

******ADOPTED OCTOBER 17, 2016******

DELANCO TOWNSHIP

ORDINANCE 2016-9

**ADOPTING A
“SINGLE SITE REDEVELOPMENT PLAN”
FOR 1000 COOPERTOWN ROAD, BLOCK 1900, LOT 8
(FORMER DIETZ & WATSON SITE)**

WHEREAS, the Township of Delanco (“Township”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A- 1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, by Ordinance 2002-9, the Township has previously determined 1000 Coopertown Road, Block 1900, Lot 8 (the former Dietz & Watson site) (the “Property”) to be an area in need of redevelopment; and

WHEREAS, the Dietz & Watson improvements on the Property were lost to fire on September 2, 2013; and

WHEREAS, efforts by the State of New Jersey, County of Burlington and Township to retain Dietz & Watson for redevelopment of the Property were not successful; and

WHEREAS, the Township, in cooperation with the County of Burlington, has made considerable effort to have the Property redeveloped; and

WHEREAS, the Township directed the Township Planners, Taylor Design Group, to prepare a site specific plan in light of the anticipated redevelopment of the Property pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, Taylor Design Group issued the “Single Site Redevelopment Plan – Block 1900, Lot 8, with an initial date of September 6, 2016, (“the Redevelopment Plan”) a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, in accord with the Redevelopment and Housing Law, at N.J.S.A. 40A:12A-8(e), the Township will refer the Redevelopment Plan to the Delanco Township Joint Land Use Board for its review, report and recommendations as part of the adoption process of this Ordinance; and

WHEREAS, the Township finds that the adoption of the Redevelopment Plan is in the best interests of the Township for the redevelopment of the Property; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township of Delanco, in the County of Burlington and State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan titled “Site Specific Redevelopment Plan – Block 1900, Lot 8”, with an initial date of September 6, 2016, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law. Further, the Redevelopment Plan shall amend, replace and supersede any prior redevelopment plans with respect to the Property.

Section 3. The zoning district map in the zoning ordinance of the Township is hereby amended to include the boundaries described in the Redevelopment Plan and the provisions therein.

Section 4. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

Section 6. This Ordinance shall take effect immediately upon final passage and publication according to law.

Single Site Redevelopment Plan - Block 1900, Lot 8

Redevelopment Plan- Area In Need of Redevelopment, without Condemnation

Report Issue Date, September 19, 2016, Revised October 17, 2016

First Reading - Introduction, September 19, 2016

Township Committee Hearing October 17, 2016

Township Committee

Ms. Kate Fitzpatrick, Mayor

Mr. Bill Dillenbeck, Deputy Mayor

Mr. John Browne, Committeeman

Ms. Marlene Jass, Committeewoman

Mr. Mike Templeton, Committeeman

Mr. Douglas Heinold, Esq., Township Attorney

**Prepared by: Taylor Design Group, Inc.
127 Church Road, Suite 100
Marlton, New Jersey 08053**



The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

A handwritten signature in black ink that reads "Michelle M. Taylor." The signature is written in a cursive style and is positioned above a horizontal line.

**Michelle M. Taylor, AICP, PP
NJPP License #5221**

Single Site Redevelopment Plan - Block 1900, Lot 8

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Single Site Redevelopment Plan - Block 1900, Lot 8

I. Introduction

The Township of Delanco desires to revitalize the property known as 1000 Coopertown Road, Block 1900, Lot 8 (hereinafter referred to as the "Single Site Redevelopment Area – Block 1900, Lot 8" or "Plan Property"). The community seeks to encourage economic development in the Township by incentivizing new investment in existing industrial zones. The Township previously determined that the most effective planning and implementation strategy to accomplish its economic development goals is the redevelopment process in accordance with Local Redevelopment Housing Law (LRHL).

In August 2002, the Delanco Township Committee adopted a Redevelopment Plan to identify two redevelopment sections as "Areas in Need of Redevelopment", via Ordinance 2002-9. Redevelopment Section 1 designated the industrial uses along Coopertown Road, specifically Block 1900, Lots 6 and 8, as areas in need of redevelopment. This Plan was prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, "no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation..."

In 2003, the Township Joint Land Use Board approved an application for Preliminary and Final Site Plan with variances on Lot 8 for Albert E. Price via Price Holdings Urban Renewal LLC, memorialized in Resolutions #2003-4, #2003-5, and #2004-9. At the time, Lot 8 was within the Industrial Zone but was farmland and had not undergone industrial development. Price proposed an industrial manufacturing facility with a 265,325 SF building and associated improvements. On December 22, 2004, Price Holdings Urban Renewal LLC began a Long Term Tax Agreement per N.J.S.A. 40A:20-1, et seq.

In 2005, Dietz & Watson became the owner/tenant and redeveloped the building as a 304,128 SF wholesale warehouse and distribution center, with corporate offices. Site improvements included additional parking, reconfiguration of the interior spaces, and landscaping. The plan was amended in 2006 to add two riser rooms, relocate the guardhouse and entrance, and rearrange parking and loading areas. In 2010, the facility's roof was covered with 7,000 solar panels, and in 2011, Dietz & Watson received approval via Resolutions #2011-8 and #2011-9 to construct two solar canopies over a truck parking area.

On September 2, 2013, the building suffered a devastating fire that took more than 200 firefighters over 24 hours to put out. The building was a complete loss, demolished and Dietz & Watson announced in April 2014 that the company intended to relocate their headquarters in Philadelphia.

A new redevelopment plan is warranted for this area already designated as an area in need of redevelopment, particularly because the building has been destroyed by fire, demolished and the site remains vacant and void of building improvements, although the drive aisles, parking lots and landscaping remain largely intact.

Single Site Redevelopment Plan - Block 1900, Lot 8

II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the redevelopment of the Single Site Redevelopment Area - Block 1900, Lot 8. Per the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan; and
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C52:18A-196 et. al.)

The Single Site Redevelopment Plan addresses each of these requirements as described in the following sections of the plan.

III. Description of the Single Site Redevelopment Area - Block 1900, Lot 8

A. General Description

The Plan Property is known as Block 1900, Lot 8 on the Delanco Township tax map, which was the former Dietz and Watson Production and Distribution Center site; and is now vacant. Prior to the development of the Albert E. Price facility beginning in 2003, the site was farmland.

