

FOURTH AMENDMENT

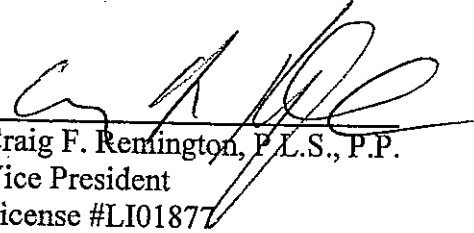
**GLASSBORO CENTRAL BUSINESS DISTRICT (CBD)
AND NEARBY ENVIRONS REDEVELOPMENT PLAN**

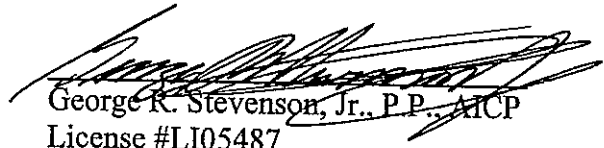
**A PLAN FOR THE REVITALIZATION OF THE
DELSEA DRIVE AREA**

**BOROUGH OF GLASSBORO
IN THE COUNTY OF GLOUCESTER
STATE OF NEW JERSEY**

**PREPARED BY
REMINGTON & VERNICK ENGINEERS
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JUNE 2008


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N.B. The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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I. PURPOSE OF AMENDMENT

Amend existing Glassboro Central Business District (CBD) and Nearby Environs Site Suitability Determination and Redevelopment Plan Consistent with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A, 4 through 7, amended through January 12, 2005, so to enable a more focused approach for the redevelopment of the Delsea Drive area as delineated herein through incorporation of a subarea plan introducing various refinements given recognition of the expanse of the area encompassed by a single plan, presence of multiple zoning classifications, and presence of distinct characteristics and circumstances affecting various segments which comprise the redevelopment zone.

II. BACKGROUND INFORMATION

Given the generality of conditions found over the entirety of Blocks 15 through 30, inclusive; 34 through 50, inclusive; 73 through 79, inclusive; and over Lots 1 and 2.01 of Block 428, Borough Council of the Borough of Glassboro (hereinafter *Borough Council*) directed the Planning Board of the Borough of Glassboro (hereinafter *Planning Board*) to undertake a preliminary investigation to determine whether a lawful basis existed for a redevelopment declaration pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. To assist in satisfaction of this tasking, the Planning Board retained the services of the Alaimo Group of Mount Holly, New Jersey. Subsequent to field observation, and analysis of existing conditions, the Alaimo Group submitted the above referenced report (dated January 2000 and having a revision date of February 2, 2000) which found that existing conditions did in fact rise to the statutory level necessary to support a redevelopment declaration and recommended accordingly that Borough Council declare the area to be in need of redevelopment. Concurrently, a plan for revitalization was considered and recommended for adoption. Acting on this affirmative recommendation, Borough Council via adoption of Ordinance 7-00 declared the area and approved the redevelopment plan.

This initial plan, broad in nature, was intended to provide a "general framework for the planning, development, redevelopment and rehabilitation of the project area" and incorporated eight zoning classifications to include: C-2 Central Business District, C-4 Highway and Automotive District, R-2 Medium Density Residential District, R-3 High Density Residential District, R-4 Garden Apartment District, I-1 Office Park and Light Industrial District, I-2 Industrial District, and the P Public District. The plan set forth goals and objectives, chief among which, being "achievement of beneficial economic growth and improvement of the standard and quality of life for the residents of Glassboro and surrounding region." Permitted principal uses and bulk standards were not specifically identified presumably to mean those under the prevailing zoning would remain in effect.

Subsequent to the original redevelopment declaration and plan approval, the redevelopment area was expanded via amendment dated November 7, 2001, prepared by the Alaimo Group. The expanded area was adjacent to the existing redevelopment zone and included various parcels within Blocks: 1, 19, 21, 62, 63, 70, 71, 72, and 427.

