

ORDINANCE NO.: O-2021-_____

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 2502, LOTS 20, 21, 22.01 AND 23.01 AND BLOCK 2504, LOT 3 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-2017-064 adopted on December 19, 2017, 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 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 (“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 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3, dated March 6, 2018, prepared by Malvika Apte, PP, AICP of CME Associates; and

WHEREAS, the Planning Board conducted a public hearing on April 19, 2018 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

O-2021-_____

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 PR2018-20 on May 17, 2018, 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-2018-249, adopted on May 22, 2018, 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 2502, Lots 20, 21, 22.01 and 23.01 and Block 2504, Lot 3 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: January 19, 2021

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 **February 23, 2021** held remotely via video communications.

Lisa L. Dority, RMC
Municipal Clerk

Dated: _____

T:\Debbie\WPDOCS\WINSLOW\Randevco Redevelopment\Ordinance Adopting Redevelopment Plan.doc

EXHIBIT "A"
REDEVELOPMENT PLAN

Redevelopment Plan

**Block 2502, Lot 20, 21, 22.01, & 23.01
Block 2504, Lot 3**

Winslow Township, Camden County, New Jersey



January 11, 2021

Prepared by:



1460 Route 9 South
Howell, New Jersey 07731
(732) 462-7400

Malvika Apte, PP, AICP
License No. 6056

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

Table of Contents

1.0 INTRODUCTION.....	1
1.1 Purpose of and Statutory Basis for the Redevelopment Plan	1
1.2 Plan Overview.....	2
1.3 Area Boundaries and Locational Context.....	2
1.4 Existing Conditions	2
2.0 REDEVELOPMENT PLAN VISION, GOALS, & OBJECTIVES.....	4
2.1 Plan Vision.....	4
2.2 Plan Goals and Objectives	4
3.0 LAND USE PLAN.....	5
3.1 Relationship to Township Land Development Regulations	5
3.2 Relationship to Local Objectives	5
3.3 On-Site and Off-Site Improvements	5
3.4 Circulation Network Requirements	6
3.5 Zoning Districts	6
3.6 Land Use Standards	7
4.0 CIRCULATION, OPEN SPACE, AND UTILITIES.....	13
4.1 General Circulation.....	13
4.2 Open Space.....	13
4.3 Utilities	14
5.0 DESIGN STANDARDS	15
5.1 Parking Requirements	15
5.2 General Design Standards	16
5.3 Commercial, Mixed-Use, & Multi-Family Design Standards	16
5.4 Residential Design Standards	17
5.5 Signage Standards	17
5.6 Landscaping and Buffering Design Standards	18
5.7 Solid Waste Storage.....	18
5.8 Lighting	18
5.9 Fencing	18
6.0 PLAN CONSISTENCY REVIEW	19
6.1 Winslow Township Master Plan.....	19
6.2 Plans of Adjacent Municipalities.....	19
6.3 Camden County Master Plan	19
6.4 Pinelands Comprehensive Management Plan	20
6.5 State Development and Redevelopment Plan	20
7.0 REDEVELOPMENT PLAN ACTIONS	21
7.1 Outline of Proposed Actions	21
7.2 Properties to be Acquired and Relocation.....	21
7.3 Infrastructure.....	21
7.4 Other Actions	21
7.5 Amendment to Zoning Map and Development Regulations.....	21
7.6 Definitions	22
7.7 Non-Discrimination Provisions.....	22
7.8 Duration of the Plan.....	22
7.9 Completion of Redevelopment	22
7.10 Severability	22
8.0 OTHER PROVISIONS	23
9.0 APPENDICES	24
9.1 Zoning Map.....	25
9.2 Resolution.....	27

Acknowledgements

Township Committee

Mayor Barry Wright
Charles Leps
Robert Stimelski
Evelyn M. Leverett
Carlos A. Vascos
Marie D. Lawrence
Raymond J. Watkins, Jr.
Charles Flamini
John A. Wilson

Planning Board

Mayor Barry Wright
Terrance Mitchell
Charles Flamini
Timothy Mead
Michael Passarella
John Holroyd
Felix Acevedo
Fatmata Kabia
Lavonyia Mitchell
Maria Parzanese
Joann Waters
Joann Garvey

Project Team

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

1.0 INTRODUCTION

1.1 Purpose of and Statutory Basis for the Redevelopment Plan

The Township of Winslow designated Block 2502, Lots 20, 21, 22.01, & 23.01 and Block 2504, Lot 3 as an Area in Need of Redevelopment, by resolution on May 22, 2017. The Winslow Township Planning Board and Township Council reviewed the Area in Need of Redevelopment Study for Block 2502, Lots 20, 21, 22.01 & 23.01 and Block 2504, Lot 3 prepared by CME Associates and determined Block 2502, Lots 20, 21, 22.01 & 23.01 and Block 2504, Lot 3 on the Township's tax records to be "An Area in Need of Redevelopment."

