

**THIRD AMENDMENT**

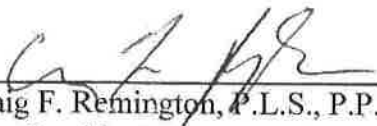
**GLASSBORO CENTRAL BUSINESS DISTRICT (CBD)  
AND NEARBY ENVIRONS  
REDEVELOPMENT PLAN**

**A PLAN FOR THE REVITALIZATION OF THE  
EAST HIGH STREET AREA**

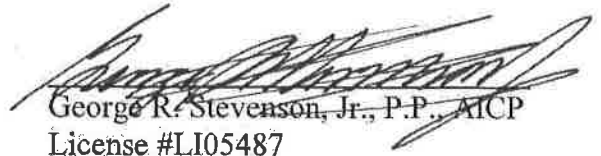
**BOROUGH OF GLASSBORO  
IN THE COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY**

**PREPARED BY  
REMINGTON & VERNICK ENGINEERS  
HADDONFIELD, NEW JERSEY**

**DECEMBER 10, 2007**



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N.B. The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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## I. PURPOSE OF AMENDMENT

Amend existing Glassboro Central Business District (CBD) and Nearby Environs Site Suitability Determination and Redevelopment Plan Consistent with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A, 4 through 7, amended through January 12, 2005, so to enable a more focused approach for the redevelopment of the East High Street area as delineated herein through incorporation of a subarea plan introducing various refinements given recognition of the expanse of the area encompassed by a single plan, presence of multiple zoning classifications, and presence of distinct characteristics and circumstances affecting various segments which comprise the redevelopment zone.

## II. BACKGROUND INFORMATION

Given the generality of conditions found over the entirety of Blocks 15 through 30, inclusive; 34 through 50, inclusive; 73 through 79, inclusive; and over Lots 1 and 2.01 of Block 428, Borough Council of the Borough of Glassboro (hereinafter *Borough Council*) directed the Planning Board of the Borough of Glassboro (hereinafter *Planning Board*) to undertake a preliminary investigation to determine whether a lawful basis existed for a redevelopment declaration pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. To assist in satisfaction of this tasking, the Planning Board retained the services of the Alaimo Group of Mount Holly, New Jersey. Subsequent to field observation, and analysis of existing conditions, the Alaimo Group submitted the above referenced report (dated January 2000 and having a revision date of February 2, 2000) which found that existing conditions did in fact rise to the statutory level necessary to support a redevelopment declaration and recommended accordingly that Borough Council declare the area to be in need of redevelopment. Concurrently, a plan for revitalization was considered and recommended for adoption. Acting on this affirmative recommendation, Borough Council via adoption of Ordinance 7-00 declared the area and approved the redevelopment plan.

This initial plan, broad in nature, was intended to provide a "general framework for the planning, development, redevelopment and rehabilitation of the project area" and incorporated eight zoning classifications to include: C-2 Central Business District, C-4 Highway and Automotive District, R-2 Medium Density Residential District, R-3 High Density Residential District, R-4 Garden Apartment District, I-1 Office Park and Light Industrial District, I-2 Industrial District, and the P Public District. The plan set forth goals and objectives, chief among which, being "achievement of beneficial economic growth and improvement of the standard and quality of life for the residents of Glassboro and surrounding region." Permitted principal uses and bulk standards were not specifically identified presumably to mean those under the prevailing zoning would remain in effect.

Subsequent to the original redevelopment declaration and plan approval, the redevelopment area was expanded via amendment dated November 7, 2001, prepared by the Alaimo Group. The expanded area was adjacent to the existing redevelopment zone and included various parcels within Blocks: 1, 19, 21, 62, 63, 70, 71, 72, and 427.

By acceptance of a second plan amendment dated January 12, 2005, various substantive clauses were incorporated relating to lands having a C-1 or C-2 zoning classification. These clauses identified specific permitted principal uses, set forth enhanced CBD design guidelines, and provided language as to obligations of redevelopers, planning board retaining jurisdiction in cases where deviations to the approved plan are proposed, other than for use; and the setting of a twenty year period of applicability for the plan.

