WEST DEPTFORD TOWNSHIP

ORDINANCE 2020-04

ORDINANCE OF THE TOWNSHIP OF WEST DEPTFORD ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR PARCELS WITHIN THE RIVER CENTER AT WEST DEPTFORD (RIVERWINDS) REDEVELOPMENT PLAN

WHEREAS, in 1999, following the statutory process set forth in the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township adopted a redevelopment plan (the "RiverWinds Redevelopment Plan") for approximately 600 acres of property identified by tax block and lot within the Township bordering the Delaware River, Woodbury Creek and County Route 634 (Grove Street) (the "Redevelopment Area") which permitted commercial, residential, recreational and retail development on the properties set forth in the RiverWinds Redevelopment Plan; and

WHEREAS, the RiverWinds Redevelopment Plan was subsequently amended in 2000 and 2005; and

WHEREAS, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

WHEREAS, the Mayor and Committee have determined that the RiverWinds Redevelopment Plan requires amendment to add an option to seek a General Development Plan approval for parcels within the Redevelopment Area notwithstanding the size of the property seeking approval; and

WHEREAS, Remington and Vernick Engineers, Inc., licensed professional planners employed by the Township, has developed proposed amendments to the RiverWinds Redevelopment Plan which are incorporated into RiverWinds Redevelopment Plan as revised in January, 2020 (the "Proposed Amended Redevelopment Plan"), and

WHEREAS, the Township Committee has reviewed the Proposed Amended Redevelopment Plan, found it to be beneficial to the Township and consistent with the vision for the Redevelopment Area andon January 15, 2020, the Township Committee adopted Resolution 2020-74, by which the Committee referred the Proposed Amended Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e); and

WHEREAS, consistent with the Township Committee's directive, the Planning Board authorized its Planner, Remington and Vernick Engineers, Inc., to review the Proposed Amended Redevelopment Plan and to prepare a report identify any provisions within the Proposed Amended Redevelopment Plan that are inconsistent with the Township's Master Plan, make recommendations concerning those inconsistencies and any other matters the Planning Board deems appropriate; and

WHEREAS, the Board Planner has prepared and submitted to the Planning Board the "River Center at West Deptford (RiverWinds) Redevelopment Plan - Revised January 2020" Report which was been reviewed by the Planning Board; and

WHEREAS, the Planning Board, after providing statutory notice, conducted a public hearing on January 28, 2020, and took sworn testimony regarding the findings and recommendations of the "River Center at West Deptford (RiverWinds) Redevelopment Plan - Revised January 2020" Report; and

WHEREAS, following the close of the public hearing, the Planning Board adopted a resolution, attached hereto as Exhibit A, recommending the adoption of the Proposed Amended Redevelopment Plan be adopted and finding that its provisions did not conflict with the Township's Master Plan; and

WHEREAS, a copy of the document referred to as the Proposed Amended Redevelopment Plan entitled "River Center at West Deptford (RiverWinds) Redevelopment Plan -Revised January 2020" (the "Amended Redevelopment Plan") as reviewed and recommended by the Planning Board is attached hereto as Exhibit A; and

WHEREAS, the Township Committee desire to approve the Amended Redevelopment Plan in the form set forth in Exhibit A hereto, and direct that the Township's Zoning Map be amended and superseded to reflect the provision of the Redevelopment Plan;

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WEST DEPTFORD, IN THE COUNTY OF GLOUCESTER, NEW JERSEY AS FOLLOWS:

Section 1. The Amended Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit B is hereby approved.

Section 2. The zoning map of the Township of West Deptford is hereby amended, as necessary, to incorporate the provisions of the Amended Redevelopment Plan and delineate the boundaries of the Property.

Section 3. The recitals of this ordinance shall be reproduced in the minutes of the meeting where this ordinance is finally adopted and shall serve as the reasoning of the Township Committee for purposes of N.J.S.A. 40A:12A-7(f).

Section 4. This ordinance shall take effect as provided in law.

TOWNSHIP OF WEST DEPTFORD

DENICE DICARLO, Mayor

Attest:

LEE ANN DEHART, Registered Municipal Clerk

INTRODUCED at a meeting of the Township Committee of the Township of West Deptford, held on February 5, 2020.

ROLL CALL VOTE				
	AYES	**NAYS**	**ABSTAIN**	**ABSENT**
Denice DiCarlo	✓			
Megan Kerr	✓			
James Mehaffey	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	5			

ADOPTED at a meeting of the Township Committee of the Township of West Deptford, held on February 29, 2020.

ROLL CALL VOTE				
	AYES	**NAYS**	**ABSTAIN**	**ABSENT**
Denice DiCarlo	✓			
Megan Kerr	✓			
James Mehaffey	✓			
Adam Reid	✓			
James Robinson	✓			
TALLY:	5			

EXHIBIT A

Planning Board Resolution

2020-2

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST DEPTFORD APPROVING AND SUBMITTING THE "RIVER CENTER AT WEST DEPTFORD (RIVERWINDS) REDEVELOPMENT PLAN – REVISED JANUARY 2020" REPORT REGARDING A PROPOSED AMENDMENT TO RIVER CENTER AT WEST DEPTFORD (RIVERWINDS) REDEVELOPMENT PLAN TO THE TOWNSHIP COMMITTEE OF WEST DEPTFORD PURSUANT TO N.J.S.A. 40A:12A-7(e)

WHEREAS, in 1999, following the statutory process set forth in the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Township adopted a redevelopment plan (the "Riverwinds Redevelopment Plan") for approximately 600 acres of property identified by tax block and lot within the Township bordering the Delaware River, Woodbury Creek and County Route 634 (Grove Street) (the "Redevelopment Area") which permitted commercial, residential, recreational and retail development on the properties set forth in the Riverwinds Redevelopment Plan; and

WHEREAS, the Riverwinds Redevelopment Plan was subsequently amended in 2000 and 2005; and

WHEREAS, the Redevelopment Law provides a process for the amendment of a redevelopment plan which is initiated by the governing body of the municipality referring proposed amendments to the municipal planning board for review or directing the municipal planning board to develop amendments to a redevelopment plan; and

WHEREAS, the Mayor and Committee have determined that the Riverwinds Redevelopment Plan requires amendment to add an option to seek a General Development Plan approval for parcels within the Redevelopment Area notwithstanding the size of the property seeking approval; and

WHEREAS, Remington and Vernick Engineers, Inc., licensed professional planners employed by the Township, has developed proposed amendments to the Riverwinds Redevelopment Plan which are incorporated into Riverwinds Redevelopment Plan as revised in January, 2020 (the "Proposed Amended Redevelopment Plan"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Township Committee has reviewed the Proposed Amended Redevelopment Plan, found it to be beneficial to the Township and consistent with the vision for the Redevelopment Area and desires to forward the Proposed Redevelopment Plan to the Planning Board for review pursuant to N.J.S.A. 40A:12A-7e; and

WHEREAS, the Township Committee adopted Resolution 2020-74, dated January 15, 2020, by which the Committee referred the Proposed Amended Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Board Planner has prepared and submitted to the Planning Board the "River Center at West Deptford (Riverwinds) Redevelopment Plan -Revised January 2020" Report, attached hereto as "Exhibit A", which has been reviewed by the Planning Board; and

WHEREAS, the Planning Board, conducted a public hearing on January 28, 2020, and took sworn testimony regarding the findings and recommendations of the "River Center at West Deptford (Riverwinds) Redevelopment Plan -Revised January 2020" Report;

NOW THEREFORE, BE IT RESOLVED by the West Deptford Township Planning Board that the attached "River Center at West Deptford (Riverwinds) Redevelopment Plan - Revised January 2020" Report, attached hereto as "Exhibit A", is hereby approved and adopted; and be it

FURTHER RESOLVED, that a copy of this Resolution, along with a Copy of the "River Center at West Deptford (Riverwinds) Redevelopment Plan -Revised January 2020" Report, attached hereto as "Exhibit A", be submitted to the West Deptford Township Committee for its review and consideration in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

TOWNSHIP OF WEST DEPTFORD
PLANNING BOARD

Attest: Eric Agren
Eric Agren, Board Secretary

Phil Zimm, Board Chairman

CERTIFICATION

I, Camille Gaines, Recording Secretary, of the Township of West Deptford, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the West Deptford Township Planning Board at a meeting held on January 28, 2020.

