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SIXTH AMENDMENT

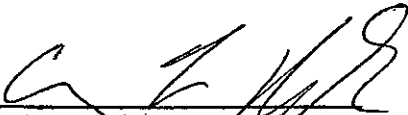
GLASSBORO CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY ENVIRONS REDEVELOPMENT PLAN

A PLAN FOR THE REVITALIZATION OF THE ROWAN BOULEVARD AREA

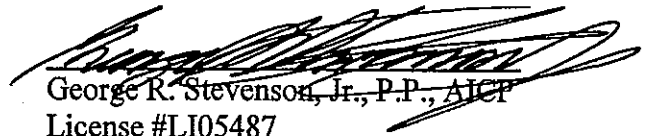
BOROUGH OF GLASSBORO IN THE COUNTY OF GLOUCESTER STATE OF NEW JERSEY

PREPARED BY
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FEBRUARY 25, 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 Boulevard 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 that the Planning Board advance an affirmative redevelopment eligibility recommendation to Borough Council. Concurrently, a plan for revitalization was considered and recommended for adoption. Acting on these aforementioned affirmative recommendations, Borough Council via adoption of Ordinance 7-00 so 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.

A fifth amendment to the redevelopment plan dated, February 22, 2008, is also being concurrently considered by Borough Council. 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, is intended to reinforce mixed-use development, refine permitted uses and bulk standards, and introduce various design and development requirements.

III. AREA OF APPLICABILITY

The amendments set forth infra are specific to the Boulevard Area encompassing 25.85 acres and comprised of parcels 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. More specifically, parcels regulated by this plan amendment include the following:

Block 18, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15

Block 19, Lots 1, 2, 3, 4, 4.01, 5, 6, 6.01, and 7

Sixth Amendment

Glassboro Central Business District and Nearby Environs Redevelopment Plan

Borough of Glassboro, Gloucester County, New Jersey

Block 20, Lots 1 and 1.01

Block 22, Lots 1, 2, 3, 4, 4.01, 4.02, 5, 6.01, 11, 12, 13, 14, 15, 16, 17, and 18

Block 23, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21

Block 24, Lots 1, 2, 3, 3.01, 4, 5, 6, 7, 7.01, 7.02, 8, 9, 10, 11, and 12

Block 25, Lots 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 16, 16.01, 17, 17.01, 17.02, 18, and 19.

IV. DEVELOPMENT VISION

This plan amendment seeks to advance the seamless integration of Rowan University with the Borough of Glassboro through the creation of an aesthetically pleasing, vibrant, mixed-use community based on Smart Growth principles. Thusly, the plan calls for compact, pedestrian friendly, higher density development comprised of student housing and uses typically ancillary thereto, townhouses, mixed-use development, to mean buildings having ground level commercial uses necessary for the satisfaction of the daily needs of residents and students with upper story multi-family dwelling units; as well as opportunity for stand-alone commercial development and public gathering area - all of which intended to foster social interaction and economic activity while minimizing dependency on the automobile.

The centerpiece of the development vision promoted by this plan is the creation of a central boulevard connecting Mullica Hill Road (Route 322) with Main Street at the intersection of same with College Street, about which the uses described above will be arrayed. Along the boulevard, mixed-use development will predominate other than for a stand alone bookstore, and hotel with conference center and restaurant situated at the northeast corner of the intersection of the boulevard with Mullica Hill Road. To the rear of the buildings facing the westerly side of the boulevard, town houses and surface parking will be constructed; at the southerly terminus of this side of the boulevard, open space will be provided as an area for public gatherings and recreation. Also envisioned is the adaptive reuse of the parochial school property situated on the north side of High Street extending from Lake to Poplar Streets. Development resulting from the vision expressed herein is to be substantially consistent with concept plan prepared by EDSA of Baltimore, Maryland dated February 25, 2008 and set forth in Appendix B.

