

Borough of Glassboro

Block 212, Lots 1 to 9 Redevelopment Area

Gloucester County, New Jersey
March 14, 2006



Preliminary Investigation & Redevelopment Plan
Consistent with the New Jersey Local Redevelopment and
Housing Law—
N.J.S.A.40A:12A, 4 through 7

Borough Council Authorization Resolution No. R-52-06
Adopted by the Glassboro Borough Planning Board
March 14, 2006

EXECUTIVE SUMMARY

BOROUGH OF GLASSBORO REDEVELOPMENT AREA Gloucester County

Preliminary Investigation & Redevelopment Plan Consistent with the New Jersey Local Redevelopment and Housing Law

N.J.S.A. 40:12A -1et seq.

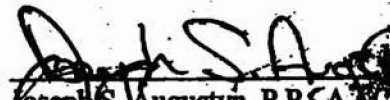
March 14, 2006

The Council of the Borough of Glassboro authorized by Resolution 52-06 the Borough Planning Board to conduct a study to determine whether a certain tract of land within the Borough, to include Block 212, Lots 1 to 9, satisfy the criteria and guidelines established in the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The Planning Board has been charged with determining whether the identified area could be considered a redevelopment area, under New Jersey State law. The Planning Board retained Joseph S. Augustyn, P.P., A.I.C.P., of Alaimo Group to study and analyze this potential redevelopment area and submit findings to the Planning Board.

Under New Jersey statutes, the planner's study and evaluation has concluded that, in general, the vacant and underutilized land in the Redevelopment Area has remained so for over ten (10) years prior to adoption of Township's Resolution 52-06, and by reason of its location and topography is not likely to develop through the instrumentality of private capital. This publicly owned and vacant parcel of land is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Borough of Glassboro community. This area for redevelopment is located in N. J. State designated Planning Area 1, and has been determined consistent with smart growth planning principles. (Refer: 40A: 12A-5 criteria c., e., and h.). Therefore, the redevelopment criteria required by State law is satisfied. The Planning Study provides a detailed description, mapping, and expert analysis applicable to redevelopment. Furthermore, this study provides an explanation of the suitability of the area for redevelopment consistent with the Borough Master Plan and Current Zoning Ordinances.

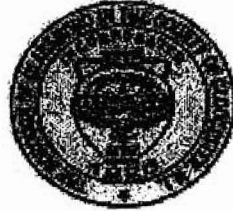
In addition to the Preliminary Investigation, the Planning Board and our office has prepared a Redevelopment Plan that provides for the general planning and development of the project area. This Redevelopment Plan will work in continuity with the Borough Master Plan and other economic development efforts in the Borough.

Respectfully submitted,


Joseph S. Augustyn, P.P., A.I.C.P.
N.J. Professional Planner #2447



The document original was signed and sealed in accordance with NJAC 13:41-1.3



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A. INTRODUCTION AND OVERVIEW:

The Borough of Glassboro Planning Board has completed, and is pleased to present the Preliminary Investigation and Redevelopment Plan for the Redevelopment Area identified as Block 212, Lots 1 to 9. This new redevelopment area under consideration will capitalize on the successes, experiences, and the opportunities presented during the ongoing implementation of the other redevelopment designations and plans in the Borough. The Borough's past, present, and future redevelopment planning efforts are considered essential components of the strategic planning approach to achieve the goals and objectives of the Borough Master Plan. Since the adoption of the Master Plan, various updates and planning related documents have been prepared with the assistance of the Mayor, Council, Planning Board, Zoning Board, and municipal volunteers, and have been reviewed as part of this Redevelopment Planning effort. This new redevelopment area under consideration furthers past planning efforts and meets the criteria established in the Local Housing and Redevelopment Law (LHRL).

The Borough Mayor and Council adopted Resolution 52-06 requesting that the Planning Board undertake an investigation to determine whether Glassboro is in need of additional redevelopment under the LHRL, N.J.S.A. 40A:12A-1, et seq. To initiate this process, the Planning Board was charged with conducting the investigation to determine specific redevelopment site suitability within the Borough.