Since the time of the adoption of the general redevelopment plan, the borough has further considered the potentialities of the redevelopment area. Emerging from this consideration is the realization that specific plans shall be prepared for each of the major component areas, viewed as being East High Street, West High Street, Delsea Drive, and the Boulevard Area generally bounded by Mullica Hill Road, High Street, Main Street, and Mick Drive.

### **III. AREA OF APPLICABILITY**

The amendments set forth infra are specific to the East High Street area encompassing parcels abutting either side of East High Street or proximate thereto extending from the intersection of same with Main Street to the intersection with Delsea Drive (NJS 47). More specifically, parcels regulated by this Plan amendment include the following:

Block 27, Lots 1.01, 2.01, 3, 4, 5, 6, 6.01, 7, 8, 9, 10, 11, 12, and 12.01

Block 28, Lots 1, 2, 3, 4, 4.01, 4.02, and 5

Block 29, Lots 1, 1.01, 2, 2.01, 3, 3.01, 4, 4.01, 4.02, 5, 5.1, 5.02, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 15, 16, 17, 18, 33, 33.01, 43, and 35

Block 34, Lots 1, 2, 3, 4, and 5

Block 39, Lots 1, 2, 3, 3.01, 4, 5, 12, 13, 14, 15, and 16

Block 40, Lots 1, 1.01, 1.02, 1.03, 2, 3, and 13

Block 44, Lots 26 and 26.01

Block 45, Lots 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 32.01, 33, 34, 35, 36, 37, 38, 39, 40, and 40.01

### **IV. DEVELOPMENT VISION**

This plan amendment seeks to promote a fully productive condition of land within the East High Street area through the application of the benefits and powers which accrue under redevelopment law facilitating thereby the infusion of new vibrancy resulting from compact, mixed use, pedestrian friendly development within a delineated arts district and separate entertainment district and through the creation of a public piazza by the closure of Center Street between High Street and College Street.

The Arts District includes those lands bounded to the west by Main Street, to the east by Academy Street, to the north by College Avenue, to the south by lands abutting and/or proximate to the south side of East High Street. For this area, a mix of small restaurants, retail uses, art galleries and studios are envisioned with opportunity for office and residential uses on upper floors.

The Entertainment District includes those lands along each side of East High Street and extending eastwardly from Academy Street to Delsea Drive and lands situated along each side of Warwick and Williams Streets. This district is envisioned to provide for a clustering of entertainment uses to include a performing arts center, office and/or retail uses which complement said uses, as well as restaurant and tavern type uses.

## V. SPECIFIC AMENDMENTS

(a) *Permitted principal uses, as defined by "Bridge Between NAICS and SIC", 1997, issued June 2000, (NAICS), for the Arts District are limited to those listed below. Residential Uses are permitted in upper stories.*

- (i) 442110 furniture stores
- (ii) 442210 floor covering stores
- (iii) 442291 window treatment stores
- (iv) 442299 all other home furnishings stores
- (v) 443111 household appliance stores
- (vi) 443112 radio, televisions and other electronics stores
- (vii) 443120 computer and software stores
- (viii) 443130 camera and photographic supplies stores
- (ix) 445291 baked goods stores
- (x) 445292 confectionery and nut stores
- (xi) 445310 beer, wine and liquor stores
- (xii) 448110 men's clothing stores
- (xiii) 448120 women's clothing stores
- (xiv) 448130 children's and infant's clothing stores
- (xv) 448140 family clothing stores
- (xvi) 448150 clothing accessories stores
- (xvii) 448190 other clothing stores
- (xviii) 448210 shoe stores
- (xix) 448310 jewelry stores
- (xx) 448320 luggage and leather goods stores
- (xxi) 451110 sporting goods stores, excluding 5941, gun shops
- (xxii) 451120 hobby, toy and game stores
- (xxiii) 451130 sewing, needlework, and piece goods stores
- (xxiv) 451140 musical instrument and supplies stores
- (xxv) 451211 book stores
- (xxvi) 451212 news dealers and newsstands
- (xxvii) 451220 prerecorded tape, compact disc, and record stores
- (xxviii) 453110 florists
- (xxix) 453210 office supplies and stationery stores
- (xxx) 453220 gift, novelty, and souvenir stores