By acceptance of a second plan amendment dated January 12, 2005; various substantive clauses were incorporated relating to lands having a C-1 or C-2 zoning classification. These clauses identified specific permitted principal uses, set forth enhanced CBD design guidelines, and provided language as to obligations of redevelopers, planning board retaining jurisdiction in cases where deviations to the approved plan are proposed, other than for use; and the setting of a twenty year period of applicability for the plan.

Since the time of the adoption of the general redevelopment plan, the borough has further considered the potentialities of the redevelopment area. Emerging from this consideration was the realization that specific plans should be prepared for each of the major component areas, viewed as being East High Street, West High Street, Delsea Drive, and the Boulevard Area generally bounded by Mullica Hill Road, High Street, Main Street, and Mick Drive.

Subsequent to the above described actions, Borough Council adopted a third amendment, dated December 10, 2007, being, in effect, a subarea plan relating to the East High Street area, regulating development over lands generally contiguous to each side of East High Street, and proximate thereto, in that segment extending from Main Street to Delsea Drive. Through adoption of this amendment, a vision was articulated for the creation of an Arts District, and Entertainment District, and a public piazza through the closure of Center Street. Additionally, the amendment introduced subarea specific permitted uses, bulk standards, and set forth enhanced design and architectural guidelines.

In addition to the amendment set forth herein, Borough Council adopted on March 11, 2008 a fifth amendment to the redevelopment plan dated, February 22, 2008. This proposed amendment, applicable to the north side of West High Street from Mick Drive to Lake Street and on the south side from Ellis Street to Main Street, reinforced mixed-use development, refined permitted uses and bulk standards, and introduced various design and development requirements.

Borough Council also adopted on March 11, 2008 a sixth amendment to the redevelopment plan dated February 25, 2008 applicable to lands generally bounded by Mullica Hill Road to the north, East High Street to the south, Main Street to the east, by Mick Drive to the west, and including also the lands forming Lot 20 situated at the confluence of Mullica Hill Road with Whitney Avenue. This amendment promoted the development of a vibrant, mixed-use community based on Smart Growth principles facilitating the integration of Rowan University with Glassboro's Central Business District Redevelopment Zone. As such, the amendment introduced refinements to the permitted uses and bulk standards of the prevailing zoning, enhanced existing design criteria, and established supplemental design guidelines.

III. AREA OF APPLICABILITY

This Fourth Amendment (hereinafter *Amendment*) is intended to regulate lands specific to the Delsea Drive area encompassing:

- (a) The entirety of Block 15 being that block bounded by Focer Street to the north, West Street to the south, Main Street to the west, and Delsea Drive to the east;
- (b) The parcels within Block 16 abutting and proximate to Delsea Drive extending from West Street to the north to New Street to the south, and
- (c) Parcels within Block 30 abutting and proximate to Delsea Drive extending from New Street to the north to the State Street intersection with Delsea Drive.

More specifically, parcels regulated by this Amendment include the following:

Block 15, Lots 1, 2, 3, 4, 5, and 6

Block 16, Lots 1, 2, 3, 3.1, and 4

Block 30, Lots 1, 2, 2.01, 3, 4, 5, 6.01, 14, 15, 16, 17, 18, 19, 20, 21, and 22.

IV. DEVELOPMENT VISION

This plan amendment seeks to promote in the first instance a fully productive condition of land through the refinement of existing development regulations; in the second, promote through in-fill development and application of said refinements a thematically cohesive corridor look situated on each side of Delsea Drive, permitted under the predominate C-4 Highway and Automobile District zoning; and in the third, encourage the establishment of uses generally of a more regional nature than those anticipated for Glassboro's downtown area, which are able to benefit from situation along a heavily trafficked commercial corridor, while minimizing the frequency with which vehicles enter and exit the traveled roadways during the time patrons utilize local businesses. This plan amendment shall further seek to promote the concept of "extended stay commerce" by discouraging the single (or minimal) item type of shopping trips by patrons of local businesses, and rather encourage patrons to stay at their intended destinations for longer periods of time, thus lessening the roadway burden of in-and-out traffic on the general development area.

