

**TOWNSHIP OF WINSLOW, NEW JERSEY**

**ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 601, LOTS 1.03, 2, 3 AND 4 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”)**

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**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-2021-323, 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 601, Lots 1.03, 2, 3 and 4 (“P.I.Q.”) as a Non-Condemnation 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 601, Lots 1.03, 2, 3 and 4 dated December 23, 2021, prepared by Christopher N. Dochney, PP, AICP of CME Associates; and

**WHEREAS**, the Planning Board conducted a public hearing on February 17, 2022 concerning the designation of the P.I.Q. as a Non-Condemnation 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, Christopher N. Dochney, 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(d); and

**WHEREAS**, at the conclusion of the public hearing as described above, the Planning Board adopted Resolution PR 2022-22, 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-2022-124, adopted on April 12, 2022, 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 601, Lots 1.03, 2, 3 and 4 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.

**Introduced:** August 16, 2022

**Adopted:**

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MARIE D. LAWRENCE, MAYOR

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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 \_\_\_\_\_ at the Winslow Township Municipal Building

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Lisa L. Dority, RMC  
Municipal Clerk

Dated: \_\_\_\_\_

# Block 601 Redevelopment Plan

## Block 601, Lots 1.03, 2, 3, and 4



Winslow Township, Camden County, New Jersey

Date: August 15, 2022 Prepared By:



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Howell, New Jersey 07731 (732)  
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Malvika Apte, PP, AICP  
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Christopher Dochney, PP, AICP  
License No. 6056

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

## Acknowledgements

### Township Committee

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John Holroyd, Vice Chairman  
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# 1. INTRODUCTION

## 1.1 PURPOSE AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

The Redevelopment Area subject to the provisions of this Redevelopment Plan comprises of four properties identified as Block 601, Lots 1.03, 2, 3, and 4 in the Township Tax Records. The Area is located along Berlin-Cross Keys Road and Johnson Road, just south of their intersection, in the western-most corner of the Township. Together, the 4 lots are approximately 24.14 acres in size, and are mostly agricultural and vacant lands, although Lot 2 is residential and includes a single-family dwelling. The Township Committee designated the entirety of the Area as an Area in Need of Redevelopment on April 12, 2022, as per Resolution # R-2022-124. The initial study and the designation were prepared as a Non-Condensation Redevelopment Investigation. The use of eminent domain to acquire any property within this Redevelopment Area will 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 state as vacant and underutilized land and redevelop the area with a mix of uses including multi-family residences and commercial uses. The site's location near the intersection of Berlin-Cross Keys Road and



Johnson Road, and proximity to the Atlantic City Expressway make it an attractive location for residential development with a smaller commercial component to serve the local community.

### 1.3 AREA BOUNDARIES AND LOCATIONAL CONTEXT

The Redevelopment Area is made up of four properties located in the western corner of the Township, just south of the intersection of Berlin-Cross Keys Road and Johnson Road, and less than one half mile south of the Atlantic City Expressway. The properties are identified in the Winslow Tax Maps as Block 601, Lots 1.03, 2, 3, and 4. The Area is surrounded by a mix of commercial uses and residential uses, with the majority of the areas south, east, and west of the Area being residential developments. Along Sicklerville Road there are multiple commercial developments, including a convenience store, fast-food restaurants, a gas station, and a drug store near the intersection with Williamstown Road. To the north of the Area are several vacant parcels, as well as more residential development.

