

**Plan for Redevelopment**

**Inversand Company/Branch Road Partners  
Redevelopment Area**

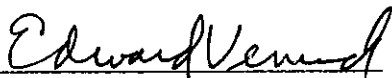
**Lots 1.01, 2, and 7 of Block 242**

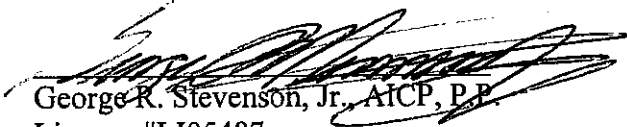
**Township of Mantua  
In the County of Gloucester  
State of New Jersey**

**Prepared Upon the Recommendation of the Township Planning Board  
and at the Direction of  
Township Committee of the Township of Mantua  
Serving as Redevelopment Entity**

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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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Inversand Company/Branch Road Partners Redevelopment Plan:  
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## 1. INTRODUCTION

### 1.1 Background

This Redevelopment Plan (*hereinafter* the Plan) is intended to regulate redevelopment and development over those lands identified on the Township of Mantua Tax Map as Lots 1.01, 2, and 7 of Block 242, which comprise approximately 105.56 acres and over which are found long term vacant, unimproved land, resource extraction activity, and land devoted to nursery use – all of which is occurring within the declared Inversand Company/Branch Road Partners Redevelopment Area pursuant to Township Committee of the Township of Mantua (*hereinafter* Township Committee) action. The redevelopment area is situated to the rear of properties adjacent to Woodbury-Glassboro Road (County Road 553) along which are found within this segment stand alone, uncoordinated development. Access to the redevelopment area is via a point of connection with NJDOT Access Road “P” which forms the area’s southerly boundary. The area is also proximate to a Route 55 interchange.

The major thrusts of this Plan are: 1) the promotion of a compact, higher density development pattern comprised of a mix of residential and commercial uses compatible with residential uses, 2) the capitalizing on the availability of underutilized land for the siting of housing affordable to families of low and moderate income to assist in satisfaction of the township’s obligation to provide such housing, and 3) the permanent preservation of contiguous open space.

For the effectuation of the redevelopment vision, this Plan refines the use as well as the bulk standards of the prevailing zoning and establishes various design and supplemental requirements. Unless otherwise modified herein, the existing development regulations of the Township of Mantua remain in effect.

### 1.2 Statutory Basis for the Area Covered by the Plan

At their meeting of March 10, 2008, Township Committee adopted Resolution R-67-2008, which directed the Planning Board to undertake a preliminary investigation for determination of area in need of redevelopment relative to Lots 1.01, 2, and 7 of Block 242. To assist the Planning Board with satisfaction of this directive, the firm of Remington & Vernick Engineers of Haddonfield, New Jersey was retained to investigate the area and prepare the preliminary investigation report. Subsequently, a report titled “Preliminary Investigation for Determination of Area in Need of Redevelopment for Inversand Company/Branch Road Partners @ Leddens Study Area” dated September 2008, was delivered. This report concluded that conditions within the study area did in fact rise to the level of the statutory criteria necessary for a lawful recommendation of an area in need of redevelopment and recommended that the Planning Board in turn advance a positive recommendation for redevelopment eligibility. Pursuant to the requirement of the statutory process, the requisite public hearing was held on October 21, 2008. After consideration of the report and accompanying presentation as well as comments of the public, the Planning Board resolved that the area qualified for designation as an area in need of redevelopment and recommended to Township Committee that the area be so declared.

Acting on the affirmative recommendation of the Planning Board, Township Committee serving as the redevelopment entity declared the study area to be in need of redevelopment and directed the Planning Board to prepare a plan for the revitalization of the area.

The aforementioned redevelopment actions were undertaken pursuant to a funding grant through the 2008 Gloucester County Redevelopment Program established by the Board of Chosen Freeholders, and administered by the Gloucester County Department of Economic Development, to stimulate Brownfield restoration and a fully productive condition of underutilized lands.

