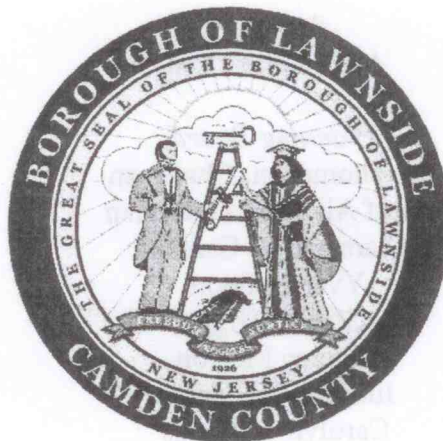


**Preliminary Investigation for
Determination of an Area in Need of Redevelopment
and
Redevelopment Plan**

for the
OAK AVENUE REDEVELOPMENT STUDY AREA
in the

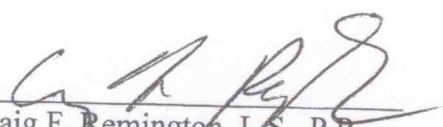
**BOROUGH OF LAWNSIDE
CAMDEN COUNTY, NEW JERSEY**

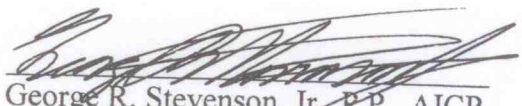


Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033

MAY 9, 2005

Revised July 12, 2005


Craig F. Remington, L.S., P.P.,
Vice President
License #1877


George R. Stevenson, Jr., P.P., AICP
License #5487

Mayor
Mark K. Bryant

Borough Clerk
Sylvia A. VanNockay

Administrator
Jessie Harris

Borough Council
Juanita Johnson-Clark
Walter A. Lacey
Stephen C. Moore
Junious R. Stanton
Clifford L. Still, Sr.
Mary Ann Wardlow

Solicitor
Allen Zeller, Esq.

Planning Board
Jay Thompson, Chairman
Yusuf Ali, Vice Chairman
Clarence W. Cannon
Yvonne Foote
Clinton Higgs
Harvey Morton
Junious R. Stanton
Carolyn Williams

Dawn Wright-McLeod, Secretary

Planning Board Solicitor
Calvin Fisher, Esq.

Economic Development Counsel
Morris Smith, Esq.

Redevelopment Consultant
Todd Poole



Part I: Preliminary Investigation

- I. INTRODUCTION
- II. REDEVELOPMENT PROCESS
- III. OVERVIEW
- IV. POPULATION & EMPLOYMENT TRENDS
- V. STUDY AREA
- VI. MAPS OF STUDY AREA
- VII. EXISTING CHARACTER AND LAND USE
- VIII. STATUTORY CRITERIA
- IX. APPLICABILITY OF STATUTORY CRITERIA
- X. CONCLUSION
- XI. APPENDIX A:
Map changes based on Governing Body action
- XII. APPENDIX B:
New Jersey Financing and Incentive Programs

I. INTRODUCTION

As part of an initiative to address a long-term unproductive condition of certain lands and to affect a revitalization of a segment of the Oak Avenue corridor through the remediation of conditions suggestive of physical and economic deterioration, the Mayor and Borough Council of the Borough of Lawnside through adoption of Resolution 37-FY2005 (as amended), authorized the borough's planning board to conduct a preliminary redevelopment investigation to determine whether the area of the borough designated as the study area, as described herein, qualifies under the statutory criteria to be declared an area in need of redevelopment. These lands were formerly identified in the most recent re-examination of the Borough's Master Plan to be appropriate for redevelopment study. The planning board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the preliminary redevelopment investigation on its behalf (as authorized by Council Resolution 74-FY2005).

