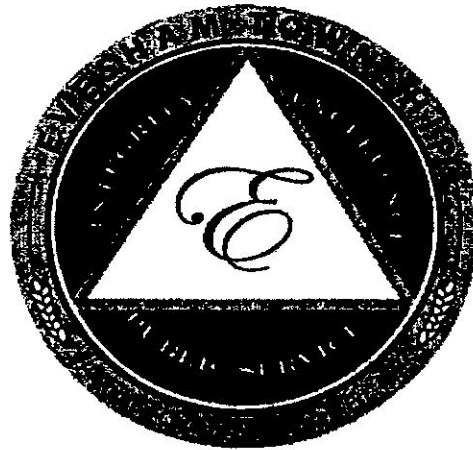


**Evesham Township  
Burlington County, New Jersey**

**Redevelopment Plan**



**October 2013**

**Recommended to Township Council by the Planning Board in accordance with  
Resolution *PB 13-13***

**Adopted by Evesham Township Council in accordance with Ordinance 28-11-2013 on  
2013**

**Leah Furey Bruder, AICP, PP # 585100**

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

**BA BACH Associates, PC**  
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**MAPS**

**MAP 1 Evesham Township Zoning Map with Redevelopment / Rehabilitation Areas**

## **I. Introduction**

The properties within the Redevelopment and Rehabilitation Areas of Evesham Township were designated by Township Council as Areas in Need of Redevelopment and Rehabilitation in accordance with Resolution 190-2013 on July 23, 2013. The Preliminary Redevelopment/Rehabilitation Needs Investigation Reports, Parts I and II dated June 2013 and April 2013 respectively provide an overview of the Township's redevelopment planning process, a description of the study area, an outline of the redevelopment area and rehabilitation area criteria set forth in New Jersey's Local Redevelopment and Housing Law, a review of the relationship of the study area to the Township's Master Plan and the State Plan, and each report explains the conditions that warranted the redevelopment and rehabilitation designations.

By utilizing the redevelopment planning tools provided in N.J.S.A. 40A:12A-1 et seq the Township aims to enhance opportunities for redevelopment that will serve the residents and property owners of Evesham, and to continue to improve the opportunities for businesses to thrive in the Township. Now that several properties have been designated as Areas in Need of Redevelopment or Areas in Need of Rehabilitation, the next step is for the Township to prepare and adopt a Redevelopment Plan. The Redevelopment Plan will enable the Township to support and implement a coordinated and proactive land use plan for the areas; and will afford property owners the opportunity and ability to market or develop the properties in accordance with the Redevelopment Plan.

The Township's intent in initiating the redevelopment planning effort has been to enable the use of additional tools to facilitate and encourage private investment in the designated areas; and to allow the Township to use its wealth of experience and concern for the long term well being of the municipality to foster positive change in the areas. The adopted Redevelopment Plan will provide guidance as to the future use and design of the designated properties, but will also be flexible enough to accommodate an array of possible redevelopment scenarios. The properties within the study area are critical to maintaining and enhancing the Township's vibrant and active commercial corridors and its unique Marlton Village area. Routes 70 and 73 are the most heavily travelled central arteries through the Township, connecting the Township's residential and business districts to one another and providing access to surrounding municipalities and regional highways.

The conditions exhibited by the designated redevelopment and rehabilitation area properties have deteriorated or stagnated to the point where Township Council has determined that intervention in the form of redevelopment planning is necessary to facilitate and encourage private investment in these areas and to guide development in a manner consistent with the Township's overall vision.

Each of the properties in the Redevelopment and Rehabilitation Areas has in the past played an active and important role in the local economy. In more recent years the properties have evolved in a manner inconsistent with the essential qualities of a vibrant business district and they have fallen into various states of obsolescence, disuse and disrepair. Some, such as Olga's Diner and G-Boys, were well known throughout the region in their heyday. Their decline demonstrates that the designated properties have not adequately adapted to meet current market demands or consumer preferences. All of the properties within the Redevelopment Area and Rehabilitation Area exhibit signs of neglect or lack of investment that detract from the synergy of the area overall. At the same time, they present opportunities to reinvent and

revitalize with modernization, adaptive reuse, or redevelopment, consistent with smart growth principles. The Township intends that the Redevelopment Plan will set the stage for successful redevelopment and revitalization projects that will return the study area properties to productive use and ensure that the properties are an integral part of the Township's vision.

Since the areas described in section IIA below have been designated as Areas in Need of Redevelopment and Rehabilitation, the Township Council, as the redevelopment entity, is empowered to adopt a redevelopment plan to proactively set forth a vision for the area, utilize financial incentives to effectuate the plan, facilitate change by working with property owners and potential redevelopers, acquire land and buildings, and sell publicly owned property within the redevelopment area without public bidding to a chosen redeveloper, as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq). The Redevelopment Entity's functions and powers are further described in section E below.

The Redevelopment Plan will be both a regulating document and a tool that the Township will use to assist in stimulating revitalization, investment, and redevelopment activities within the designated area, and by extension along the Route 70 and Route 73 corridors overall. The redevelopment planning effort is a continuation and extension of the community visioning process that was initiated in 2009 to enhance and transform many of the underutilized commercial lands along the Route 70 and Route 73 corridors and within Marton Village. Since the properties are spread out in distinct areas along Route 70, Route 73, and Main Street, the Redevelopment Plan provides permitted uses and requirements specific to each property, or area where there are a number of individual lots adjacent to one another. Though the standards take the specific site conditions and constraints into consideration, the Plan also includes design standards that are generally consistent with the Evesham Crossroads Overlay (EVCO) standards (Township Code section 160-68.1) so that certain design elements and characteristics can be carried throughout the area. In order to facilitate an efficient planning process, Township Council has prioritized the designated areas and will insert additional subsections under section IIC below over the course of several months. Each amendment or addition will be adopted by ordinance in accordance with the requirements of Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7).

## II. Redevelopment Plan

The Evesham Township Council will serve as the redevelopment entity responsible for preparation of and the execution of the Redevelopment Plan. The Redevelopment Plan includes an outline for the planning, development, redevelopment and rehabilitation of the project area in accordance with the Local Housing and Redevelopment Law (N.J.A.C. 40A:12A-1 et. seq.). The Township Council, acting as the Redevelopment Entity, acknowledges that refinements to the Redevelopment Plan may be necessary from time to time in order to ensure that the Plan is responsive to current conditions and continues to reflect the Township's evolving goals and objectives.

### A. Area Description

The Redevelopment Area consists of thirteen (13) tax lots in four distinct areas and the Rehabilitation Area consists of an additional fifteen (15) tax lots in four distinct areas. One of the redevelopment areas and one of the rehabilitation areas are adjacent to one another (in the vicinity of Olga's Diner), so in total there are seven areas to be planned. All of the areas except one are on State Highway Route 70 or Route 73. The exception is the rehabilitation area consisting of the Harvest House and former bank building, which is on Main Street in the Marlon Village area. Each designated site has specific characteristics, constraints, and existing conditions that call for an individualized assessment and program to specify the permitted uses, yard and bulk requirements, and design standards that will allow each to be redeveloped to its potential in a manner that complements and enhances existing development in the area and the overall quality of life in Evesham. The designated areas are listed in the table below.

