

BOROUGH OF GLASSBORO

GLASSBORO CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY ENVIRONS Gloucester County, New Jersey

Redevelopment Plan Consistent with the New Jersey Local
Redevelopment and Housing Law - NJSA 40A:12A - 7
Amended January 12, 2005



Joseph S. Augustyn, PP, AICP
NJ Professional Planner #2447


Date

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



ALAIMO GROUP

Borough of Glassboro, New Jersey
January 2005



**Amended Redevelopment Plan for Glassboro Central Business District
January 2005**

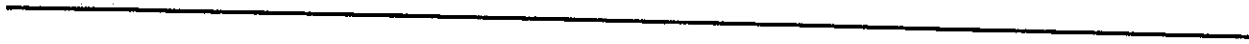


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I. Introduction

Since 2000, the Borough of Glassboro has focused its efforts on encouraging the redevelopment of the Central Business District and other older industrial areas of the Borough, many of which contain vacant and underutilized properties. To revitalize this area, the Mayor and Council have determined that one of the most effective planning and implementation strategies is the use of the redevelopment process in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

II. Designation of Area and Plan Development

A. Designation of the Redevelopment Area

The process, consistent with applicable state statutes, followed by the Borough in the determination as to the area's qualification and designation as an area in need of redevelopment was:

The Glassboro Borough Council authorized the Glassboro Planning Board to conduct a preliminary investigation as to whether the study area qualifies as an area in need of redevelopment.

To assist the Glassboro Planning Board in its preliminary investigation, the Borough retained The Alaimo Group and M. James Maley, Jr., Esq. to conduct a study and survey of the area and prepare a report on the findings of the survey.

The Glassboro Planning Board held a public hearing on February 29, 2000, at which time the designation of the area as an area in need of redevelopment was considered.

Prior to the hearing, a legal notice was published in the Borough's official newspaper and a map of the area and statement, as required by statute, were prepared and the owners of record of the properties were duly notified of the hearing.

At the hearing, the Glassboro Planning Board considered information and objections both oral and written and incorporated them as part of the public record.

The Glassboro Planning Board, after due consideration of applicable documentation, recommended to the Glassboro Borough Council by resolution that the study area be designated as an area in need of redevelopment.

After receiving the recommendation of the Glassboro Planning Board, the Glassboro Borough Council adopt a resolution determining the area as an area in need of redevelopment.

By Ordinance 7-00, The Borough Council adopted a Redevelopment Plan for the Central Business District.

The Central Business District was expanded by the same process and a Redevelopment Plan adopted for the expanded Redevelopment Area in November 2001.

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any redevelopment project in all or a portion of the redevelopment area. Likewise, amendments to the Redevelopment Plan are reviewed and considered by the Planning Board and then must be adopted by Ordinance by the Mayor and Council. The process, which is consistent with applicable state statutes, and was followed by the Borough in the preparation of this amendment to the redevelopment plan, may be summarized as follows:

The Glassboro Borough Council authorizes the Glassboro Planning Board to consider an amendment to the Redevelopment plan for the area.

To assist the Glassboro Planning Board, the Borough retained The Alaimo Group and M. James Maley, Jr., Esq. to draft the required amendment to the redevelopment plan.

The Glassboro Planning Board after considering the redevelopment plan provides a report to the Glassboro Borough Council of its recommendation concerning the amendment to the Redevelopment Plan.

The Glassboro Borough Council considers the amendment to the Redevelopment Plan for adoption as an ordinance.

III. Statutory Requirements of Redevelopment Plan

According to Local Redevelopment and Housing Law, the redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the 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" PL 1985, C398 (C52:18A-196 et al.).

