

**ORDINANCE NO.: O-2020-\_\_\_\_\_**

**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 3003, LOTS 15, 16, 17, 18, 19 AND 20 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-2019-271, 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 3003, Lots 15, 16, 17, 18, 19 and 20 (“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 3003, Lots 15, 16, 17, 18, 19 and 20, dated October 9, 2019, prepared by Malvika Apte, PP, AICP of CME Associates; and

**WHEREAS**, the Planning Board conducted a public hearing on November 21, 2019 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, 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 PR2019-042, 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-2019-447, adopted on December 17, 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 3003, Lots 15, 16, 17, 18, 19 and 20 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:** April 14, 2020

**ADOPTED:**

\_\_\_\_\_  
**BARRY M. 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

Date: \_\_\_\_\_

# Sicklerville Road Redevelopment Plan

## Block 3003, Lots 15, 16, 17, 18, 19, & 20



Winslow Township, Camden County, New Jersey

Date: March 20, 2020

Prepared By:



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



# Acknowledgements

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Christopher Dochney, PP, AICP



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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 six properties identified as Block 3003, Lots 15, 16, 17, 18, 19 and 20 in the Township Tax Records. The Area is located along Sicklerville Road at the intersection with Four Mile Branch Road, in the northwestern end of the Township. Together, the 6 lots are approximately 23.5 acres in size, and are mostly vacant lands. The Township Committee designated the entirety of the Area as an Area in Need of Redevelopment on December 17, 2019, as per Resolution # R-2019-447. 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 on Sicklerville Road, and proximity to Williamstown



Road and 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 six properties located in the northwestern end of the Township on Sicklerville Road just east of the intersection with Williamstown Road, and approximately one half mile north of the Atlantic City Expressway. 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.

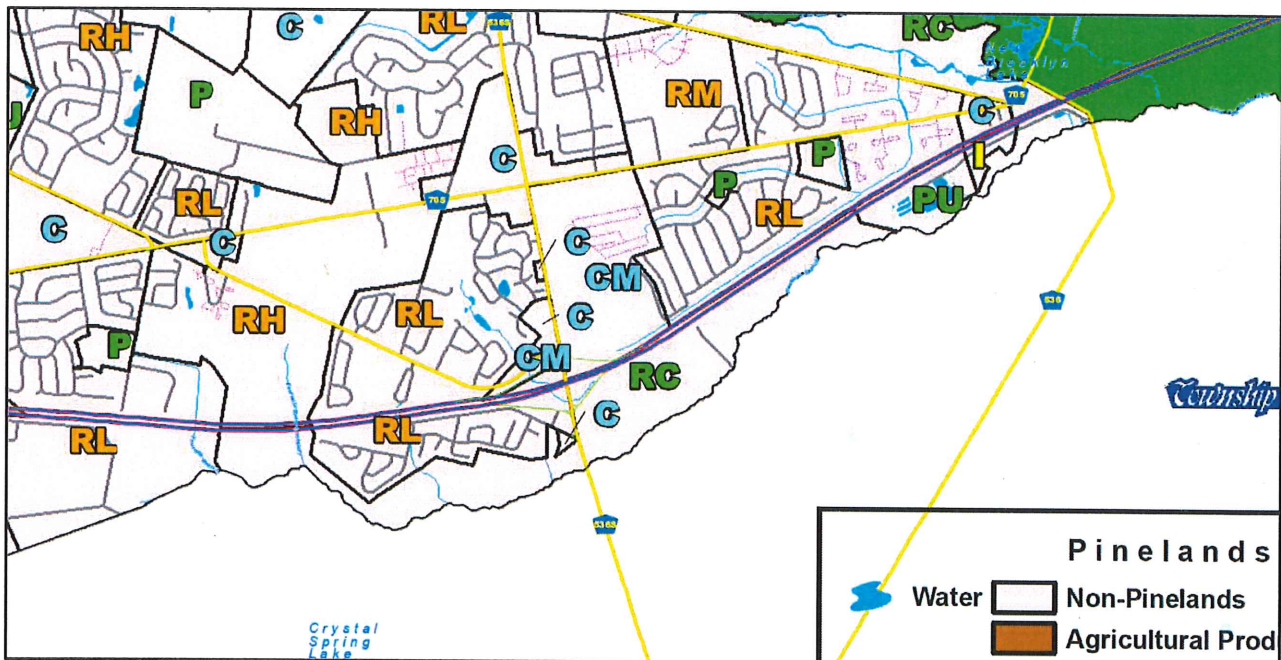
The full extents of the Redevelopment Area is illustrated on the map on the following page.