<b>Summary of Designated Redevelopment and Rehabilitation Areas</b>					
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Owner</b>	<b>Existing Use</b>	<b>Redevelopment or Rehabilitation</b>
1.10	2	1001- 1003 Lincoln Dr Common Areas	Greentree Executive Campus 1001-03 Associates	Common Areas associated with buildings on lot 2	Rehabilitation
	2	1001 Lincoln Drive W	1001 Greentree Associates LLC	One story office building	Rehabilitation
	2	1002 Lincoln Drive W	Scialabba Properties LLC	One story office building	Rehabilitation
	2	1003 Lincoln Drive W	Occupational training Center Burlington County	One story office building	Rehabilitation
1.10	3	2001- 2003 Lincoln Dr	2001-2003 Greentree Exec Plaza LLC	3 one story office buildings	Rehabilitation
1.10	4	3001 - 3003 Lincoln Dr	3000 Associates LLC	3 one story office buildings	Rehabilitation
1.10	5	4001-4003 Lincoln Dr	Lazgor LLC	3 one story office buildings	Rehabilitation
1.10	7	5001 Lincoln Drive West	Lazgor LLC	1 story office bldg and Susquehanna	Rehabilitation

				Bank	
3	3	801 Route 70 West	801 Route 70 West LLC	Vacant- former G Boys	Redevelopment a, b, d, e, h
4.09	11 & 12	42 East Main Street	Beneficial Savings Bank	Vacant- former bank	Rehabilitation
4.09	15	52 East Main Street	Elmer & Beatrice Jones, Trustees	Harvest House Furniture Store	Rehabilitation
16	3.02	860 Route 70 East	Co-Frank Associates	Vacant land	Rehabilitation
16	3.03	471 Evesboro Medford Road	471 Evesboro Medford Rd LLC	Vacant- former Scooters Skating Center	Rehabilitation
16	1 1.01 1.02 1.04 1.05	890 Route 70 880 Route 70 491 Evesboro-Medford Road Same Same	Carmela Aristone Dennis Aristone BAHF Aristone	Partially Vacant Office and warehouse, storage yard, vacant land, house with outdoor storage	Redevelopment a, b, d, h
22.02	28	175 Marlton Pike west	JF Partners	Vacant office	Rehabilitation
22.02	29	100 Marlton Pike West	Jessee & Lisa Liebman	Liebman Chiropractic Office	Rehabilitation
22.02	31 & 32	111 Marlton Pike West	Stavros Inc	Vacant – former Olga's Diner	Redevelopment a, b, d, e, h
22.02	33	120 Route 70 West	Sheila Reisel % Greenblatt	Sleepy's Mattress Store	Rehabilitation
22.02	34, 35, 36, 37	100 Route 70 W	Stavros Inc	Vacant- former Olga's Diner	Redevelopment a, b, d, e, h
22.02	38 & 39	90 Marlton Pike West	Lahn Real Estate	Re-Max Real Estate office	Rehabilitation
27.02	2	101 Route 70 East	Evesham Associates/RD Mgmt	Tri-Towne Plaza	Redevelopment b, d, e, h

As noted above, the redevelopment plan is being prepared in manageable phases. Township Council has decided to first prepare a Redevelopment Plan that specifically addresses the requirements for the former G-Boys site (Block 3 Lot 3) and Tri-Towne Plaza site (Block 27.02 Lot 2).

## B. Local Goals

The goals set forth below provide the framework for the Redevelopment Plan. The goals will guide the implementation of the plan and the realization of the vision for revitalization of these properties.

1. Enable the use of additional tools as permitted by Local Redevelopment and Housing Law to facilitate and encourage private investment in the redevelopment and rehabilitation areas.

2. Provide guidance as to the future use and design of the designated properties, and maintain sufficient flexibility to accommodate an array of possible redevelopment scenarios.
3. Highlight opportunities to remove deteriorated and outdated buildings and to reinvent and revitalize the redevelopment and rehabilitation area properties with modernization, adaptive reuse, or redevelopment, consistent with smart growth principles.
4. Promote the "Smart Growth" policies supported in the Evesham Township Master Plan, which encourages the development of "Centers of Place" within PA-1 and PA -2 State Planning Areas.
5. Create land use, design, and building requirements specific to the Redevelopment and Rehabilitation Area properties that are compatible with the adjacent land uses and neighborhoods, harmonious with the nearby historic structures (where they exist), and provide sufficient development opportunity to facilitate investment.
6. Provide for a maximization of private investment through the attraction of qualified developers capable of securing private financing commitments and utilizing the tools provided in N.J.S.A. 40A:21-1 et. seq. and N.J.S.A. 40A:20-1 et. seq.; and capable of demonstrating a financial commitment upon the execution of a redevelopers agreement.
7. Offer publicly funded financial assistance where appropriate to encourage a greater level of investment, enhanced employment opportunities, and improved design, and increased community value within the designated areas.

## **C. Proposed Land Uses in Redevelopment Area**

The amended Zoning Map (Map 1) at the end of this Plan shows the locations of the Redevelopment and Rehabilitation Area properties, each of which is described below with associated land development requirements.

The design requirements for the Redevelopment Area properties are intended to provide a framework that permits creative redevelopment and adaptive reuse of existing buildings, while encouraging new construction. Complementary design, building materials, massing, and scale are to be utilized as a common thread to tie the properties together. The land use requirements set forth in the Redevelopment Plan supersede the underlying zoning requirements. All changes of use and redevelopment proposals require site plan approval as set forth in section E below.

Potential redevelopers should approach Township Council, in its capacity as the Redevelopment Entity, to initiate a dialogue about the potential to become a designated Redeveloper for a particular site.<sup>1</sup> All potential redevelopers are encouraged to work with the Township in developing a concept plan to meet the intent of the Redevelopment Plan and the needs of the property owner. Designated redevelopers will develop property consistent with the Redevelopment Plan and may meet with the Township's redevelopment team to vet concepts and ideas. The establishment of a Redevelopment Agreement may streamline the redevelopment process, delineate time lines, expectations, roles and responsibilities, and may open opportunities to support project feasibility.

All provisions of the Evesham Township Code not specifically amended or revised in the Redevelopment Plan are incorporated by reference. These include, but are not limited to: Chapter 62 – Subdivision and Site Plan Standards; Chapter 78 – Flood Damage Prevention; Chapter 94 – Land Use Regulation; Chapter 133 – Streets, Sidewalks and Parking Lots; Chapter 135 – Subdivision of Land; and Chapter 160 – Zoning. In the event of conflict between the Township Code and the Redevelopment Plan, the Redevelopment Plan Regulations shall prevail.