IV. Description of Redevelopment Plan Area

This redevelopment plan is applicable to the following parcels:

Blocks 15-30; Block 34-50; Blocks 73-79, inclusive of all lots, and Block 428, Lots 1, 2.01 and 4; Church Street, Block 63, Lots 1-6, Block 70, Lots 1-5, and Block 72, Lots 7, 14-19 and 16.01; Delsea Drive, Block 427, Lots 1-3, 4.02 and 4.03; Ellis Street, Block 72, Lots 1-6 and Block 71, Lots 1-4; Holly Avenue, Block 21, Lot 6; Lake Street, Block 19, Lots 4, 5 and 7; Laurel Avenue, Block 71, Lots 6-10; Mick Drive, Block 19, Lot 4.01 and Block 21, Lot 8; Mullica Hill Road, Block 1, Lots 8-14, 7.01 and 7.02; New Street, Block 19, Lots 6 and 6.01; Redman Avenue, Block 21, Lot 7.01; Union Street, Block 63, Lots 6.01, 7-8 and Block 62, Lots 1-4; Wilmer Street, Block 70, Lots 15-23 and 19.01, Block 71, Lots 11-13, and Block 72, Lots 9-13; Zane Street, Block 63, Lots 10.01, 12-18 and 15.01 and Block 70, Lots 6, 6.01, 7, 9-14 and 14.01, and Block 428 inclusive of all Lots.

These properties have been determined as an area in need of redevelopment by the Glassboro Borough Council and are identified on the Redevelopment Plan Area Map.

A. Redevelopment Area Context

Some businesses within the project area are viable and successful. The rapid turnover in storefronts and the persistent availability of space in the core area; however, indicate that there are also marginal businesses.

There is a low concentration of retail uses in the downtown and a poor retail mix. Retail development functions best when there is a synergy present. Businesses share customers. In addition, there is no current draw to the downtown area. The Glass Museum currently has limited draw potential, the existing theater has been approved for the conversion to commercial/residential use, and there are no other recreation/entertainment uses in the downtown. The strongest draw to the downtown core is the municipal building and the post office.

The physical appearance of the downtown needs dramatic improvement. The following represent vital observations of the downtown area:

1. The presence of automotive uses, as well as a service station at the prime retail corner in town, are relics of a bygone age when Main Street was a main north-south connector. Now, these types of businesses are more viable and appropriate along the Route 47 corridor. In addition, the appearance of these facilities are in need of dramatic upkeep and beautification. Their negative appearance detracts from the pedestrian experience.
2. The loading/parking area behind the High Street storefronts is a visual distraction. Garbage and loading areas are visible from the parking area. In addition, there is no break in the building mass to provide a connection from parking to High Street, which limits the use of these spaces for downtown customers.
3. The existing library is very unappealing from College Avenue and the building serves as a visual barrier with only down spouts breaking the facade.
4. Surface parking lots are not lined, and not well maintained.
5. The college fraternity houses on Main Street are in need of cleanup, painting, and maintenance. The presence of old dilapidated sofas on the porches detracts from the downtown image.
6. The street trees along High Street provide much needed visual relief. Most storefronts, however, have their signs posted on the face of their storefront over the display window and are obscured by the dense vegetation. To the casual customer, it can be difficult to locate the desired store.

7. Vacant storefronts are generally poorly maintained, frequently with an unattractive view of trash-strewn interiors. This not only makes marketing the vacant space difficult, but also impacts the impressions of the downtown as a whole.

There is considerable retail competition for downtown merchants from both the Doubletree and Collegetown facilities along Delsea Drive. Both present modern retail facilities, attractive facade, ample parking, and a stable mix of retail tenants and eating establishments. Rental rates, are significantly higher than the downtown area, averaging \$10-12 per, SF annually. In addition, Doubletree is fully leased and Collegetown has undergone a major face-lift, making both centers attractive competitors to downtown retailing.

The presence of Rowan University represents a strong potential source of customers. According to survey data, 53% of students spend between \$50 and \$200 per month on off-campus purchases, however, 67% do not make purchases in downtown Glassboro.

Residential opportunities in the downtown include second-story rental apartments over storefronts, duplexes, multi-family apartments, senior housing and single family detached homes. The existing residential neighborhoods provide a source of potential customers for downtown merchants.

