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**FIFTH AMENDMENT**

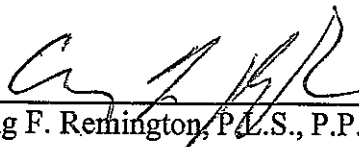
**GLASSBORO CENTRAL BUSINESS DISTRICT (CBD)  
AND NEARBY ENVIRONS REDEVELOPMENT PLAN**

**A PLAN FOR THE REVITALIZATION OF THE  
WEST HIGH STREET AREA**

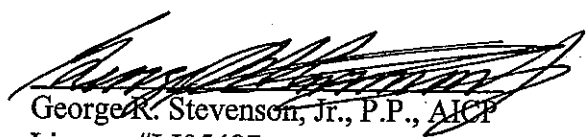
**BOROUGH OF GLASSBORO  
IN THE COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY**

**PREPARED BY  
REMINGTON & VERNICK ENGINEERS  
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**February 22, 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 West High Street area as delineated herein through incorporation of a subarea plan introducing various refinements given recognition of the expanse of the area encompassed by the aforesaid single plan, presence of multiple zoning classifications, and presence of distinct characteristics and circumstances affecting various segments which comprise the overall 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 is 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, as memorialized by Ordinance # 07-67, 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 is concurrently considering a fourth amendment to the redevelopment plan dated, February 15, 2008. This proposed amendment applicable to the west side of Delsea Drive extending from the intersection with State Street north to Focer Street is intended to promote infill development so to encourage the highest and best use of land along the corridor segment and facilitate the establishment of uses of a more intense nature than those envisioned for the downtown area, which are able to benefit from situation adjacent to a heavily trafficked commercial corridor.

Also being concurrently considered is 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 is intended to promote 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 introduces refinements to the permitted uses and bulk standards of the prevailing zoning, enhances existing design criteria, and establishes supplemental design guidelines.

### III. AREA OF APPLICABILITY

The amendments set forth infra are specific to the West High Street area encompassing parcels situated along the north side of West High Street extending from Mick Drive to Lake Street, and on the south side of West High Street, parcels in the segment extending from Ellis Street to Main Street. More specifically, parcels regulated by this Plan amendment include the following:

Block 22, Lots 6, 7, 7.01, 8, 9, and 10

Block 50, Lots 1, 1.01, 2, 3, 4, and 5

Block 75, Lots 1, 2, 3, 3.01, 4, 5, and 6

Block 76, Lots 1, 2, 2.01, 3, 4, 5, and 6

Block 78, Lots 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 and in the second a vibrant extension of the downtown area through compact, pedestrian friendly, mixed-use development to mean the provision of multi-family dwelling units within structures housing either uses allowing for the satisfaction of daily needs of residents or business or professional uses. Notwithstanding the emphasis on mixed-use development, the plan also permits the development of stand alone commercial uses as permitted herein. Further, this plan envisions retention of the municipal complex situated at the intersection of West High and Main Streets but also recommends that no further land within this subarea apart from municipal parking be dedicated to municipal use.

~~In the promotion of design flexibility, this plan acknowledges the appropriateness of considerations of deviations from strict adherence with any of the standards promulgated herein where in particular it can be demonstrated that said deviations result in the creation of open space or green space, promote pedestrianism, or add architectural interest.~~

#### V. SPECIFIC AMENDMENTS

*Deleted by Ordinance #09-27  
Adopted - 6-23-09*

(a) *Permitted principal uses, as defined by "Bridge Between NAICS and SIC", 1997, issued June 2000, (NAICS) for the Arts District are limited to those listed below. Residential Uses are permitted in upper stories.*

1. The following uses (by NAICS Codes) are permitted at street level, except nothing herein is intended to preclude the expansion of said uses on to the second floor:

- (i) 444110 Home centers
- (ii) 444120 Paint & wallpaper stores
- (iii) 444130 Hardware stores
- (iv) 444220 Nursery & garden centers
- (v) 445110 Supermarket & other grocery (except convenience) stores
- (vi) 445120 Convenience stores
- (vii) 445210 Meat markets
- (viii) 445220 Fish & seafood markets
- (ix) 445230 Fruit & vegetable markets