### **1. Block 3, Lot 3 – former G-Boys Site at 801 Route 70 West**

The redevelopment plan guidelines for this site are intended to provide an opportunity for effective commercial redevelopment of the unusually shaped property. Block 3 Lot 3 is a +/- 1.7 acre property located at 801 Route 70 West. The lot contains a +/-17,861 square foot building plus accessory structures and parking for approximately 48 cars. The site is vacant and is listed for sale, but was formerly occupied by G-Boys garden center, which operated at the site from 1976 until 2011. Since G-Boys closed, the property has continued to deteriorate and the property was sold at a sheriff's sale. An interested redeveloper has been in touch with the Township since the property was initially designated in need of redevelopment, and has affirmed that the current zoning requirements and the level of investment needed to bring the property back to sustainable and productive use make redevelopment of the site prohibitive. The Redevelopment Plan may assist in making redevelopment of the site feasible.

The site is surrounded to the south across Route 70 by commercial properties in the C-1/EVCO zone, to the east by the Mariton Diner in the same zone, to the southwest by Dunkin Donuts in

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<sup>1</sup> Potential redevelopers include current owners as well as prospective investors and buyers.

the C-1/EVCO zone, to the northwest by the Metropolitan (formerly Marlton Meadows) apartments in the MF multi-family residential district, and to the north by a single family home in the MD moderate density single family residential district. The area can generally be described as a suburban commercial corridor. Many of the commercial properties along this stretch of Route 70 are smaller and were developed early in the area's suburbanization.

**a. Purpose.**

The purpose of the Redevelopment Plan for the former G-Boys site is to enable and encourage effective redevelopment of the site. The haphazard way in which the existing buildings were pieced together over the years, together with the long and narrow lot configuration, make redevelopment of the site challenging. Demolition of all or parts of the existing structures is recommended to lay the foundations for more efficient modern commercial buildings. In the event that existing structures on the property are structurally sound and may be effectively repurposed, then such reuse is acceptable with appropriate modifications and improvements to meet the intent of the standards below.

**b. General Design Requirements.**

1. Redevelopment or any new use on the site must connect to the public water and sewer systems. In order to encourage the connection, the Redevelopment Plan recommends a reduction in connection fees for redevelopment projects carried out consistent with the plan. The reduction in fees must be approved by the Evesham MUA.
2. The redeveloper shall reduce the width of the existing ingress driveway off of Route 70 in order to create a safer and more efficient on site circulation pattern and to improve the aesthetics of the Route 70 frontage.
3. Multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared access and parking.

**c. Permitted Uses**

1. Planned Commercial Development<sup>2</sup>
2. Professional, medical, and business offices
3. Retail Stores
4. Restaurants and taverns including fast food and full-service, with or without a liquor license; but not including drive-through service.
5. Banks and financial institutions
6. Day care and child development facilities
7. Private educational and instructional facilities (such as dance, art, martial arts, tutoring, etc)

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<sup>2</sup> For the purposes of the Redevelopment Plan, Planned Commercial Development is a commercial area that is proposed for development as a single entity. A planned commercial development may contain one or more structures (with appurtenant common areas) to accommodate permitted uses, and may be located on one or more adjacent lots, provided that it is designed as an integrated development with the provision of common access and drives, shared parking, a unified architectural and building scheme, a unified signage and graphic plan, and a coordinated storm drainage and open space layout.

8. Personal and Business Services such as salons and spas, dry cleaners, copy and shipping centers, computer repair, etc.

**d. Prohibited uses**

In addition to the prohibited uses in section 160-11 of the Township Code, any use not specifically permitted above is prohibited.

**e. Permitted Accessory Uses**

1. Off street parking in accordance with the requirements in Section 160-32 and Chapter 62
2. Off Street loading in accordance with the requirements of section 160-32
3. Signs as regulated in accordance with section 160-75 and the requirements below.
4. Storm water management structures and facilities
5. Trash enclosures in accordance with 160-27 and as required below
6. Storage, inside a building only.

**f. Bulk and Area Regulations for Block 3, Lot 3**

Standard	Requirement
Minimum Lot size	1.5 acre
Minimum Lot width	140 feet
Minimum Street frontage	140 feet
Minimum lot depth	200 feet
Minimum building side yard each side	10 feet for new buildings Existing setbacks may remain where there is an existing side yard encroachment*
Minimum front yard	20 feet
Minimum front yard parking setback	10 feet
Minimum side yard parking setback	5 feet
Minimum rear yard	30 feet for new buildings Existing setbacks may remain for existing structures that will be retained*
Maximum impervious cover	80%
Maximum Building Height	40 feet (3 stories)
Minimum building set back from another building on the same site	20 feet
Maximum Floor Area Ratio	.28 for one story building .35 for two story building .40 for three story building

- Existing structures proposed for adaptive reuse may remain at the existing setback, but additions or new construction must comply

**g. Overall Design.**

Prospective redevelopers and site designers should consult with the Township to coordinate and conceptualize the site's role in the overall Redevelopment Plan and Vision Plan. Prospective developers may also refer to the Evesham 2020 Vision Plan for visual representations of the design intentions for the Evesham Crossroads Overlay area. A cohesive design is required for all parcels. All sites shall be planned and designed for the entirety of the tract. Phased implementation may be permitted at the discretion of the Redevelopment Entity, and must be set forth in a Redevelopment Agreement.

1. New buildings should be oriented toward Route 70 to the extent possible in order to reduce the distance between the travelled roadway and commercial structures on the site. At least 50% of the building frontage of any new building on each site must fall within the minimum and maximum front yard setback range (20 feet to 60 feet).
2. Sidewalks are required along all streets, along building frontages and along access driveways. Sidewalks must also be designed to provide logical connection points with adjacent properties.
3. Shade trees at 40 foot intervals and landscaping (see section 62-56) shall be provided along sidewalk areas and along the right-of-way.
4. Crosswalks at points where an access driveway meets the right-of-way and at main intersections and pedestrian crossings within the site must be constructed with textured pavement.
5. Driveways must be designed to interconnect with, or provide the potential to connect with, adjacent properties in order to promote connectivity, limit the number of curb cuts along state and county roads, encourage people to combine vehicle trips, provide a safe and efficient internal circulation plan, and relieve congestion on the roadways.
6. A bicycle rack must be incorporated into the site plan in a safe and convenient location.
7. Architectural elevations showing all sides of each building must be submitted along with a site plan application.
8. Architectural design features shall be employed to create visual interest at the street level, and to integrate the building with the surrounding area.