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 Study Area. Block 2502, Lots 20, 21, 22.01 & 23.01 and Block 2504, Lot 3 which is the "Study Area" designated as an Area in Need of Redevelopment, will be hereafter referred to as the "Redevelopment Area." The governing body did not authorize the use of eminent domain in the initial resolution requesting the Planning Board investigate the property. Therefore, this plan is a non-condemnation Redevelopment Plan. The use of eminent domain to acquire lands within the Redevelopment Area by the Township 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:

1. 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;
2. Proposed land uses and building requirements in the project area;
3. 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;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plans to:
 - i. The Master Plans of contiguous municipalities;
 - ii. The Master Plan of the County in which the municipality is located, and;
 - iii. The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act."
6. 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
7. The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

This Redevelopment Plan will set forth the bulk standards, permitted uses, design standards, and other requirements within the Redevelopment Area and which shall supersede the existing PC-2

Major Commercial District and PTC Pinelands Town Center Zone currently applicable to the Redevelopment Area.

1.2 Plan Overview

The Redevelopment Plan proposes to create a town center development through a mixture of commercial and residential uses compactly arranged around a community focal point. The purpose is to create a mixed-use community center and gathering space which includes a range of housing types and styles, and a broad mix of retail, commercial, and restaurant spaces to create a culturally rich and economically vibrant new neighborhood. It is envisioned that these uses will create a new community focal point for the residents of Winslow.

This Redevelopment Plan will set forth the use and bulk standards, and other design standards intended to guide the effective redevelopment of the area in a manner consistent with the goals and objectives of the Township.

1.3 Area Boundaries and Locational Context

The Redevelopment Area is approximately 2.5 miles southeast of the City of Camden, and located near the Township's northern border with Berlin Borough. The area is generally bound by Route 73 on the east and Tansboro Road (Route 561) to the west. The site is located north of the Route 73 and Tansboro Road intersection, south of East Factory Road. The area is approximately 83.95 acres in size and contains five parcels. Four of the five parcels, essentially, Block 2502 Lots 20, 21, 22.01 and 23.01 are located west of Route 73 and the fifth parcel identified, Block 2504, Lot 3 is located east of Route 73, and is separated from the rest of the area. Please refer to the map on page 5 for the location of the parcels.

The approximate area of each of these lots is as follows: Block 2502, Lot 20 is 37.15 acres; Block 2502, Lot 21 is 13.63 acres; Block 2502, Lot 22.01 is 11.51 acres; and Block 2502, Lot 23.01 is 16.39 acres. The total area of the contiguous lot is 78.68 acres. The fifth lot, Block 2504, Lot 3 is 5.27 acres.

1.4 Existing Conditions

The Redevelopment Area is currently undeveloped woodlands and vacant fields, having been farmland previously. The area is surrounded by a mix of uses, including wooded areas to the north and east, a pharmacy to the south and single-family homes to the west. North of the site across Factory Road is another area within the Township which was recently adopted as a redevelopment area. Immediately to the east of the area is the Taylor Woods Apartments, which were recently constructed.

The Redevelopment Area is located within the Pinelands Area. Block 2502, Lots 20, 21, 22.01, and 23.01 are located within the PTC Pinelands Town Center zoning district. Block 2504, Lot 4 is located within the PC-2 Major Commercial District zone.

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

Redevelopment Area Aerial

Winslow, N.J.




AERIAL MAP

**WINSLOW TWP.
CAMDEN COUNTY
NEW JERSEY**

Legend

- Study Area
- Winslow Parcels



CME ASSOCIATES
CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH, HOWELL, N.J. 07731
3759 ROUTE 13 SOUTH, SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET, SUITE 41, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE	SCALE	LAST REVISED	CREATED BY
2/12/18	1:6,000	6/28/2015	TWA

2.0 REDEVELOPMENT PLAN VISION, GOALS, & 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, via increased tax revenue and the development of a new town center. The Redevelopment Plan seeks to provide a center gathering space for Winslow that will function as a focal point for the community. It is envisioned that any proposed mixed-use space, commercial space, single-family homes, townhouses, and multi-family residential will be developed to further enhance the residential and commercial offerings for the community.

2.2 Plan Goals and Objectives

The objectives of the Redevelopment Plan are as follows:

1. Create land use requirements specific to the Redevelopment Area that effectuate the development of structures within the vacant agricultural fields and wooded lots, which are sensitive to neighborhoods adjoining the Redevelopment Area;
2. Encourage redevelopment to maximize the productivity of lands within Winslow Township;
3. Enhance the current conditions within the Redevelopment Area by leveraging public and private assets to improve the overall economic and physical conditions;
4. Develop financial and regulatory incentives to encourage public/private partnerships to redevelop the Redevelopment Area;
5. Utilize Smart Growth Planning Principles in the redevelopment of the Area. Such principles include:
 - i. Master Planning for community rehabilitation and redevelopment;
 - ii. Leveraging existing transportation and sanitary infrastructure;
 - iii. Conservation of Open Space to the extent practical, and;
 - iv. Utilizing high quality design and planning techniques.

3.0 LAND USE PLAN

3.1 Relationship to Township Land Development Regulations

Unless otherwise noted, the standards contained within this Redevelopment Plan shall supersede the Township's existing zoning regulations including the underlying use, bulk, and design standards of the Township's zoning ordinance.

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 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.

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.

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.

Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Zoning Ordinance Chapter 296.

3.2 Relationship to Local Objectives

This Redevelopment Plan is consistent with Winslow Township's Master Plan Reexamination Report, which was adopted by the Township in July 2019. The Plan is consistent with the Township's goals relative to land use, transportation, and community facilities.

3.3 On-Site and Off-Site Improvements

The extent of the 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.

