

# Williamstown Square Redevelopment Plan

## Amendment #2

Block 3601, Lots 11, 12, 13, 15, 16, 17,  
18, 43, 44, 45, 46

Township of Monroe  
Gloucester County, New Jersey

October 2020

Recommended by the Monroe Township Planning Board: \_\_\_\_\_

Adopted by the Monroe Township Council: \_\_\_\_\_



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### 1.0 Introduction

This amended Redevelopment Plan has been prepared for the Williamstown Square Redevelopment Area (“Redevelopment Area”) within the Township of Monroe, Gloucester County, New Jersey. This is the third amendment to the Williamstown Square Redevelopment Plan.

### 2.0 History

- Acme Shopping Center Redevelopment Plan

March 23, 2006, Recommended by Planning Board to Township Council (Resolution No. PB-23-06)

May 9, 2006, Adopted by Township Council (Ordinance No.:15-2006),

[Note the 2006 Redevelopment Plan included the Shopping Center area on the south side of Black Horse Pike and did not include the Williamstown Square Redevelopment Area.]

- 1<sup>st</sup> Amendment – Acme Shopping Center Redevelopment Plan

October 26, 2006, Recommended by Planning Board to Township Council.

February 13, 2007, Adopted by Township Council (Ordinance No. O:02-2007),

[Note the 2007 Redevelopment Plan expanded the properties within the redevelopment area on the south side of Black Horse Pike and did not include the Williamstown Square Redevelopment Area.]

- 2<sup>nd</sup> Amendment – Acme Shopping Center Redevelopment Plan

March 27, 2008, Recommended by Planning Board to Township Council (Resolution No.:PB-51-08),

June 10, 2008, Adopted by Township Council (Ordinance No. O:17-2008),

[Note this 2008 Redevelopment Plan included both the north and south side of the Black Horse Pike including the Williamstown Square Redevelopment Area. This document included both a Preliminary Investigation, which recommended that this expanded area qualified as an Area in Need of Redevelopment and a Redevelopment Plan]

- Williamstown Square Redevelopment Plan

As outlined above, the 2008 Acme Redevelopment Plan included the Williamstown Square Redevelopment Area in its entirety, located on the north side of Black Horse Pike together with the shopping center and other contiguous properties located on the south side of Black Horse Pike. However, in 2010 the Township acted on a Redevelopment Plan solely for the redevelopment area on the north side of Black Horse Pike to be known as the Williamstown Square Redevelopment Plan.

September 23, 2010, Recommended by Planning Board to Township Council (Resolution No. PB-74-10),

October 12, 2010, Adopted by Township Council (Ordinance No. O-20-2010),

## Williamstown Square Redevelopment Plan – Amendment No. 2

- Williamstown Square Redevelopment Plan Amendment No. 1

On October 26, 2015, The Township Council adopted a resolution (R:166-2015) which responded to the October 8, 2015, Planning Board Resolution (PB-29-15) in which the Planning Board recommended that the Township Council refer the Williamstown Square Redevelopment Plan back to the Planning Board to conduct a further investigation and to modify and amend the Plan if necessary.

On December 10, 2015 the Planning Board authorized modifications to the Williamstown Square Redevelopment Plan (PB-33-15).

- Williamstown Square Redevelopment Plan Amendment #1A

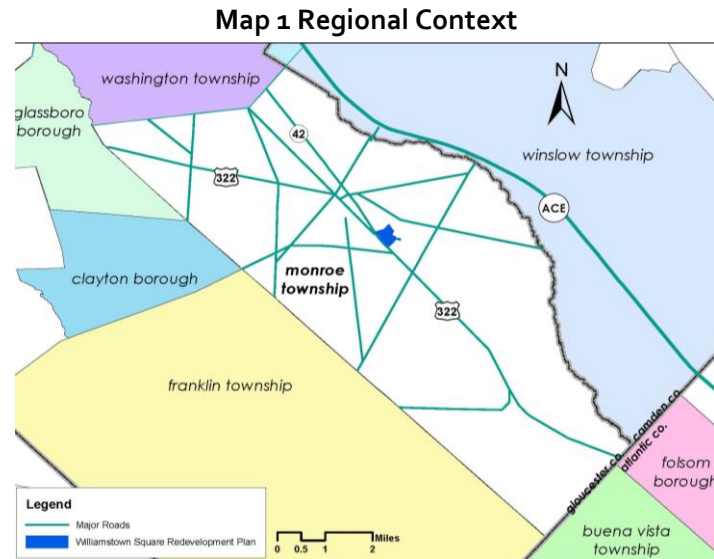
One May 9, 2019 the Planning Board recommended adoption of the Williamstown Square Redevelopment Plan Amendment #1A to the Township Council (Resolution PB-20-2019).

On May 29, 2019 Township Council adopted Amendment #1A (Ordinance O:17-2019). On August 9, 2019 the NJ Pinelands Commission certified the adoption of the Amended Redevelopment Plans for Acme Shopping Center and Williamstown Square (Resolution #PC4-19-29).

### 3.0 Redevelopment Area

The Redevelopment Area includes ten properties located along the north side of Black Horse Pike (US Route 322), east of Meivia Drive and about 1,200 feet west of Corkery Lane. It is located in the southeastern edge of the Williamstown Central Business District in

Monroe Township, Gloucester County, New Jersey. Map 1 shows the regional location of the Redevelopment Area.



**Map 2 shows the Redevelopment Area parcels.** The Redevelopment Area consists of approximately 75.1 acres, as shown in Table 1. At this time, the parcels are under the ownership of WBHP LLC C/O BENDERSON DEV CO.

According to the current tax records, there are two vacant residential dwellings and two billboards located on the properties. In 2010, there was a commercial structure on Lot 13, which has since been demolished. Over 14 acres are currently taxed as qualified farmland. The rest of the property is vacant and wooded. Table 1 shows the Redevelopment Area Parcel Summary.

Table 1: Redevelopment Area Parcel Summary

Block	Lot	Location	Use	Class	Acres
3601	11	Squankum Br.	wooded/vacant	1	1.99
	12	Squankum Br.	wooded/vacant	1	3.80
	13	1262 Black Horse Pk.	1SB1G	2	0
	13	1204 S. Black Horse Pk.	BO1 Billboard	4A	0
	13	1204 Black Horse Pk.	1SCB	2	0
	13	1204 Black Horse Pk.	Qfarm	3B	23.46
	15	1272 S. Black Horse Pk.	1 SB1G	2	0.33
	16	1300 Black Horse Pk.	Bo1 Billboard	4A	0
	16	1300 Black Horse Pk.	wooded/vacant	1	8.76
	17	1720 Black Horse Pk.	wooded/vacant	1	14.93
	18	Black Horse Pk.	wooded/vacant	1	15.93
	43	Squankum Br.	wooded/vacant	1	1.69
	44	Squankum Br.	wooded/vacant	1	1.48
	45	Squankum Br.	wooded/vacant	1	1.08
	46	Squankum Br.	wooded/vacant	1	<u>1.66</u>
	<b>TOTAL ACRES</b>				<b>75.12</b>

Map 2 Redevelopment Area Parcels



### 3.1 Surrounding Land Uses

Map 3 shows a 2012 aerial photo of the Redevelopment Area and surrounding land uses. To the east of the site are the Plum Tree Inn and the Genesis Attended Living and Rehabilitation Center, both of which abut the easternmost boundary of the Redevelopment Area. Also, further east along Black Horse Pike are commercial uses including a PNC Bank and Rite Aid Pharmacy. Further to the east, is a single family residential development known as "Savona" with access from Corkery Lane.