- a. Brickwork should be incorporated as a unifying material across individual buildings on the sides of a building visible to the public. Where possible and practical the brick should be coordinated with adjacent properties.
  - b. Each building or use with a door to the outside must have a prominent entryway flanked by large first floor windows, and a walkway leading from the entryway to the public realm.
  - c. Entryways for commercial buildings shall provide shelter for pedestrians, such as awnings or porticos.
  - d. Building facades shall be broken up at twenty-five to fifty foot intervals with facade variations, or projections and recesses at least two feet in depth.
  - e. Upper and lower cornice lines must be articulated.
  - f. All sides of a building visible to the public must be designed with the same treatment as the front facade.
  - g. Variations in rooflines (parapets or other architectural screening) shall be used to completely screen HVAC and roof-mounted equipment, to provide interest and reduce the scale of large buildings.
  - h. Outdoor seating for restaurants should be delineated with decorative fencing, walls or bollards, and landscaping.
  - i. The requirements of §160-68F(1) also apply.
9. Shared and interconnected parking areas are encouraged, but the applicant must demonstrate the location and availability of adequate parking for all uses in accordance with § 160-32.
10. Measures to enhance sustainability such as using water and energy efficiently, using sustainable design elements and building materials, installing solar panels to generate power, collecting rainwater for irrigation, reducing waste, generally minimizing impacts to the environment, and ensuring a healthy indoor environment should be considered in designing the site.

**h. Specific Site Design Standards**

1. Buffering and landscaping. Buffering, screening, and landscaping, including tree protection and installation shall be as required by § 160-17 of the Township Code chapter and § 62-56, except as follows.

<b>Standard</b>	<b>Requirement</b>
Buffer to adjacent Nonresidential property <sup>2</sup>	10 feet along buildings and open areas 5 feet along parking areas
Buffer to adjacent residential property	20 feet

<sup>2</sup> A buffer is not required where driveways, sidewalks, and parking areas connect to one another.

2. Enclosures for trash and recyclable materials.
  - a. Trash enclosures are required for all permitted uses and must comply with the requirements of chapter 118 and section 160-27.1 of the Township Code as well as those below.
  - b. Trash enclosures must be sufficiently sized to contain dumpsters/containers for both trash and recyclable materials.
  - c. Trash enclosures shall be masonry structures, with an exterior facade to match the principal buildings.
  - d. Trash enclosure gates shall be decorative fencing materials with a steel frame and self closing.
  - e. Trash enclosures shall be a minimum of six feet in height.
  - f. Trash enclosures are not permitted in any required buffer area.
3. Lighting. Light fixtures should be designed to complement the buildings and architectural theme and to accent attractive site and landscape features.
  - a. Promenade series lights shall be used within parking lots, along driveways, and along pedestrian pathways (color black). Only single head or double head lights are permitted. A detail of the light is available from the Department of Community Development.
  - b. Lighting plans shall be in accordance with the requirements of this chapter and section 62-55.
4. Signs. Signs shall conform to the requirements of § 160-75 for the C-1 Zone, in addition to the following. The requirements below supersede § 160-75 when there is a conflict.
  - a. Freestanding signs shall be monument-style signs no more than eight feet in height.
  - b. The sign copy area of freestanding monument signs may not exceed 70 square feet in area. The entirety of the sign including the sign copy area, supports and decorative features may not exceed 95 square feet in area.
  - c. The base and support structure shall be designed to complement the building and site design.
  - d. Freestanding signs must be set back a minimum of five (5) feet from the Route 70 right-of-way.
  - e. All illuminated signs shall be externally illuminated with a shielded light source, or internally illuminated channel-type letters. Fully illuminated sign boxes and neon lighting are not permitted.
  - f. Facade signs shall be in accordance with the permitted signs in the C-1 zone.

- g. Freestanding signs shall have a landscaped area around the base. The landscaped area shall be a minimum of 1.5 times the area of the sign. For example, a twenty-four-square-foot sign must have a minimum thirty-six-square-foot landscaped area at the base consisting of evergreen shrubs, ground cover and seasonal flowers.

## **2. Block 27.02, Lot 2 – Tri-Towne Plaza at 101 Route 70 East**

The redevelopment plan for this site is intended to provide increased opportunity for effective redevelopment of Tri-Towne Plaza, and to restore the property's value in a manner consistent with the Township's vision for a vibrant Route 70 corridor. Block 27.02 Lot 2 is a +/-20 acre property located at 101 Route 70 East. The lot contains a +/-184,000 square foot shopping center and parking for over 850 cars, which were constructed around 1975. The shopping center was built with two anchor store spaces and numerous smaller tenant spaces. A recent review of the approvals for the site revealed that the existing structure was not built in accordance with the approved plan. The approved plan showed the main shopping center as two buildings, whereas it was constructed as one. The site has been allowed to deteriorate to the point that it is approximately 75% vacant, and there have not been any significant renovations in 35 years.<sup>3</sup> The property is underutilized and both the buildings and the site design are obsolete. It appears that significant rehabilitation, renovation, or redevelopment would be needed to prepare the existing building for any new occupants. Though there are challenges to redevelopment of the site, the site is in a prime location and presents a significant opportunity for redevelopment and revitalization.

The site is surrounded to the north across Route 70 and to the west by other properties in the C-1/EVCO zone; to the south by properties in the C-3 zone on Locust Avenue, a condominium complex in the MF zone and single family homes in the MD zone; and to the east by offices and single family homes in the MD zone on Plymouth Drive. The overall area includes a mix of uses, but the property itself is oriented toward and is part of the Route 70 commercial corridor.

### **a. Purpose.**

The purpose of the Redevelopment Plan for the Tri-Towne Plaza site is to enable and encourage effective redevelopment of the site that will return the site to fully productive use consistent with the Township's vision. Such redevelopment will transform or reconfigure the 1960s -1970s era shopping center in favor of creative alternatives that meet modern demands and customer preferences. Demolition of all or parts of the existing structures is recommended to lay the foundations for more efficient, functional, and attractive development.

### **b. Permitted types of structures and development.**

- 1. Planned Commercial Development.** Multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared access and parking.
- 2. Mixed-use Development.** Multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared access and shared parking for commercial uses. Residential uses must have separate dedicated parking.

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<sup>3</sup> Though there have been tenant fit-outs over the years including the recent renovation of the space occupied by Kobe Grill (approximately 15,000 square feet), overall the site is a relic of the 1960s-1970s.

**c. Permitted uses**

1. Planned Commercial Development<sup>4</sup>
2. Professional, Medical, and Business Offices
3. Retail Stores including but not limited to supermarkets
4. Restaurants including full service and fast food with or without liquor license. Fast food restaurants with drive-through service must comply with the standards in section h below.
5. Banks and financial institutions, including up to four (4) drive through lanes
6. Personal and Business Services such as salons and spas, health clubs/fitness centers, dry cleaners, copy and shipping centers, computer repair, etc
7. Hotels and Conference Centers
8. Multi-family residential dwellings as part of a mixed use development that includes both residential and commercial space as set forth in section h below.

**d. Prohibited Uses**

In addition to the prohibited uses in section 160-11 of the Township Code, any use not specifically permitted above is prohibited.