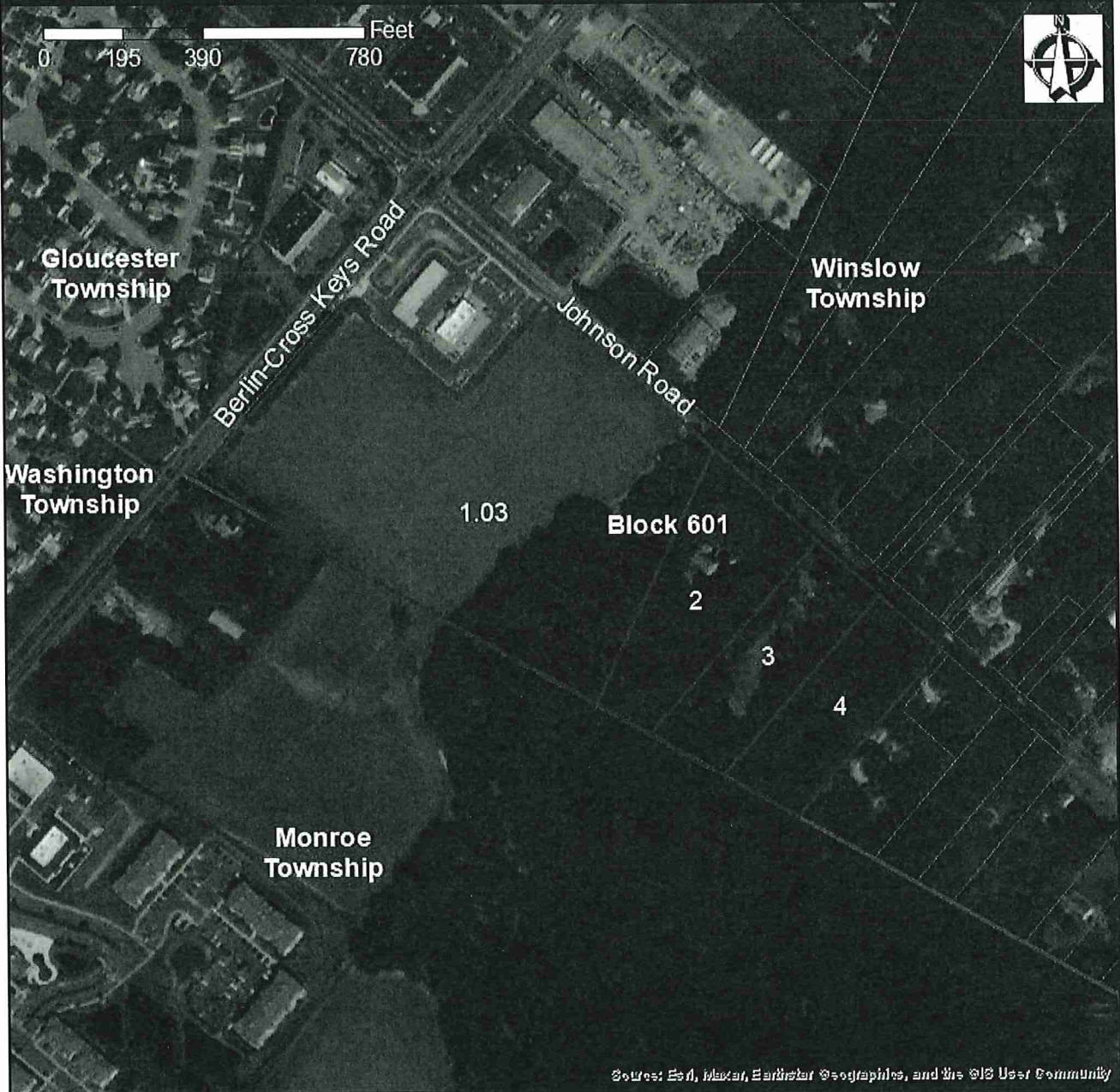
The full extent of the Redevelopment Area is illustrated on the map on the following page.

### 1.4 EXISTING CONDITIONS





Based on aerial images and property records, Lot 1.03 appears to have been previously used for agricultural purposes, with the property listed as a qualified farm under the guidelines of the New Jersey Farmland Assessment Act of 1964. It appears that Lot 2 has remained a residential property since at least 1985, as Tax Records indicate the structure on the property has a “Year Built” of 1985. The remaining properties, Lots 3 and 4, both appear to be heavily forested and not used for agriculture. The only man-made structure readily apparent within the Study Area is the residential property standing on Lot 2 along Johnson Road. The building is set back approximately 185 feet from Johnson Road. There is one Reciprocal Cross Access Easement in Lot 1.03 for the adjacent Lot 1.02 according to Township Tax Maps. This easement is in favor of Lot 1.03 according to Tax Maps. Based on historical aerial photos, it appears that the agricultural, residential, and vacant land uses in the Study Area date back to at least 1995, and likely earlier than that.

