

ORDINANCE # 19-05

**ORDINANCE ADOPTING THE ROUTE 322 ROWAN WEST CAMPUS
REGIONAL REDEVELOPMENT PLAN FOR BLOCK 333, LOT 1 AND
BLOCK 350, LOT 1 IN THE BOROUGH OF GLASSBORO, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, on February 3, 2003, the 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, in conjunction with the Township of Harrison and the Township of Mantua in the County of Gloucester, State of New Jersey, has authorized and directed Maser Consulting, P.A. to prepare a Redevelopment Plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" (the "Redevelopment Plan") for the Borough of Glassboro, specifically Block 333, Lot 1 and Block 350, Lot 1; and

WHEREAS, the Redevelopment Plan encompasses parcels located within the Borough and/or adjoining the boundaries of the Township of Mantua and the Township of Harrison and provides a plan for the planning, development, redevelopment, and rehabilitation of Block 333, Lot 1 and Block 350, Lot 1 for purposes of improving conditions within the Borough; and

WHEREAS, by way of Resolution adopted by the Council of the Borough of Glassboro (the "Borough Council"), jurisdiction over any application for development under this Redevelopment Plan will lay with the Joint Land Use Board of the Township of Harrison subject to the review and recommendations of the Borough Engineer; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted a Resolution referring the attached Redevelopment Plan to the Borough of Glassboro Planning Board (the "Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Planning Board adopted a Resolution recommending the Borough Council adopt the Redevelopment Plan; and

WHEREAS, the Borough Council has reviewed and accepted the recommendations of the Planning Board and 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 specifically Block 333, Lot 1 and Block 350, Lot 1; and

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Borough Council declares and determines that said Redevelopment 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 Borough Council hereby accepts the recommendations of the Planning Board and adopts the attached Redevelopment Plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" for the Borough of Glassboro, specifically Block 333, Lot 1 and Block 350, Lot 1.

Section 4. By way of Resolution adopted by the Borough Council, jurisdiction over any application for development under this Redevelopment Plan will lay with the Joint Land Use Board of the Township of Harrison subject to the review and recommendations of the Borough Engineer; and

Section 5. The Borough Council of the Borough of Glassboro shall have, be entitled to, and is hereby vested all remaining power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 6. The Redevelopment Plan shall supersede any other local development regulations and the Borough of Glassboro Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. In the event any clause section or paragraph of this 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 9. This Ordinance shall take effect after final adoption and publication according to law.

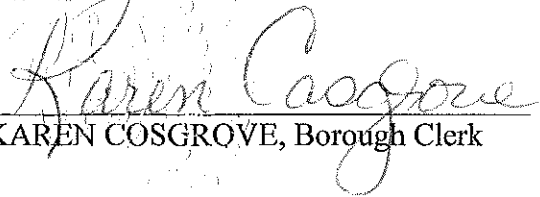
BOROUGH OF GLASSBORO



JOHN E. WALLACE, III, Mayor

INTRODUCTION 02-26-2019
PUBLIC HEARING 03-12-2019

Attest:


KAREN COSGROVE, Borough Clerk

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Mr. Cossabone	✓			
Mr. D'Alessandro	✓			
Mr. Halter	✓			
Mr. Malandro	✓			
Ms. Miller	✓			

TALLY:

(5) 0 0 0

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF
GLASSBORO RECOMMENDING THE PROPOSED REGIONAL REDEVELOPMENT
PLAN FOR ROUTE 322 - ROWAN WEST CAMPUS, BLOCK 333, LOT 1
AND BLOCK 350 LOT 1 IN THE BOROUGH OF GLASSBORO, GLOUCESTER
COUNTY, NEW JERSEY**

WHEREAS, pursuant to Resolution No. 59-03 adopted by the Borough of Glassboro ("Borough") on February 3, 2003, the Borough designated the entire Borough of Glassboro as an "Area in Need of Rehabilitation" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a municipality is entitled to revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the development and rehabilitation of the Borough of Glassboro, the Borough, in conjunction with the Township of Harrison and the Township of Mantua, County of Gloucester, State of New Jersey, previously authorized Maser Consulting, P.A., to prepare a redevelopment plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" ("Redevelopment Plan") for the Borough of Glassboro with regard to Block 333, Lot 1 and Block 350, Lot 1 in the Borough; and

WHEREAS, the Redevelopment Plan encompasses parcels of land located within the Borough which adjoin the boundaries of the overall Redevelopment Plan, which physically adjoin the Township of Harrison, and which will establish a shared framework to guide the future development of each municipality's respective portions of the proposed redevelopment area, promote tourism and leverage the assets of all three communities by providing a comprehensive plan for the planning, development, redevelopment and rehabilitation of the land, including Block 333, Lot 1 and Block 350, Lot 1, in the Borough of Glassboro for the purposes of improving conditions within the Borough; and

WHEREAS, the LRHL grants broad powers to municipalities to create and implement redevelopment plans for property designated as an "Area in Need of Redevelopment" or an "Area in Need of Rehabilitation;" and

WHEREAS, the Redevelopment Plan encompasses parcels containing 40 acres of said lands within the Borough, 252 acres of land in Mantua Township, and 200 acres of land in Harrison Township, all of which is situated along both sides of U.S. Route 322 at the intersection of State Highway 55 and U.S. Route 322; and

WHEREAS, Rowan University, which owns a significant portion of the properties within the Redevelopment Plan area, has been designated as the redeveloper in the Redevelopment Plan and seeks to redevelop said area as part of the Rowan University West Campus; and

WHEREAS, the Redevelopment Plan area includes Block 333, Lot 1 and Block 350, Lot 1, in the Borough of Glassboro; Block 261, Lots 1-3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10-13, 14.01, 16.01, 17.01, 18, 18.01, 18.02 and 19-25 in the Township of Mantua; and Block 1, Lots 1-4, 4.01, 5, 5.01, 6-9, 9.01, 10, 10.01, 11-13, Block 2.02, Lots 1, 4-10, Block 4, Lots 1, 4-8, 10-16 and Block 24.02, Lot 1, in the Township of Harrison; and

WHEREAS, on February 7, 2019 Borough Council, pursuant to the requirements of N.J.S.A. 40A:12A-7, adopted Resolution No. 80-2019, that referred the Redevelopment Plan to the Glassboro Planning Board for its review and recommendation to Borough Council within 45 days; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes 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; and

WHEREAS, pursuant to the foregoing, the Planning Board requested that J. Timothy Kernan, PE, PP, CME of Maser Consulting, PA, present a report as to the Redevelopment Plan with regard to Block 333, Lot 1 and Block 350, Lot 1 in Glassboro, to determine whether this Redevelopment Plan will establish a shared framework to guide the future development of said property in the redevelopment area, promote tourism and leverage the assets of said properties in the redevelopment area of the participating municipalities; and

WHEREAS, James Maley, Esquire, Redevelopment Counsel for the Borough, appeared and presented the background, the purposes and the benefits of the proposed Redevelopment Plan for the Borough and introduced J. Timothy Kernan to testify regarding the specifics of said Redevelopment Plan.

WHEREAS, J. Timothy Kernan, PE, PP, CME appeared and testified and presented the report which was marked as Exhibit PB-1 and which made a part of the record herein with respect to the proposed Redevelopment Plan; and

WHEREAS, J. Timothy Kernan, PE, PP, CME testified as to the need for the Redevelopment Plan, the purposes served by the Redevelopment Plan, and whether the Redevelopment Plan will accommodate the stated goals as set forth by the Redevelopment Plan; and

WHEREAS, J. Timothy Kernan, PE, PP, CME testified that the Redevelopment Plan is substantially consistent with the Borough's Master Plan; and

WHEREAS, the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

WHEREAS, members of the public appeared or testified at the public hearing with regard to the proposed Redevelopment Plan.

WHEREAS, from the submissions made to 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; to wit:

1. All of the representations set forth in the foregoing "Whereas" paragraphs are hereby incorporated by reference herein as findings of facts.

2. The Planning Board has determined that the Redevelopment Plan is substantially consistent with the Glassboro Master Plan, the concepts of smart growth and the overall plans of the redevelopment area contained in the Redevelopment Plan.

3. The Planning Board has determined that it is in the best interest of the Borough to adopt this Resolution and clearly state that this Resolution, including Exhibit PB-1, shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7 and the Municipal Land Use Law, N.J.S.A., 40:55D-1, et seq., to Borough Council containing the Planning Board's recommendation regarding the adoption of the Redevelopment Plan.

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 the Borough of Glassboro, New Jersey, that it hereby recommends to Borough Council, that Borough Council adopt the proposed Redevelopment Plan as set forth herein and that this Resolution shall be considered the report of the Planning Board to 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 Gloucester County 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: 5

THOSE OPPOSED: 0

THOSE ABSTAINING: 0


Adopted at a regular meeting of the Planning Board of the Borough of Glassboro held on March 5, 2019.

BOROUGH OF GLASSBORO
PLANNING BOARD



LES VAIL, CHAIRMAN

Attest:




GLENN SUDECK, 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 March 5, 2019.

DATED: March 5, 2019



GLENN SUDECK, SECRETARY
BOROUGH OF GLASSBORO PLANNING BOARD

**Route 322-Rowan West Campus Regional
Redevelopment Plan**

Mantua Township

**Block 261, Lot(s) 1-3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9,
9.02, 10-13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19-25**

Harrison Township

**Block 1, Lot(s) 1-4, 4.01, 5, 5.01, 6-9, 9.01, 10, 10.01, 11-
13; Block 2.02, Lot(s) 1, 4-10; Block 4, Lot(s) 1, 4-8, 10-
16; Block 24.02, Lot 1**

*Note: Block 2.01, Lot(s) 1 & 1.01 are not included in this
Redevelopment Plan. Refer to the Inspira Hospital
Redevelopment Plan amended May 1, 2018*

Borough of Glassboro

Block 133, Lot 1; Block 350, Lot 1

Regional Redevelopment Plan

*Township of Mantua
Township of Harrison
Borough of Glassboro
Gloucester County, New Jersey*

Prepared by:

Revised August 2018
June 2018
MC Project No. MUT-001

J. Timothy Kernan, PE, PP, CME

The original of this report was signed and sealed in
accordance with NJAC 13:41-1.36

NJ License #05400



Regional Redevelopment Plan for

Route 322 - Rowan West Campus
Townships of Mantua and Harrison,
Borough of Glassboro
Gloucester County, New Jersey

As Recommended by the Mantua Township
Planning Board:

August 21, 2018 – Resolution No. 2018-17

Adopted by the Governing Body:

September 17, 2018 – Ordinance O-7-2018

As Recommended by the Harrison Township
Planning Board:

August 16, 2018 – Resolution 41-2018

Adopted by the Governing Body:

September 4, 2018 – Ordinance 29-2018

As Recommended by the Borough of
Glassboro Planning Board:

DATE

Adopted by the Governing Body:

DATE

ACKNOWLEDGEMENTS – MANTUA TOWNSHIP

MAYOR

Pete Scirrotto

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John Legge
Shawn K. Layton
Eileen Lukens

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LAND USE BOARD ENGINEER

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LAND USE BOARD PLANNER

Melanie Adamson, P.P., Remington & Vernick Engineers

MUNICIPAL CLERK

Jennica Bileci, MPA, RMC

ECONOMIC DEVELOPMENT COORDINATOR

Michelle Bruner

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TOWNSHIP ENGINEER

Jon Bryson, P.E., L.S., P.P., C.M.E., Federici & Akin

TOWNSHIP PLANNER

J. Timothy Kernan, P.E., P.P., C.M.E., Maser Consulting

ACKNOWLEDGEMENTS – HARRISON TOWNSHIP

MAYOR

Lou Manzo

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Jeffrey D. Jacques

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ACKNOWLEDGEMENTS – GLASSBORO BOROUGH

MAYOR

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Steve Smith, Borough Official
John E. Wallace III, Mayor

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Karen Cosgrove, RMC

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BOROUGH ENGINEER

Mark Brunermer, P.E., Sickels & Associates

BOROUGH PLANNER

Remington & Vernick

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 - Regional Redevelopment Plan
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FIGURES

1. Regional Context Map
2. State Planning Area Map

1. INTRODUCTION

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

Both the Township of Mantua and the Township of Harrison have followed the process outlined by the LRHL and designated the Route 322-Rowan West Campus in Need of Redevelopment and have authorized the creation of a plan as summarized below.

MANTUA TOWNSHIP'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Redevelopment Investigation of Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25

Mantua Township Committee by Resolution No. R-114-2015 (adopted September 21, 2015), directed the Township's Land Use Board to conduct a Preliminary Investigation of the area in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law. The Land Use Board, following a public hearing on the matter, adopted Resolution No. 2015-31 on December 15, 2015, recommending that the area be designated as an "area in need of redevelopment (Condemnation Redevelopment)" since the Blocks / Lots identified satisfy one or more of the criteria set forth in N.J.S.A. 40A: 12A-5.

Mantua Township Committee, by Resolution R-157-2015 (adopted December 21, 2015), and based upon the investigation undertaken by the Mantua Township Land Use Board and the recommendation of the Land Use Board, designated the area as an "area in need of redevelopment," pursuant to the Redevelopment Law.

Said resolution resolved that the redevelopment area is a "Commendation Redevelopment Area" and that this redevelopment area determination shall authorize the municipality, to the extent permitted by law, to exercise the power of eminent domain to acquire any property in the delineated area as well as those powers set forth in N.J.S.A. 12A-8. Rowan University was designated to serve as the Redeveloper of the Condemnation Redevelopment Area identified in this resolution.

Said resolution further resolved that a copy of this resolution designating an area in need of redevelopment be made available to, and notice of this designation be served upon, each owner of property within the redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Land Use Board process, pursuant to the Redevelopment Law.

By Resolution R-79-2018, adopted May 7, 2018, the Committee of the Township of Mantua directed Maser Consulting to draft a Redevelopment Plan for the property identified as **Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25** on the tax maps of the Township of Mantua.

HARRISON TOWNSHIP'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Redevelopment Investigation of Block 4, Lot 1:

In 2011, a Preliminary Investigation was undertaken to investigate Block 4, Lot 1, the parcel immediately adjacent to the Study Parcels on Block 4. According to that report, the site [Block 4, Lot 1] has severely constrained access to the point where it may be said that there is almost a total lack of access. At the very least, access to the site is well below standards necessary to provide safe ingress and egress to the parcel should it be developed. The site is isolated, remote and located approximately 4,000 feet from Route 322 with access only from a narrow, single lane dirt road. Therefore, despite the parcel's proximity to Route 322 and Route 55, from a planning perspective, the parcel is remote due to its lack of direct access. Based on planning experience, private capital is unlikely to invest in the improvement and construction of a 4,000-foot road that would be necessary to develop this parcel. These same conditions persist and are consistent with the findings of this report. As a result of that 2011 Preliminary Investigation, Harrison Township designated Block 4, Lot 1 an Area in Need of Redevelopment. (page 22)

Redevelopment Investigation of Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, 13; Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 & 10; Block 4, Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16; Block 24.02, Lot 1

Harrison Township Committee by Resolution No. 059-2014 (adopted January 22, 2014) authorized the Joint Land Use Board to conduct a Preliminary Investigation of the Rt. 55 project (which is now referred to as West Campus) to determine whether the subject area is an Area in Need of Redevelopment. The Joint Land Use Board (JLUB) noticed the property owners and published in the paper 2 consecutive weeks for the public hearing held on August 6, 2015, and by Resolution 35-2015 the JLUB recommended to Township Committee that the area be recommended as an "Area in Need of Redevelopment."

By Resolution 184-2015 (adopted August 17, 2015) the Township Committee resolved that the studied areas are to be designated as Condemnation Redevelopment Areas and an area in need of redevelopment according to the criteria of N.J.S.A. 40A:12A-5.