The parcel is approximately 32 acres and is within the General Industrial I-2 zone. It is located on the north side of Coopertown Road, immediately west of the municipal boundary with Edgewater Park Township, approximately 500' west of Perkins Lane. Access to the site is via Enterprise Drive, to the west of the Plan Property.

Since the 2013 fire that destroyed the building, the majority of the site has since been cleared. Some accessory structures of the previous use still remain, including two gatehouses, approximately 10 solar canopies over the truck parking area, light poles, and stair railings.

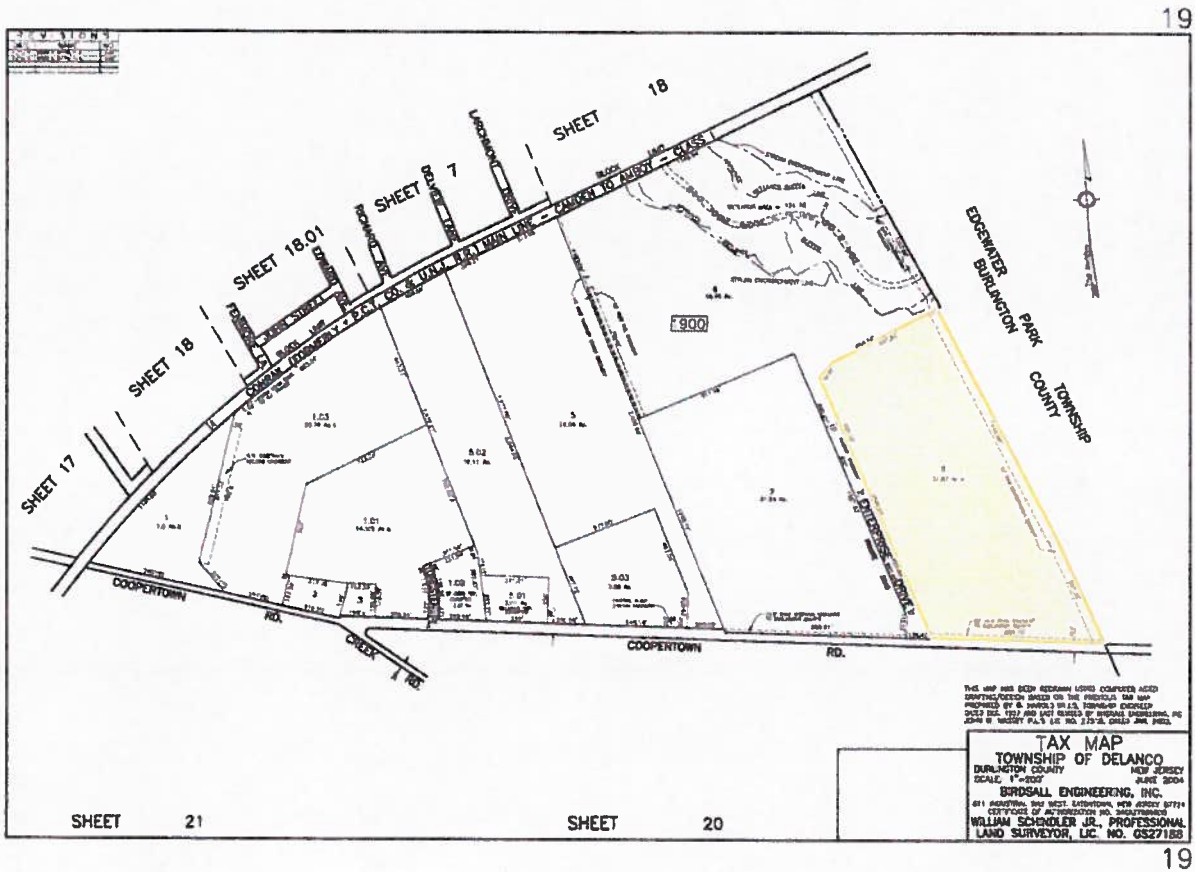
The surrounding uses to the north, west, and south are all within the I-2 Industrial zone. The adjacent property to the north contains the NVR Building Products manufacturing facility, which currently shares Enterprise Drive with the plan area. The adjacent Winzinger property to the west is used for the storage and distribution of bulk site construction materials such as select fill, aggregate, and topsoil. Further

Single Site Redevelopment Plan - Block 1900, Lot 8

west are industrial buildings, then the Delanco Township Town Hall and Public Works facility. The lots directly south across Coopertown Road contain Lowther's Service Center, Inc. (landscape equipment wholesale distribution and repair facility), industrial buildings and uses, and single-family residences and associated agricultural uses including food production and nursery products. The adjacent parcel to the east contains a nursery within the R-2 Single-Family Residential zone and is located in the Township of Edgewater Park.

B. Identification Map of Property

The following tax map section illustrates the location of Block 1900, Lot 8 which is the Single Site Redevelopment Area - Block 1900, Lot 8.



Single Site Redevelopment Plan - Block 1900, Lot 8

IV. Redevelopment Goals & Objectives

C. Vision

The Plan Property was previously vibrantly used with industrial uses almost continuously from 2005 until 2013. The devastating loss of the building and ultimately that industrial user to Philadelphia has resulted in an empty foundation and symbolic gap located on the Plan Property and in the community for approximately 3 years. Replacing the empty foundation with a vital building and business within the existing industrial park setting will enhance the overall community once again.

D. Redevelopment Area Goals & Objectives

1. Plan Goals

- Protect the public welfare through continuance of the industrial use as previously implemented. The industrial use and building continues to be consistent with the 2003 Redevelopment Plan and the Township Master Plan.
- Encourage utilization of the transportation options available in the community and region.
- Preserve industrial zones and uses on existing parcels, contiguous parcels, and off-tract areas to insure their continued viability as industrial sites and uses.
- Enhance the built environment of Delanco with high quality construction and design of sites and buildings.
- The area can be redeveloped privately without the use of eminent domain.

2. Plan Objectives

- Provide local and regional employment opportunities through retention and expansion of the existing employment base in the community through consistent, prudent land use decisions.
- Access to a variety of logistics and transportation corridors enhances the retention of industrially zoned land near those transportation corridors. The transportation access includes but is not limited to freight rail; RiverLine passenger rail; Route 130; and Route 295, an interstate highway, which are critical to Delanco's overall success as a full service community.
- Cultivate compatible industrial land uses both on the site and in the surrounding area reducing land use conflict and creating the potential for cooperative interaction.
- Utilize existing site plan ordinance requirements which enhance the built environment creating an overall theme and industrial park setting from public places and corridors.
- Provide incentives for private interests to develop the building and site consistent with Township goals and objectives without displacing existing industrial users.

