaurants, cafeterias, beauty parlors, or nail salons that are limited to serving residents of any senior living facility and their guests.
10. Any use or structure that is customary and incidental to the principal use of the property.

C. Area, Yard, and Bulk Requirements:

Professional Office District	
	Permitted/Required
Minimum Lot Area	2 acres
Minimum Front Yard Setback	100 Feet
Minimum Side Yard Setback	50 Feet
Minimum Rear Yard Setback	50 feet
Maximum Building Height	3 stories / 45 feet
Maximum Lot Coverage	55%
Maximum Building Coverage	25%
Maximum Height Accessory Structure	15 feet
Minimum Side Yard Accessory Structure	15 feet
Minimum Rear Yard Accessory Structure	20 feet

Senior Residential District	
	Permitted/Required
Minimum Lot Area	6 acres
Minimum Front Yard Setback	100 Feet
Minimum Side Yard Setback	25 Feet
Minimum Rear Yard Setback	50 feet
Maximum Building Height	4 stories / 60 feet
Maximum Lot Coverage	70%
Maximum Building Coverage	30%
Maximum Height Accessory Structure	15 feet
Minimum Side Yard Accessory Structure	15 feet
Minimum Rear Yard Accessory Structure	20 feet

D. Additional Land Use Requirements:

1. Multiple buildings or principal uses may be permitted on the same lot, provided that they constitute one basic use and operation.
2. No accessory structure shall be permitted within a front yard.
3. For all development, a landscaped buffer with a minimum width of 15 feet shall be provided around the tract boundaries.
4. A stormwater detention or retention basin which serves the development may be included within a required buffer area if the perimeter of the basin is landscaped.
5. All proposed development shall provide for the payment of all development fees in accordance with Chapter 128 of the Township Code.
6. All development in the redevelopment area shall comply with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

E. Affordable Housing Requirements:

1. Professional Office District:

All proposed commercial development shall provide for the payment of all development fees in accordance with §128 of the Township Code.

2. Senior Residential District:

The proposed total of all residential units in the Senior Residential District shall, including Independent Living Units, Assisted Living Units and/ or substantially similar senior residential units permitted under Section A of this Plan shall have a mandatory set-aside of 20% for low and moderate income units subject to Chapter 295 of the ordinance. This shall be met through a combination of payment in lieu and a combination of on/off site units. This shall be negotiated via redeveloper's agreement.

F. Pinelands Development Credits (PDC):

1. Pinelands Development Credits (PDC's) shall be acquired and redeemed for twenty-five percent (25%) of all residential units in the Senior Residential District, including Independent Living Units, Assisted Living units and/or "substantially similar" senior

residential units permitted pursuant to Section A above. This is equivalent to one quarter (1/4) of a Pinelands Development Credit purchased and redeemed for every four (4) Independent living units, assisted living and/or substantially similar senior units developed as a part of this Plan.

2. Low and moderate income affordable units that are provided on-site to satisfy the twenty percent (20%) set-aside requirement established in Section E of this Plan are exempt from the PDC requirement.
3. PDC's shall not be required for Memory Care units or any other unit that meets the definition of an institutional use pursuant to Section 296-7 of Chapter 296 of the Winslow Code.
4. In accordance with N.J.A.C. 7:50-5.28(a)5ii(1), PDC's would be required in the event that any variance is granted to permit any residential use within the Professional Office District of this Redevelopment Area.

4.0 DESIGN STANDARDS

The following regulations shall be treated as design requirements and standards. Any deviation from the following standards creates a waiver or exception pursuant to N.J.S.A. 40:55D-51.

4.1 Parking and Circulation Requirements

Any application for subdivision or site plan approval submitted by a Redeveloper shall include a detailed Traffic Analysis and/or Study, which shall address the potential impacts that may occur from the proposed uses on the existing roadway network. Such impacts to be addressed in the analysis or study shall include stress on the roadway itself, impacts on existing intersections, reduction to level of service to access points or intersections, circulation patterns on-site for tractor trailers and normal sized vehicles and how they will interact with existing Township right-of-ways, and if any impacts found via a Traffic Study will require the need for off-site improvements of which the redeveloper shall pay the pro-rata portion. In addition, the report shall address pedestrian circulation throughout the site, the need for pedestrian safety at vehicular and pedestrian conflict areas, and the adequacy of parking and loading.

The design of any development shall incorporate the following:

A. Parking and Loading Requirements:

1. Off street parking standards for residential development shall be provided in accordance with NJ RSIS (Residential Site Improvement Standards).
2. Off-street parking and loading for all uses shall be provided in accordance with §296-77 of the Township Code.
3. Off-street parking areas shall be setback a minimum of 20 feet from any property line or tract boundary.
4. Parking stalls shall have a minimum dimensions of 9 feet in width and 18 feet in depth.