Camille Gaines, Recording Secretary

REMINGTON & VERNICK ENGINEERS

RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

February 5, 2020

Mayor and Committee
Township of West Deptford
400 Crown Point Road, P.O. Box 89
Thorofare, NJ 08086

Attention: Sandi Rost

Re: River Center at West Deptford (RiverWinds)
Redevelopment Plans

Dear Committee Members:

The Planning Board reviewed the proposed redevelopment plan for the River Center at West Deptford (RiverWinds) revised to January 2020 at its meeting of January 28, 2020. The proposed redevelopment plan amendment would allow a redeveloper to submit an application for a general development plan approval prior to the granting of preliminary subdivision or site plan approvals, as outlined with the Municipal Land Use Law and section 143-23.E of the Township's development ordinance, without having to comply with the minimum tract size requirements.

In determining whether an ordinance amendment is appropriate, the Planning Board considered whether the amendment is substantially consistent with the Master Plan. As the Committee is aware, the General Reexamination of the Master Plan dated November 6, 2019 was adopted on November 26, 2019. The RiverWinds redevelopment area is supported within the Master Plan reexamination and amendment, and it was the Planning Board's opinion that the proposed zoning ordinance amendment is consistent with and in conformance with the intent of the Master Plan of the West Deptford Washington.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/jlm

cc: Timothy Scaffidi, Esq.; Thomas Hastie, Jr., Esq.

EXHIBIT B

Amended Redevelopment Plan

River Center at West Deptford (RiverWinds)

REDEVELOPMENT PLAN

Township of West Deptford County of Gloucester State of New Jersey

Adopted by the Township Council of the Township of West Deptford

Original Plan:

April 1999
(Prepared by: Schoor DePalma, Inc./ John Taikina, P.P., AICP)

Revised 2000
(Marc R. Shuster, P.P., AICP)

Revised February 2005

Revised January 2020

Prepared by:

Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, NJ 08033

Joseph M. Petrongolo, L.L.A., R.L.A., P.P.
Director of Planning & Landscape Architecture
and Senior Associate
License #33LI00525100

TABLE OF CONTENTS

SECTION	PAGE
PREFACE	3
1.0 INTRODUCTION/STATEMENT OF PURPOSES POLICIES	4
2.0 DETERMINATION OF REDEVELOPMENT AREA	5
3.0 DESCRIPTION OF PROJECT	7
4.0 RELATIONSHIP TO LOCAL OBJECTIVES AND MUNICIPAL DEVELOPMENT REGULATIONS	9
5.0 IDENTIFICATION OF PROPERTY FOR REDEVELOPMENT	9
6.0 OVERVIEW OF PROPOSED LAND USES AND BUILDING REQUIREMENTS	10
7.0 RELOCATION PLAN FOR RESIDENTS AND BUSINESSES	15
8.0 RELATIONSHIP OF REDEVELOPMENT PLAN TO MASTER PLANS OF CONTIGUOUS MUNICIPALITIES, COUNTY MASTER PLAN AND STATE DEVELOPMENT AND REDEVELOPMENT PLAN	16
9.0 DESIGN CRITERIA & REQUIRED IMPROVEMENTS TO THE PUBLIC ENVIRONMENT	17
10.0 IMPLEMENTATION TOOLS	27
11.0 SELECTION OF REDEVELOPERS & CERTIFICATION OF PROJECT COMPLETION	27
12.0 COMPLIANCE	28

PREFACE

The RiverCenter at West Deptford is located on the Delaware River waterfront, west of Grove Street (County Route 643) and south of the Woodbury Creek. The property, known as the former Tenneco property by the name of its prior owner, had been used as a dredge spoils disposal facility over the past 40 years. A proposal by the Army Corps of Engineers to dispose of additional dredge spoils material spurred a decision by the Mayor and Township Committee to purchase the property in January of 1999.

And what a property it is. The RiverCenter at West Deptford is located on almost 600 acres on the Delaware River with over 2 miles of waterfront on the Delaware River and Woodbury Creek. Dredge spoils disposal activity on the western portion of the site has resulted in the creation of a 311-acre peninsula and cove on the Delaware River with commanding views of the Philadelphia skyline and sweeping vistas of the river flowing to Delaware Bay. The eastern portion of the property consists of over 128 acres on Grove Street (County Route 634), less than 1/3 of a mile from Interstate 295.

The two portions of the site are connected by a public road and combine to provide an opportunity to create a place of people to gather in West Deptford and enjoy this valuable riverfront resource. This place will be created by the Mayor and Township Committee acting as the redevelopment agency, by forming public-private partnerships to develop new uses for the RiverCenter in accordance with this plan. The plan strikes a balance of economic development and open space preservation directed at meeting community needs for community facilities and recreational opportunities and open space while accommodating various types of senior housing and commercial development opportunities.

The plan envisions providing for commercial development opportunities along Grove Street that will benefit from the site's proximity to Interstate 295. Sites adjacent to the landscaped entry boulevard are encouraged to be used for assisted living facilities and other housing options that cater to the senior housing market, including age-restricted single family housing development. These economic development opportunities may be capitalized in the initial phases of implementation to provide the financial resources for future phases of the RiverCenter at West Deptford.

The waterfront portion of the RiverCenter is planned around an indoor community center and aquatic facility on the Delaware Riverfront. The community center will accommodate visitors of all ages, with a special area for senior citizens. The community center serves as the lynchpin for the development of the waterfront as a destination for recreation, leisure, dining and hospitality. The waterfront area surrounding the cove envisions a complementary mix of uses including an 18-hole golf course and clubhouse, marina, hotel/conference center, restaurants, shops, and waterfront walkways and amenities designed to afford maximum access and enjoyment of the waterfront. "Away from the cove's edge, additional recreation and open space amenities are contemplated, including an indoor ice skating center, indoor roller hockey rink, outdoor playfields and boat launch facilities on the riverfront to the south.

The plan will be implemented by a range of public and private investments in accordance with the plan.

1.0 INTRODUCTION /STATEMENT OF PURPOSE & POLICIES

This Redevelopment Plan has been prepared by authorization of the West Deptford Township Committee pursuant to the Redevelopment and Housing Law (Chapter 79, P.L 1992).

A redevelopment plan provides a framework for land use and land development within a redevelopment area, as well as an opportunity to apply financial incentives and other implementation tools toward project implementation. This enables the redevelopment entity to actively pursue the redevelopment of identified redevelopment parcels through public-private partnership agreements with private sector redevelopers and other stakeholders.

The purpose of the Redevelopment Plan is to serve as the principal tool to guide the revitalization of the RiverCenter Redevelopment Area. Successful implementation will require outreach to community stakeholders, commercial and residential developers with the sensitive use of redevelopment powers and financial incentives by the Township to facilitate site specific redevelopment projects.

The redevelopment policy of the Township is to leverage public investments in infrastructure and community recreation facilities with efforts to attract new private investment in the form of commercial and age-restricted residential development to the Redevelopment Area. The intent of the plan is to create a place for all residents of the Township to gather and enjoy this unique resource on the Riverfront.

HISTORICAL BACKGROUND OF STUDY AREA

The study area identified by the Township for the RiverCenter at West Deptford is located on the western edge of the municipality on the Delaware River south of the Woodbury Creek.

The site is known as the former Tenneco property and encompasses almost 600 acres on the waterfront. The property has been used as a dredge spoils disposal site a number of times since 1961. Dredge disposal activities have resulted in the creation of a peninsula and cove on the riverfront consisting of over 311 acres in land area, with the total riverfront portion of the site including riparian grants in the Delaware River totaling 466 acres. A public road dedicated as part of an adjacent site plan approval connects the waterfront portion of the site with the Grove Street portion of the redevelopment area. The Grove Street portion of the Redevelopment Area encompasses over 323 acres. The site has remained undeveloped and used for tenant farming despite several development proposals over the years including uses for high-density housing and petrochemical facilities. A proposal by the Army Corp of-Engineers to dispose of additional dredge spoils material spurred a decision by the Mayor and Township Committee to purchase the property in January of 1999.

