

Borough of Glassboro, New Jersey
July 2009

**Redevelopment Plan for Block 151, Lots 4 & 5
In the Borough of Glassboro
July 2009**

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I. Introduction

The Borough of Glassboro's affordable housing obligations are set forth in the Borough's Housing Element of the Master Plan. In the Housing Element of the Master Plan, the property known as Block 151, Lots 4 and 5 has been identified as a prospective site for the location of affordable housing which is compliant with Council on Affordable Housing (COAH) requirements. To comply with its affordable housing obligations, the Mayor and Council have determined that one of the most effective planning and implementation strategies is to undertake a housing project, as defined in N.J.S.A. 40A:12A-3, in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) (LRHL).

II. Designation of Area and Plan Development

A. Designation of the Rehabilitation Area

The process, consistent with applicable state statutes, followed by the Borough in the determination as to the area's qualification and designation as an area in need of rehabilitation was that on February 3, 2003 the Borough of Glassboro adopted Resolution 59-03 declaring the entire Borough an "area in need of rehabilitation" pursuant to N.J.S.A. 40:12A-14.

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any rehabilitation project or housing project in all or a portion of the rehabilitation area. The process, which is consistent with applicable state statutes, was followed by the Borough in the preparation of this Redevelopment Plan.

III. Statutory Requirements of Redevelopment Plan

According to LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
 - The local ordinances and master plan.
6. A housing inventory of all affordable housing units to be removed; and
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.

IV. Description of Project Area

This Redevelopment Plan is applicable to the following parcels:

Block 151, Lots 4 & 5.

These properties have been determined to be an area in need of rehabilitation by the Glassboro Borough Council and are identified on the Housing Project Area Map attached hereto.

A. Project Area Context

On February 3, 2003, all of the property within the municipal borders of the Borough of Glassboro was declared an area in need of rehabilitation. Under the most recent Third Round Rules adopted by the New Jersey Council on Affordable Housing (COAH), (“Third Round Rules”), the Borough has been determined to have a growth share obligation of 270 affordable units and a rehabilitation share of 52 units as its fair share obligation under the Fair Housing Act. In order to meet the Borough’s fair share obligation, the Borough determined that it was necessary to undertake a housing project pursuant to the Local Redevelopment and Housing Law.

In its Round 3 Housing Element and Fair Share Plan, dated December 2, 2008, which has been submitted to COAH for the purposes of substantive certification, Petition date December 26, 2008, the Borough identified a number of properties which it believes should be utilized to satisfy its growth share obligation. Block 151, Lots 4 & 5 was one such property. Pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325, the Borough has or will acquire the Block 151, Lots 4 & 5 for purposes of constructing at least 69 new deed restricted family rental affordable units consistent with the requirements of COAH’s Third Round Rules, which include, among other things, affordability restrictions for a period of at least 30 years, which will help satisfy the Borough’s fair share obligation under the Fair Housing Act.

As explained in Ordinance 09-15, Block 151, Lots 4 & 5 currently does not qualify and has never qualified as affordable housing units under the Fair Housing Act, and is not able to be used to satisfy the Borough's fair share obligation under the Fair Housing Act. In addition, the property currently does not comply with applicable housing code requirements. As a result, rehabilitation of Block 151, Lots 4 & 5, consistent with the housing purposes of the LRHL, is appropriate.

B. Existing Land Use

The existing Permitted uses are set forth in the Borough Zoning Ordinance §107-98 and consist of garden apartment developments and townhouse developments which comply with the Borough's affordable housing program set forth in §107-50.1 and provide recreation services as required in §107-58.1 of the Borough Zoning Ordinance.

V. Statement of Goals and Objectives

The Borough seeks to alleviate the conditions found in this portion of Borough Rehabilitation Area and support use of property in the area in a manner which will better contribute to serve the public health, safety and welfare of the community and the region, particularly as COAH approved affordable housing project that helps satisfy the Borough's fair share obligation. To achieve this overall goal, the following goals and objectives have been established:

1. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the area to be considered an "area in need of rehabilitation", i.e. structures that are either substandard, dilapidated, functionally obsolete, vacant, or exert an adverse influence on the area.
2. The revitalization of the area with the inclusion of land uses that may be used to satisfy the Borough's Third Round fair share obligation.
3. The stimulation of private investment in the rehabilitation area by assembling sites and assisting as necessary and appropriate to support such rehabilitation.
4. The creation of affordable housing that helps satisfy the Borough's fair share obligation and that is conducive to wholesome living conditions and beneficial to the safety, health and morals and welfare of the community.
5. The making available of the full range of benefits and inducements for the Project Area, including, federal, state, county and local government funding.