Single Site Redevelopment Plan - Block 1900, Lot 8

V. Relationship to the Land Use Plan

E. Township Master Plan

As expressed in the January 2009 Master Plan, a major goal of Delanco Township is to strengthen the Township's economic position by encouraging a mix of residential, commercial, professional, and industrial uses. Specifically, Delanco seeks to retain and enhance existing industrial users and attract new compatible industrial and economic uses. This should happen via the reuse and redevelopment of vacant land and underutilized sites, specifically in areas already zoned "commercial" or "industrial" to encourage appropriate planned land use.

The 2009 Master Plan references the Redevelopment Plan for the Industrial District Redevelopment Area. The Master Plan characterizes that strategies are to be employed which remove barriers to new investment and create business and employment through land improvements. Municipal infrastructure improvements are to continue to further encourage private investment and re-investment. The 2002 Delanco Township Redevelopment Plan specifically states that the Planned Industrial zone should serve as the Township's central opportunity to enhance the Township's ratable base. The 2016 Housing Plan does not include any portion of this land or any adjacent lands as planned or approved market or affordable housing.

The Master Plan for Delanco Township has identified the Plan Property for development for industrial uses. This Single Site Redevelopment Plan seeks to facilitate and promote the development of the Plan Property for those uses which in the absence of a redevelopment plan have not been redeveloped. The Master Plan designation of industrial uses considers the use and development of surrounding properties and the proximity of the Plan Property to Route 295, an interstate highway.

The goals and objectives of the Redevelopment Plan are consistent with the Master Plan and Housing Plan. The Redevelopment Plan as proposed provides a framework for implementation consistent with the Municipal Master Plan and previous redevelopment plans. Redevelopment of the Plan Property promises to enhance the industrial area, corridor, and community, both visually and economically.

F. Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of use and bulk standards. Where regulations of this Plan conflict with the Township's development regulations, this Plan shall control; where they do not conflict, the Township's development regulations shall apply. Development applications for this Redevelopment Area - Block 1900, Lot 8 shall be reviewed and approved by the Joint Land Use Board. The Redevelopment Plan adopts and incorporates by reference Chapters 50 (Land Use Procedures), 77 (Off-Street Parking), 91 (Site Plan Approval), 100 (Subdivision of Land), 110 (Zoning) and all other applicable land use regulations of the Township of Delanco that are not expressly modified or superseded herein.

Single Site Redevelopment Plan - Block 1900, Lot 8

G. Exceptions from Standards

Modification of the Plan may be necessary over the term of the plan through the redevelopment entity and upon referral to the Board pursuant to the Administrative and Procedural Requirements in this document. Generally, such modifications or waivers of development requirements will be considered in the context of satisfaction of the Redevelopment Plan's goals and objectives and in accordance with the Township's normally acceptable engineering, planning, and/or architectural practices.

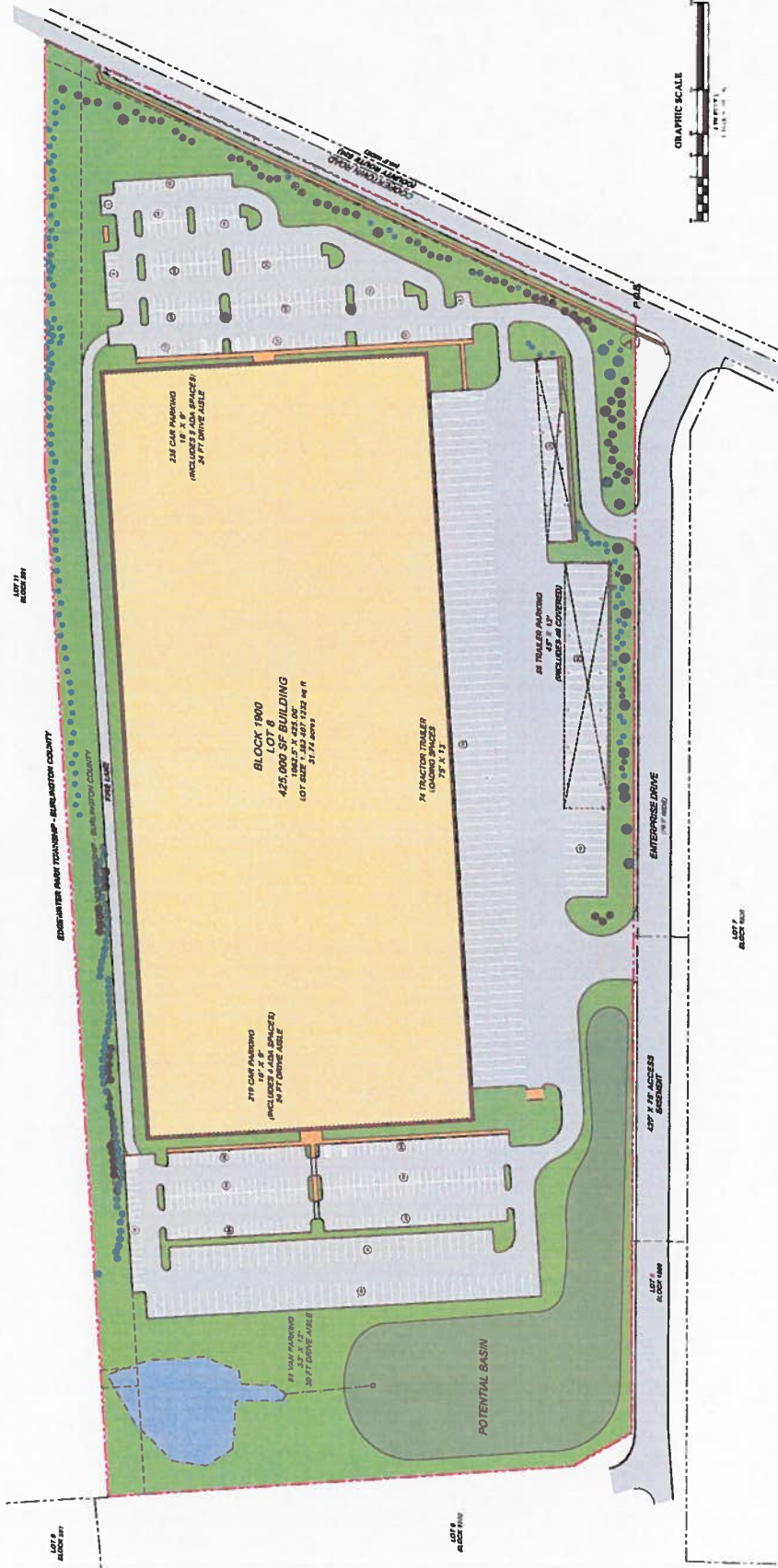
VI. Proposed Land Use Regulations and Requirements