GOALS & OBJECTIVES OF RIVERCENTER REDEVELOPMENT PLAN

In order to implement the RiverCenter at West Deptford Redevelopment Plan seeks to realize the following Goals:

1. Provide public access to the Delaware Riverfront for the use and enjoyment of Township residents and visitors.

2. Provide state of the art community recreation and leisure facilities through public investment, public-private partnership agreements with private sector redevelopers and other stakeholders.

3. Create a place of civic pride for residents to use for special Township events and day-to-day enjoyment.

4. Create a restaurant, hospitality, entertainment and specialty shop district along a landscaped riverfront.

5. Provide new housing opportunities for a growing population of individuals over the age of 55, and those who need assistance with the tasks of daily living.

6. Provide commercial development opportunities that support and add to the vibrancy of the RiverCenter and provide revenue to supplement the public sector investments in the Redevelopment area.

7. Balance efforts to attract new commercial development to the Redevelopment Area with the need and desire to preserve a significant portion of the site as open space for passive and active recreation and as habitat in its natural state.

8. Create open spaces for active and passive recreational use, as well as for preservation in a natural state.

9. Facilitate the redevelopment of the area through public-private partnerships that provide revenue for implementation of current and future phases of the development.

2.0 DETERMINATION OF REDEVELOPMENT AREA

A redevelopment area investigation involves an evaluation of the general condition of properties within a specified study area for purposes of making a determination of a reasonable boundary line for designating a redevelopment area.

The proposed Redevelopment Area includes all of those lands identified on the Tax Map of West Deptford as Block 328, Lots 1.11, 2, 3, 3.01, 3.02, 3.04, 7, 7.01, 7.02, 8, the proposed connecting road and Road "A".

The criteria used for evaluation is found within the Redevelopment and Housing Law (N.J.S.A. 40:12A-5) and is outlined below with bulleted descriptions of selected terms as applied in the RiverCenter at West Deptford Redevelopment Area.

1. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolete, or are conducive to "unwholesome" living or working conditions;

2. Vacant, abandoned or unattainable buildings previously used for commercial, manufacturing or industrial purposes;

3. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity; or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality or topography or soil conditions is not likely to be developed through the instrumentality of private capital;

- All of the land within the RiverCenter Redevelopment Area is owned by the Township of West Deptford and qualifies for inclusion in an area in need of redevelopment.

- Lots 7, 7.01 & 7.02 are vacant and have been for more than 10 years. Additionally, the parcels are located in an isolated and remote area more than 0.7 of a mile away from any public streets or infrastructure in the developed portions of the municipality. Further, a Phase 1 soil investigation on the site has revealed the presence of heavy metals that preclude residential development of the tract. The dredge spoils material present on the site has also been revealed to be highly compressible, requiring significant geotechnical preparation measures prior to construction. These factors combine to render the property unlikely to be developed through the instrument of private capital and therefore, qualified for inclusion.

- Lots 3, 3.01, 3.02, 3.03, Road "A" and the proposed connecting road parcels are vacant and have been for more than 10 years. The parcels are not improved with public roads or utilities; however, under the plan they will provide a means of access to Lots 2, 7, 7.01 & 7.02. As such they are appropriate for inclusion in the redevelopment area.

- Lot 1.11 is owned by the municipality and is used for active recreation and other municipal purposes. Inclusion of the parcel will benefit the redevelopment area as a whole by providing additional recreational opportunities through the continued development of the parcel for recreation and municipal purposes, consistent with the redevelopment plan

- Lot 8 is owned by the municipality. The parcel is vacant and has been for more than 10 years. It is located on an unimproved paper street, and contains identified wildlife habitat. These factors make it unlikely to be developed by private capital. The parcel qualifies for inclusion in the redevelopment area.

4. Buildings or improvements adversely impact a designated area because of their dilapidated condition, overcrowding, obsolete arrangement or design, excessive land coverage, deleterious land use or a combination thereof;

5. Growing or total lack of proper utilization of areas caused by title restrictions, diverse ownership or other conditions resulting in economic stagnation and lack of productivity;

- Lot 2 is owned by the municipality and is under a deed restriction/conservation

easement granted to the NJDEP. This title restriction causes a total lack of utilization of the parcel, thereby qualifying the parcel for inclusion in the redevelopment area.

6. Areas over five contiguous acres where buildings and improvements have been destroyed by fire or natural disaster resulting in material loss of assessed value;

7. Any area approved by the Urban Enterprise Zone Authority as an Urban Enterprise Zone, limited to use of long and short-term tax abatement/exemption. Additional Redevelopment powers may be applied in a designated Urban Enterprise Zone only through the adoption of a Redevelopment Plan pursuant to the Redevelopment and Housing Law.

The property described above for inclusion in the Redevelopment Area is all owned by the Township of West Deptford. As municipally owned property it meets a condition necessary to qualify for inclusion in an area for designation as being in need of redevelopment pursuant to
N.J.S.A. 40A:12A-5 (c). The properties further exhibit characteristics relating to their utilization, title restrictions, location, remoteness, lack of means of access and soil conditions that make them unlikely to be developed through the instruments of private capital, making the properties eligible for inclusion and designation under N.J.S.A. 40A:12A-5 (c & e).

3.0 DESCRIPTION OF PROJECT

The RiverCenter Redevelopment Area encompasses approximately 800 acres on Grove Street extending to the Delaware River on the south side of the Woodbury Creek.

The RiverCenter theme contemplated in this Plan features human scale (one to four story) buildings with waterfront walkways and traditional street frontage treatments. The provision of adequate parking behind the buildings and away from the waterfront, combined with the natural attraction of a waterfront location permits restaurants and shops to be within a comfortable walking distance for their viability. The concept provides a number of walking routes between the parking and the waterfront destinations and uses, including the community center, to encourage shopping along the way. The strategy of controlling the movement of people into the area by car, and their transition to movement through the area on foot to encourage window shopping and impulse buying, is used in the planning of enclosed shopping malls and theme parks.

This Plan employs three basic components to the RiverCenter land use framework which are equally important to successful implementation:

1) Public Recreation & Leisure Amenities
   a. Community Center & Indoor Aquatic Facility
   b. 18 hole Golf Course
   C. Soccer and Football Fields
   d. Tennis Courts
   e. Ice Skating Facility
   f. Indoor Roller Hockey Facility

2) Waterfront Attractions
   a. Marina & Boat Launch Facilities
   b. Restaurants, Shops & Offices
   C. Riverfront Walkway
   d. Hotel & Conference Center
   e. Fishing Pier
   f. Boat & Watercraft Rentals & Excursions
   g. RiverCenter Plaza

3) Grove Street Economic Development Area
   a. Age-RestrictedSingle Family Residential
   b. Assisted Living/ Congregate Care Facilities
   c. Professional Offices
   d. Retail & Commercial Uses

(1) Public Recreation & Leisure Amenities

The RiverCenter at West Deptford will be one of the pre-eminent indoor and outdoor recreation facilities in the region. The inclusion of a community center for residents of all ages and an indoor aquatic facility as the anchor of the RiverCenter will provide the initial critical mass of activity on the waterfront to support additional retail and restaurant development on a year- round basis. The golf course will also bring additional visitors to the site from the community and region, while the athletic fields will be active three seasons a year. The indoor skating facilities will provide additional draw to the site and fill the winter season with activity and presence on the Riverfront.

(2) Waterfront Attractions

One of the goals of the development of the RiverCenter is to capture the economic and recreational benefits of the Delaware River waterfront to attract visitors of all ages to West Deptford and revitalize the dormant underutilized western edge of the community. In addition to the inherent visual interest that brings people to the water's edge, the sense of "place" that is generated by people engaged in other activities along, near and in the river is needed to hold the attention of visitors long enough for them to spend time there as part of their leisure time experience. This sense of place will be created by the combination of physical amenities such as the waterfront walkway, the River Center Plaza, fishing pier and marina, and the activities on the waterfront including walking, shopping, dining, fishing and boating.

These activities on the waterfront include a variety of restaurants and shops to choose from, marina activities, larger boat traffic on the river from private craft as well as commercial vessels moving along the channel, small boat rentals, etc. All of these combine to provide a balance of activities to participate in and activities to watch while spending time at RiverCenter.