VI. Proposed Land Uses and Building Requirements

The use, bulk standards, design standards and performance standards set forth in this Redevelopment Plan supersede the zoning provisions of the Borough Zoning Ordinance for Block 151, Lots 4 & 5 to the extent of overlapping or inconsistent requirements. All other relevant land use and building requirements including, but not limited to permitted uses, bulk standards, loading, landscaping, lighting, signage, façade treatments and outside storage shall apply as set forth in the Borough Zoning Ordinance.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development and all other ordinances and regulations of the Borough of Glassboro not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7.a(2).

Development of Block 151, Lots 4 & 5 shall be governed by the underlying zoning, namely the R-4 Garden Apartment and Townhouse District, §107-98, except that the following requirements shall apply to any proposed development or rehabilitation of Block 151, Lots 4 & 5:

- (a) Permitted Principal uses (land and buildings). For purposes of this Redevelopment Plan, the following uses will be collectively referred to herein as “Residential Multi-Family Development.”
 - (1) Uses Enumerated:
 - Garden apartment developments, defined as development comprised of one or more buildings containing three or more apartments, such building(s) having a maximum height of three (3) stories or 45 feet,
 - Townhouse developments, defined as development comprised of buildings containing three or more connected individual dwelling units.
 - Multi-family developments, defined as development comprised of buildings containing more than one attached dwelling unit, including duplexes, triplexes, and quadruplexes, garden apartments (as defined above), townhouses (as defined above) or any combination thereof.
 - (2) Additional Requirements:
 - As required in §107-58.1, participation in providing recreation services shall be required to be included in residential developments having more than five new dwelling units; and
 - Participation in the Borough’s affordable housing program shall be required. Of the units provided on-site, at least 69 family rental

units shall be affordable units as identified in the Borough's Round 3 Housing Element and Fair Share Plan.

- (b) Permitted accessory uses (land and buildings).
- On-site management and leasing offices;
 - A community center as a common facility for all units within the townhouse, garden apartment and/or multi-family development;
 - One earth terminal antenna as a common facility for all units within the townhouse, garden apartment and/or multi-family development, regardless of the number of lots, provided that it is located consistent with the objectives of §107-93H.

(c) Bulk Requirements for Residential Multi-Family Developments:

Minimum:		Maximum:	
Lot Area	5 Acres	Density	12 Units/Acre
Lot Width	200 feet	Building Height	3 Stories or 45 feet
Lot Depth	300 feet	Building Coverage	15%
Perimeter Setback	50 feet	Pavement Coverage	25%
Interior Setbacks			
	Front Yard	40 feet*	
	Side Yard	15 feet*	
	Rear Yard	35 feet*	
Minimum Portion of Lot Landscape	15%		

* Distance between all townhome buildings shall be governed by §107-98(D)(2)(b)[1], [2] and [3].

- (d) Decks and patios are specifically permitted. Decks, patios and sheds shall be no closer than 10 feet to another deck or patio for any other building.
- (e) On-site lights shall not exceed a height of 18 feet on residential lots.
- (f) Loading spaces and on-site aisles running parallel to public streets shall be at least 15 feet from the street right-of-way.
- (g) Off-street parking spaces shall be at least 9 feet wide.
- (h) Signage: There shall be permitted on site one building mounted sign not to exceed 20 square feet; and two 2-sided monument signs not to exceed 40 square feet each. All signs shall otherwise comply with the requirements set forth in §107-63 and §107-63.1.

- (i) Landscaping: Landscaping shall comply with the requirements set forth in §107-48.1, except that no buffering shall be required where the property abuts an existing roadway. The Planning Board may approve waivers to the standard landscaping requirements of the ordinance, provided the plan presented is appropriate and adequate to meet the intent of providing an interesting and aesthetically pleasing landscape design.

In addition, the provisions of §107-48.1(A)(6), §107-48.1(D) and §107-54(K)(2) shall not apply to any development on Block 151, Lots 4 & 5. All parking shall comply with RSIS standards.

VII. Proposed Rehabilitation Actions

A. Redevelopment Authority

The Borough's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Redevelopment Plan and carrying out the housing project. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-16 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

B. Redevelopment Agreement

The Borough may select one or more redevelopers for the construction of a housing project on Block 151, Lot 4 & 5 as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the Redevelopment Plan area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Borough and a municipally designated redeveloper.

C. Displacement of Residents

The Borough of Glassboro does not anticipate that any tenants or landowners will be displaced as a result of this Redevelopment Plan. However, in the event that displacement is necessary, the Borough will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law and an approved workable relocation assistance plan (WRAP). Such assistance will be provided through an appropriately designated office that will assist in any relocation of persons, businesses or other entities. If relocation is not directly caused by this Redevelopment Plan, the Borough of Glassboro assumes no responsibility for relocation of people or businesses.