# Redevelopment Area

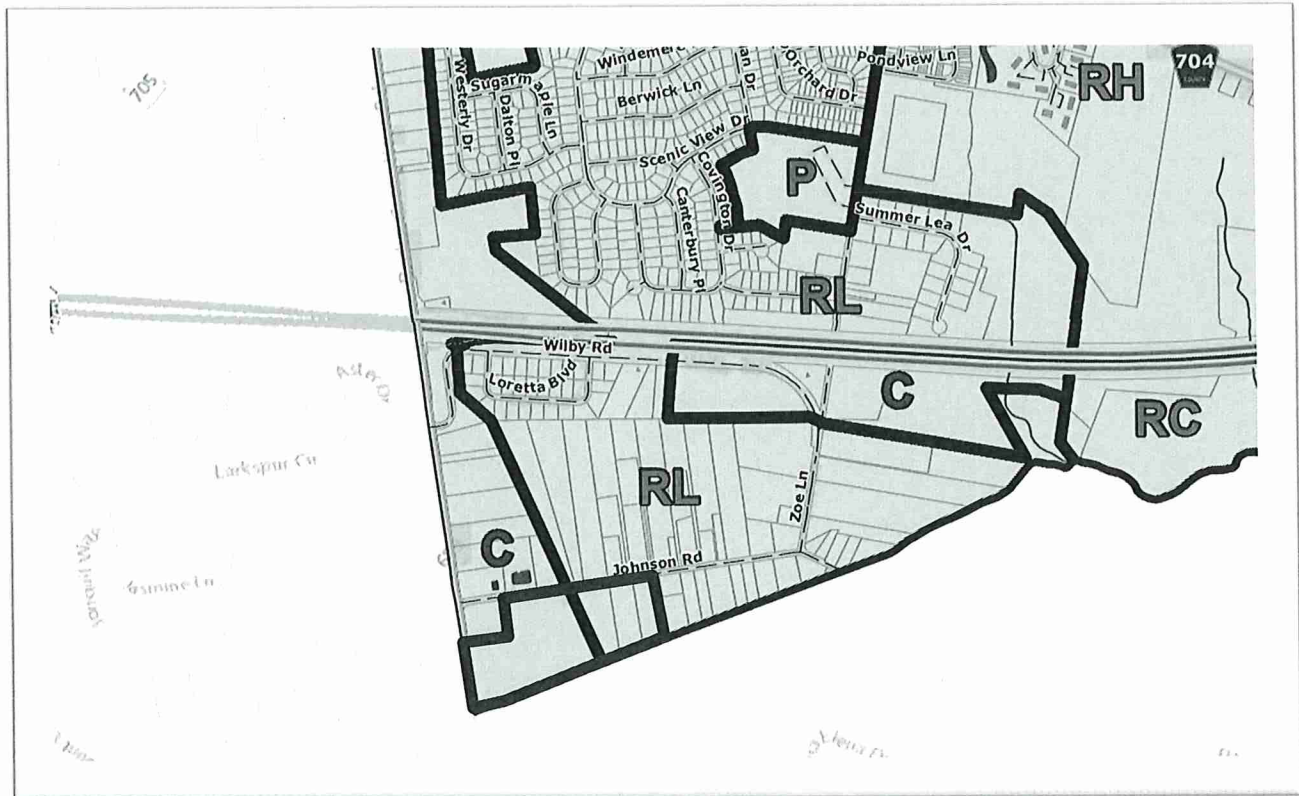
# Winslow Township



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

|  |  |   |            |       |               |            |           |                   |    |    |
|--|--|---|------------|-------|---------------|------------|-----------|-------------------|----|----|
| <p>Redevelopment Area</p> <p>Block 601<br/>Lots 1.03, 2, 3, and 4</p> <p>Winslow Township<br/>Camden County<br/>New Jersey</p> | <p>Source: NJGIN</p> <h3>Legend</h3> <ul style="list-style-type: none"> <li> Redevelopment Area</li> <li> Municipal Borders</li> <li> Winslow Township Parcels</li> </ul> |  <p>CONSULTING &amp; MUNICIPAL ENGINEERS</p> <p>111 HERRINGTON AVENUE, FARGO, N.D. 58103<br/>         100 SOUTH 10TH STREET, SUITE 200, CAMDEN, NJ 08102<br/>         600 NORTH 10TH STREET, SUITE 100, CAMDEN, NJ 08102<br/>         WWW.CMEUSA.COM</p> <table border="1"> <tr> <td>DATE</td> <td>SCALE</td> <td>DATE REVISION</td> <td>CREATED BY</td> </tr> <tr> <td>5/18/2022</td> <td>1 inch = 333 feet</td> <td>NA</td> <td>NT</td> </tr> </table> | DATE       | SCALE | DATE REVISION | CREATED BY | 5/18/2022 | 1 inch = 333 feet | NA | NT |
| DATE   | SCALE  | DATE REVISION   | CREATED BY |       |               |            |           |                   |    |    |
| 5/18/2022  | 1 inch = 333 feet  | NA  | NT         |       |               |            |           |                   |    |    |

### 1.5 EXISTING ZONING



The Study Area is split between two zoning districts according to both the Township Zoning Map as well as tax assessment data. One of the properties, Lot 1.03, falls within the Township’s C Minor Commercial district, as indicated on the Township’s zoning map and tax assessment data. The remaining three properties, Lots 2, 3, and 4, all fall within the Township’s RL Low-Density Residential district. The above image is a detail of the zoning map showing the approximate location of the Study Area. The image shows the Study Area located in the C and RL districts, and the nearby P Public Use, RC Recreation-Conservation, and RH High Density Residential Districts can also be seen. The C district is intended “to meet the convenience shopping and service needs of the nearby population”. The RL district is intended to provide “low-density residential areas not to exceed a gross density of one (1) unit per acre, or in those locations where the lot sizes of existing residential uses are greater than one (1) acre or in those locations where future residential development at a low-density would be appropriate. Both of those definitions are according to §294-11 and §294-33 of the Zoning Ordinance for the Non-Pinelands Area of the Township of Winslow (ZONPA).