- (x) 445291 Baked goods stores
- (xi) 445292 Confectionary stores
- (xii) 445299 All other specialty food stores
- (xiii) 445310 Beer, wine & liquor stores
- (xiv) 446110 Pharmacies & drug stores
- (xv) 446120 Cosmetics, beauty supplies & perfume stores
- (xvi) 446130 Optical goods stores
- (xvii) 446191 Food (health) supplement stores
- (xviii) 448150 Clothing accessories stores
- (xix) 448190 Other clothing stores (fur shops, women's specialty, sports apparel, and miscellaneous apparel stores)
- (xx) 448210 Shoe stores
- (xxi) 448310 Jewelry stores
- (xxii) 448320 Luggage & leather goods stores
- (xxiii) 451110 Sporting goods stores
- (xxiv) 451120 Hobby, toy & game stores
- (xxv) 451130 Sewing, needlework & piece goods stores
- (xxvi) 451140 Musical instrument stores
- (xxvii) 451211 Book stores
- (xxviii) 451212 News dealers & newsstands
- (xxix) 451220 Prerecorded tape, compact disc & record stores
- (xxx) 453110 Florists
- (xxxi) 453210 Office supply & stationery stores
- (xxxii) 453220 Gift, novelty & souvenir stores
- (xxxiii) 453910 Pet & pet supplies
- (xxxiv) 453991 Tobacco stores
- (xxxv) 492110 Couriers
- (xxxvi) 492210 Local messengers & local delivery
- (xxxvii) 522110 Commercial banking
- (xxxviii) 522120 Savings institutions
- (xxxix) 522130 Credit unions
- (xl) 522291 Consumer lending
- (xli) 522292 Real estate credit
- (xlii) 541910 Market research & public opinion polling
- (xliii) 541921 Photographic studios, portrait
- (xliv) 561431 Private mail centers
- (xlv) 561439 Other business service centers (including copy shops)
- (xlvi) 561510 Travel agencies
- (xlvii) 561520 Tour operators
- (xlviii) 561591 Convention & visitors bureaus
- (xlix) 561621 Security systems services
- (l) 561622 Locksmiths
- (li) 524210 Insurance agencies & brokerages
- (lii) 524292 Claims adjusting
- (liii) 524298 All other insurance related activities
- (liv) 525930 Real Estate Investment Trusts (REITs)
- (lv) 531110 Lessors of residential buildings & dwellings

- (vi) 531120 Lessors of non-residential buildings (except miniwarehouses)
- (vii) 531210 Offices of real estate agents & brokers
- (viii) 531311 Residential property managers
- (lix) 531312 Non-residential property managers
- (lx) 531320 Offices of real estate appraisers
- (lxi) 532220 Formalwear & costume rental
- (lxii) 532230 Video tape & disk rental
- (lxiii) 541110 Offices of lawyers
- (lxiv) 541191 Title abstract & settlement offices
- (lxv) 541199 All other legal services
- (lxvi) 541211 Offices of certified public accountants
- (lxvii) 722110 Full-service restaurants
- (lxviii) 722211 Limited service restaurants
- (lxix) 722212 Cafeterias
- (lxx) 722213 Snack & non-alcoholic beverage bars
- (lxxi) 722320 Caterers
- (lxxii) 813410 Civic & social organizations
- (lxxiii) 813910 Business associations
- (lxxiv) 813920 Professional organizations
- (lxxv) 811430 Footwear & leather goods repair
- (lxxvi) 811490 Other personal & household goods repair & maintenance
- (lxxvii) 812111 Barber shops
- (lxxviii) 812112 Beauty shops
- (lxxix) 812113 Nail salons
- (lxxx) 812191 Diet & weight reducing services
- (lxxxii) 812199 Other personal care services
- (lxxxiii) 812210 Funeral homes & funeral services
- (lxxxiv) 812310 Coin-operated laundries & drycleaning
- (lxxxv) 812320 Drycleaning & laundry services
- (lxxxvi) 812922 One-hour photofinishing