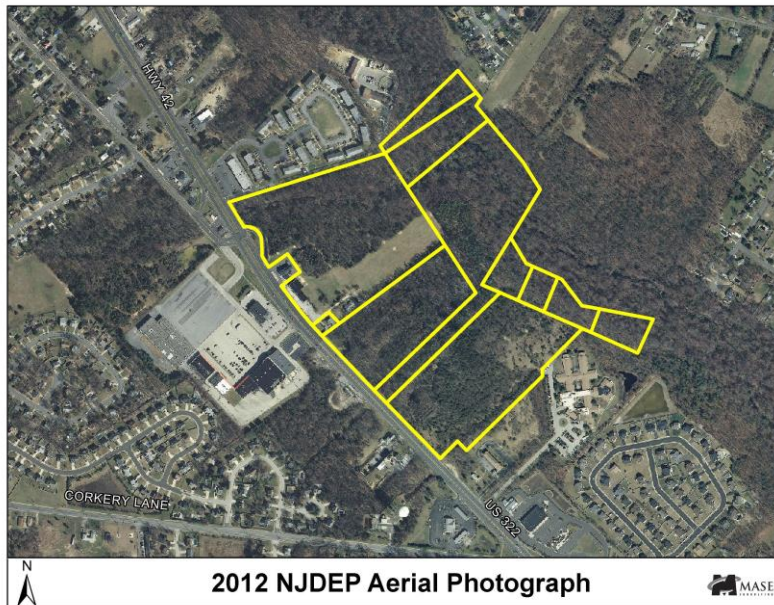
The Norton Funeral Home is an outparcel (Block 3601, Lot 14) along Black Horse Pike which abuts the Redevelopment Area on its westernmost frontage along Black Horse Pike to the east of the existing jughandle.

Meivia Drive, which is located along the western property line of the Redevelopment Area, provides access to the Monroe Municipal Utilities Authority facility. Meivia Drive also provides a separation



between the Madison Park Apartments and the Redevelopment Area.

**Map 3 2012 NJDEP Aerial Photograph**



### 3.2 Property Description

The Redevelopment Area encompasses 75 acres in area. It has about 2,000 linear feet of frontage along Black Horse Pike and extends to a depth of approximately 1,700 feet north of Black Horse Pike at its deepest point. The Squankum Branch and associated hardwood swamp traverses the rear of the site in an east/west direction. There is also a drainage ditch and forested wetlands associated with the Squankum Branch generally on the western side of the Redevelopment Area running north to south. The

Squankum Branch has been designated as a National Wild and Scenic River.

The site is heavily wooded except areas of clearing along the Black Horse Pike frontage, surrounding the residential dwellings in the center of the Lot 13. There is also a cleared paved area along the Black Horse Pike frontage where a commercial structure (identified in the 2008 Redevelopment Plan as a discount furniture store) has since been demolished with a paved area remaining. A 30 foot wide utility easement runs along the eastern property line of the Redevelopment Area.

### 3.3 Topography

Generally, the ground slopes downward from the southwest toward the north and northeast to existing wetlands areas which are to remain undeveloped. Surface grades range from a high of Elevation +151 feet to a low of Elevation +128 feet from the northern portion of the site to the outside of the wetlands area along the Squankum Branch. The grades continue to slope further down into wetlands in the eastern and northern portion of the site.

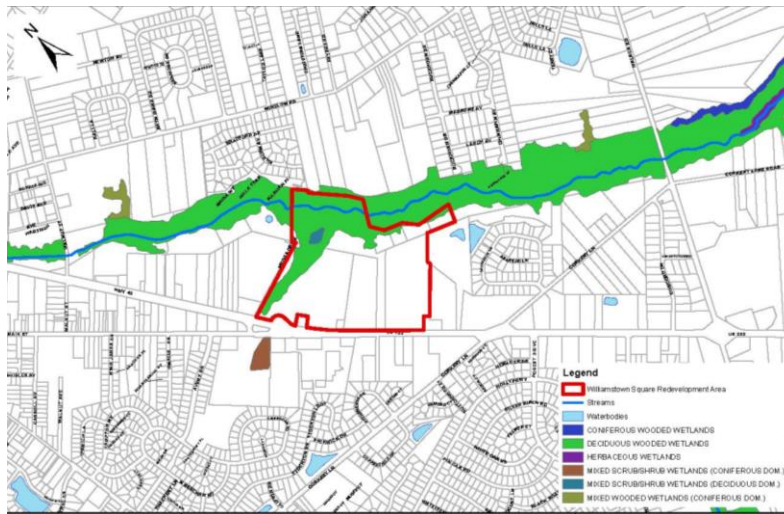
### 3.4 Wetlands

Map 4 shows the NJDEP defined wetlands area affecting the Redevelopment Area. The New Jersey Pinelands Commission issued a Letter of Interpretation #1968 on December 21, 2010 for Application #1985-1329.005 Block 3601, Lots 13, 15 - 18 and including Block 3602, Lots 44-46. The letter states that "the 61.6 acre parcel subject of the LOI is comprised of oak/pine forested uplands and a hardwood swamp."



On February 7, 2011, the New Jersey Pinelands Commission found the wetlands buffers in the executed Buffer Delineation Model acceptable. This includes a 175 foot wetlands buffer to the swale/ditch located on Lot 13 (wetland "A"); a 175 foot wetlands buffer to the 'degraded' forested wetland (wetland "B") and a 240 foot wetlands buffer to the hardwood swamp associated with the Squankum Branch (wetland "C").

Map 4 Wetlands



### 3.5 Flood Hazard Area

The FEMA flood hazard area is shown on Map 5. The flood zone along the Squankum Branch is identified as being in Zone A. This means that it has a 1% chance in any year of flooding.

Map 5 FEMA FIRM

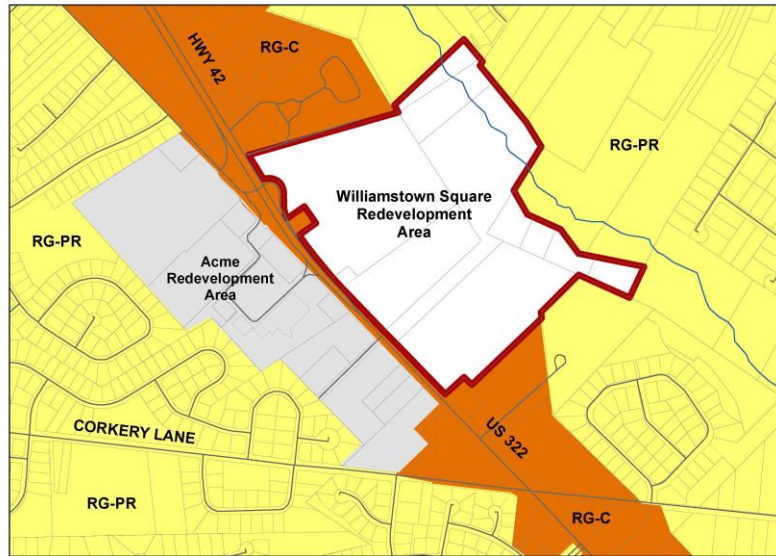


### 3.6 Existing Zoning

As shown on Map 6, all the Redevelopment Area properties are located within the Williamstown Square Redevelopment Area, which was adopted in 2010.

It should be noted that the original zoning before the adoption of the 2010 Redevelopment Area was RG-C Regional Growth Commercial over a majority of the property, with the rear, predominately constrained forested lands located within the RG-PR Regional Growth – Planned Residential Zone.

Map 6 Zoning Map



The 2010 Redevelopment Plan established the following uses and regulations for this Redevelopment Area.

### **Purpose**

"The land uses, building requirements and design standards stipulated in this section are intended to allow for the planned development of mixed commercial uses with access to multiple modes of transportation. This will be accomplished through a balance of building types, opportunities for multi-modal travel, ample open space and bulk and area regulations that encourage walkability within the redevelopment area."

### **Permitted Uses**

- Community and Neighborhood Commercial Uses
- Anchor Stores
- Restaurants
- Banks
- Common Open Space
- Public Areas

### **Accessory Uses**

- Off street parking
- Shared parking
- Signs

### **Conditional Uses:**

- None specifically set

### **Bulk and Area Requirements**

Lot Area	20 acres
Lot Frontage/Width	200 feet
Lot Depth	250 feet
Front Yard/Building Setback	50 feet
Side Yard	50 feet
Lot Coverage (maximum percent)	70% <sup>1</sup>
Buffers	50 feet
Building Height	45 feet <sup>2</sup>

## **4.0 The Need for Redevelopment**

This Redevelopment Plan has been prepared in accordance with N.J.S.A. 40A:12A-7A, which provides that redevelopment projects may only be undertaken or carried out in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its findings that the specifically delineated project area is an area in need of redevelopment, according to the criteria set forth in Section 5 of the Local Redevelopment and Housing Law (LRHL).

