

ORDINANCE #18-51

**ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
BLOCK 413, LOT 12 IN THE BOROUGH OF GLASSBORO**

WHEREAS, the February 3, 2003, Borough of Glassboro, (the "Borough"), in the County of Gloucester, State of New Jersey, designated the entire Borough of Glassboro as an "Area in Need of Rehabilitation" pursuant to N.J.S.A. 40A:12A-1 *et seq.*; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the development and rehabilitation of the Borough, the Borough has prepared the attached Redevelopment Plan for the Borough of Glassboro, specifically Block 413, Lot 12 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan provides a plan for the planning, development, redevelopment and rehabilitation of Block 413, Lot 12 for purposes of improving conditions within the Borough; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Borough and Block 413, Lot 12 specifically; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the governing body referred the attached Redevelopment Plan to the Planning Board for review and approval following introduction and first reading; and

WHEREAS, the Planning Board adopted Resolution recommending adoption of the Redevelopment Plan by the Borough Council.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Glassboro as follows:

Section 1. The Borough hereby adopts the Redevelopment Plan for the Borough of Glassboro, attached hereto.

Section 2. Council declares and determines that said plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Borough and is otherwise in conformance with N.J.S.A. 40A:12A-1, *et seq.*; and

Section 3. The governing body of the Borough of Glassboro shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.


Section 4. The Redevelopment Plan shall constitute an overlay zone to the extent set forth in the Plan; and

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.


Section 7. This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF GLASSBORO

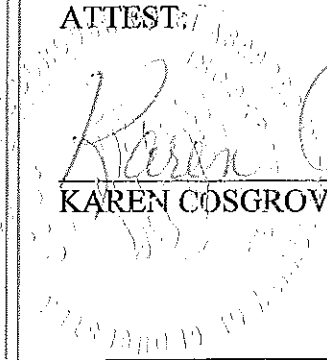


 JOHN E. WALLACE III, Mayor

ATTEST:



 KAREN COSGROVE, Municipal Clerk



ROLL CALL VOTE				
	AYES	NAYS	ABSTAIN	ABSENT
Mr. Cabezas	✓			
Mr. Cossabone				✓
Mr. D'Alessandro	✓			
Mr. Halter	✓			
Mr. Malandro	✓			
Ms. Miller	✓			
TALLY:	(5)	0	0	(1)

O# 18-51

R-18-16

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF GLASSBORO
RECOMMENDING TO BOROUGH COUNCIL THE ADOPTION OF A PROPOSED
REDEVELOPMENT PLAN FOR THE REHABILITATION OF BLOCK 413, LOT 12**

WHEREAS, on February 3, 2003, the Borough of Glassboro (Borough), in the County of Gloucester, State of New Jersey, designated the entire Borough of Glassboro as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-1, et seq.

WHEREAS, in order to facilitate the development, redevelopment and rehabilitation within the Borough, the Borough Council introduced Ordinance No. 18-51 on November 27, 2018 whereby the Borough has proposed the adoption of a Redevelopment Plan for Block 413, Lot 12, which is intended to facilitate the redevelopment of said property which is located at 285 East High Street and on November 27, 2018 Borough Council adopted a Resolution, R-348-18, authorizing the Glassboro Planning Board to review the proposed Redevelopment Plan for Block 413, Lot 12 and to report its findings to the Governing Body within 45 days.

WHEREAS, the Redevelopment Plan (hereinafter "Plan") provides a plan for the planning, development, redevelopment and rehabilitation of Block 413, Lot 12 for purposes of improving conditions within the Borough for an area previously designated in need of rehabilitation. The Plan encompasses a 22 acre vacant site which is within the underlying R-6 Zoning District.

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Borough and Block 413, Lot 12 specifically.

WHEREAS, pursuant to the requirements of N.J.S.A. 40A:12A-7, the the Glassboro Planning Board is authorized to review and recommend proposed redevelopment plans as to their appropriateness and make recommendations to the Governing Body consistent with the statutory requirements.

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26 and N.J.S.A. 40A:12A-7, authorize the Planning Board to issue a report and recommendation to the Governing Body prior to the adoption of a development regulation, revision or amendment thereto.

WHEREAS, after a public hearing held on December 4, 2018, the following initial findings of facts were made, to wit:

1. On February 3, 2003, the Borough designed the entire Borough of Glassboro as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-1 et seq.