(3) Grove Street Economic Development Uses

The Grove Street portion of the site is intended for development with uses that respond to market demand for age restricted residential development, including single family attached and detached dwellings and assisted living/ congregate care units. The site can also accommodate commercial development that is oriented toward the Interstate 295 corridor catering towards uses that either do not benefit from a waterfront location, or would not contribute to the overall vitality of that portion of the redevelopment area. Stated market demand for these uses also provides the opportunity to accommodate these uses in a relatively short time frame as infrastructure is extended to the Riverfront. Revenue from the development of these uses may also be used to offset project development costs incurred as part of the redevelopment process.

4.0 RELATIONSHIP TO LOCAL OBJECTIVES AND MUNICIPAL DEVELOPMENT REGULATIONS

Current land use regulations for the RiverCenter Redevelopment Area rest within the Land Development Ordinance of the Township of West Deptford. The current Land Development Ordinance designates the properties within the redevelopment area as M-1 Light Industrial. The stated permitted and conditional uses in the M-1 Light Industrial District are compatible or identical with three of the principal elements of the RiverCenter Redevelopment Plan described in Section 3.0. The redevelopment plan will provide a more detailed framework for the uses envisioned on the parcels than currently provided for in the M-1 zoning.

For the reasons stated above, the RiverCenter Redevelopment Plan will supplement the Development Regulations for the portion of the Township of West Deptford that is within the designated RiverCenter Redevelopment Area. The land uses and building requirements for the RiverCenter Redevelopment Area, upon the adoption of this Plan by ordinance of the Township Committee, will be as outlined in Section 5.0 to follow. These regulations will overlay the M-1 district and provide specific guidance for the development therein.

The Zoning Map will be amended upon adoption of the plan to indicate that the following properties within the M-1 Light Manufacturing District are within the Redevelopment Area: Block 328, Lots 1.11,2,3, 3.01, 3.02, 3.04, 7, 7.01, 7.02, 8, Road "A" and the connecting road.

5.0 IDENTIFICATION OF PROPERTY FOR REDEVELOPMENT

5.1 Identification of Redevelopment Parcels

The RiverCenter at West Deptford Redevelopment Area has been divided into 12 Redevelopment Parcels, as shown on the Redevelopment Parcel Map.

TABLE 1.0 REDEVELOPMENT PARCELS

Parcel Number	Tax Lot#	Dimensions (approx)	Estimated Parcel Size	FAR or DU/acre
1	3	Irregular	37.103 acres	5 DU/acre
2	3.01	410' X 1452'	12.810 acres	0.4FAR
3	3.02	370' X 950'	8.799 acres	0.4 FAR
4	3.04	Irregular	9,309 acres	5 DU/acre or 0.25 FAR
5	Connecting Road	2, 573' X 100'	6.729 acres	N/A
6	Road "A"	Irregular	8.55 acres	N/A
7	7	Irregular	383.112 acres	O.01 FAR
8	7.01	Irregular	78.00 acres	0.25 FAR
9	8	Irregular	54.173 acres	O FAR
10	1.11	Irregular	35 acres	0.3 FAR
11	2	Irregular	150.8 acres	0 FAR

Each parcel shall be redeveloped in accordance with the proposed land uses and building requirements provided in 6.0.

6.0 OVERVIEW OF PROPOSED LAND USES AND BUILDING REQUIREMENTS

It is the intent and purpose of this Redevelopment Plan to provide for redevelopment activities consistent with the uses and character provided for in the plan. In support of this purpose the following development regulations are set forth for the redevelopment area.

1. New development on one or more existing lots which match the minimum lot size requirements established in this Plan shall be governed by the land uses and building requirements of this Plan.

2. All new development and redevelopment must be consistent and conforming to this Plan and no Use Variance pursuant to N.J.S.A. 40:55D-70d may be granted by the Zoning Board of Adjustment to permit a use that is prohibited in this Plan.

3. Bulk requirements of this Plan may be varied by the West Deptford Planning Board as part of a site plan application in the same manner as applies under the West Deptford Development Regulations, except that a copy of the memorializing resolution shall be submitted within ten days to the Township Administrator for review by the Township Committee. The Township Committee shall have the authority under this Plan to modify or overrule any bulk variance granted by the Planning Board within 30 days of receipt of the memorializing resolution from the Board. The applicant shall be notified in writing by the Board Secretary of any modification or overruling of a bulk variance and include

a copy of the amended resolution with the notice. Such amended resolution shall become the final action of the Township with regard to the site plan application and publication of the decision shall be made as required in the Municipal Land Use Law.

6.1 LAND USES

The land uses permitted within the RiverCenter Redevelopment Area are listed for each redevelopment parcel below. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Township Committee to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan.

For all development, a traffic impact study which adequately demonstrates the amount of traffic to be generated from the proposed use and the capacity of the exiting roadway network within the Township to absorb the expected traffic must be submitted. Such study must clearly demonstrate finding of no significant impact, or identify measures, acceptable to the board, to be taken to alleviate the expected traffic impact.

6.1.1 Parcel 1 - Lot 3 - RiverCenter Active Adult Residential Development

Purpose: The purpose of the redevelopment of this parcel is to provide for age-restricted residential development for those age 55 and over.

Permitted Uses:
- Single family residential development restricted to residents age 55 and over at a density of 5 dwelling units per acre.

Accessory Uses & Structures:
- Decks, fences, walls, and other structures typically associated with such uses;
- Community or association facilities and structures.

6.1.2 Parcel 2 - Lot 3.01 • RiverCenter Age Restricted Residential/Commercial

Purpose: The purpose of the redevelopment of this parcel is to provide for development opportunities for age restricted multi-family housing, office, retail, and commercial uses that will benefit from a location near I-295, but that may be of a type or scale that makes them unlikely to locate on the waterfront. ·

Permitted Uses:
- Assisted Living Facilities;
- Professional Offices;
- Retail & Commercial Uses;
- Government & Municipal Facilities;
- Age Restricted Multi-Family Housing

Accessory Uses:
- Parking

6.1.3 Parcel 3 - Lot 3.02- RiverCenter Age Restricted Residential/Commercial

Purpose: The purpose of the redevelopment of this parcel is to provide for development opportunities for age restricted multi-family housing, office, retail, and co111111ercial uses that will benefit from a location near I-295, but that may be of a type or scale that makes them unlikely to locate on the waterfront.

Permitted Uses:
- Assisted Living Facilities;
- Professional Offices;
- Retail & Commercial Uses;
- Government & Municipal Facilities;
- Age Restricted Multi-Family Housing

Accessory Uses:
- Parking

6.1.4 Parcel 4 • Lot 3.04 - RiverCenter Open Space

Purpose: The purpose of the redevelopment of this parcel is to provide uses that are compatible with the enjoyment of the deed-restricted parcel to the northwest. The site is appropriate for low-intensity uses such as those listed below or other compatible uses.

Permitted Uses:
- Equestrian Centers
- Land Conservation & Open Space

Accessory Uses & Structures:
- Decks, fences, walls, sheds and other structures typically associated with such uses;
- Parking

6.1.5 Parcel 5 is a public road providing access to the redevelopment area

6.1.6 Parcel 6 is a public road providing access to the redevelopment area

6.1.7 Parcel 7 - Lot 7 - RiverCenter Golf & Outdoor Recreation

Purpose: The purpose of the redevelopment of this parcel is to provide for a pedestrian- oriented, mixed-use waterfront center allowing for context sensitive multi-family residential development, a community center and indoor aquatic facility, restaurants, shops and offices, a marina and associated support facilities, hotel and conference center, an 18 hole golf course and associated amenities, as well as recreation facilities constructed either by the public or private sector. Uses associated with this area should be such that they benefit and contribute to a dynamic

pedestrian environment.