In 2008, the Acme Shopping Center Redevelopment Plan – 2<sup>nd</sup> Amendment, included the findings that the Williamstown Square Redevelopment Area met the criteria for designation as an “area in need of redevelopment.”

In 2010, the Township Council adopted the Williamstown Square Redevelopment Plan which amended and supplanted the 2008 adopted Acme Shopping Center Redevelopment Plan, only for the Williamstown

Square Redevelopment Area. The remainder of the Acme Shopping Center Redevelopment Plan -2<sup>nd</sup> Amendment was still valid at that time. It was supplanted by the October 2012 Acme Shopping Center Redevelopment Plan -3<sup>rd</sup> Amendment; however, this 2012 Redevelopment Plan was not certified by the Pinelands Commission. In 2019 a 4<sup>th</sup> Amendment to the Acme Shopping Center Redevelopment was adopted and certified by the Pinelands.

In 2015, the Monroe Township Council directed the Township’s Planning Board to study the Williamstown Square Redevelopment Area for further investigation and modify and amend the Plan, if necessary. This was done because of questions that had been raised as to the economic viability of constructing another large commercial center in this area of the Township. Also, the Township considered this an appropriate area for mixed -use development, including residential uses.

## **5.0 Vision, Goals and Objectives**

### **5.1 Vision**

The planned development is envisioned as a key element and prototype for new development on the Black Horse Pike corridor. It will create a mixed use center that will be an example of a well-planned sustainable development to set the higher bar for a positive image of the Township on this well-traveled corridor. It will provide public open space, pedestrian and bicycle facilities and transit opportunities for the new residents and workers in this development center. The goal is to provide high quality architectural and site design standards that integrates commercial

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<sup>1</sup> Lot coverage is based on lot area excluding environmentally sensitive areas (i.e. wetlands).

<sup>2</sup> A variety of building heights not to exceed 45 feet.

and residential uses in a way that creates a neighbor that the Township can be proud of and use as a model for future development.

There is an opportunity to create a unique development with usable public open spaces that access the Squankum Branch wetlands and provide active walking and bicycling routes that will link to the Township system.

The Township is looking at sustainable development with both building and site design standards that will be supportable in the future. To use green technology in the design of the storm water system, the building materials, the planned links to transit that will create a sustainable community is part of the vision for this Redevelopment Area.

Goals will be to establish a neighborhood with mixed use development combining community and neighborhood retail and services with varied residential units including mixed residential buildings.

The resulting Redevelopment Plan provides a clear direction for development of an infill underutilized property in a Regional Growth area of the Pinelands, while providing an opportunity to develop a project that recognizes the area's special attributes in the geography and location on the Squankum Branch which will serve as open space and recreation opportunity that may be linked along the waterway.

### 5.2 Goals and Objectives

Consistent with the community's vision, the broad goal of the Redevelopment Plan is to create a sustainable mixed use neighborhood that is economically viable with residential, retail and recreation uses.

#### **Goal 1. To increase the economic base of the Redevelopment Area.**

##### **Policies & Objectives**

- Encourage mixed use development with mixed use office, small and/or boutique retail and commercial, recreation and residential uses along the Black Horse Pike and the major interior streets followed by residential uses oriented to park spaces and open space wetlands buffer areas along the Squankum Branch.
- Vertical mixed use buildings are encouraged with ground floor retail uses as well as horizontal mixed use development arrangements.
- Encourage a mix of non-residential uses, including businesses, offices, medical facilities and services that are particularly compatible with mixed-use neighborhoods.

#### **Goal 2. To provide a pedestrian friendly streetscape.**

##### **Policies & Objectives**

- To include retail that wraps around corners of buildings where they front on pedestrian walkways.

- Provide numerous pedestrian access points to new development and provide pedestrian walkways linked to the planned Black Horse Pike pedestrian/bicycle path.
- Provide pedestrian linkages using and extending the existing street grid to adjacent development on adjoining lots.

**Goal 3. To provide a mixed use mixed income community with access to multiple modes of transportation that will serve as an anchor to the Williamstown Central Business District.**

### Policies & Objectives

- Provide a balance of building types,
- Provide opportunities for multi-modal travel,
- Provide ample open space and area regulations that encourage walkability within the redevelopment Area.
- Provide pedestrian links that will encircle and transverse the neighborhood.
- Provide appropriate pedestrian access to the natural Squankum Branch wilderness area.
- Ensure that suitable connections are designed to link to neighborhoods outside of the Redevelopment Area.

**Goal 4. To provide for climate change mitigation.**

### Policies & Objectives

- Consider the design of the parks and recreation areas as opportunities for water retention using designed bioretention swales and rain gardens.
- Incorporate green street technology into all redevelopment-related street improvements to aid infiltration of excess stormwater.

**Goal 5. Promote sustainability in the built environment to achieve a Sustainable Neighborhood.**

### Policies & Objectives

- Encourage sustainable building practices and green infrastructure.
- Encourage solar installations and other renewable energy innovations as appropriate.
- Encourage pedestrian and bicycle-friendly streets that are shaded and where sidewalk interruptions are minimized.

**Goal 6. Maximize open space and the greening of the neighborhood through regenerative initiatives and other means.**

### Policies & Objectives

- Encourage the creation of a “park” which links to and provides access to the Squankum Branch wetland/buffer area to expand the view and use of this conservation area.
- Encourage bioretention of water through sustainable best practices such as green roofs and green walls as part of the architectural design and the use of rain-gardens as part of landscaped public spaces and parks.
- Preserve view corridor along the east-west streets to the Squankum Branch woodlands within the wetlands area to expand the sensation of open space.

## 6.o Relationship to Local Objectives

Through this process the Township hopes not only to encourage the development of underutilized parcels, but to ensure that the development that takes place here is comprehensively planned and coordinated. A



mixed commercial development is envisioned. This development could potentially cultivate significant commercial ratables. It would also be conducive to multi-modal transportation alternatives, and at least one additional bus stop is recommended. The right-of-way should also include the multi-use path down the Black Horse Pike that is envisioned in the Pedestrian Circulation Element of the Master Plan.

This Redevelopment Plan advances a number of objectives put forth in the 2004 Monroe Township Master Plan and in subsequent Master Plan Reexaminations. The Plan is substantially consistent with the intent of the Master Plan and Zoning. The Master Plan recognized that areas along major arterials are important opportunities for commercial development that can generate ratables. Much of the area had been zoned commercial in order to capitalize on this condition. The plan respects these conditions and seeks to take the Master Plan's commercial visions for this area even further. It will provide a key retail element together with residential development as part of the overall planned, mixed-use environment. The following Master Plan objectives address these goals as follows:

- To provide for a range of commercial activities in appropriate locations where the circulation, utility and community service systems are best suited to handle the resulting volumes.
- To encourage good, context-sensitive community design.
- To promote the adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that is convenient to existing housing.
- To support mixed use development patterns that encourage multi-modal transportation options and thus reduce overall automobile trips.

The Squankum Branch is an important natural feature that links to Township recreation lands. The 2004 Master Plan states a number of objectives that specifically affect the Redevelopment Area relative to 'good design', pedestrian linkages, natural corridors and open space systems as follows:

- To coordinate future residential and commercial design throughout the Township to form well-designed neighborhoods.
- To encourage good context-sensitive community design.
- To promote a system of linear parks that provides passive recreation, natural corridors and pedestrian linkages between and among commercial, cultural and residential neighborhoods.
- To develop a unified contiguous open space and recreation system throughout the Township based on natural features and the location of suitable sites.
- To continue to provide for the development of a walking and biking system that will provide connections throughout the Township by utilizing separated pedestrian walkways and bike paths along roadways and along stream corridors, greenways and open space areas where possible.