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/underdeveloped, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed an area in need of redevelopment, this would then permit the preparation and execution of a redevelopment plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

III. OVERVIEW

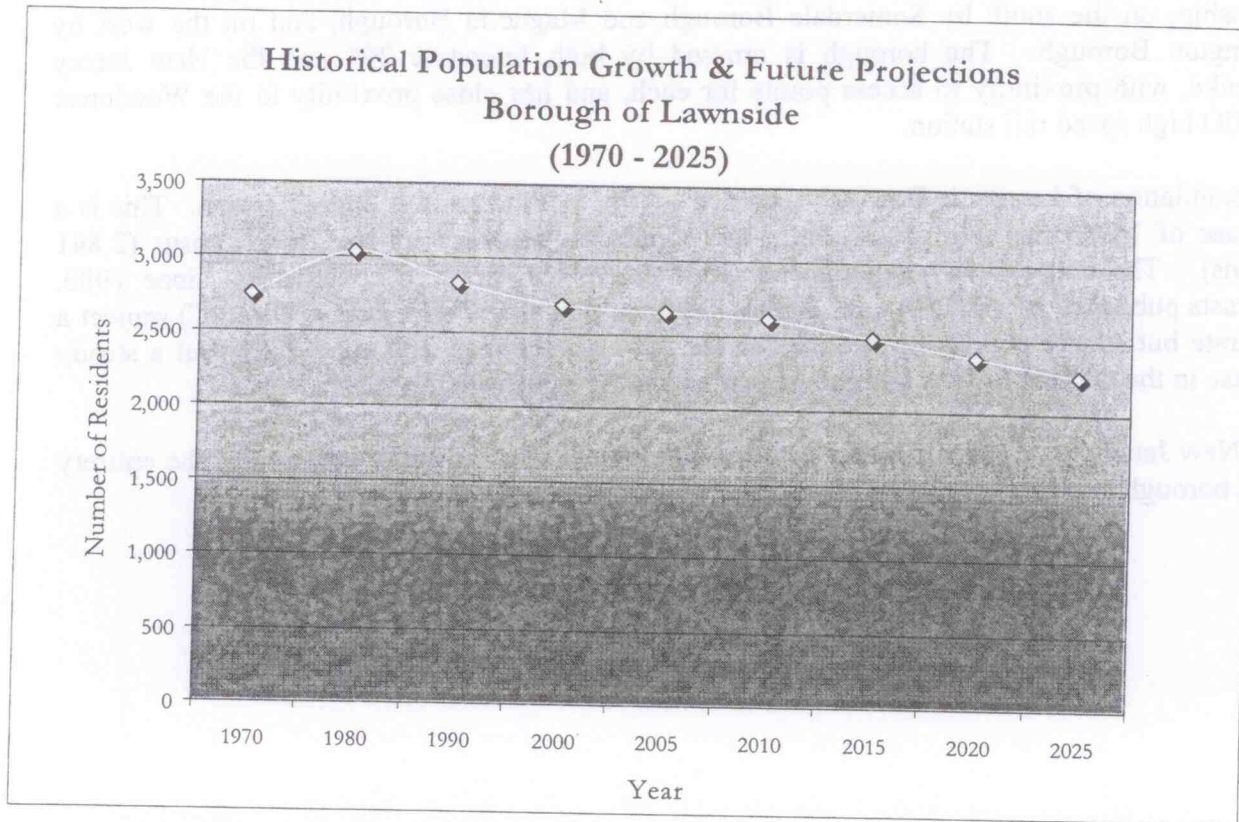
The Borough of Lawnside is approximately 1.4 square miles in area, and is located in the north-central portion of Camden County in southern New Jersey. It is bounded on the north by Tavistock Borough, on the northeast by Haddonfield Borough, on the east by Cherry Hill Township, on the south by Somerdale Borough and Magnolia Borough, and on the west by Barrington Borough. The borough is crossed by both Interstate 295 and the New Jersey Turnpike, with proximity to access points for each, and has close proximity to the Woodcrest PATCO high speed rail station.

The population of Lawnside Borough recorded by the 2000 Census is 2,692 persons. This is a decrease of 149 persons (or 5.2%) from the population recorded by the 1990 Census (2,841 persons). The borough has experienced modest levels of housing construction since 1980. Forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project a moderate but steady population decline for the borough between 2000 and 2025, but a steady increase in the number of jobs within Lawnside over the same timeframe.