B. Circulation Requirements

5. The primary entrance for any senior residential development shall be located on Coopers Folly Road, and the primary entrance for any professional office development shall be located on Route 73.
6. Internal access driveways connecting any development to another development within the Redevelopment Area shall be permitted.
7. Internal access driveways connecting any senior residential development to the adjacent Camden County Library shall be permitted.
8. Sidewalks or pedestrian walkways with a minimum width of 4 feet shall be provided between any senior residential development and the adjacent Camden County Library facility.
9. Sidewalks or pedestrian walkways with a minimum width of 4 feet shall be provided along all internal driveways, and connecting any off-street parking areas to primary building entrances, and to any outdoor recreation spaces.
10. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.
11. Driveways and drive aisles that allow for two-way traffic shall have a minimum width of 24 feet.
12. Driveways or drive aisles that are designed for one way traffic shall have a minimum width of 12 feet.
13. Stop bars shall be provided at all intersections and at end of all drive aisles.
14. For any senior residential building, a passenger drop-off area shall be provided within 50 feet of the building's primary entrance.

4.2 Building Design Standards

1. Buildings shall be designed to complement and enhance the context of the surrounding areas.
2. Large blank or featureless walls shall be avoided.
3. Primary exterior building materials shall be brick or brick veneer, stone, cultured stone, stucco, natural wood, composite wood, metal, glass, or similarly durable materials.
4. Any building façade which will be visible from a public street and will have a horizontal width of greater than 80 feet, shall be designed to be separated into vertical segments.
5. No building façade which is visible from a public street shall have an uninterrupted horizontal width of greater than 50 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided. This step-back or projection must have a minimum height of 15 feet.
6. A minimum of 20 percent of any façade which is visible from a public street shall be dedicated to glazing in the form of windows, doors, or other fenestration.
7. Buildings with pitched roofs shall have eaves that overhang the building face by a minimum of 12 inches.

8. Buildings with flat roofs shall incorporate a decorative cornice along the top of the front façade of the building. This cornice shall project at minimum and average of 8 inches from the face of the building.

4.3 Landscaping Design Standards

1. Required landscaped buffers shall be composed of a dense mixture of evergreen and deciduous trees, planted at intervals so as to create a continuous visual screen.
2. Off-street parking areas shall be required to provide a minimum of one deciduous shade tree for every 10 parking spaces. Shade trees shall be provided within curbed planting islands, or within 5 feet of the perimeter of the parking lot.
3. Deciduous shade trees shall be a minimum caliper of 2.5 inches at the time of planting, and shall have
4. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.
5. Any dumpster, recycling or trash storage bin shall be located within an enclosed facility which is screened from view by a combination of an opaque fence and landscaping.
6. No dumpster, recycling or garbage enclosures shall be located within the front yard.
7. If trash compactors are used, they shall be located in the rear yard only.
8. Fences shall have a maximum height of 6 feet.
9. Lighting for buildings and parking areas shall be provided in accordance with §294-119 of the Township Code.

4.4 Signage Standards

1. All signs within the Redevelopment Area shall conform to Chapter §296-80 of the Winslow Township Zoning Code, except where otherwise noted herein.
2. Any development project may be permitted a maximum of one development identification sign. The sign shall be a ground mounted sign with a maximum sign area of 50 square feet, exclusive of any sign structure or masonry support members. The maximum width of any ground mounted project identification sign shall be 10 feet. The maximum height of any such sign shall be 6 feet.
3. Building mounted signs shall also be permitted on any senior residential project. A maximum of two building mounted façade signs shall be permitted.
4. Each building mounted façade sign on a senior residential project shall have a maximum sign area of 20 square feet.
5. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.
6. Buildings with multiple commercial tenants shall be permitted one building or wall mounted sign per tenant. The total area of all signage shall be no greater than 5 percent of the ground floor façade area of the façade of the building to which they are affixed.
7. Directional signs shall be no more than 5 feet in height, 12 square feet in size, and shall be setback a minimum of 5 feet from the ROW.

4.5 Utilities Standards

1. A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.
2. Renewable energy resources (i.e. small wind energy system, solar energy system) shall be a permitted accessory use. They shall be regulated per 294-140 of the Winslow Township Zoning Code. Rooftop solar panels are encouraged.

4.6 Open Space Standards

1. Areas which will remain undisturbed on the site shall be maintained as open space. Land reserved as open space shall advance the following goals:
 - A. Protect natural resources to the greatest extent feasible, including forested areas and existing buffers.
 - B. Limit clear-cutting of woodlands and encourage preservation of trees.

4.7 On and Off-Site Improvements

1. The extent of a redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Winslow Township or the relevant external agency or authority.