2. In order to facilitate the development, redevelopment and rehabilitation within the Borough, the Borough introduced Ordinance No. 18-51 on November 27, 2018 which provides for the redevelopment plan for

the planning, development, redevelopment, and rehabilitation of Block 413, Lot 12, a site comprised of approximately 22 acres, to support use of the property in the area in a manner which will better contribute to serve the public health, safety and welfare of the community and region. The property as it currently exists contains one residential structure and vacant land. No residents will be displaced as a result of this Plan as the residence, if occupied, will be vacated pursuant to the redeveloper's purchase agreement. The Borough Council has determined that it is in the best interests of the Borough to adopt this Redevelopment Plan to effectuate the redevelopment of said property.

3. Borough Council has determined that said redevelopment plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7 and will provide realistic opportunities for the redevelopment of said property for a use that includes eliminating those conditions that cause the area to be considered an "area in need of rehabilitation" .

4. Borough Council has referred this matter to the Planning Board and has requested that the Planning Board make a recommendation consistent with said statutes as to the proposed Plan and has requested that the Planning Board Planner present a report to the Planning Board as to the proposed redevelopment plan.

5. The Plan proposes changes to residential dwelling types and density permitted in the area's underlying zoning district but remains consistent with residential uses envisioned for the rehabilitation area. Specifically, the Plan permits high density in the form of single-family attached townhouse units which will be available to a range of market segments in the Borough. A total of approximately 141± units are proposed on this site.

6. Tamika K. Graham, PP, AICP of Remington & Vernick, the Planning Board Planner, testified and provided the information set forth above and presented her written report dated November 26, 2018, which was marked as Exhibit PB-1 in evidence. As well, a copy of the Redevelopment Plan prepared by Maley Givens, PC, Redevelopment Counsel for the Borough, was marked as Exhibit PB-2. Both reports, PB-1 and PB-2, were made a part of this record with respect to the proposed Redevelopment Plan. Said report and Redevelopment Plan includes the reasons why the Redevelopment Plan is appropriate. Ms. Graham also testified that the proposed Redevelopment Plan will not change the Master Plan; rather it is substantially consistent with the Master Plan and the proposed use is in character with the surrounding area.

WHEREAS, said proposed Redevelopment Plan was explained to the public and the public had an opportunity to comment, ask questions and be heard with regard to these issues and to provide their input.

WHEREAS, no members of the public testified with regard to the proposed Redevelopment Plan or the proposed Ordinance.

WHEREAS, from the submissions made by the Planning Board, the testimony and evidence presented, including the testimony and evidence of

all interested parties, and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in the "WHEREAS" paragraphs and paragraphs 1 - 6 are hereby incorporated by reference herein as further findings of facts.
2. The Planning Board has accepted the testimony and report of Ms. Graham, the Planning Board Planner, as well as the Redevelopment Plan, both of which were marked into evidence as Exhibits PB-1 and PB-2, as the basis for its determination.
3. The Planning Board has determined that the proposed Redevelopment Plan is consistent with the Glassboro Master Plan, the concepts of smart growth, the overall plans of redevelopment, the redevelopment area of the Borough and the area surrounding the property. It will also provide for and promote a development pattern where new residential units are not in isolated areas but, rather, are integrated into a larger community. As well, by permitting higher density housing in the form of single-family townhouse units, housing opportunities will be available to a range of market segments in the Borough and will create a high density pedestrian-friendly urban setting. The requirements for building orientation and building offsets set forth in the Plan and will enhance the visual quality of each unit and the broader visual character of the neighborhood in general.
4. The Planning Board has determined that it is in the best interest of the Borough to adopt this Redevelopment Plan and the Planning Board clearly states that this Resolution, the report of the Planning Board Planner and the Redevelopment Plan (Exhibits PB-1 and PB-2) shall be, and hereby constitute, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(E) and by the Municipal Land Use Law, N.J.S.A. 40:55D-26.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board, be it resolved by the Planning Board of Borough of Glassboro, New Jersey that it is hereby recommended to Borough Council as follows:

1. That Council adopt the proposed Redevelopment Plan for Block 413, Lot 12.
2. That said amendment to the Redevelopment Plan is consistent with the Borough's Master Plan, and the redevelopment of this site will allow for an appropriate reuse of lands that have caused the area to be considered an "area in need of redevelopment" within the Borough.
3. That this Resolution including the testimony, report, Plan and Exhibits PB-1 and PB-2 shall be considered the report of the Planning Board to the Borough Council as required by N.J.S.A. 40A:12A-7(E).

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this resolution in the South Jersey Times or the Sentinel of Gloucester County, which are designated as the official newspapers of publication of the Borough of Glassboro Planning Board.