**e. Permitted Accessory Uses**

1. Off street parking in accordance with the requirements in Section 160-32 and Chapter 62
2. Off street loading in accordance with the requirements of section 160-32
3. Signs as regulated in accordance with section 160-75 and the requirements below.
4. Storm water management structures and facilities
5. Trash enclosures in accordance with 160-27 and as required below
6. Storage, inside a building only.

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<sup>4</sup> For the purposes of the Redevelopment Plan, Planned Commercial Development is a commercial area that is proposed for development as a single entity. A planned commercial development may contain one or more structures (with appurtenant common areas) to accommodate permitted uses, and may be located on one or more adjacent lots, provided that it is designed as an integrated development with the provision of common access and drives, shared parking, a unified architectural and building scheme, a unified signage and graphic plan, and a coordinated storm drainage and open space layout.

7. Recreational amenities to serve the residents of a multi-family residential development, such as tennis courts, bocce courts, or other similar recreation.
8. Gazebos, picnic shelters, picnic tables and other outdoor furniture as shown on a site plan prior to final approval.

**f. Bulk and Area Regulations for Block 27.02 Lot 2**

**1. Table of Bulk and Area Regulations**

<b>Standard</b>	<b>Required for Planned Commercial</b>	<b>Required for Mixed Use</b>
Minimum Lot size	20 acres	20 acres
Minimum Lot width	200 feet	200 feet
Minimum Street frontage	200 feet Route 70 140 feet Locust and Plymouth	200 feet Route 70 140 feet Locust and Plymouth
Minimum lot depth	300 feet	300 feet
Minimum building side yard each side	30 feet	50 feet
Minimum front yard setback	10 feet to Route 70 ROW for one story, 10 additional feet for each additional story 25 feet to Locust and Plymouth ROW	40 feet to Route 70 ROW 50 feet to Locust ROW 50 feet to Plymouth ROW
Minimum rear yard setback	30 feet	50 feet
Maximum Building Length	300 feet	300 feet
Maximum Building Footprint Area	75,000 square feet	30,000 square feet
Minimum front yard parking setback	0 feet to Route 70 ROW 20 feet to Locust ROW 20 feet to Plymouth ROW (existing encroachments may remain)	0 feet to Route 70 ROW 20 feet to Locust ROW 20 feet to Plymouth ROW (existing encroachments may remain)
Minimum side and rear yard pavement and parking setback	25 feet	25 feet
Maximum impervious cover	70% for existing structures 80% when at least 50% of existing structures are demolished	70%
Maximum Building Height	55 feet (4 stories)	55 feet or 4 stories
Minimum building set back from another building on the same site	25 feet	25 feet
Maximum Floor Area Ratio	.15 for one story .3 for two story .4 for three story See additional provisions below	See provisions below

2. **Floor Area Ratio.** An increase in Floor Area Ratio (FAR) above .15 is permitted for one story buildings if at least 50% of the existing buildings are demolished in favor of new construction and improved site design. An increase is also permitted for three and four story buildings when a parking structure is provided.
  - a. For the purposes of the Redevelopment Plan a "story" is that portion of a building included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, then the space between the floor and the ceiling above it. The interior of the roof shall not be considered a ceiling. A story must have functional leasable area, and for the purposes of determining Floor Area Ratio, stories above the first floor must cover a minimum of 50% of the first floor area.
  - b. **Permitted Floor Area Ratio**
    - i. .15 for one story building
    - ii. .23 for one story building when at least 50% of existing structures are demolished
    - iii. .3 for two story building
    - iv. .4 for 3 story building
    - v. .6 for 3 story building when parking structure is provided
    - vi. .5 for 4 story building
    - vii. .7 for 4 story building when parking structure is provided
  - g. **Overall Design.** Prospective redevelopers and site designers should consult with the Township to coordinate and conceptualize the site's role in the overall Redevelopment Plan and Vision Plan. Prospective developers may also refer to the Evesham 2020 Vision Plan for visual representations of the design intentions for the Evesham Crossroads Overlay area. A cohesive design is required for the overall tract. Phased implementation may be permitted at the discretion of the Redevelopment Entity, and must be set forth in a Redevelopment Agreement.
    1. Multi-story buildings are encouraged in order to make efficient use of land that is in the vicinity of the Evesham Crossroads Area, has prominent frontage on Route 70, is served by existing infrastructure, and has the ability to link the Route 70 corridor and the Marlon Village area.
    2. At least 20% of the building frontage of newly constructed buildings must fall within the range of the minimum front yard setback and a maximum of 50 feet from the front property line in order to define and add interest to the streetscape, and to reduce the perceived scale of the Route 70 right-of-way setback.
    3. Sidewalks are required along all streets, including Route 70, along building frontages and along access driveways. Sidewalks must also be designed to provide logical connection points with adjacent properties.
    4. The redevelopment should respond to Locust Avenue in a way that supports a connection between the site and Marlon Village, this includes a physical connection and a design connection in order to ingrate the two areas.

5. Shade trees at 40 foot intervals and landscaping (see section 63-56) shall be provided along sidewalk areas and along the right-of-way.
6. Where parking is provided closer than ten feet to the right-of-way (as is permitted along the Route 70 frontage) landscaping must be provided and maintained for a minimum of 15 feet within the NJDOT right-of-way, consistent with the landscape requirements in the Township Code (62-56 and 160-17) in order to maintain an attractive street frontage.
7. The development should provide centrally located outdoor space that will be a social gathering place and encourage cross pollination among uses; with landscape, hardscape, and street furniture.
8. Crosswalks at points where an access driveway meets the right-of-way and at main intersections and pedestrian crossings within the site must be constructed with textured pavement.
9. Driveways.
  - (a) All driveways on the site must be interconnected.
  - (b) Main entrance driveways must be designed with a boulevard type entrance
10. Bicycle racks must be incorporated into the site plan in a safe and convenient location.
11. Architectural elevations showing all sides of each building must be submitted along with a site plan application.
12. Architectural design features shall be employed to create visual interest at the street level, and to integrate each building with the surrounding area.
  - a. Brickwork should be incorporated where practicable as a unifying material across individual buildings, and where possible and practical the brick should be coordinated with adjacent properties.
  - b. Each building or use with a door to the outside must have a prominent entryway flanked by large first floor windows that cover at least 50% of the principal facade, and a walkway leading from the entryway to the public realm.
  - c. Entryways for commercial buildings shall provide shelter for pedestrians, such as awnings or porticos.
  - d. Building facades shall be broken up at twenty-five-to-fifty-foot intervals with facade variations or projections and recesses at least two feet in depth.
  - e. Upper and lower cornice lines must be articulated.