5.0 RELATIONSHIP TO OTHER PLANS

This section describes the consistency between the Redevelopment Plan and Winslow's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to adjacent municipalities' Master Plans, Camden County Master Plan, Pinelands Comprehensive Management Plan and the New Jersey Development and Redevelopment Plan.

5.1 Winslow Township Master Plan

The Township of Winslow adopted its most recent Master Plan Reexamination Report in June of 2019. The Reexamination Report was broken into two phases, one for the Pinelands area of the Township, and one for the remainder. This area being located within the Pinelands, it is subject to the Phase II, Pinelands Area Report. Some of the goals and objectives of the Master Plan that are relevant to this Redevelopment Plan include the following:

- To continue compliance with the Pinelands Comprehensive Master Plan.
- To encourage development in upland areas which are already serviced by existing infrastructure.

- Avoid sporadic and unplanned highway commercial development which results in visual clutter and underutilized lands.
- Identify areas in the Township which are in need of redevelopment as defined by the Local Redevelopment and Housing Law.
- Expand housing opportunities for senior citizens, such as single-floor units and assisted living facilities.

The Reexamination Report also makes reference specifically to this redevelopment area. This plan is consistent with the goals and recommendations of the Township Master Plan, and by providing the opportunity for new options for senior housing, will advance the goals of the Township.

5.2 Plans of Adjacent Municipalities

The Redevelopment Area is located within Winslow Township and is not within 1,000 feet of a municipal boundary. Therefore, this redevelopment plan will have a minimal impact on the planning efforts of any adjacent municipalities.

5.3 Camden County Master Plan

The 2014 Camden County Master Plan places the Redevelopment Area as being within a Limited Growth Investment Area. Moreover, a Limited Growth Investment Area is classified as “an area that does not have existing or planned infrastructure that will lead to a significant degree of additional new development or redevelopment opportunities.” Currently, the Redevelopment Area is located along a major roadway and is within a sewer service district. As a result, major new infrastructure investments would not be required to accommodate new development or redevelopment.

5.4 Pinelands Comprehensive Management Plan

As previously mentioned, the Redevelopment Area is located within the Pinelands Area. As a result, all municipal land use ordinances including redevelopment plans, are required to conform to the Pinelands Comprehensive Management Plan. Moreover, the Land Use Regulations of Chapter 296, Zoning within Pinelands Areas of Winslow Township, adheres to the Pinelands Commission’s required regulations.

The Pinelands CMP indicates that the Redevelopment Area is located within in a Regional Growth Area. These areas have been identified as areas that are able to accommodate growth from the region while protecting the essential character and environment of the Pinelands. Regional Growth Areas are areas that are developed areas or areas that are adjacent to developed areas that are well suited to accommodate additional regional growth. The areas must accommodate growth while maintaining the essential character and environment of the Pinelands.

5.5 State Development and Redevelopment Plan

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is targeted for future growth and redevelopment by the New Jersey State Development and Redevelopment Plan (SDRP). The

primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan's intentions for this area are to provide for much of the state's future development, promote growth in Centers and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl, reverse the trend toward further sprawl, and revitalize cities and towns. This Redevelopment Plan furthers the State Plan's intentions.

6.0 REDEVELOPMENT PLAN ACTIONS

6.1 Outline of Proposed Actions

The redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

6.2 Properties to be Acquired and Relocation

Acquisition of privately-owned property and displacement or relocation of any residents or businesses within the Redevelopment Area will not be necessary to effectuate the Redevelopment Plan. As this is a non-condemnation Redevelopment Plan, the use of eminent domain to acquire private property is not permitted.

6.3 Infrastructure

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment. Any necessary infrastructure improvements to service any redevelopment project within the Area shall be subject to a redeveloper's agreement.

6.4 Other Actions

The Redeveloper's Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer, and stormwater service, as well as sidewalks, curbs, streetscape improvements, street lighting, and on- or off-site traffic controls and roadway improvements required as a result of the project.

6.5 Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter §294-4 of the Township's Code is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in Winslow Zoning

Ordinance is hereby amended to include a reference to this Redevelopment Plan constituting such overlay zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan for said overlay zoning district shall supersede the Development Regulations of the Township of Winslow, if the applicant elects to submit an application in accordance with this Plan. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

6.6 Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

6.7 Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

6.8 Completion of Redevelopment

Upon the inspection and verification by Winslow Township that the redevelopment has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

6.9 Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment 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 Redevelopment Plan shall be deemed valid and effective.

7.0 OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

1. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
4. The Redevelopment Plan is substantially consistent with the Master Plan for Winslow Township. The Plan also complies with the goals and objectives of the Camden County Master Plan, the Pinelands Comprehensive Management Plan, and the New Jersey State Development and Redevelopment Plan.

8.0 APPENDICES

Appendix A: Resolution of the Governing Body