- (xxxix) 453920 art dealers
- (xxxx) 453991 tobacco stores
- (xxxxi) 485310 taxis service
- (xxxxii) 522110 commercial banking
- (xxxxiii) 522120 savings institutions
- (xxxxiv) 522130 credit unions
- (xxxxv) 531210 offices of real estate agents and brokers
- (xxxxvi) 532220 formal wear and costume rental
- (xxxxvii) 532230 video tape and disk rental
- (xl) 541922 photography studio, portrait
- (xli) 561510 travel agencies
- (xlii) 561591 convention and visitors bureaus
- (xliii) 711110 theater companies and dinner theaters
- (xliv) 711120 dance companies
- (xlv) 711130 musical groups and artists
- (xlvi) 711190 other performing arts companies
- (xlvii) 712110 museums
- (xlviii) 713940 fitness and recreational sports centers
- (xlix) 721191 bed and breakfast inns
- (l) 722110 full-service restaurants
- (li) 722211 limited-service restaurants
- (lii) 722212 cafeterias
- (liii) 722213 snack and nonalcoholic beverage bars
- (liv) 722320 caterers
- (lv) 722410 drinking places
- (lvi) 813410 civic and social organizations
- (lvii) 813910 business associations
- (lviii) 813920 professional organizations

(b) *Permitted Principal Uses by (NAICS) for the Entertainment District are limited to those listed below:*

- (i) 443112 radio, televisions and other electronics stores
- (ii) 443120 computer and software stores
- (iii) 443130 camera and photographic supplies stores
- (iv) 445292 confectionery and nut stores
- (v) 445310 beer, wine and liquor stores
- (vi) 451140 musical instrument and supplies stores
- (vii) 451211 book stores
- (viii) 451212 news dealers and newsstands
- (ix) 451220 prerecorded tape, compact disc, and record stores
- (x) 453110 florists
- (xi) 453210 office supplies and stationery stores
- (xii) 453220 gift, novelty, and souvenir stores
- (xiii) 453310 used merchandise stores
- (xiv) 453920 art dealers
- (xv) 453991 tobacco stores

- (xvi) 485310 taxis service
- (xvii) 512131 motion picture theaters except drive-ins
- (xviii) 522110 commercial banking
- (xix) 522120 savings institutions
- (xx) 522130 credit unions
- (xxi) 531210 offices of real estate agents and brokers
- (xxii) 532220 formal wear and costume rental
- (xxiii) 532230 video tape and disk rental
- (xxiv) 541992 photography studio, portrait
- (xxv) 561510 travel agencies
- (xxvi) 561591 convention and visitor bureaus
- (xxvii) 711110 theater companies and dinner theaters
- (xxviii) 711120 dance companies
- (xxix) 711130 musical groups and artists
- (xxx) 711190 other performing arts companies
- (xxxi) 712110 museums
- (xxxii) 713940 fitness and recreational sports centers
- (xxxiii) 713950 bowling centers
- (xxxiv) 713990 all other amusement and recreation industries, limited to Dance Halls as defined in the SIC Industry, 7911
- (xxxv) 721191 bed and breakfast inns
- (xxxvi) 722110 full-service restaurants
- (xxxvii) 722211 limited-service restaurants
- (xxxviii) 722212 cafeterias
- (xxxix) 722213 snack and nonalcoholic beverage bars
- (xl) 722320 caterers
- (xli) 722410 drinking places