To the rear of the buildings facing the easterly side of the boulevard, town houses and surface parking attendant to same will also be constructed on land apart from the university property. Principally however land to the rear of boulevard uses will be devoted to student housing and various ancillary uses to include also green space and surface parking. Gated breaks between segments of the student housing construction will ensure a secure environment for students while at the same time affording convenient walkable access to emerging surrounding uses and to the Arts and Entertainment Districts further east along High Street.

Development over lands regulated by the plan is to be eminently walkable – made so by an extensive sidewalk system incorporating decorative sidewalks, crosswalks and site furnishings along the

boulevard and the public gathering/recreation area. This plan also envisions an aesthetically pleasing built environment achieved through the employment of techniques resulting in buildings having architectural interest and through aggressive landscaping realized by the provision of street trees, foundation plantings, and green space areas.

In conjunction with redevelopment activity, creative solutions for the provision of adequate parking will be incorporated as an integral component of each phase of construction. As such, other means for parking provision are to be considered; these means may include structured parking, or "reserved parking" whereby areas for possible future parking need are left in a green condition to be developed at the discretion of the borough. Said structured parking may be provided in areas otherwise utilized for surface parking.

~~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.~~

*Deleted by Ordinance #09-28
Adopted - 6-23-09*

V. SPECIFIC AMENDMENTS

(a) Permitted Principal Uses

- (i) Student housing and typical ancillary uses such as office and recreation
- (ii) Mixed-use development 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 below.
- (iii) Town houses
- (iv) Hotel with conference center and restaurant
- (v) Parking garages
- (vi) Nonresidential uses set forth infra as defined by "Bridge Between NAICS and SIC", 1997, issued June 2000 (NAICS):

1. Uses permitted at grade level (By NAICS Codes)

- (i) 442110 Furniture stores
- (ii) 442299 All other home furnishings stores
- (iii) 443111 Household appliance stores
- (iv) 443112 Radio, television & other electronics stores
- (v) 443120 Computer & software stores
- (vi) 443130 Camera & Photographic supplies stores
- (vii) 444110 Home centers
- (viii) 444120 Paint & wallpaper stores
- (ix) 444130 Hardware stores
- (x) 444220 Nursery & garden centers
- (xi) 445110 Supermarket & other grocery (except convenience) stores (Not to exceed 20,000 SF)
- (xii) 445120 Convenience stores
- (xiii) 445210 Meat markets

- (xiv) 445220 Fish & seafood markets
- (xv) 445230 Fruit & vegetable markets
- (xvi) 445291 Baked goods stores
- (xvii) 445292 Confectionary & nut stores
- (xviii) 445299 All other specialty food stores
- (xix) 445310 Beer, wine & liquor stores
- (xx) 446120 Cosmetics, beauty supplies & perfume stores
- (xxi) 446130 Optical goods stores
- (xxii) 446191 Food (health) supplement stores
- (xxiii) 446199 All other health & personal care stores
- (xxiv) 448110 Men's clothing stores
- (xxv) 448120 Women's clothing stores
- (xxvi) 448130 Children's and infants clothing stores
- (xxvii) 448140 Family clothing stores
- (xxviii) 448150 Clothing accessories stores
- (xxix) 448190 Other clothing stores (fur shops, women's specialty, sports apparel, and miscellaneous apparel stores)
- (xxx) 448210 Shoe stores
- (xxxi) 448310 Jewelry stores
- (xxxii) 448320 Luggage & leather goods stores
- (xxxiii) 451110 Sporting goods stores
- (xxxiv) 451120 Hobby, toy & game stores
- (xxxv) 451130 Sewing, needlework & piece goods stores
- (xxxvi) 451140 Musical instrument stores
- (xxxvii) 451211 Book stores
- (xxxviii) 451212 News dealers & newsstands
- (xxxix) 451220 Prerecorded tape, compact disc & record stores
- (xl) 453110 Florists
- (xli) 453210 Office supply & stationery stores
- (xlii) 453220 Gift, novelty & souvenir stores
- (xliii) 453910 Pet & pet supplies
- (xliv) 453920 Art dealers
- (xlv) 453991 Tobacco stores
- (xlvi) 492110 Couriers
- (xlvii) 492210 Local messengers & local delivery
- (xlviii) 522110 Commercial banking
- (xlix) 522120 Savings institutions
- (l) 522130 Credit unions
- (li) 522291 Consumer lending
- (lii) 522292 Real estate credit
- (liii) 541910 Market research & public opinion polling
- (liv) 541921 Photographic studios, portrait
- (lv) 561431 Private mail centers
- (lvi) 561439 Other business service centers (including copy shops)
- (lvii) 561510 Travel agencies
- (lviii) 561520 Tour operators