While the commercial use growth on acreage outside the CBD has been large, there has been little growth in the total number of commercial uses. Currently there are approximately 315 commercial uses, including shopping centers containing multiple uses, compared to the 299 total uses in 1973. This figure indicates that the numerous smaller, isolated neighborhood stores and the central business district stores are being replaced by new shopping areas. The slow growth of commercial uses occurred in spite of the dramatic increases in dwelling units and population. Over the past 20 years, there were approximately 76 commercial uses that remained but now have a different owner, 63 new commercial uses and 57 losses. Shopping centers outside the CBD contain 22% of all the Borough's commercial uses. The shopping centers themselves had 21 changes in tenants, 24 new uses and only 8 losses. The losses were due primarily to enlargements of the other uses. The new shopping center on North Delsea Drive accounted for almost half of the new shopping center uses and 18% of the total new commercial uses. In comparison to this trend, the central business district and nearby environs have suffered the most losses of commercial uses. Ten of the losses in this area (19% of the losses throughout the Borough) were commercial uses being converted back to residential uses. Elsewhere along Delsea Drive, highway uses prevail in the form of service stations, automotive facilities, fast food outlets, and individual retail uses.

Industrial uses account for approximately only 2% of the total acreage in the Borough. Industrial growth has remained relatively stagnant. The major industrial operations are located in the south/central portion of the Borough, convenient to old rail lines. Virtually all industrial uses lie along rail lines. The mixing of industrial uses in residential areas can be seen in more exaggerated forms in older cities. The noise, on-street parking, commuter traffic, shipping and receiving operations and other activities are incongruous with quiet, residential areas and activities such as children playing, pedestrian traffic, playgrounds, and schools.

B. Existing Land Use

The existing Permitted uses are set forth in the Borough Zoning Ordinance and are generally consistent with mixed-commercial uses.

V. Statement of Redevelopment Goals and Objectives

The Borough seeks to alleviate the conditions found in this portion of the Central Business Redevelopment Area and support use of property in the area in a manner which will better contribute to serve the public health, safety and welfare of the community and the region. To achieve this overall goal, the following redevelopment goals and objectives have been established:

A. Redevelopment Goals

The redevelopment goals and objectives the Borough wishes to achieve in this portion of the Central Business Redevelopment Area are as follows:

1. The primary goal of this redevelopment plan is to eliminate those conditions that cause the area to be considered an "area in need of redevelopment", i.e. structures that are either substandard, functionally obsolete, vacant, or exert an adverse influence on the area.
2. The revitalization of the area with the inclusion of land uses of appropriate type, scope and scale to meet the demands of the market area and taking into consideration the proximity of the Rowan University.
3. The stimulation of private investment in the redevelopment area by assembling redevelopment sites and assisting as necessary and appropriate to support such redevelopment.

4. The establishment of an economically and environmentally viable area conducive to a wholesome living and working environment and beneficial to the safety, health and morals and welfare of the community.
5. The encouragement of mixed use development consistent with smart growth principles, which may include a mix of retail, office and residential uses, which will support increased employment opportunities, tax ratables and economic growth in the area and Borough.
6. The continued support of transportation initiatives through the creation of public parking facilities in the Central Business District and to encourage development in and around the District consistent with transit village criteria as determined by the New Jersey Department of Transportation and New Jersey Transit.
7. The enhancement of the area by supporting design standards, streetscape improvements, open space, recreational opportunities and public art as part of any redevelopment project. These types of improvements can serve as a means of expanding the urban vitality of the area, and developing an attractive and aesthetically pleasing environment for residents, workers, shoppers and commuters.
8. The making available of the full range of benefits and inducements for redevelopment area, including, federal, state, county and local government funding.

VI. Proposed Land Uses and Building Requirements

The Central Business District Proposed Uses are set forth in the chart attached hereto and incorporated herein as Appendix A.

All other relevant land use and building requirements including, but not limited to loading, landscaping, lighting, signage, façade treatments and outside storage shall apply as subject to the CBD Design Guidelines attached hereto as Appendix B.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements including, but not limited to, landscaping, lighting, signage, façade treatments and outside storage not specifically addressed in the CBD Design Guidelines annexed hereto are subject to the Zoning and Land Development and all other ordinances and regulations of the Borough of Glassboro not contravened in this redevelopment plan.