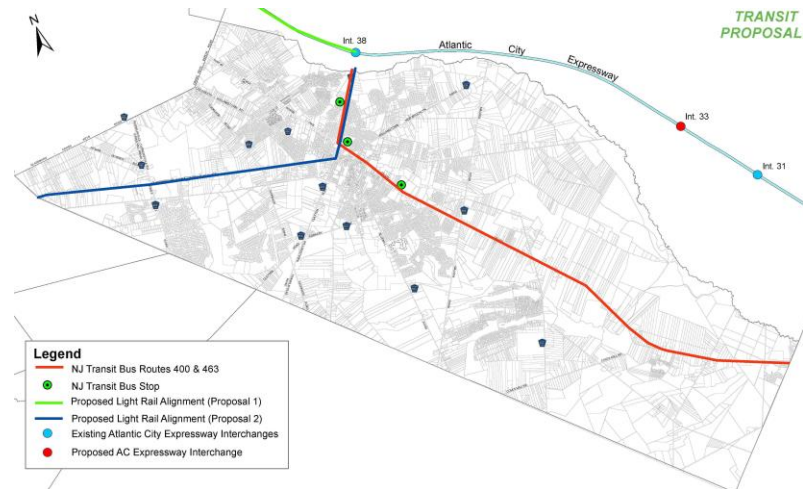
With anticipated commercial development expected to draw more regional customers, regional access to Monroe Township is of utmost concern. Circulation additions supportive of coming development centers such as "Williamstown Square" were made to the Township's Circulation Element of the Master Plan with the adoption of the 2007 Master Plan Re-Examination and Amendment. These recommendations are illustrated in Map 7 Transit Proposals - Circulation Map, Monroe Township. Of primary



significance is the potential for the expansion of exit 33 from the Atlantic City Expressway to a full interchange. Full interchange at Winslow Road (interchange 33) is suggested in order to provide a more direct route to the center of Monroe and to establish an alternative to Sicklerville Road and the Black Horse Pike.

There are two New Jersey Transit bus routes – Route 440 and Route 463 on Black Horse Pike and there is an existing bus stop on Black Horse Pike at Main Street. Additional bus stops near the proposed Charm Road intersection are encouraged.

**Map 7 Transit Proposals - Circulation Map**



## 7.0 Relationship to Other Plans

This section of the report discusses any significant relationship of the Williamstown Square Redevelopment Plan to the master plan of Gloucester County, and the State Development and Redevelopment Plan. This is a requirement of the LRHL intended to link redevelopment planning to the regional planning goals and objectives.

### 7.1 Gloucester County Development Master Plan

- The Gloucester County Development Master Plan was adopted in 1982. The Redevelopment Plan is fully consistent with the Gloucester County Master Plan, which expresses the desire to:
  - Direct growth into already developed and developing areas to reduce costs of providing public facilities and services
  - Maintain the viability of existing developed areas
  - Conserve natural resources
- It is also consistent with the intention of the County Plan to:
  - Maintain and enhance the County's existing urban areas
  - Encourage the continued growth of a viable, diversified County economic base
  - Encourage a growth pattern that will concentrate rather than disperse development throughout the County

Gloucester County is currently preparing the 2040 Master Plan which will update the Land Use and Transportation Elements of the Master Plan as a combined comprehensive document. The 2040 Master Plan is still in progress and has not yet been adopted. The visioning plan for the Gloucester County 2040 Master Plan can be found on the County's website.

### 7.2 New Jersey State Development and Plan

The State Planning Commission recognizes the importance of the idea of sustainable development. The adopted 2001 State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New

Jersey's future. The State Plan acknowledges the Pinelands as a planning region established by statute and relies on the adopted plan and regulations for these areas by the Pinelands Commission.

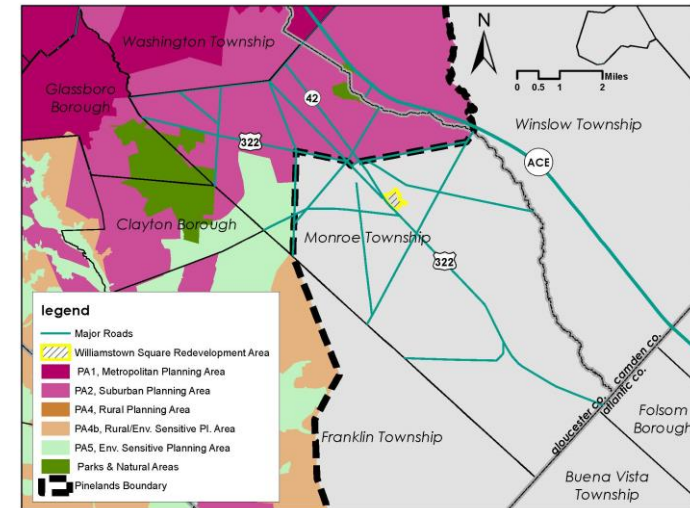
The Pinelands Regional Growth Area is an “area of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands.” Regional Growth Areas are essentially those areas where the Pinelands Comprehensive Management Plan encourages development. The Redevelopment Area is located within the Pinelands Management Area, within a Regional Growth Area. (See Map 8 State Development and Redevelopment Plan Map).

### **2012 Draft Final State Strategic Plan**

The 2012 State Strategic Plan (SSP) is New Jersey's revised State Development and Redevelopment Plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012, but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals in light of Super Storm Sandy.

The overall goal of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

**Map 8 State Development and Redevelopment Plan Map  
(2001)**



Goal 2 of the SSP is to “guide and inform regional planning, enabling each region of the State to experience appropriate growth, preservation and protection desires.” The SSP no longer relies on the 2001 SRPR Policy Map. Instead, the SSP has developed a system of Investment Areas to identify areas for the growth, agriculture, open space conservation and other appropriate designations.

Priority Growth Investment Areas are where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized. Priority Growth Investment Areas include former PA1 areas, TDR receiving areas, urban

enterprise zones, designated areas in need of rehabilitation or redevelopment, foreign trade zones, transit villages, urban transit hubs, and other identified areas. It also included Pinelands Regional Growth Areas. The Goal 2 objectives and strategies direct various state agencies to focus their investments and planning efforts into the Priority Growth Investment Areas.

## 8.0 Redevelopment Plan

This chapter of the Redevelopment Plan provides the process and land use requirements for the redevelopment of the Redevelopment Area.

### 8.1 Land Use & Development Requirements

The specific land use and development requirements, including design standards that are applicable to the entire Redevelopment Area, are outlined in the following sections.

### 8.2 Permitted Uses

Planned mixed use developments consisting of the following uses:

Retail Business and Services

Business and Professional Offices

Medical offices and services

Restaurants / Bars

Residential uses as part of a mixed –use building, but not located on more than 50% of the ground floor.

Free-standing multifamily residential structures

Townhouse development

Duplex family units

Assisted Living\*

Nursing Home

Indoor Recreation

Club house

Banks with or without drive-thrus

Licensed day care facilities

Fast-casual restaurants with or without drive-thru within an anchor building

Stand-alone fast food restaurants with or without drive thru facilities may be considered on a case by case basis if determined by the Township to be complimentary to the overall Redevelopment Plan

*\*As defined by Pinelands CMP for Assisted Living Facility which reads:*

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

### 8.3 Permitted Accessory Uses and Structures

Off-street parking

Loading facilities

Fences and walls

Awnings

Leasing office for on-site management

Maintenance building and maintenance yards associated with the upkeep of the grounds

Recreation facilities serving the residences of the Redevelopment Area

Community gardens  
Plazas, residential squares, pocket parks  
Street furniture  
Trash storage areas appropriately screened  
Garages for residential uses  
Bus shelters  
Signs  
Solar panels, subject to Site Plan approval

### 8.4 Prohibited Uses

Any use not specifically listed as a permitted or accessory use is prohibited including but not limited to:

Big Box retailers (>80,000 s.f.)  
Service businesses with drive-thru facilities  
Veterinarians and kennels  
Auto-related repair, maintenance and auto body repair  
Sale or storage of cars, trucks, trailers, boats or any other vehicle  
Tattoo parlor, fortune teller establishment  
Adult-oriented bookstores, video and related retail facilities  
Roof signs and roof ornaments which are commercial in nature  
Structures for transmitting electrical currents  
Mobile units (as defined by Section 201.0 of the BOCA National Building Code)

### 8.5 Area and Bulk Requirements

The following area and bulk requirements shall apply to projects within the Redevelopment Area.