H. Concept Plan

A conceptual site plan and architectural exhibits have been provided as part of the Redevelopment Agreement and are contained herein. The ultimate Site Plan Drawings shall be substantially consistent with this concept to effectuate the redevelopment. The standards enumerated herein are intended to supplement and clarify the intent of the Concept Plan.

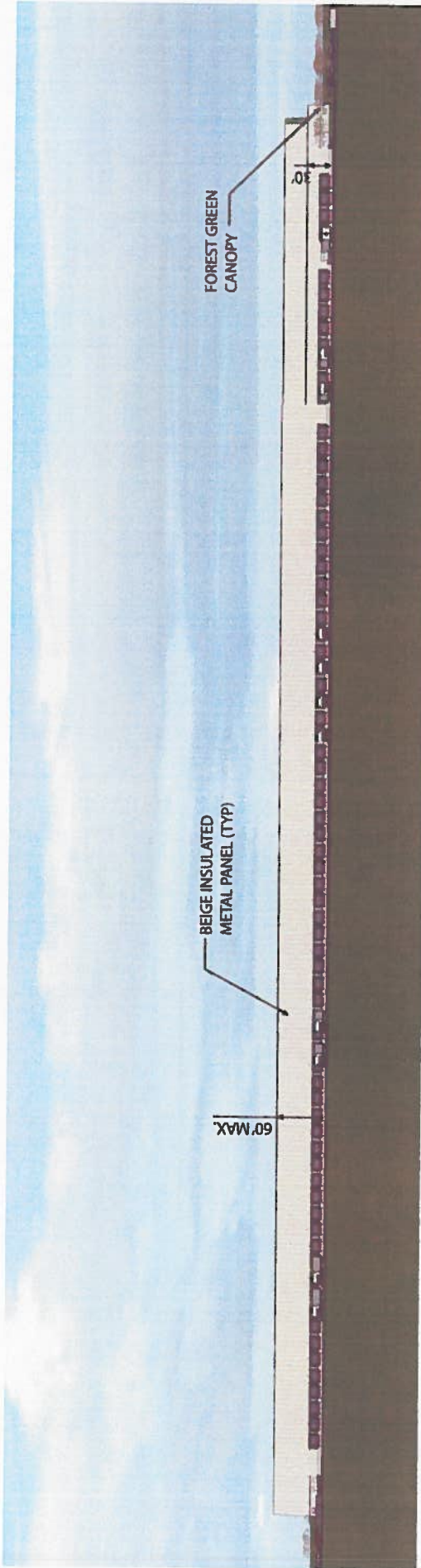
Single Site Redevelopment Area

BLOCK 1900 - LOT 8

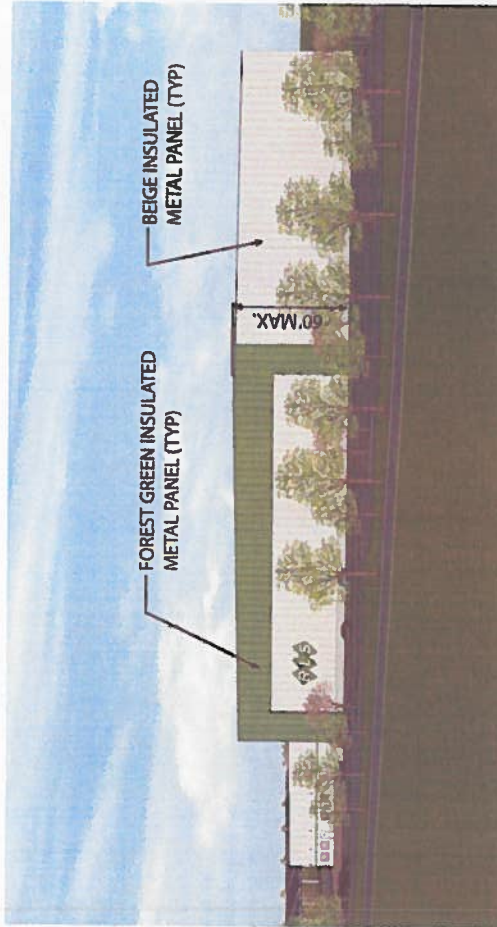


STOUT & CALDWELL ENGINEERS, LLC

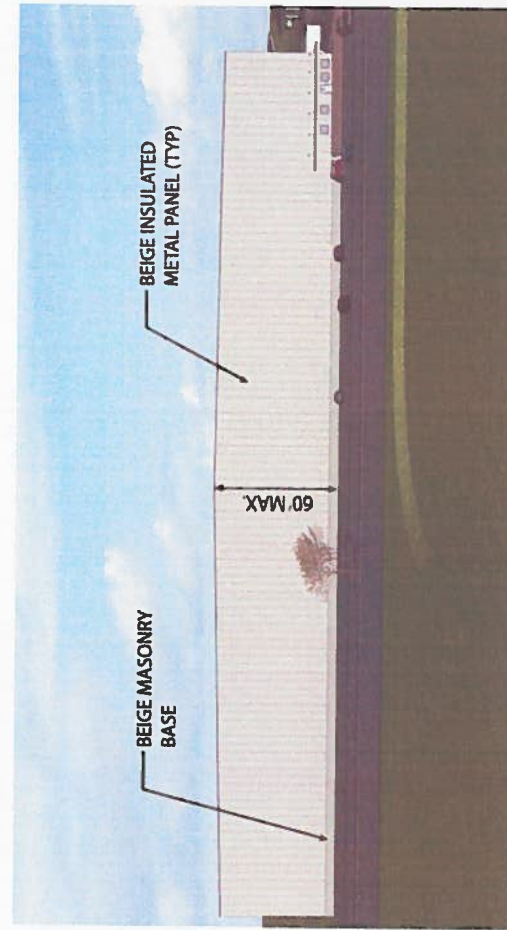
705 U.S. Route 130 South
 Cinnaminson, NJ 08077
 OFFICE 856.786.2202 FAX 856.786.3050
 www.stoutcaldwell.com
 SC # 1604-069
 September 30, 2016