VII. Proposed Redevelopment Actions

In the event any private developer(s) is unable to acquire or ground lease properties subject to this redevelopment plan through voluntary transfer, the private developer(s) may request that the Borough of Glassboro acquire such properties pursuant to the requirements of this redevelopment plan and relevant state statutes. In addition, the Borough may determine that particular parcels of real property are important to the overall redevelopment plan and may act to acquire such property. Therefore, all properties identified in this redevelopment plan shall be subject to acquisition through negotiation and/or condemnation should it be required to achieve the goals and objectives of this redevelopment plan.

All properties within the redevelopment area will be subject to the continued enforcement of all applicable codes and ordinances of the Borough of Glassboro.

The Borough of Glassboro will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office that will assist in any relocation of persons, businesses or other entities. If relocation is not directly caused by the Redevelopment Plan, the Borough of Glassboro assumes no responsibility for relocation of people or businesses. Any costs associated with such relocation resulting from a redevelopment action by the Borough of Glassboro shall be paid for by any private developer(s).

VIII. Relationship of the Redevelopment Plan to Other Plans

Relationship to Plans of Contiguous Municipalities

The area covered by this amended redevelopment plan includes the C-1 and C-2 Zoning Districts of the Borough of Glassboro. There is no conflict with the plans of the adjacent communities.

Relationship to Gloucester County Master Plan

The Land Use Plan of Gloucester County, adopted by the Gloucester County Planning Board, shows the area as mixed-use. There is no conflict with the County plan.

Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan, adopted in 2001, indicate that the Borough of Glassboro lies within the Metropolitan Planning Area (PA1). As applicable to Glassboro's CBD, the intent of PA1 is to provide for redevelopment and revitalization, promote growth in compact forms and protect the character of existing stable communities. The redevelopment plan fully conforms to the State's plans, goals and strategies. Implementation of the redevelopment plan will assist in the revitalization of the State's urban centers and area, as well as meeting the State Plan's goals of promoting beneficial economic growth, development and renewal.

IX. Relationship of Redevelopment Plan to Municipal Development Regulations

Under the current Glassboro Land Use Ordinance, the amended redevelopment area lies within the C-1 and C-2 Zoning District within the Borough. All of the requirements of Land Development and Zoning Ordinance of the Borough of Glassboro shall apply to this portion of the Central Business Redevelopment Area, except as superseded by this redevelopment plan.

X. Obligations of the Developer

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

- A. Submit development plans which include, but are not limited to, drawings of site and building plans and elevations in sufficient detail to show building layout, building construction, internal road access, open space, landscaping, lighting, pedestrian area, parking areas, etc. These documents shall be submitted to the Glassboro Borough Planning Board and the Borough of Glassboro for review and approval to determine compliance of such plans with the redevelopment plan before working drawings are prepared.

It is expressly understood that the approval of any plans by either the Glassboro Borough Planning Board or the Borough of Glassboro applies to any and all features shown thereon. Any and all subsequent additions, deletions or other modifications of the plans must be submitted to the Planning Board for final approval before construction can begin.

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

- E. Maintain the structures and facilities in accordance with all code and ordinances of the Borough of Glassboro.

XI. Deviations From Provisions Of Approved Redevelopment Plan

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

XII. Duration of Redevelopment Plan Restrictions

This redevelopment plan and any modifications thereof shall be in force and effect for a period of twenty (20) years from the date that the Glassboro Borough Council first approves the redevelopment plan.

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

XIII. Amendments to Approved Redevelopment Plan

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

APPENDIX A

GLASSBORO BOROUGH
Amended Redevelopment Plan for Central Business District (CBD)
Zoning Districts: C-1 & C-2 Principal Permitted Uses & Conditional Uses (C-675-014)
11/30/04