### 1.4 EXISTING CONDITIONS

The majority of the Redevelopment Area is vacant land, with overgrowth of grasses and weeds occupying the lots. There are some remnants of buildings that formerly occupied the Area, including some asphalt and concrete on Lot 20, and on Lot 15. Lot 17 however, is still developed with a single family home that is occupied.

### 1.5 EXISTING ZONING


As shown in the clip of the Township’s zoning map below, the entirety of the Redevelopment Area is currently within the CM (Commercial – Major) zoning district. The CM district permits a range of commercial uses including general office buildings, research facilities, hospitals, hotels, retail sales and services, shopping centers, gas stations and public facilities. Residential uses are currently not permitted in the CM district.



Redevelopment Area

Winslow Township



<p><b>Redevelopment Area</b></p> <p><b>Block 3003</b> Lots 15-20</p> <p><b>Winslow Township</b> Camden County New Jersey</p>	<p><b>Legend</b></p> <p><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px; vertical-align: middle;"></span> Study Area Parcels</p> <p>Source:</p>	 <p><b>CME ASSOCIATES</b> CONSULTING &amp; MUNICIPAL ENGINEERS</p> <p>3141 BORDENTOWN AVENUE, PEARLIN, NJ 08059 140 ROUTE 9 SOUTH BOWELL, NJ 07314 3750 ROUTE 150 SOUTH STE 100, MOYNEUTH JUNCTION, NJ 08052 ONE MARKET STREET SUITE 110, CAMDEN, NJ 08102</p> <p>WWW.CMEUSAL.COM</p> <table border="1"> <tr> <td>DATE</td> <td>SCALE</td> <td>LAST REVISED</td> <td>CREATED BY</td> </tr> <tr> <td>01.30.20</td> <td>1 inch = 350 feet</td> <td>NA</td> <td>CD</td> </tr> </table>	DATE	SCALE	LAST REVISED	CREATED BY	01.30.20	1 inch = 350 feet	NA	CD
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01.30.20	1 inch = 350 feet	NA	CD							

## 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 and provide needed residential options for a growing residential community.

### 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 of the CM district, permitted uses, bulk requirements, and other provisions found within the Township’s Land Development Regulations. Any application for development shall be permitted to develop under either the standards found within this Plan.

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 at the corner of Sicklerville Road and Four Mile Branch Road. The district shall have a depth of approximately 295 feet along Sicklerville Road, and 445 feet along Four Mile Branch Road. All other lands within the Redevelopment Area shall be considered to be located in the Residential District, as illustrated on the map below.



### 3.3.2 Commercial District Zoning Standards

#### A. Permitted Principal Uses

- Retail Sales
- Personal Service Establishments
- Banks without drive thru facilities
- General Offices
- Business or Professional Offices
- Medical or Dental Offices
- Restaurants including fast food drive-ins and restaurant establishments where alcoholic beverages are sold or consumed and catering facilities.
- Day care centers, or pre-schools
- Any combination of the above listed uses shall be permitted within a mixed-use building, or mixed-use development, provided that they are designed as single operation.

#### B. 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.

#### C. Permitted Conditional Uses

- Gasoline filling stations, garages, and service stations – subject to the conditions found in §294-108 of the Township Code.

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

<b>Commercial District</b>	<b>Permitted/Required</b>
Minimum Lot Area	1 acre
Minimum Lot Frontage	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback (principal)	50 feet Sicklerville Road 40 feet Four Mile Branch
Minimum Side Yard Setback (principal)	35 feet
Minimum Rear Yard Setback (principal)	35 feet
Maximum Lot Coverage	75%
Maximum Building Coverage	30%
Maximum Building Height (principal)	2 stories / 35 feet
Maximum Height (accessory)	15 feet
Minimum Side Yard (accessory)	15 feet
Minimum Rear Yard (accessory)	15 feet

*E. 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. Permitted Principal Uses*

- Single-family residences (attached or detached)
- Two-family residences
- Townhouses
- Multi-family residences

*B. 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.