### **1.3 Redevelopment Area Delineation**

The redevelopment area (*hereinafter* the Area) encompasses approximately 105.56 acres and is comprised of Lots 1.01, 2, and 7 within Block 242 being that block bounded to the west by Woodbury-Glassboro Road (County Road 553), to the east by Mantua Creek, to the south by New Jersey State Highway 55, and to the north generally by lands upon which is situated the Timber Crest residential subdivision.

The boundaries of the Area are also depicted on the Redevelopment Area Map (Appendix A). As block and lot numbers may change from time to time due to subdivision, lot consolidation or renumbering, the Redevelopment Area Map located herein shall prevail in the case of discrepancies between said map and the block and lot listing above.

## **2. REDEVELOPMENT VISION AND OBJECTIVES**

### **2.1 Redevelopment Plan Vision**

This redevelopment plan is intended to provide in the first instance a flexible approach for the remedying of the conditions which served as the basis for an affirmative finding of an area in need of redevelopment and, in the second, stimulate thereby beneficial growth comprised of compatible, context sensitive development, to mean, development having a design reflective of the rural context in which it occurs. The Plan strenuously encourages the employment of large tract planned development whereby compatible uses are developed by a single entity under a unifying plan.

As noted above, the major thrusts of this Plan are: 1) the promotion of a compact, higher density development pattern comprised of a mix of residential and commercial uses compatible with residential development, 2) the capitalizing on the availability of underutilized land for the siting of housing affordable to families of low and moderate income to assist in satisfaction of the township's obligation to provide such housing, and 3) preservation of open space.

More specifically, this Plan promotes generally a development scheme which results in an intensification of use moving from east to west as the most environmentally sensitive portion of the Area is found along the Mantua Creek which delineates the easterly boundary and given the westerly boundary abuts lands having thereon large scale retail development contiguous to Woodbury-Glassboro Road. As such, residential uses of varying construction type are envisioned interior to Lots 1.01 and 2. Residential construction would extend onto Lot 7, and yield to commercial development compatible with residential use which would serve as a transition to the

more intense retail development situated along Woodbury-Glassboro Road. As to affordable housing, any such development should be to the greatest extent practicable distributed throughout the areas of residential development; except that nothing herein is to be construed as precluding the development of municipally sponsored or 100 percent affordable housing in an area solely devoted to such use. In any event, a requirement of this Plan is the incorporating of elements of the vernacular architecture of the market rate units into the design of the affordable units.

Centrally located within Lot 7 is the Inversand glauconite extraction pit which encompasses an area of approximately 4.2 acres and comprises approximately four percent (4%) of the overall redevelopment area. Research indicates that this area is of some historic significance. Redevelopers and developers are to comply with local, state, and federal requirements which may be applicable.

Further envisioned also as a major theme of redevelopment and development is the preservation of open space. Preservation of this kind is to occur in areas that simply stated makes the most sense in terms of insulating residential development from adjoining residential development to the north and as well from the over-the-property line impacts of nonresidential development. Additionally, preserved open space is to be provided where it can be seen, that is, where open space contributes to the formation of scenic vistas which can be viewed from adjoining roadways.

A clear preference as an adjunct to open space preservation is provision of paths for walking and biking within open space areas and in particular along Mantua Creek and Knights Run being a tributary thereof. Also, development design is to be made for multiple points of connectivity between development within the Area and with existing development bounding the redevelopment area in the promotion of public wellbeing through opportunity for alternate types of transportation. To this end, overtures should be made to explore the feasibility of having pedestrian walkways/bike paths connecting the redevelopment area with the Timber Crest residential subdivision to the north and with the retail development immediately west of the Area. Additionally, consideration should be given to providing the same type of amenity along the NJDOT Access Road "P".

Except as modified herein the development regulations set forth under the Land Use Ordinance of the Township of Mantua remain in effect.