2. Uses permitted, but not at grade level (By NAICS Codes)

- (i) 511110 Newspaper publishers
- (ii) 511120 Periodical publishers
- (iii) 511130 Book publishers
- (iv) 511140 Database & directory publishers
- (v) 511191 Greeting card publishers
- (vi) 511210 Software publishers
- (vii) 512230 Music publishers
- (viii) 522293 International trade financing
- (ix) 522294 Secondary market financing
- (x) 522310 Mortgage & non-mortgage loan brokers
- (xi) 523120 Securities brokerage
- (xii) 523140 Commodity contracts brokerage
- (xiii) 523920 Portfolio management

- (xiv) 523930 Investment advice
- (xv) 523991 Trust, fiduciary & custody activities
- (xvi) 523999 Miscellaneous financial investment activities
- (xvii) 541310 Architectural services
- (xviii) 541330 Engineering services
- (xix) 541340 Drafting services
- (xx) 541350 Building inspection services
- (xxi) 541410 Interior design services
- (xxii) 541430 Graphic design services
- (xxiii) 541511 Custom computer programming services
- (xxiv) 541611 Admin. Management & general management consulting
- (xxv) 541612 Human resources & executive search consulting
- (xxvi) 541613 Marketing consulting services
- (xxvii) 541618 Other management consulting services
- (xxviii) 541810 Advertising agencies
- (xxix) 541820 Public relations agencies
- (xxx) 541830 Media buying services
- (xxxi) 541840 Media representatives
- (xxxii) 541850 Display advertising
- (xxxiii) 541860 Direct mail advertising
- (xxxiv) 541890 Other services related to advertising
- (xxxv) 541930 Translation & interpretation services
- (xxxvi) 561110 Office administrative services
- (xxxvii) 561310 Employment placement services
- (xxxviii) 561320 Temporary help services
- (xxxix) 561330 Employee leasing services
- (xl) 561422 Telephone answering services
- (xli) 561422 Telemarketing bureaus
- (xlii) 561440 Collection agencies
- (xliii) 561450 Credit bureaus
- (xliv) 561492 Court reporting & stenotype services
- (xlv) 561611 Investigation services
- (xlvi) 561710 Exterminating & pest control services
- (xlvii) 561920 Convention & trade show organizers
- (xlviii) 611410 Business & secretarial schools
- (xlix) 611420 Computer training
- (l) 611430 Professional & management training
- (li) 611511 Cosmetology & barber schools
- (lii) 611610 Fine arts schools
- (liii) 611620 Sports & recreation instruction
- (liv) 611630 Language schools
- (lv) 611691 Exam preparation & tutoring
- (lvi) 621111 Offices of physicians (except mental health specialists)
- (lvii) 621210 Offices of dentists
- (lviii) 621310 Offices of chiropractors
- (lix) 621320 Offices of optometrists

- (lx) 621340 Offices of physical, occupational & speech therapists & audiologists
- (lxi) 621391 Offices of podiatrists
- (lxii) 624410 Child day care services
- (lxiii) 711120 Dance companies
- (lxiv) 711130 Musical groups & artists
- (lxv) 713940 Fitness & recreation sports centers

(b) Compact, mixed use, pedestrian friendly development is strongly encouraged, to mean, an arrangement of uses resulting in the construction of multi-family dwelling units occurring in the same building housing any of the nonresidential uses as permitted above.

(c) *Bulk and Area Standards*

Applicable requirements include:

Minimum Lot Area:	None (See Note 1)
Minimum Lot Width:	None (See Note 1)
Minimum Lot Depth:	(See Note 2)
Minimum Front Yard:	(See Note 3)
Minimum Side Yard:	0 Feet (See Note 4)
Minimum Rear Yard:	20 Feet (See Note 5)
Maximum Impervious Coverage:	75%
Maximum Height:	3-Stories/45 Feet (See Note 6)
Minimum Height:	2-Stories/35 Feet
Maximum Density:	15 Dwelling Units/Acre
Minimum Floor Area:	600 Square Feet (See Note 7)

Note (1) No minimum lot area or width is specified as the Plan encourages a future arrangement of land use reflecting the capacity of parcels to conform with development requirements otherwise established as having applicability.