The 'New Jersey State Development and Redevelopment Plan' (SDRP) categorizes the entirety of the borough as being within the Metropolitan Planning Area (PA1).

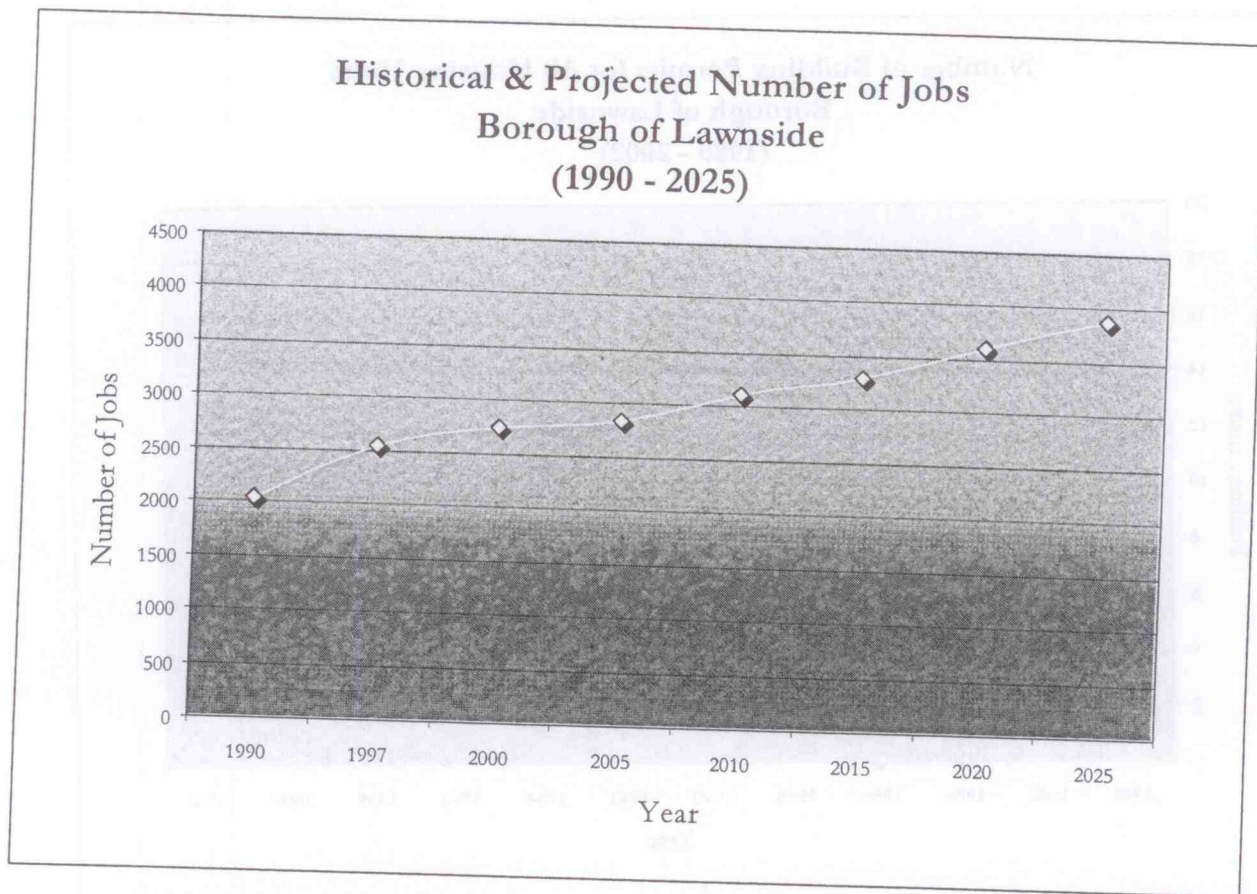