- (lix) 561591 Convention & visitors bureaus
- (lx) 561621 Security systems services
- (lxi) 561622 Locksmiths
- (lxii) 524210 Insurance agencies & brokerages
- (lxiii) 524292 Claims adjusting
- (lxiv) 524298 All other insurance related activities
- (lxv) 525930 Real Estate Investment Trusts (REITs)
- (lxvi) 531110 Lessors of residential buildings & dwellings
- (lxvii) 531120 Lessors of non-residential buildings (except miniwarehouses)
- (lxviii) 531210 Offices of real estate agents & brokers
- (lxix) 531311 Residential property managers
- (lxx) 531312 Non-residential property managers
- (lxxi) 531320 Offices of real estate appraisers
- (lxxii) 532220 Formalwear & costume rental
- (lxxiii) 532230 Video tape & disk rental
- (lxxiv) 722110 Full-service restaurants
- (lxxv) 722211 Limited service restaurants
- (lxxvi) 722212 Cafeterias
- (lxxvii) 722213 Snack & non-alcoholic beverage bars
- (lxxviii) 722320 Caterers
- (lxxix) 813410 Civic & social organizations
- (lxxx) 813910 Business associations
- (lxxxii) 813920 Professional organizations
- (lxxxiii) 811430 Footwear & leather goods repair
- (lxxxiiii) 811490 Other personal & household goods repair & maintenance
- (lxxxv) 812111 Barber shops
- (lxxxvi) 812112 Beauty shops
- (lxxxvii) 812113 Nail salons
- (lxxxviii) 812191 Diet & weight reducing services
- (lxxxix) 812199 Other personal care services
- (lxxxx) 812210 Funeral homes & funeral services
- (xc) 812310 Coin-operated laundries & dry cleaning
- (xci) 812320 Dry cleaning & laundry services
- (xcii) 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) 541110 Offices of lawyers
- (xviii) 541191 Title abstract & settlement offices
- (xix) 541199 All other legal services
- (xx) 541211 Offices of certified public accountants
- (xxi) 541310 Architectural services
- (xxii) 541330 Engineering services
- (xxiii) 541340 Drafting services
- (xxiv) 541350 Building inspection services
- (xxv) 541410 Interior design services
- (xxvi) 541430 Graphic design services
- (xxvii) 541511 Custom computer programming services
- (xxviii) 541611 Admin. Management & general management consulting
- (xxix) 541612 Human resources & executive search consulting
- (xxx) 541613 Marketing consulting services
- (xxxi) 541618 Other management consulting services
- (xxxii) 541810 Advertising agencies
- (xxxiii) 541820 Public relations agencies
- (xxxiv) 541830 Media buying services
- (xxxv) 541840 Media representatives
- (xxxvi) 541850 Display advertising
- (xxxvii) 541860 Direct mail advertising
- (xxxviii) 541890 Other services related to advertising
- (xxxix) 541930 Translation & interpretation services
- (xl) 561110 Office administrative services
- (xli) 561310 Employment placement services
- (xlii) 561320 Temporary help services
- (xliii) 561330 Employee leasing services
- (xliv) 561422 Telephone answering services
- (xlv) 561422 Telemarketing bureaus
- (xlvi) 561440 Collection agencies
- (xlvii) 561450 Credit bureaus
- (xlviii) 561492 Court reporting & stenotype services
- (xlix) 561611 Investigation services
- (l) 561710 Exterminating & pest control services
- (li) 561920 Convention & trade show organizers
- (lii) 611410 Business & secretarial schools
- (liii) 611420 Computer training
- (liv) 611430 Professional & management training