Area and Bulk Requirements	
Regulation	Requirement
Minimum Redevelopment Project Area	70 acres
Minimum # of residential units	425 residential units <sup>1,2</sup>
Maximum # of residential units	595 residential units <sup>1</sup>
Minimum Residential Unit Size	700 square feet floor area
Maximum 3 Bedroom or Larger Units	25%
Minimum Perimeter Buffer	50 feet
Maximum Building Height (feet/stories)	65 feet/ 5 stories
Maximum Building Coverage	35% excluding constrained wetlands
Maximum Impervious coverage	75% excluding constrained wetlands
Minimum non-residential floor area	60,000 square feet
Minimum lot size	20 acres
Minimum lot size (100% affordable development)	5 acres
<sup>1</sup> . Assisted Living units shall be considered as residential units and shall count towards the minimum and maximum number of permitted residential units within the Redevelopment Area. <sup>2</sup> . 75 of the 425 units are to offset a planned off-site affordable housing project and are not subject to an affordable housing set-aside requirement.	

### 8.6 Sustainable Building Practices and Green Infrastructure

This Redevelopment Plan encourages sustainable building practices and green infrastructure. While this Redevelopment Plan does not stipulate that a LEED certification be obtained, it does encourage

that the developer consider designing to the LEED-NC (LEED for New Construction and Major Renovation) certified standard, and that the redeveloper utilizes a comprehensive approach to sustainable practices for the redevelopment of the site overall.

### 8.7 Pinelands Development Credits

Pinelands Development Credits shall be used for 30% of all market rate residential units in the Williamstown Square Redevelopment Area, including Assisted Living units. Units that are required to be made affordable for low- and moderate-income housing in accordance with the requirements of Section 9.0 shall be excluded from the Pinelands Development Credit calculation, up to a maximum of 70 units or 20% of the total number of units, whichever is less.

A minimum of 425 residential units is required as part of any redevelopment project in the Williamstown Square Redevelopment Area. Should a proposed redevelopment fail to satisfy this minimum requirement,  $\frac{1}{4}$  of a Pinelands Development Credit shall be purchased and redeemed for every residential unit less than 425 units. As previously indicated, the inclusion of 75 additional units is to offset the Catholic Charities affordable housing project units.

Any Township 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.

### 9.0 Affordable Housing Requirements

The development of residential units, including assisted living units, as part of a proposed redevelopment project shall meet the affordable housing requirements of the applicable ordinances of the Township. Affordable

units equal to not less than 15% of the net total as affordable rental units or 20% of the net total as affordable for-sale units shall be provided. The total proposed residential units minus 75 units planned to offset an off-site affordable housing project shall represent the net total to be used in calculation of the affordable housing obligation. Non-residential development requires a payment of 2.5% of the assessed value of construction. Fees shall be deposited in the Township's affordable housing trust fund and utilized for the Township's affordable housing programs. The affordable housing requirements shall be consistent with Chapter 175, Section 89.1 et seq. of the Township Code.

N.J.S.A. 40A:12A-7(a)(6) and N.J.S.A. 40A:12A-7(a)(7) require that a redevelopment plan include (i) as of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all affordable housing units that are to be removed as a result of implementation of the redevelopment plan; and (ii) a plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of the redevelopment plan.

The following subsections (1) and (2) satisfy the affordable housing "inventory" and "replacement unit plan" requirements of the law.

(1) Inventory of Affordable Housing:

As of February 2016, there were two residential structures within the Redevelopment Area, but neither were specifically affordable housing units. Thus, zero (0) affordable housing units will be removed as a result of this Redevelopment Plan.

(2) Plan for the Provision of Affordable Replacement Housing:

As zero (0) affordable housing units will be removed as a result of this Redevelopment Plan (see subsection (1) above), there are no affordable housing units to be replaced.

### 10.0 Design Standards

#### 10.1 Neighborhood Centers and Phases

The design of the Redevelopment Area should be organized in neighborhoods that are each focused on a park common. A neighborhood could consist of several development sub-phases. Each sub-phase shall have-sufficient access, stormwater management and utility connections.

#### 10.2 Neighborhood Specifications

Each neighborhood should be designed around the following specifications:

##### Street Specifications

- All public streets and residential access shall comply with NJ Residential Site Improvement Standards, N.J.A.C. 5:21.
- Parallel Parking: To be incorporated along any public streets where functionally acceptable. May be excluded from alleys (if any).
- Landscape Strip: Public streets and main development internal connector accessways should include an eight (8) foot wide grass and street tree strip between the curb and sidewalk; with street trees planted every forty (40) feet.
- Sidewalk: Four (4) foot wide concrete sidewalk on residential streets; minimum ten (10) feet wide in retail and mixed use areas.

#### 10.3 Tract Setbacks

- Fifty (50) foot setback from tract boundaries for buildings and parking areas

#### 10.4 Building Setbacks

- Setback from exterior streets: fifty (50) feet
- Setback from interior street right-of-way: 10 feet to maximum 30 feet
- Setback from parking area stalls: ten (10) feet
- Setback from non-public accessways: thirty (30) feet

#### 10.5 Minimum Building Height Variation

Building height shall be varied to create visual diversity within neighborhoods.

- 3-story buildings: minimum 20% of total building structures
- 5-story buildings: maximum 20% of total building structures and buildings shall be setback a minimum of 500 feet from Black Horse Pike right-of-way.

### 11.0 Design Guidelines

The purpose of the guidelines in this Section is to provide direction in the design and implementation of this Plan. The use of the term “should” indicates a preferred and desirable standard. The use of the term “shall” indicate a mandatory standard. Relief from a mandatory standard may be granted by the Planning Board, unless otherwise specified in this Plan.



### 11.1 Guiding Principles

- All structures shall be constructed with a compatible architectural theme, with appropriate variations in design to provide attractiveness throughout the development. The architectural theme shall include buildings, signage, fencing, lighting, paving, curbing, landscaping and other similar and related physical features and amenities.
- All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.
- All building walls facing any public street, customer parking area or residential district line shall be suitably finished for aesthetic purposes.
- Provision of visually pleasing, inviting, and safe pedestrian circulation.
- Provision of clear delineation between vehicular/ loading access and pedestrian access.
- Provision of expanded flexible, varied outdoor open space, and landscaped green space at grade levels and at roof and balcony levels.
- Site improvements shall incorporate, and support bicycle use and public transit.

### 11.2 Requirements

- Provide well lit, secure pedestrian access along interior site pathways and pathways to interior frontage.
- Structures shall have architectural features and amenities that create aesthetic value to their face walls and the development at large. Exterior building elevations must be reviewed for conformance with this requirement and approved as part of the overall site plan review process.

- New street furnishings, lighting, awnings and signage, etc., shall be compatible in design, materials, color and scale.
- Provide creative use of materials to provide pedestrian scale in the texture and form of hardscape and softscape, in pavement, trees and plantings, amenities, (i.e. transit shelters, site lighting, benches, bicycle racks, furnishings, planters, bollards, waste receptacles, etc.,) along all street frontages to protect and enhance safe and pleasant pedestrian movement and in the interior site as appropriate.
- Clearly delineate loading areas and truck access.
- All pathways shall incorporate measures for pedestrian and vehicular safety and shall comply with State and Federally mandated ADA requirements.
- Open space shall be provided with park like features for shade and passive enjoyment, support for new non-residential activity, play space and flexible gathering and event use.

### 11.3 Signage

#### Guiding Principles

- A sign plan shall be provided as part of the Redevelopment Plan. New signage shall be fabricated in materials and styles consistent with and compatible to the character of the buildings subject to the standards below.
- Deviations from the signage may be permitted to address the size and scale of buildings and to address project-wide signage that may be developed in accordance with this Redevelopment Plan, as negotiated as a signage plan in a Redevelopment Agreement(s).
- Signage shall reinforce pedestrian scale.

- Sign clutter shall be avoided.

### **Monument Signs**

- A monument sign shall be permitted to identify the residential cluster provided:
  - The total area of the monument sign, including sign face and support structure shall be limited to 30 square feet.
  - The height of the sign shall not exceed a height of six feet above the grade.
  - The monument sign shall be set back a minimum of 10 feet from any property line.
  - A double faced sign shall be counted as one sign.
- A monument sign shall be permitted at secondary entrances to the overall development where determined desirable to assist wayfinding for perimeter or rear uses.