Note (2) Minimum lot depth is set as being the depth of the parcels in the current configuration. This requirement does not include portions of a parcel having no utility owing, in particular, to narrowness.

Note (3) A minimum of seventy percent (70%) of the length of any façade facing a street right-of-way is to be situated twelve (12) feet from the curb face fronting same so to enable ample paved pedestrian area. Remainder length may have a greater setback to promote flexibility in design and architectural interest. In the event said setback occurs within the municipal right-of-way, the building is permitted to have a zero (0) foot setback.

Note (4) Where provided, side yards are to have a minimum width of seven (7) feet.

Note (5) Where a residential use abuts a rear property line, the rear yard is to be increased to a depth of thirty (30) feet.

Note (6) Height is defined as the vertical distance from average grade as determined at the front elevation to the top of the highest roof beam on a flat roof or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

Note (7) The minimum floor area for dwelling units is to be not less than 600 square feet. No minimum floor area is established for commercial uses.

(d) *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

- The sharing of parking facilities by uses having complimentary peak parking need is strongly encouraged. Where shared parking is employed, the number of stalls required may be reduced by a maximum of twenty percent (20%) of the number otherwise required.
- In support of providing adequate parking on an area wide basis, this plan recommends parking requirements for nonresidential development be reduced from those established under the current borough ordinance. For retail uses, one (1) stall is to be provided per every one thousand (1,000) square feet of space devoted to retail use except no requirement is generated where said floor area is less than 500 square feet. For non-retail uses, three (3) spaces are to be provided for every one thousand (1,000) square feet of office space.
- The maximum number of off-street parking stalls is not to exceed 105% of the stated ordinance requirement for type use proposed.
- Metered parking where provided is to be regulated by digital meters so to take advantage of ability to adjust settings to allow for a more effective parking management program.
- Within the redevelopment area, residential parking is to be in accordance with the requirements of the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq; alternative parking

standards may be considered where it can be demonstrated that the number proposed better reflects the local condition.

- Parking stalls within lands regulated by this Amendment may be dimensioned at 9 feet by 18 feet.
- Parking is not to be provided in the area between the building line and the right-of-way.
- Parking may be provided off-site provided a mechanism to guarantee permanent reservation of the spaces for the use served. Specifically encouraged is "reserved" parking whereby areas dedicated for future parking need are left in green condition to be developed as may be found necessary at the discretion of the Borough.

(ii) SIGNS

- All provisions related to signs will be superseded by any future revisions to the Borough sign ordinance.
- A comprehensive sign package is to be submitted for each development phase identifying locations and types of each proposed sign.
- At grade uses are permitted both a band sign (not to exceed 2/3rds of the width of the building) and a projecting sign (also called a blade sign). Blade signs should be not more than twelve (12) square feet and not project more than three (3) feet from the building.
- Advertising, either as signage mounted on walls or as painted walls or as murals are prohibited. Signage on a building is permitted only for the businesses currently located within the building to which the signage is attached.
- Non-residential uses (retail uses at grade) should be permitted one attached sign on each façade (front, side, back) that faces a street or parking area. The sign should no larger than 15% of the façade on which the sign is placed, provided it is not more than 36" in height or 9" in depth.
- One (1) attached sign not to exceed ten (10) square feet may be placed at secondary entrances to a maximum number of two (2) such signs.
- Painted window signs are not permitted other than on display windows provided the area of said signs does not exceed twenty percent (20%) of the area of the window on which painted.

- Wayfinding signs to give direction, find parking, create awareness, and convey information as well as placement of a community bulleting board(s) is encouraged. Locations and design of same are at the discretion of the Borough.
- Sign materials are limited to painted wood, painted metals, brushed finished aluminum, stainless steel, brass, bronze, molded plastic resins and carved wood.