By Resolution No. 129-2018, the Committee of the Township of Harrison directed Maser Consulting to draft a Redevelopment Plan for the property identified as **Block 4, Lot 1 and Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, 13; Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 & 10; Block 4, Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16; Block 24.02, Lot 1** on the tax maps of the Township of Harrison.

GLASSBORO BOROUGH'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Rehabilitation Investigation for Borough of Glassboro of Block 133, Lot 1 and Block 350, Lot 1

The entirety of the Borough of Glassboro was deemed in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14 in 2003 per Resolution R-59-03. Designating an area in need of rehabilitation permits a municipality all the powers of redevelopment except eminent domain. As an area in need of rehabilitation, a redevelopment plan may be prepared independently or as part of a more comprehensive redevelopment plan. By Resolution [REDACTED], the Council of the Borough of Glassboro authorized Maser Consulting to draft a redevelopment plan for the property identified on tax maps as **Block 333, lot 1 and Block 350, Lot 1** to be included in the Route 322 Rowan West Campus Regional Redevelopment Plan.

The regional redevelopment plan as described herein has been prepared for the Route 322 – Rowan West Campus Regional Redevelopment Area within the Townships of Mantua and Harrison and the Borough of Glassboro, Gloucester County through a shared services agreement for the economic and social benefit to their communities at large. The formulation of this regional redevelopment plan will establish a shared framework to guide the future development of their respective portions of the project area, promote tourism and leverage the assets of all three municipalities.

2. LOCAL REDEVELOPMENT HOUSING LAW REQUIREMENTS

Pursuant to Section 40A:12A-7 of the New Jersey Local Redevelopment Housing Law (LRHL), redevelopment plans shall include for the planning, development, redevelopment or rehabilitation of the project area sufficient to include the following:

- 1) The plan relationship to definite 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 provisions for the temporary and permanent relocation, as necessary, of displaced residents and businesses in the project area.
- 4) An identification of any property within the redevelopment 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; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c398 (C.52:18A-196 et al.).
- 6) Description of the plan relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (MLUL). The plan shall supersede applicable

provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

- 7) All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

3. REGIONAL REDEVELOPMENT AREA

The regional redevelopment area includes a total of 29 properties within Mantua Township situate north of the Harrison Township border on the north side of U.S. Route 322 and a total of 41¹ properties (previously a total of 49 properties encompassing the same area) within Harrison Township that straddles U.S. Route 322 to the north and south of this major U.S. highway. The entire regional redevelopment area is east of NJSH 55 and is located at the exit 50 interchange at U.S. Route 322. These arterial connectors serve as critical linkages to Rowan University's main campus in Glassboro as well as their host communities, Mantua and Harrison Townships, which house their west campus facilities. (Refer to Figure 1 which shows the regional location of the redevelopment area as compared to these elements.)

The Route 322-Rowan West Campus Regional Redevelopment Plan includes the lot(s) outlined below:

Mantua Township	Harrison Township
Block 261 , Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 & 25	<i>*Per 2016 Inspira subdivision</i> Block 1 , Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 & 13
Glassboro Borough	*Block 2.02 , Lots 1, 4, 5, 6, 7, 8, 9 & 10
Block 333 , Lot 1 Block 350 , Lot 1	Block 4 , Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16 Block 24.02 , Lot 1 <i>Note: Block 2.01, Lots 1 & 1.01 are not included in this redevelopment plan. They are subject to the adopted Inspira Hospital Redevelopment Plan and the project's subsequent approved site plan.</i>

It should be noted that original Block 2.02, Lot(s) 1.01, 1.02, 1.03, 1.04, 2 & 3 and Block 4, Lot 2 in Harrison Township are not listed above as they were consolidated and/or re-divided as part of the 2016 Inspira subdivision.

¹ After a recent subdivision/redivision for the purposes of the Inspira Hospital component

As noted above, Block 2.01, Lot(s) 1 & 1.01, which are part of the overall U.S. Route 322-Rowan West Campus redevelopment area will not be subject to the requirements of this regional redevelopment plan. Inspira Hospital, which is the selected redeveloper for those lots, is subject to the recently adopted "Inspira Hospital Redevelopment Plan, dated April 3, 2017, Amended May 1, 2018" and is currently under construction. In addition, Block 4, Lot 1 in Harrison Township, which was deemed In Need of Redevelopment via a separate investigation, has been included in this regional redevelopment plan area boundary, and as such will be subject to the requirements of this regional redevelopment plan.

Accommodations have been included in this regional redevelopment plan for a master shared main entrance to be aligned with a new County connector road, shared access drives and shared services that are intended to accommodate both Inspira Hospital's development and the future development proposed with this plan.

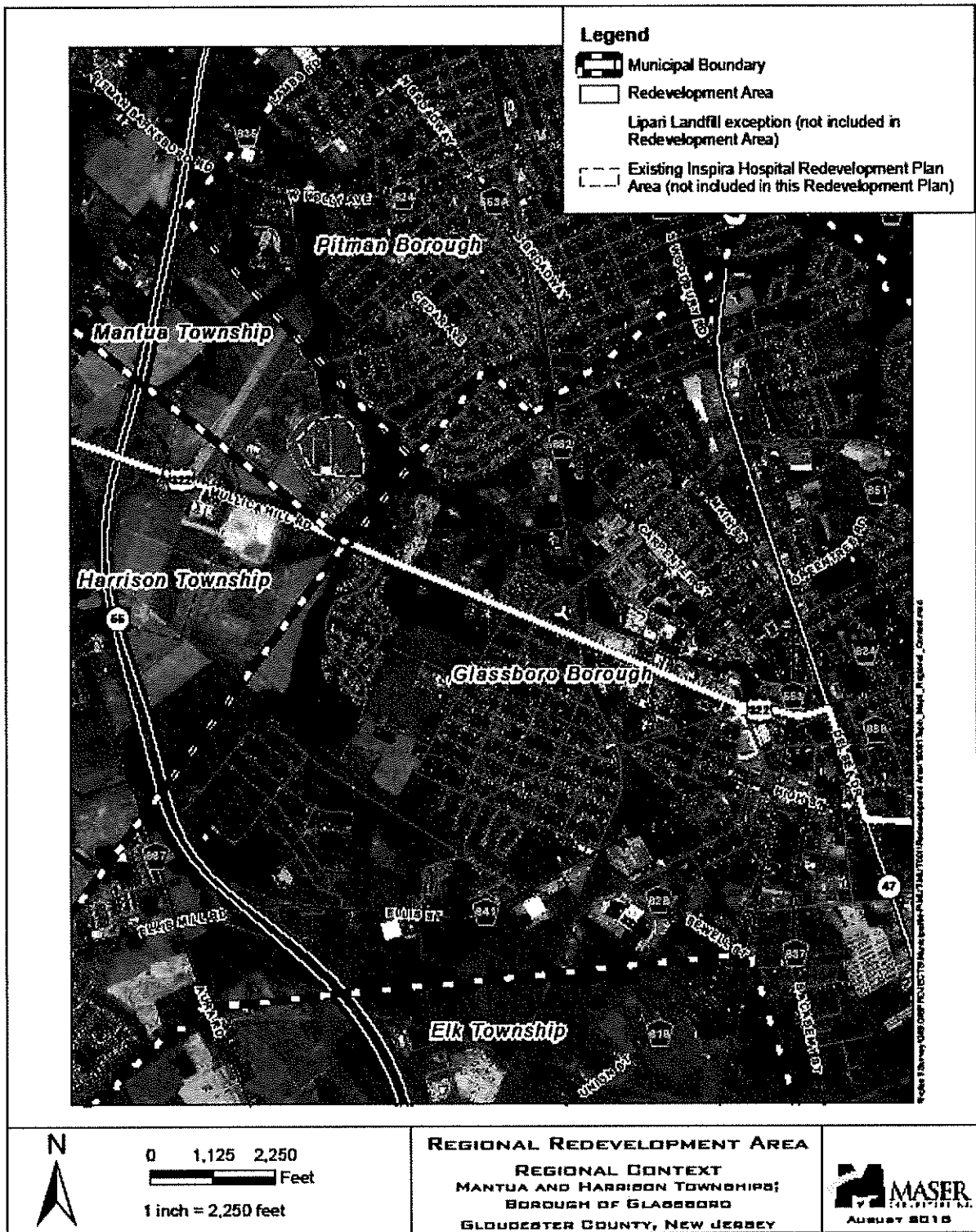


Figure 1.0 – Regional Context Map

3.1 SURROUNDING LAND USES

The redevelopment area as previously cited is off the Exit 50 interchange (50A/east and 50B/west) of NJSH 55 and straddles U.S. Route 322 to the east of this interchange up to its border with the Borough of Glassboro and including several Rowan owned lots within Glassboro along its border with Harrison Township. Along the northeast boundary is the Borough of Pitman which primarily contains single-family residential uses. To the southeast at its border with the Borough of Glassboro, uses directly adjacent consist of single-family development and contain scattered commercial along the U.S. Route 322 highway. The redevelopment areas western boundary is immediately adjacent to NJSH Route 55 and across the highway's right-of-way are properties in both Harrison and Mantua Townships. Existing uses in these areas primarily consist of rural residential and farmland with a few scattered commercial uses along U.S. Route 322. It should be noted that future development plans for this area west of the NJSH 55 interchange include a major mixed-use redevelopment plan of nearly 400± acres within Harrison Township along its U.S. Route 322 corridor.

(Refer to Aerial View map in Appendix C)

3.2 PROPERTY DESCRIPTION

The lots designated as an Area in Need of Redevelopment, as previously listed in their preliminary investigations for both Mantua and Harrison Townships, were revised by subdivision for the purpose of the Inspira Hospital Development Plan. The lots associated with the Inspira Hospital Development Plan, as shown and noted on all relevant mapping herein, are subject to the Inspira Hospital Redevelopment Plan as well as their site plan approval and are not included in this regional redevelopment plan.

The U.S. Route 322-Rowan West Campus Regional Redevelopment Area which is for the express purpose of mutually beneficial regional economic and tourism development, consists of 252 acres in Mantua Township, 200 acres in Harrison Township and 40 acres in the Borough of Glassboro, situate along both sides of U.S. Route 322 at the intersection of NJSH 55 and U.S. Route 322, also known as Mullica Hill Road. The boundary of this regional redevelopment plan area is defined on all referenced mapping within this report.

Rowan University's main campus in Glassboro sits less than two (2) miles east and the Historic town of Mullica Hill is approximately four (4) miles west. Rowan University owns a significant portion of the properties within the regional redevelopment area. The University's development of this area to date includes several Athletic Playing Fields on the south side and the initial phase of the South Jersey Technology Park improvements on the northern section.

At various times in the past these properties have been used for farming and associated uses with a few homes and areas of commercial uses. The Preliminary Investigations in 2015 resulted in the Mantua and Harrison Township's portion of the redevelopment area being designated an "Area in Need of Redevelopment." The Borough of Glassboro was designated an area in need of rehabilitation in 2003. Several adjacent Rowan owned

parcels as previously listed within the Borough are included in this regional redevelopment plan.

3.3 ENVIRONMENTAL CONSTRAINTS

As shown on the Environmental Constraints map, there are areas related to the Chestnut Branch and Plank Run tributaries that have associated wetlands of intermediate and exceptional resource values that also have associated buffer requirements that will influence the plan.

The Chestnut Branch and Plank Run tributaries, both extending from nearby Alcyon Lake located in adjacent Pitman Borough, traverse the northern edge of the redevelopment area particularly affecting subject redevelopment plan properties in Mantua Township. These waterways also have associated 100-year flood zone designations. Plank Run also extends across the northeast quadrant of the redevelopment parcels within Harrison Township and the Borough of Glassboro, particularly influencing the plan development on the south side of U.S. Route 322.

(Refer to Environmental Constraints Map in Appendix C)

3.4 EXISTING ZONING

Mantua Township

The Redevelopment area in Mantua Township is zoned both FLX Flex Space District and PC Planned Commercial District. The intent of the FLX District is to promote the development of office buildings, warehouses and distribution facilities. The intent of the PC District is to promote the commercial development of large tracts of land in a unified form near principal arterial or collector roads in the municipality.

The applicable sections of the Township of Mantua Zoning Code are located in Chapter 230, Land Development, Article IV: District Regulations for both the FLX (§ 230-23) and PC (§ 230-22).

(Refer to Existing Zoning map in Appendix C)

Harrison Township

The majority of the Redevelopment area in Harrison Township is presently zoned INS Institutional District, with a small portion of lots located along the southern border of the Township with the Borough of Glassboro, zoned as C-55 Flexible Planned Industrial-Commercial District. The intent of the INS District is to provide regulations for public and quasi-public land uses, allow for the continuation of institutional uses and to insure the compatibility of those uses with the surrounding land use. The intent of the C-55 District is to provide and encourage development of flexible planned industrial sites and planned commercial centers.

The applicable sections of the Township of Harrison Zoning Code are located in Chapter 225, Zoning, Article VIII: INS Institutional District (§ 225-61 & 63) and Chapter 225, Zoning, Article III: Commercial Districts (C-55 § 225-18.1).

(Refer to Existing Zoning map in Appendix C)

Glassboro Borough

The redevelopment area in the Borough of Glassboro is zoned R-5, Low Density Residential District. The intent of the R-5 district is to provide a variety of residential design options in order to control access to abutting streets, provide recreation areas and open spaces and avoid encroachment on environmentally sensitive areas.

The applicable sections of the Borough of Glassboro's zoning code are located in Chapter 107, Development Regulations and Zoning, Article VI, Residential Districts (§ 107-99).

(Refer to Existing Zoning map in Appendix C)

4. DETERMINATION OF NEED

Mantua and Harrison Townships conducted the required Preliminary Investigations to determine the Area in Need of Redevelopment and the Borough of Glassboro conducted a determination of need investigation to determine the entirety of the Borough as an Area in Need of Rehabilitation based on the statutory criteria outlined by the New Jersey Local Redevelopment and Housing Law. The following is a summary of each municipality's conclusions:

Mantua Township Preliminary Investigation Conclusions

As stated in the Conclusions section of the Mantua Township Preliminary Investigation, dated December 2015:

3.2.d conclusion (relative to Block 261, Lot(s) 1, 2, 3, 7.01, 7.02, 8, 10, 11,13, 14.01 & 16.01 – Agricultural Properties – page 11):

"This report concludes that the Block and Lots enumerated above meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of:

- an ESA conducted by Whitestone Associates;
- a review of aerial photography; and
- an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in orchard and other agricultural uses.

It is the determination of this report that the Study Parcels have been historically used for deleterious land uses which have left a residual contaminating effect on the land. Pollution associated with agricultural use has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well

documented health effects which will persist unless remediated. As a result of these findings it is clear that the deleterious land use of the Study Parcels is detrimental to the safety, health, morals, and welfare of the community. Furthermore, such contamination is likely to hinder the future development of the site unless the community is able to exercise its Redevelopment."

3.3.f conclusion (relative to Block 261, Lot(s) 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 & 25 – Likely Contamination from Lipari Landfill – page 15):

"It is the conclusion of this report there is a high likelihood that contaminated surface and groundwater seeped out of the landfill and onto Study Parcels within a 1.0 km radius and 2.5 km radius of the Lipari Landfill, although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. As a result, this report concludes that the proximity of deleterious land uses to the Study Parcels is likely to pose a serious negative threat to the safety, health, morals, or welfare of the community. Since many of these parcels were also historically associated with agricultural uses that would have used toxic chemicals in farming operations, it is likely that there will be overlapping contamination issues which can complicate the remediation process."