### **Temporary Signs**

- Temporary signs advertising the sale, rental and development of a site shall be permitted provided:
  - No more than one such sign shall be permitted per street frontage.
  - No one surface of any such sign shall exceed 24 square feet in area.
  - No such sign shall exceed six feet in height.
  - No such sign shall be located less than 25 feet from any lot line.

- No such sign shall be illuminated in any manner.

### **Business Signage**

Each business within the redevelopment area is permitted the following signs: wall, hanging, awning /canopy, window signs and freestanding signs.

- Wall Signage. Signs shall be a maximum of 2 square feet per linear foot of façade and must be located below the second story window line.
- Hanging Signage. Signs shall be permitted one per business. The area shall be a maximum of 10 square feet. Letter/logo height shall be a maximum of 8 inches. Hanging signage shall be located below the second story floor line.
- Awning/Canopy Signage. One sign with lettering per business shall be permitted on an awning/canopy. Logos shall be permitted all on awnings/canopies, provided that:
  - Letter and logo area do not exceed 30 square feet of the diagonal portion of the awning/canopy.
  - Height of the letters and logos located on the vertical flap does not exceed 8 inches.
  - Signage shall only be on first floor awnings/canopies.
  - In cases of multi-tenanted buildings, all awnings shall be of compatible color, size, and style.
- Window signs - Not more than 20% of the window's area may have signage.

- Freestanding signage.
  - One freestanding sign not to exceed a maximum of 24 square feet.
  - No such sign shall exceed 6 feet in height.
  - Each business frontage shall not have more than one (1) freestanding sign.
- Banners may be considered on a case by case basis as part of an overall sign package.

### **Development Identification Signage**

One freestanding monument sign shall be permitted along the Black Horse Pike frontage to identify the development provided:

- No such sign shall exceed 15 feet in height.
- No such sign shall be located less than 10 feet from the right-of-way line.
- No one surface of any such sign shall exceed 100 square feet in area.
- Sign shall have a monument base which will be landscaped and integrated into the streetscape.
- Multi-tenant style sign (MOT) may be considered if the design and size is complimentary to the overall sign package. The height, size and setback of any MOT sign to be determined as part of an overall sign package approval.

- Banners may be considered on a case by case basis as part of an overall sign package.

### **Prohibited Sign Features**

- No sign shall have flashing lights or exposed high-intensity illumination or reflective material.
- No sign shall obstruct any window, door, fire escape, stairway or opening intended to provide light or ingress or egress to or from any building or structure, with the exception of 20% of any window may be occupied by a sign or signs, provided that the sign does not unreasonably obstruct light and visibility.
- Exterior signs using moving parts or spinners with the exception of clocks and weather information.
- Temporary signs in connection with special events are exempt from this requirement.

## **11.4 Circulation**

### **Main Access**

- The proposed redevelopment plan will be directly served by the Township's main arterial road, the Black Horse Pike a/k/a U.S. Route 322. A new signalized 'T' intersection is proposed to be located at the main access and the Black Horse Pike.
- The main entrance to "Williamstown Square" shall be aligned with Charm Road. Eventually, it is envisioned that Charm Road will be improved, forming a four-way intersection.

- Other than at the main signalized entry road, access should be restricted to two right in/right out access points along the remaining frontage on the north side of the Black Horse Pike for the Redevelopment Area.

### **Internal Access**

- The entrance into Williamstown Square shall also be configured as a “T-Intersection,” distributing traffic from the Black Horse Pike to its central internal circulation route to essentially parallel the Black Horse Pike.

### **Traffic Calming**

- Textured crosswalks shall be used in place of traditional painted lines.

### **Pedestrian/Bike System**

- A 10 foot wide asphalt multi-purpose path along the Black Horse Pike shall be provided within the 50 foot buffer area to provide pedestrian connectivity consistent with the Pedestrian Circulation Element of the Township’s Master Plan.
- A pedestrian connection shall also be provided between “Williamstown Square” and the Acme Shopping Center Redevelopment Area on the south side of the Black Horse Pike. This will include a pedestrian crossing (cross-walk) at the Charm Road signalized intersection.
- Internal pedestrian sidewalks and/or multi-purpose paths shall be provided between these primary connections and through the site to encourage and support walkability within the redevelopment area.

### **Mass Transit**

- There is an existing bus stop for the NJ Transit Route 400 line at the intersection of the Black Horse Pike and Main Street. The Redeveloper and the Township should work with New Jersey Transit to optimize future transit stops.
- A new transit stop is recommended to be placed at the main entrance to Williamstown Square adjacent to the multi-purpose path with related improvements (i.e. benches, trash receptacles, landscaping, sidewalk access, bus shelter and lighting) and appropriate signage. All shelters shall be ADA accessible.

## **11.5 Parking**

- On-street parking shall be provided where appropriate as part of a comprehensive streetscape design approach.
- It is encouraged that on-site surface parking not be located between a principal building and Route 322 or other primary circulation routes within the Redevelopment Area.
- Non-residential parking garages shall be entered from side streets or service drives and visually screened from view from the public street or walkway
- Residential parking shall be in compliance with New Jersey Residential Site Improvement Standards;
- Parking for retail or other commercial uses within “Williamstown Square” shall be provided at a minimum ratio of 4 spaces/1000 gross square feet.
- Shared parking is encouraged and with creative planning may reduce the overall number of parking spaces required.

Deviation from the minimum standard of 4 spaces per 1000 gross s.f. for retail or commercial uses may be considered with justification at site plan review on a case-by-case basis.

- All off-street parking areas shall provide 90° angled parking and as previously stated is encouraged to be located along the sides and interior oriented faces of the buildings. Such an arrangement supports shared parking.
- Parking stalls should be a minimum of 9 feet wide by 18 feet deep and a maximum of 10 feet wide by 20 feet deep.
- Parking aisles shall be a minimum of 24 feet.

### 11.6 Open Space

#### Common Areas

- All property, parking areas, entrances, landscaping, and other common areas within the development shall be privately owned and maintained in accordance with an approved site plan by the Planning Board.
- Shared maintenance and cross-easements required by the plan shall be implemented by legal documentation to be reviewed and approved by the Planning Board Attorney.

#### Play Area

- A community playground should be provided as part of the residential development. This playground shall provide facilities for children of all age groups in separate locations. Seating, trash receptacles, lighting, landscaping should be provided in an integrated design plan.

#### Parkland

- The northern section of the Redevelopment Area consists of the Squankum Branch and related hardwood wetlands area. This natural area should be considered and designed with appropriate access as a pedestrian area for passive recreation. The paths should be linked to the overall pedestrian sidewalk system in the development.
- The Redevelopment Area should include an internal community public space with year round landscape materials, aesthetic and functional elements to add visual interest.

#### Buffers

- A buffer area, 50 feet wide, shall be provided along the entire perimeter of the development, except abutting the Squankum Branch wetlands and buffer area.
- Side and rear perimeter buffer areas shall be developed in an aesthetic manner for the primary purpose of providing a year-round visual screen to the development from adjacent land uses.
- Front perimeter buffer areas shall be developed in an aesthetic manner for the primary purpose of providing visual interest and companion groupings to complement the frontage and multi-use path.
- A screening buffer shall either contain existing wooded areas or dense plantings of evergreen trees, deciduous trees, flowering trees and shrubs including berming where appropriate.

- The appropriate content of front buffer plantings shall be assessed and determined at the time of site plan review.
- Structures shall not be permitted in the required buffer area; however, fences and walls are permitted in the buffer area.
- Considering the existence of 30 feet of easement area along the eastern property line, deviations from the minimum buffer standard for this area, may be considered with justification at site plan review.

### 11.7 Lighting

- LED lighting fixtures are required.
- Use of low pressure sodium or mercury vapor lighting is prohibited within the Redevelopment Area.

#### Streets

- Pedestrian scaled lighting, less than 16 feet in height, shall be used along all internal streets.
- An average of 10 foot-candle illumination should be maintained over the sidewalks.
- Streetlight fixtures shall be full cut-off.