Permitted Uses:

- 18 hole public and/or private golf course not less than 6,500 yards in length;
- Marinas, Boat & Watercraft Rentals, Storage, Sales & Excursions
- Pedestrian & Bicycle Pathways and Facilities
- Outdoor Recreation Facilities, Courts, and Fields
- Golf Club House, Restaurant & Catering Facilities
- Indoor and Outdoor Recreation, Aquatic, Community and Entertainment Facilities
- Context sensitive multi-family housing, incorporating aspects of the natural setting as a central feature of design, except said development may not occur, with respect to the attached area map, in an area for which the plan anticipates the development of a golf course and uses customarily incidental thereto. Multi-family development may be comprised of age-restricted units or units available to the general public without age- restriction, and may be phased.
- Public Plazas and Recreation Areas
- Restaurants, Bars & Brew Pubs
- Retail Shops & Stores
- Water and Transportation Services (water taxis, ferries)
- Pedestrian & Bicycle Pathways and Facilities
- Offices
- Hotels and Conference Centers
- Real Estate and Travel Agencies
- Township Licensed Vending Carts
- Government & Municipal Facilities
- Parking

Permitted Accessory Uses & Structures:

- Driving Range & Practice Facilities;
- Executive/Par 3 Golf Courses;
- Maintenance & Support Facilities
- All Facilities Associated with a Golf Course & Clubhouse
- Parking

6.1.8 Parcel 8 - Lot 7.01 - RiverCenter Waterfront Development

Purpose: The purpose of the redevelopment of this parcel is to provide for a pedestrian- oriented, mixed-use waterfront center allowing for context sensitive multi-family residential development, a community center and indoor aquatic facility, restaurants, shops and offices, a marina and associated support facilities, hotel and conference center, an 18 hole golf course and associated amenities, as well as recreation facilities constructed either by the public or private sector. Uses associated with this area should be such that they benefit and contribute to a dynamic pedestrian environment. Uses associated with this area should be such that they benefit and contribute to a dynamic pedestrian environment.

Permitted uses:

- 18 hole public and/or private golf course not less than 6,500 yards in length;
- Marinas, Boat & Watercraft Rentals, Storage, Sales & Excursions
- Pedestrian & Bicycle Pathways and Facilities
- Outdoor Recreation Facilities, Courts, and Fields
- Golf Club House, Restaurant & Catering Facilities
- Indoor and Outdoor Recreation, Aquatic, Community and Entertainment Facilities
- Context sensitive multi-family housing, incorporating aspects of the natural setting as a central feature of design, except said development may not occur, with respect to the attached area map, in an area for which the plan anticipates the development of a golf course and uses customarily incidental thereto. Multi-family development may be comprised of age-restricted units or units available to the general public without age- restriction, and may be phased.
- Public Plazas and Recreation Areas
- Restaurants, Bars & Brew Pubs
- Retail Shops & Stores
- Water and Transportation Services (water taxis, ferries)
- Pedestrian & Bicycle Pathways and Facilities
- Offices
- Hotels and Conference Centers
- Real Estate and Travel Agencies
- Township Licensed Vending Carts
- Government & Municipal Facilities
- Parking

Permitted Accessory Uses & Structures:

- Parking

6.1.9 Parcel 9 - Lot 8 - RiverCenter Active Adult Residential Development

Purpose: The purpose of the redevelopment of this parcel is to provide for age-restricted residential development for those age 55 and over.

Permitted Uses:

- Single family residential development restricted to residents age 55 and over at a density of 5 dwelling units per acre.

Accessory Uses & Structures:

- Decks, fences, walls and other structures typically associated with such uses;
- Community or association facilities and structures.

6.1.10 Parcel 10 - Lot 1.11 - Recreation & Municipal Purposes

Purpose: The purpose of the redevelopment of this parcel is to provide for active recreation facilities for residents' and visitors' public enjoyment. The parcel also provides for municipal facilities that support ongoing maintenance of the

redevelopment area parcels.

Permitted Uses:
- Government & Municipal Facilities
- Active & Passive Recreation Facilities

6.1.11 Parcel 11 - Lot 2 - Conservation

Purpose: The purpose of the redevelopment of this parcel is to preserve open space and natural habitat for wildlife and public enjoyment.

Permitted Uses:
- Land conservation in accordance with NJDEP deed restrictions

BUILDING REQUIREMENTS

6.2.1 Lot and Bulk Requirements:

Parcel	Min. Lot Width	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Both Side Yards	Max. Lot Coverage	Max. Height ft/stories
1	50ft	15 ft	15 ft	6 ft	10 ft	50%	35' /2.5
2	200 ft	40 ft	40ft	20 ft	40 ft	80%	55' /4
3	200 ft	40 ft	40 ft	20ft	40 ff	80%	55' /4
4	100 ff	40 ft	25 ft	20ft	40 ft	60%	55' /4
5/6							
7 (a)(b)	-	-	-	-	-	10%	35' / 1
8 (a)	24 ft	0 ft	0 ft	0 ft	0 ft	75%	55' / 5
9	50 ff	15 ft	15 ft	6 ft	10 ft	50%	35' /2.5
10	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-

Note:
(a) Development of parcels 7 and 8 is subject to Waterfront Development Regulations promulgated by the NJDEP and shall be developed in accordance with the permit criteria established for the RiverCenter Redevelopment Area by the NJDEP.
(b) Residential, commercial, and/or mixed use development shall adhere to the lot width, yard setback, and maximum height requirements established for Parcel 8.

7.0 RELOCATION PLAN FOR RESIDENTS AND BUSINESSES

The properties designated for redevelopment as part of this redevelopment plan are owned by the municipality and are not occupied by residents or businesses at this time. As such this Redevelopment Plan does not envision or provide for relocation of residents or businesses.

7.1 Estimation of Relocation

Based on current occupancy, the total estimated need for relocation in order to implement the RiverCenter Redevelopment Plan would be none.

8.0 RELATIONSHIP OF REDEVELOPMENT PLAN TO MASTER PLANS OF CONTIGUOUS MUNICIPALITIES, COUNTY MASTER PLAN AND STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The RiverCenter at West Deptford Redevelopment Plan is expected to be adopted by the West Deptford Planning Board as a Supplement of the West Deptford Master Plan. The Municipalities sharing boundaries with West Deptford are the Borough of National Park, Borough of Westville, Township of Deptford, Borough of Woodbury Heights, City of Woodbury, Township of Mantua, Township of East Greenwich and the Borough of Paulsboro.

Of the municipalities listed above, only those along the Woodbury Creek are affected by the RiverCenter Redevelopment Plan. That municipality's land use, specifically the L-1 Light Industrial Zone in the Borough of National Park is essentially similar and complementary to the existing vacant land use condition on the Redevelopment site now, with the majority of the Woodbury Creek bank being occupied by a dredge spoils containment dike and vacant land.

The present land use patterns across the Woodbury Creek are consistent with the proposed RiverCenter land uses. Further, the municipality could realize even greater opportunity with the development of the RiverCenter potentially spurring complementary redevelopment on the National Park side of the Creek.

Gloucester County Master Plan

Gloucester County last adopted a Growth Management or Master Plan in February 1982.

The RiverCenter Redevelopment Plan will boost the local and county economy by attracting visitors, local residents and businesses to the RiverCenter. Consequently, jobs will be created and the economy will be revitalized through the unique opportunities created by redevelopment. Through economic revitalization and the creation of a unique destination point, the overall quality of life in Gloucester County will be enhanced by the RiverCenter Redevelopment.

State Development and Redevelopment Plan

The Township of West Deptford is designated as a Planning Area 1 or Metropolitan Planning Area in the State Development and Redevelopment Plan, The State Plan identifies the typical New Jersey town in this Planning Area as a relatively self-sufficient community with a mixed-use core commercial district that provides limited regional commercial, institutional, cultural and transportation opportunities. The aforementioned are consistent with the environs of the Township of West Deptford and the RiverCenter Redevelopment encourages the continued provision of same by increasing economic vitality.

The State Development and Redevelopment plan further intends to revitalize older suburbs and protect and enhance the character of stable communities in Metropolitan Planning Area by:

- Upgrading infrastructure; expanding employment opportunities;
- upgrading and expanding housing opportunities to attract a balanced residential population; and
- restoring a threatened environmental base through brownfields redevelopment and greenway and park enhancements

The RiverCenter Redevelopment Plan accomplishes all of these intentions in an environment containing a mix of uses and high quality urban design. The planned RiverCenter Redevelopment plan is in conformance with the State Development and Redevelopment as well as the Gloucester County Cross Acceptance Report.