## 2. VISION, GOALS AND OBJECTIVES

### 2.1 VISION

The Redevelopment Plan provides for the transformation of underutilized parcels within the Redevelopment Area to be economically and socially productive properties, which will contribute to the general welfare of the Township, provide needed residential options for a growing

residential community, and provide a planned “marketplace” commercial development for the area.

## 2.2 GOALS AND OBJECTIVES

The goals of this Redevelopment Plan are as follows:

- Promote a mix of residential and commercial businesses;
- To take advantage of the Area’s proximity to regional highway connections and local businesses;
- To create a synergy between the residential neighborhoods in the region and the commercial businesses that serve them;
- To redevelop the area with new high quality, higher density residential buildings that will bring new options for existing residents to live in the community and provide an attractive new setting for new residents;
- Encourage human scaled publicly accessible areas that connect the residences and the businesses as a center for community life.

## 3. LAND USE PLAN

The following chapter contains the land use regulations that will apply only to development to be contained on lands located within this Redevelopment Area.

### 3.1 RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The standards contained within this Redevelopment Plan shall supersede the Township’s existing regulations, including the zoning regulations (principal and accessory uses, bulk requirements, and other standards) of the underlying zone districts and any other applicable provision found within the Township’s Land Development Regulations.

The Winslow Township Code shall apply wherever 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, to the same extent that the Planning Board may do so under normal subdivision or site plan review procedures. Any exceptions or waivers granted shall be reasonable within the general intent and purposes 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 intents 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

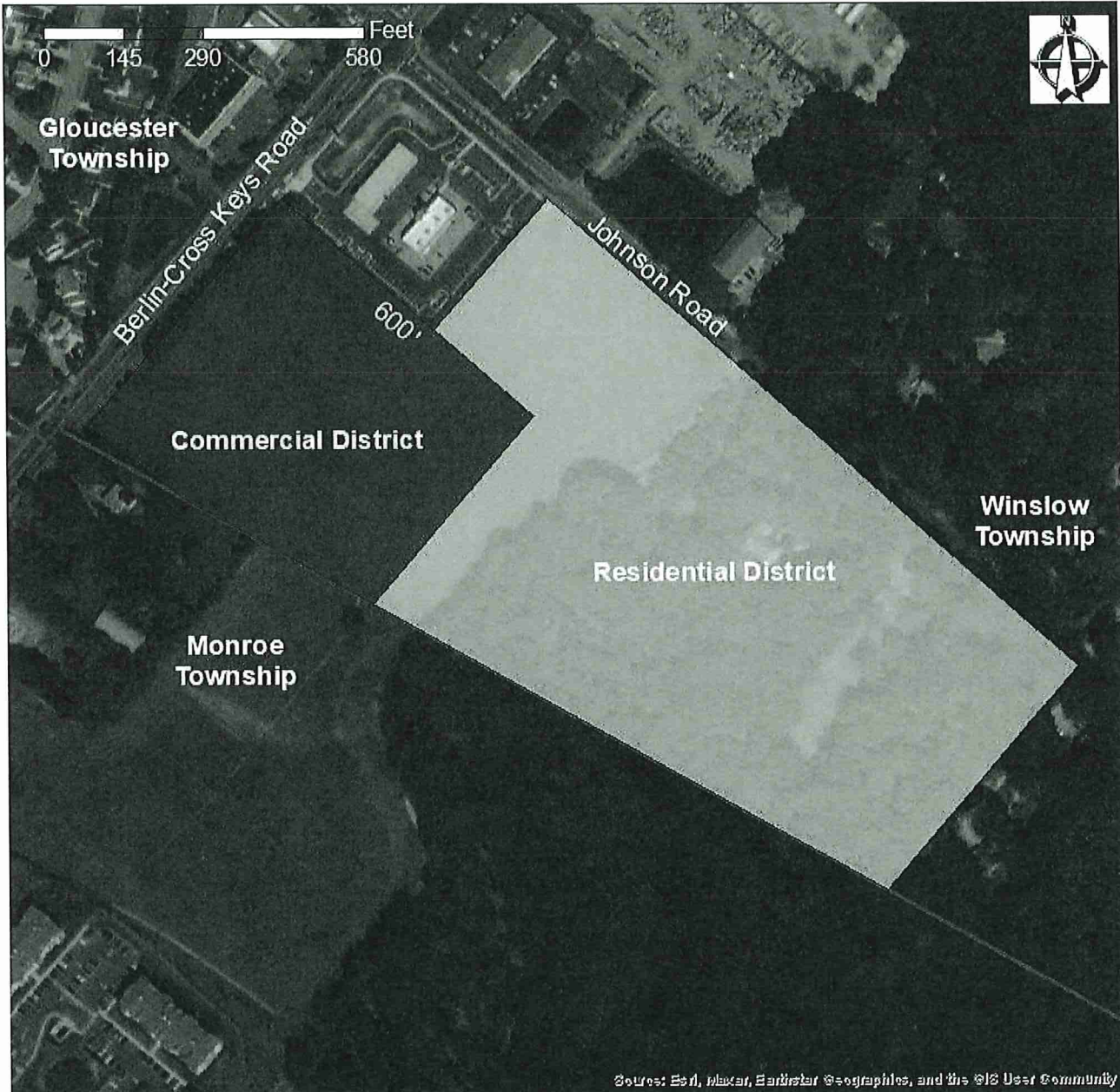
Unless otherwise provided, all words that appear in this Redevelopment Plan shall be interpreted in accordance with the “Definitions” section of the Township’s Code, as set forth in §294-8, and §294-10.