- f. All sides of a building visible to the public must be designed with the same treatment as the front facade.
  - g. Variations in rooflines (parapets or other architectural screening) shall be used to completely screen HVAC and roof-mounted equipment, to provide interest, and reduce the scale of large buildings.
  - h. Outdoor seating for restaurants should be delineated with decorative fencing, walls or bollards, and landscaping.
  - i. The requirements of § 160-68F(1) also apply.
13. Corner buildings should delineate the intersection with special architectural treatment and landscaping that responds to the street frontages and pedestrian vantage points. Similar treatment should be provided where a building sits at a visual terminus, such as at the terminus of a main access drive into the site.
14. Shared and interconnected parking areas are encouraged, but the applicant must demonstrate the location and availability of adequate parking for all uses in accordance with § 160-32.
15. Direct access to Route 70 is required for planned commercial developments, shopping centers, department stores, hotels/conference centers, and office buildings greater than 10,000 square feet.
16. Measures to enhance sustainability should be considered in planning the site; such as using water and energy efficiently, using sustainable design elements and building materials, installing solar panels to generate power, collecting rainwater for irrigation, reducing waste, generally minimizing impacts to the environment, and ensuring a healthy indoor environment.

**h. Standards for Special Uses**

- 1. **Mixed Use Development.**
  - a. Residential units are permitted only as part of a mixed use development that includes commercial uses on the first floor. The second through fourth floors of mixed use buildings may include residential units.
  - b. A minimum of 35% of the total floor area on the overall tract must be devoted to commercial space.
  - c. Mixed use buildings must be oriented toward one another and toward public spaces (such as a walkable street or a "village green") in order to encourage synergy between commercial and residential uses, to encourage social and commercial interaction, and to create a sense of place. Buildings may not be primarily oriented toward a parking lot.

- d. In addition to RSIS parking requirements for the residential units, a shared parking area for guest/overflow parking must be incorporated into the overall parking plan for the site.
- e. Buildings must be designed to avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections and recesses shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple long wall.
- f. Horizontal or decorative siding may be used on the second through fourth stories of a mixed use building.
- g. Balconies, a minimum of six feet deep are required for at least 50% of the residential units, and are encouraged for all residential units on the second through fourth stories.
- h. Indoor amenities and Outdoor passive recreation space must be provided for the benefit of the residential units. Indoor amenities may include a fitness facility, conference/party room, etc. Outdoor amenities may include sitting areas, grills, pavilions, etc.
- i. Each residential unit shall have a minimum of 300 cubic feet of separate lockable storage space in addition to indoor closets. This area may be part of a private garage (but in addition to the space needed for a vehicle).

2. Fast food with drive-through.

- a. The restaurant must be situated as one of the stores in an existing shopping center development or shall be newly constructed in a manner such that it shall be physically attached to the existing shopping center structure.
- b. The building foot print of the shopping center structure must be at least 8,000 square feet.
- c. One freestanding menu board sign a maximum of 20 square feet in area is permitted for the drive-through in addition to other permitted signs.
- d. Drive-through lanes must be a minimum of 100 feet from property lines shared with residential zones and must be buffered from adjacent properties with evergreen trees.
- e. Fast food restaurants must comply with the design requirements for the area overall and must be integrated as to materials, color, lighting, and height.
- f. The restaurant must provide trash and recycling receptacles both inside and outside the building for use by patrons. Those receptacles placed outside must be secured and visually compatible with the overall development.
- g. If outdoor seating is proposed, the applicant must demonstrate that a clear sidewalk area a minimum of six feet in width will be maintained.

**i. Redevelopment Area Site Design Standards**

- 1. Buffering and landscaping. Buffering, screening, and landscaping, including tree protection and installation shall be as required by § 160-17 of this chapter and § 62-56, except as follows.

	<b>one- or two-story building</b>	<b>Three stories</b>	<b>Four stories</b>
<b>Buffer to adjacent nonresidential property*</b>	<b>15 feet</b>	<b>15 feet</b>	<b>20 feet</b>
<b>Buffer to adjacent residential property or zone</b>	<b>50 feet</b>	<b>50 feet</b>	<b>50 feet</b>

\* Where adjacent nonresidential properties are interconnected, and designed with complementary site design and architecture, the buffer may be reduced to five feet, and is not required where driveways, sidewalks, and parking areas connect to one another.

2. Enclosures for trash and recyclable materials.
  - a. Trash enclosures are required for all permitted uses and must comply with the requirements of chapter 118 and section 160-27.1 of the Township Code as well as those below.
  - b. Trash enclosures must be sufficiently sized to contain dumpsters/containers for both trash and recyclable materials. Dumpsters are not permitted to sit in the open anywhere on the site.
  - c. Trash enclosures shall be masonry structures, with an exterior facade to match the principal buildings.
  - d. Trash enclosure gates shall be decorative fencing materials with a steel frame and self closing.
  - e. Trash enclosures shall be a minimum of six feet in height.
  - f. Trash enclosures are not permitted in any required buffer areas, and must be a minimum of 15 feet from property lines.
  - g. Where the trash and recycling facilities will serve the residential portion of a mixed use development, and the residents will be required to take out their own garbage, the trash and recycling enclosures shall include a "man door" for pedestrian access in addition to the front gates.
  
3. Lighting. Light fixtures should be designed to complement the buildings and architectural theme and to accent attractive site and landscape features.
  - a. Promenade series lights shall be used within parking lots, along driveways, and along pedestrian pathways (color black). Only single head or double head lights are permitted. A detail of the light is available from the Department of Community Development.
  - b. Lighting plans shall be in accordance with the requirements of this chapter and section 62-55.

4. Signs. Signs shall conform to the requirements of § 160-75 for the C-1 Zone, in addition to the following. The requirements below supersede § 160-75 when there is a conflict.
- a. All permitted freestanding signs shall be monument-style signs no more than eight feet in height.
  - b. The sign copy area of freestanding monument signs may not exceed 80 square feet in area. The entirety of the sign including the sign copy area, supports, and decorative features may not exceed 95 square feet in area.
  - c. The base and support structure shall be designed to complement the building and site design (a brick base is recommended).
  - d. All illuminated signs shall be externally illuminated with a shielded light source, or internally illuminated channel-type letters. Fully illuminated sign boxes and neon lighting are not permitted.
  - e. Facade signs must be channel letters (not box signs) and shall otherwise be in accordance with the permitted facade signs in the C-1 zone.
  - f. Freestanding and ground signs shall have a landscaped area around the base. The landscaped area shall be a minimum of 1.5 times the area of the sign. For example, a twenty-four-square-foot sign must have a minimum thirty-six-square-foot landscaped area at the base consisting of evergreen shrubs, ground cover and seasonal flowers.
  - g. The redeveloper should endeavor to obtain approval to place a compliant freestanding sign along the property's frontage within the landscaped area along the Route 70 right-of-way. Such location, setback a minimum of 15 feet from the edge of pavement, but within the right-of-way would provide better visibility to vehicle traffic.
  - h. If placed within the property lines, a freestanding sign may be setback zero (0) feet from the Route 70 right-of-way (without obstructing any site lines).
  - i. Sign details must be submitted for review prior to final site plan approval.
  - j. Directional signs are permitted within the site consistent with the requirements of section 160-75.
  - i. Two additional signs to identify the multi-family residential use as part of a mixed use development are permitted as follows:
    - i. The signs must be monument/ground signs and may not exceed 20 square feet in area and 6 feet in height.
    - ii. The signs must be set back a minimum of five (5) feet from the property lines along the right of way and a minimum of fifteen (15) feet from any side property line and located outside required sight triangles.
    - iii. Building mounted signs to identify separate buildings within the site shall not exceed four square feet each and two per building.