3.4.c conclusion (relative to Block 261, Lots 1, 3, 3.01, 4, 4.01, 6, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 2, 20, 21, 22, 23, 24, 25 – page 16):

"This report concludes that the Blocks and Lots enumerated are sufficiently remote and lack means of access to developed sections or portions of the municipality so as not to be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting them to those roadways."

4.1.d conclusion (relative to Block 261, Lot 9 – Integral to Redevelopment Area "Section 3" property – page 18):

"It is the finding of this report that Block 261, Lot 9 should be included in the Area in Need of Redevelopment designation under the Section 3 Criteria."

Harrison Township Preliminary Investigation Conclusions

As stated in the Conclusions section of the Harrison Township Preliminary Investigation, dated July 2015:

3.2.d conclusion (relative to Block 2.01, Lot(s) 1.01 & 1; Block 4, Lot 2 – Agricultural Properties – page 15):

"This report concludes that the Neale Orchard (Block 2.01, Lots 1 and 1.01; Block 4, Lot 2) and its surrounding lands (those Study Parcels located on Blocks 1, 2.01,

2.02, and Block 24.02) meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of

- an ESA conducted by Whitestone Associates,
- a review of aerial photography, and
- an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in orchard and other agricultural uses.

It is the determination of this report that the Study Parcels have been historically used for deleterious land uses which have left a residual contaminating effect on the land. The pollution identified in the Whitestone Associates ESA has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well documented health effects which will persist unless remediated. As a result of these findings it is clear that the deleterious land use of the Study Parcels is detrimental to the safety, health, morals, and welfare of the community. Furthermore, such containment is likely to hinder the future."

3.3.d conclusion (relative to Block 1, Lot(s) 1-10.01 – Likely Contamination from Lipari Landfill – page 17):

"It is the conclusion of this report there is a high likelihood that contaminated surface and groundwater seeped out of the landfill and onto Study Parcels north of Route 322 (Block 1, Lots 1 through 10.01) although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. Since many of these parcels were also historically associated with agricultural uses similar to those on Neale Orchard, it is likely that there will be overlapping contamination issues which can complicate the remediation process."

3.4.c conclusion (relative to Rowan Athletic Fields principally located on Block 2.02, Lot(s) 3, 4 & 5 with access through Block 2.02, Lot(s) 1 & 1.01 – Integral to Redevelopment Area "Section 3" property – page 18):

"It is the finding of this report that the finding that the parcels should be designated an Area in Need of Redevelopment remain valid despite the change of use on a portion of a few parcels."

4.2.d conclusion (relative to Block 4, Lot(s) 4-16 – page 22):

This report concludes Block 4, Lots 4 through 16 are sufficiently remote and lack means of access to developed sections or portions of the municipality so as not to be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting them to those roadways.

Glassboro Borough Preliminary Investigation Conclusion

As stated in the Resolution R-59-03, dated February 3, 2003, based on a finding that 1) more than half their housing stock within the Borough is at least fifty years old; 2) the majority of the water and sewer infrastructure within the Borough is at least fifty years old and is in need of repair or substantial maintenance; and 3) a program of rehabilitation as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote the overall development of the community, the Borough of Glassboro was determined to be an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14.

5. VISION, GOALS AND OBJECTIVES

The Townships of Mantua and Harrison along with the Borough of Glassboro have come together to formulate the Route 322-Rowan West Campus Regional Redevelopment Plan which will encompass the respective portions of the Route 322 Redevelopment Area in order to establish a shared framework to guide future development and leverage the assets of the three municipalities.

5.1 VISION

The collaborative vision on behalf of Mantua and Harrison Townships as well as the Borough of Glassboro, in conjunction with Rowan University for the regional redevelopment planning for Rowan's West Campus, includes the following:

- Creation of a Regional Economic Development Redevelopment Plan (to include Mantua's 252 acres, Harrison Township's 200 acres and Glassboro Borough's 40 acres on Rt. 322 Rowan's West Campus);
- Partnership with local, county and state agency's related to traffic, traffic studies, expansion of bypass, public safety matters, permitting, etc. as redevelopment occurs;
- Shared services agreement where needed;
- Coordination of Water & Sewer Utility hook up service for the entire project area; and
- PILOT/Tax agreements (in accordance with the LHRL) that allow for revenue sharing per project site between the three municipalities.

5.2 GOALS & OBJECTIVES

In order to facilitate the desired redevelopment vision, the Regional Redevelopment Plan outlines the following objectives that are based on input received, as well as framing the redevelopment of the site consistent with the agreements described above. The Regional Redevelopment Plan objectives include the following:

- To provide appropriate design and performance standards to guide and facilitate the redevelopment of the property in a manner consistent with the overall redevelopment goal;
- To create a vehicular circulation pattern in the Regional Redevelopment Area which gives consideration to pedestrians and cyclists as well as vehicles,

and which seeks to reduce conflict points among these transportation modalities, and coordinates vehicular intersections to improve traffic and pedestrian safety;

- To encourage high quality architectural design and construction of new buildings and facilities within the Redevelopment Area which reflect the objectives and standards of Mantua Township, Harrison Township, Glassboro Borough and Rowan University;
- To encourage the creative use of landscape material as an integral design element to the Regional Redevelopment Plan and to reflect consideration of native species, seasonal interest, the texture and shape of blossoms and foliage, and resistance to disease;
- To limit impervious surface coverage within the proposed development area and in the balance of the Regional Redevelopment Area and utilize innovative stormwater management control techniques to lessen the negative impact of redevelopment on the quality, quantity and rate of stormwater runoff from the Regional Redevelopment Area; and
- To provide a clear and defined system of vehicular, bike and pedestrian circulation connecting the redevelopment area with regional trail networks and mass transit systems.

6. RELATIONSHIP TO LOCAL OBJECTIVES

Mantua and Harrison Townships along with Glassboro Borough, through shared services agreements and in conjunction with Rowan University, hope to not only encourage the development of these regionally beneficial parcels, but to ensure that the development that takes place here is comprehensively planned and coordinated. A diverse tech park and a sports/entertainment related complex is envisioned. This development has the potential to cultivate significant commercial ratables, increased tourism and economic benefits to the host municipalities, as well as the surrounding communities at large.

The Regional Redevelopment Plan advances a number of objectives put forth in Mantua and Harrison Township's Master Plans as well as Glassboro Borough's Master Plan and is substantially consistent with the intent of these Master Plans. The Master Plans recognize that areas along major arterials are important opportunities for growth and development that can generate economic and social benefits to their respective communities. Much of the area has been zoned commercial in order to capitalize on this condition and the Regional Redevelopment Areas location at the junction of two major regional roads.

The plan respects these conditions and seeks to take their Master Plan's visions for this area even further. Relevant master plan objectives to the intent of the proposed regional redevelopment plan are outlined below:

Mantua Township Master Plan

The recently completed 2018 Master Plan Reexamination for Mantua Township (awaiting adoption by the Land Use Board), identifies problems and objectives for the Township. Many of these are related to the intent of the proposed Redevelopment including:

- Commercial growth has not kept pace with residential development. While residential development has already reached 44% of its theoretical build out acreage, commercial development has only reached 2%. A disparity between the commercial and residential growth rates may leave residents with inadequate consumer choices in the local area as well as inflated property tax rates. (page 3)
- Establish planning and design standards so that new developments are of a scale and intensity that is compatible with the Township's historic and natural environmental characteristics. (page 4)
- Position the southerly end of Route 55 for commercial development complimentary to the current efforts in Glassboro. (page 4)
- Encourage the development of new businesses and the expansion of existing businesses in appropriate areas, which result in jobs that can be filled by the residents of the Township. (page 5)
- Encourage patterns of development that create connections between the various development areas, that facilitate walking and biking to schools, libraries, cultural facilities, parks, shops, employment, and nearby neighborhoods. (page 5)
- Ensure that investment in infrastructure supports a sustainable pattern of land uses which build on past public investment in roads, schools, utilities and public open space. (page 5)
- Support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages.
- Take steps to assure that the impacts of large commercial developments in adjacent communities do not adversely affect the mobility of citizens in Mantua and that the Township retains its ability to achieve its Master Plan Goals and Objectives.
- Section 7 of the Master Plan Reexamination addresses Recommendations Concerning the Incorporation of Redevelopment Plans and lists the West Campus Redevelopment Plan with the following description:

A Preliminary Investigation of the subject area was authorized by resolution (R-114-2015) on September 21, 2015, and a recommendation was adopted by the Mantua Land Use Board of a resolution (2015-31) on December 21, 2015, designating this as an "area in need of redevelopment" pursuant to the Redevelopment Law.

The Redevelopment Plan was developed for the area of Mantua Township on the eastern side of Route 55 bordered by Pitman to the north, Harrison Township to the south and Glassboro to the East. This area designated as Block: 261, Lots: 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24, 25, was defined as a "Commendation Redevelopment Area, and Rowan University was designated to serve as the Redeveloper of the Condemnation Redevelopment Area.

Harrison Township Master Plan

The following are relevant objectives from the Harrison Township Master Plan Reexamination, Gloucester County, NJ (Dated: December 2015, revised per Planning Board comments, January 21, 2016), as written by GroupMelvinDesign.

A. Township Goals for Planning and Development

4. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township. Encourage the protection of prime agricultural lands within the Township. (page 8)
7. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses. (page 8)

C. Commercial Development Objectives

Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be provided.

This goal may be achieved through the following:

1. Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township. (page 9)

D. Circulation System Objectives

The circulation system for the Township should provide safe and efficient movement of goods and people and should be integrated with that of County and State. To achieve this goal, planning should:

1. Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic. (page 9)

F. Utilities System Objectives

1. Consideration of the extension of the water and sewer systems in order to promote the development of land. (page 10)

I. Employment Objectives

1. The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this

goal, planning should promote the development of clear industrial uses, office-warehouse uses, and commercial services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development. (page 11)

Glassboro Borough Master Plan

The Borough's most recent comprehensive Master Plan, prepared December 7, 2004, expressed a strategic vision and outlined community goals, achievements and objectives to achieve a balance of land use involving state-of-the-art light industrial/office uses, modern commercial enterprises, maintaining general continuity with traditional features to provide for social, economic and educational needs of all current and future residents of the municipality which includes their commitment to the following:

- Planning effectively for the future of the Borough.
- Facilitating a robust economy by actively supporting economic development in the commercial and industrial sectors that create employment opportunities.
- Servicing the community equitably and with full public participation involving a broad range of programs and services that foster physical, social and cultural well-being.
- Contributing to regional smart growth.
- Protecting Glassboro's natural environment.
- Achieving an attractive physical landscape within our build environment.
- Promoting cultural and ethnic diversity.
- Fostering an providing equitable support and caring for all residents.
- Encouraging an enabling residents and others to take pride in Glassboro as a great place to live, work, shop, play or visit.

The master plan recognized that redevelopment and revitalization were key elements in achieving the above goals. Their subsequent master plan re-exam in 2010 continued to express the positive impact that redevelopment efforts have made in realigning revitalization of their town center as its necessary role in continuing to meet their goals of promoting beneficial economic growth, development and renewal.

7. RELATIONSHIP TO OTHER PLANS

This section of the report discusses any significant relationship of the Route 322-Rowan West Campus Redevelopment Plan to the Master Plan of Gloucester County, the State Development and Regional Redevelopment Plan as well as the Connections 2040 Plan for Greater Philadelphia and any adjacent municipalities. This requirement of the LRHL is intended to link redevelopment planning to the regional planning at large goals and objectives.

GLoucester County Development Master Plan

The Gloucester County Development Master Plan was adopted in 1982. The Redevelopment Plan is fully consistent with the Gloucester County Master Plan, which expresses the desire to:

- Direct growth into already developed and developing areas to reduce costs of providing public facilities and services
- Maintain the viability of existing developed areas
- Conserve natural resources

It is also consistent with the intention of the County Plan to:

- Maintain and enhance the County's existing urban areas
- Encourage the continued growth of a viable, diversified County economic base
- Encourage a growth pattern that will concentrate rather than disperse development throughout the County

Gloucester County is currently preparing the 2050 Master Plan which will update the Land Use and Transportation Element of the Master Plan. The 2050 Master Plan was expected to be completed in June 2016.

NEW JERSEY STATE REDEVELOPMENT AND PLAN

The State Planning Commission recognizes the importance of the idea of sustainable development. The adopted 2001 State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New Jersey's future. The State Planning Area Map indicates that most of the area is within the: PA2 Suburban Planning Area, with a small portion along the northeastern border of the site with Pitman and a portion of the southeastern border with Glassboro Borough labeled as PA1 Metropolitan Planning Area.

In the Suburban Planning Area (PA2), the State Plan's intention is to:

- provide for much of the state's future development;
- promote growth in Centers and other compact forms;
- protect the character of existing stable communities;
- protect natural resources;
- redesign areas of sprawl;
- reverse the current trend toward further sprawl; and
- revitalize cities and towns.

In the Metropolitan Planning Area (PA1), the State Plan's intention is to:

- provide for much of the state's future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

(Information cited above is from the New Jersey State Development and Redevelopment Plan, adopted March 1, 2001).

Regional Redevelopment planning to support regional growth advances one of State Plan's primary goals which is to revitalize the State's towns and cities.

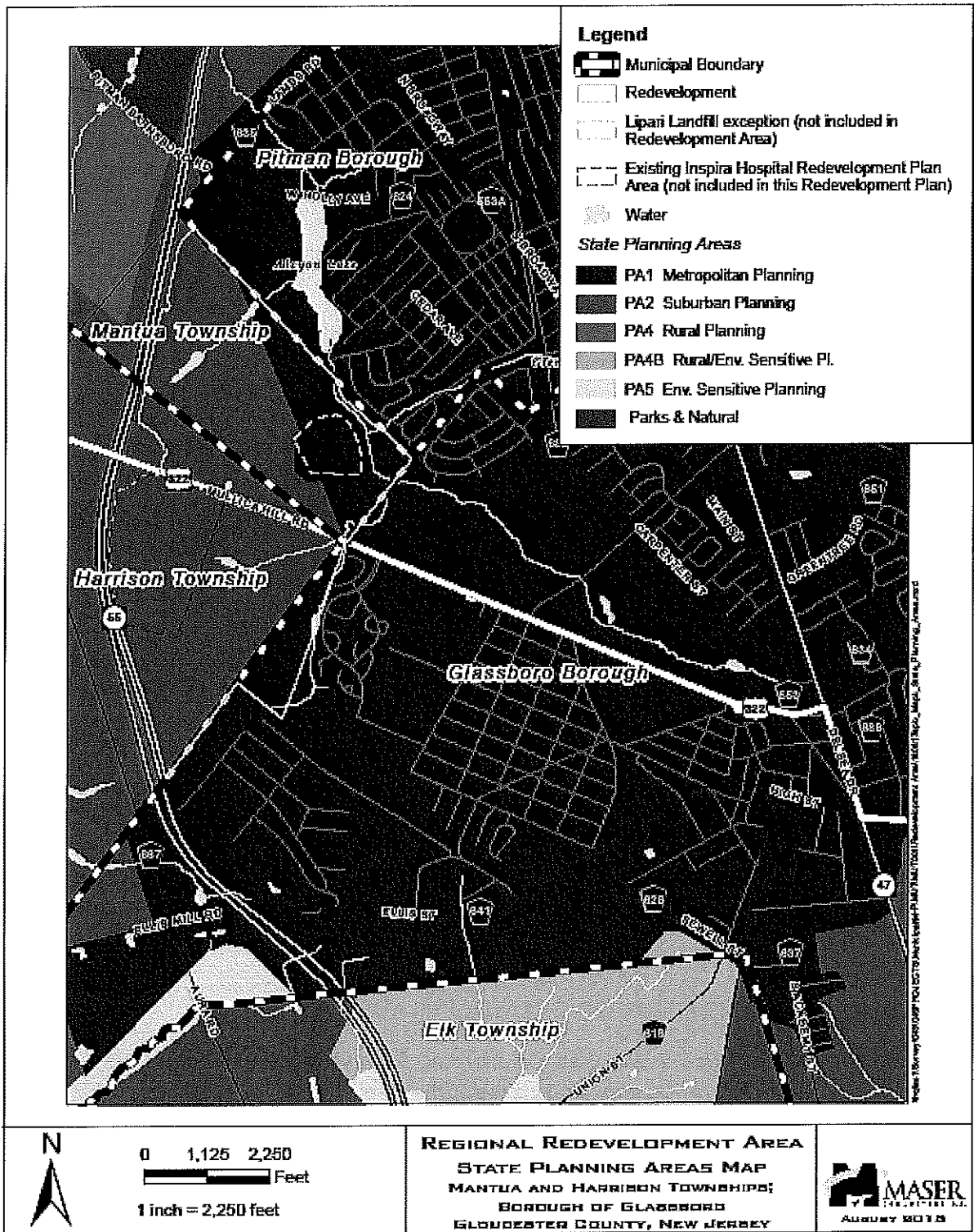


Figure 2.0 – State Planning Area Map

2012 Draft Final State Strategic Plan

The 2012 State Strategic Plan (SSP) is New Jersey's revised State Development and Redevelopment Plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals in light of Super Storm Sandy.