- (lv) 611511 Cosmetology & barber schools
- (lvi) 611610 Fine arts schools
- (lvii) 611620 Sports & recreation instruction
- (lviii) 611630 Language schools
- (lix) 611691 Exam preparation & tutoring
- (lxc) 621111 Offices of physicians (except mental health specialists)
- (lxi) 621210 Offices of dentists
- (lxii) 621310 Offices of chiropractors
- (lxiii) 621320 Offices of optometrists
- (lxiv) 621340 Offices of physical, occupational & speech therapists & audiologists
- (lcv) 621391 Offices of podiatrists
- (lcvii) 624410 Child day care services
- (lcviii) 711120 Dance companies
- (lcviii) 711130 Musical groups & artists
- (lxcix) 713940 Fitness & recreation sports centers

(b) *Bulk and Area Standards*

- (i) Minimum Lot Area/Lot Width. 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 to development requirements otherwise established as having applicability.
- (ii) Setbacks from Street Rights-of-Way: A minimum setback of two (2) feet is required along Main Street; along Rowan Boulevard, buildings are to be set back a minimum distance which would enable installation of pavement having a minimum width of twenty (20) feet from the curb face fronting same. Notwithstanding the aforementioned, setbacks may be increased to allow for wider sidewalks in the promotion of walkability. Setbacks are required along interior roadways so at a minimum to accommodate installation of a six (6) foot wide sidewalk. The plan envisions a minimum setback of six (6) feet along Mullica Hill Road (Route 322) to buffer the redevelopment area from said roadway and create a feeling of having arrived at a destination through arrangements of plant materials.
- (iii) Building Height. A minimum height of 2-stories/35 feet is established. Maximum height is limited to 4-stories/60 feet except a height of 6-stories/75 feet is permissible for hotel construction. Building height is defined as being the vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, to the deck level on a mansard roof and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. Equipment typically appurtenant to the building such as chimneys, ornamental elements, elevator penthouses, and mechanical equipment is exempt from the requirements of this section.

- (iv) Building Interval. The minimum interval is set as the greater of fifteen (15) feet or the interval required by applicable construction codes. This standard is not to be construed as precluding the joining of buildings, but is intended to avoid the creation of narrow alleyways.
- (v) Building Length. The physical arrangement of buildings and blocks is to promote crime prevention through environmental design (CPTED). Maximum continuous building length should not exceed four hundred (400) linear feet.
- (vi) Minimum Floor Area for Dwelling Units. Dwelling units of varying floor areas are to be provided. In no case however is the minimum floor area for a single bedroom unit to be less than six hundred (600) square feet. For units having more than one (1) bedroom, a minimum floor area of eight hundred fifty (850) square feet is established.
- (vii) Density. Density for the redevelopment area considered as a single tract exclusive of land devoted to university use is set at 10.6 dwelling units per acre.
- (viii) Public Open Space. The entirety of the newly configured block comprised of approximately 1.5 acres bounded by Main Street, High Street, Rowan Boulevard, and Poplar Street is to be dedicated public open space.
- (ix) Green Space. Twenty percent (20%) of the lands comprising the redevelopment area are to be in a green condition; for eligibility as green space, a minimum contiguous area of one hundred fifty (150) square feet is to be provided.

Note (1) In the promotion of design flexibility, this plan acknowledges the appropriateness of deviations from strict adherence with 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.

(c) *Development Yield for Student Housing Sections C-1 and C-2*

The development yield for student housing is set at 242 units/884 beds constructed in two (2) phases.