9.0 DESIGN CRITERIA & REQUIRED IMPROVEMENTS TO THE PUBLIC ENVIRONMENT

In addition to the land use and building requirements that are integral to the RiverCenter Redevelopment Plan, the visual identity of the RiverCenter as defined by a physical design vocabulary is critically important to creating a sense of place. The early sections of this Plan describe the vision for the RiverCenter as balanced mixed-use development that uses quality design-te-fe4uce the scale of an enormous site to a pleasant human scale environment. The building requirements enable the village style development which emphasizes pedestrian circulation and provides for a central commons (the RiverCenter Plaza). These Design Standards are intended to implement the visual components of the RiverCenter and have been categorized into Streetscape and Site Design/Architectural standards as follows below.

9.1 Streetscape

The RiverCenter Streetscape will consist of a number of physical design elements as follows:

1. Ground surfaces;
2. Lighting;
3. Street trees and planters;
4. Street furniture (benches, street clocks, kiosks, trash receptacles, etc.);
5. Street graphics (wayfinding signage, pathway signage, street identification signage, festive banners, etc.);
6. Traffic control (signage and signals).

The complete implementation of the RiverCenter streetscape will include the installation of utilities underground.

Ground Surfaces

Sidewalks, pedestrian walkways, boardwalks, plazas and crosswalks within the RiverCenter Waterfront Development District (Parcel 8) are to be dry laid brick pavers with soldier brick

edges or an equivalent alternate surface approved by the Planning Board as part of site plan approval. These materials should be used adjacent to the waterfront development uses, with alternate materials being appropriate for extending the walkways to connect to rear parking areas and other redevelopment parcels.

Sidewalks, walkways, bikeways and crosswalks elsewhere in the redevelopment area should be concrete or asphalt as determined by the Planning Board at site plan approval. Brick pavers and other accents should be used at key crossing points along the entry road, at the entrance to other redevelopment sites and as part of landscape amenities & plazas.

Lighting

Lighting for Streetscapes and along the Riverfront will be at two height levels: low level, at about 30 inches above the ground, and medium level, about 15 feet above the ground. The low level lighting will be expressed in lighted bollards and the medium level lighting will be expressed with decorative fixtures on free standing poles. It is proposed that the bollards and light standards be selected to reflect the waterfront development theme for the RiverCenter established during the design and construction of the community center.

Lighting for the Grove Street Economic Development parcels shall also be decorative in nature, though at a larger scale to reflect the grand entry to the site. Decorative lighting shall extend throughout all residential and commercial developments as approved by the Planning Board and along the boulevard portion of the entry road.

Street Trees & Planters

The RiverCenter Redevelopment Plan calls for a generous planting of street trees within the RiverCenter Plaza Area and along the pedestrian walks. Where space permits, such as where pedestrian walks widen into entrance plazas to individual buildings, seat wall planters are recommended using brick faced seat walls and plantings of seashore (bayberry, beach plum, primrose, and appropriate rose varieties) or complementary plant material such as hibiscus and appropriate varieties of ornamental grasses.

Street trees in the waterfront development area should be light- foliaged medium sized shade trees such as green ash, honey locust and scholar tree (sophora japonica) in order to provide shade and canopy without unnecessarily blocking views and signage. Shade trees will be integrated into the RiverCenter Plaza design through the use of planters and other treatments as determined during the design for the community center. Shade trees will also be provided along the entry road boulevard, Grove Street and all residential streets at a spacing not to exceed 40' on-center in the median and along the outside curb line of the road.

Street Furniture

Street furniture for the RiverCenter Redevelopment Area should be selected to complement the other design elements and be compatible with the overall RiverCenter/waterfront theme. Street furniture anticipated to be used will include benches, kiosks, at least one prominently located clock or clock tower, and trash receptacles. This Plan recommends a style for these design

elements that suggests a modem interpretation of a traditional period. Final selections will be approved by the Planning Board at the site plan approval phase, with the design of the community center serving as an important step in establishing the character of the waterfront area.

Street Graphics

Street graphics are expected to include: wayfinding signage, pathway signage, identification signage and festive banners, etc. Wayfinding signage will be used to direct pedestrians and motorists to the major destinations (RiverCenter Community Center, RiverCenter Hotel Conference Center, RiverCenter Marina, Riverfront Walkway, Golf Course, etc.) This signage should be uniform in design and include the logo for the RiverCenter with either directional arrows or text such as "Next Right". The size of wayfinding signage should vary with the context (e.g., larger signs for motorists and smaller signs for sidewalks, footpaths, etc.). Pathway signage is meant to inform and guide pedestrians and bicyclists much the same as traffic signs guide motorists. Such pathway signage would mark the crosswalks, warn of hazards and instruct as to rules such as "bicycles must yield to pedestrians".

Identification signage is perhaps the most difficult element of the street graphics system because it affects private property and business owners. However, if the RiverCenter is going to be perceived as a cohesive district, it is important that the identification signage be coordinated as to size, location, materials and type. For the purpose of this Plan, the approach to identification signage should be similar to that taken in standards for historic districts so that the appearance of the RiverCenter is not compromised by inconsistent, modem internally illuminated sign boxes. The design of the community center project will incorporate signage guidelines that will be incorporated aspart of this redevelopment plan at a later date.

Depending on the distance between the building facade and the public walkway, identification signs may be a combination of not more than two types (freestanding, projecting and wall mounted), subject to site plan approval by the Planning Board.

- Freestanding signs will only be appropriate in the Grove Street Economic Development area and must be ground-mounted (no pylon or pole) and not higher than eight feet or wider than four feet and limited to one sign per site frontage.
- Projecting signs are limited to twelve square feet and must be made from solid materials, including carved wood or engraved metal. Signage design is encouraged to be creative and unique to the establishment.
- Wall mounted identification signage must also be designed to fit within the architecture of the building and may not employ illuminated sign boxes with plastic faces. Facade signs will be limited to 5% of the facade area or 20 square feet, whichever is less and should also use carved wood or engraved metal surfaces, although individual letter signs may be permitted at the discretion of the Planning Board if consistent with the architectural style of the building.

To the extent that it is appropriate to the architectural style of a building, identification signage will be permitted on awnings, canopies and facade mounted banners, as well as

professionally executed, appropriately sized lettering on glass doors and storefront windows.

9.2 Urban Design & Architectural Guidelines

In addition to the height and bulk requirements of this Redevelopment Plan, the following architectural design guidelines shall apply as appropriate for all redevelopment parcels:

9.2.1 Urban Design

I. Consideration of Context. An individual development plan shall not be considered on its own, but with sufficient regard to the planned or existing streetscape, district in which it is located, and to the redevelopment area' generally. Extreme consideration and respect shall be given to abutting and nearby properties, and the existing buildings, site improvements and open spaces located thereon and in adjacent portions of the public right-of-way.

2. Urban Design Elements. The physical, visual and spatial characteristics of a streetscape, district, and the Redevelopment area generally, shall be established and reinforced through· the consistent use of compatible urban design elements. Such urban design elements shall relate the physical, visual and spatial characteristics of an individual development to other existing and planned developments in a harmonious manner, resulting in a coherent overall development pattern for an entire streetscape, neighborhood and district, and the Redevelopment area generally. A development plan shall relate to and reinforce urban design elements where such exist from earlier phases.

3. Urban design elements to be addressed in a development plan shall include, but not be limited to, the following:

    a. Scale (as defined by the height of a building and its component elements).
    b. Massing (as defined by the shape, dimensions and volume of the solid
    form of a building).
    c. Proportion (as defined by comparing the width of a building wall to the height of same).
    d. Rhythm of solid to voids (as defined by comparing the solid portions of a building wall to the voids formed by door and window openings and recesses in same).
    e. Horizontal courses (as defined by the base course, middle wall section, belt courses and cornice of a building).
    f. Projections and recesses (as defined by the projections formed by such elements as bay windows, dormers, cornices and eaves from the building wall surface and the indentations formed by such elements as porch and window recesses from same).
    g. Roof form (as defined by the type, shape pitch of a roof).

h. First floor elevation (as defined by the height of the first floor level of a building from the ground and any elements, such as stairs, that facilitate transition between levels).
i. Entrance treatment (as defined by the placement and articulation of the entrance to a building).
j. Street orientation (as defined by the visual and functional orientation of the front facade and entrance of a building to the street and sidewalk).
k. Footprint (as defined by the location and coverage of the lot by the building area of the ground floor).
l. Setbacks (as defined by the dimensions a building is setback from front, side and rear lot lines).
m. Yard areas (as defined by the areas of open space remaining between front, side and rear lot lines and a building).
n. Architectural style, materials, colors and details.
o. Signage.
p. Shade trees.
q. Lampposts and other lighting fixtures.
r. Landscaping.
s. Walls and fencing.
t. Sidewalks and walkways.
u. Benches, trash receptacles and other street or site furniture.