### 3.3 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.

#### **3.3.1 Land Use Districts**

The Redevelopment Area shall be divided into two distinct districts for the purposes of land use regulations: The Residential District, and the Commercial District. The Commercial District shall be those areas within the southwest corner of the Redevelopment Area, along Berlin-Cross Keys Road. The district shall have a depth of approximately 600 feet from Berlin-Cross Keys Road, following the Redevelopment Area’s border with adjoining Lot 1.02. The Commercial District boundary will then turn 90 degrees until it runs into the Redevelopment Area border and will then follow the Area border back to Berlin-Cross Keys Road. All other lands within the Redevelopment Area shall be located in the Residential District, as illustrated on the map below.



### 3.3.2 Commercial District Zoning Standards

#### A. Purpose

The Commercial District is intended to be developed as a single commercial development providing one or more establishments providing compatible retail, personal services, or offices for the surrounding area. Any combination of the below listed uses shall be permitted within a mixed-use building or mixed-use development.

#### B. Permitted Principal Uses

- Retail Sales and Personal Service Establishments, limited to the following:

- Appliance sales and repair stores
- Banks, with or without drive thru facilities
- Other fiduciary institutions
- Bakeries and confectionary shops
- Barbershops and beauty parlors
- Book stores
- Clothing stores
- Dry cleaners, laundries and tailor shops
- Dry goods and variety stores
- Drugstores
- Florists and gift shops
- Furniture stores
- Garden supply stores
- Government offices serving the public, such as post offices
- Grocery and food stores
- Hardware stores
- Liquor stores
- Music supply stores
- Paint retail stores
- Pet stores
- Photographic supply sales and service
- Restaurants, not to include drive-throughs or drive-ins, but including establishments where alcoholic beverages are sold or consumed
- Stationary and office supply stores
- Shoe sales and repair services
- Sporting goods stores
- Business or Professional Offices, such as lawyers, doctors, and engineers offices
- Medical or Dental Offices
- Child day care centers, or pre-schools
- Adult day care facilities

**C. Permitted Accessory Uses**

- Off-street parking and loading facilities
- Solar energy facilities
- Signs
- Fences
- Any other use that is customarily incidental and subordinate to the principal use.

**D. Area, Yard, and Bulk Requirements**

| <b>Commercial District</b> | <b>Permitted/Required</b> |
|----------------------------|---------------------------|
| Minimum Lot Area           | 1.5 acres                 |

|  |                     |
|--|---------------------|
| Minimum Lot Frontage                   | 250 feet            |
| Minimum Lot Depth                      | 300 feet            |
| Minimum Front Yard Setback (principal) | 40 feet             |
| Minimum Side Yard Setback (principal)  | 30 feet             |
| Minimum Rear Yard Setback (principal)  | 30 feet             |
| Maximum Lot Coverage                   | 75%                 |
| Maximum Building Coverage              | 30%                 |
| Maximum Building Height (principal)    | 2 stories / 45 feet |
| Maximum Height (accessory)             | 15 feet             |
| Minimum Side Yard (accessory)          | 15 feet             |
| Minimum Rear Yard (accessory)          | 15 feet             |

E. Principal Buildings

More than one principal building is permitted in the Commercial District.