IV. POPULATION & EMPLOYMENT TRENDS

Population



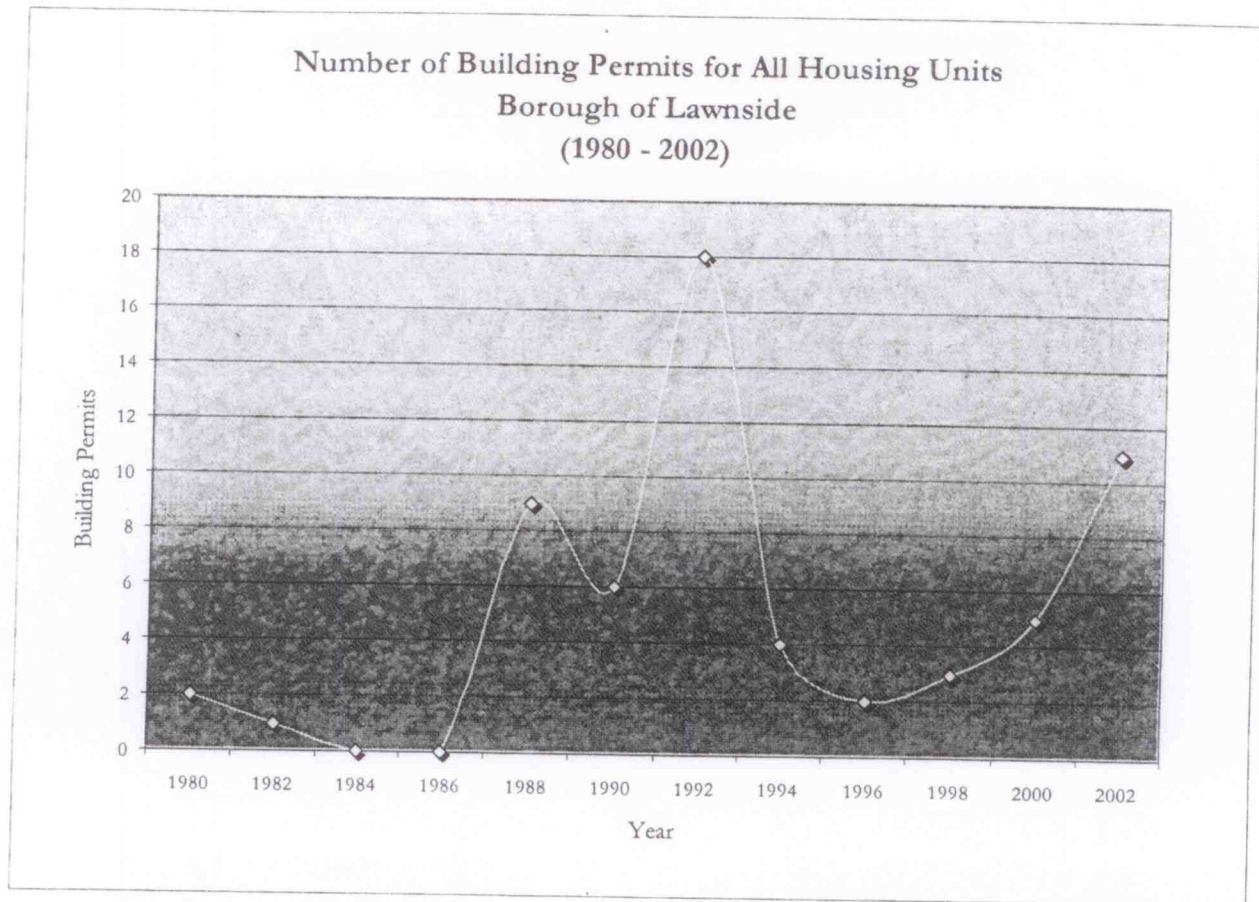
Source: Bureau of the US Census (Historical Data); DVRPC data bulletin, No. 73 [March 2002] (Projections)