*(iii)* SOLID WASTE MANAGEMENT

- Trash enclosures are to be placed in the rear yard and 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. Trash removal is only to occur from the rear of properties.
- 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) STREETScape

- A streetscape plan is to be submitted in conjunction with all development applications where proposed development abuts street rights-of-way depicting sidewalk materials and treatments and any proposed street furniture or other amenities.
- Street furniture and pavement treatments are to be consistent throughout the redevelopment area.
- Public transit shelters are to be context sensitive, designed so to be compatible with the character of principal structure development found within the block in which located. These shelters must conform to CPTED standards for design, including but not limited to the use of transparent safety glass.
- Decorative crosswalks are to be provided at intersections and at appropriate mid-block locations.
- Concrete sidewalk with decorative brick trim is to be uniformly provided throughout the redevelopment area.
- Sidewalk along High Street is to have a minimum width of twelve (12) feet; widths of four (4) to six (6) feet is permissible along side streets.
- Street trees are to be installed within 4 foot by 4 foot pits incorporated into the sidewalk design at a maximum interval of 40 feet and be of a species from the borough's listing of preferred trees. Below grade faucets are to be provided within the tree pits at appropriate locations to enable irrigation.
- At time of installation, street trees are to have a minimum caliber of 2 ½ - 3 inches.
- Due care is to be taken to ensure that a variety of street trees are planted so to mitigate the effects of disease.

(vi) 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 luminaires, of an acorn style, are to be utilized; only one style luminaire is to be utilized throughout the redevelopment area.

- GFI exterior receptacles are to be provided at the top of the street luminaires, below the ornamental globe, to facilitate seasonal and special event lighting.
- Bollard type lighting along walkways is permitted.
- To mitigate the possibility of glare, sources of illumination are to be shielded.
- Street 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.

(e) *Architectural Guidelines*

With respect to architectural treatments, this fifth 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.
- Architecture of commercial building Along West High Street is to convey a look that suggests the buildings have been constructed individually over time.
- A variety of architectural styles and treatments shall be manifested and to the greatest extent practicable, buildings on each corner of intersections shall exhibit a different style. All architectural styles shall be influenced by the styles of American architecture in the northeastern United States between the 1870's and 1930's.
- 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. Projections such as canopies, awnings, and balconies should extend a minimum of 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.
- Roof construction may include mansard roofs, 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. First floor window converge of not less than 70% of the front wall area is required and must begin within twenty four (24) inches

above sidewalk grade. Upper floor window coverage of not less than 35% of the front wall area is required. Tinted glass and roll-down gates or cages are prohibited.

## 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 shall 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 thirty (30) inches is permitted within the clear sight triangle as defined by the American Association of State Highway Officials (AASHTO) standards.

- (g) Driveways are not permitted along High Street so to enhance pedestrian safety and preclude streetscape interruption.
- (h) Throughout the area regulated by this plan, drive-thru facilities in conjunction with any permitted uses are prohibited.