E. Landscaped Buffer

A landscaped buffer of minimum 15 feet wide shall be provided along all side and rear property lines adjacent to residential zones or properties. This buffer shall be adequately landscaped with evergreen trees and shrubs along with deciduous trees to create a visually impervious screen. One (1) access drive to the Commercial District from the Residential District is permitted to pass through the buffer area.

F. Affordable Housing Obligations

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

**3.3.3 Residential District Zoning Standards**

A. Purpose

The purpose of the Residential District is to provide an additional residential option, namely multi-family residences, in the western area of the Township.

B. Permitted Principal Uses

- Multi-family residences

C. Permitted Accessory Uses

- Off-street parking including garages



- Loading facilities
- Solar energy facilities
- Signs
- Fences
- Clubhouses for the use of residents and their guests
- Recreational facilities for the use of residents and their guests
- Any use that is customarily incidental and subordinate to the principal use. D.

Area, Yard, and Bulk Requirements

| <b>Residential District</b>                   | <b>Permitted/Required</b>         |
|---|-----------------------------------|
| Minimum Lot Area                              | 17 acres                          |
| Minimum Lot Frontage                          | 1,200 feet                        |
| Minimum Lot Depth                             | 650 feet                          |
| Minimum Front Yard Setback (principal)        | 40 feet                           |
| Minimum Side Yard Setback (principal)         | 40 feet                           |
| Minimum Rear Yard Setback (principal)         | 40 feet                           |
| Minimum Building separation (front to front)  | 60 feet                           |
| Minimum Building Separation (all other sides) | 30 feet                           |
| Maximum Lot Coverage                          | 70%                               |
| Maximum Building Coverage                     | 25%                               |
| Maximum Building Height (principal)           | 3 stories / 45 feet               |
| Maximum Height (accessory)                    | 25 feet                           |
| Minimum Side Yard (accessory)                 | 10 feet                           |
| Minimum Rear Yard (accessory)                 | 10 feet                           |
| Maximum Residential Density                   | 15.5dwelling units per gross acre |

E. Supplemental Requirements:

(i) Minimum Unit size

One Bedroom- 725 square feet

Two-Bedroom – 900 square feet

Three-bedroom – 1250 square feet

(ii) No three bedroom market rate units permitted.

F. Affordable Housing Obligations

1. Overall Affordable housing obligation shall be 15% of the total number of residential units. 50% of the total obligation may be met through provision of payment in lieu in accordance with Township’s affordable housing ordinance. At least 50% of the obligation shall be met through the provision of on-site units.
2. Income Distribution
  - a. A minimum of 50% of the affordable dwelling units shall be set aside for low income households earning less than 50% of the area median income.
  - b. A maximum of 50% of the affordable dwelling units may be set aside for moderate income households earning between 50% and 80% of the area median income.
  - c. No very low income units would be required from this development provided affordable housing obligation is met through the proposed combination of on-site provision and payment in lieu as stated above.
3. Bedroom Distribution
  - a. A maximum of 20% of the affordable units may be 1-bedroom or efficiency/studio units.
  - b. A minimum of 20% of the affordable units must be 3-bedroom units.
  - c. The remainder of the affordable units may be apportioned at the developer’s discretion.

## 4. 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

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 a 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 Standards

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 commercial uses shall be provided at a ratio of 1 space for every 250 square feet of gross floor area.

3. Clubhouse or recreation facilities intended for residents shall provide a minimum of 5 offstreet parking spaces.
4. Parking stalls shall have a minimum dimensions of 9 feet in width and 18 feet in depth.
5. All off-street parking areas shall be set back a minimum of 10 feet from any building.
6. Bicycle parking shall be provided for every residential development and near the primary entrance of commercial building that will serve as a principal structure.
7. A maximum of 20 percent of off-street parking spaces required for commercial district may be permitted to be “banked” parking.
8. If the developer chooses to provide dedicated car sharing parking spaces for a residential project, the residential parking requirement may be reduced by 5 spaces per dedicated car share space, up to a maximum of a 20 space reduction.