## **2.2 Redevelopment Objectives**

Principal objectives for the realization of the redevelopment vision for the lands regulated by this Plan are as set forth infra:

- Promotion of compact, higher density residential development;
- Provision of opportunity for the production of units affordable to families of low and moderate income as determined by income limits promulgated by the New Jersey Council on Affordable Housing (COAH) arising from the obligation resultant from growth, or in the alternative, resulting from municipally sponsored or 100 percent affordable developments;

- Allowance for the introduction of commercial development, to include retail and office uses, compatible with residential development;
- Encouragement of energy efficient and environmentally safe buildings through building construction incorporating elements of Green Building design;
- Promotion of contiguous, permanent preservation of open space;
- Provision of opportunity for the enjoyment of active and/or passive recreation;
- Improvement of access to the area as well as the upgrading and full improvement of NJDOT Access Road "P" and dedication of same to the township;
- Limitation of surface parking; and
- Extension of infrastructure to the area.

### **2.3 Consistency with Master Plan Goals and Objectives**

The township's master plan is the preeminent planning policy source for guidance as to the future arrangement of lands and uses of land within the township. The current document titled "Master Plan for the Township of Mantua, January 2006" was adopted on February 21, 2006 and is comprised of Goals and Objectives, a Land Use Plan Element, a Circulation Plan Element, and Housing Plan Element. Under redevelopment law, a redevelopment plan is to be substantially consistent with the master plan or designed to effectuate the master plan. In recognition of the statutory mandate, consistency of the Plan with the master plan by element is demonstrated by the following:

#### **2.3.1 Goals and Objectives**

The Plan is substantially consistent with various overarching goals and objectives articulated in the master plan as reflected by the Plan's call for:

- Preservation of open space;
- Provision of a range of housing types;
- Encouragement of the development of new businesses;
- Promotion of the interconnectivity of land uses;
- Opportunity for walking and biking;
- Construction of buildings incorporating aspects of green building design; and

- Possibility for active and/or passive recreation;

### **2.3.2 Land Use Plan Element**

The Land Use Plan Element identifies the Area as being situated within the FLX – Flex Space Zoning District which allows for “the small scale development of flex, research and warehouse space on two (2) acre lots.” While the Plan is inconsistent with the permitted uses and bulk requirements of the prevailing zoning to the extent that the Plan supersedes each, the Plan is notwithstanding same consistent with the master plan as it serves notice of the availability of redevelopment pursuant to the State’s Redevelopment Act presumably for employment as may be found necessary.

Also suggestive of consistency with the plan element is the major redevelopment and development theme relating to the preservation of open space and promotion of a development pattern which manifests a mix of residential and commercial uses. With respect to the former, the plan element is clearly supportive of open space preservation as indicated by the discussion relating to preservations achieved through collaborative efforts with the Gloucester County Farmland Preservation Program and Open Space Program. Relative to the latter, the allowance for commercial development typically supportive of residential use is supportive of the plan element’s encouragement for competitive market diversity achieved in part through the establishment of diverse retail opportunities that have a direct relationship to the scale of the community it serves.

### **2.3.3 Housing Plan Element**

Consistency with this plan element is achieved in that the Plan acknowledges the township’s obligation to provide housing affordable to families of low and moderate income and sets forth as a primary redevelopment and development theme the capitalizing on the availability of underutilized land for the production of affordable units generated as a result of growth share or through the construction of municipally sponsored or 100 percent affordable projects. This theme mirrors the plan element’s description of the township as having been “an active participant in the affordable housing process since COAH’s inception.”

Apart from the affordable housing aspect, the Plan is consistent with the element in that it promotes a variety of housing types and makes provision for a mix of uses thereby being supportive of the plan element’s call for “housing development that is balanced with new commercial development to help minimize increases in real estate taxes, and to create a sustainable economy for the Township.” Also, in its emphasis on incorporation of aspects of Green Building design, the Plan is supportive of the goal of constructing buildings that are energy efficient and environmentally sensitive.



### **2.3.4 Circulation Plan Element**

The plan element clearly emphasizes the need to create development patterns that facilitate walking, biking, and the interconnectivity among and between land uses and neighborhoods. These emphases are supported by the Plan through its call for the provision of paths for walking and biking that connect the components of development interior to the Area with one another and as well with the commercial development along Route 553. Additionally, the Plan encourages exploring the feasibility of a point (s) of a pedestrian connection with the Timber Crest residential development immediately to the north.