(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

- Parking may be provided on-site or off-site. Where off-site parking is proposed, a mechanism is to be provided to guarantee permanent reservation of stalls for the use being served. Specifically encouraged is "reserved" parking whereby areas dedicated for future parking need are left in a green condition to be developed as may be found necessary at the discretion of the borough.
- Where demonstrated as practicable, 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 five hundred (500) square feet of space devoted to retail use plus .5 stalls per employee of the largest shift, except no requirement is generated where said floor area is less than five hundred (500) square feet. For non-retail uses, one (1) space is to be provided for every three hundred (300) square feet of office space.

Within the redevelopment area, residential parking is to be provided as required by the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq except that an alternative parking standard may be considered with demonstration that the proposed standard better reflects the local condition.

- Student parking demand is to be provided on off-site university lands.
- The maximum number of off-street parking stalls is not to exceed 105% of the stated 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.
- Parking stalls within lands regulated by this amendment are to have minimum dimensions of 9 feet by 18 feet.
- Parking is not to be provided in the area between the building line and the right-of-way.
- Parking areas are to be directly accessed from streets. As such, driveways over sidewalks are not permitted.
- Parking garages are to be so designed to reduce headlight and interior lighting glare by the provision of opaque screening from head lights an/or placement of interior garage lighting to be directed into the structure and/or mounted on the interior side of columns. Other than for garages constructed for satisfaction of student parking on university lands, or garages situated other than along streets, the ground floor of said structures is to be occupied with nonresidential uses as permitted under this plan.
- Driveways over sidewalks are prohibited throughout the entirety of the area subject to regulation by this amendment.

(ii) SIGNS

- A comprehensive sign package is to be submitted for each development phase identifying locations and types of each proposed sign.
- Pole mounted advertising signs are expressly prohibited over lands regulated by this amendment; in lieu thereof, ground mounted monument signs to announce the development may be considered for placement at each terminus of the boulevard or in conjunction with the development of the public open space at the southeasterly corner of the area. In addition, monument signs may be placed to announce the student housing building(s) limited to one (1) per street frontage to an aggregate maximum of two (2) such signs. One (1) such sign is also permitted in conjunction with hotel development. Said signs are permitted to a maximum area of thirty two (32) square feet, a maximum height of five (5) feet; further providing, the sign is setback a minimum of ten (10) feet from a right-of-way or driveway, and is situated outside of a clear sight triangle. Additionally, monument signs are to be placed within a planted, landscaped area and have no void between the sign and the ground.

- Nonresidential uses are permitted one (1) attached sign on the façade at which the main entrance is located; further providing, the sign area is the lesser of fifteen percent (15%) of the façade area attributable to the use or twenty four (24) square feet, does not exceed a height of thirty (30) inches, or project more than twelve (12) inches.
- Nonresidential uses may also erect one (1) perpendicular sign up to a maximum area of twelve (12) square feet and not extending outward more than three (3) feet from the façade to which attached may be placed.
- 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.
- Each mixed-use building may have one (1) exterior sign flush mounted to the façade at the main entrance to the building indicating the building's name, if any, to a maximum area of twenty (20) square feet.
- Painted window signs are permitted other than on display windows provided the area of said signs does not exceed ten percent (10%) 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 bulletin 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.
- Box signs to mean signs comprised of sign inserts over a supporting box type structure as well as murals painted on buildings are prohibited.

(iii) SOLID WASTE MANAGEMENT

- Trash enclosures are to be situated to the rear of buildings 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; elsewhere widths of four (4) to six (6) feet are permissible. Along the boulevard, buildings are to be situated so to allow for installation of a pavement having a minimum width of twenty (20) feet, which may be reduced at points to allow for streetscape amenities.
- 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.
- The provision of water features, clocks, public seating, public art, and public bulletin boards are specifically encouraged.

(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 should be provided at the top of the luminaires to facilitate use of seasonal or special event streetscape 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. Within parking areas, luminaire height may be increased to twenty (20) feet.