VIII. Relationship of the Redevelopment Plan to Other Plans

A. Relationship to Master Plans of Contiguous Municipalities

The area covered by this Redevelopment Plan includes Block 151, Lots 4 & 5, which are part of the R-4 Garden and Townhouse District of the Borough of Glassboro. The uses proposed as part of this Redevelopment Plan are the same uses as are currently existing or permitted on Block 151, Lots 4 & 5.

B. Relationship to Gloucester County Master Plan

The Land Use Plan of Gloucester County, adopted by the Gloucester County Planning Board, shows the area as residential use. The current and proposed uses for the Project Area is residential. There is no conflict with the County Plan.

C. Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan, adopted in 2001, identifies one of the “statewide planning objectives” as the provision of adequate and affordable housing in appropriate locations near employment through the use of public/private partnerships. Policies identified in the State Development and Redevelopment Plan include coordinating the provision of affordable housing with the New Jersey Council on Affordable Housing (COAH) and encouraging municipalities to address their affordable housing obligations. The redevelopment plan fully conforms to the State’s plans, goals and strategies. Implementation of the redevelopment plan will assist in the revitalization of the State’s urban centers and area, as well as meeting the State Plan’s goals of providing quality affordable housing to address the Borough’s affordable housing obligations.

IX. Relationship of Redevelopment Plan to Municipal Development Regulations and Borough Master Plan

Under the current Glassboro Land Use Ordinance, the Project Area lies within the R-4 Garden and Townhouse District within the Borough. All of the requirements of Land Development and Zoning Ordinance of the Borough of Glassboro shall apply to this portion of the Project Area, except as superseded by this Redevelopment Plan. Any deviations provided for herein are necessary in order to provide appropriate incentives and least cost restrictions to facilitate the provision of affordable housing in compliance with the Borough’s fair share obligations. This Redevelopment Plan is consistent with the Master Plan and in particular, is consistent with the Borough’s Round 3 Housing Element and Fair Share Plan.

X. Obligations of the Redeveloper

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan and the Borough of Glassboro Land Development Ordinance. Any private developer (s) will be required to:

- A. Submit development plans consistent with this Redevelopment Plan to the Borough Planning Board for approval.
- B. Enter into a Redevelopment Agreement with the Borough of Glassboro prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan. Such Redevelopment Agreement shall include a development schedule and the private developer(s) shall commence the undertaking of the development in accordance with the development schedule.
- C. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in a redevelopment agreement.
- D. Neither the developer(s) nor any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.
- E. Maintain the structures and facilities in accordance with all code and ordinances of the Borough of Glassboro.

XI. Deviations From Provisions Of Approved Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Borough development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Borough's Zoning and Land Development Ordinance, or from the design standards set forth in this Redevelopment Plan or other Borough development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Borough ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following effects or conditions:

- A. To allow a use not specifically permitted within the Project Area;
- B. Exceeding the maximum building coverage permitted;

C. Exceeding the maximum building or structure height as measured in feet and/or stories.

D. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Redevelopment Authority.

XII. Duration of Redevelopment Plan Restrictions

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date that the Glassboro Borough Council first approves this Redevelopment Plan.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

XIII. Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, as may be amended.

XIV. Affordable Housing

Although the requirements of N.J.S.A. 40A:12A-7(a)(6) only apply to redevelopment areas, the Borough has undertaken an inventory of all affordable units within the Project Area. As of the date when the Project Area was first designated as an area in need of rehabilitation, there were no units that qualify as affordable units under the Fair Housing Act, and that are able to be used to satisfy the Borough's fair share obligation under the Fair Housing Act. However, the Property does contain units that are affordable to low and moderate income households through the use of Section 8 federal subsidies, which is a federally subsidized program whose availability is contingent upon the availability of federal funding on an annual basis.

As indicated above, no residents of any of the existing units are anticipated to be displaced as a result of the implementation of this Redevelopment Plan. To the extent that any resident is displaced by the implementation of the Redevelopment Plan, he or she will have first priority for any of the newly created affordable housing units in accordance with N.J.S.A. 40A:12A-7(a)(7) if they are occupying a unit subject to a state or federal housing subsidy program at the time of their displacement.

It is anticipated that the housing project developed pursuant to this Redevelopment Plan will satisfy a portion of the Borough's affordable housing obligation pursuant to COAH's Third Round Rules or the rules or requirements of a superseding agency (presently N.J.A.C. 5:96 and 5:97 et seq.), by providing at least 69 family rental affordable units. These affordable units will contain a range of affordability, including units affordable to very low income households, low

income households and moderate income households. The exact range of affordability and housing unit mix will be determined based on the Borough's legal compliance requirements as negotiated with the Redeveloper. Affordable units shall mean the same as defined in N.J.A.C. 5:97-1.4.