The compact, higher density nature of development envisioned for the Area coupled with the allowance for a mix of residential, commercial, retail and office uses, being in addition to the development of the adjoining Lowe's and Pet Smart site, are in unison with the plan element's promotion of "patterns of development that may ultimately expand the use of public transportation."

## **2.4 Relationship of Plan to Other Planning Documents**

### **2.4.1 Gloucester County Master Plan**

The Plan is consistent with the Gloucester County Master Plan in that its major themes foster opportunity for: 1) development of a mix of uses, 2) conservation of natural resources, 3) permanent preservation of open space, 4) alternate means of transportation, and 5) the interconnectivity of development.<sup>1</sup>

### **2.4.2 State Development and Redevelopment (SDRP)**

While consistency with the SDRP is not a requirement of redevelopment law, the Plan nonetheless incorporates the major planning policy emphases of the planning area. As such, elements of the Plan are consistent with both the intent and the policy objectives of the Suburban Planning Area (PA2). Noteworthy is the fact that the Plan affords opportunity for compact, higher density development of a single use area for which infrastructure is available and represents thereby a counterpoint to stand alone, uncoordinated development (sprawl) found along that segment of Woodbury-Glassboro Road that delineates the westerly limit of Block 242. Also advanced is an emphasis on context sensitive development.

Relative to planning area policy objectives, the Plan: 1) from a land use perspective, promotes compact, mixed-use development of residential, commercial, retail, and office uses as well as through its call for points of connectivity enables the integration of the wide range of uses envisioned for the Area; 2) from a housing perspective, anticipates the construction of residential units of varying construction type over a range of affordability proximate to commercial uses and envisions also opportunity for enjoyment of active and/or passive recreation; 3) from a transportation perspective, promotes mobility options

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<sup>1</sup> Charles Romick, PP, AICP, Director, Gloucester County Planning Division, telephone interview of October 24, 2008.

through its call for site design incorporating pedestrianism and bicycle connections between developments; 4) from a recreation perspective, provides for recreation opportunity, the possibility of walking trails, and preservation of open space; and 5) from a redevelopment perspective, represents the reprogramming of a single use area to an area of mixed development with allowance for higher densities.

## **2.5 Relationship to Master Plans of Contiguous Municipalities**

The Area is situated in the northeast section of the township and is insulated from the Townships of Deptford and Washington, which are the nearest adjoining municipalities, by the presence of Route 55 and the Mantua Creek. Given, the insulation of development, there does not appear to be any significant relationship between the Plan and the master plans of these municipalities.

## **3. LAND USE REGULATION**

### **3.1 Permitted Uses**

The below uses supersede those permitted under the prevailing zoning. It is the clear intent of the Plan that these permitted uses predominately result from large tract planned development whereby a mix of compatible uses are developed by a single entity under a unifying plan. Notwithstanding the aforementioned, this Plan does not strictly preclude the development of stand alone uses which are not part of a planned development.

- Multi-family dwelling units to include townhouses, garden apartments, and town over flats.
- Mixed-use buildings comprised of upper story residential uses over compatible ground level commercial uses.
- Hotels.
- Cultural uses such as restaurants, taverns, and museums.
- Banking and financial institutions.
- Personal service uses such as a nail salon, barber shop, beauty parlor, dry cleaning service, laundry service, or tailor shop.
- Health clubs.
- Private sector owned recreation facilities.
- Office uses to include general, professional, and medical.
- Garden centers.

- Retail convenience stores for satisfaction of daily needs of residents.

### 3.2 Permitted Accessory Uses and Structures

- Off-street parking.
- Uses customarily associated with and subordinate and incidental to multi-family residential development; including, but not limited to: meeting rooms, laundry rooms, recreational areas and other similar facilities.