- Average horizontal illumination level is to be not less than 1.0 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 0.50 footcandles.

(d) *Architectural Guidelines*

With respect to architectural treatments, this sixth 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.
- The size and proportion of building elevations should be compatible with adjacent structures.
- 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.
- Awnings, balconies, and canopies where provided are to project a minimum of eighteen (18) inches.
- 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 and mansard 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. The appearance of window panes can be used to break up the window lengths. Window panes can be simulated using artificial materials. Windows should not be composed of reflective material so as to provide the appearance of continuous mirrors. First floor window coverage 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. PROJECT PHASING

This plan anticipates phased installation over time of the envisioned improvements. Concurrent installation of infrastructure necessary to support improvements specific to each phase as determined by the planning board engineer is a requirement of this plan. As such, a narrative report detailing specific improvements to be installed is to be provided in conjunction with submission of each phase site plan set. In conjunction therewith and to assure a well integrated development with the aesthetic or feel or a cohesive whole, the redeveloper will be required to illustrate and describe the viability of future development over the remainder of lands yet to be developed. Of particular concern is the provision of parking adequate to support the parking demand generated by each phase of development necessitating therefore demonstration of the means by which parking demand will be addressed.

VII. SUPPLEMENTAL REQUIREMENTS APPLICABLE TO ENTIRETY OF THE REDEVELOPMENT ZONE

- (a) New development is to promote human and environmental health through the construction and operation of high performance green buildings. Buildings constructed within the redevelopment area are to be constructed so to satisfy the minimum requirements for Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification. At such time as the United States Green Building Council (USGBC) adopts variations to LEED, which may permit award certification based on an area wide basis, said variation may be considered.
- (b) 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 twenty four (24) inches is permitted within the clear sight triangle as defined by the American Association of State Highway Officials (AASHTO) standards.
- (g) Throughout the area regulated by this plan, drive-thru facilities in conjunction with any permitted uses are prohibited.

VIII. 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 private 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.

IX. 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.

X. CONSISTENCY WITH MASTER PLAN

This Sixth 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 this amendment, which advances compact, pedestrian friendly, mixed-use development further defined by a central boulevard, extensive sidewalk system, green space, and public open area; mirrors the strategic vision of the borough, to wit: a borough which evinces “a fiscally beneficial mix of retail, office and industrial uses; a variety of housing that creates a strong community of all ages and income in safe and friendly neighborhoods; services and facilities that efficiently and effectively serve the common good; ample recreation facilities and opportunities; preserved natural resources and open spaces; and the orderly and efficient movement of people and goods.” By definition, the plan also is supportive of the municipal objective of strengthening the commercial tax base and ensuring the viability of businesses within the CBD.