(c) *Permitted Principal Uses by (NAICS) for the Public Piazza are limited to those listed below:*

- (i) 722110 full-service restaurants
- (ii) 722410 drinking places

(d) *Bulk and Area Standards*

Applicable requirements include:

Minimum Lot Area:	None (See Note 1)
Minimum Lot Width:	None (See Note 1)
Minimum Front Yard:	0 Feet
Maximum Front Yard:	5 Feet (See Note 2)
Minimum Side Yard:	0 Feet (See Note 3)
Minimum Rear Yard:	15 Feet (See Note 4)
Maximum Impervious Coverage:	85%
Maximum Floor Area	(See Note 5)
Maximum Height:	4-Stories/52 Feet
Minimum Height:	2-Stories/35 Feet
Maximum Density:	15 Dwelling Units/Acre

Note (1) No minimum lot area or width is specified as the Plan encourages a future arrangement of land use reflecting the capacity of parcels to conform with the development requirements having applicability.

Note (2) A minimum of seventy percent (70%) of the length of any façade facing a street right-of-way is to be situated within five (5) feet of said right-of-way. Remainder length may have a greater setback to promote flexibility in design and architectural interest.

Note (3) Where provided, side yards are to have a minimum width of seven (7) feet.

Note (4) Where a residential use abuts a rear property line, the rear yard is to be increased to a depth of thirty (30) feet.

Note (5) 1,200/10,000/2,500 square feet respectively for the Arts District/Entertainment District/Public Piazza

(e) *Design Guidelines*

(i) STREETScape

- A streetscape plan is to be submitted in conjunction with all development applications where proposed development abuts street rights-of-way depicting sidewalk materials and treatments and any proposed street furniture or other amenities.
- Street furniture and pavement treatments are to be consistent throughout the redevelopment area.
- Public transit shelters are to be context sensitive, designed so to be compatible with the character of principal structure development found within the block in which located. These shelters must conform to CPTED standards for design, including but not limited to the use of transparent safety glass.
- Decorative crosswalks are to be provided at intersections and at appropriate mid-block locations
- Concrete sidewalk with decorative brick trim is to be uniformly provided throughout the redevelopment area.
- Sidewalk is to have a minimum width of 4 to 6 feet, except along High Street where a minimum width of 12 feet is recommended.

- Street trees are to be installed within 4 foot by 4 foot pits incorporated into the sidewalk design at a maximum interval of 40 feet and be of a species from the borough's listing of preferred trees.
- At time of installation, street trees are to have a minimum caliber of 2 ½ - 3 inches.
- Due care is to be taken to ensure that a variety of street trees are planted so to mitigate the effects of disease.

(ii) PARKING

- Shared parking and "phantom /reserved parking" whereby portions of areas necessary to satisfy parking requirements are left in a green condition and only developed at the discretion of the borough are strenuously encouraged.
- The maximum number of off-street parking stalls is not to exceed 105% of the stated ordinance requirement for type use proposed. Stalls are not to be provided forward of a building line. Shared parking is specifically encouraged as is the concept of reserved or "phantom parking" where by areas which may be necessary for future parking are left in a green condition to be developed at the discretion of the borough.
- Parking decks are to have facades which compliment the character of building facades found within the block in which situated.
- Metered parking is to be regulated by digital meters so to take advantage of ability to adjust settings to allow for a more effective parking management program.
- Within the redevelopment area, residential parking is to be provided at a ratio of 2.0 stalls per dwelling unit, side by side.
- In support of providing adequate parking on an area wide basis, this plan recommends parking requirements for nonresidential development be reduced from those established under the current borough ordinance. For nonresidential development, 1 stall is to be provided per employee; for retail uses, 3 stalls are to be provided per 1,000 square feet of floor area actually devoted to patron use, except that no requirement is generated where said floor area is less than 500 square feet; for office uses, 3 stalls are to be provided per 1,000 square feet of office area.