*C. Area, Yard, and Bulk Requirements*

<b>Residential District</b>	<b>Permitted/Required</b>
Minimum Lot Area	10 acres
Minimum Lot Frontage	200 feet
Minimum Lot Depth	150 feet
Minimum Front Yard Setback (principal)	50 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	18 dwelling units per gross acre

*D. Affordable Housing Obligations*

1. Overall Affordable housing obligation shall be 15% of the total number of residential units. This shall be met through a combination of payment in lieu and a combination of on/ off site units. 50% of the total obligation shall be met through provision of payment in lieu in accordance with Township's affordable housing ordinance. The other 50% shall be met through a combination of on and/or off site units.
2. The off-site units can be produced through any of the mechanisms including new construction, market to affordable or any Court approved mechanisms.
3. 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/off site and payment in lieu as stated above.
4. 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.

**3.3.4 Additional Zoning Requirements**

The following requirements shall apply to the entire Redevelopment Area:

1. Overall Principal building setback – 40 feet from all tract boundaries
2. Overall Accessory building setback – 20 feet from all tract boundaries
3. Overall off-street parking setback – 10 feet from all tract boundaries
4. Minimum Landscaped Buffer Width – 20 feet from all tract boundaries



## 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 off-street 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 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. The primary entrance for any residential project shall be located on Sicklerville Road.
2. A secondary entrance for any residential project may be located on Four Mile Branch Road.
3. There shall be a maximum of one entrance and exit driveway for the commercial district on Sicklerville Road, and a maximum of two driveways on Four Mile Branch Road, to serve any commercial development.

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. Large blank or featureless walls shall be avoided.
3. 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.
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. 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.
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.
9. All mechanical equipment and rooftop appurtenances shall be screened from public view.

#### **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 §296-80 of the Winslow Township Zoning Code, unless otherwise noted herein.
2. Residential development project may be permitted a maximum of two development identification sign along its main frontage on Sicklerville Road and one development identification sign along Four Mile Road.
3. Commercial Development shall be permitted one development identification sign at the Corner of Sicklerville Road and Four Mile Road.
4. 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. Ground Mounted Sign shall be setback a minimum of 10 feet from street line.

5. Building mounted signs shall also be permitted on any residential project. A maximum of two building mounted façade signs shall be permitted.
6. Each building mounted façade sign on a senior residential project shall have a maximum sign area of 20 square feet.
7. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site.
8. 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.
9. 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

Winslow Township most recently adopted a Master Plan in 2000, and a Reexamination Report for the Non-Pinelands areas of the Township was prepared and adopted in 2016. The Reexamination Report recognizes the areas location near the center of the Sicklerville area of the Township, and proximity to regional highway connections. As such, the major commercial zoning for the Sicklerville Road area is recommended to remain in place.

### 5.2 PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located near the border with Monroe Township in Gloucester County, separated by the Atlantic City Expressway along the border of the two Townships. The areas of Monroe Township near the border with Winslow are currently developed with low density residential uses, and are zoned to permit a mix of residences and senior residences. 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.

### 5.3 CAMDEN COUNTY MASTER PLAN

The Camden County Master Plan, adopted in 2015, divided the County into priority areas for growth. The Redevelopment Area is located within an "alternative growth investment area". These alternative growth areas are identified as the sections of the County where some growth and development is encouraged, due to the proximity to existing infrastructure. This plan is consistent with the goals of the Camden County Master Plan.

### 5.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Redevelopment Area, and most of the northern portions of Winslow Township are located within Planning Area 2 (PA-2) of the State Development and Redevelopment Plan's policy map. PA-2, the Suburban Planning Area is intended to accommodate future growth areas of New Jersey. The Suburban Planning Areas are those where there is existing infrastructure to provide needed services for new development. Redevelopment is encouraged in PA-2. This plan is consistent with the goals of the State Plan for Suburban Planning Areas.

## 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.

### 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-2019-447 DESIGNATING THE STUDY AREA AS AN AREA IN  
NEED OF NON CONDEMNATION REDEVELOPMENT**