#### Parking Lots

- Parking lot lighting shall be no more than 25 feet in height.
- An average of 0.8 foot candle illumination must be maintained within residential parking lots.

- An average of 2.6 foot candle illumination must be maintained within non-residential parking lots.
- Parking lot fixtures shall be full cut-off and shall be on timers.

#### Active Open Spaces

- Pedestrian scaled lighting, less than 16 feet in height, shall be provided at a rate of 1 fixture per every 100 linear feet of pathway.
- An average of 0.5 foot candle illumination must be maintained within active open space.
- Light fixtures shall be full cut-off.

#### Buildings

- Light fixtures attached to the exterior of a building are encouraged.
- These fixtures shall be architecturally compatible with the style, materials and colors of such building.

#### Light Pollution

- All lighting should be designed to reduce sky-glow and increase night sky access, improve nighttime visibility through glare reduction and reduce adverse effects on wildlife environments.



- Automatic controls should be installed that turn-off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours.

### 11.8 Runoff Mitigation Plan

#### **Guiding Principles**

For all new construction governed by this Redevelopment Plan, the management of stormwater runoff shall be designed to utilize Best Management Practices (BMPs) and in accordance with the most current NJ stormwater management rules which are intended to maximize recharge, remove pollutants and manage quantity of runoff. Compliance with these standards will be determined through Engineering review. Capture of rainwater for irrigation use in place of potable water sources is encouraged.

All stormwater management basins are encouraged to be designed as bio-retention with a supportive upstream network which may include stormwater wetlands, bio-swales, rain gardens and the equivalent.

#### **Best Management Practices**

Any redevelopment project governed by this Redevelopment Plan shall include an Runoff Mitigation Plan showing that the stormwater management design elements include a suitable combination of non-structural Best Management Practices in accordance with the most current NJ stormwater management rules. The Plan is to show how the design addresses the following:

- Utilization of permeable areas to allow more infiltration of runoff into the ground through such means as biofiltration, filter strips, swales, infiltration trenches, green roofs and/or permeable pavement, and/or;

- Direction of runoff to permeable areas and/or utilization of stormwater storage for re-use or infiltration by such means as:
  - Orientation of roof runoff towards permeable surfaces, drywells, French drains, or other Best Management Practices (BMPs) rather than directly to driveways or non-permeable surfaces so that runoff will penetrate into the ground instead of flowing off-site; and
  - Grading impervious surfaces to direct runoff to permeable areas, utilizing level spreaders or other methods to distribute the impervious runoff over pervious surfaces;
  - Use of cisterns, retention structures, or rooftops to store precipitation or runoff for re-use;
  - Design of curbs, berms, or the like so as to avoid isolation of permeable or landscaped areas.
- The Runoff Mitigation Plan shall include a plan for the maintenance of all BMP's requiring on-going maintenance.
- The Runoff Mitigation Plan shall include the applicant's signed statement accepting responsibility for all structural and treatment control BMP maintenance. The transfer of property subject to the Runoff Mitigation Plan must include as a written condition to the transfer that the transferee assumes full responsibility for maintenance of any structural, and/or source or treatment control BMPs.

### 11.9 Architecture

#### **Materials**

- Building facades visible from a street should include a variety of high quality materials such as brick, stone, cast stone, clapboard or cedar shakes.
- Cornices shall consist of wood, stone, fiberglass or other high quality materials.
- The building façade shall create a defining wall along the streetscape.
- Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior.
- Long, blank, windowless, monotonous, uninterrupted walls or roof planes are not permitted.
- Building wall offsets, including projects and recesses, such as balconies, canopies, awnings, and other architectural details, are encouraged.

#### **Articulation**

- The building façade shall have a clearly defined base, body, and cap.
- The middle section of the facade may be horizontally divided at floor, lintel, or sill levels with belt courses.
- The architectural treatment of a façade shall be completely continued around all street facing facades 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.

#### **Roofs**

- The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
- If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
- If the building has a pitched roof, a minimum pitch of 5:12 shall be provided. A pitch of 8:12 is encouraged.
- Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provided architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
- Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.
- Rooftop heating, ventilating, and air conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes, and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the primary to secondary street and adjacent properties.

### **Transparency**

- Non-residential uses on the ground floor in the Redevelopment Area should incorporate a reasonable and aesthetically pleasing amount of large pane display windows along the street frontage at an elevation of between three feet and eight feet above grade.
- Transoms above display windows are encouraged.
- Windowsills shall not be more than 3 feet above the sidewalk. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.
- Windows are encouraged to be vertically proportioned whenever possible.
- Glass blocks are not permitted on front windows at street level.
- Exterior security grates are prohibited.
- No blank walls exceeding 50 feet in length shall occur along sidewalks. Walls with public art installations such as murals are exempted.

### **Entrances**

- All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, overhangs, or canopies. These elements shall be compatible with the style and materials of the building.
- Entrances may also be defined by planters.

### **11.10 Landscape Elements**

#### **Guiding Principles**

Plant selection should conform to the following general design principles:

- All landscape plants should be native species and typical full specimens conforming to the American Association of Nurserymen Standards (ANA) for quality and installation.
- All plant selections should emphasize deer resistant species.
- Local soil conditions and water availability should be considered in the plant selection. All plants shall be tolerant of specific site conditions.
- Landscaping shall not inhibit access by emergency vehicles or inhibit visibility within required vehicular sight triangles.
- Irrigation systems using non-potable water supplies are encouraged to be used for all new plantings.
- An appropriate variety of tree species should be provided to avoid die-out due to species-specific diseases.

#### **Street Tree Details**

- Street trees should be provided on both sides of all streets within the Redevelopment Plan Area.
- Spacing between trees should be determined based upon species selection. In general, trees should be between 30 and 50 feet on center, averaging no more than 40 feet on center (excluding driveways and utility vaults).

- Trees should be a minimum of two and one-half inches caliper, based on ANA standards.
- Trees are to be disease resistant and tolerant of road salts and air pollution.
- On properties with more than one tree species, species should not be alternated one-by-one; instead a single species shall be grouped together to create a canopy effect.
- Branching height should bear a relationship to the size and species of tree but shall have a minimum clearance height of seven feet above grade before branching begins.

### **Buffer Details**

A landscaped buffer shall be provided around surface parking lots and around the perimeter of new development sites adjacent to accessways and where screening is deemed desirable in accordance with the following:

- A shrub mass of deciduous and/or evergreen species shall be planted within the required buffer area to provide for a visual and physical screen along the entire frontage.
- Shrubs within the buffer shall primarily include evergreen species, although deciduous plants may be used provided that their use does not result in significant visual openings during the winter season. This landscape mass shall be interspersed with the required ornamental and evergreen trees to provide for a natural, random and visually interesting plant scheme.
- Selection of plants species shall provide for a variety and mixture of landscaping. Varieties should consider susceptibility

to disease, shapes, seasonal display, textures, flowers, and foliage.

- Required plantings in the buffer area shall meet the minimum size requirements as follows:
  - Shrubs: planted size is to be a minimum of 24 inches to 36 inches in height.
  - Ornamental trees: planted size is to be a minimum of six feet to eight feet in height.
  - Evergreen trees: planted size is to be a minimum of five feet to six feet in height.
  - Existing vegetation may be used to substitute for new plantings.

### **Site Protection and General Planting Requirements**

- Topsoil Preservation - Topsoil moved during the course of construction shall be redistributed on all regraded surfaces so as to provide even cover to all disturbed areas of the development and shall be stabilized by seeding or planting. A soil erosion and sediment control plan shall be submitted as part of the preliminary plans and conditioned on an approval by the Gloucester County Soil Conservation District.
- Removal of Debris - All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the law. To the extent possible, materials should be diverted from the solid waste stream and reused

on-site with a goal of recycling or salvaging at least 50% of nonhazardous construction and demolition debris.

### **Planting Specifications**

- Deciduous trees shall have a minimum 2 1/2 inch caliper measured 6 inches above the ground surface at time of installation. Size of evergreens and deciduous shrubs shall be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable horticultural standards.
- Dead or dying plants shall be replaced during the following planting season and guaranteed by the landscape contractor for a period of one year.
- Evergreen trees shall have a minimum height of 5 feet at planting. All plant materials, planting practices, and specifications shall be in accordance with the “American Standards for Nursery Stock” by the American Association of Nurserymen Standards.