This redevelopment project area was examined to determine its appropriateness within the criteria and guidelines established in the LHRL. This legislation establishes the powers of municipalities in exercising the redevelopment and rehabilitation functions. This Legislation also specifies the necessary procedures that must be followed prior to creating projects consistent with the Redevelopment and Housing Law. As authorized by the Borough Mayor and Council, the Borough of Glassboro Planning Board hereby undertakes the investigation to determine whether the identified area can be considered a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5. The specific conditions which have been identified in this study as applicable to this particular Redevelopment Project Area are 40A:12A-5(c), (e), and (h).

This document has been completed to assist the Planning Board in considering a redevelopment designation after public hearing. After completing it's hearing, the Planning Board must consider whether to recommend to Mayor and Council that the proposed area is or is not an appropriate redevelopment area. After receiving the recommendation from the Planning Board, Mayor and Council may adopt a resolution memorializing any such determination.

The LRHL was most recently amended in July 2003 to require that each redevelopment area designation be reviewed and approved by the Commissioner of the Department of Community Affairs (D.C.A.). The Municipal Clerk must send a copy of the governing body's resolution designating the area in need of redevelopment to the Community Affairs Commission for review. If the area in need of redevelopment is not located in an area where state laws or regulations encourage development or redevelopment, the designation cannot take effect without the approval of the Commissioner. The Commissioner has thirty (30) days to approve or reject the redevelopment area designation. If there is no action from the Commissioner within thirty (30) days, the designation is automatically approved. If the area in need of redevelopment is in an area in which development or redevelopment is encouraged (Planning Area 1 and Planning Area 2), the designation is considered to be in effect at the time the Clerk transmitted a copy of the governing body resolution to the Commissioner. This redevelopment area, Block 212, Lots 1 to 9, is located entirely within PA1.

Supplementing the investigation to determine whether the proposed area is a redevelopment area is a General Redevelopment Plan outlining the planning, development, redevelopment, or rehabilitation of the project area. The Redevelopment Plan is prepared in accordance with N.J.S.A. 40A:12A-7.

I. Redevelopment Area Criteria Summary:

An area qualifies as being in need of redevelopment if it meets at least one of eight (a.-h.) statutory criteria as listed in N.J.S.A. 40A: 12A-5. The criteria listed are summarized as follows:

- (a) Deterioration
- (b) Abandoned Commercial and Industrial buildings
- (c) Public and Vacant land
- (d) Obsolete layout and design
- (e) Underutilization
- (f) Fire and natural disasters
- (g) Urban enterprise zones
- (h) Smart Growth Consistency

The criteria applicable to this redevelopment area is (c), (e), and (h).

B. PRELIMINARY INVESTIGATION:

I. Area Delineation and Analysis

The proposed redevelopment area includes the following lots:

Block 212, Lots 1 to 9

The parcel Block 212, Lots 1 to 9 consist of .27 acres located at the western corner of Victory Road and Kentucky Avenue. Appendices A and B provide zone plan and aerial delineation of this parcel.

Analysis:

Located less than one-half (½) mile from the Ellis Mill Road interchange with Route 55, the proposed redevelopment area is located in an established residential neighborhood, on the southwest side of the Borough. The proposed redevelopment area is comprised of nine (9) vacant wooded lots, having a combined area of .27 acres. Located at the intersection of Victory Road and Kentucky Avenue, the proposed redevelopment area is positioned within the vicinity of two (2) existing redevelopment areas. Regional access by vehicle is from Ellis Mill Road.

II. Review of Applicable Zoning Districts, Municipal Master Plan, and New Jersey State Plan Designations

Glassboro's Master Plan

Glassboro's Master Plan policy states that residential development should be first encouraged within or adjacent to existing neighborhoods, thus making efficient use of existing infrastructure. Borough policy dictates that residential development be restricted where natural resources could impact public health, safety and welfare. Future residential development should also be compatible with existing development. Residential intensity should be considered in light of location, existing intensities, character and use of the land.