3.4 Circulation Network Requirements

A primary goal of this Redevelopment Plan is to develop a traditional “Main Street” commercial corridor within the Area. To this end, a street which may be either public or private in ownership, shall be constructed to be a “Main Street” which runs generally perpendicular to, and connects both Route 73 and Tansboro Road. Other roadways for internal circulation, or connectivity to Tansboro Road or Route 73 may be provided. Curb cuts, driveways, and garages along residential streets shall be minimized to the extent feasible. The intent for residential streets is to create a pedestrian realm in between the street and the face of any dwelling structures with minimal points of conflict between vehicles and pedestrians.

Streets within the Redevelopment Area shall have the following characteristics:

1. Main Street Right-of-Way Design

- i. The minimum effective ROW width for the street shall be sixty (60) feet.
- ii. The street shall contain two (2) travel lanes of a minimum width of eleven (11) feet, one in each direction.
- iii. The street shall contain parallel, on-street parking spaces of eight (8) feet in width, on each side of the street.
- iv. The street shall contain a paved or concrete sidewalk on each side of the street of a minimum width of six (6) feet.
- v. Within the sidewalk, a strip consisting of sod or pavers or a combination thereof with a minimum width of four (4) feet shall be provided, located between the sidewalk and the curb.
- vi. Each tree pit or light fixture shall contain a decorative metal grate and/or decorative paving treatment.

2. All Other Street Design

- i. Residential streets shall contain a paved or concrete sidewalk on each side of the street with a minimum width of five (5) feet.
- ii. The street shall contain a decorative landscaped strip of at least four (4) feet in width, located between the curb and the sidewalk.
- iii. The landscaped strip shall be used as the location for decorative street lights, street trees, and other landscaping elements.

3.5 Zoning Districts

The Redevelopment Area shall be separated into two underlying zoning districts - a Commercial District and a Residential District, and one overlay district - a Main Street Mixed Use Overlay District. The locations of the Commercial and Residential Districts are established as depicted in the Redevelopment Area Zoning District Map included in Section 9 of this plan. The Main Street Mixed Use Overlay District shall be a floating district established in accordance with Section 3.6 when the location of a Main Street right of way is determined by approval of a preliminary site plan. The depiction of the Main Street Mixed Use Overlay District and the Main Street right of way in the Redevelopment Area Zoning District Map is for illustrative purposes only. The purpose of each district is described below:

1. Main Street Mixed Use Overlay District

The Main Street Mixed Use District shall be a “floating overlay zone” district to be located along the proposed Main Street ROW as noted above. The exact location of the district will not be determined until a Main Street location is determined by approval of a preliminary site plan when the location of the ROW is finalized. The Main Street Mixed Use Overlay District shall overlay the Commercial and Residential Districts extending perpendicularly three-hundred (300) feet from each side of the Main Street ROW, for a minimum of eight-hundred (800) feet in length.

The standards of the Main Street Mixed Use Overlay district shall apply to at least one single contiguous area extending a distance of at least eight-hundred (800) feet along each side of Main Street at a depth of three hundred (300) feet from each side of the Main Street ROW. Areas outside of the once established Main Street Mixed Use Overlay District shall be developed in accordance with underlying district.

The purpose of this Main Street Mixed Use Overlay district shall be to permit mixed use buildings consisting of multi-family residences located above commercial retail or restaurant uses. For mixed use developments, at least 50% of the proposed square footage above the ground floor must be devoted to residential use.

Within this district, buildings are required to be constructed within ten (10) feet of the Main Street ROW. Buildings will be allowed a maximum setback of ten (feet), and shall have no minimum front yard setback in order to encourage construction which shapes the outdoor space along Main Street and creates a sense of enclosure to the street.

A further intent of this district is to create a publicly accessible gathering space such as a park, plaza, or courtyard, which could function as a town square type of community space.

2. Commercial District

The Commercial District is intended to create a space for commercial uses in either mixed use buildings or as stand-alone commercial buildings. The district boundaries shall extend six-hundred (600) feet perpendicular to Route 73 frontage and will culminate southeast of the site at Route 73 frontage. Please refer to the zoning district map for the exact boundary of the district.

3. Residential District

The intent of the residential district is to create a residential community to support the Main Street Mixed Use and Commercial districts. The district boundaries, as established by the Redevelopment Area Zoning District Map, include all lands within the Redevelopment Area not located within the Commercial District.

3.6 Land Use Standards

Below are the land use standards that shall apply to all development within the Redevelopment Area:

1. Permitted Principal Uses – Main Street Mixed Use District:

- i. Multi-family dwellings;
- ii. Professional, General, and Medical office buildings;
- iii. Hotels;
- iv. Health clubs;
- v. Retail business or personal service establishments;
- vi. Banks and Fiduciary Institutions;
- vii. Restaurants, including fast food restaurants;
- viii. Entertainment Centers/Theaters;
- ix. Public parks, plazas, or courtyards;
- x. Any mix of principal permitted uses in a single building or group of buildings

2. Permitted Principal Uses – Commercial District:

- i. Professional, General, and Medical office buildings;
- ii. Hotels;
- iii. Health clubs;
- iv. Research facilities;
- v. Hospital or related health-care facilities;
- vi. Retail business or personal service establishments;
- vii. Banks and Fiduciary Institutions;
- viii. Restaurants, including fast food restaurants;
- ix. Entertainment Centers/Theaters;
- x. Places of Worship;
- xi. Solar energy facilities, in accordance with Section 4.3.2 of this Plan.
- xii. Any mix of principal permitted uses in a single building or group of buildings;

3. Permitted Principal Uses – Residential District:

- i. Single-family detached dwellings;
- ii. Two-family (Twin or Duplex) dwellings;
- iii. Townhouses, up to a maximum of 6 dwellings in a structure;
- iv. Multi-family dwellings;

4. Permitted Accessory Uses:

- i. Off-street parking;
- ii. Garbage/Recycling enclosures;
- iii. Outdoor seating areas at restaurants;
- iv. Patios and decks;

- v. Sheds and storage structures;
- vi. Fences;
- vii. Utilities, including roof mounted solar panels;
- viii. Any use or structure that is customary and incidental to the principal use of the property.