Employment



Source: DVRPC data bulletin, No. 73 (March 2002)

Residential Construction



Source: HUD State of the Cities Data Systems (<http://socds.huduser.org/permits/index.html>)

V. STUDY AREA & BASIS FOR INVESTIGATION

Study Area Delineation

The area under examination is comprised of parcels on both the north and south sides of Oak Avenue, as well as lands to the southeast along the shared boundary with Cherry Hill Township (forming a contiguous area). Specifically, the area consists of the following tax parcels:

- **Block 405:** Lot 1
- **Block 502:** All lots
- **Block 503:** All lots
- **Block 504:** All lots
- **Block 505:** All lots
- **Block 506:** All lots
- **Block 507:** All lots
- **Block 508:** Lot 1
- **Block 509:** All lots
- **Block 510:** All lots
- **Block 511:** All lots
- **Block 512:** All lots
- **Block 601:** All lots
- **Block 602:** Lots 23 and 24
- **Block 605:** Lots 1 and 2
- **Block 701:** All lots
- **Block 1004:** Lots 30 and 31

The boundaries of the study area were determined by the borough given manifestations of physical deterioration, faulty arrangement, and instances of less than a fully productive utilization of land; in tandem, these conditions are detrimental to the health, safety, and welfare of the borough. Additionally, the borough recognized that these conditions have existed in the study area for some time, and that absent proactive borough intervention in the form of redevelopment planning, said conditions are not likely to be remediated solely through private sector initiatives.

Description & Background

The study area encompasses a variety of uses including vacant, residential, commercial, and municipal. The parcels are located in the Metropolitan (PA1) Planning Area under the State Development and Redevelopment Plan (SDRP). The intent of the Metropolitan Planning Area (PA1) of the SDRP is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

From a zoning standpoint, study area parcels are located within the R-A/Residence, B-B/Business, I-A/Limited Industrial, CR/Conservation and Recreation, and O-P/Planned Office Park zoning districts.

Existing Zoning Classifications

The **R-A Residence District** is intended to provide for single family detached residential construction of medium density. Also permitted are churches, schools, parks, museums, and libraries. Home office uses and nursing/assisted living facilities are conditionally permitted.

The **B-B Business District** is intended to provide for various commercial uses, including those provided for within the B-A Business District (retail and restaurant uses to service the needs of residents), as well as more intensive commercial uses such as automotive service facilities, lumber yards, and storage warehouses. Also permitted are mixed-used (commercial/residential) development and any use permitted within the R-A district, as described above.

The **I-A Limited Industrial District** is intended to provide for light industrial uses for which nuisance impacts on neighboring parcels can be avoided. Specifically permitted are light manufacturing uses, research laboratories, and storage uses. Residential and business uses as provided for under the R-A, B-A, and B-B zoning districts are specifically prohibited, as are garbage dumps and refuse incineration uses.

The **CR Conservation and Recreation District** is intended to conditionally provide for parks, active recreation uses, nature study areas, outdoor museums, and arboretums, as well as structures ancillary to these uses.

The **O-P Planned Office Park District** occurs on parcels specifically recognized by ordinance as being suitable for planned development due to the proximity of Interstate 295 and the Woodcrest PATCO station. Specifically permitted as part of a planned development are general office uses, government office uses, research and medical laboratories, broadcast facilities, publishing facilities, and banks. Hospitals, schools, and public utility facilities are conditionally permitted.