### 3.3 Bulk and Area Requirements

The requirements of this section supersede the requirements of the prevailing zoning. As made manifest by incentives as to minimum area and maximum height, planned development of large tracts is the clear preference of this Plan.

Minimum tract area	20 acres*
Minimum setback from tract boundary	100 feet
Minimum tract frontage	300 feet
Maximum building height	2 stories/35 feet
Minimum open space set-aside	40%
Minimum building interval	40 feet

\* Where stand alone, single-parcel/single-use development is proposed, the minimum lot area is established as being five (5) acres. Where planned development is employed as a development technique, a minimum lot area of three (3) acres shall be provided per principal use or lot; however, in the event of subdivision, said area may be reduced to two (2) acres provided an average of three (3) acres is maintained per use or lot over the entirety of the planned development.

## 4. ARCHITECTURAL DESIGN REQUIREMENTS

With respect to architectural treatments, this Plan advances a design philosophy of encouraging flexibility in design coupled with the promotion of a richness of architectural detail so to enhance the aesthetics of the built environment and create architectural interest. Accordingly, the guidelines set forth below are applicable over the entirety of the redevelopment area:

- The massing of buildings should 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 should be compatible with adjacent structures.

- Visual patterns should be employed to break down building mass into smaller elements.
- Building facades should 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 should not be more than 100 feet in length without having 3 or more of the types of architectural details described above.
- Flat block walls should not be permitted as an exterior surface; architectural design blocks however are permissible. Architectural treatments are to be provided on each façade. Façade treatments shall include traditionally designed storefronts, doorways, windows and related design features.
- Façade recesses or projections should extend a minimum of eighteen (18) inches from the building wall.
- Awnings, balconies, and canopies where provided are to project a minimum of eighteen (18) inches.
- Basic materials, texture, and color should be compatible with those of existing buildings. The entire front, sides, and rear of buildings should be coordinated in compatible traditional colors and materials.
- Exterior walls and roofs should not be highly reflective. Building color should be composed of nonreflective neutral, subtle earth tones. Bright reds, oranges, yellows, or other high-intensity colors should not be permitted, nor should neon tubing be used to outline windows, signs, buildings, structures, or architectural details.
- Gable and mansard roofs should be the predominate roof design. This construction may incorporate the projecting gable, and include as well a gable roof with dormers. Flat roofs are specifically discouraged on one-story buildings. Two-story or taller buildings should be provided with a traditional cornice treatment. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, verandas, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.
- Uninterrupted windows are not to occupy more than 35% of a building façade. The appearance of window panes can be used to break up the window lengths. Window panes can be simulated using artificial materials. Windows should not be composed of reflective material so as to provide the appearance of continuous mirrors.

**5. SUPPLEMENTAL REQUIREMENTS APPLICABLE TO ENTIRETY OF THE REDEVELOPMENT AREA**

- 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.

- 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.
- Due to the emphasis on planned development, this plan requires that prospective redevelopers address the extent to which individual proposed developments will permit and be compatible with the type of development envisioned over the remainder lands.
- As redevelopment planning fosters development through negotiation whereby the township and redeveloper contribute to the future look and arrangement of lands, the submission of redevelopment and development concept plans prior to formal plan submission, as a basis for preliminary review, discussion, and refinement is encouraged.
- 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.
- At intersections and at driveways, no building projection, structure, or plant material having a height above grade of thirty (30) inches is permitted within the clear sight triangle as defined by the American Association of State Highway Officials (AASHTO) standards.
- The number of surface parking stalls is limited to 105% of the requirements stated herein.
- All utility service connections to utility distribution lines within the Area; and all utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- In all cases, due consideration shall be given to the screening of rooftop mechanical equipment. Rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is architecturally appropriate and consistent with the architecture of the building.
- Development proposed under this Plan is to be connected to public water, sanitary sewer, and stormwater management facilities which are to be extended to the site.

- Development as regulated by this Plan is to be context sensitive to mean that development design is to reflect to the greatest extent practicable the rural nature of area in which it is occurring.