5. Area, Yard, and Bulk Requirements:

Bulk Requirements for Main Street Mixed Use Overlay District	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area	None
Minimum Lot Frontage	None
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	10 feet
Minimum Side Yard Setback	0 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	4 stories / 55 feet
Maximum Lot Coverage	95%
Maximum Building Coverage	90%
Maximum Height Accessory Structure	15 feet

Bulk Requirements for Commercial Uses	
Bulk Standard	Redevelopment Plan Requirements
Minimum Lot Area	5,000 feet
Minimum Lot Frontage	50 feet
Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	30 feet
Perimeter of Tract	0 feet
Internal	0 feet
Minimum Rear Yard Setback	30 feet
Maximum Building Height	4 stories / 55 feet
Maximum Lot Coverage	75%
Maximum Building Coverage	60%
Maximum Height Accessory Structure	15 feet
Maximum Side Yard Accessory Structure Setback	15 feet
Minimum Rear Yard Accessory Structure Setback	20 feet

Bulk Requirements for Residential Uses				
Bulk Standard	Single-family Detached	Two-Family	Townhouses	Multi-family Residential
Minimum Lot Area	4,000 sq. ft.	2,500 sq. ft. per unit	1,700 sq. ft. per unit	10,000 sq. ft.
Minimum Lot Frontage	40 feet	60 feet	17 feet per unit	100 feet
Principal Structures				
Minimum Front Yard Setback	20 feet*	12 feet	12 feet	10 feet
Minimum Side Yard Setback	5 feet	5 feet	15 feet between buildings	10 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	30 feet
Maximum Height	2.5 Stories / 35 feet	2.5 Stories / 35 feet	3 Stories / 40 feet	4 Stories / 55 feet
Maximum Lot Coverage	55%	60%	65%	80%
Maximum Building Coverage	40%	45%	60%	60%
Accessory Structures				
Maximum Height	15 feet	15 feet	15 feet	15 feet
Minimum Side Yard Setback	5 feet	5 feet	N/A	10 feet
Minimum Rear Yard Setback	5 feet	5 feet	10 feet	10 feet
<i>*Where parking is provided in the rear the front yard setback may be reduced to 10-feet if a front porch is included.</i>				

6. Additional Land Use Standards:

- i. The maximum permitted residential density is 600 units for the entire Redevelopment Area.
- ii. Within the Main Street Mixed Use Overlay Area, a public gathering space of a minimum area of five-thousand (5,000) square feet shall be provided.
- iii. The public gathering space shall include a public art component as a focal feature.
- iv. For all proposed development, a landscaped buffer with a minimum width of 30 feet shall be provided around the tract boundaries where there is not a lot frontage on Route 73.
- v. No accessory structure shall be permitted within a front yard area.
- vi. Except where standards are provided within this Redevelopment Plan, townhouse developments shall be subject to the requirements of §294-134 of the Township Zoning Ordinance.
- vii. For residential developments, a minimum of 25% of the overall residential district shall be reserved for open space and recreation purposes.
 - A minimum of 50% of the required open space area shall be unoccupied, naturally vegetated open space.
 - A stormwater detention or retention basin which serves the development may be included as a part of an open space area if the perimeter of the basin is landscaped.

- A maximum of 50% of the required area may be used for active recreation purposes.
 - Active recreation spaces may include playgrounds, athletic fields, basketball or tennis courts, bocce courts, or other similar activity spaces.
 - The open space areas may include passive recreation spaces such as a walking trail or path.
 - The required open space and recreation areas may, at the option of the developer, contain a community center, or common area to serve the residents, which may include either indoor or outdoor recreation spaces, meeting rooms, or other common access facilities.
- viii. For commercial developments along Route 73, individual parcels may be subdivided along lease lines provided that cross access and parking easements are provided.
- ix. Affordable Housing requirement:
- All proposed commercial development shall provide for the payment of all development fees in accordance with Chapter 128 of the Township Code or as provided for in a formal redeveloper's agreement.
 - Overall affordable housing obligation for residential development shall be 20% of the total number of for-sale units and 15% of total number of for-rent units. This total number shall be met through a combination of payment in lieu and on-site units. 50% of the total obligation shall be met through provision of payment in lieu in accordance with the Township's affordable housing ordinance. The other 50% shall be met through provision of on-site units.
 - The on-site units shall be provided in accordance with the UHAC requirements including the following:
 - Income Distribution
 - 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.
 - A minimum of 13% of all the affordable dwelling units shall be set aside for very low-income households earning less than 30% of the area median income. These units shall count as a part of the low-income units.
 - 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.
 - Bedroom Distribution
 - A maximum of 20% of the affordable units may be 1-bedroom or efficiency/studio units.
 - A minimum of 20% of the affordable units must be 3-bedroom units.
 - The remainder of the affordable units may be apportioned at the developer's discretion.
- x. 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).