The overall purpose of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey. The State Strategic Plan contains the following four goals:

Goal #1: Targeted Economic Growth – Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan. It should be noted that this new plan does not include a map, nor does it include planning area designations as the 2001 plan did.

The proposed Regional Redevelopment Plan also advances many if not all of the goals outlined in the State Strategic Plan.

Overall, the proposed Regional Redevelopment Plan addresses the intents of the State Plan, while providing employment opportunities and adding needed assets to nearby older communities.

CONNECTONS 2040 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission (DVRPC) created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby Mantua Township, Harrison Township and the Borough of Glassboro. The Connections 2040 Plan includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, four *Core Plan Principles* are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following are relevant to this Plan.

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan.
- Create Livable Communities. The 2040 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. Key policy approaches for these communities focus on preservation and limiting development, and include limited expansion of infrastructure systems, preservation of a rural lifestyle and village character, support for continued farming, and enhanced natural resource protection. Livable communities in these areas include rural centers that have an identifiable main street, a mix of uses, higher densities than their surrounding uses, and a true sense of place.
- Build the Economy. The primary impact that the Mantua and Harrison Route 322 Rowan West Campus Redevelopment Plan can have on the economy is through the sustainable development of this area to provide jobs and opportunities and to create a sense of place. Additionally, the Connections 2040 Plan, the general emphasis on "coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies" is certainly applicable.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes freight centers, increased accessibility, and congestion and environmental impact reduction for transit in the region. Again, construction of the Gloucester County Light Rail which is mapped to pass through Mantua would have a significant impact on multimodal transit in the greater area with the potential to establish bus links to the Redevelopment Area in the future.

ADJACENT MUNICIPALITIES

Pitman Borough Zoning and Adjacent Land Use

The Borough of Pitman is situated along the northeastern boundary of the Redevelopment area and runs along the entire length of Mantua Township from Route 55 to its boundary with the Borough of Glassboro. The northwestern area, closest to Route 55 is Zoned P, Park Conservation and contains Alcyon Lake Park with ballfield areas and other open space associated with the Chestnut Branch Tributaries. The southeastern area is Zoned R-A, Residential District and is comprised of a developed neighborhood of single family detached dwellings.

8. REDEVELOPMENT PLAN

This chapter provides the process and land use requirements for the effective and comprehensive development of the Route 322-Rowan West Campus Regional Redevelopment Plan area.

8.1 PERMITTED USES

EXISTING ZONING:

The underlying zoning within both Mantua and Harrison Townships as well as within the Borough of Glassboro, as previously outlined in Section 3.4, remains in place. However, any proposed development within the Route 322-Rowan West Campus Regional Redevelopment Plan area boundary shall be subject to the plan's overlay zoning.

The proposed zoning overlay, as shown on the Redevelopment Plan map found in Appendix C, are outlined below.

(RSE) REGIONAL SPORTS AND ENTERTAINMENT COMPLEX REDEVELOPMENT ZONE OVERLAY

1. Purpose

To provide a set of permitted uses that are complimentary to and encourage desirable growth in the Regional Sports and Entertainment Complex Redevelopment Plan area, as outlined on the Redevelopment Plan map.

2. Permitted Uses

- Recreation and entertainment related uses, including:
 - a. Playing Field Areas (Turf and Synthetic, with Sports Lighting)
 - b. Indoor Arenas/Concert Halls
 - c. Covered Multipurpose Playing Facilities
 - d. Outdoor Stadium with Running Track
 - e. Associated Retail and Sales Area Uses
 - f. Associated Entertainment Areas
 - g. Associated Restaurant (food / beverage) uses
 - h. Hotels
 - i. Personal Service Shops
 - j. Sports Bars
 - k. Game Rooms
- Educational and/or Athletic uses related to the University
- General business offices, including marketing and data processing associated with the above permitted uses.

3. Permitted Accessory Uses

- Accessory uses and structures are permitted that are customarily incidental and subordinate to or within the same building in the case of Mixed Use buildings, as a principal permitted use.
- Electrical vehicle charging stations.

- Parking lots and/or structures.
- Swimming pools and sports courts, as part of hospitality development.
- Stormwater management facilities.
- Signage.
- Solar.

(TPL) TECH PARK / LIGHT INDUSTRIAL REDEVELOPMENT ZONE OVERLAY

1. Purpose

To provide a set of permitted uses that are complimentary to and encourage desirable growth in the Tech Park / Light Industrial Redevelopment Plan area, as outlined on the Redevelopment Plan map.

2. Permitted Uses

- Educational and office uses related to the University:
 - a. Scientific research laboratories.
 - b. University Administrative offices.
 - c. Classrooms as associated uses.
 - d. Incubator spaces.
- General business offices, including administrative, banking, data processing, executive, professional, sales or other uses of the same general character.
- Warehouse, storage house or distribution center, including a truck terminal. (The definition of "warehousing" shall be limited to inside storage of goods intended for distribution and personal property goods for individual storage. The storage of goods and materials of any kind and nature outside is prohibited.)
- Light industrial uses.
- Research, development and testing of new products, laboratories.
- Aquaponics and related Sustainable Agricultural Uses, including Greenhouses.
- Recreation and Entertainment related uses associated with the Regional Sports and Entertainment Redevelopment Plan area.
- Mail-order merchandise facility.
- Hospital and Health Related Services.
- Printing, publishing, lithographing, binding or similar processes.

- Substations for electric and gas utilities, sewerage lift stations, water pumping stations, or similar public utilities facilities, not to include cellular towers.

3. Permitted Accessory Uses

Accessory uses and structures are permitted that are customarily incidental and subordinate to or within the same building in the case of Mixed Use buildings, as a principal permitted use.

- Electrical vehicle charging stations.
- Parking lots and/or structures.
- Stormwater management facilities.
- Signage.
- Solar.

9. GENERAL DESIGN GUIDELINES

The purpose of the guidelines in this Section is to provide direction in the design and implementation of this Plan. The use of the term "should" indicate a preferred and desirable standard, and the use of the term "shall" refers to mandatory regulatory guidelines.

The development and construction codes of the host municipalities, Mantua Township and Harrison Township, shall be followed, as well as any applicable Gloucester County standards. The guidelines listed are intended to offer a cohesive, organized, and workable standard, for the Redevelopment Plan area.

Changes and deviations can be granted by the applicable Joint Land Use Board and the County, unless otherwise specified in this Plan.

9.1 GUIDING PRINCIPLES

- All structures shall be constructed with compatible architectural themes, with appropriate variations in design to provide attractiveness throughout either side of the redevelopment areas. The architectural theme shall include buildings, signage, fencing, lighting, paving, curbing, landscaping and other similar and related physical features and amenities.
- All building walls facing any public street, customer parking area or residential area shall be suitably finished for aesthetic purposes.
- Provisions shall be made to allow for sound barriers and fencing to provide security and safety within the Redevelopment Plan areas. Sound barriers shall be allowed up to 20' in height and perimeter fencing to 8' height. Landscape is to be provided to soften both sides of fencing and sound barriers.
- Provision shall be made for a visually pleasing, inviting, and safe pedestrian circulation.

- Provision shall be made for a clear delineation between vehicular circulation, service / loading access and pedestrian access.
- Provision shall be made for flexible and varied outdoor spaces and landscaped green spaces at grade levels to support Office and Commercial users.
- Site improvements shall incorporate and support bicycle use and public transit whenever possible.

9.2 GENERAL REQUIREMENTS

- The Regional Redevelopment Plan can be executed in stages according to a phasing plan submitted by the selected redevelopers and approved by the Joint Planning Boards of each subject municipality. The phasing plan shall be executed in accordance with a municipal development agreement. The land owners, developer, and Municipalities shall enter into the agreement embodying all details regarding compliance with this article to assure binding nature thereof for the overall tract and its development. The agreement shall be in the recordable form and shall be so filed, at applicant's expense, with the county recording officer.
- All buildings and uses within the Regional Redevelopment Plan areas shall be served by public sanitary and water facilities. Such facilities shall be subject to the approval of applicable agencies which may have jurisdiction over such development. An application should include the estimated demands of the proposal for all water, sewer facilities and from the appropriate source, stating the availability of such capacity or lack thereof. Such statement shall also include the estimated time table for the use of such water and sewer, and a certification reflecting preliminary approval from the sources of such water/sewer services.
- Structures shall have architectural features and amenities that create aesthetic value to their face walls and the development at large. Exterior building elevations must be reviewed for conformance with this requirement and approved as part of the overall site plan review process.
- New street furnishings, lighting, and signage, etc., shall be compatible in design, materials, color and scale.
- Creative use of materials is encouraged to provide pedestrian scale in the texture and form of hardscape and softscape, in pavement, trees and plantings, amenities, (i.e. transit shelters, site lighting, benches, bicycle racks, furnishings, planters, bollards, waste receptacles, etc.,) along all street frontages to protect and enhance safe and pleasant pedestrian movement and in the interior site as appropriate.
- Clearly delineate loading areas and truck access.
- All pathways shall incorporate measures for pedestrian and vehicular safety and shall comply with State and Federally mandated ADA requirements.

9.3 GENERAL BULK AND AREA REQUIREMENTS

As a general rule the following guidelines should be applied to new development and buildings:

- Maximum Lot Coverage of 70% is permitted.
- Maximum Building Coverage of 40% is permitted.
- Minimum Building Setback from Route 55 Right of Way – 75 ft.
- Minimum Building Setback from Route 322 Right of Way – 75 ft.
- Minimum Building Setback from Access Road Right of Way – 50 ft.

9.4 SIGNAGE

A Comprehensive Signage Plan, presenting specific sign typology and design to be used throughout the Redevelopment Plan area shall be provided with the first preliminary site plan application for review and approval by the associated approving authority/municipal land use board. It is the intent of this requirement that a consistent theme shall be provided throughout each overlay area.

Examples of types of signs include; wayfinding signs, monument signs for the area, monument signs for the various users and building identifications, façade signage per building type, directory signs, street signs and traffic control signs. Signage plan should include: permitted number of each sign type, dimensions, materials, colors, fonts and graphics and method of signage lighting.

Users should also specify any intentions of employing temporary or event related signage or other methods of identification and marketing.

Once a Comprehensive Sign Plan has been submitted and approved by the associated approving authority/municipal land use board, it shall supersede the requirements of the Township's or Borough's Land Use Ordinances.

9.5 CIRCULATION

Main Access

The proposed redevelopment plan areas are proposed to be served by the main arterial road, US Route 322, at a signalized intersection that is proposed to be located on Route 322 at the present entrance to the Southern New Jersey Technology Park. This intersection is to be developed to provide access to both the north and south Redevelopment Plan areas and to allow for safe master ingress and egress via Route 322 is anticipated to be aligned with a new County connector road proposed through the southern Harrison redevelopment area and an adjacent Glassboro area to provide a connection complete to Ellis Mill Road.

Internal Circulation and Connection

The internal circulation for both the north and south Redevelopment Plan areas is yet to be determined, however the intention is to have the main access intersection, where the present entrance to the Tech Park is currently located, along with the proposed County connector road, provide primary access to all of the Regional Redevelopment Plan areas.

Internal connections within the southern portion of the Redevelopment Plan area should be considered such that potential linkages to areas south and east of the Regional Redevelopment Plan area can be accommodated.

Traffic Calming

Textured crosswalks and painted lines should be used to provide traffic calming.

Pedestrian/Bike System

A pedestrian crossing should be provided at the proposed signalized intersection of Route 322 and entrance road.

Internal pedestrian sidewalks should be provided between the primary uses and the site should be designed to encourage and support walkability within the redevelopment area.

A 10-foot-wide asphalt multi-purpose County Bike Trail is proposed along the northeastern boundary of the Redevelopment Plan area. It should be investigated as to how this trail can be incorporated and developed as part of the overall site improvements as shown in the Mantua Township 2018 Master Plan Re-examination.

Mass Transit

A transit stop should be investigated to be placed at the main entrance to the Redevelopment Plan areas and Route 322 with related improvements (i.e. benches, trash receptacles, landscaping, sidewalk access, bus shelter and lighting) and appropriate signage. All benches and shelters shall be handicap accessible.

Connection and/or extension of regional transportation networks should also be further investigated and incorporated where appropriate.

9.6 PARKING

Parking requirements shall follow local ordinance outlines for intended usage, with the following requirements being added relative to specific event related parking that potentially exceeds all standards:

1. Parking shall not be located directly on the Redevelopment Plan's main internal circulation drives.
2. On-street parking can be provided as part of a comprehensive streetscape design approach in some areas where deemed appropriate.
3. Parking garages are permitted and shall be designed to be entered from side streets or service drives that are visually screened from public streets or walkways. (See local codes for additional requirements).
4. The following parking standards are offered as guidance for Event Parking

Retail	1 / 200 sf
Restaurant	1 / 100 sf

Bars	1 / 50 sf
Indoor Arenas	1 / 3 permanent seats
Hotels	1 / Room + service parking
Soccer Fields	50 / Field + parking for major special events
Stadium	1 / 3 seats
Tennis Courts	16 / court + parking for spectators at 1/3 permanent seats
Indoor Multi-Purpose Field	5 / 1,000 sf
Baseball Fields	50 / Field + parking for spectators at 1/3 permanent seats

It is acknowledged that additional parking needed for major special events will require supplemental offsite facilities. Such provisions if necessary shall be addressed at the time of site plan approval.

9.7 LIGHTING

A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the area shall be provided with the first Preliminary Site Plan application for review and approval by each associated approving authority/municipal land use board. It is the intent of this requirement that a consistent theme shall be provided throughout, and plans should address parking areas, streets, walkways and building lighting.

1. All street lighting fixture heads and posts shall be black in color. Other finishes may be allowed, subject to the associated approving authority/municipal land use board.
2. All parking area lighting fixture heads and posts shall be black.
3. All streets and parking areas shall meet Township standards for minimum illumination.
4. Parking lot lighting fixtures generally should be no more than 25 feet in height with an average of 2.6 foot candle illumination to be maintained within parking lots.
5. Pedestrian scaled lighting, less than 16 feet in height, shall be provided at a rate of 1 fixture per every 100 linear feet of pathway with an average of 0.5 foot candle illumination must be maintained within the developable foot print.
6. Light fixtures attached to the exterior of a building are encouraged. These fixtures shall be architecturally compatible with the style, materials and colors of such building.