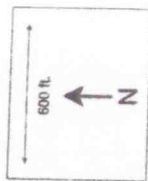
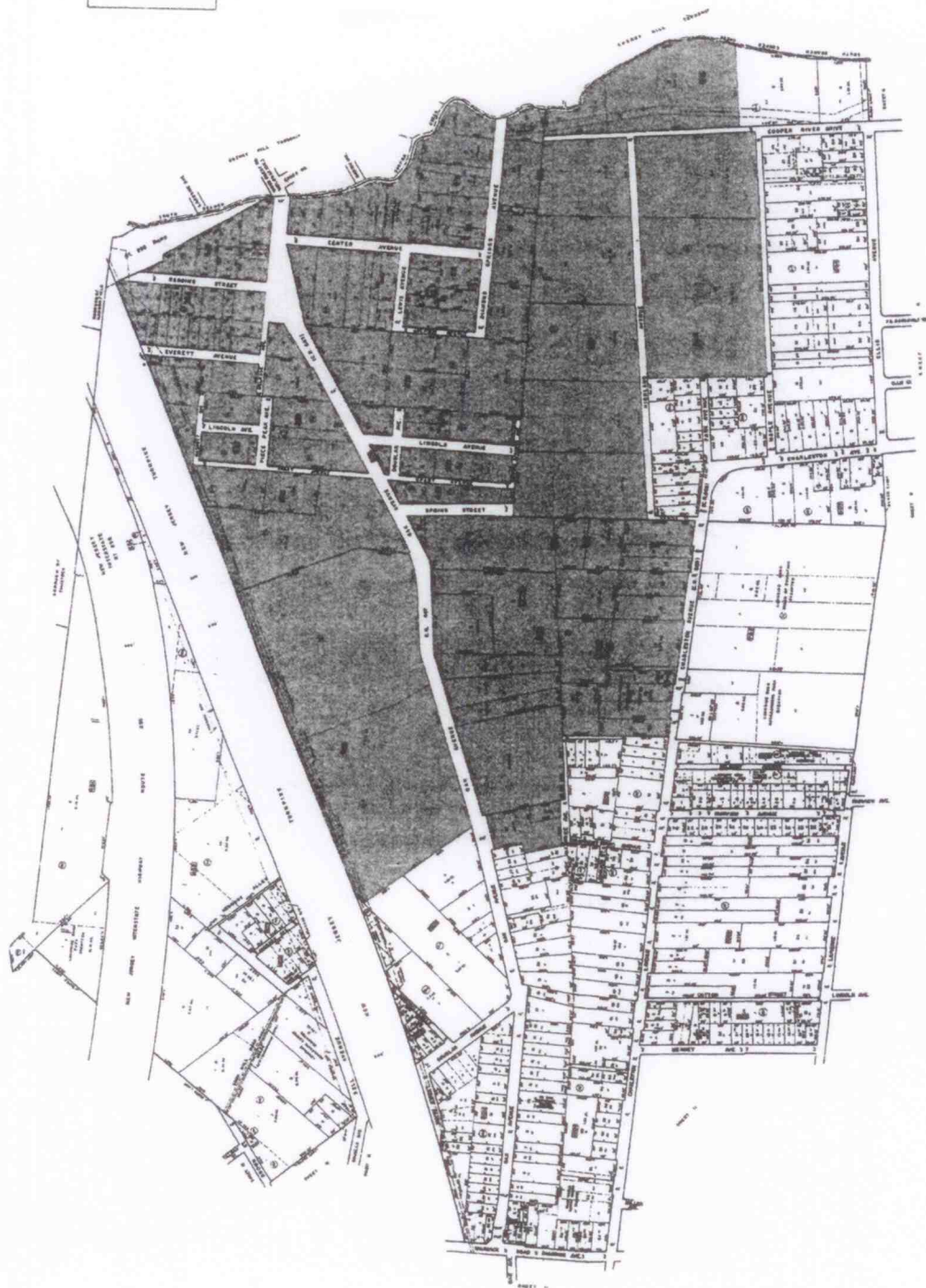
VI. MAPS OF STUDY AREA

Access Routes in the Vicinity of Lawnside Borough



Borough of Lawnside: Oak Avenue Redevelopment Study Area

May 2005



REINIGTON
A
VERNICK
ENGINEERS

VII. EXISTING CHARACTER AND LAND USE

The study area includes that portion of the Oak Avenue corridor bounded on the north by the New Jersey Turnpike, on the east by the Cherry Hill Township boundary, on the west by Douglas Avenue, and on the south by Highland and Maple Avenues. Land uses present within the study area are briefly described below by block.