Over the last five (5) years the Borough has created four (4) Redevelopment Areas. The Glassboro Master Plan promotes infill development, redevelopment and revitalization to encourage new construction consistent with smart growth design and the vision and intent of the State Development and Redevelopment Plan (SDRP).

New Jersey State Development and Redevelopment Plan

Glassboro Borough is located primarily within State Planning Area 1 (PA1, approximately 85% of the Borough); small areas within the Borough are located within Planning Area 2 (PA2). The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within PA1 and PA2. This redevelopment area is located entirely within State Planning Area 1.

Mapping

Appendices A, B and C provide the location of the proposed redevelopment area, an aerial photo of the proposed redevelopment area, and the zone plan for the proposed area. The proposed redevelopment area is located in the zoning district R-Single Family and Senior Citizen.

Findings

As part of its investigation, the Planning Board has determined that the proposed area in need of redevelopment meets consistency requirements described in the Borough Master Plan, related municipal planning documents, and the Borough Zoning Map and Ordinances.

Zoning Districts

● **R, Single Family and Senior Citizen District (Summary of Ordinance)**

The purpose of the "R" District is to create a low density, single-family district in some remaining undeveloped areas near low-density districts or open spaces in the Borough and adjoining townships.

Permitted Principal Uses (Land and Buildings)

1. Detached single-family dwellings.
2. Family day care (nursery schools and child-care/daycare centers) are permitted provided they are licensed by the New Jersey Department of Human Services and provided they adhere to the following conditions. Where the following conditions may conflict with the requirements of the Department of Human Services, the regulations of the Department of Human Services shall prevail.

3. Churches.
4. Park and recreation uses.
5. As required in 107-58.1, participation in providing recreation services shall be required to be included in residential developments having more than five (5) new dwelling units.

Permitted Accessory Uses (Land and Buildings)

1. The same as set forth and regulated in 107-93.
2. Off-street parking.
3. Private residential swimming pools.
4. Barn, pole barn, shed and other accessory buildings related to a farm and agriculture use.
5. An occupant of a detached single family home may operate a business from the home provided the size and nature of the business complies with the criteria set forth in 107-47.1 as if set forth in these zoning requirements.

● OP Office Park District (Adjacent Zoning District)

This district is established to provide a modern employment district near a major limited access highway for offices and other limited nonresidential uses. The district is intended to encourage developments on large tracts in order to gain coordinated site planning for circulation, parking, loading, public facilities and landscaping.

Permitted principal uses:

1. Offices, research, restaurants, and motels.
2. General production operations for manufacturing, fabrication and assembly businesses provided that:
 - a. No portion of the operation other than off-street parking and off-street loading berths are located outside of a building;

- b. The buildings for these uses are located at least 300 feet from any residential zoning district boundary line, from Ellis Mill Road and/or from Richwood-Aura Road;
- c. Any building with office uses shall have the office portion facing the abutting public street.

Accessory use permitted:

- 1. Guardhouses, cafeterias and incidental uses customarily associated with the principal use.
- 2. Off-street parking and loading (with conditions described in the ordinance).
- 3. Motels may have a restaurant, coffee shop, gift shop, pool, and/or similar accessory uses customarily incidental to motels.

Conditional uses:

- 1. Warehousing is permitted as a conditional use.

III. Statutory Criteria for Redevelopment Area Designation (N.J.S.A. 40A:12A-5)

L.R.H.L. specifies that an area may be determined to be in need of redevelopment if any one of eight (8) specific conditions or criteria listed on page #2 of this document is found to exist. The following three (3) specific criteria are applicable to the Redevelopment Area:

Criteria c: Public and Vacant Land

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or related entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

Criteria e: Underutilization

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions,

resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

Criteria h: Smart Growth Consistency

This Redevelopment Area is entirely located within State Planning Area 1 (PA 1) and is therefore consistent with Smart Growth objectives as stipulated in Governor James E. McGreevey's Executive Order No. 4, and the New Jersey State Development and Redevelopment Plan.