*B. Circulation Standards*

1. One (1) primary access drive (entry and exit) and one (1) secondary access drive (entry and exit) are permitted along Johnson Road for the Residential District.
2. There shall be a maximum of one entrance and exit access drive for the Commercial District on Johnson Road. This drive is permitted to pass through the Residential District, provided a permanent access easement is executed. This drive may also be used to provide additional access for the Residential District.
3. There shall be a maximum of two driveways on Berlin-Cross Keys Road for the Commercial District.
4. Driveways and drive aisles that allow for two-way traffic shall have a minimum width of 24 feet.
5. Driveways or drive aisles that are designed for one way traffic shall have a minimum width of 12 feet.
6. Conflicts between pedestrians and vehicles should be minimized to the extent possible via marked crosswalks or a change in material within the roadway.
7. Sidewalks with a minimum width of 4 feet shall be provided along all street frontages
8. 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.
9. Stop bars shall be provided at all intersections and at end of all drive aisles.

**4.2 BUILDING DESIGN STANDARDS**

1. Buildings shall be designed to complement and enhance the context of the surrounding areas.
2. One (1) clubhouse building is required per residential development. The clubhouse building may include a leasing office, lounge areas, gyms/fitness rooms, pool, work spaces, or other accessory uses customary and incidental to the principal multi-family residential use.
3. One (1) tot lot is required per site.

4. Large blank or featureless walls shall be avoided.
5. Primary exterior building materials shall be a mix of brick or brick veneer, stone, cultured stone, stucco, natural wood, composite wood, metal, glass, vinyl, or similarly durable materials.
6. 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.
7. 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 stepback or projection must have a minimum height of 15 feet.
8. For commercial buildings, a minimum of 50 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 unless pursuit of higher energy efficiency warrants a reduction of glazing. Details on type of efficiency standards sought and its requirement details shall be provided during site plan application.
9. Buildings with pitched roofs shall have eaves that overhang the building face by a minimum of 12 inches.
10. 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 an average of 8 inches from the face of the building.
11. All mechanical equipment and rooftop appurtenances shall be screened from public view.
12. Dens are permitted for apartment units, but shall not be utilized as bedrooms or converted to bedrooms. The design of any proposed den shall include features that dissuade residents from the use of the den as a bedroom. No doors are permitted for dens, and the den shall be as open as possible to the rest of the apartment.

#### 4.3 LANDSCAPING AND LIGHTING DESIGN STANDARDS

1. All lands not used for buildings, parking, circulation, or utilities, shall be attractively landscaped or designed for use as a public plaza or courtyard.
2. Deciduous shade trees shall be planted along all street frontages and all internal driveways, spaced on average 50 feet on center.
3. Shade trees serving as street trees shall be located in a landscape strip of at least 4 feet in width, between the curb and sidewalk.
4. 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.
5. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.
6. 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.
7. Deciduous shade trees shall be a minimum caliper of 2.5 inches at the time of planting,
8. Evergreen trees shall have a minimum height of 6 feet at the time of planting.

9. 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.
10. No dumpster, recycling or garbage enclosures shall be located within a front yard area.
11. If trash compactors are used, they shall be located in the side and/or rear yard only.
12. Fences in any front yard area shall have a maximum height of 5 feet and shall be at minimum 60 percent visually open.
13. Fences in any other yard shall have a maximum height of 6 feet, except fences which are a part of a landscaped buffer area may have a maximum height of 8 feet.
14. No chain link fences shall be permitted.
15. All lighting shall be designed to be consistent in character and style with the overall development project.
16. Lighting should be designed to provide for safety on-site while minimizing any spillover onto adjacent properties.
17. Low-pressure sodium light fixtures shall not be permitted.
18. 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 §294-129 of the Winslow Township Zoning Code, unless otherwise noted herein.
2. A Residential development project is permitted a maximum of two (2) development identification sign along its frontage on Johnson Road. This sign shall be a maximum of 30 square feet, with permitted maximum width of 10 feet and permitted maximum height of 3 feet.
3. A Commercial Development project shall be permitted one (1) development identification sign along its frontage with Berlin-Cross Keys Road.
4. A development identification 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. Ground Mounted Sign shall be setback a minimum of 10 feet from street line.
5. The Commercial Development shall be permitted one (1) ground-mounted development identification sign at the access drive entrance from Johnson Road, provided an arrangement (easement, lease, etc.) is made with the owner of the Residential Development. This sign shall be a maximum of 30 square feet, with permitted maximum width of 10 feet and permitted maximum height of 3 feet.
6. Building mounted signs shall also be permitted on any residential project. A maximum of two building mounted façade signs shall be permitted for the entire project.
7. Each building mounted façade sign on a residential project shall have a maximum sign area of 20 square feet.
8. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.

9. 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.
10. 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 regulated per 294-140 of the Winslow Township Zoning Code. Rooftop solar panels are encouraged.

#### 4.6 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. 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, and the New Jersey Development and Redevelopment Plan.