7. Sports Field Lighting shall be allowed in the playing field areas providing that the lighting meet the acceptable industry standards for safe play and the requirement of 0 (zero) footcandles overwash at the property lines.
8. All lighting should be designed to reduce sky-glow and increase night sky access, improve nighttime visibility through glare reduction and reduce adverse effects on wildlife environments through the installation of fixture integrated lighting controls.
9. Automatic controls should be installed that turn-off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours.

9.8 STORMWATER RUNOFF MITIGATION PLAN

Guiding Principles

For all new construction governed by this Regional Redevelopment Plan, the management of stormwater runoff shall be designed to utilize Low Impact Development techniques and Best Management Practices (BMPs) intended to maximize recharge, remove pollutants and to capture rainwater for irrigation use in place of potable water sources. All stormwater management basins should investigate the use of bioretention and may include a network of stormwater wetlands, bioswales, rain gardens and the equivalent.

Best Management Practices

Any redevelopment project governed by this Regional Redevelopment Plan shall strive to minimize impervious cover and meet all applicable local, county and state design regulations and include a Runoff Mitigation Plan showing that the stormwater management design elements have investigated and where appropriate included an appropriate combination of non-structural Best Management Practices. The Plan shall show how the design:

1. Utilizes permeable areas to allow more infiltration of runoff into the ground through such means as biofiltration, filter strips, swales, infiltration trenches, green roofs and/or permeable pavement, and/or;
2. How it directs runoff to permeable areas and/or utilize stormwater storage for re-use or infiltration by such means as orienting roof runoff towards permeable surfaces, drywells, French drains, or other Best Management Practices (BMPs) rather than directly to large basin areas.
3. Uses cisterns, retention structures, or rooftops to store precipitation or runoff for re-use;
4. Designs curbs, berms, or the like to avoid isolation of permeable or landscaped areas.

A Runoff Mitigation Plan must also include a plan for the maintenance of all BMP's requiring on-going maintenance and include the applicant's statement accepting responsibility for all structural and treatment control and BMP maintenance.

9.9 ARCHITECTURE

Materials

Building facades visible from any main and or internal street should consist of brick, stone, cast stone, or other high quality material.

The maximum height of any building located within the Regional Redevelopment Area shall be 10 stories in the RSE redevelopment zone overlay and 5 stories in the TPL redevelopment zone overlay.

Building exteriors shall have vertical and/or horizontal offsets or similar features to vary the façade or create visual breaks on the exterior. Long, blank, windowless, monotonous, uninterrupted walls or roof planes are discouraged.

Building wall offsets, including projects and recesses, such as balconies, canopies, awnings, and other architectural details, are encouraged.

Rooftop heating, ventilating, and air conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes, and other telecommunications receiving devices are encouraged to be screened or otherwise specially treated to be inconspicuous as viewed from the primary to secondary street and adjacent properties.

In order to reduce the "Heat Island Effect", roofing materials for at least 75% of the roof area of all new buildings in the Redevelopment Area should have a Solar Reflectance Index (SRI) of at least 29 for roofs with a slope greater than 2:12 and an SRI of 78 for roofs with a slope of 2:12 or less.

Entrances

All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, overhangs, or canopies. These elements shall be compatible with the style and materials of the building. Entrances may also be defined by planters.

9.10 LANDSCAPE ELEMENTS

Guiding Principles

Plant selection should conform to the following general design principles as much as possible:

- Landscape plants should be native species and typical full specimens
- All landscape plant material must conform to the American Association of Nurserymen Standards (AAN) for quality at the time of installation.
- All plant selections should emphasize deer resistant species.
- Local soil conditions and water availability should be a consideration in the plant selection process. All plants shall be tolerant of the specific site conditions.

- Landscaping shall not inhibit access by emergency vehicles or inhibit visibility within required vehicular sight triangles.
- An appropriate variety of tree and shrub species should be provided to avoid die-out due to species-specific diseases.

Street Tree Details

Street trees should be provided on both sides of all streets within the Redevelopment Plan Area.

The number of street trees should average a spacing of one for every 60 linear feet of property frontage.

Trees should be a minimum of two and one-half to four inches caliper, based on ANA standards.

Trees shall be disease resistant and tolerant of road salts and air pollution.

Street Tree species should be grouped together to create a canopy effect.

Branching height should bear a relationship to the size and species of tree but shall have a minimum clearance height of seven feet above grade before branching begins.

In addition to these requirements street trees should be provided in accordance with (LEED-ND NPD Credit 14, "Tree-Lined and Shaded Streets") outlines.

Buffer Widths and Design

Landscape buffers shall be provided at various locations throughout the Regional Redevelopment Plan area to provide visual screening and possible sound breaks, break up the imposition of massive areas of hard surfacing, and provide seasonal coloration and textural interest. The buffers shall include:

1. A mass and variety of deciduous and/or evergreen species along the road and highway frontage.
2. Shrubs within the buffer shall primarily include evergreen species, although deciduous plants may be used. This landscape mass shall be interspersed with ornamental and evergreen trees to provide for a natural, random and visually interesting plant scheme.
3. Selection of plants species shall provide for a variety and mixture of native landscaping. Native species and varieties should be heavily considered based upon their susceptibility to disease, shapes, seasonal display, textures, flowers, and foliage.
4. The plant quantities constituting the buffer should include:
 - Shade Trees one per 100 linear feet of frontage.
 - Shrubs averaging 25 per 100 linear feet of frontage.
 - Ornamental and Evergreen trees averaging four per 100 linear feet of frontage.

- Lawn or groundcover to complete the required buffer area.
5. Required plantings in the buffer areas shall meet the minimum size requirements at time of planting:
 - Shade Trees in buffer planting can be installed at 2" to 2 ½" cal.
 - Shrubs: planted size is to be a minimum of 24 inches to 36 inches in height.
 - Ornamental trees: planted size is to be a minimum of six feet to eight feet in height.
 - Evergreen trees: planted size is to be a minimum of five feet to six feet in height.
 6. Fences and walls can be used for decorative purposes as well as for screening and buffering purposes. All fences and walls shall be designed as integrated parts of the overall architecture and site elements.
 7. The creation of berms is encouraged to elevate plantings and to provide additional screening.
 8. When adjacent to service areas or loading docks additional landscaping shall be provided within the buffer area.

In an attempt to provide a cohesive appearance to the entire redevelopment area the following standards are intended to be in keeping with the Inspira Hospital Redevelopment Plan.

1. Buffer Zones along Route 55 shall be 60 feet wide, with a minimum planted width of 25 feet.
2. Buffer Zones along frontage of US Route 322 shall be a minimum of 50 feet wide with planted areas of 20 feet wide.

A 10 foot wide bituminous multi-purpose path shall be provided with the location to be approved by the associated approving authority/municipal land use board.

The Landscaping in this area shall provide a visual break but not necessarily a complete screening. Shade trees and evergreens shall be the base with the remainder of the landscape organized into masses and groupings to be reviewed and approved by the associated approving authority/municipal land use board.

3. Buffer Zones along interior drives and surrounding parking areas shall be 50 feet wide.
 - A minimum 3.0 foot high berm within this area is required when the parking areas front directly onto adjacent streets.

A minimum 8 foot wide sidewalk shall be provided upon review and approval of the associated approving authority/municipal land use board.

Street trees spaced every 40 ft. shall be on the street side of the sidewalks

What about Residential Areas?
→

Nothing is stated regarding Residential Areas being protected

Site Protection and General Planting Requirements

Topsoil Preservation - Topsoil moved during the course of construction shall be stockpiled, tested and stabilized prior to redistribution on all regraded surfaces so as to provide even cover to all disturbed redevelopment areas and stabilized by seeding or planting. A soil erosion and sediment control plan shall be prepared in accordance with state standards and approved by the County Soil Conservation District prior to any soil disturbance.

Removal of Debris - All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the law. To the extent possible, materials should be diverted from the solid waste stream and reused on-site, with a goal of recycling or salvaging at least 50% of nonhazardous construction and demolition debris.

Existing mature trees and wooded areas should be located on the existing conditions survey and be preserved to the greatest extent practical in the design of the development.

Planting Specifications

- Deciduous trees shall have a minimum 2 1/2 inch caliper measured 6 inches above the ground surface at time of installation.
- Evergreen trees shall have a minimum height of 6 feet at planting.
- Sizing of shrubs shall be allowed to vary depending on setting and type of shrub.
- Only nursery-grown plant materials shall be acceptable horticultural standards.
- Dead or dying plants shall be replaced during the following planting season and guaranteed by the landscape contractor for a period of one year.
- All plant materials, planting practices, and specifications shall be in accordance with the "American Standards for Nursery Stock" by the American Association of Nurserymen Standards.
- All selected plant species selected should be hardy for this particular climatic zone and appropriate in terms of function and size.
- Landscaping within sight triangles shall not exceed a mature height of 30 inches and shade trees shall be pruned up to a ten (10) foot branching height above grade.

Parking Lots

Interior parking lot landscaping should provide the following as a minimum requirement:

- A screen planting (hedge), not less than 3 feet in height shall be provided between all off street parking areas and any internal or external roadway.
- One (1) planting island, a minimum of nine feet wide by 18 feet long, spaced not more than 110 feet apart or every 12 parking stalls, in single or double bays.
- Islands shall be placed opposite each other in adjacent rows or parking.

- The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.
- Each 9' x 18' planting island as defined above, shall contain one (1) shade tree. Additionally, the island shall be planted with shrubs or ornamental grasses at a spacing of 3.5 feet on-center.
- Shrubbery shall be less than 3 feet and shade trees shall have foliage no lower than 7 feet in height to provide for safe visibility.
- Plants shall be selected for high drought tolerance or irrigation shall be provided that uses nonpotable water supplies such as captured rainwater or greywater.
- All plantings within landscaped islands shall be set back 2 feet from the curb.

Trash Enclosures

All stand-alone trash enclosures shall be screened by a solid masonry wall on three sides and heavy-duty gate closures. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that is a minimum of 6 feet tall at planting.

Landscape Plan

A landscape plan prepared by a landscape architect, licensed by the New Jersey State Board of Architects and Landscape Architects shall be submitted with an application to the Planning Boards for Site Plan Approval. The landscape plan shall include the following information:

1. Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc.
2. Existing wooded areas, rock outcroppings and existing and proposed water bodies.
3. Location of individual existing trees noted for preservation within the area of development and thirty (30) feet beyond the limit of the disturbance.
4. Existing and proposed topography and location of all landscaped berms.
5. Indicate location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
6. A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed.
7. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name (i.e., *Acer rubrum* = AR).

9.11 MAINTENANCE

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, landscaping and lighting must be maintained in good condition and repaired by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:

1. Prompt removal of all snow, litter, trash, refuse, and wastes.
2. Lawn mowing.
3. Tree and shrub pruning.
4. Landscape watering.
5. Keeping exterior lighting and mechanical facilities in working order.
6. Keeping lawn and garden areas alive, free of weeds, and attractive.
7. Keeping parking areas, driveways, and roads in good repair.
8. Complying with all government health and police requirements, including maintenance of ADA accessible routes of travel.
9. Striping of parking areas and repainting of improvements.
10. Repair of exterior damages to improvements in a timely manner.

10. IMPLEMENTATION

Any site and/or subdivision plan application for new construction for parcels within this Regional Redevelopment Plan Area shall be in accordance with the requirements of this Regional Redevelopment Plan and all applicable ordinances and regulations of Mantua Township, Harrison Township and Glassboro Borough. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the municipality's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the associated municipality's Governing Land Use Code and be submitted by the redeveloper to the associated approving authority/municipal land use board so that compliance with the Regional Redevelopment Plan can be determined. Review by the governing municipal land use board including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable municipal ordinances and executed shared services agreement.

10.1 PILOT

The redeveloper shall enter into a PILOT or Tax agreement, as permitted by designation, with the associated municipalities upon successful negotiation of said PILOT or Tax agreement that will allow for revenue sharing per project site between the participating municipalities.

10.2 REDEVELOPMENT AGREEMENT

The Route 322-Rowan West Campus Regional Redevelopment Plan is not valid until the approval and execution of a redevelopment agreement between the Redevelopment Entity and the designated master or sub-Redeveloper.

10.3 REDEVELOPMENT ENTITY

The Governing Bodies of Mantua Township, Harrison Township and the Borough of Glassboro will serve as the Redevelopment Entities for their respective redevelopment areas and are responsible for the implementation of the Regional Redevelopment Plan through their shared services agreement.

10.4 APPLICATIONS FOR DEVELOPMENT

Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Regional Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Regional Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the municipality and their designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Regional Redevelopment Plan, except that 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 redevelopment district;
- b. Exceeding the maximum density allowed for any permitted use;
- c. Exceeding the maximum building or structure height as measured in feet and/or stories;
- d. To allow a deviation from any contractual obligations of the redeveloper to the Township(s); or
- e. Any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d requires an amendment of this Redevelopment Plan.

If requested, the Governing Bodies of Harrison Township and Mantua Township shall consider the granting of a tax exemption and the execution of a financial agreement in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. as permitted with their respective designations as an area in need of redevelopment. Glassboro Borough, which was deemed an area in need of rehabilitation, shall consider if requested a tax abatement program in accordance with the short term 5-year tax exemption and abatement law, N.J.S.A. 40A:21-1 et seq. All development within the redevelopment area shall be within a financial agreement executed by the respective municipalities.

10.5 AMENDMENTS TO THE REDEVELOPMENT PLAN

This Regional Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law.

10.6 ACQUISITION

The Redevelopment Area within the Townships of Harrison and Mantua were designated as Condemnation Redevelopment Areas, which means eminent domain is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. for this Redevelopment Area. No property is anticipated to be acquired by eminent domain pursuant to this plan. The Glassboro properties as designated as an area in need of rehabilitation, does not allow the use of eminent domain.

10.7 RELOCATION

As this Redevelopment Area is currently primarily undeveloped or would be developed by the respective owner, it is anticipated there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Plan.

10.8 AFFORDABLE HOUSING

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, there were no housing units in the Redevelopment Area that are affordable to low and moderate income households. As such, there is no need for the provision of affordable replacement housing.