## 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.

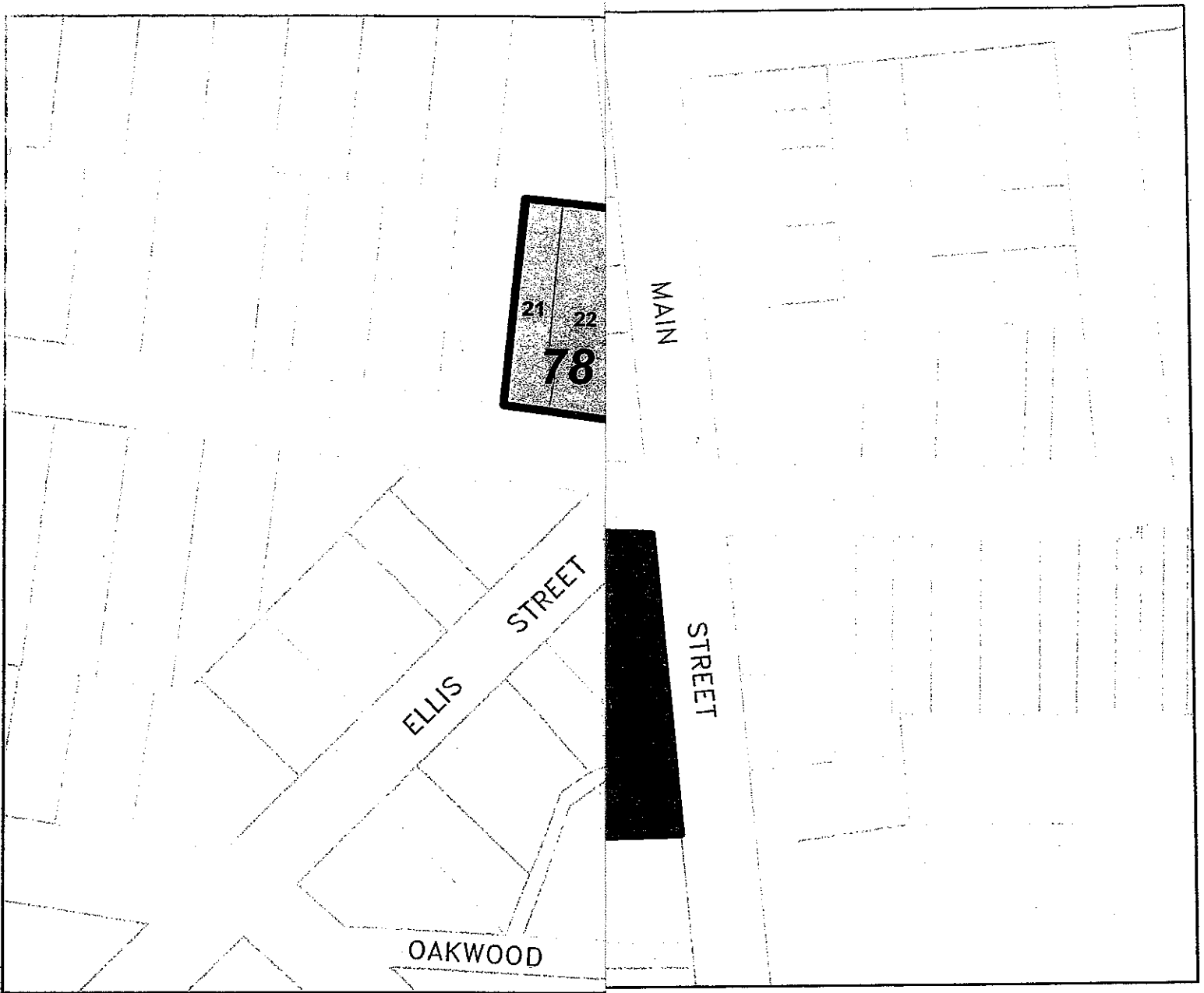
## IX. CONSISTENCY WITH MASTER PLAN

This Fifth 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 retention of several of the uses presently permitted under the prevailing zoning.
- (c) Planned development as an alternative to stand alone, uncoordinated development is specifically encouraged.
- (d) Multi-family development is advanced within the Central Business District.

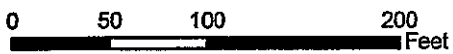
- (e) Employment expansion and establishment of retail uses is encouraged by emphasis on retention of several of the uses now permitted under the prevailing commercial zoning, which is occurring within an area found appropriate for same by virtue of said zoning and situation within a defined redevelopment area.
- (f) With respect to the Land Use Plan Element, the Amendment advances an initiative aimed at the redevelopment of the Central Business District, said activity described as being “essential” and allows for higher densities through the emphasis on compact, mixed use development enhancing support for local business. The amendment is also consistent with the vision of the plan element in that the uses permitted under the Plan represent a refinement and expansion of the commercial uses now permitted under the prevailing zoning.
- (g) Relative to the Housing Plan Element, consistency is achieved to the extent that the emphasis on compact, mixed use development as well as allowance for planned development as a planning technique promotes a blending of uses thereby minimizing conflict between varying types of land use. The Amendment also demonstrates consistency via its call for developer/re-developer participation in assisting in satisfaction of the borough’s affordable housing obligation