### 5.1 WINSLOW TOWNSHIP MASTER PLAN

The Township last developed and adopted a comprehensive Master Plan in 2000. That master plan was reexamined in 2007 and again in 2016. The 2016 Reexamination Report was prepared to analyze only those Non-Pinelands areas of the Township, which includes the Study Area. The 2016 Report notes that the population of Winslow has been increasing since 1980, with an increase of 3,958 individuals between 2000 and 2010, and an increase of 2,074 households in that same timespan. The 2016 Reexamination also notes the following goals from the 2007 Reexamination that may have some relevance to the current study:

- Create appropriate and compatible land use patterns throughout the Township.
- Promote development and redevelopment of residential and commercial uses to ensure a balanced tax base.
- Promote a well-maintained residential housing base.
- Capitalize on the Township’s geographic location within the region as an engine for controlled economic growth.
  - Focus proactive marketing efforts within the regional areas to attract commercial and industrial development.

Although these goals had more to do with keeping the existing housing stock in good shape by proactively enforcing the building code, the population growth and location of Winslow (in the Philadelphia metropolitan area, along a major transportation corridor) might suggest the need for additional development of housing. Commercial properties are also required to satisfy the shopping needs of a growing population, while maintaining a balanced tax base.

### 5.2 PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located along the borders with the Township of Gloucester in Camden County and the Township of Monroe in Gloucester County. The Area is separated from Gloucester Township by Berlin-Cross Keys Road, but is contiguous with the lands of Monroe Township.

The properties within Gloucester Township near the Redevelopment Area border are zoned HC Highway Commercial and R-3 Single Family Detached. The R-3 zone permits as principal uses single-family detached dwellings at a density of three units per acre, along with public parks, recreation, conservation, municipal use, and house of worship. The area across from the Redevelopment Area zoned R-3 is developed with single family detached dwellings. The HC zone permits as principal uses various retail, commercial, institutional, and lab uses. The HC parcel immediately across Berlin-Cross Keys Road in Gloucester Township is developed with a bank and a small retail building with six commercial tenants. Due to the buffer of Berlin-Cross Keys Road and the limited rear property boundaries of residential properties along the Road, the

proposed uses of the Redevelopment Area as a mix of higher density multi-family residences and commercial uses will have a negligible impact on any land uses in Monroe Township.

The areas of Monroe Township near the border with Winslow are zoned BP Business Park District, which permits various business, retail, and warehouse uses. The area immediately adjoining the Redevelopment Area is mostly agricultural or undeveloped, with the exception of a single-family residential property along Berlin-Cross Keys Road. The proposed uses of the Redevelopment Area as a mix of higher density multi-family residences and commercial uses will therefore have a negligible impact on any land uses in Monroe Township.

### 5.3 CAMDEN COUNTY MASTER PLAN

The 2014 Camden County Master Plan places the Redevelopment Area as being within an Alternative Growth Investment Area (AGIA). An Alternative Growth Investment Area is classified as “an area that has existing or planned infrastructure that will lead to development and redevelopment opportunities. County investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged but as a lesser priority than areas considered Priority Growth Investment Areas.” This Redevelopment Plan provides for the development of a site within the AGIA, which as noted in the definition is encouraged by the County.

### 5.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Plan Policy Map classifies the Redevelopment Area and the surrounding areas in Winslow and Monroe Township as Planning Area 2 (PA-2), while Gloucester Township is located in Planning Area 1 (PA-1 Metropolitan Planning Area). The PA-2 is known as the Suburban Planning Area, and is an area 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 the PA-2 are to provide for some of the state’s future development, promote growth in cities 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 provides for multi-family and commercial uses in an area where infrastructure for such uses is readily available. The Redevelopment Plan is therefore consistent with the SDRP.

## 6. 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. Notwithstanding anything contained herein to the contrary, the redevelopment of the Redevelopment Area may be undertaken by one or more redevelopers, each of which shall enter into a separate redevelopment agreement with the Township for that portion of the Redevelopment Area it intends to so redevelop.



## 6.2 INVENTORY OF AFFORDABLE HOUSING

There are currently no housing units within the Redevelopment Area that are affordable to low or moderate income households, as defined by the Local Redevelopment and Housing Law (LHRL). It is not anticipated that any relocation assistance will be necessary for any existing affordable dwelling units as a result of the implementation of this Plan.

## 6.3 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.

## 6.4 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.

## 6.5 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.

## 6.6 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.

## 6.7 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.

## 6.8 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.

## 6.9 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.

## 6.10 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. 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:

- 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.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- 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. APPENDICES

APPENDIX A: RESOLUTION R-2022-124 DESIGNATING THE STUDY AREA AS AN AREA IN  
NEED OF NON CONDEMNATION REDEVELOPMENT