- xi. For mixed use development within the Main Street Mixed Use Overlay District, at least fifty percent (50%) of the proposed square footage above the ground floor must be devoted to residential uses.
- xii. The standards of the Main Street Mixed Use Overlay District shall apply to at least one single contiguous area extending at least eight hundred (800) feet along the Main Street ROW and a depth of three hundred (300) feet from each side of the Main Street ROW. The Overlay District shall be depicted on the site plan submitted for preliminary approval.
- xiii. At least fifty percent (50%) of the proposed square footage of proposed buildings by footprint area in the Main Street Mixed Use Overlay District shall be devoted to mixed-use multi-story buildings. No more than fifty percent (50%) of building footprint area in the Main Street Mixed Use Overlay District can be devoted to single-use buildings.

7. Pinelands Development Credits (PDC):

- i. Pinelands Development Credits (PDC's) shall be acquired and redeemed for twenty – five percent (25%) of all residential units within this Plan. One quarter (1/4) of a Pinelands Development Credit shall be purchased and redeemed for every four (4) residential units developed as a part of this Plan.
- ii. Low- and moderate-income affordable units that are provided on- site to satisfy the set-aside requirement established in Section 6 ix of this Plan are exempt from the PDC requirement.
- iii. Any local approval, including variances, which grants relief from density or lot area requirements for a residential use shall require that Pinelands Development Credits be used for all dwelling units or lots in excess of that otherwise permitted.
- iv. Any local approval, including variances, which authorizes nonresidential development in the Residential District of the Redevelopment Area (not including the non-residential development approved under mixed use overlay district) shall require that PDCs be acquired and redeemed at 50 percent of the maximum rate permitted for parcels under 10 acres in size, at 75 percent of the maximum rate permitted for parcels between 10 and 20 acres in size and at 100 percent of the maximum rate permitted for parcels over 20 acres in size.
- v. Any local approval, including variances ,which authorizes residential development in the Commercial District of the Redevelopment Area (not including the residential development approved under mixed use overlay district) shall require that PDCs be acquired and redeemed at 50 percent of the authorized units for parcels under 10 acres in size, at 75 percent of the authorized units for parcels between 10 and 20 acres in size and for 100 percent of the authorized units for parcels over 20 acres in size.

4.0 CIRCULATION, OPEN SPACE, AND UTILITIES

4.1 General Circulation

Any application submitted for approval by the applicant shall include a detailed Traffic Analysis and/or Study, which shall address impacts associated with the proposed uses on the existing roadway network. Such impacts shall include stress on the roadway itself, impacts on existing intersections or 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 rights-of-way, 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. At a minimum, the design shall incorporate the following:

1. The intent of the Redevelopment Plan is to create a new community. To further this goal, all development shall, to the maximum extent feasible, be connected by internal roadways or pedestrian paths to facilitate pedestrian access throughout the Redevelopment Area.
2. No cul-de-sac street ends shall be allowed, unless a paved pedestrian path of a minimum width of eight (8) feet is provided, which provides a direct pedestrian connection to another street.
3. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.
4. Driveways and curb cuts along the "Main Street" shall be discouraged but not prohibited. To the extent feasible, vehicular access to properties within the Main Street Mixed Use district shall be provided on side streets perpendicular to Main Street.
5. Stop bars shall be provided at all intersections and at the end of all drive aisles.
6. Commercial development sites shall not provide automobile entry and exit driveways onto residential streets.
7. Commercial Development within the Commercial District shall be encouraged to utilize shared driveways and curb cuts along Route 73.
8. Primary Automobile Entry and Exit Drive Aisles shall be a minimum of 10 feet wide for one way and a minimum of 20 feet wide for two-way traffic driveway aisles.

4.2 Open Space

1. Areas which will remain undisturbed on the site shall be maintained as open space.
2. Open space areas shall be designed into any redevelopment project in order to protect natural resources to the greatest extent feasible, including forested areas and existing vegetated buffers.
3. Clear cutting of woodlands shall be limited to the maximum necessary to carry out the effective redevelopment of the area in accordance with the purpose and standards of this Plan.

4.3 Utilities

1. 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. Solar energy facilities as a principal use, are permitted in the Commercial District of the Redevelopment Area, subject to the following conditions:
 - i. Solar energy facilities shall be setback a minimum of 75 feet from the Route 73 ROW. Within this 75-foot setback, a landscaped buffer consisting of dense evergreen trees and shrubs shall be placed to minimize the visibility of the facility from the Route 73 ROW.
 - ii. Public service infrastructure necessary to support the solar energy facility is available, or can be provided without any off-site development in the Preservation Area District, Special Agricultural Production Area, or a Forest Area;
 - iii. The solar energy facility, including any proposed off-site infrastructure, shall be located and screened in such a way as to minimize visual impacts as viewed from:
 - a) The wild and scenic rivers and special scenic corridors listed in N.J.A.C. 7:50-6.105(a);
 - b) Publicly dedicated roads and highways;
 - c) Low intensity recreational facilities and campgrounds; and
 - d) Existing residential dwellings located on contiguous parcels;
 - iv. Should the development of new or expansion of existing on-site or off-site infrastructure be necessary to accommodate the solar energy facility, clearing shall be limited to that which is necessary to accommodate the use in accordance with N.J.A.C. 7:50-6.23. New rights-of-way shall be limited to a maximum width of 20 feet, unless additional width is necessary to address specific safety or reliability concerns;
 - v. Any solar energy facility shall be decommissioned within 12 months of the cessation of its utilization. Decommissioning shall include:
 - a) Removal of all energy facilities, structures and equipment, including any subsurface wires and footings, from the parcel;
 - b) Restoration of the parcel in accordance with N.J.A.C. 7:50-6.24, unless restoration is unnecessary because the parcel is to be put into active agricultural use or approved for development in accordance with the certified local ordinance within that 12-month period; and
 - c) Any other measures necessary to address ecological and visual impacts associated with the solar energy facility, including the removal of offsite infrastructure and restoration of affected lands