9.2.2 Architectural Design Standards

The following standards shall be used to prepare and review the architectural design of all buildings and structures in a development plan.

1. Massing. A building, with the exception of the indoor community center, shall not be permitted to have a total measurement greater than two hundred and twenty- five (225) feet in length along any wall, roof or footprint plane.

   - Building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than fifty (50) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
   - The total measurement of such offsets shall equal a minimum of ten percent (10%) of the building wall length.
   - The maximum spacing between such offsets shall be fifty (50) feet.
   - The minimum projection or depth of any individual offset shall not be less than two (2) feet.
   - Roofline offsets shall be provided along any roof measuring longer than seventy-five (75) feet in length, in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.

2. Horizontal Courses. All visibly exposed sides of a building shall have an articulated base course and cornice or roofline.

- The base course shall be traditionally proportionate to the overall horizontal and vertical dimensions of a façade and shall align with either the kickplate or sill level of the first story.
- The cornice shall terminate the top of a building wall, may project out horizontally from the vertical building wall plane and shall be ornamented with moldings, brackets and other details that shall be appropriate to the architectural style of a building.
- The middle section of a building may be horizontally divided at floor, lintel, or sill levels with belt courses.
- Building courses shall be considered an integral part of the design of a building and shall be architecturally designed so as to be consistent with regard to style, materials, colors, and details.

3. Continuity of Treatment. The architectural treatment of a façade or roof shall be completely continued around all visibly exposed sides of a building, all sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors, and details.

4. Roof. The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building.

- The minimum permitted roof pitch shall be six on twelve (6/12) and all gables on a building shall be of the same pitch.
- A flat roof may be permitted on a building of a minimum of two (2) stories in height, provided all visibly exposed walls shall have an articulated cornice that projects out horizontally from the vertical building wall plane.
- Flat or mansard roofs shall be prohibited on all one (1) story buildings.
- Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers and such similar elements shall be permitted, provided such is architecturally compatible with the style, materials, colors and details of the building.

5. Windows. Fenestration shall be architecturally compatible with the style, materials, colors and details of a building.

- Windows shall be vertically proportioned wherever possible.
- The location of windows on the upper stories of a building shall be vertically aligned with the location of windows and doors on the ground level of such building.
- Permitted retail and personal service business uses located in the redevelopment area may have large pane display windows on the ground level, provided such window shall be framed by the surrounding wall and shall not comprise greater than seventy five percent (75%) of the total ground level façade area of such building.
- A building designed of an architectural style that normally has windows

with muntins or divided lights shall utilize them. Such muntin or divided light grids may be the snap-on type, if fitted on the exterior of the window or between the glazing of the windowunits.

6. Entrances. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other such elements where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.

7. Physical Plant. All air conditioning units, utilities & utility structures, HVAC systems, exhaust pipes or stacks and elevator housing shall be shielded from view for a minimum distance of five hundred (500) feet from the site. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse type screening device that shall be designed to be architecturally compatible with the style, materials, colors and details of such building.

8. Materials, Colors and Details. All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such incorporated into the design of such building.

9. Shutters. A building designed of an architectural style that normally includes shutters shall provide such on all windows on the front façade. If such building is located on a comer lot, shutters shall be provided on all windows of all facades fronting on a street.

10. Lighting. Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such produces.

    - The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible.
    - The use of low-pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.

11. Signage. Signs affixed to the exterior of a building shall be architecturally compatible with the style, materials, colors and details of the building and other signs used on the site.

12. Awnings and Canopies. The ground level of a building in a redevelopment parcel may have awnings or canopies, where appropriate, to complement the architectural style of a building. The design of awnings shall be architecturally

compatible with the style materials, colors and details of such building.

13. Multiple Uses. A building with multiple storefronts or other multiple uses, no matter whether such uses are the same type of use or located on the same floor level, shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such storefronts or uses.

14. Comer Buildings. A building on a comer lot shall be considered a more significant structure from an urban design standpoint since such building has at least two (2) front facades visibly exposed to the street. Such building may be designed to have additional height and architectural embellishments relating to its location on a comer lot, if deemed appropriate by the Board.

15. Multiple Buildings. A development plan that contains more than one (1) building or structure shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such buildings or structures.

Additional Standards for Waterfront Development. The following standards shall be used to guide and determine the specific exterior materials and colors of all buildings and structures in a development plan located in the waterfront development district (Parcel 8).

I. Materials. Exterior building materials shall consist of the following:

a. Walls shall consist of brick, stone, cast stone, or other smooth finished surface masonry and wood, aluminum or vinyl horizontal clapboard.
b. Roofs shall consist of asphalt or cedar shingles, tile, slate, synthetic slate (mineral fiber reinforced roofing shingles), and standing or batten seam metal
c. Door trim shall consist of wood, stone, steel, anodized aluminum or fiberglass.
d. Window trim shall consist of wood, stone, steel, anodized aluminum, fiberglass, or vinyl clad wood.
e. Cornices shall consist of wood, stone or fiberglass.
f. Shutters shall consist of wood or vinyl with woodgrain imprint.
g. Awnings shall consist of canvas, acrylic or vinyl.
h. Gutters, leaders and flashing shall consist of galvanized steel, copper, colored anodized aluminum or terne coated stainless steel.

2. Prohibited Materials. The use of bare aluminum or other bare metal materials or exposed smooth concrete block as exterior building materials shall be prohibited.

9.2.3 Landscaping Design Guidelines

The following guidelines shall be used to prepare and review landscaping for any

development plan. The Landscaping plan shall be prepared by a New Jersey Certified Landscape Architect.

1. Landscaping. The entire development shall be extensively landscaped in accordance with a plan conceived as a complete pattern and style throughout the total site. All areas of the site not occupied by buildings and other improvements shall be intensively planted with trees, shrubs, hedges, ground cover, and perennials and annuals. Landscaping shall be provided to achieve the following:

    a. Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation, land forms and bodies of water.
    b. Assist in adapting a site to its proposed development.
    c. Mitigation and control of environmental and community impacts from a development.
    d. Creation of an attractive appearance for the development, as viewed from both within the site itself and the surrounding area.
    e. Enhancement of the habitability of a development.
    f. Definition of yard areas and other open space.
    g. Energy conservation and micro-climatic control.
    h. To maintain a desirable ecological balance on a developed site.

2. Other Site Design Elements. The development plan shall incorporate landscaping with other functional and ornamental site design elements, when appropriate, such as the following;

    a. Courtyards, plazas, alleys and similar public and semi-public open spaces.
    b. Active recreation areas and facilities.
    c. Ground paving materials.
    d. Paths and walkways.
    e. Berms and other earth forms.
    f. Ponds, fountains and other water features.
    g. Trellises, pergolas, gazebos and other accessory structures.
    h. Fences, wails and other screens.
    i. Street or site furniture.
    j. Art and sculpture.

General Standards. The following general standards shall be used to prepare and review landscaping for any development plan.

1. Plant Species. The selection of plant species to be used shall be appropriate in terms of function and size shall be hardy for the climatic zone in which the Redevelopment area is located. Consideration shall be given to soil conditions, availability of water, exposure to sunlight and other existing conditions.

2. Planting Sizes. Deciduous trees shall have a minimum caliper of three (3) inches at time of planting. Evergreen trees shall be a minimum of six (6) feet in height at time of planting. Low growing evergreen shrubs shall be a minimum of two and one-half (2-1/2) feet in height at time of planting. Size of other plantings shall depend on setting and type of plant material.

3. Planting Specifications. Only nursery grown plant material shall be utilized. All trees, shrubs and ground cover shall be planted according to accepted horticultural standards. All grass shall be planted in accordance with the New Jersey Soil Conservation Committee's Standards for Soil Erosion and Sedimentation Control in New Jersey, current edition.