(iii) LIGHTING

- Exterior illumination is to promote a “dark sky” condition. As such, exterior illumination is to be provided via down-lighting and be of such design as to preclude direct illumination above a 90 degree horizontal plane.
- Ornamental luminaires, of an acorn style, are to be utilized; only one style luminaire is to be utilized throughout the redevelopment area.
- Bollard type lighting along walkways is permitted.
- To mitigate the possibility of glare, sources of illumination are to be shielded.
- Street luminaires are not to exceed a height of fourteen (14) feet. Said height established so to mitigate excessive illumination levels and glare conditions for second story occupants.
- Average horizontal illumination level is to be not less than 0.50 footcandles nor greater than 3.0 footcandles except directly below luminaires; further providing, no portion of any parking or public area is to have an illumination level of less than 0.25 footcandles.

(iv) SIGNS

- Placement of wayfinding signs to give direction, find parking, create awareness, and convey information as well as placement of a community bulleting board(s) is encouraged. Locations and design of same are at the discretion of the Borough.
- Sign materials are limited to painted wood, painted metals, brushed finished aluminum, stainless steel, brass, bronze, molded plastic resins and carved wood.

(v) SOLID WASTE MANAGEMENT

- Trash compactors and solid waste collection and storage areas are encouraged to be provided within buildings. Where not practicable, masonry trash enclosures having an exterior compatible with that of the principal structure to which it relates are permitted to a maximum height of six (6) feet.
- A side entry feature is to be provided so to provide an alternative to access solely from the front elevation.

- Trash enclosures are to have an interior orientation such that clear view into the enclosure from the street is precluded.
- Evergreen trees and shrubs are to be installed around the perimeter of the enclosure to mitigate views from the street or adjoining properties.

(vi) UTILITIES

- Ground mounted mechanical equipment is to be placed at the rear of the property and screened by year-round natural and/or artificial barriers from street view or view from adjoining properties.
- Roof mounted mechanical equipment is to be screened by architectural elements of the building or by other construction so not to be visible from street view and so to minimize to the greatest extent practicable view from adjoining buildings.
- Utilities to include electric, telephone, television, and communication facilities are to be installed below grade. Existing above grade utilities are to be re-installed below grade in conjunction with development involving the adaptive re-use of buildings.
- Wherever possible, ventilation equipment is to be vented through roofs and screened as required under this section.

(f) *Architectural Guidelines*

- Architecture of commercial buildings along East High Street is to convey a look that suggests that the buildings have been constructed individually over time.
- A variety of architectural styles and treatments shall be manifested and to the greatest extent practicable, buildings on each corner of intersections shall exhibit a different style. All architectural styles shall be influenced by the styles of American architecture in the Northeastern United States between the 1870's and 1930's as demonstrated in Appendix B.
- Buildings are to be of varying heights; in no case however are buildings to have a height less than 3 stories along East High Street.
- Blank walls are prohibited on any elevation facing a street.
- Architectural features are to be incorporated in the design at the tops of buildings to create visual interest. Use of balconies is encouraged with a minimum balcony depth of four (4) feet.