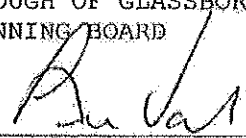
ROLL CALL VOTE

THOSE IN FAVOR: 6

THOSE OPPOSED: 0

Adopted at a regular meeting of the Planning Board of the Borough of Glassboro held on December 4, 2018.

BOROUGH OF GLASSBORO
PLANNING BOARD



LES VAIL, CHAIRMAN

Attest:


MICHAEL MEDORA, SECRETARY

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the Borough of Glassboro in accordance with its decision at a regular meeting held on December 4, 2018.



Michael Medora, Secretary
Borough of Glassboro Planning Board

DATED: December 4, 2018

Borough of Glassboro, New Jersey
November, 2018

**Redevelopment Plan for Rehabilitation
In the Borough of Glassboro
Block 413, Lot 12**

I. Introduction

The project area (the "Project Area" or "Rehabilitation Area") is comprised of approximately 22.36 ± acres situated at 285 East High Street, also known as Block 413, Lot 12 on the official tax map of the Borough of Glassboro (the "Borough" or "Glassboro"). In order to address the conditions in the Project Area and stimulate private investment, the Mayor and Council of the Borough of Glassboro (the "Borough Council") have determined that the appropriate course of action to prevent underutilization and further deterioration of the Project Area and to return the Project Area to a useful and productive condition is to redevelop the Project Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*) ("LRHL"). Accordingly, on February 3, 2003, the Borough Council adopted Resolution 59-03 designating the entire Borough, including the Project Area, an "Area in Need of Rehabilitation" pursuant to N.J.S.A. 40A:12A-14.

II. Designation of Area and Plan Development

A. Designation of the Rehabilitation Area

The Project Area has been designated as an "Area in Need of Rehabilitation." The process, consistent with applicable state statutes, followed by the Borough in the determination as to the Project 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. 40A: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. This 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 the 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.

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.”
2. The stimulation of private investment in the rehabilitation area by assembling sites and assisting as necessary and appropriate to support such rehabilitation.
3. The making available of the full range of benefits and inducements for the Project Area, including, federal, state, county and local government funding.
4. Foster public-private partnerships to accomplish revitalization of the area in a manner that best serves the needs of the community, strengthens the local economy and attracts residents to the area and contributes to the continuing vitality of Glassboro.

VI. Proposed Land Uses and Building Requirements

The existing use, bulk standards, design standards, and performance standards, as currently set forth in the Borough’s Zoning and Land Development Ordinances, and as adopted in the future, shall apply to the Rehabilitation Area except as set forth in this Redevelopment Plan.

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 Ordinances 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 the Project Area shall be governed by the underlying zoning, except that the following requirements shall apply to any proposed development or rehabilitation of Block 413, Lot 12:

A. Permitted uses

(1) Principal Permitted Uses (land and buildings):

- All uses permitted in the R-4 Garden Apartment and Townhouse District.

B. Bulk Standards

Bulk standards for all principal permitted uses shall be those bulk standards applicable to the R-4 District, except as modified below.

- (16) Maximum Decks & Patios (10' x 10') 15 ft. rear yard setback
- (17) Minimum Building Setbacks:
- i) Front Yard – minimum of 38 ft. and minimum of 20 ft. for corner lots with a double-wide driveway.
 - ii) Rear Yard – minimum of 20 ft. not including any floodways, wetlands, and wetland areas, with the exception of walkways. For decks and patios, the minimum rear yard setback shall be 15 ft.
 - iii) Side Yard –10 ft.
- (18) Building unit offsets – there shall be a minimum 2 ft. offset between each (2) units of each building or offsets by the ultimate builder subject to approval of the planning board. There shall be no more than two (2) units together without an offset.
- (19) Accessory uses – Maximum of one (1) accessory use or structure shall be permitted, provided that the accessory structure shall comply with all bulk requirements applicable to the principal structure. One (1) accessory shed shall be permitted that is a maximum of 6 ft. by 8 ft. and shall comply with all applicable building codes. All accessory sheds shall be set back a minimum of 3 ft. from the side and rear yards.
- (20) Parking – parking lots shall be set back a minimum of 20 ft. from any residential property line and a minimum of 5 ft. from the right-of-way. Temporary on street parking is permitted but must follow the current borough ordinance which restricts on-street parking between the hours of 2 am and 6 am. to allow temporary on-street parking.
- (21) Driveways – with the exception of Building 19 described on the Project Map attached hereto, the width of all driveways shall be 12 ft.
- (21) Wherein a 5 ft. common area access way is not already provided, a minimum 5 ft. wide easement is necessary for access to all rear yards.
- (22) Minimum lot depth and rear yard setback should be located in contiguous areas outside of floodways, wetlands, and wetland areas.
- (23) Playground areas – all playground areas shall be set back a minimum of 20 ft. from any residential property line and a minimum of 5 ft. from any right-of-way.
- (24) All areas between parking lots or playground areas and the building shall be planted with trees, shrubbery, ground cover, and grassed lawn.