**APPENDIX A**  
**WEST HIGH STREET AREA MAP**

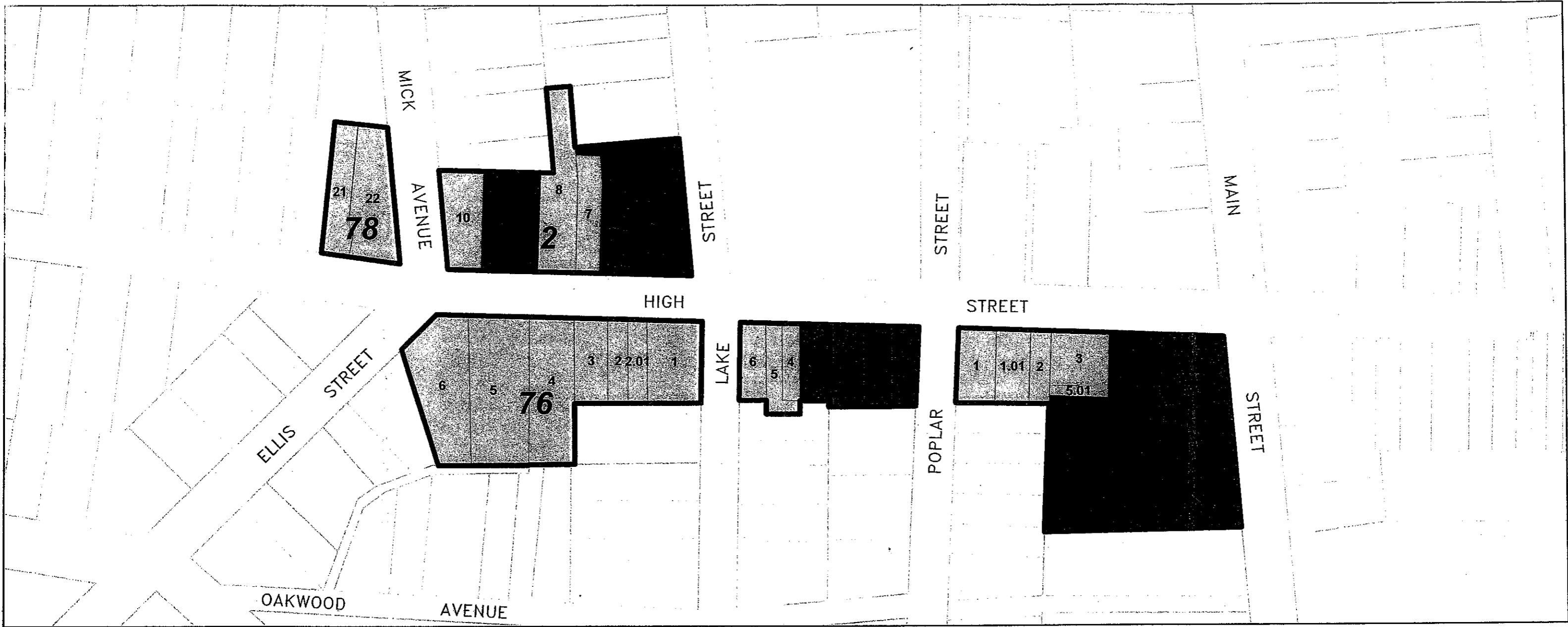


**Legend**

-  Parcels
-  Redevelopment Area
-  Parcels Subject to Aquisition (1.80 Acres +/- Total)
-  Municipally Owned Parcels







**Remington & Vernick Engineers**  
 232 Kings Highway East  
 Haddonfield, NJ 08033  
 (856) 795-9595, Fax: (856) 795-1882  
 Web Site Address: [www.rvc.com](http://www.rvc.com)

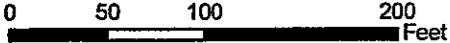



**CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY ENVIRONS  
REDEVELOPMENT PLAN: WEST HIGH STREET AREA**

Borough of Glassboro  
Gloucester County, New Jersey

**Legend**

-  Parcels
-  Redevelopment Area
-  Parcels Subject to Aquisition (1.80 Acres +/- Total)
-  Municipally Owned Parcels

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