PROJECT WEST ELEVATION



PROJECT SOUTH ELEVATION



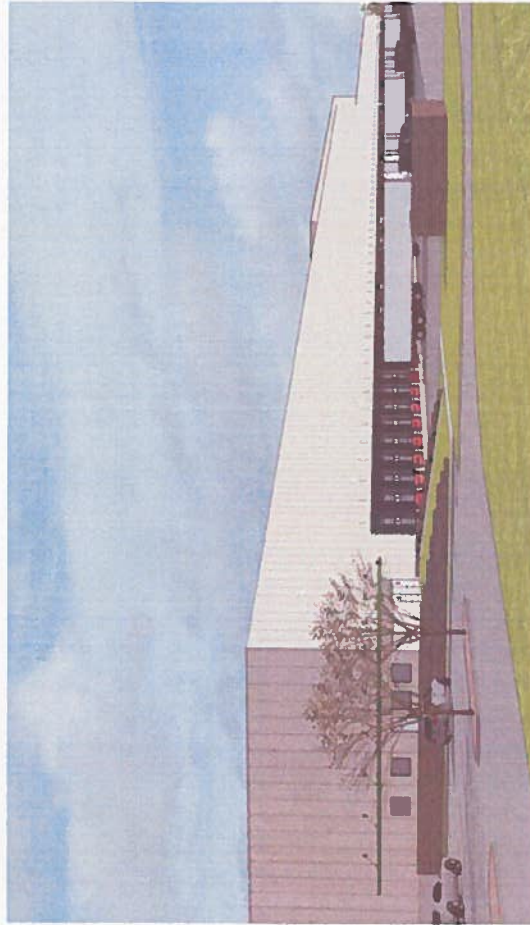
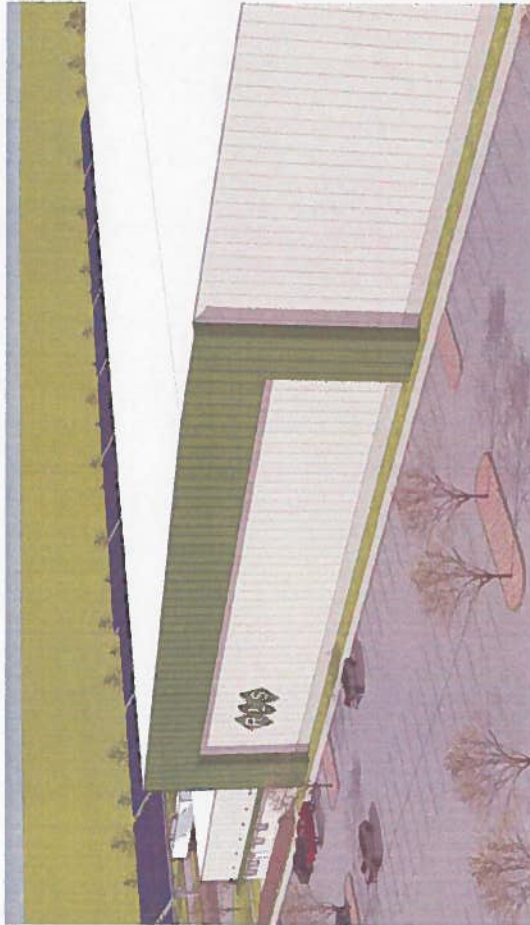
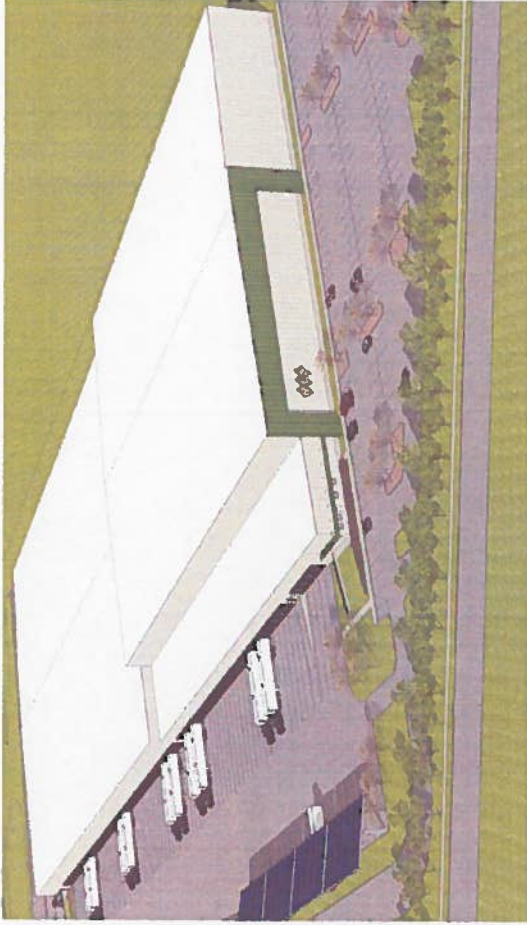
PROJECT NORTH ELEVATION

Building Elevations

For Single Site Redevelopment Project
 Block 1900 / Lot 8
 Delanco Township, New Jersey

September 19, 2016

NOTE: SIGNAGE OTHER THAN "RLS"
 NOT DEPICTED.



Building Renderings

For Single Site Redevelopment Project

Block 1900 / Lot 8

Delanco Township, New Jersey

September 19, 2016

Single Site Redevelopment Plan - Block 1900, Lot 8

I. Land Use Requirements

1. Definitions

Frontage: The side of a lot abutting on the principal street (Coopertown Road); along the front lot line, as defined.