- The massing of buildings shall be such that transitional techniques can be employed where buildings of differing heights are proposed and/or where the proposed development is in proximity to existing buildings. Typical transitional techniques may include increased spatial interval, gradual increases in building height and incorporation of horizontal human scale features.
- The size and proportion of building elevations shall be compatible with adjacent structures.
- Visual patterns shall be employed to break down building mass into smaller elements.
- Building facades shall have varying setbacks and be segmented with architectural details such as overhangs, recesses, projections, moldings, canopies or porticos, raised cornice parapets and other similar features. Building facades shall not be more than 100 feet in length without having 3 or more of the types of architectural details described above.
- Flat block walls shall not be permitted as an exterior surface; architectural design blocks however are permissible. No blank walls are to be permitted along any pedestrian path or sidewalk.
- Façade recesses or projections shall extend a minimum of 4 feet from the building wall. Use of balconies is encouraged with a minimum balcony depth of four (4) feet.
- Exterior walls and roofs shall not be highly reflective. Building color shall be composed of nonreflective neutral, subtle earth tones. Bright reds, oranges, yellows, or other high-intensity colors or neon tubing to be used to outline windows, signs, buildings, structures, or architectural details may be permitted at the discretion of the Borough.
- Gable roofs shall be the predominant roof design. This construction may incorporate the projecting gable, and include as well a gable roof with dormers.
- The appearance of window panes can be used to break up the window lengths. Window panes can be simulated using artificial materials. Windows shall not be composed of reflective material so as to provide the appearance of continuous mirrors. First floor window coverage of not less than 70% of the front wall area is required and must begin within 24" above sidewalk grade. Upper floor window coverage of not less than 35% of the front wall area is required. Tinted glass and roll-down gates or cages are prohibited.

## VI. SUPPLEMENTAL REQUIREMENTS APPLICABLE TO ENTIRETY OF THE REDEVELOPMENT ZONE

- (a) New development is to promote human and environmental health through the construction and operation of high performance green buildings. Buildings constructed within the redevelopment area are to be constructed so to satisfy the minimum requirements for Leadership in Energy and Environmental Design (LEED) Green Building Rating System certification.
- (b) Planned development as a development technique, defined as development of compatible uses by a single entity under a unifying plan, is strenuously encouraged under this plan so as to provide for maximum flexibility of design and enhanced opportunity for conformance with the development guidelines set forth herein. As redevelopment planning fosters development through negotiation whereby the borough and redeveloper contribute to the future look and arrangement of lands, the submission of redevelopment concept plans prior to formal plan submission, as a basis for preliminary review, discussion, and refinement is encouraged.
- (c) A traffic study is to be submitted in conjunction with any development proposal which shall adequately demonstrate the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate findings of no significant impact, or measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.
- (d) The Residential Site Improvement Standards adopted by the State of New Jersey under N.J.S.A. 55D-40.4 and N.J.A.C. 5:21-1 et seq are applicable to site improvements installed in conjunction with residential as well as nonresidential development.
- (e) No drive-thru facility shall be permitted.
- (f) Driveways are not permitted along High Street or the piazza so to enhance pedestrian safety and preclude streetscape interruption.