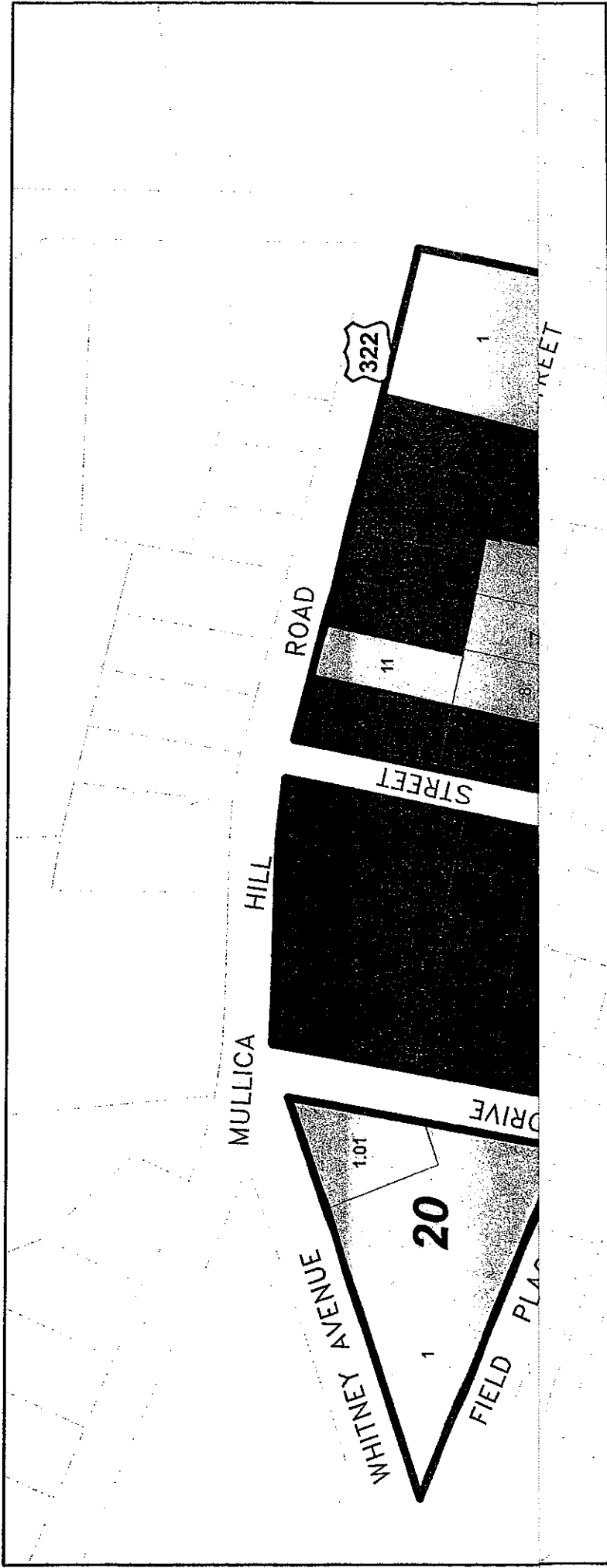
With specific reference to the Land Use Plan Element, the plan represents a redevelopment initiative within the CBD, an area for which redevelopment is deemed to be "essential." Further, the emphasis on mixed-use development is an expression of the realization that a new pattern of development comprised of a mix of retail, office, and residential uses is necessary for the sustained support of local businesses. Additionally, the plan, through the construction of additional student housing, presents an opportunity for the alleviation of a concern of the plan element relating to nuisance conditions emanating from the activities of university students occupying private housing as a by-product of insufficient dormitory space.

The plan is consistent with the Housing Plan Element in that residential development is proposed adjacent to existing neighborhoods allowing therefore use of existing infrastructure, and is further consistent in that the plan is sensitive to the concern of the plan element relating to minimizing conflict between varying land uses as the commercial development component being arrayed along the proposed boulevard is situated interior to the redevelopment area away from surrounding neighborhoods. Conflict with existing residential development is also mitigated as proposed residential development is to be constructed opposite existing residential uses. While the plan envisions 4-story residential development, street rights-of-way ease the transition to the existing 2 -2 1/2-story residential development.

Noteworthy also is the plan's consistency with said plan element through its call for developer/redeveloper participation in assisting in satisfaction of the borough's affordable housing obligation.

As to the Circulation Plan Element, the proposed boulevard is the expression of a plan element recommendation calling for connecting the university with the CBD through the construction of just such a boulevard.