5. Additional Parking Standards.

- a. **Parking structures are permitted and encouraged. Parking structures must be shielded from the public view by surrounding them with a liner building (with first floor commercial space) or by placing the structure behind other buildings so that the parking garage is not prominently visible on the site.**
- b. **The maximum height for a parking structure is 45 feet.**
- c. **Parking for residential uses on the site must be separate from parking for commercial uses.**
- d. **Shared parking for complementary non-residential uses is recommended, but any reduction in total number of spaces provided must be supported by a parking and traffic study.**

## **D. Potential Acquisition of Property**

1. **Properties Subject to Acquisition through Eminent Domain.** Those properties that have been designated as an Area in Need of Redevelopment and that have been determined to be blighted are subject to acquisition through eminent domain by the Redevelopment Entity.
  - a. Block 3 Lot 3, former G-Boys site at 801 Route 70 West
  - b. Block 22.02 Lots 31, 32, 34, 35, 36, and 37, Former Olga's Diner site at 100 Route 70 West
  - c. Block 27.02 Lot 2, Tri-Towne Plaza at 101 Route 70 East
2. **Relocation of Businesses.** There are no residents or residential units within the areas subject to eminent domain. Any existing businesses that must be relocated as a result of proposed eminent domain proceedings will be relocated in accordance with a Workable Relocation Assistance Plan (WRAP), which must be filed with and approved by the New Jersey Department of Community Affairs (DCA).<sup>5</sup> The first preference would be to accommodate any existing businesses within the redeveloped site. If this is not feasible then a comparable location will be identified as needed.
3. **Potential Acquisition of Properties in Support of Redevelopment.** There are two properties on Locust Avenue that are not currently part of the Redevelopment or Rehabilitation Areas, but that if combined with the Tri-Towne Plaza site (block 27.02 Lot 2) would improve the lot configuration, extend the total frontage along Locust Avenue, and would present an opportunity to improve pedestrian and vehicular access. The consolidation of lots may also enhance the development potential of the overall site. The intent of this section is to suggest and recommend that these lots be acquired through private negotiation in order to improve the potential for comprehensive redevelopment of block 27.02 lot 2.
  - a. Block 27.02 Lot 1 - Coach's Choice (2 story commercial building and parking, converted house). Located on Locust Avenue, is approximately 11,250 square feet and is surrounded on 3 sides by Tri-Towne Plaza.
  - b. Block 4.18 Lots 4 & 5 (Armand - vacant land). Lot is for sale (\$90,000) and is approximately ½ acre

## **E. Redevelopment Entity and Implementation of Redevelopment Plan**

1. The Evesham Township Council is hereby designated the Redevelopment Entity to implement this Redevelopment Plan (N.J.S.A. 40A:12A-4).
2. Evesham Township Council, acting as the Redevelopment Entity may take the actions authorized by New Jersey Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) in order to effectuate the plan.

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<sup>5</sup> Any proposed relocation will be done in accordance with the Relocation Assistance Law of 1967 and the Relocation Assistance Act of 1971 and regulations promulgated pursuant thereto.

3. The following powers are specifically granted to Township Council in its capacity as Redevelopment Entity:
  - a. Undertake redevelopment projects and issue bonds in support of same.
  - b. Acquire property pursuant to the "Eminent Domain Act of 1971", N.J.S.A. 20:3-1 et seq.
  - c. Construct improvements to prepare sites for use in accordance with the redevelopment plan.
  - d. Arrange or contract for professional services in support of redevelopment projects and arrange or contract with redevelopers with the undertaking of redevelopment work (and collect revenue from a redeveloper to defray the redevelopment entity's costs).
  - e. Lease or convey property within the redevelopment area without public bidding, at prices and terms deemed reasonable
  - f. Arrange or contract with a public agency for the relocation of residents, industry, commerce displaced from a redevelopment area (pursuant to "Relocation Assistance Law" and "Relocation Assistance Act"). This requires a Workable Relocation Assistance Plan (WRAP) and approval of DCA.
  - g. Make plans for carrying out a program of voluntary redevelopment/rehabilitation and plans for the enforcement of laws, codes, and regulations relating to redevelopment.
  - h. Publish or disseminate information concerning any redevelopment area, plan, or project.
  - i. When necessary for the implementation of the Redevelopment Plan, enter into a contract with a redeveloper for any improvement, construction or other work forming a part of this redevelopment plan. The redeveloper may be chosen through a Request for Proposals, a Request for Qualifications or through direct negotiations.
  - j. Enter Agreements with Redevelopers setting forth roles and responsibilities, expectations, obligations, time frames for redevelopment.
  - k. Exercise such other powers as may be vested in the Township Council, in its capacity as Redevelopment Entity, under N.J.S.A. 40A:12A-22.
4. The Redevelopment Plan standards supersede existing and underlying zoning requirements, and will be accompanied by an amendment to the zoning map showing the locations of the redevelopment and rehabilitation areas.
5. Approval Process.
  - a. All redevelopment projects within the redevelopment area must first be reviewed by Township Council in its capacity as the Redevelopment Entity, to insure that proposed development projects are generally consistent with the redevelopment plan and reflect the redevelopment entity's intentions for the area, and to confirm that the proposal is in agreement with any redeveloper agreements that have been or may be established. The Township Council must review proposed redevelopment projects before an application may be submitted to the Planning Board for subdivision or site plan review.
  - b. All applications for development within redevelopment area shall be submitted to the planning board for site plan/subdivision review and approval in accordance with the requirements of Municipal Land Use Law. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Evesham Township

Planning Board (N.J.S.A. 40:55D-53), and in accordance with any Memorandum of Understanding signed by the Redeveloper and the Evesham Township Council.