IV. Conclusion

Under New Jersey statutes, the planning study by professionals has concluded that, in general, the vacant land has remained so for over ten (10) years prior to adoption of the Township's resolution. Furthermore, by reason of its location, ownership and condition of land has resulted in the property not being utilized to its full potential. In addition, this property is located in Planning Area 1, and is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Borough of Glassboro community (Refer: 40A: 12A-5(c), (e), and (h)). Therefore, the redevelopment criteria required by State law is satisfied.

C. PROPOSED REDEVELOPMENT PLAN:

I. Purpose, Goals, Objectives and Policies

The precise purpose of creating this Redevelopment Plan for Block 212, Lots 1 to 9 is to provide a receiving site for a Glassboro resident is displaced through redevelopment activities elsewhere in Glassboro.

The goals and general objectives developed for the Borough of Glassboro, as outlined in the Master Plan and other relevant planning documents, are utilized in part to guide the redevelopment effort for the new Redevelopment Area.

The goals, general objectives and policies (many of which have been selected from the Borough's Master Plan for the Redevelopment Area are as follow:

1. Basic Goal

In accordance with the Borough Master Plan, guide the completion of development within the community, and effectuate redevelopment where determined suitable. Maintain sensitivity to the environment, create a balance between jobs and housing, provide high quality and adequate municipal services, and promote the general health, safety and welfare of the Borough.

2. Character of Development Goal

Recognize the existing character of development as a means of establishing the type and intensity of future development. Shape new growth to be compatible with existing development, consistent with the street systems, stormwater management facilities, utility services, and environmental resources.

3. Environmental Goal

Utilize state-of-the-art techniques to protect the environment, particularly where uses are to be built adjacent to environmental resources including wetlands, flood plains, and forested areas. Planted buffer areas along the road system are intended to enhance site appearances. Encourage groundwater recharge through stormwater management systems. All septic and stormwater management systems should comply with NJDEP regulations.

4. **Housing Goal**

Maintain a balance of housing in the Borough ranging from low density detached single-family housing, to higher density multi-family housing.

5. **Jobs and Retail Services Goal**

Identify appropriate areas for expanding employment and retail services in order to balance housing and population growth in the Borough.

6. **Road System Goal**

Identify the road and intersection improvements necessary to provide sufficient road capacity, safe movement of traffic, and a coordinated highway system.

7. **Water and Sewer Service Goal**

Anticipate water and sewer services throughout the Borough. Water and sewer services should be extended where appropriate, and older facilities within the system should be upgraded.

8. **Schools, Recreation and Municipal Services Goal**

Anticipate as necessary new schools or school improvements, recreation areas, expanded emergency services, expanded library, and municipal services.

9. **Historic Preservation Goal**

Safeguard the heritage of the Borough by preserving those resources that reflect social, cultural, and architectural significance, by encouraging continued use and adaptive reuse while discouraging demolition.

Redevelopment Achievements and Municipal Objectives:

Glassboro's Mayor, Council, Planning Board, and Zoning Board, along with municipal officials, residents, and Borough professionals have examined and discussed the future of Glassboro and established a vision for the community. A significant amount of effort has gone into this endeavor, and great strides have been made toward achieving municipal goals and objectives. The following describes recent achievements, and outlines objectives and other specific projects

and efforts, which the Planning Board supports and intends to pursue as the 2004 Master Plan is implemented:

1. The greatest strategic planning achievement by the Mayor, Council and Planning Board is the preparation and adoption of the award winning Redevelopment Plan for Glassboro's Central Business District (CBD). This achievement as recognized by the New Jersey Chapter of the American Planning Association included a Site Suitability Determination and Redevelopment Plan consistent with the New Jersey Local Redevelopment and Housing Law. Initially adopted in February 2000, it was amended in 2002 and 2004/2005. The CBD Redevelopment effort includes a detailed analysis and mapping of the redevelopment area, and identification of the area suitable for redevelopment consistent with the Borough's Master Plan and zoning ordinance. The Borough also created a redevelopment plan, which provides the general framework for the planning, development, redevelopment, and rehabilitation of the project area. This effort works in coordination with the Neighborhood Preservation and Façade Programs within the Central Business District. Plan priorities include the implementation of a community plan based on public input, the encouragement of redevelopment and rehabilitation of existing structures, the promotion of orderly economic growth and increased employment, and the promotion of safe and desirable housing for all age and income groups. This effort is further enriched by cooperative efforts with Rowan University. Partnerships between public and private sectors in Glassboro are strongly encouraged toward this unified goal of achieving successful redevelopment of Glassboro's Central Business District and Nearby Environs.
2. Glassboro has been presented with significant opportunities to realistically implement objectives stated in prior Master Plans. For example, Route 55 has created a major transportation corridor for the municipality. This corridor, in conjunction with new development opportunities, will help to further Master Plan goals involving senior housing, employment growth, and a strong economic and fiscal environment. The Glassboro Planning Board hereby intends to actively encourage implementation of the following projects:
 - a. Consistent with redevelopment success currently being realized in Glassboro's traditional downtown area, the OP Office Park District and adjacent districts within the vicinity of Route 55 provides further opportunity for Glassboro to achieve development and additional redevelopment success. This potential employment

center has been designated as a Redevelopment Area, and as positioned within the vicinity of Block 212, Lots 1 to 9.

- b. Within the vicinity of Block 212, Lots 1 to 9 are opportunities for Glassboro to help achieve senior housing goals, provide municipal fiscal advantage, and allow for professional office and limited commercial uses within the vicinity of Route 55 at Exit 48 and south on Ellis Mill Road. This determination is based on new zoning within this area, the pursuit of goals and objectives in the Municipal Master Plan, and the preparation of tax impact analyses. Development of the active adult life style community known as Camelot with a multitude of amenities, along with potential professional office and limited commercial development, is currently underway.
3. The Borough establishes an increased focus on strengthening its commercial and industrial tax base, and ensuring business viability, especially within the Borough's Central Business District.
4. The Borough of Glassboro welcomes the rehabilitation and upgrade of existing homes and structures, particularly in a manner consistent with traditional and historic designs, which help define community character.
5. Water conservation and water quality design techniques are to be applied wherever possible including the preservation of existing vegetation; the use of subsurface trickle irrigation or similar controlled irrigation where necessary for the viability of trees and shrubs; the control of excessive paving and other impervious surfaces; the design of natural watershed management facilities; and the prudent control of fertilizers and pesticides to help maintain the highest possible water quality in our lakes, streams and ground water. Existing trees and other vegetation must be preserved to the greatest extent possible by limiting clearing to the minimum needed for use, safety, access and sight distance.
6. Residential neighborhoods must be protected from on-street parking, non-local traffic, and the loss of traditional Glassboro environmental, historical, and neighborhood ambiance. Glassboro seeks to achieve a safe and efficient movement of people and goods, as the community is developed and redeveloped in accordance with the Master Plan. The Borough seeks to coordinate with DVRPC, Gloucester County, NJDOT, and DCA regarding transportation and circulation planning efforts. Furthermore, the Borough supports adequate access for emergency vehicles and personnel in all development and redevelopment.

7. The Borough seeks to coordinate with Gloucester County as well as our neighboring communities to achieve sustainable development using smart growth planning approaches for the benefit of the entire region. All municipal development regulations and zoning code requirements should be evaluated relative to their impact on and encouragement of Redevelopment efforts throughout the municipality.
8. Subsequent to the adoption of the updated Master Plan, the Municipal Zoning Ordinance will need to be updated to achieve substantial consistency with the Master Plan. In particular, the zoning ordinance should be updated to further encourage municipal redevelopment initiatives, a balanced tax base, traditional community design consistency, and implementation of state-of-the-art planning, engineering and landscape architecture design techniques and standards.

II. Relationship to Local Objectives

Land Use:

The Redevelopment Area (Block 212, Lots 1 to 9) is located in a single family and senior citizen district, which permit single-family homes. The existing area land use is primarily single-family detached dwellings, along with a large number of vacant lots.