2. Permitted Principal Uses

A. The following uses are permitted in the Single Site Redevelopment Area - Block 1900, Lot 8.

- (1) Warehouses, including dry goods warehousing, cold storage facilities and freezers.
- (2) Food processing inclusive of all industrial and commercial uses, excluding retail, whereby produce, meats and other food and edible raw materials and products are processed, cooked, baked and prepared for distribution and ultimately consumption within completely enclosed buildings.
- (3) Wholesale facilities.
- (4) Distribution facilities.
- (5) General offices and office buildings.
- (6) Tradesman and artisan shops, offices and showrooms.
- (7) Manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings.
- (8) Research and scientific laboratories.
- (9) Packaging of products.
- (10) Computer software development and manufacture.
- (11) Printing.
- (12) Furniture and cabinet making.
- (13) Reupholstering.
- (14) Telecommunications offices and facilities excluding cellular communications towers.
- (15) Automobile and truck leasing facilities.
- (16) Media production facilities.
- (17) Governmental uses including but not limited to municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities
- (18) Adult day-care and child-care centers.
- (19) Vocational industrial training facility.
- (20) Registered truck, trailers, or motor vehicle storage for commercial purposes accessory to a permitted use in the I-1 and I-2 zones.

3. Conditional Uses.

B. The following uses are permitted conditionally pursuant to §110-10 entitled Conditional Uses:

- (1) Construction contractor storage yards, offices, and shops.
- (2) Body shops.

Single Site Redevelopment Plan - Block 1900, Lot 8

- (3) New and used automobile and truck sales and dealerships.

4. Accessory uses and structures

C. The following are permitted accessory uses and structures:

- (1) Administrative office for business on site.
- (2) Motor vehicle and equipment maintenance, repair, washing for business on the site.
- (3) Silo storage for bulk materials.
- (4) Water storage and related equipment for fire protection or industrial use.
- (5) Freestanding and building mounted solar arrays.
- (6) Recreational facility for business on site.
- (7) Restaurant, cafeteria, coffee shop for business on site.
- (8) Outdoor storage, provided that it is screened on from adjacent properties and roadways through the use of existing or proposed landscaping and/or fencing, for business located on site and complies with the setback requirements for accessory structures.
- (9) Sewage industrial pretreatment system for business on site.
- (10) Parking and storage of trucks, tractor-trailers, trailers and refrigerated truck and trailers, including overnight and long term parking and storage in designated areas.
- (11) Trash receptacles for onsite generated refuse, including trash and recycling containers, roll off dumpsters, trash compaction equipment and similar disposal facilities and equipment; and comply with the setback requirements for accessory structures.
- (12) Canopies for protection from the elements and/or solar canopies.
- (13) Signs.
- (14) Fences.
- (15) Walls.
- (16) Accessory structures such as gatehouses, guardhouses.
- (17) Outdoor eating and lounge areas, pergolas.
- (18) Trash cans, ash urns, recyclable disposal, picnic tables, umbrellas, bike racks.
- (19) Cafeterias that are part of industrial facilities and serve only the employees of such facilities.

5. Bulk Standards

A. The following area and bulk requirements apply to the Single Site Redevelopment Area - Block 1900, Lot 8.

- | | |
|--|---------|
| (1) Minimum Lot Area: | 5 Acres |
| (2) Minimum Lot Frontage (Coopertown Road): | 500' |
| (3) Minimum Lot Width: | 500' |
| (4) Minimum Lot Depth: | 400' |
| (5) Minimum Front Yard Setback (Coopertown Rd.): | 140' |
| (6) Minimum Front Yard Setback (Enterprise Dr.): | 50' |
| (7) Minimum Side Yard Setback (Opposite Enterprise Dr.): | 70' |
| (8) Minimum Rear Yard Setback (Opposite Coopertown Rd.): | 100' |

Single Site Redevelopment Plan - Block 1900, Lot 8

- (9) Minimum Front Yard Setback (Enterprise Dr.) - Accessory buildings and Structures.¹ 30'
- (10) Minimum Side Yard Setback- Accessory Buildings & Structures: 50'
- (11) Minimum Rear Yard Setback- Accessory Buildings & Structures: 50'
- (12) Maximum Height- Principal & Accessory Building: 60',
Up to 25% of the roof area may exceed the 60' height limitation, up to a maximum height of 75', for mechanical and processing structures, including but not limited to silos, exhaust vents, and similar mechanical equipment.
- (13) Maximum Lot Coverage: 80%
- (14) Maximum Building Coverage: 40%

J. Site Plan Requirements

1. Design Standards

All other site plan standards located in Chapter Chapters 50 (Land Use Procedures), 77 (Off-Street Parking), 91 (Site Plan Approval), 100 (Subdivision of Land), 110 (Zoning) and all other applicable land use regulations of the Township of Delanco that are not expressly modified or superseded herein shall apply.

2. Off-street parking & Loading

There shall be no on-street parking of vehicles of any type on Coopertown Road. Off-street parking shall be provided for passenger motor vehicles consistent with the standards provided for uses pursuant to 110-14. Off-street parking for trucks and tractor trailers shall be provided per §110-14. Where uses are not enumerated, parking and loading shall be provided based upon the developer's anticipated requirements and commonly accepted standards to the satisfaction of the Redevelopment Entity through the recommendation of the Planning Board.

Loading and unloading of vehicles is permitted in the front yard along the Enterprise Drive, an exception from the standards located at §91-9.

3. Trash and Recyclable Material Enclosures

In no case shall trash, garbage or recyclable containers be located between Coopertown Road and the front building line.

Adequate storage for the collections of trash, recyclables, pallets or other similar materials shall be provided for all tenants. These refuse areas shall be enclosed on all sides, with materials that complement the building architecture. Such areas shall be fully screened from view from Coopertown Road and from the residentially zoned lands to the east. Where exterior containers are not located in the loading zone, the standards at §91-9 shall apply.

¹ Trash enclosures, existing and future solar canopies, gate and guard houses shall be permitted in the front yard along Enterprise Drive only within 30' of the Enterprise Drive right-of-way.

Single Site Redevelopment Plan - Block 1900, Lot 8

Exterior to the building, in designated loading areas only, fully enclosed freestanding trash compacting units do not require an enclosure pursuant to §91-9.

4. Stormwater Basin Maintenance

To reduce maintenance costs and provide valuable habitat, the stormwater basins shall be naturalized with meadow habitat, consisting of native grasses and wildflowers. Appropriate maintenance and mowing schedule shall be determined during the site plan approval process.