~~To facilitate achievement of the emphases of this Amendment, this plan acknowledges the appropriateness of deviations from strict adherence with the below standards, other than as to use, where a redeveloper can demonstrate in particular that said deviations result in the creation of green space, promote a variety of design, add architectural interest, promote the public interest, or are deemed appropriate and necessary for the promotion of commerce.~~

*Deleted by Ordinance #09-26
Adopted - 6-23-09*

V. SPECIFIC AMENDMENTS

- (a) Permitted principal uses, as defined by "Bridge Between NAICS and SIC" 1997, issued June 2000:

Non-Retail Uses

- (i) 421210 Furniture Wholesale
- (ii) 421220 Home Furnishings Wholesale
- (iii) 421412 Photographic Equipment Wholesale
- (iv) 421420 Office Equipment Wholesale
- (v) 421430 Computer & computer peripheral equipment & software wholesale
- (vi) 421440 Other commercial equipment wholesale (Includes restaurant and store equipment)
- (vii) 421910 Sporting & recreational goods & supplies wholesale
- (viii) 421920 Toys & hobby goods and supplies wholesale
- (ix) 421940 Jewelry/watch/silverware/precious stone & precious metal wholesale
- (x) 422310 Piece goods, notions, and other dry goods wholesale
- (xi) 422450 Confectionery wholesale

Retail Uses

- (i) 441120 Recreational vehicle dealers
- (ii) 441221 Motorcycle dealers
- (iii) 441222 Boat dealers
- (iv) 442110 Furniture stores
- (v) 442210 Floor covering stores
- (vi) 442291 Window treatment stores
- (vii) 442299 All other home furnishings stores
- (viii) 443111 Household appliance stores
- (ix) 443112 Radio, television & other electronics stores (Excluding 599950 telephone stores)
- (x) 444110 Home centers
- (xi) 444210 Outdoor power equipment stores
- (xii) 444220 Nursery & garden centers
- (xiii) 446110 Pharmacies and drug stores*
- (xiv) 532111 Passenger car rental
- (xv) 532112 Passenger car leasing
- (xvi) 532120 Truck, utility trailer & RV rental & leasing
- (xvii) 561621 Security systems services (except locksmiths)
- (xviii) 561622 Locksmiths
- (xix) 561710 Exterminating & pest control services
- (xx) 561720 Janitorial services
- (xxi) 561740 Carpet & upholstery cleaning services
- (xxii) 561790 Other services to buildings & dwellings (pools, furnaces, gutters, duct cleaning, etc.)

- (xxiii) 611410 Business & secretarial schools
 - (xxiv) 611420 Computer training
 - (xxv) 611430 Professional & management development training
 - (xxvi) 611511 Cosmetology & barber schools
 - (xxvii) 611513 Apprenticeship training
 - (xxviii) 611519 Other trade & technical schools
 - (xxix) 713940 Fitness & recreational sports centers
 - (xxx) 713950 Bowling centers
 - (xxxi) 713990 All other amusement & recreation industries
 - (xxxii) 811192 Carwashes
 - (xxxiii) 811211 Consumer Electronics Repair & Maintenance
 - (xxxiv) 811213 Communication equipment repair & maintenance
 - (xxxv) 811219 Other electronic & precision equipment repair & maintenance
 - (xxxvi) 811420 Re-upholstery & furniture repair
 - (xxxvii) 811430 Footwear & leather goods repair
 - (xxxviii) 811490 Other personal & household goods repair & maintenance
 - (xxxix) 812191 Diet & weight reducing services
 - (xl) 812210 Funeral homes & funeral services
 - (xli) 812310 Coin-operated laundries & drycleaners
- * Limited to unified development by a single entity of Lots 1, 2, 3, and 4 of Block 15 as presently configured. See Note (3) below.