APPENDIX A
BOULEVARD AREA MAP



CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY ENVIRONS REDEVELOPMENT PLAN: BOULEVARD AREA

Borough of Glassboro
Gloucester County, New Jersey



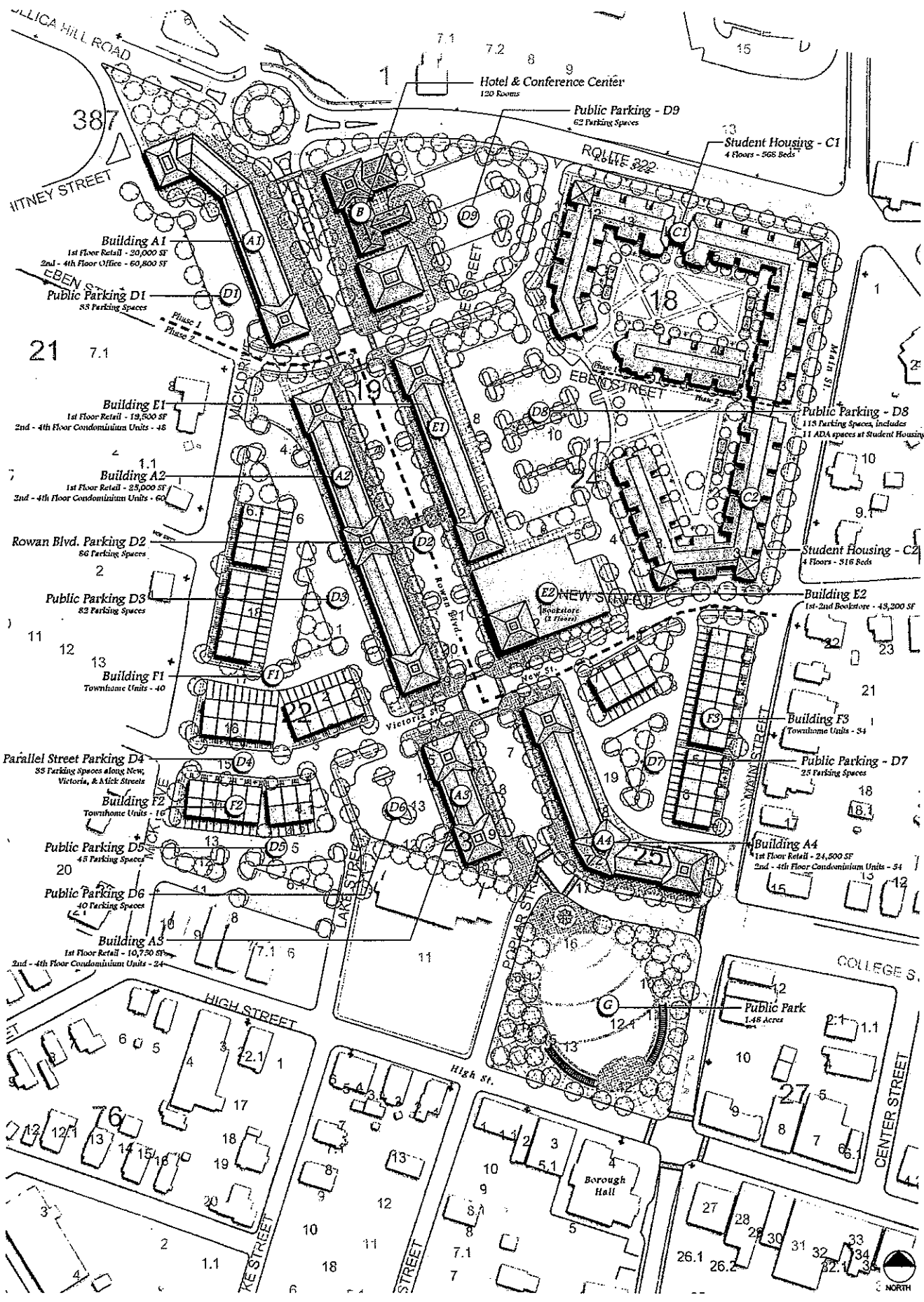
Legend

- Parcels
- Redevelopment Area
- Parcels Subject to Acquisition (15.09 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.rve.com

APPENDIX B
CONCEPT PLAN



ROWAN BOULEVARD

GLASSBORO, NEW JERSEY
FEBRUARY 25, 2006

OVERALL MASTER PLAN



11 N. MAIN ST., GLASSBORO, NJ 08028

Scale: 1"=100'