5.0 DESIGN STANDARDS

Any deviation from the following standards shall require a waiver or exception pursuant to N.J.S.A. 40:55D-51. The following list includes design standards that apply to all building types in the Redevelopment Area.

5.1 Parking Requirements

1. Off-street parking and loading shall be provided in accordance with §296-77 of the Township Code except for the following standards.
2. Off-street Parking Requirements
 - i. Off street parking standards for residential development shall be provided in accordance with NJ RSIS (Residential Site Improvement Standards).
 - ii. Retail – 1 parking space per 250 square feet of gross floor area
 - iii. Restaurant – 1 parking space per 4 seats
 - iv. Office – 1 parking space per 350 square feet of gross floor area
 - v. Hotel – 1.2 parking spaces per guest room
 - vi. Theater – 1 parking space per 3 seats
 - vii. Other uses – Parking shall be at the discretion of the Planning Board
 - viii. Shared parking may be utilized thereby reducing the overall required parking as included above, provided a parking study justifying the shared parking analysis is approved by the Planning Board.
3. On-street parking shall be permitted within all rights-of-way within the redevelopment area.
4. Where on-street parking is provided, on-street parking spaces may be used to satisfy the off-street parking requirements if the spaces are located within 250 feet of the proposed use.
5. Parking for mixed use developments, multi-family uses, or commercial developments within the Main Street Mixed Use District shall be provided in consolidated, shared parking areas. Individual parking lots for single-users shall be discouraged but not prohibited.
6. Parking for any commercial use or multi-family residential use shall be located in a rear or side yard only.
7. Private garages for residential uses in the Main Street Mixed Use District shall be located in the side or rear yard only.
8. Off-street parking facilities for non-residential uses shall be setback a minimum of 10 feet from any property line or tract boundary.
9. Off-street parking facilities for single uses along Route 73 shall be setback a minimum of 50 feet from the ROW.
10. Single-family residential driveways shall be set back a minimum of 10 feet from any side or rear property line.

5.2 General Design Standards

These design standards shall be applicable to all buildings within the Redevelopment Area:

1. Buildings shall be oriented so that their primary entrance faces the street, or a publicly accessible courtyard or plaza area.
2. Primary exterior building materials shall be brick, stone, wood, stucco, metal, glass, or similar quality materials.
3. Colors, materials, and architectural features should be coordinated on all exterior elevations to achieve a continuity, and harmony of design amongst all buildings. An overall plan should be provided to the Planning Board with guidelines for the overall development scheme.
4. Buildings shall be designed so that all facades visible from any public or publicly accessible right-of-way shall be consistent in their architectural character in terms of materials, style, colors, and other aesthetic treatments.
5. Blank or featureless walls shall be avoided but not prohibited where extensive landscaping and screening is provided. This is subject to Planning Board discretion
6. Buildings which have a horizontal width of greater than 80 feet on any façade which is visible from a public or publicly accessible right-of-way shall be designed to be visually separated into vertical segments rather than long horizontal walls.
7. No building shall have a wall with an uninterrupted length of more than 40 feet without including a change in the vertical plane of the façade. This may be achieved through any one or combination of the following treatments:
 - i. Pilasters, colonnades, bay windows, building step-backs, or other façade projections or recesses;
 - ii. The step-back or projection shall have a minimum depth of 18 inches from the primary building façade;
 - iii. The projection or recess which changes the building façade plane shall occur over at least 40 percent of the building height.
8. Openings for windows shall have a vertical dimension which is at least 1.5 times their width.
9. Buildings with a flat roof shall have a decorative cornice which extends on average at least 6 inches from the face of the building.
10. Buildings with a pitched roof shall have eaves which overhang the façade of the building at least 12 inches.

5.3 Commercial, Mixed-Use, & Multi-Family Design Standards

1. For any restaurant, retail space, or other ground level commercial space, a minimum of 60 percent of the building façade area on the ground level facing the street or any courtyard or plaza area shall be composed of transparent glazing in the form of windows, doors, or a storefront system.
2. No more than 20 percent of the required glazed area for ground level retail, restaurant, or commercial spaces shall be blocked by interior furnishings, window signs, or other advertisements.