Appendix A

Mantua Township Resolutions

Resolution R-14-2015, September 21, 2015

Resolution No. 2015-31, December 15, 2015

Resolution R-57-2015, December 21, 2015

Resolution R-79-2018, May 7, 2018

Resolution No. 2018-17, August 21, 2018

Ordinance O-7-2018, September 17, 2018

Appendix B

Harrison Township Resolutions

Resolution No. 059-2014, January 22, 2014

Resolution No. 184-2015, August 17, 2015

Resolution No. 35-2015, September 3, 2015

Resolution No. 129-2018, June 4, 2018

Resolution No. 130-2018, June 4, 2018

Resolution No. 41-2018, August 16, 2018

Ordinance No. 29-2018

Appendix C

Glassboro Borough Resolutions

Resolution No. 59-03, February 3, 2003

Resolution XX-201X, Month XX, 201X

Appendix D

Maps

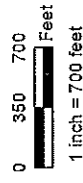
- Aerial View
- Existing Zoning
- Redevelopment Plan
- Environmental Constraints
- Circulation Elements Exhibit

ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

ENVIRONMENTAL CONSTRAINTS

MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO

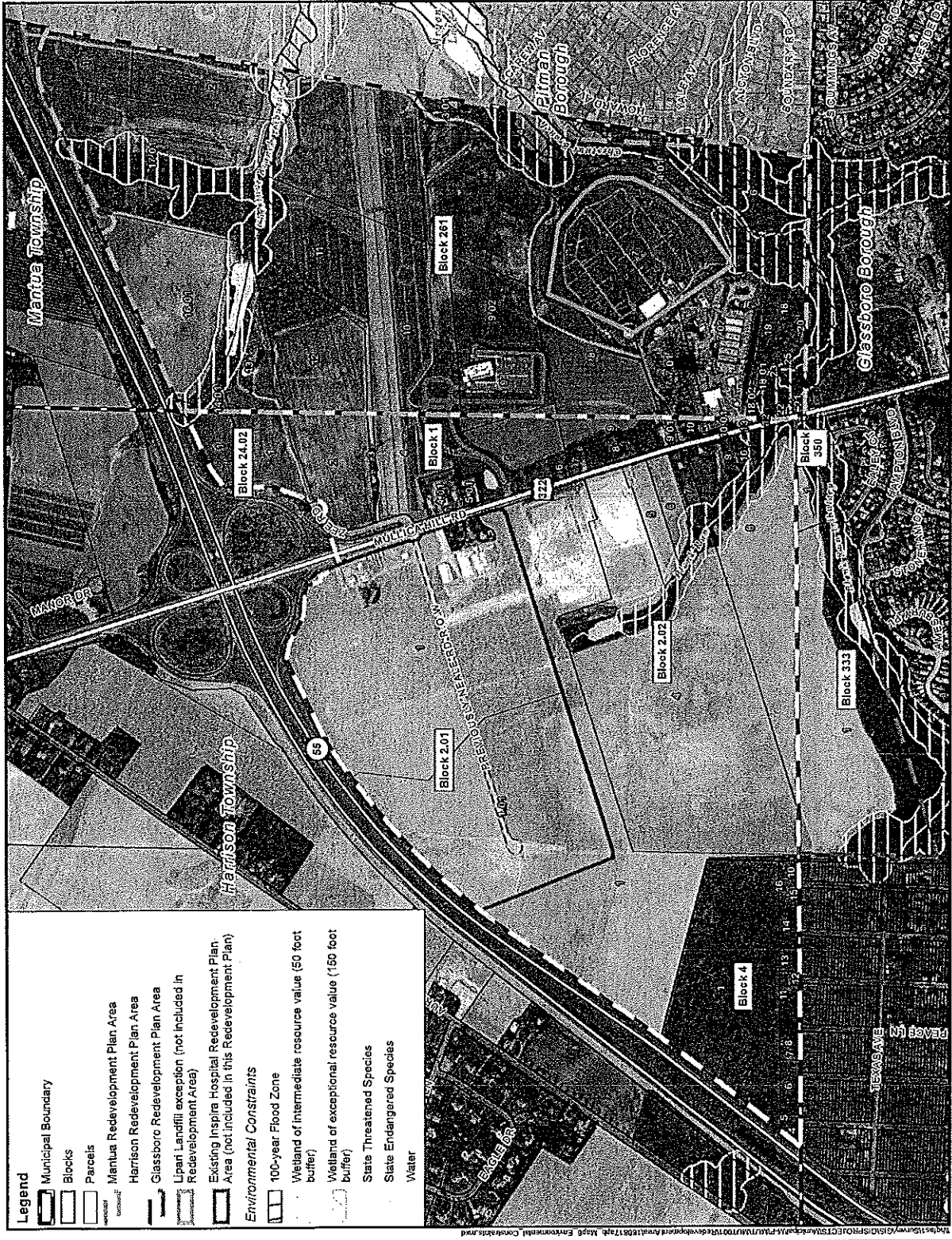
GLOUCESTER COUNTY
NEW JERSEY



This map was developed using NAD83, NAD83
and County GIS digital data, but the
secondary product has not been verified by
NAD83 and is not guaranteed.



August 2018



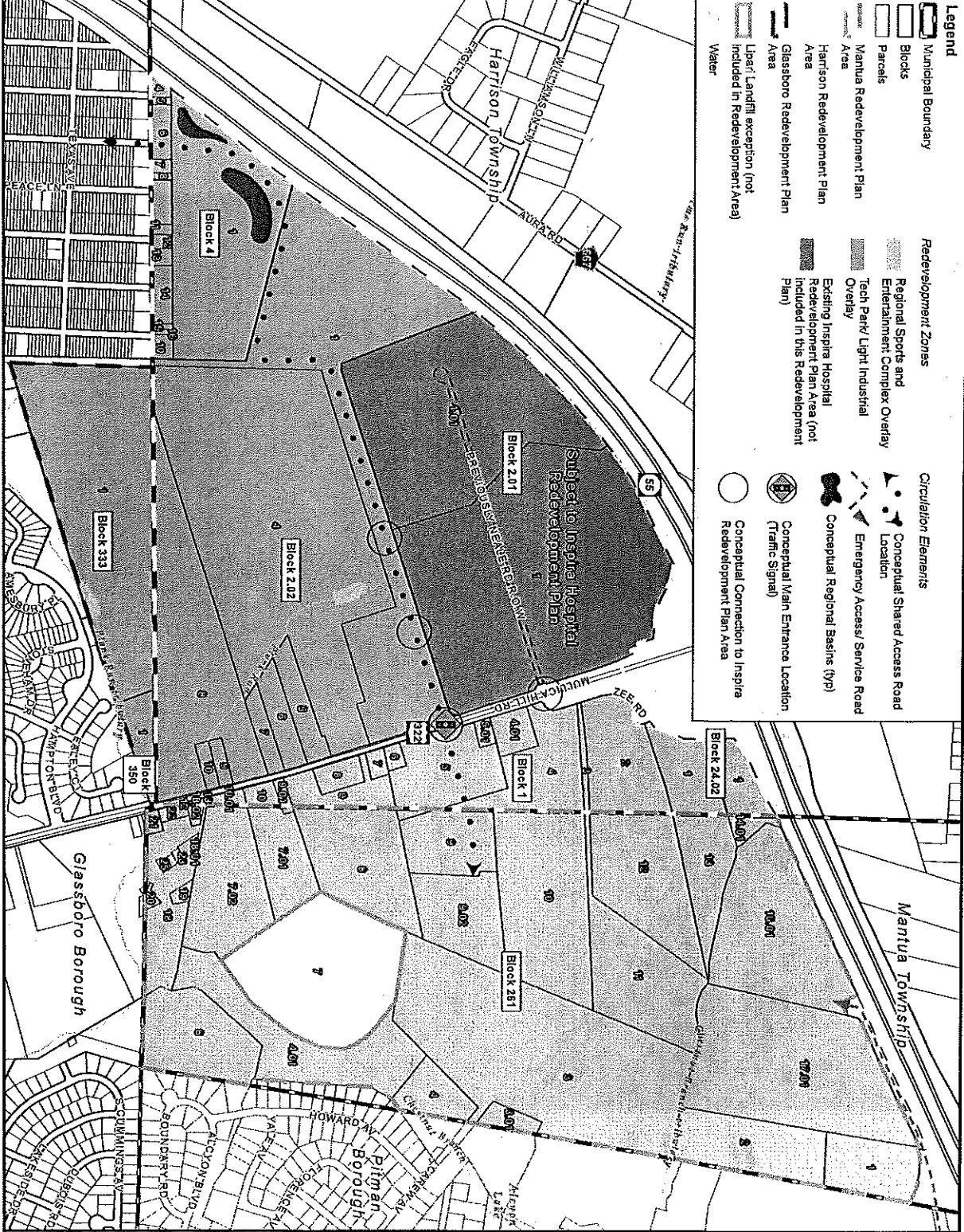
Legend

- Municipal Boundary
- Blocks
- Parcels
- Mantua Redevelopment Plan Area
- Harrison Redevelopment Plan Area
- Glassboro Redevelopment Plan Area
- Ligan Landfill exception (not included in Redevelopment Area)
- Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)

Environmental Constraints

- 100-year Flood Zone
- Wetland of intermediate resource value (50 foot buffer)
- Wetland of exceptional resource value (150 foot buffer)
- State Threatened Species
- State Endangered Species
- Water

M:\GIS\Projects\322\322_EnvironmentalConstraints.mxd



Legend

	Municipal Boundary		Regional Sports and Entertainment Complex Overlay
	Blocks		Tech Park/ Light Industrial Overlay
	Parcels		Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
	Mantua Redevelopment Plan Area		Conceptual Regional Basins (Typ)
	Harrison Redevelopment Plan Area		Conceptual Main Entrance Location (Traffic Signal)
	Glassboro Redevelopment Plan Area		Conceptual Connection to Inspira Redevelopment Plan Area
	Libert Landfill exception (not included in Redevelopment Area)		
	Water		

Circulation Elements

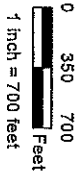
	Conceptual Shared Access Road
	Local
	Emergency Access/ Service Road

**ROUTE 322 - ROWAN
WEST CAMPUS
REGIONAL
REDEVELOPMENT
AREA**

**MANTUA &
HARRISON
TOWNSHIPS:
BOROUGH OF
GLASSBORO**

GLoucester County
New Jersey

REDEVELOPMENT PLAN



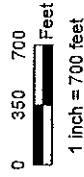
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ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

AERIAL VIEW

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO

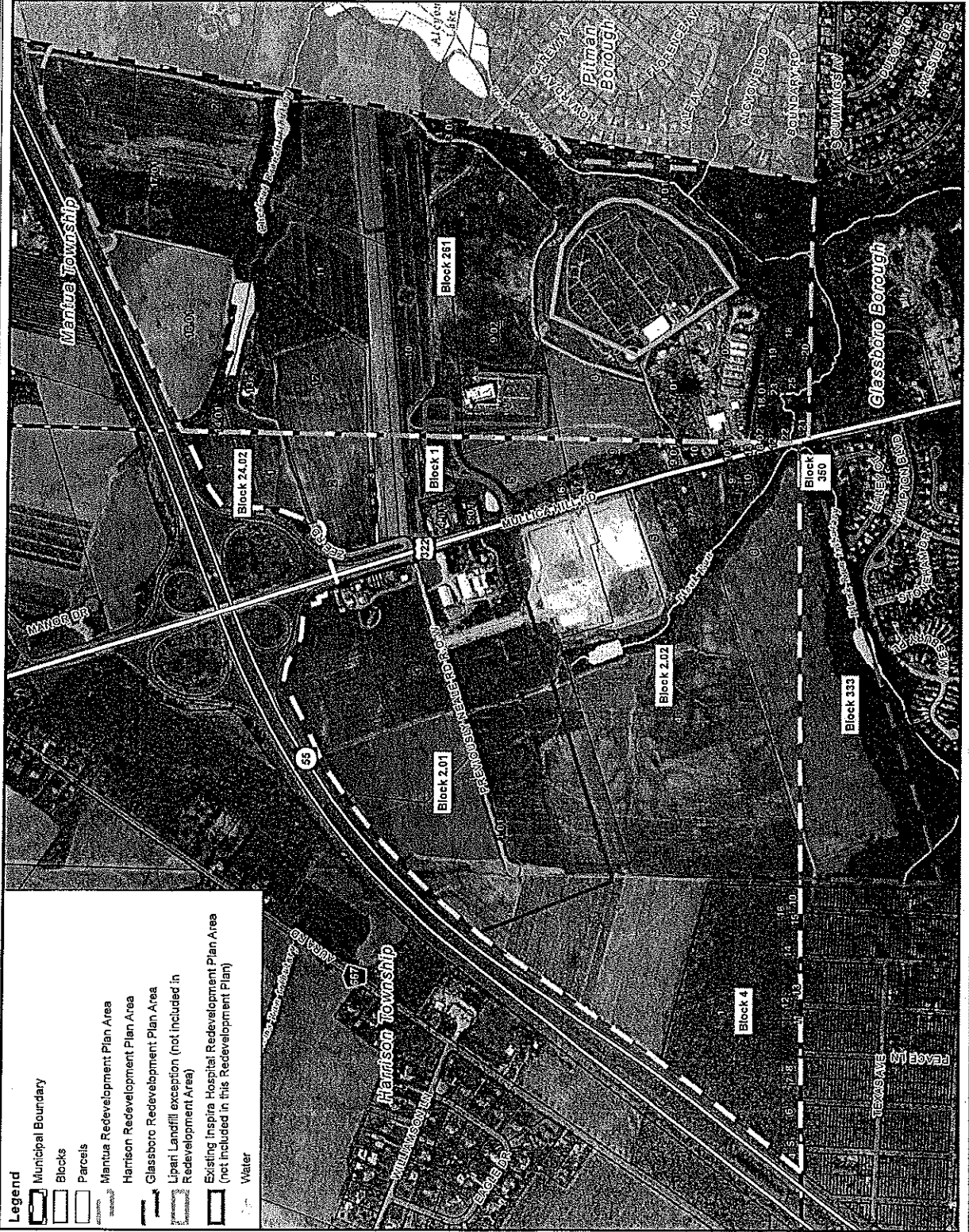
GLoucester County NEW JERSEY



This map was developed using NDEP, NJGIS aerial imagery and other data. All secondary products have been verified by NDEP and is not state-authorized.



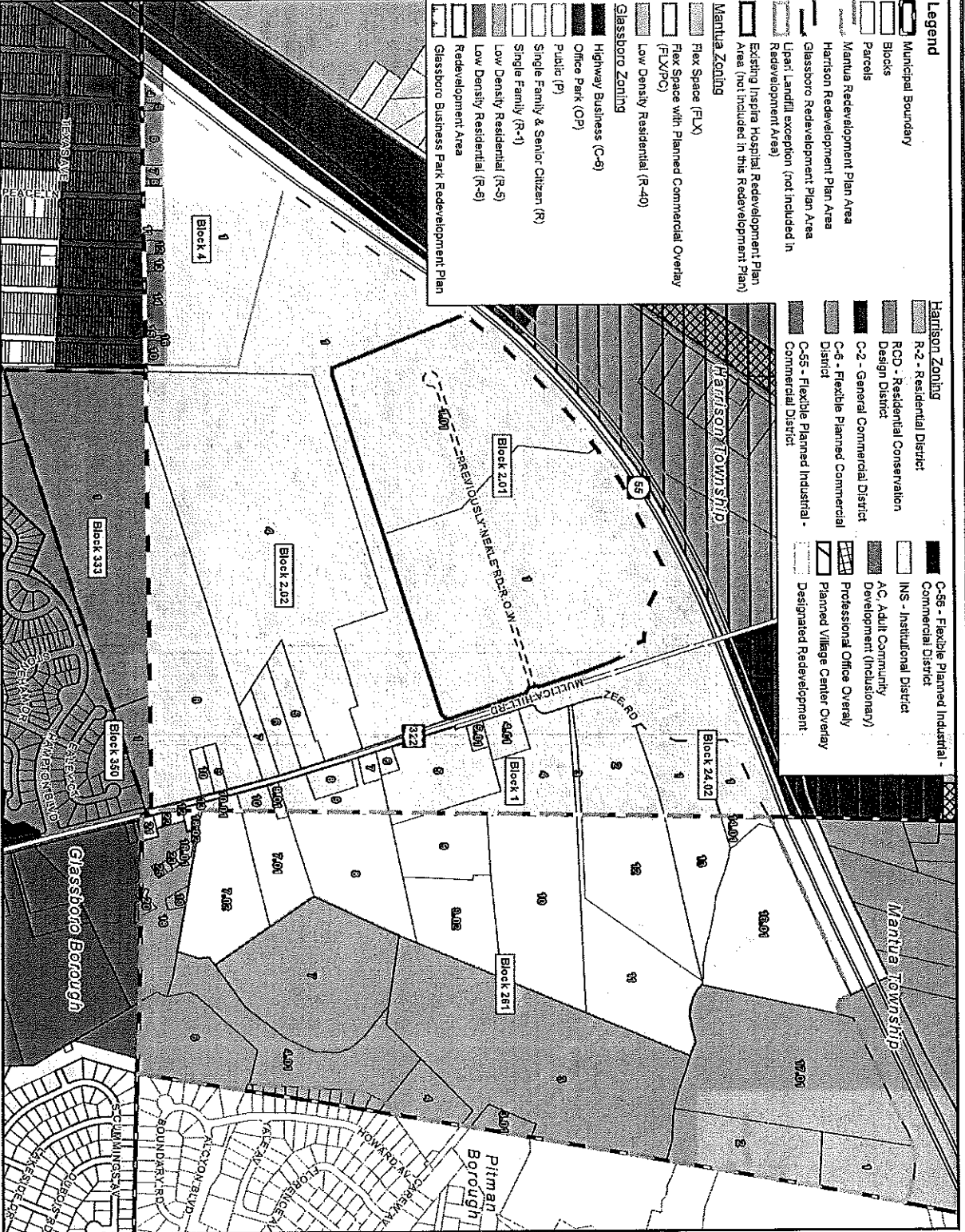
August 2018



Legend

- Municipal Boundary
- Blocks
- Parcels
- Mantua Redevelopment Plan Area
- Harrison Redevelopment Plan Area
- Glassboro Redevelopment Plan Area
- Lipari Landfill exception (not included in Redevelopment Area)
- Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Water