5. Landscape Buffer Areas and Landscaping

The site contains mature landscape and buffer vegetation, including trees and shrubs which will be maintained and replaced, where necessary, see Concept Plan. Additionally, weeding, defined bedlines, grass, and mulch shall be provided consistent with the Concept Plan. Where plants or berms are damaged during any construction or demolition activity, they shall be restored or replaced, consistent with §110-15 and §91-8.

Buffers are not required along the rear lot line (northern property line) of the site opposite Coopertown Road, consistent with the overall redevelopment of the industrial park. The buffer planting in the conservation easement on the east side adjacent to Edgewater Park, shall be supplemented to fill gaps and extend to the woods line at the rear of the parcel consistent with the established planting pattern and spacing, as further development occurs beyond the currently established rear building line. Street trees shall be provided consistent with §91-8 north of the entry drive between Enterprise Drive and the stormwater basin. Currently there are 14 street trees located between the northernmost driveway and the northern property line. Those trees shall be replaced if removal, damage or die-off occurs. There are 8 trees located in the stormwater basin; and those trees shall be replaced if removal, damage or die-off occurs.

6. Lighting

All off-street parking and loading areas shall be lighted pursuant to §91-8.

7. Signs

Freestanding Signs

One freestanding monument sign with a sign face area (each side) of not more than 120 square feet and height not to exceed 10 feet shall be permitted along each public street (Coopertown Road and Enterprise Drive).

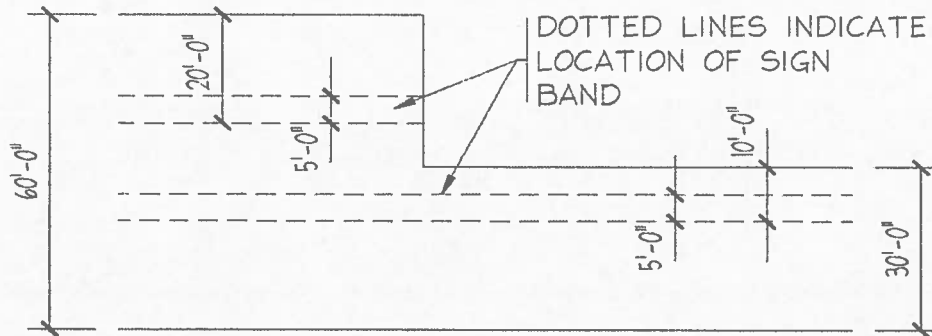
Single Site Redevelopment Plan - Block 1900, Lot 8

Facade (Wall) Signs

Facade (wall) signs, as defined, shall be permitted only on building facades facing Coopertown Road and Enterprise Drive. Each owner/ occupant shall be permitted one façade sign except that any owner/ occupant whose owned or leased space includes building facades along both roads shall be permitted one façade sign for each building face. The total sign area for any individual façade sign shall not exceed 200 SF. The total square footage of all signage per façade shall be 5% of the wall area or 1,000 SF, per façade, whichever is less. See Canopy Sign below for further restriction upon wall sign area when canopy signs are employed.

It is acknowledged that the building may be occupied by more than one occupant, and that any elevation of the building may consist of differing heights.

On facades shared by more than one occupant, façade signs shall be located in the center of the 5' high sign band located below 1/3 of the distance down from the top of the portion of the building on which it is located. (See sketch below)



Canopy Signs

The area of any canopy sign, as defined, shall be included within the limitation of the permitted area of the façade sign for the owner or tenant's leased or used canopy.

Directional and Identification Signs

The above area limitations shall apply to logo, trademark, advertising and branding signs only. Directional and identification signs, shall not be subject to the permitted façade/wall/ canopy area.

Single Site Redevelopment Plan - Block 1900, Lot 8

Incidental Sign

Directional and identification signs are incidental signs and are any informational sign, with no commercial message, that has a purpose secondary to the use of the property on which it is located. For purposes of this chapter, incidental signs are typically but not limited to directional signs, identification signs and signs providing information on hours of operation, designating employee and customer entrances.

Incidental Signs shall not be subject to the location restrictions set forth in this section, nor shall they be included in the maximum sign area calculation. However, these signs shall be in plain text and shall contain no logo, trademark, or other identifying symbol. Color may be used to differentiate owners and tenants.

Letter heights shall not exceed 12" for the name, address, unit or suite number to facilitate visibility from public rights-of-way in the interest of public safety.

All other letter heights shall be a minimum of 3" and shall not exceed 6" for the directional signs, loading dock identification numbers, hours of operation, employee and customer entrances and other identification signs utilized on-site visible from driveways, aisles, loading and parking areas by users and occasional visitors including but not limited to employees, drivers, and the public.

Directional Sign

Any sign, with no commercial message, which guides and controls access and on-site traffic flow. For purposes of this chapter, a directional sign shall be considered an incidental sign. The letter heights shall be a minimum of 3" and shall not exceed 6" in height. Where solid materials are used these signs are recommended to contain a dark background with light or white letters with a 70% contrast between colors selected. Window directional signs are permitted.

Identification Sign

Any sign giving the name, address, unit or suite number, loading dock identification numbers or any combination of the name and address of a building, business, development or establishment identifying the location of such business or facility on the premises. Window identification signs are permitted.

Single Site Redevelopment Plan - Block 1900, Lot 8

VII. Property Acquisition and Relocation

K. Identification of Proposed Property Acquisitions

There is no property to be acquired by the Redevelopment Entity to implement this Plan. The acquisition of the Plan property will be by the Redeveloper.

L. Temporary/ Permanent Resident Relocation

There are no residents or non-residential occupants or commercial enterprises currently existing on the Plan Property. No relocation is necessary to implement the Plan.

VIII. Plan Relationship to Definitive Local Objectives

M. Contiguous Municipalities

The municipalities contiguous to Delanco Township include the Township of Riverside, Delran, Willingboro, Beverly and Edgewater Park Township. The adjacent property to the east is in Edgewater Park Township. The Edgewater Park Township boundary consists of residential properties. In the past and now, Delanco Township addresses the potential conflicts with the differences in zoning by utilizing large setbacks and encouraging utility areas, such as off-street loading, to face Enterprise Drive and not the residential uses.

N. Burlington County

Burlington County is the largest county in the State of New Jersey, consisting of 819 square miles. Burlington County does not have a county master plan but a series of strategic plans the diverse and distinct areas of the county. The County has generally relied upon the New Jersey State Development and Redevelopment Plan as well as the Route 130/Delaware River Corridor Strategic Plan for its land use policy in this region of the county.