## **6. IMPLEMENTATION OF REDEVELOPMENT PLAN**

### **6.1 Redeveloper Obligations**

Implementation of this redevelopment plan is to be in accordance with all applicable provisions of the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. The redeveloper(s) will be obligated to carry out the specified improvements as memorialized by a Redevelopment Agreement. Until the completion of the improvements, the redeveloper will not be permitted to sell, lease or otherwise transfer or dispose of property within the redevelopment area without the prior written consent of the redevelopment entity, which will not be unreasonably withheld or delayed. Upon completion of the improvements within the redevelopment area, further providing, inspection and verification by the redevelopment entity, a certificate of completion shall be issued to the redeveloper and the conditions determined to exist at the time the area was determined in need of redevelopment shall be deemed to no longer exist, and the land and improvements situated therein shall no longer be subject to the exercise of eminent domain.

### **6.2 Redevelopment by Property Owners**

This Plan acknowledges that owners of land within the redevelopment area may wish to participate in this redevelopment initiative by serving as the redeveloper of their respective properties individually or in combination with other properties within the Area. Subsequent to said notice, the property owner will have up to sixty (60) days to inform the redevelopment entity of willingness to assume the responsibilities of redeveloper. With a negative response or a failure to reply, the redevelopment entity will designate a third party as the redeveloper. In those instances where a property owner desires to act as the redeveloper, the owner shall, within one hundred twenty (120) days of notification to participate, meet with the redevelopment entity and submit all required redeveloper materials necessary for evaluation as redeveloper. Designation as redeveloper is at the sole discretion of the redevelopment entity.

Redeveloper shall proceed with redevelopment/development in accordance with requirements of the Plan and shall be subject to all obligations otherwise applicable to a Redeveloper.

The redevelopment entity reserves the right to modify the process set forth herein if found necessary to facilitate effectuation of the redevelopment plan.

### **6.3 Statutorily Permitted Actions**

- Upon the adoption of the redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A:12A-7), the redevelopment entity may cause the clearance, replanning, development and redevelopment of the area designated in this plan. In order to carry out and effectuate the purposes of the redevelopment law and the terms of this redevelopment plan, the redevelopment entity may:
- Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
- Acquire via negotiated settlement or by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C:40A-12-22).
- Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. seq.).
- Clear any area owned or acquired and install or reconstruct infrastructure.
- Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- Arrange or contract with public agencies or redevelopers.
- Lease or convey property or improvements without public bidding.
- Enter upon buildings or property for conduct of investigations or surveys.
- Provide for relocation assistance.
- Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- Request the designation of particular areas as areas in need of redevelopment or rehabilitation.

### **6.4 Proposed Redevelopment Actions**

To substantially improve and upgrade the redevelopment area a combination of redevelopment actions as set forth below will be employed to facilitate revitalization:

- Acquisition of land as necessary to allow implementation of the redevelopment vision as well as the demolition and/or adaptive re-use of the structures over Lot 7, Block 242.
- Consolidation and/or resubdivision of Lots 1.01, 2, and 7 of Block 242 to allow for a suitable assemblage of land specific to component uses as permitted under this Plan.
- Provision for a full range of public and/or private infrastructure to include roadways necessary to service and support proposed new development.
- Construction of a mix of residential and commercial uses as permitted under this Plan.

#### **6.5 Site Plan and Redevelopment Applications**

- In the execution of this redevelopment plan, it should be noted that development and subdivision within the area shall be governed by the requirements set forth under the applicable development regulations of the Township of Mantua other than as modified herein. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended from time to time in accordance with law. Site plan review, as may be required, shall be conducted by the Planning Board of the Township of Mantua, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq.
- All leases, agreements, deeds, and other instruments from, or between, the redevelopment entity, and to, or with a redeveloper, shall comply with the applicable provisions of the law.