	ZONE	C-1 Neighborhood Convenience Existing		C-2 Central Business District Existing		C-2 (1) Central Business District - Proposed	
		Principal Permitted Use	Conditional Use	Principal Permitted Use	Conditional Use	Principal Permitted Use	Conditional Use
	Retail Sale of Consumable Products including:						
1	Grocers	Y		Y		Y	
2	Delicatessens	Y		Y		Y	
3	Restaurants (w/o drive-up)	Y		Y		Y	
4	Supermarkets	Y		Y		Y	
5	Wearing Apparel	Y		Y		Y	
6	Pharmaceuticals	Y		Y		Y	
7	Hardware	Y		Y		Y	
8	Appliances	Y		Y		Y	
9	Stationery	Y		Y		Y	
10	Garden Supplies	Y		Y		Y	
11	Similar General Merchandise	Y		Y		Y	
	Personal Service facilities such as:						
12	Barbers	Y		Y		Y	
13	Beauty Salons	Y		Y		Y	
14	Tailors	Y		Y		Y	
15	Shoe Repair	Y		Y		Y	
16	Eye Wear	Y		Y		Y	
17	Offices	Y		Y		Y	
18	Financial Institution	Y		Y		Y	
19	Medical Center	Y		Y		Y	
20	Day-care Center	Y		Y		Y	
21	Movie Theater	Y		Y			Y
22	Outdoor Sales		Y				Y
23	Family Day Care						Y
24	Dwellings Above 1st Floor retail and office uses						Y
	Other Uses:						
25	Internet Cafés					Y	
26	WiFi Hotspots					Y	
27	Indoor/Outdoor Café/Restaurants					Y	
28	Performing Arts Centers					Y	
29	Art Gallery/Art Shows					Y	
30	Florists					Y	
31	Exhibition Center					Y	
32	Bed and Breakfast					Y	
33	Hotels					Y	
34	Parking Garages						Y
35	Catering/Banquet Halls					Y	
36	Sidewalk Vending					Y(2)	
37	Open Air Markets					Y(2)	
38	Convenience Stores					Y	
39	Indoor/Outdoor Recreational Uses - Health Spas etc						Y
40	Clubs/Lodges						Y
41	Philanthropic/Eleemosynary						Y
42	Quasi-Public Use						Y
43	Parochial/Private/Public Schools						Y
44	Tax/Bus Junction						Y
45	Towers for electronic devices						Y
46	Student Accommodations						Y
47	Dry Cleaners					Y	
48	Laundromats					Y	

(1) Proposed: Within the CBD, C-1 will be combined with C-2
(2) Temporary Permit Only, as issued by Borough Zoning Officer