The Route 130/Delaware River Corridor Strategic Plan specifically targets the twelve municipalities located along the Route 130 Corridor, Delaware River, and NJTransit Freight and Light Rail Line. Delanco Township is within the northwestern region of the county.

The Route 130/Delaware River Corridor Strategic Plan contains numerous general goals with respect to economic development, availability to transportation and commerce, and utilization of vacant or obsolete industrial sites. These include:

- Improve quality of life along the Corridor.
- Initiate positive change and improvement in the Corridor.
- Attract new jobs to the county.
- Encourage development and redevelopment in the Corridor, with sensitivity toward the environment and aesthetics.
- Foster the development of public/ private partnerships directed toward improving the corridor.
- Encourage compatible and complementary lands uses.
- Revitalize vacant or obsolete industrial sites.

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- Utilize the high connectivity of these areas via regional highways, access to the Pennsylvania and New Jersey Turnpikes, active freight rail line, as well as the Delaware River.

The Route 130/Delaware River Corridor Strategic Plan specifically addresses the location of the Plan Property, stating the following:

“The potential for industrial development exists in the southeastern portion of Delanco south of the railroad and north of Creek Road. A tract of land approximately 100 acres could be assembled between Coopertown Road, the municipal boundary and the railroad. This tract of land enjoys excellent access to the railroad for freight service. “

The Single Site Redevelopment Plan – Block 1900, Lot 8 is consistent with the goals and objectives of the County Strategic Plan.

O. New Jersey State Development and Redevelopment Plan

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) designates Delanco as Planning Area 1 Metropolitan Planning Area associated with the designated Urban Center, the City of Camden. SDRP policies for Planning Area 1 include redevelopment of declining areas and the utilization of existing infrastructure, both of which are satisfied by the proposed site development. The 2012 State Strategic Plan identifies *“targeted economic growth: enhance opportunities to attract and grow industries of statewide, regional, and international importance”* as Goal #1. Additionally, it seeks to incentivize development and redevelopment in areas where infrastructure already exists to avoid escalating costs of expanded services. The Redevelopment Plan satisfies that overarching goal.

One of the three key provisions for the SDRP identified as State Planning Goals is to *“encourage development, redevelopment, and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities”*. As already identified by the 2003 “Area in Need of Redevelopment” designation, the redevelopment of this lot for industrial use will contribute to economic growth in a location that is well suited for the use, as it complies with the permitted uses of the zone.

The Single Site Redevelopment Plan – Block 1900, Lot 8 promises to revitalize a demolished industrial Plan Property to attract new industrial use(s), which will contribute to the economic development of the region.

IX. Administrative and Procedural Requirements

P. Consistency Determination

A redeveloper seeking approval of a redevelopment project pursuant to this Plan shall first submit the project to the Redevelopment Entity for a determination that

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the Project is consistent with this Plan, prior to submission to the Board for Site Plan approval. The Board may make recommendations in their approval, provided they are not contrary to the Consistency Review. All plan approvals shall be referred back to the Redevelopment Entity, and the Redevelopment Entity shall render final approval.

Q. Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Committee of the Township of Delanco may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law.

R. Joint Land Use Board Review

Once the Redevelopment Entity has determined the proposed project to be consistent with this Plan, pursuant to N.J.S.A. 40A:12A-13, all development applications for sites governed by the Single Site Redevelopment Plan -Block 1900, Lot 8 shall be submitted to the Joint Land Use Board for review and approval. The Redeveloper shall secure a site plan approval for the entire Redevelopment Area.

The following provisions shall govern review of any proposed redevelopment and rehabilitation projects for the area:

- (1) No building permit shall be issued by the construction or zoning official for any work resulting in a change of density or intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Redevelopment Entity and the Joint Land Use Board.
However, to facilitate the goals and objectives of the Redevelopment Plan, where a developer/redeveloper requires de minimis changes to the plan or use, which do not necessitate any variances, to a previously finally approved site plan, then the Zoning Officer or other designated Township Staff in their discretion, and with input from those officials or consulting professionals whom might assist in aforementioned determination, shall be permitted to administratively authorize such de minimis changes to the plans or use, without need for the developer/redeveloper to return to the Joint Land Use Board. In making these determinations, the Zoning Officer or other designated Township Staff shall be guided by the provisions of N.J.S.A. 40:55D-51.
- (2) Regular maintenance and minor repair shall not require Joint Land Use Board review and approval.
- (3) The Joint Land Use Board shall conduct site plan and subdivision review, pursuant to this plan and; as applicable, pursuant to N.J.S.A. 40:55D-1 et seq. and the Township's Land Development Ordinance.
- (4) The duration of preliminary approvals shall be determined in the redevelopment plan conformance or redevelopment agreement, and may be permitted for up to ten (10) years with two (2) additional five (5) year renewals to be granted at the request of the Redeveloper provided

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that the Redeveloper has not abandoned the project. Final approvals shall be governed under the timelines accorded in the Municipal Land Use Law.

- (5) Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan.
- (6) Deviations per N.J.S.A. 40:55D-70(d) from the uses permitted in the Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee.
- (7) The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions and through agreements between the redeveloper and municipality pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
- (8) Any and all definitions contained within the Single Site Redevelopment Plan - Block 1900, Lot 8 shall prevail. In the absence of a definition, the definition found within the Township's Zoning, Site Plan or Subdivision Ordinances shall prevail.
- (9) The Joint Land Use Board may grant deviations from the regulations contained within this Redevelopment Plan, when a type "c" variance is required or requested in accordance with the standards of the Municipal Land Use Law at 40:55D-70c.
- (10) The Joint Land Use Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan.
- (11) A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's Land Development Ordinance and New Jersey law. Additionally, a redeveloper shall be required to pay their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Township or its designated redevelopment entity as part of the Single Site Redevelopment Plan - Block 1900, Lot 8. Any such payments required to reimburse the Township shall be specified in the redeveloper agreement.
- (12) The provisions of this Redevelopment Plan specifying requirements or restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of final approval and adoption of this plan by the Township of Delanco Municipal Committee. Subsequent amendments hereto shall not alter or extend this period of duration unless specifically extended by such amendments.
- (13) The above provisions are all subject to approval by ordinance and/or resolution according to law. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of the Single Site Redevelopment Plan - Block 1900, Lot 8 to be invalid, illegal, or

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unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.