Population Density:

A limited increase is anticipated from the proposed single family home, which will serve as the receiving site of a Glassboro resident displaced.

Employment:

Development within the Redevelopment Area will be entirely residential. Employment opportunities typically associated with the construction and maintenance of residential construction are envisioned. Nearby employment opportunities exist at the adjacent Route 55 business park.

Improved Traffic and Public Transportation:

No changes to streets, local highways or New Jersey Transit and Burlink service routes are proposed associated with this Redevelopment Area.

Recreational and Community Facilities:

No recreational or community facilities are being considered for the Redevelopment Area.

III. Proposed Land Use and Building Requirements

The Redevelopment Plan proposes a single family detached home consistent with the Borough's Master Plan and zone plan. The single house will be constructed consistent with the zoning ordinance and building requirements.

IV. Acquisition

This Redevelopment Plan does not include acquisition of property since lots identified are owned by the Borough of Glassboro.

V. Relocation Analysis

This Redevelopment Plan does not temporarily or permanently displace any residents and or businesses. This Redevelopment Plan for Block 212, Lots 1 to 9, however, provides the receiving site for a Glassboro resident that is to be displaced by redevelopment activity elsewhere in Glassboro. Consistent with the LRHL, provisions for relocation of displaced individuals as the result of related redevelopment actions are effectuated.

VI. Relationship to Other Plans

New Jersey State Development and Redevelopment Plan:

The Borough of Glassboro is located entirely within State Planning Area 1 (PA1) and State Planning Area 2 (PA2). The New Jersey State Development and Redevelopment Plan (S.D.R.P.) policies support and encourage development and redevelopment within these areas.

The S.D.R.P. recognizes the following general characteristics of municipalities and communities located within PA1 and PA2:

- Mature settlement patterns.
- Infrastructure systems that area approaching reasonable life expectancy.
- The need to rehabilitate housing.

- Redevelopment will be the predominant form of growth in the future.
- Growing realization of the need to rationalize services and systems.
- Changing demographics.

The intention of the S.D.R.P. for PA1 and PA2 is to:

- Provide for much of the state's future redeveloping;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl;
- Protect the character of existing stable communities.

The Borough's Master Plan and associated documents recognizes that absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures.

Gloucester County:

In conjunction with regional redevelopment efforts by Gloucester County, the Township is in the process of identifying potential sites that would be suitable for redevelopment.

Neighboring Municipalities:

The following municipalities border the Borough of Glassboro:

- Washington Township to the north;
- Monroe Township to the east;
- Clayton and Elk Township to the south;
- Harrison Township to the southwest;

- Borough of Pitman to the northwest.

The zoning maps and ordinances of the bordering municipalities have been examined as part of the preparation of the 2004 Master Plan. Analysis of these documents indicates that the zoning of lands surrounding the Borough is generally compatible with the Borough's Master Plan and zoning code.

The goals and objectives of this Redevelopment Plan maintain consistency with goals and objectives identified in the Borough of Glassboro Master Plan, and the S.D.R.P.

VII. Relationship to Borough Development Regulations

The development of the Redevelopment Area will conform to Borough Land Development Regulations. This does not preclude the Township from amending the Master Plan and Zoning Ordinances, as they may apply to the Redevelopment Area.

VIII. Consistency with Borough of Glassboro Master Plan

As presented throughout this redevelopment document, consistency is maintained with and between the 2004 Borough of Glassboro Master Plan. This consistency includes parallel goals, objectives, purposes and intent regarding redevelopment of areas in need.

IX. Redevelopment Entity

Consistent with all other redevelopment areas in Glassboro, Borough Council will serve as the designated Redevelopment Entity for this redevelopment area.

APPENDICES

- A. Zone Plan: Redevelopment Area
- B. Aerial Photo
- C. Redevelopment Area Map
- D. Borough Council Authorization: Resolution No. R-52-06

APPENDICES

- A. Zone Plan: Redevelopment Area

APPENDICES

B. Aerial Photo

APPENDICES

C. Redevelopment Area Map