### **Plant Species**

The plant species selected should be hardy for the particular climatic zone in which the development is located and appropriate in terms of function and size.

### **Sight Triangles**

Landscaping within sight triangles shall not exceed a mature height of 30 inches and shade trees shall be pruned up to a ten (10) foot branching height above grade.

### **Other Areas**

Any area not used for buildings, structures or paved areas or containing natural woodlands shall be planted with an all-season ground cover or lawn and other landscape materials including, but not limited to, trees, shrubs, berms, plants, etc., as needed to meet the requirements for adequate landscaping and buffering as approved by the Planning Board. Approaches to all multi-family dwelling structures, apartments, etc., and entrances shall be attractively shrubbed and planted. Wherever possible, existing topography and natural features such as wooded areas, ponds and lakes shall be preserved in their natural state.

### **Existing Vegetation**

Existing mature trees and wooded areas shall be located on the existing conditions survey and be preserved to the greatest extent practical in the design of the development.

### **Developable Open Space**

For every acre of developable open space, the following minimum should be planted:

- 25 shade trees
- 15 ornamental trees
- 5 evergreen trees
- 50 shrubs
- Where open space abuts a street, trees shall be in groupings that maintain visibility between the open space and the street.

### **Parking Lots**

Interior parking lot landscaping shall be provided as follows:

- 4 percent of the gross square footage of paved parking area shall be landscaped.
- Landscaping shall be provided in areas of at least 150 square feet.
- A minimum of 1 shade tree shall be planted within the parking area for every 20 parking spaces.
- Shrubbery shall be less than 3 feet and shade trees shall have foliage no lower than 7 feet in height to provide for safe visibility.
- No row of parking spaces shall exceed 20 spaces without interruption by a minimum 9 foot wide landscaped island (curb face to curb face).
- Plants shall be selected for high drought tolerance or irrigation shall be provided.
- All plantings within landscaped islands shall be set back 2 feet from the curb.

### **Trash Enclosures**

All trash enclosures shall be screened by a solid masonry wall on three sides and heavy-duty gate closures. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that is a minimum of 6 feet tall at planting.

### **Landscape Plan**

A landscape plan prepared by a landscape architect, licensed by the New Jersey State Board of Architects and Landscape Architects, or other qualified individual shall be submitted with an application to the Monroe Planning Board for Site Plan Approval. The landscape plan shall include the following information:

- Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc.
- Existing wooded areas, rock outcroppings and existing and proposed water bodies.
- Location of individual existing trees noted for preservation within the area of development and thirty (30) feet beyond the limit of the disturbance.
- Trees 4 inches in diameter (measured 4 1/2 feet above the existing ground level) shall be located and identified by name and diameter unless the wooded area is shown with a specific limit line. In this case, specimen trees shall be located within thirty feet of the line.
- Indicate all existing vegetation to be saved or removed. List existing and proposed topography and location of all landscaped berms. Indicate location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of



the size of the plant shown to scale. A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name (i.e., Acer rubrum = AR).

### 11.11 Sustainability

Environmentally conscious strategies are encouraged to reduce the consumption of resources and support municipal policies for sustainability.

#### Guiding Principles

- Encourage new construction for buildings and structures that advance high performance reduction in energy use and address sustainability in all aspects of design.
- Site design shall address reduction of wastewater and storm water.
- New construction is encouraged to incorporate the use of salvaged materials, recycled materials, regionally produced materials, renewable materials, materials with low or no VOCs in accordance with sustainability practices.
- Design shall incorporate appropriate areas for collection and storage of recyclable materials and refuse.
- Parking areas are encouraged to accommodate alternate energy vehicles and offer secure bicycle racks.
- Bicycle racks should also be located in open site areas convenient to primary entries.
- Weather protection/shelters shall be provided as integrated site elements, to support public transit.

- Incorporate green street technology to all redevelopment-related street improvements to aid infiltration of excess stormwater.

## 12.0 Implementation

### 12.1 Supersedes Existing Zoning

The provisions of this Redevelopment Plan shall supersede all existing Zoning and Development Regulations of the Township of Monroe that regulate development within the Williamstown Square Redevelopment Area in accordance with New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.c). to the extent of overlapping or inconsistent requirements.

The Official Zoning Map of the Township of Monroe is hereby amended to designate the Redevelopment Area, which consists of the following Lots and Blocks, as the "Williamstown Square Redevelopment Plan Area" ": Blocks 3601, Lots 11-13, 15-18, and 43-46.

### 12.2 Redevelopment in Accordance with the Plan

Repair, rehabilitation and redevelopment, as well as other improvements, will take place as set forth in this Redevelopment Plan. The designated redeveloper(s) shall adhere to the parameters for development presented in this Redevelopment Plan and refine the design concepts presented therein in developing a unique and high-quality project proposal. Once a redeveloper is selected by the Township, the redeveloper will be required to enter into a Redevelopment Agreement with the Township that addresses, among other things, the precise nature and extent of the improvements to be made and their timing and phasing as permitted there.

Notwithstanding this provision, all development in the Redevelopment Area shall comply with the minimum environmental standards and application requirements of the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50-1 et seq.

### **12.3 Acquisition**

A majority of property within the Redevelopment Area is privately owned by developers. Acquisition of properties located within the Redevelopment Area while authorized by statute. is not currently contemplated by the Township of Monroe.

### **12.4 Other Actions**

Other actions may be taken by the Township to further the goals of the Plan. These actions may include but shall not be limited to: (1) provisions for public infrastructure necessary to service new development; and (2) vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for these actions shall be borne by the designated redeveloper(s).

### **12.5 Role of Township**

#### **Redevelopment Authority**

The Township's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the Township Council shall have the powers set forth in N.J.S.A. 40A:12A-8 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

#### **Redevelopment Agreement**

Pursuant to N.J.S.A. 40A:12A-8, the Township may select one or more redevelopers for the construction of a development project on the Project Area as it deems necessary. Once a redeveloper has been selected, the Township shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the Redevelopment Plan area shall be undertaken in accordance with the contractual Redevelopment Agreement between the Township and a municipally designated redeveloper.

### **12.6 Obligations of Redeveloper**

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan and the Township of Monroe Zoning and Land Development Ordinances. Any private developer (s) will be required to:

- A. Submit development plans consistent with this Redevelopment Plan to the Township Planning Board for approval.
- B. Enter into a Redevelopment Agreement with the Township of Monroe prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan. Such Redevelopment Agreement shall include a development schedule and the private developer(s) shall commence the undertaking of the development in accordance with the development schedule.
- C. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon

the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in such Redevelopment Agreement.

- D. Neither the developer(s) nor any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.
- E. Maintain the structures and facilities in accordance with all code and ordinances of the Township of Monroe.

### **12.7 Deviations From Provisions Of Approved Redevelopment Plan**

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. Accordingly, an amendment to this Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Township's Zoning and Land Development Ordinances, or from the design standards set forth in this Redevelopment Plan or other Township development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following effects or conditions:

- A. To allow a use not specifically permitted within the Project Area;
- B. Exceeding the maximum building coverage permitted;
- C. Exceeding the maximum building or structure height as measured in feet and/or stories.
- D. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Township acting as the Redevelopment Entity.

As a precondition to the filing of any land use application for the Project Area, a redevelopment agreement shall be executed with the Township of Monroe. No application for development shall be deemed complete unless a copy of a fully executed redevelopment agreement with the Township of Monroe has been submitted.

### **12.8 Duration of Redevelopment Plan Restrictions**

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date that the Monroe Township Council first approves this Redevelopment Plan.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

### **12.9 Amendments to Approved Redevelopment Plan**

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

### **12.10 Approvals by Other Agencies**

The redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the redeveloper's agreement to be executed between the redeveloper and the Township.

### **13.0 Relocation Plan**

The Township of Monroe will not displace any residents or businesses in the event it exercises its power of Eminent Domain to acquire property within the Redevelopment Area as the property contains vacant land and unoccupied structures.