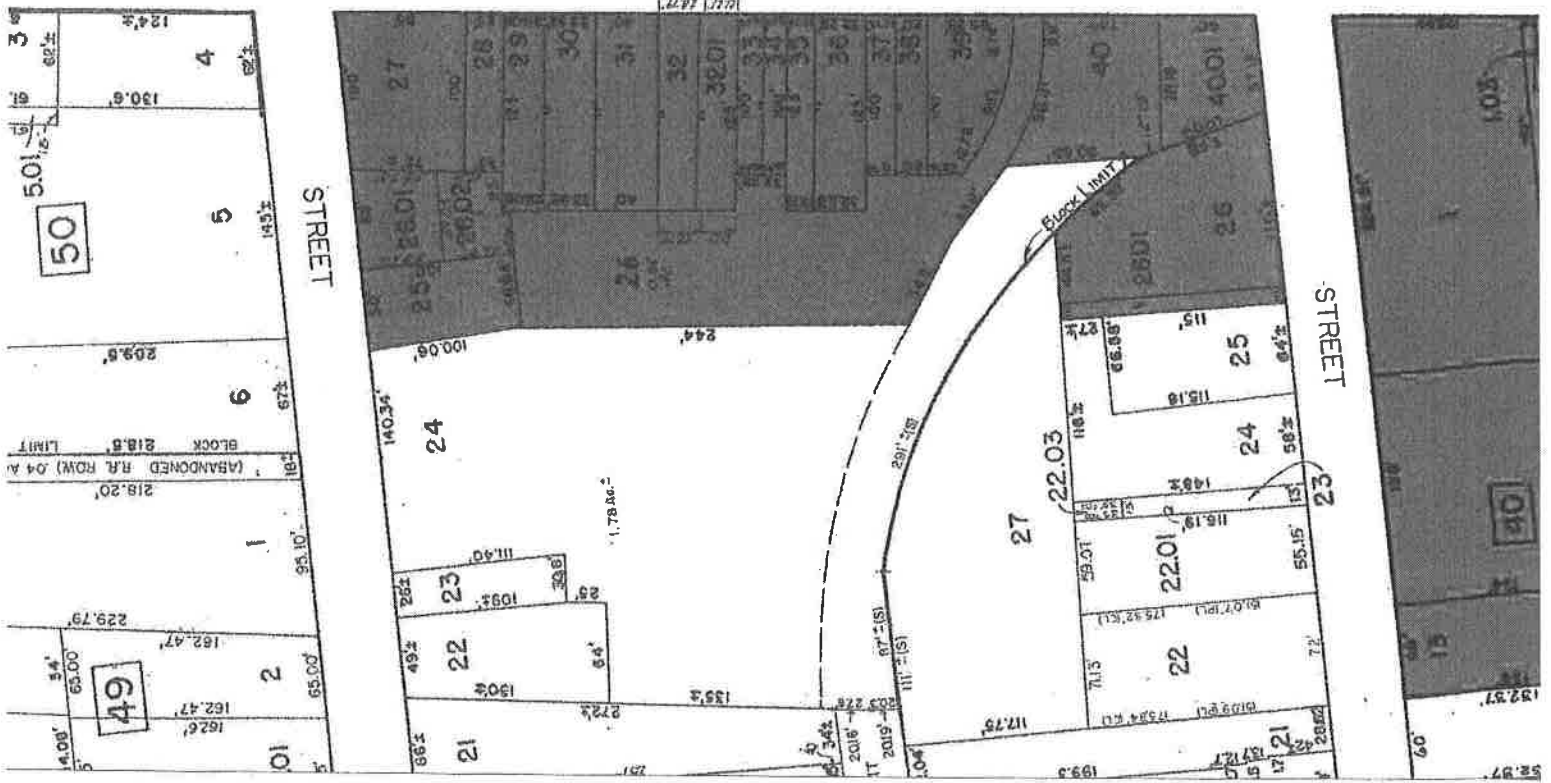
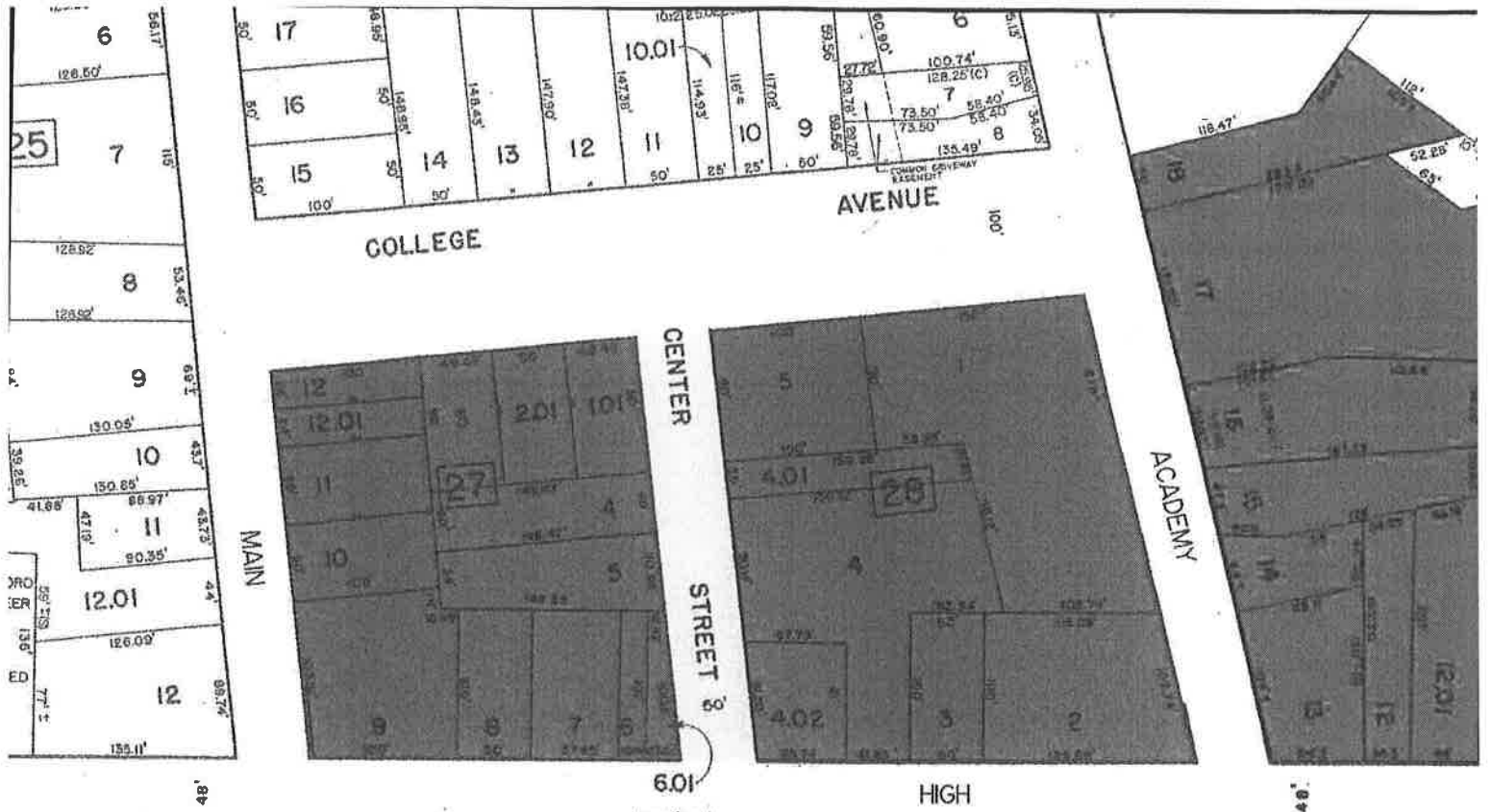
## VII. REQUIREMENT TO ASSIST IN PRODUCTION OF AFFORDABLE HOUSING