3. For all levels above the ground level, a minimum of 25 percent of the building façade shall be composed of transparent glazing in the form of windows.
4. For any restaurant, outdoor dining may be permitted within the front yard setback area, or within the sidewalk area directly in front of or beside the restaurant space. Outdoor dining shall be subject to the following conditions:
 - i. A minimum effective sidewalk width of 5 feet shall be maintained.
 - ii. All food preparation shall occur inside the restaurant.
 - iii. Restaurants shall provide for their own receptacles for disposal of waste and recyclable materials.
5. All ground level restaurants, retail, or other commercial uses shall have an entrance with direct access to the sidewalk.
6. Galleries, or arcades may be constructed over the sidewalk. In such cases, the distance of the support columns from the façade of the building shall be a minimum of 8 feet, and the distance of the columns to the curb shall be a minimum of 18 inches.

5.4 Residential Design Standards

1. Front porches and/or stoops shall be encouraged along the front of all single-family, two-family, and townhouse residential construction. Porches or stoops shall extend a minimum of 4 feet from the building façade.
2. Where a front porch or stoop is covered or enclosed by a roof, the roof material shall match the primary roof material of the building.
3. Building entrances shall be distinguished from the rest of the building by either projecting or recessing a building entry space a minimum of 18 inches from the primary building façade.
4. No two structures adjacent to one another, or directly opposite the street from one another shall be designed to appear to be identical to one another. The intent is to allow for dwellings which are consistent in scale and design character, but not so similar as to be undistinguishable. The street facing elevations of such dwellings shall be differentiated from one another in at least 3 of the following design features:
 - i. The location of the garage or carport.
 - ii. The size, shape, and location of windows and doors
 - iii. The exterior finish materials
 - iv. The primary color of the exterior
 - v. The type or pitch of the roof
5. All multifamily residential developments shall provide centralized mailbox location.

5.5 Signage Standards

1. Directional and safety signage shall be permitted to ensure ease of vehicular and pedestrian circulation throughout the site. All signs within the Redevelopment Area shall conform to Chapter §294-129 of the Winslow Township Zoning Code, except where otherwise noted herein.

2. Monument signs shall be no more than 12 feet in height, 100 square feet in size, and setback 15 feet from the ROW.
3. Directional signs shall be no more than 8 feet in height, 20 square feet in size, and setback a minimum of 5 feet from any right-of-way.
4. Retail, restaurant, or other commercial tenant spaces shall be designed to incorporate a designated signage band above the storefront area and below the roof line of the building. Rooftop signage is prohibited.
5. Signs for retail, restaurant, or other ground level commercial spaces shall be permitted to have a maximum sign area equal to 5 percent of the ground level building façade area of the commercial space.

5.6 Landscaping and Buffering 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. All off-street parking shall be screened from public view to the maximum extent feasible.
3. Screening for off-street parking areas shall consist of a mixture of evergreen shrubs, fencing, or a garden wall, with a minimum height of 30 inches.
4. Shade trees spaced at a maximum interval of 40 feet on-center shall be required along all streets, planted within the decorative landscape strip, or decorative paver strip.
5. Off-street parking lots 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.
6. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.

5.7 Solid Waste Storage

1. For multifamily residential, mixed-use, and nonresidential developments, all dumpsters or trash storage bins shall be located within an enclosed facility which is screened from public view by a combination of an opaque fence and landscaping.
2. All garbage and recycling storage shall be located in a side yard or rear yard.
3. If trash compactors are used, they shall be located in the rear yard only.

5.8 Lighting

1. Lighting along the Main Street shall have a maximum height of 12 feet.
2. Otherwise, lighting for buildings and parking areas shall be provided in accordance with §294-119 of the Township Code.

5.9 Fencing

Fencing shall be provided in accordance with §294-119 of the Township Code.

6.0 PLAN CONSISTENCY REVIEW

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.

6.1 Winslow Township Master Plan

The Township of Winslow adopted its most recent Master Plan Re-examination Report for Pinelands Area in 2019. The plan states that the Township's land uses shall remain consistent with adjacent municipalities and the Pinelands Comprehensive Management Plan (CMP). The Pinelands CMP indicates that the Redevelopment Area is located within in the Regional Growth. 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. This Redevelopment Plan sets the standards and requirements to redevelop a key area of the Township and is consistent with the Master Plan including the following goals from the 2019 Master Plan that relate to redevelopment within the Township.

1. Capitalize on the Township's geographic location within the region as an engine for controlled economic growth.
2. Continue to coordinate utility and land use planning with the Pinelands Commission to develop the Route 73.
3. Encourage and provide incentives for active economic development to locate appropriate commercial and light industrial uses in designated corridors, such as Route 73 in a manner which is architecturally themed, adequately landscaped, and overall aesthetically pleasing.
4. Adopt redevelopment areas, where appropriate, to provide a variety of options and incentives that can be used to renovate and update existing businesses and infrastructure or attract new business to the Township.

6.2 Plans of Adjacent Municipalities

The Randevco Redevelopment Area is located within Winslow Township and is not within 200 feet of a municipal boundary. Therefore, this redevelopment plan will not impact the planning efforts of any adjacent municipalities.

6.3 Camden County Master Plan

The 2014 Camden County Master Plan classifies the Redevelopment Area in the 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 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 infrastructure investments would not be required to accommodate new development or redevelopment.

6.4 Pinelands Comprehensive Management Plan

The Redevelopment Area is located entirely within the state-designated Pinelands Area. As a result, the Redevelopment Plan must conform to the Pinelands Comprehensive Management Plan (CMP) (N.J.A.C. 7:50 et seq.). Winslow Chapter 296, Zoning within Pinelands Area, referenced herein has been certified as conforming to the CMP. The Redevelopment Area is located entirely within a Pinelands Regional Growth Area. 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.