\\nas11\share\gis\proj\GIS\PROJ\ECT\GIS\MapDocs\Map2\RedevelopmentArea\180818ap_Map2_RedvelopmentArea_Aerial18.mxd



- Legend**
- Municipal Boundary
 - Blocks
 - Parcels
 - Mantua Redevelopment Plan Area
 - Harrison Redevelopment Plan Area
 - Glassboro Redevelopment Plan Area
 - Unpart Landfill exception (not included in Redevelopment Area)
 - Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Mantua Zoning**
- Flex Space (FLX)
 - Flex Space with Planned Commercial Overlay (FLX/PC)
 - Low Density Residential (R-40)
 - Glassboro Zoning
 - Highway Business (C-6)
 - Office Park (OP)
 - Public (P)
 - Single Family & Senior Citizen (R)
 - Low Density Residential (R-5)
 - Low Density Residential (R-6)
 - Redevelopment Area
 - Glassboro Business Park Redevelopment Plan

- Harrison Zoning**
- Harrison Zoning
 - R-2 - Residential District
 - RCD - Residential Conservation Design District
 - C-2 - General Commercial District
 - C-6 - Flexible Planned Commercial District
 - C-55 - Flexible Planned Industrial - Commercial District
- C-56 - Flexible Planned Industrial - Commercial District**
- C-56 - Flexible Planned Industrial - Commercial District
 - R-2 - Residential District
 - RCD - Residential Conservation Design District
 - C-2 - General Commercial District
 - C-6 - Flexible Planned Commercial District
 - C-55 - Flexible Planned Industrial - Commercial District
 - AC, Adult Community Development (Inclusionary)
 - Professional Office Overlay
 - Planned Village Center Overlay
 - Designated Redevelopment

ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

EXISTING ZONING

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO

GLoucester County NEW JERSEY

0 350 700 Feet
1 Inch = 700 feet

MASER
CONSULTANTS, LLC

August 2018

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ROUTE 322 - ROWAN WEST CAMPUS REDEVELOPMENT AREA

AERIAL VIEW

MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO

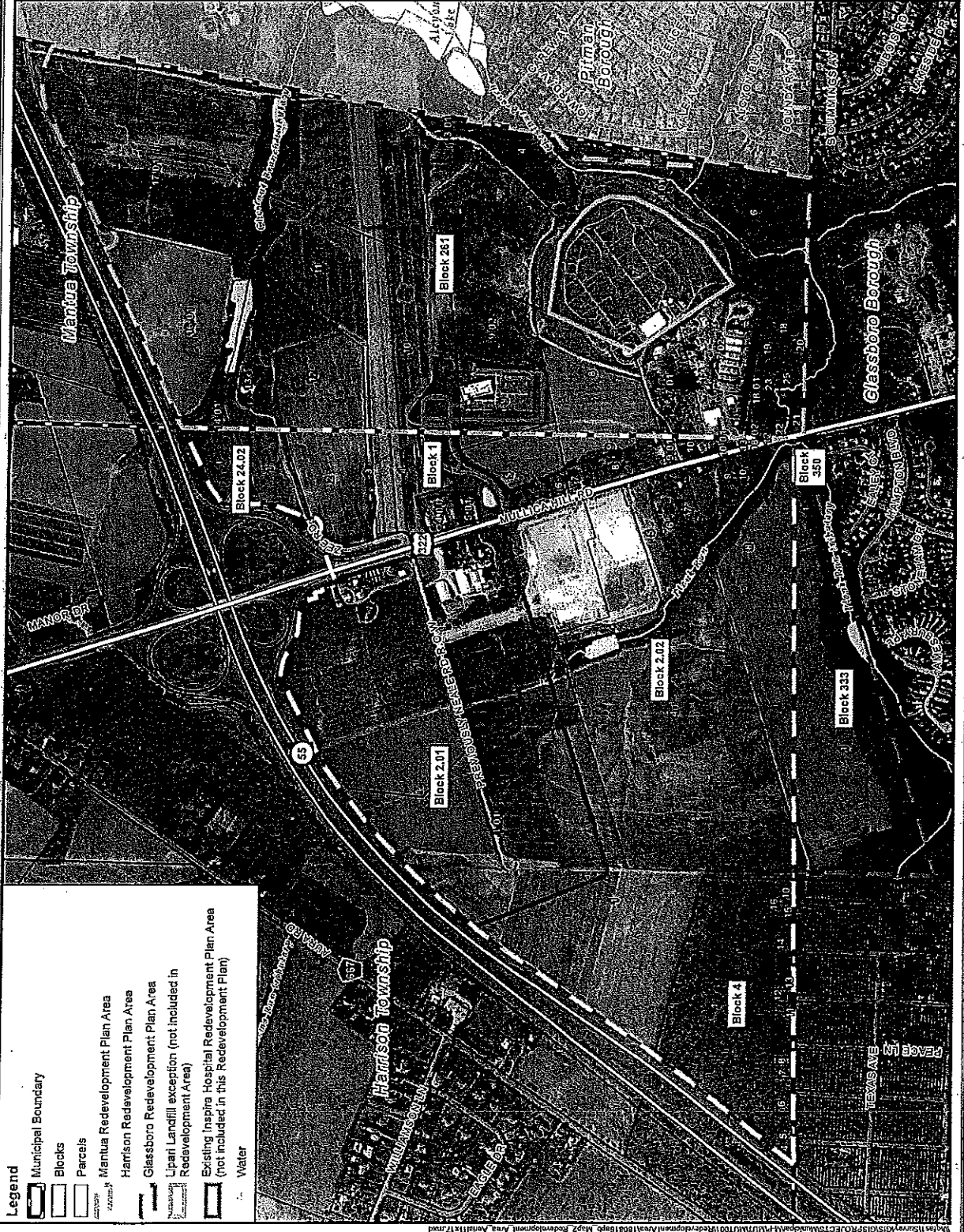
GLoucester County
New Jersey



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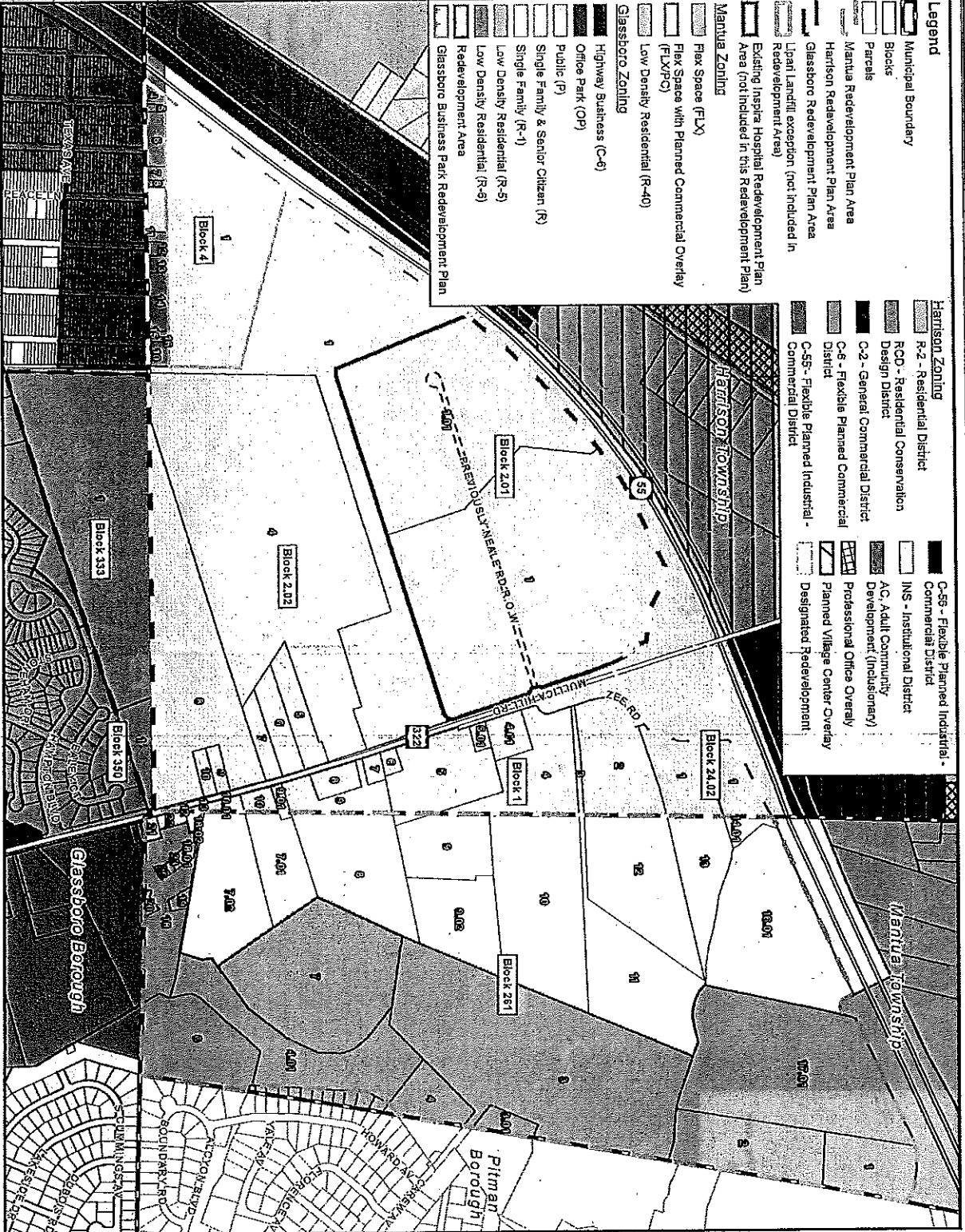


August 2018



Legend

- Municipal Boundary
- Blocks
- Parcels
- Mantua Redevelopment Plan Area
- Harrison Redevelopment Plan Area
- Glassboro Redevelopment Plan Area
- Lipari Landfill exception (not included in Redevelopment Area)
- Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Water



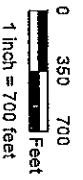
- Legend**
- Municipal Boundary
 - Block
 - Parcels
 - Mantua Redevelopment Plan Area
 - Harrison Redevelopment Plan Area
 - Glassboro Redevelopment Plan Area
 - Clean Landfill (exception not included in Redevelopment Area)
 - Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Mantua Zoning**
- Flex Space (FLX)
 - Flex Space with Planned Commercial Overlay (FLXPCO)
 - Low Density Residential (R-40)
- Glassboro Zoning**
- Highway Business (C-6)
 - Office Park (OP)
 - Public (P)
 - Single Family & Senior Citizen (R)
 - Single Family (R-1)
 - Low Density Residential (R-5)
 - Low Density Residential (R-9)
 - Redevelopment Area
 - Glassboro Business Park Redevelopment Plan

- Harrison Zoning**
- R-2 - Residential District
 - R-2 - Residential Conservation Design District
 - C-2 - General Commercial District
 - C-6 - Flexible Planned Commercial District
 - C-55 - Flexible Planned Industrial - Commercial District
- C-59 - Flexible Planned Industrial - Commercial District**
- INS - Institutional District
 - AC, Adult Community Development (Inclusionary) Professional Office Overlay District
 - Planned Village Center Overlay District
 - Designated Redevelopment District

ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

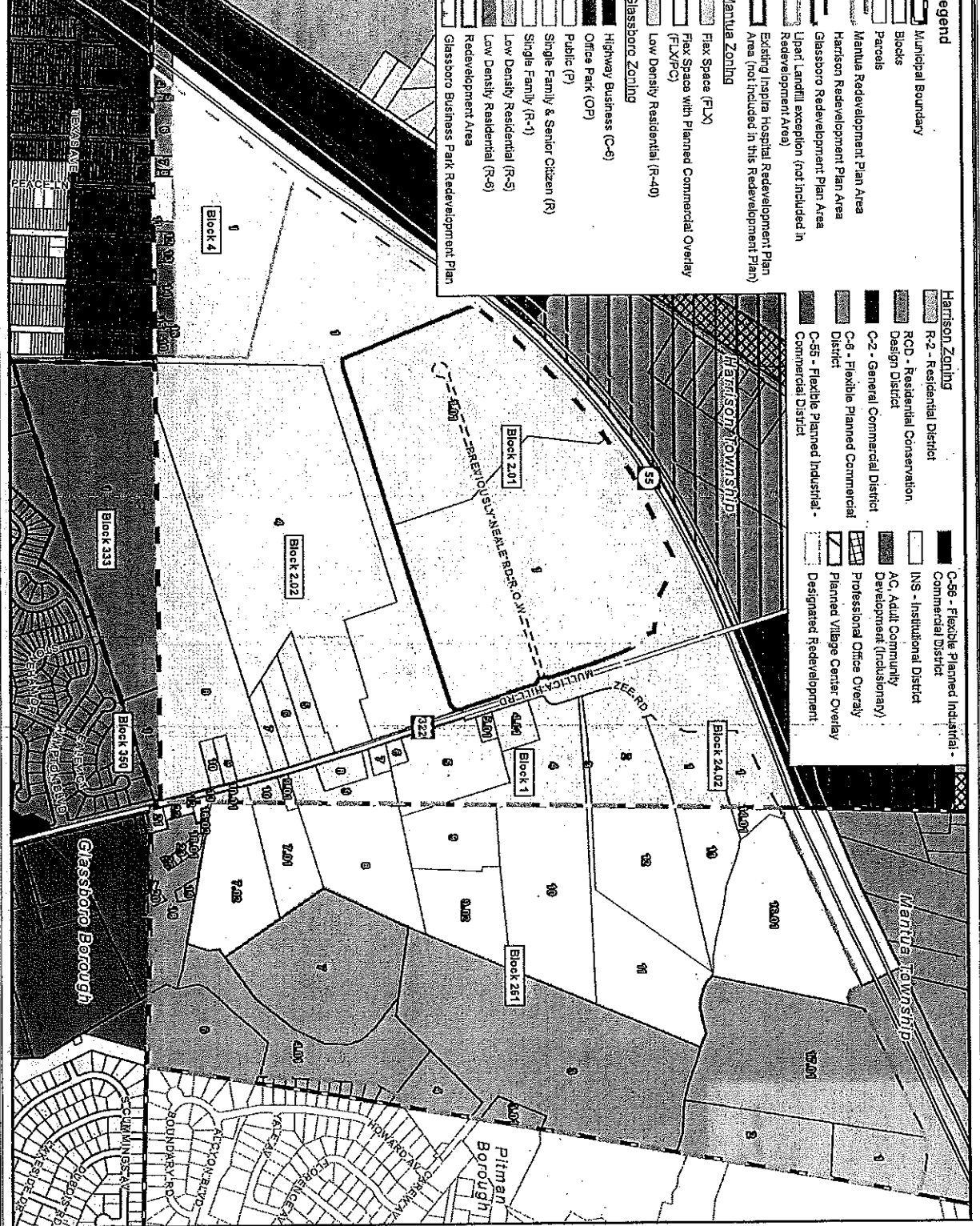
EXISTING ZONING

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO
 GLOUCESTER COUNTY
 NEW JERSEY