This Amendment acknowledges the constitutional obligation that the Borough of Glassboro has to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Developers of lands within this redevelopment area are to assist the borough in addressing satisfaction of the obligation in a manner consistent with the provisions of Section 107-50.1 *et seq.* of the Glassboro Development and Zoning Ordinance.



## VIII. AMENDMENT TO ZONING DISTRICT MAP

This Amendment supersedes the use and bulk provisions of the prevailing zoning and is as well a further refinement of the borough zoning map which delineates a declared redevelopment zone. Where a redevelopment plan supersedes existing development regulation, the ordinance adopting the plan is to contain a specific provision for the amending of the zoning district map (C.40A:12A-7.c). Subsequent to adoption of the aforementioned ordinance, the borough will amend the zoning district map so to graphically delineate the bounds of the redevelopment area subject to the herein provisions.

**APPENDIX A**  
**EAST HIGH STREET AREA MAP**

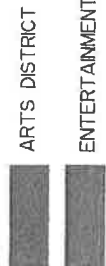


**LEGEND:**

-  ARTS DISTRICT
-  ENTERTAINMENT DISTRICT
-  PUBLIC PIAZZA



**LEGEND:**



ARTS DISTRICT

ENTERTAINMENT DISTRICT

PUBLIC PIAZZA

**EAST HIGH STREET  
REDEVELOPMENT AREA**

BOROUGH OF GLAUCSTER COUNTY, NEW JERSEY

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