#### **6.6 Land Acquisition**

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the Township of Mantua, necessary for the effective execution of the redevelopment plan, may be acquired by condemnation in accordance with the provisions of the Eminent Domain Act of 1971. Under Section 40A:12A-7.a.(4), properties proposed for acquisition are to be identified. With respect to this redevelopment initiative, the condemnation of property is not anticipated; however, the township reserves the right to acquire the entirety, or portions of, Lots 1.01, 2, and 7 of Block 242 through either negotiated settlement or exercise of eminent domain as necessary to effectuate revitalization.

#### **6.7 Relocation Assistance**

The need for the provision of relocation assistance for residents of the project area is here moot by virtue of the fact that within Block 242, Lots 1.01 and 2 comprise vacant, unimproved land and Lot 7 has situated thereon a commercial enterprise engaged in the manufacture of manganese green sand.



## **6.8 Agreements with Redevelopers**

Agreements with redevelopers shall note that only those uses established under this Plan shall be constructed, and prohibit, without the written consent of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or any portion thereof.

## **6.9 Equal Opportunity**

The land within the project area shall not be restricted on the basis of race, creed, color, gender, or national origin in the sale, use, lease, or occupancy thereof.

## **6.10 Period of Applicability**

The provisions of this plan, specifying the redevelopment of the project area and requirements and restrictions with respect thereto, shall be in effect until such time as the redevelopment entity issues a certificate of competition, pursuant to all necessary inspection, certifying that all improvements have been satisfactorily installed and that the goals of the redevelopment initiative have been achieved such that the conditions which qualified the area as being in need of redevelopment have been ameliorated.

# **7. GENERAL PROVISIONS**

## **7.1 Deviations from the Redevelopment Plan**

The planning board may review and retain jurisdiction over redevelopment and development applications requesting deviations, other than with respect to those circumstances as specified under N.J.S.A. 40:55D-70(d), from this redevelopment plan or other township development ordinances. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or applicable sections of the township's land development regulations or from the design standards set forth in this redevelopment plan or other applicable township development ordinances. All requests for such relief shall be made to the planning board accompanied by a complete application for development as required by township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

## **7.2 Support for Provision of Affordable Housing**

This Plan acknowledges Mantua Township's obligation to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Developers and/or redevelopers of land governed by this Plan are to assist the Township of Mantua in addressing obligations resulting from the development of this land in a manner acceptable to the redevelopment entity consistent with the Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on June 2, 2008, as amended from time to time.

### **7.3 Amendment to Zoning District Map**

The Plan supersedes the use as well as the bulk and area provisions of the prevailing zoning. 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 township will amend the zoning district map so to graphically delineate the redevelopment area subject to the provisions of this Plan.

### **7.4 Amendments to the Redevelopment Plan**

This Plan may be amended from time to time upon compliance with the requirements of the redevelopment law. No amendment to this Plan shall be approved without review by the Planning Board at a public meeting, and ordinance adoption by the Township Committee.