6.5 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 the area 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 compacts 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.

7.0 REDEVELOPMENT PLAN ACTIONS

7.1 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.

7.2 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.

7.3 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.

7.4 Other Actions

The Redevelopment 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.

7.5 Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter §296-4 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. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

7.6 Definitions

Unless 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 §297-6.

7.7 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.

7.8 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.

7.9 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.

7.10 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.

8.0 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.

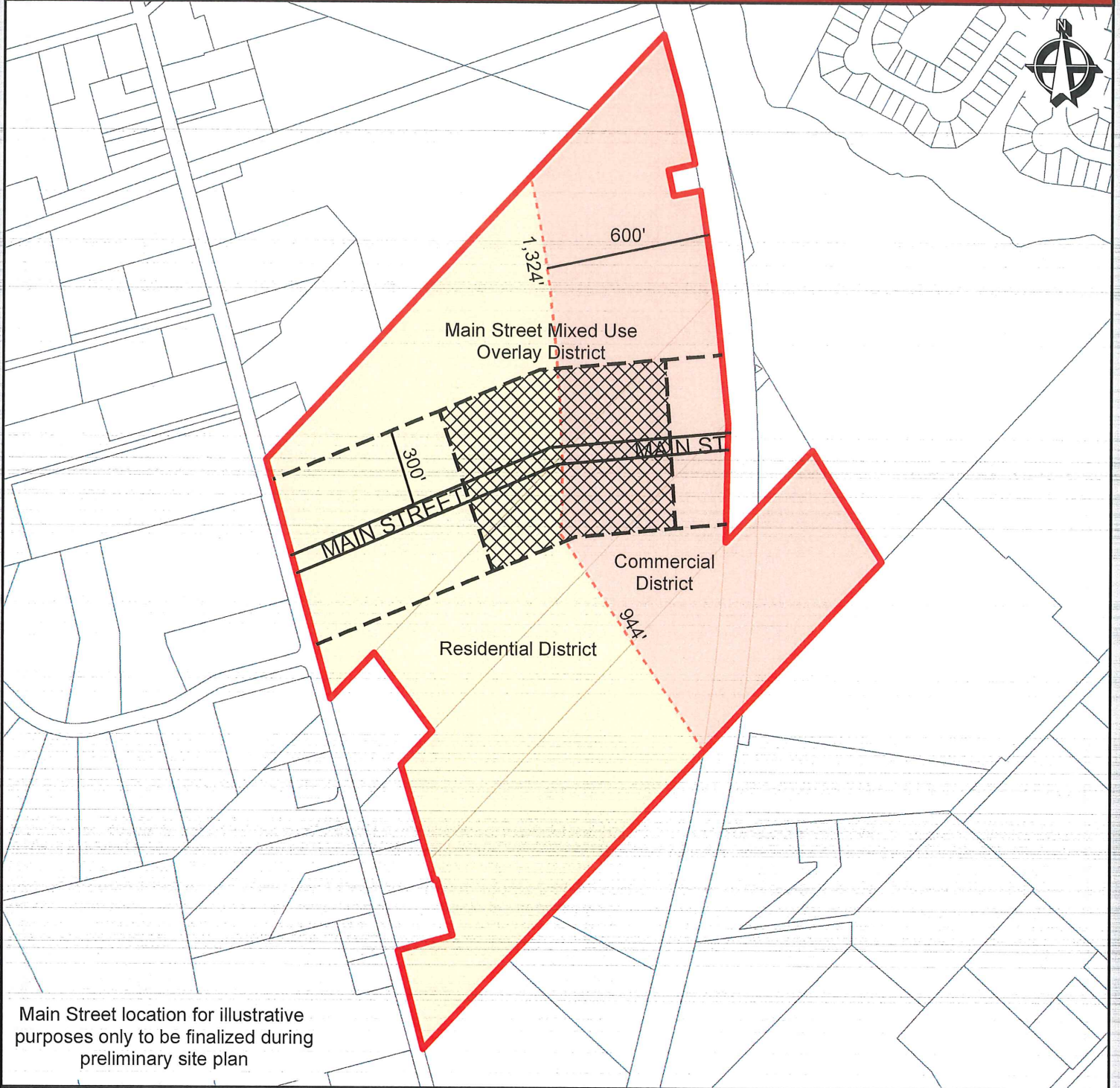
9.0 APPENDICES

9.1 Zoning Map

The Zoning District Boundaries Map is meant to depict approximated driveway locations. These will be determined at site plan subject to DOT approval.

Zoning District Boundaries

Winslow, NJ



Main Street location for illustrative purposes only to be finalized during preliminary site plan

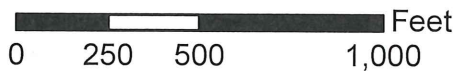
Redevelopment Area Zoning District Boundary Map

Winslow Township
Camden County
New Jersey

Legend

-  Redevelopment Area
-  Main Street Mixed Use Overlay
-  Commercial District
-  Residential District

Source: NJGIN



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAI.COM

DATE	SCALE	LAST REVISED	CREATED BY
09/28/2020	1 inch = 500 feet	11/20/2020	CD/NF

9.2 Resolution