APPENDIX B

November 19, 2004

**Borough of Glassboro
Central Business District (CBD) C-2
Additional CBD Design Guidelines**

CBD Design Guidelines

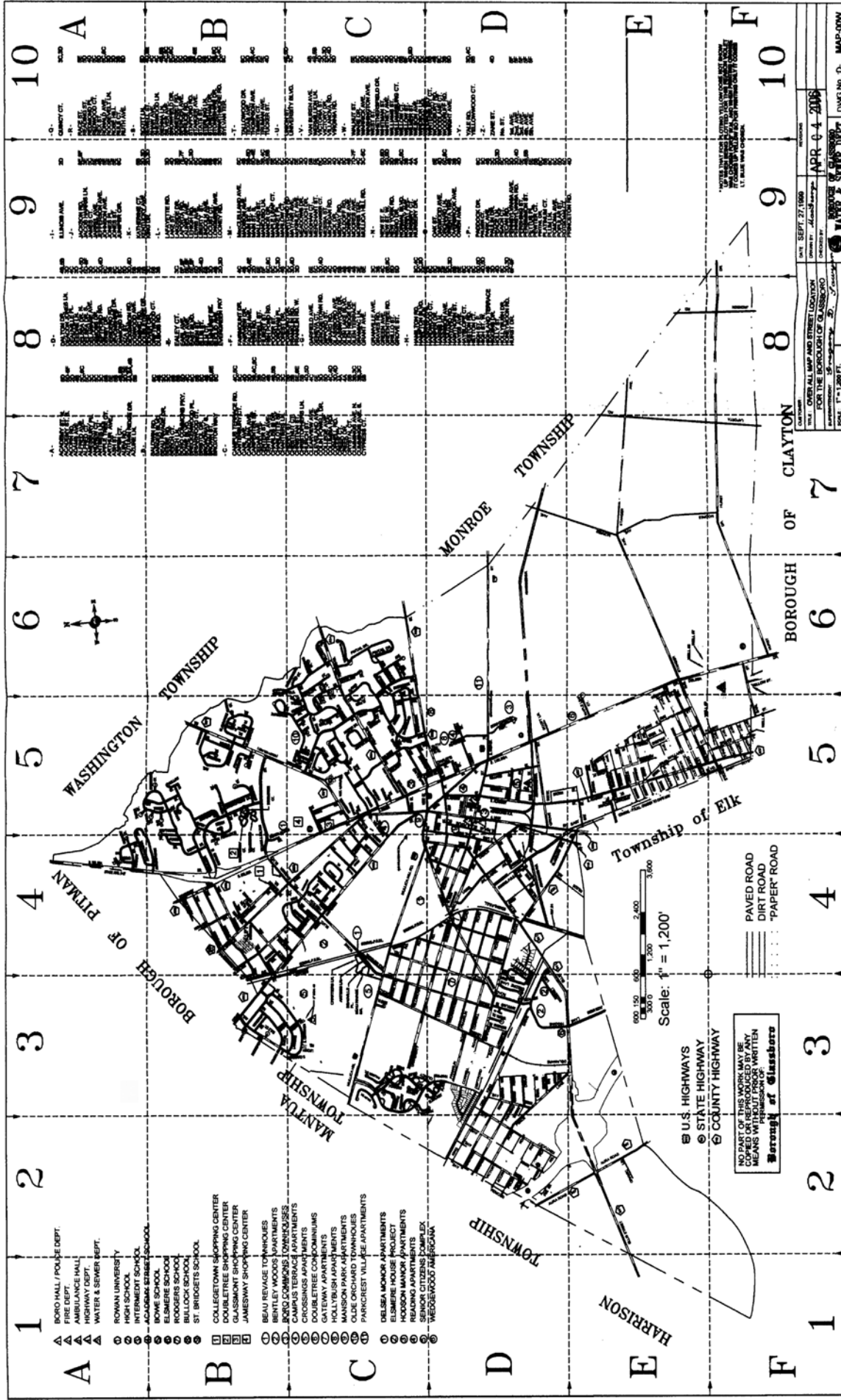
1. Commercial, office, and mixed use residential buildings with multiple uses or tenants shall be designed with a complex massing that includes varying roof lines, projections/recesses along the facades, store fronts and rooflines, smaller additions to the main building, and/or separate, smaller structures. Residential uses are not to be located on ground level.
2. All permitted buildings within the Glassboro CBD shall avoid monotonous wall or roof plans by modulating the facade to give the appearance of several smaller scale buildings. Wall facades exceeding thirty feet (30') in length and oriented towards the public view shall include windows, entrances or similar architectural features appropriately spaced.
3. Gable roofs with a minimum pitch of 5/12 are encouraged, and should be provided with eaves. Flat roofs should generally be avoided on one-story buildings. Two-story or taller buildings should be provided with a traditional cornice treatment. Mansard roofs are generally discouraged. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, verandas, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. The eaves fascia shall be of traditional proportions and shall not be used as a "sign band" for the building.
4. Facade treatments shall include traditionally designed storefronts, doorways, windows and related design features. Each facade must be treated architecturally, not just the main entrance facade. The entire front, sides and rear of the building should be coordinated in compatible traditional colors and materials. Street facades, in the public view, should receive the greater architectural emphasis.
5. Storefronts shall be designed with controlled variations where possible in widths, setbacks, and traditional architectural facades. Wider storefronts on existing and proposed lots shall receive particular emphasis to create multiple facade variations.

6. The architectural design of franchise style commercial development shall be adapted, to the greatest extent possible, to the form and character of Glassboro, as determined by the Borough Planning Board.
7. Entrances shall be inviting to pedestrians and, to the greatest extent possible, provide shade and weather protection. Fixed or operable fabric awnings integrated into the overall building design are desirable.
8. Storefront and display windows shall have a sill height between two feet (2') and three feet (3') from finish floor and a window height no greater than eight feet (8') from finish floor. The maximum width of an individual window shall not exceed $2/3$ of window height. Desirable features include appearance of double-hung, traditional style trim, traditional style muntins and operable shutters.