Block 405

This block is located within the I-A Industrial zoning district and contains the UPS warehousing/processing facility as well as ancillary improvements and parking areas.

Blocks 502, 503, 504, 505, 506

This portion of the study area, with the exception of Block 502, Lot 1, is located in the R-A Residential zoning district. Block 502, Lot 1, is located within the I-A Industrial district, and contains a structure ancillary to the UPS facility on Block 405, as well as a portion of the parking area of that facility. The majority of the study area parcels within these blocks are vacant and unimproved, and as such are devoid of productive use. An operating light industrial/warehousing use is located on Block 506, Lot 1. This is a nonconforming use in the R-A zoning district. Block 502 contains two single-family homes (the lots of which abut the UPS facility parking area on Block 502, Lot 1). Several other homes are situated within this portion of the study area, the majority of which appear to be in good condition. Block 504 contains one dwelling unit which is vacant and dilapidated. A pump station is located in the vicinity of Block 502, Lots 5 & 6 (adjacent to the New Jersey Turnpike).

Blocks 507, 508, 509

These blocks are largely vacant and unimproved, and as such are devoid of productive use. Block 507 is located within the B-B Business zoning district. Blocks 508 and 509 are located within the R-A Residential zoning district. Portions of these parcels are wooded, with areas in the southerly portions of Blocks 507 and 509 being affected by wetland soils according to NJDEP GIS data. Several paper roads traverse this portion of the study area, but actual roadways in this area are unimproved (the area is inaccessible from Oak Avenue). Portions of Block 509, as well as Block 510 to its immediate east, are characterized by a dumping of debris or stockpiling of material.

Blocks 510, 511

These blocks are located within the R-A Residential and Conservation/Recreation zoning districts, and contain a mix of uses. The western portion of Block 510, abutting Blocks 508 and 509, is largely vacant and unimproved, and contains material stockpiles. Large portions of this area are depicted by NJDEP GIS to be forested wetlands. The eastern portion of Block 510 contains several dwelling units in good condition (with frontage on Center Street or Lewis Avenue). Lots 16 and 17 (Block 510) contain a junkyard as well as several ancillary structures.

This use is nonconforming in both the R-A and C/R zoning districts, and is generally incompatible with the surrounding residential area. Two dwelling units in good condition are situated on Lots 18 and 20, with Lots 19 and 21 being wooded and unimproved.

Blocks 511, 512

The majority of the study area parcels within these blocks have a Conservation/Recreation zoning classification, with parcels in the southerly portion of this area being within the R-A Residential zoning district. Block 511 contains two dwelling units as well as a portion of the junkyard that is primarily located in Block 510. The entirety of Block 512 has a C/R zoning classification. Two dwelling units in good condition are situated in the southerly portion of this block. Lots 7 and 8 contain the borough sewage plant, and the remainder of this block is wooded and unimproved. Large portions of this block are indicated by NJDEP GIS data to be wetlands.

Blocks 601, 602, 605

The study area parcels within Blocks 601 and 602 are located within the Planned Office Park zoning district, and the parcels within Block 605 have a Conservation/Recreation zoning classification. All of these parcels are vacant, wooded, and unimproved, and as such are devoid of productive use. Dumping from the junkyard on adjacent Block 510, Lot 16, appears to also be present on certain portions of Block 601, Lots 2 and 3. Block 605 is substantially affected by wetland soils.

Blocks 701 and 1004

The study area parcels within these blocks comprise a contiguous area on the southern side of Oak Avenue, extending southward to Charleston Avenue. The northern portion of Block 701 (Lots 1-9, 16 & 18), as well as Block 1004 (Lots 30 and 31), are devoid of productive use, being vacant, unimproved, and largely wooded. Parcels within these blocks are located within the B-B Business zoning district (Block 701, Lots 2-17) and the R-A Residential zoning district (Block 701, Lots 1 & 18-21; Block 1004, Lots 30 & 31). The Borough of Lawnside Community and Senior Citizens Center is situated on Block 701, Lots 18-19. Several single family homes are located along the Block 701 Charleston Avenue frontage, as well as Lot 21 (to the rear of the community center). The dwelling units on Lots 10 and 20 exhibit substantial dumping in their rear yards. A one-structure housing the Democratic Club is situated on Block 701, Lot 14.