- c. Expedited Planning Board review. The Township will facilitate a fast track review process for redevelopment projects that have been reviewed and recommended by Township Council in its capacity as the Redevelopment Entity.
  - d. The designated redeveloper shall agree to comply with all design standards and development regulations established in the Redevelopment Plan. "C" variances may be reviewed and considered by the Planning Board, but a designated Redeveloper may not request a "D" variance. Instead the Redeveloper must discuss potential changes to use, height, or floor area ratio requirements with Township Council and may request that the redevelopment plan be amended by ordinance.
  - e. Redevelopment Agreements. Township Council, acting as the Redevelopment Entity may enter into a redevelopment agreement with a designated redeveloper in order to identify redevelopment objectives for the site, specify roles and responsibilities of both the redeveloper and the Township, set forth time frames for performance and completion of the project, identify any required off tract improvements required as part of the redevelopment, and provide for any special tax treatment or incentives for the proposed redevelopment.
  - f. Applications to the Zoning Board of Adjustment. While not encouraged by the Redevelopment Plan, as applications for "d" variances would be inconsistent with the intent of the plan, nothing herein is intended to preclude an applicant not subject to a redevelopment agreement from seeking such relief as may be available through application to the Zoning Board of Adjustment.
6. The Redevelopment Entity shall be empowered under N.J.S.A. 40A:12A-1 et. seq. and N.J.S.A. 40A:21-1 et. seq. to allow for the implementation of alternative tax structures to assist in realizing the redevelopment plan objectives and to make redevelopment projects economically feasible. The establishment of redevelopment agreements including provisions for short term or long term tax abatement or exemption may benefit the Township by making private investment in the properties attractive and feasible, and by increasing the long term value of the properties. The alternative tax structures may be mutually beneficial for the Township and the redeveloper. Each project and payment structure shall be subject to an individualized program through negotiation and will be based on the specific circumstances and development budget.
- a. Short term exemption and abatement (N.J.S.A. 40A:21-1 et seq.). The short term exemption and abatement is an inducement for property owners to invest in their properties, as it ensures that the improvements will not result in an immediate increase in their property taxes. This tool may be used in the redevelopment and rehabilitation area for adaptive reuse and improvements to existing buildings, construction of new buildings, and the improvement or expansion of commercial or industrial structures. Tax exemption may be granted from property taxes on all or a portion of the added assessed value from an improvement or new construction. A Payment in Lieu of Taxes (PILOT) may then be established along with a schedule for phasing into full taxation at the end of a five year period. Abatement may be granted to reduce the taxes for a portion of the existing assessed value of a property. Abatement is potentially available for the conversion of non-residential structures to

residential use, for the construction of residential dwellings and for new commercial and industrial buildings, but not for improvements to existing commercial or industrial buildings.

- b. Long term exemption (N.J.S.A. 40A:20-1 et seq). In order to utilize long term exemption the redevelopment project must have a public purpose linked to the redevelopment plan, it must be limited to a specific time period (up to 30 years), and the profits of the corporation receiving the exemption must be limited. The exemption applies to the value of the new improvements, not to the value of the land. Long term exemptions may only be granted to an Urban Renewal Entity – a private corporation formed for the purpose of undertaking redevelopment. The urban renewal entity must apply to the Township for tax exemption, and must provide all required information about the project, architectural plans, site plans, estimated project cost, sources of private capital funds, and a fiscal plan for the project. The dividends or profits of the corporation are limited. Instead of paying property taxes, the redeveloper pays an annual service charge to the municipality, referred to as a PILOT (payment in lieu of taxes). The amount is established as part of the redevelopment agreement. The PILOT may be a percentage of the total project cost or the annual gross revenue. The PILOT is phased into full taxation by the end of the exemption period.

## **F. Master Plan Consistency (State, County, Municipal)**

1. State Plan. Block 3 Lot 3 and Block 27.02 Lot 2 are located within Planning Area 1 (the Metropolitan Planning Area) on the New Jersey State Plan Map. Planning Area 1 is considered a “smart growth area” where redevelopment, adaptive reuse, and infill development are encouraged. Both properties are located within a highly developed area with access to necessary infrastructure and major transportation routes.

A new State Plan framework has been under development over the last two years. Though not yet adopted by the State Planning Commission, the new Plan would also support redevelopment as proposed by the Redevelopment Plan.

2. Burlington County Plan. Burlington County does not have a comprehensive Master Plan, as one is not required under the County Planning Act.<sup>6</sup> The County generally supports municipal redevelopment and revitalization efforts that are consistent with smart growth planning.
3. Evesham Township Master Plan.

### **2020 Vision Plan**

Several of the goals of the Evesham 2020 Vision Plan, which was adopted as part of the Master Plan in 2010, may be advanced by the implementation of the redevelopment plan:

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<sup>6</sup> Confirmed in an email from the Burlington County Bridge Commission's Regional Planning Coordinator on October 8, 2013.

- **Make Mariton Village a More Vibrant Destination.** *Mariton Village should become more vibrant with civic gathering places and an inviting mix of shops, restaurants and services along a more pedestrian-friendly streetscape.*
- **Establish a Landmark at Evesham Crossroads.** *The intersection of Routes 70 & 73 and the commercial areas in the vicinity are envisioned as a recognizable landmark in the region defined by signature development and civic art.*
- **Retrofit and Transform Outdated Commercial Corridors** *Retrofit and transform outdated or vacant commercial sites into mixed-use places with buildings framing pedestrian-oriented streets and public spaces.*
- **Create the Evesham Crossroads Trail Network.** *The Evesham Crossroads Trail will link residential neighborhoods with a network of trails, sidewalks, and greenways that connect to parks, public spaces and mixed use places.*
- **Enhance the Livability of Neighborhoods.** *The quality of life within each neighborhood should be protected with a plan to enhance parks, greenways, waterways, sidewalk and trail connectivity, street trees, traffic calming and pedestrian safety.*

#### **Master Plan**

Section E of the 2012 Master Plan Reexamination addresses the recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the municipal Master Plan. The Master Plan indicates that it is the Township's intent to utilize all available planning tools to work toward implementation of the Township's vision, to advance its goals and objectives, to improve the quality of life for current and future residents, and to maintain and enhance opportunities for smart growth economic development. The Master Plan acknowledges that as the Township continues to assess conditions, particularly within the "Evesham Crossroads" and "Mariton Village" areas, specific properties or areas may emerge as candidates for redevelopment or rehabilitation area designation; and provides that where redevelopment or rehabilitation designation has the potential to reverse a trend toward decline, to incentivize redevelopment or revitalization, to advance the Township's vision and create community value, then such areas may be recommended in accordance with Local Redevelopment and Housing Law.

### **G. Affordable Housing Provisions**

1. Inventory of affordable residential units in the redevelopment area. There are no affordable residential units located within the redevelopment area. Therefore, no affordable units are proposed to be removed or relocated.
2. Plan for the provision of affordable replacement housing. A plan for the provision of affordable replacement housing is not needed since there are no affordable residential units within the designated redevelopment area or rehabilitation area.
3. The Township Council, acting as the Redevelopment Entity, reserves the option to amend the Redevelopment Plan in the future to include an inclusionary housing component, a contribution in lieu, and/or such other vehicle that may be appropriate

and necessary to provide affordable housing opportunities in the Township, if it is determined that such housing is needed to satisfy the Township's fair share affordable housing obligations.

#### **H. Time Limits.**

The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied; the conditions that warranted the redevelopment area designation shall be deemed to no longer exist. This shall also be reflected in covenants established between the Township/Redevelopment Entity and a redeveloper in accordance with N.J.S.A. 40A:12A-9.