(b) Bulk and Area Standards

| | |
|------------------------------------|----------------------|
| Minimum Lot Area: | (See Note 1) |
| Minimum Lot Width: | 150 Feet |
| Minimum Front Yard: | 35 Feet (See Note 2) |
| Minimum Side Yard: | 15 Feet |
| Minimum Rear Yard: | 30 Feet |
| Maximum Impervious Coverage: | 80% |
| Maximum Building Coverage | 45% |
| Maximum Height: | 3-Stories/40 Feet |
| Minimum Portion of Lot Landscaped: | 15% |

- Note (1) A minimum lot area of 18,000 square feet is to be assembled for development/re-development within Blocks 15 and 16; within Block 30, a minimum lot area of 15,000 square feet is to be provided.
- Note (2) A minimum setback of twenty (20) feet is to be provided for any yard abutting State Street, New Street, West Street, or Focer Street.
- Note (3) A minimum lot area of 49,200 square feet is to be assembled for development of pharmacies and drugstores which may include an ancillary drive-thru facility and medical clinic, and which may be operated up to 24 hours a day; further providing, a maximum floor area ratio of 0.20, a maximum building height of 2-stories/35 feet, a minimum side yard of eighteen (18) feet, and provision of a minimum of sixteen percent (16%) lot landscaping.

(c) *General Design Requirements*

Development over the entirety of the redevelopment area is subject to the development regulations as established under the Borough of Glassboro Development Regulations and Zoning Ordinance, adopted December 14, 1976, as amended from time to time, except as specifically modified herein. Modifications to said ordinance by category are set forth below:

(i) PARKING

- Reserved or "phantom" parking" whereby portions of areas necessary to satisfy parking requirements are left in a green condition and only developed at the discretion of the borough is strenuously encouraged.
- The maximum number of off-street parking stalls is not to exceed 105% of the stated ordinance requirement for type use proposed.
- On-site parking constructed in conjunction with retail use is to be provided at a ratio of four point five (4.5) stalls per 1,000 square feet of gross floor area devoted to said use.
- Employee parking is to be provided at a ratio of one (1) stall per employee of the largest shift.
- Parking stalls within lands regulated by this Amendment may be dimensioned at 9 feet by 18 feet.
- Where unified development is proposed by a single entity over Lots 1, 2, 3, and 4 of Block 15, a minimum parking stall setback of seven (7) feet is to be maintained from the West Street right-of-way, and from interior property lines, a setback is to be provided sufficient to allow installation of a year round natural buffer. On-site aisles running parallel to public streets are to be set back a minimum distance of thirteen (13) feet from the right-of-way provided the installation of extensive landscaping and buffering to screen said aisles from street view.

(ii) SIGNS

- Signs permitted within the redevelopment zone are as provided for under Section 107-63 of the Glassboro Development Regulations and Zoning Ordinance except that provision is made herein for the placement of one (1) LED sign subject to review and approval of the planning board in conjunction with, and concurrent with, site plan review.
- A comprehensive sign package depicting all proposed signs and details relating to same is to be submitted at the same time as submission of any site plan.

(iii) SOLID WASTE MANAGEMENT

- Trash enclosures are to be of masonry construction having an exterior compatible with that of the principal structure to which it relates. Maximum permitted height is limited to six (6) feet.
- A side entry feature is to be provided so to provide an alternative to access solely from the front elevation.
- Trash enclosures are to have an orientation such that clear view into the enclosure from the street is precluded.
- Evergreen trees and shrubs are to be installed around the perimeter of the enclosure to mitigate views from the street or adjoining properties.

(iv) UTILITIES

- Ground mounted mechanical equipment is to be placed at the rear of the property and screened by year-round natural and/or artificial barriers from street view or view from adjoining properties.
- Roof mounted mechanical equipment is to be screened by architectural elements of the building or by other construction so not to be visible from street view and so to minimize to the greatest extent practicable view from adjoining buildings.
- Utilities to include electric, telephone, television, and communication facilities are to be installed below grade. Existing above grade utilities are to be re-installed below grade in conjunction with development involving the adaptive re-use of buildings.
- Wherever possible, ventilation equipment is to be vented through roofs and screened as required under this section.