4. Mulch. Trees and other vegetation that have been removed may be reduced to chips and used as mulch in landscaped areas.

5. Maintenance. Plantings shall be watered regularly and in a manner appropriate for the specific plant material through the first growing season. All landscaped areas shall be well maintained and kept free of all debris, rubbish, weeds, tall grass, other overgrown conditions and the storage of any equipment or materials.

6. Replacement of Dead Plantings. The developer shall be required to replace dead or dying plant material for a period of two (2) years from the date of issuance of a final permit for occupancy and shall post a maintenance guarantee for same. If plant material is dead or dying during a planting season, it shall be replaced that same season or as soon as is reasonably possible at the start of the next planting season.

Specific Standards. The following standards shall be used to prepare and review landscaping on any development plan.

1. Parking Lots. The interior area of all parking lots shall be landscaped to provide visual relief from the undesirable and monotonous appearance of extensive parking areas and to provide shading that will reduce solar heat gain to both the surface of the parking lot and vehicles parked thereon. Such landscaped areas shall be provided in protected planting islands or peninsulas within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of motorists. The area and types of plantings shall be provided based on the number of parking spaces in the lot as follows:

    a. For parking lots with ten (10) spaces or less, no such interior landscaping shall be required if the Board determines there is adequate landscaping directly surrounding the perimeter of the parking lot. If the Board finds that such landscaping is inadequate, then the requirements of Sub-paragraph b. below, shall apply.

b. For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of the interior area of the parking lot shall be landscaped with a minimum of one (1) deciduous tree planted for every five (5) parking spaces. The remainder of any such trees that cannot be located within such interior planting areas, then such remaining trees shall be planted in locations directly surrounding the perimeter of the parking lot.

2. Foundation Plantings. The base of all sides of a building and utility structure shall be planted with foundation plantings consisting of evergreen and/or semi-evergreen shrubs and trees. Such plantings shall be a minimum of two (2) feet high at time of planting and spaced an average of three (3) feet on center.

3. Energy Conservation. Landscaping shall be designed to conserve energy, such as the planting of evergreen windbreaks to provide shielding from northwesterly winds during the winter and deciduous shade trees to reduce solar hear gain during the summer.

4. Street or Site Furniture. Benches, trash receptacles, kiosks, phone booths and other street or site furniture shall be located and sized in accordance with the functional need of such. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.

10.0 IMPLEMENTATION TOOLS

10.1 Financial Incentives

The Township will be progressive in the use of long and short term property tax incentives through tax agreements when in the mutual interest of a redeveloper and the Township. The Township will also use grant and loan programs and property tax incentives to encourage rehabilitation of private property consistent with the uses and design standards of this Plan.

To the extent that the Township is eligible for grant funds for public improvements necessary to facilitate a redevelopment project, the Township will take a proactive approach toward securing those funds.

10.2 Redevelopment Powers

The Township Committee acting as the redevelopment agency may undertake certain redevelopment activities described in the plan as provided for in C.40A:12A-8.a-n.

11.0 SELECTION OF REDEVELOPERS

The process of selecting a redeveloper to undertake a redevelopment parcel identified in this Redevelopment Plan and compliance with the plan will require the following steps:

11.1. Prepare a Request For Qualifications (RFQ) to include. at a minimum, the following

information:

a. Description of the redeveloper entity, including type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, and financial profile of the redeveloper entity.
b. Description of proposed use for each redevelopment parcel to which the prospective redeveloper is responding, including anticipated buildout analysis of the site and overall approach to site development (regulatory process, use of contractors and subcontractors, etc.)
c. Anticipated construction schedule, including estimated pre-construction time period to secure permits and approvals once granted final site plan approval by the Township.

11.2. Selection of a redeveloper for one or more redevelopment parcels with which to enter into exclusive negotiations. This redeveloper will receive a designation as the Conditional Redeveloper for the parcel subject to the successful negotiation and execution of a redeveloper agreement with the Township of West Deptford within 12 months of conditional designation. The Township may grant an extension to the negotiation period of six months or terminate the conditional redeveloper designation and repeat the process with another redeveloper.

11.3. The Township may, at any time, entertain an unsolicited proposal from a prospective redeveloper for redevelopment of one or more redevelopment parcels. The Township will have the option of conferring conditional redeveloper designation to such a redeveloper or putting out an RFQ to solicit interest from other potential redevelopers for one or more of the parcels, subject in either case to the completion of Step 1 above prior to the execution of a redeveloper agreement.

11.4. A redevelopment project will be certified as being completed by the Township upon final inspection and issuance of a certificate of occupancy by the Construction Official for all buildings and the release of all performance and maintenance bonds for improvements by the Township Committee. The Agency will issue a Certificate of Completion to the redeveloper, which will release the redeveloper from any further obligations under the redeveloper agreement for that project.

12.0 COMPLIANCE

12.1 COMPLIANCE W/ STATE & LOCAL STATUTES & ORDINANCES

a. The Township of West Deptford Redevelopment Agency and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A:12A-1 et seq.
b. The Township of West Deptford Redevelopment Agency or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations of the Township of West Deptford, County

of Gloucester and State of New Jersey except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13 et seq).

c. The Township of West Deptford Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

d. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of West Deptford Planning Board and/or Zoning Board. (N.J.S.A. 40:550-53).

e. The designated redeveloper shall agree to comply with all design standards and development regulations established in this plan for the Redevelopment Area, including, but not limited to permitted uses, bulk requirements and special development requirements set forth herein.

f. With the approval of the Planning Board, a redeveloper may submit an application for a general development plan approval prior to the granting of preliminary subdivision or site plan approval. Said application shall comply with the requirements for a general development plan as set forth in §143-23.E of the Subdivision and Development Ordinance, except that a redeveloper can utilize the benefits of a general development plan without having to comply with the minimum tract size requirement. In addition, the general development plan shall include the elements as defined in N.J.S.A. 40:55.2 unless waived by the Planning Board.

12.2 REDEVELOPER ENTITY

A. DESIGNATION OF REDEVELOPMENT ENTITY

The Township of West Deptford Redevelopment Agency is hereby designated the entity to implement this redevelopment plan (N.J.S.A. 40A:12A-4).

B. DESIGNATION OF REDEVELOPER

When necessary for the implementation of this plan, the Township of West Deptford Redevelopment Agency shall enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan. {N.J.S.A. 40A:12A-4-(c)}.

C. REDEVELOPER TO RETAIN INTEREST

The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project. The redeveloper shall agree not to lease, sell or transfer interest or any part thereof without prior written approval of the redevelopment entity.

12.3 TIME LIMITS

A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a specific project within the development area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the Township of West Deptford Redevelopment Agency and a duly designated redeveloper. {N.J.S.A. 40A:12A-8(f)}.

B. EXPIRATION OF REDEVELOPMENT PLAN

The provisions and regulations specified in this plan shall continue in effect for a period of 30 years from the date of the adoption of this plan by the governing body of the Township of West Deptford.

12.4 GENERAL PROVISIONS

A. DEFINITIONS

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference.

B. DISCRIMINATION BAN

1. No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures with this redevelopment are restricted upon the basis of race, creed, color, gender, marital status, age, handicap, familial status or national origin.

2. The termination of this plan shall in no way permit the land or structures of the redevelopment area to be restricted on the basis of race, creed, color, gender, marital status, age, handicap familial status or national origin.

C. PRE-EXISTING APPROVALS

Any plan or plats approved by the Township of West Deptford or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

12.5 PROCEDURES FOR AMENDING THE PLAN

a. This plan may be amended or revised from time to time in accordance with the requirements of law, provided that, when the revision or amendment materially affects an owner with an interest in the Redevelopment Area, the Township holds public hearings with notice to owners whose interest therein is materially affected.
b. Procedures for amending the plan shall be as regulated in the "Local Redevelopment and Housing Law". (N.J.S.A. 40A:12A-7).

12.6 REPEAL AND SEVERABILITY STATEMENTS

a. All ordinances or parts of ordinances inconsistent with this Plan are repealed to the extent of such inconsistency only.

b. If any provision or regulation of these redevelopment plans should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.