X. Relocation of Displaced Residents

As the Project Area currently contains one residential structure and vacant land, no residents will be displaced as a result of this Redevelopment Plan. The residence if occupied will be vacated pursuant to redeveloper's purchase agreement.

XI. Relationship of the Redevelopment Plan to Other Plans

This Redevelopment Plan applies to Block 413, Lot 12 which is part of the R-6 Low-Density Residential District of the Borough of Glassboro. In addition to the uses established by this Redevelopment Plan, the uses proposed for rehabilitation of the Project Area include all of the existing uses permitted in the R-6 District: detached single-family dwellings; elementary, intermediate, and secondary schools; churches; municipal uses; family day care; age-restricted housing.

A. Relationship to Master Plans of Contiguous Municipalities

The Borough of Glassboro is contiguous to the following municipalities: Elk, Harrison, Pitman, Washington, Monroe, and Clayton. The Project Area is on the southeast border of the Borough abutting the Township of Monroe and adjacent to the Township of Washington. As a result, this Redevelopment Plan is unlikely to have any impact on the Master Plans of Elk, Harrison, Pitman, or Clayton. The only municipalities contiguous to the Project Area are the Township of Monroe ("Monroe") and the Township of Washington ("Washington Township").

i. Monroe Township

Monroe's Comprehensive Master Plan was adopted in 2004 and last reexamined in 2012. The 2012 Master Plan Reexamination Report (the "2012 Reexamination") does not propose any new guidelines for the zoning districts adjacent to the Project Area and provides as follows:

"As stated earlier, most of the new construction has been of single-family detached homes. The Township understands the importance of a diverse housing stock...[s]o while some of the problems have diminished since 2010, more improvement is needed. For Monroe Township, this hopefully will mean the construction of a wider variety of housing affordable to a larger spectrum of households by income."

The Project Area is adjacent to Monroe's Business Park ("BP"), Suburban Residential Option District ("R-2"), Residential ("R-3"), and Commercial ("C") zoning districts. The uses proposed in this Redevelopment Plan are substantially consistent with the permitted uses of the adjacent zoning districts, particularly the R-2 District which is the largest. In addition, this Redevelopment Plan permits the construction of townhomes consistent with the diversified housing stock contemplated by the 2012 Reexamination.

This Redevelopment Plan also furthers some of the SDRP's general economic development goals. For example, Policy 12 of the SDRP's Economic Goals seeks the adaptive reuse of underutilized public and private facilities for appropriate economic development purposes. This Redevelopment Plan furthers this goal through its proposal to develop an underutilized parcel to meet the Borough's continued development.

Thus, this Redevelopment Plan furthers the State Development and Redevelopment Plan.

XII. 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-6 Low-Density Residential District within the Borough. All of the requirements of the Borough's Development Regulations and Zoning Ordinance shall apply to the Redevelopment Area, except as superseded by this Redevelopment Plan, or any other specific Redevelopment Plan adopted by the Borough Council and which as of the date of adoption of this Redevelopment Plan remains in full force and effect. Any deviations provided for herein are necessary in order to provide appropriate incentives and least cost restrictions to facilitate the rehabilitation and redevelopment of the Project Area.

This Redevelopment Plan is consistent with and designed to effectuate the strategic vision of the Borough of Glassboro Master Plan, which "envisions a fiscally beneficial mix of retail, office, and industrial uses; a variety of housing that creates a strong community of all ages and incomes in safe and friendly neighborhoods; services and facilitates that efficiency and effectively serves the common good; ample recreational facilities and opportunities; preserved natural resources and open spaces; and the orderly and efficient movement of people and goods." As this Redevelopment Plan promotes the development of housing within the Borough and furthers the goals of the Master Plan, this Redevelopment Plan is consistent with and designed to effectuate the Borough's Master Plan.

XIII. 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 and carrying out this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 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

Pursuant to N.J.S.A. 40A:12A-8, the Borough may select one or more redevelopers for the construction of a development project on the Project Area 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.

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 Borough acting as the Redevelopment Entity.

As a precondition to the filing of any land use application for the Project Area, a redevelopment agreement shall be executed with the Borough of Glassboro. No application for development shall be deemed complete unless a copy of a fully executed redevelopment agreement with the Borough of Glassboro has been submitted.

XVI. 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.

XVII. Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

Exhibit A - Project Area Map