(v) Lighting

- Exterior illumination is to promote a “dark sky” condition. As such, exterior illumination is to be provided via down-lighting and be of such design as to preclude direct illumination above a 90 degree horizontal plane.
- Ornamental street luminaires, of an acorn style, are to be utilized; only one style luminaire is to be utilized throughout the redevelopment area.
- Luminaires provided on-site are to be of an ornamental design and compatible as to design with the street luminaires.
- Bollard type lighting along walkways is permitted.
- To mitigate the possibility of glare, sources of illumination are to be shielded.
- Street and on-site luminaires are not to exceed a height of sixteen (16) feet. Said height established so to mitigate excessive illumination levels and glare conditions for second story occupants.
- Average horizontal illumination level is to be not less than 0.50 footcandles nor greater than 3.0 footcandles except directly below luminaires; further providing, no portion of any parking or public area is to have an illumination level of less than 0.25 footcandles.
- Light standards along Delsea Drive should be provided with receptacles near the top of same to facilitate installation of seasonal lighting.

(d) *Architectural Guidelines*

(i) With respect to architectural treatments, this fourth amendment advances a design philosophy of encouraging flexibility in design coupled with the promotion of a richness of architectural detail so to enhance the aesthetics of the built environment and create architectural interest. Accordingly, the guidelines set forth below are applicable over lands regulated by this amendment:

- The massing of buildings should be such that transitional techniques can be employed where buildings of differing heights are proposed and/or where the proposed development is in proximity to existing buildings. Typical transitional techniques may include increased spatial interval, gradual increases in building height and incorporation of horizontal human scale features.

- Visual patterns should be employed to break down building mass into smaller elements.
- Complimentary street side rhythms should be provided through fenestration, roof segments, wall patterns, lighting fixtures, signs, and landscaping.
- Building facades should have varying setbacks and be segmented with architectural details such as overhangs, recesses, projections, moldings, canopies or porticos, raised cornice parapets and other similar features. Building facades should not be more than 100 feet in length without having 3 or more of the types of architectural details described above.
- Flat block walls should not be permitted as an exterior surface; architectural design blocks however are permissible. Architectural treatments are to be provided on each façade. Façade treatments shall include traditionally designed storefronts, doorways, windows and related design features.
- Façade recesses or projections should extend a maximum of eighteen (18) inches from the building wall.
- Basic materials, texture, and color should be compatible with those of existing buildings. The entire front, sides, and rear of buildings should be coordinated in compatible traditional colors and materials.
- Exterior walls and roofs should not be highly reflective. Building color should be composed of nonreflective neutral, subtle earth tones. Bright reds, oranges, yellows, or other high-intensity colors should not be permitted, nor should neon tubing be used to outline windows, signs, buildings, structures, or architectural details.
- Gable, mansard or flat roofs should be the predominate roof design. This construction may incorporate the projecting gable, and include as well a gable roof with dormers. Flat roofs are specifically discouraged on one-story buildings. Two-story or taller buildings should be provided with a traditional cornice treatment. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, verandas, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.
- Uninterrupted windows are not to occupy more than 35% of a building façade. Windows should not be composed of reflective material so as to provide the appearance of continuous mirrors.