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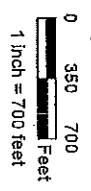
- Legend**
- █ Municipal Boundary
 - █ Blocks
 - █ Parcels
 - █ Mantua Redevelopment Plan Area
 - █ Harrison Redevelopment Plan Area
 - █ Glassboro Redevelopment Plan Area
 - █ Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
 - █ Existing Landfill exception (not included in Redevelopment Area)
 - █ Mantua Zoning
 - █ Flex Space (FX)
 - █ Flex Space with Planned Commercial Overlay (FX/PC)
 - █ Low Density Residential (R-40)
 - █ Glassboro Zoning
 - █ Highway Business (C-6)
 - █ Office Park (OP)
 - █ Public (P)
 - █ Single Family & Senior Citizen (R)
 - █ Single Family (R-1)
 - █ Low Density Residential (R-5)
 - █ Low Density Residential (R-6)
 - █ Redevelopment Area
 - █ Glassboro Business Park Redevelopment Plan

- █ Harrison Zoning
 - █ R-2 - Residential District
 - █ RCD - Residential Conservation Design District
 - █ C-2 - General Commercial District
 - █ C-6 - Flexible Planned Commercial District
 - █ C-55 - Flexible Planned Industrial - Commercial District
- █ C-56 - Flexible Planned Industrial - Commercial District
- █ INS - Institutional District
- █ AC, Adult Community Development (Inclusionary)
- █ Professional Office Overlay
- █ Planned Village Center Overlay
- █ Designated Redevelopment

**ROUTE 322 - ROWAN
WEST CAMPUS
REGIONAL
REDEVELOPMENT
AREA**

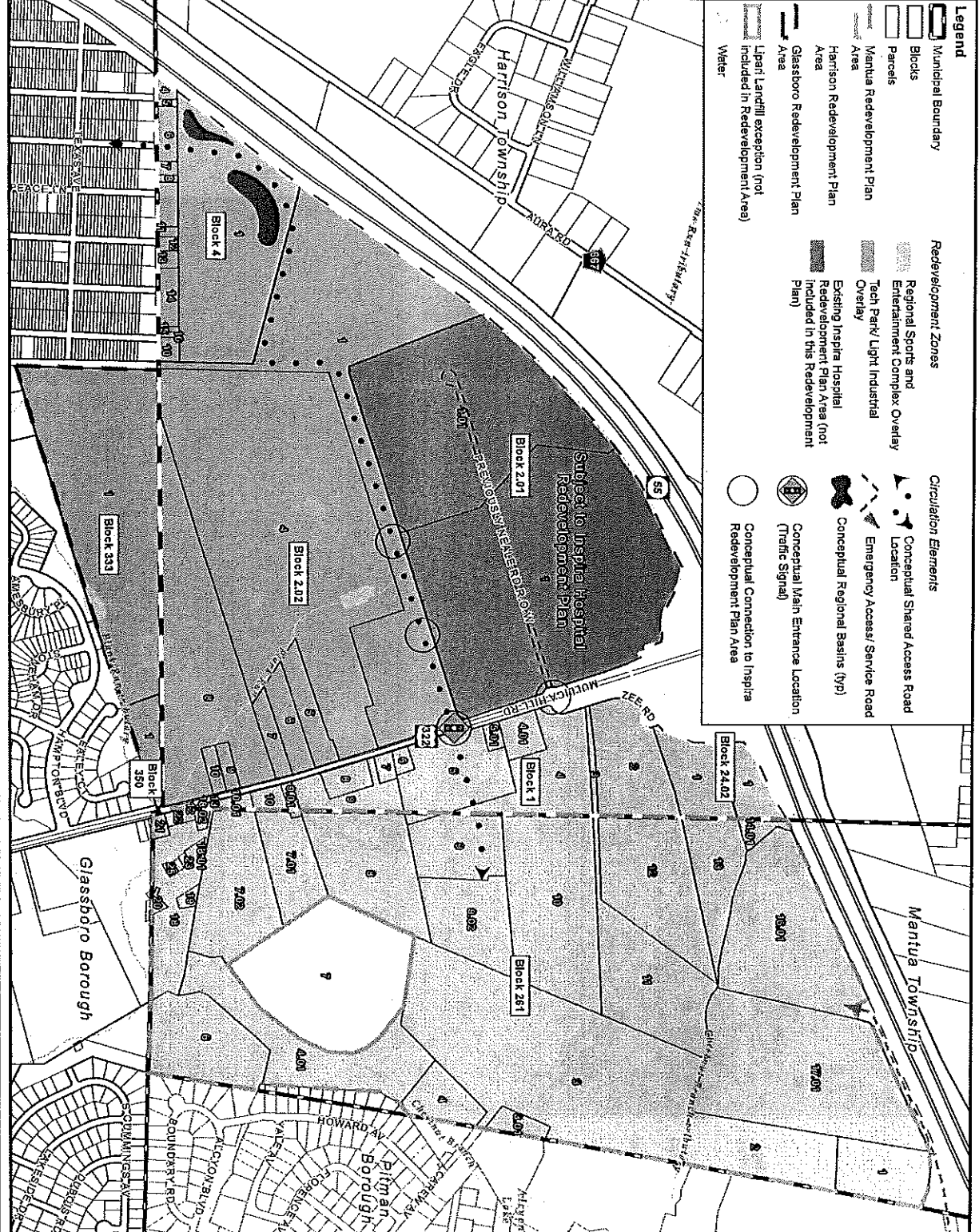
EXISTING ZONING

MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO
GLOUCESTER COUNTY
NEW JERSEY



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MASHER
PLANNING
August 2018



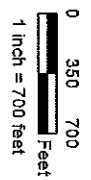
Legend

	Municipal Boundary		Redevelopment Zones		Circulation Elements
	Blocks		Regional Sports and Entertainment Complex Overlay		Conceptual Shared Access Road
	Parcels		Tech Park/Light Industrial Overlay		Location
	Mantua Redevelopment Plan Area		Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)		Emergency Access/Service Road
	Harrison Redevelopment Plan Area		Conceptual Regional Basins (Typ)		Conceptual Main Entrance Location (Traffic Signal)
	Glassboro Redevelopment Plan Area		Conceptual Connection to Inspira Redevelopment Plan Area		Water

**ROUTE 322 - ROWAN
WEST CAMPUS
REGIONAL
REDEVELOPMENT
AREA**

**MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO**

GLoucester County
New Jersey



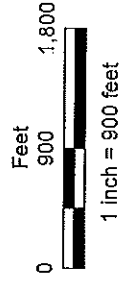
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**ROUTE 322 - ROWAN
WEST CAMPUS
REDEVELOPMENT
AREA**

**CONCEPTUAL
CIRCULATION ELEMENTS**

**MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO**

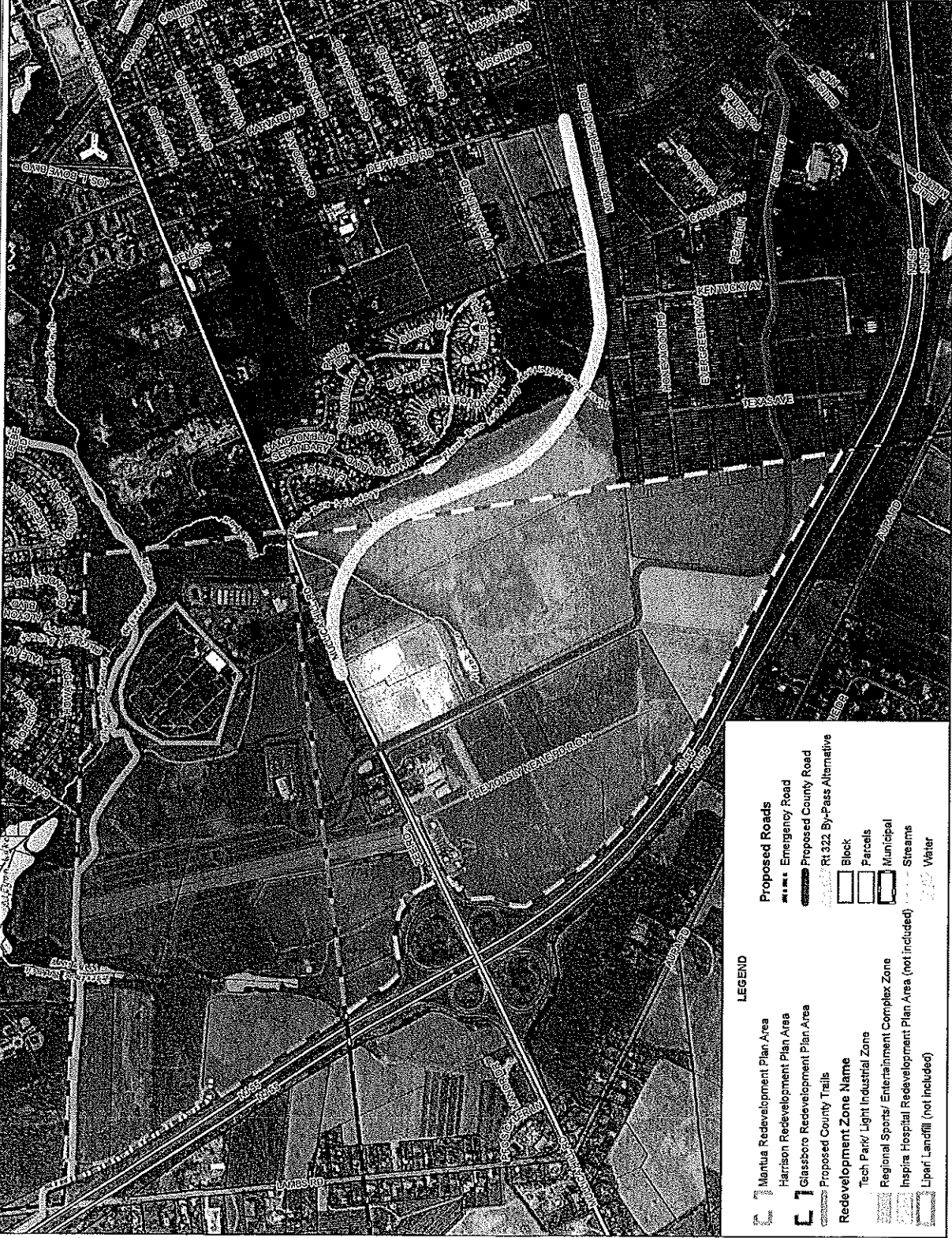
**GLoucester County
New Jersey**



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LEGEND

	Mantua Redevelopment Plan Area		Proposed County Road
	Harrison Redevelopment Plan Area		RI 322 By-Pass Alternative
	Glassboro Redevelopment Plan Area		Block
	Proposed County Trails		Parcels
	Redevelopment Zone Name		Municipal
	Tech Park/ Light Industrial Zone		Streams
	Regional Sports/ Entertainment Complex Zone		Water
	Inspira Hospital Redevelopment Plan Area (not included)		
	Lipan' Landfill (not included)		

**ROUTE 322 - ROWAN
WEST CAMPUS
REDEVELOPMENT
AREA**

**CONCEPTUAL
CIRCULATION ELEMENTS**

**MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO**

**GLoucester COUNTY
NEW JERSEY**



Feet
0 900 1,800

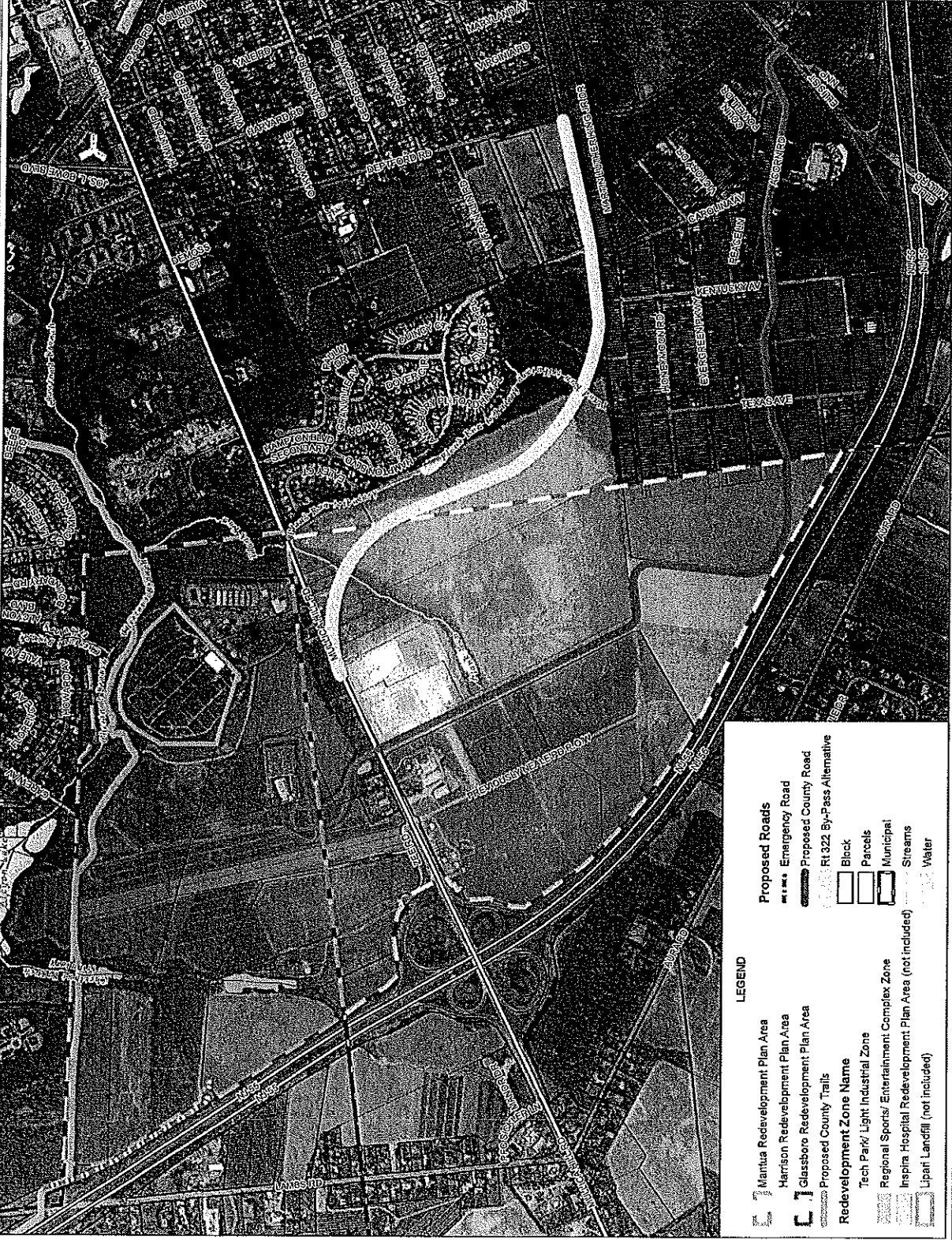


1 inch = 900 feet

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August 2018



LEGEND

	Mantua Redevelopment Plan Area		Proposed Roads
	Harrison Redevelopment Plan Area		Emergency Road
	Glassboro Redevelopment Plan Area		Proposed County Road
	Proposed County Trails		RI 322 By-Pass Alternative
	Redevelopment Zone Name		Block
	Tech Park/ Light Industrial Zone		Parcels
	Regional Sports/ Entertainment Complex Zone		Municipal
	Inspira Hospital Redevelopment Plan Area (not included)		Streams
	Libart Landfill (not included)		Water