## **8. PLAN CONFORMANCE WITH REDEVELOPMENT LAW PROVISIONS**

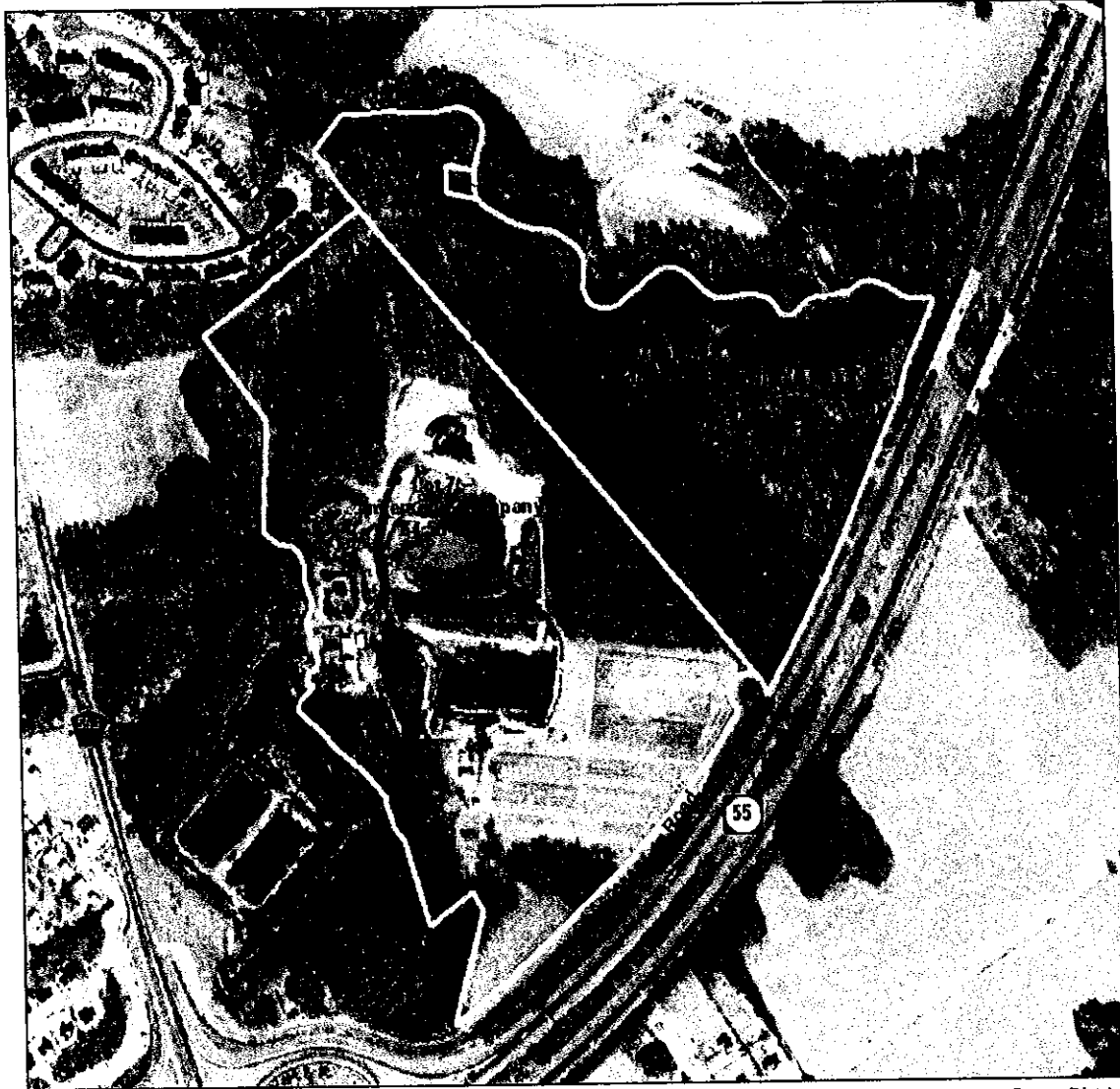
This Plan satisfies the requirements of Subsection 40A:12A-7 of the Local Redevelopment and Housing Law as to provision of components identified under redevelopment law as being mandatory in the preparation of a redevelopment plan, to wit:

- The Plan herein has addressed the relationship to local objectives as to appropriate land use, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- Proposed land uses are identified. Architectural design guidelines are provided.
- Parcels potentially the subject of acquisition are identified.
- The lack of need for relocation assistance in this instance is addressed.
- Relationship of the proposed redevelopment initiative to the master plans of contiguous municipalities and that of Gloucester County as well as relationship to the State Development and Redevelopment Plan is addressed.
- The relationship of the Plan to pertinent township development regulations is addressed.
- Substantial consistency with Township of Mantua Master Plan is demonstrated.
- While not a mandatory component under redevelopment law, the obligation to provide for units affordable to families of low and moderate income is acknowledged.

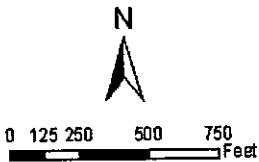
**APPENDIX A**  
**REDEVELOPMENT AREA MAP**

# Inversand Company and Branch Road Partners at Leddens Study Area

Mantua Township  
Gloucester County, New Jersey



Note: Zoning for entire site is FLX Flex Space District



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