Opaque materials that block or obscure the view of displays or goods inside shall not cover storefront and display windows.
9. Fixed or operable fabric awnings are permitted at the ground floor level; however, one long continuous awning or roof-covered walkway as typically utilized in strip retail centers is discouraged. Canvas is the preferred material, although other waterproof fabrics may be used. Metal and plastic awnings, including vinyl, are discouraged.
10. All equipment providing services to the building whether roof mounted or ground placed, shall be screened by appropriate architectural/landscape architectural design.
11. The use of site and streetscape furniture and improvements including benches, tables, trash receptacles, bike racks, pedestrian walkways, planters and other landscaping and lighting consistent with traditional community character is encouraged.
12. Parking lots shall be designed to accommodate and encourage safe and convenient pedestrian and bicycle movement. Parking lots shall also be designed to provide clear on-site visibility for security and safety purposes. Landscaping and buffering should be used abundantly to minimize street view of parking lots. Parking lots should be placed behind buildings where possible. Primary building frontage and orientation shall be toward the street.

13. On-site "Do not enter" and "one-way" signs often confuse the motoring public and add to the clutter of the streetscape. They shall be used sparingly in accordance with recommendations of the Borough Engineer.
14. For consideration by Borough Council:
 - a. In lieu of parking lot construction, contributions to the Borough Parking Trust Fund may be considered in accordance with Borough Ordinances.
 - b. Building and Pavement Coverages may be increased in accordance with Borough Ordinances, subject to compensatory contributions to the Borough Open Space/Streetscape and /or Parking Trust Fund.

APPENDIX C



- ▲ BORO HALL / POLICE DEPT.
- ▲ FIRE DEPT.
- ▲ AMBULANCE HALL
- ▲ HIGHWAY DEPT.
- ▲ WATER & SEWER DEPT.
- ROWAN UNIVERSITY
- ST. ANNE'S CHURCH
- INTERMEDIAT SCHOOL
- ACADEMIC CENTER SCHOOL
- BOWNE SCHOOL
- ELMERE SCHOOL
- ROGERS SCHOOL
- ST. LOUIS SCHOOL
- ST. BRIGGETS SCHOOL
- COLLEGETOWN SHOPPING CENTER
- DOUBLETREE SHOPPING CENTER
- GLASSMONT SHOPPING CENTER
- JAMESWAY SHOPPING CENTER
- BEAU REVAGE TOWNHOUSES
- BENTLEY WOODS APARTMENTS
- BIRD COMMONS TOWNHOUSES
- CAMPUS TERRACE APARTMENTS
- CROSSINGS CONDOMINIUMS
- GATEWAY APARTMENTS
- HOLLYBUSH APARTMENTS
- MANSON PARK APARTMENTS
- OLDE ORCHARD TOWNHOUSES
- PARKCREST VILLAGE APARTMENTS
- DELSEA MANOR APARTMENTS
- ELSMERE HOUSE PROJECT
- HOBSON MANOR APARTMENTS
- REDDING APARTMENTS
- SENIOR CITIZENS CENTER
- WOODBROOK APARTMENTS

Scale: 1" = 1,200'

600 150 0 150 300.0 450 600 750 900 1,050 1,200 1,350 1,500 1,650 1,800 1,950 2,100 2,250 2,400 2,550 2,700 2,850 3,000 3,150 3,300 3,450 3,600

- ⊖ U.S. HIGHWAYS
- ⊖ STATE HIGHWAY
- ⊖ COUNTY HIGHWAY
- ▬ PAVED ROAD
- ▬ DIRT ROAD
- ⋯ "PAPER" ROAD

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DATE: SEPT. 27, 1989
 DRAWN BY: [Name]
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 APPROVED BY: [Name]
 TITLE: [Title]
 PROJECT: [Project Name]
 SHEET NO.: [Sheet No.]
 TOTAL SHEETS: [Total Sheets]
 DWG. NO. D. MAP-004