VI. SUPPLEMENTAL REQUIREMENTS APPLICABLE TO ENTIRETY OF THE REDEVELOPMENT ZONE

- (a) New development is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life. The site as a whole shall be considered for Leadership in Energy and Environmental Design - Neighborhood Development (LEED-ND) Certification, if applicable. Buildings constructed within the redevelopment area are encouraged, but not required, to integrate green building practices in the new construction of buildings within the redevelopment area. It would be at the redeveloper/builder's discretion to have the building officially certified by the United States Green Building Council (USGBC) for Leadership in Energy and Environmental Design (LEED) Green Building Rating System in LEED-H (Homes), LEED-NC (New Construction), LEED-R (Retail) or other future certifications by the USGBC.
- (b) To the extent practicable, planned development as a development technique, defined as development of compatible uses by a single entity under a unifying plan, is strenuously encouraged under this plan so as to provide for maximum flexibility of design and enhanced opportunity for conformance with the development guidelines set forth herein.
- (c) As redevelopment planning fosters development through negotiation whereby the borough and redeveloper contribute to the future look and arrangement of lands, the submission of redevelopment concept plans prior to formal plan submission, as a basis for preliminary review, discussion, and refinement is encouraged.
- (d) A traffic study is to be submitted in conjunction with any development proposal which should adequately demonstrate the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate findings of no significant impact, or measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.
- (e) The Residential Site Improvement Standards adopted by the State of New Jersey under N.J.S.A. 55D-40.4 and N.J.A.C. 5:21-1 et seq are applicable to site improvements installed in conjunction with residential as well as nonresidential development.
- (f) At intersections and at driveways, no building projection, structure, or plant material having a height above grade of twenty four (24) inches is permitted within the clear sight triangle as defined by the American Association of State Highway Officials (AASHTO) standards.

VII. REQUIREMENT TO ASSIST IN PRODUCTION OF AFFORDABLE HOUSING

This Amendment acknowledges the constitutional obligation that the Borough of Glassboro has to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Developers of lands within this redevelopment area are to assist the borough in addressing satisfaction of the obligation in a manner consistent with the provisions of Section 107-50.1 et seq of the Glassboro Development and Zoning Ordinance.

VIII. AMENDMENT TO ZONING DISTRICT MAP

This Amendment supersedes the use and bulk provisions of the prevailing zoning and is as well a further refinement of the borough zoning map which delineates a declared redevelopment zone. Where a redevelopment plan supersedes existing development regulation, the ordinance adopting the plan is to contain a specific provision for the amending of the zoning district map (C.40A:12A-7.c). Subsequent to adoption of the aforementioned ordinance, the borough will amend the zoning district map so to graphically delineate the bounds of the redevelopment area subject to the herein provisions.

IX. CONSISTENCY WITH MASTER PLAN

This Fourth Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan is consistent with the Borough of Glassboro Master Plan of 2004, adopted December 7, 2004, in that the amendment is an expression of various Traditional Community Goals set forth thereunder, in that:

- (a) Completion of development within a delineated redevelopment zone is promoted as the initiative seeks to promote in-fill development occurring within the Central Business District Redevelopment Area.
- (b) The existing character of development is utilized as a means of establishing uses anticipated under the amendment given the emphasis on the creation of a cohesive corridor look taking into account uses existent on each side of Delsea Drive.
- (c) Planned development as an alternative to stand alone, uncoordinated development is specifically encouraged.
- (d) Business service type uses, not anticipated under the prevailing zoning, and limited retail uses are allowed over a segment of the Delsea Drive corridor, where it is believed there are sufficient concentrations of customers and clients to maintain the viability of said uses.

With respect to the Land Use Plan Element, the Amendment is an example of redevelopment planning advancing economic growth and is supportive of the plan element's call for the redevelopment of the Central Business District. Further, the Amendment is consistent with the expectation of the need for adjustments as to uses permitted under the prevailing zoning so to facilitate redevelopment of the Central Business District Redevelopment Area.

Relative to the Housing Plan Element, the Amendment demonstrates consistency via its call for the payment of fees in support the borough's affordable housing program.

As to the Community Design Plan Element, the Amendment is consistent with same through its adoption of the design guidelines which are substantially consistent and compatible with those established under the Borough of Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan as amended January 12, 2005.



APPENDIX A
DELSEA DRIVE AREA MAP




**CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY ENVIRONS
REDEVELOPMENT PLAN: DELSEA DRIVE AREA**

Borough of Glassboro
Gloucester County, New Jersey

Legend

-  Parcels
-  Subject to Aquisition (10.83 Acres +/- Total)



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