VIII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.¹”

¹ N.J.S.A. 40A:12A-3

IX. APPLICABILITY OF STATUTORY CRITERIA

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less than fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

With respect to the advancement of smart growth planning, the State Plan (SDRP) designates the entirety of the study area as being within the Metropolitan Planning Area, an area for which redevelopment activity is anticipated in order to reinforce older communities. Declaring the study area to be in need of redevelopment would advance the overarching themes of this designation by promoting development activity and growth in the borough generally, and specifically growth in close proximity to the Woodcrest rail station. Such growth can generally be expected to be more transit-supportive than growth in less accessible areas, and as such promotes a relative reduction in auto-dependency. Therefore, this report concludes that the principles of smart growth are advanced such that the threshold for satisfaction of criteria 'h' is reached for the entirety of the study area.

There are several characteristics present throughout the study area in various concentrations which present 'substantial evidence' qualifying the area for redevelopment eligibility. There are numerous instances where lands exhibit long-term and ongoing vacancy, with private development being potentially impeded by the presence of wetland soils (criteria 'c' and 'e'). Additionally, there are large, contiguous, and unimproved portions of the study area where parcels have been subdivided but have no improved roadway access and are therefore 'landlocked' (also being an impediment to private development; criteria 'c' and 'e'). Certain portions of the study area are zoned, intended, and suitable for commercial use, but exhibit a long-term lack of development despite municipal objectives to the contrary (criteria 'e'). Finally, the study area exhibits a dilapidation of improvements in various concentrations (criteria 'd'), instances of incompatible land use (criteria 'd'), as well as several instances where a haphazard outdoor storage of materials has created an unsanitary and undesirable condition that negatively impacts the development potential of neighboring parcels (criteria 'd'). These characteristics combine to reflect a pattern of stagnation and disinvestment that would benefit from proactive borough intervention in the form of a redevelopment declaration.

Photographic documentation of these area-wide characteristics, as well as other localized conditions, is presented below.

Deleterious/obsolete land use; unsanitary conditions (criteria 'd'):

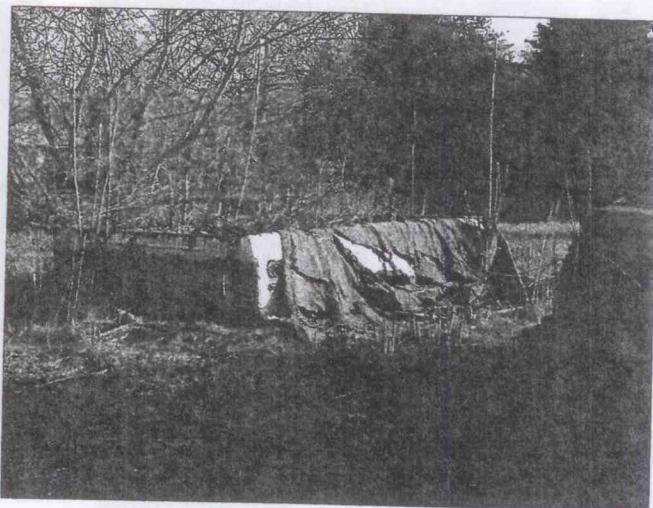
The junkyard located within Block 510 (with related dumping and outdoor storage on both Blocks 510 and 601) is located within a predominantly residential area. Accordingly, it represents an incompatible and deleterious land use negatively impacting the development potential of neighboring parcels, and being therefore an impediment to private development as envisioned by prevailing zoning. This use is moreover associated with dilapidated improvements (such as fencing), which are also relevant to a redevelopment designation under criteria 'd.' Additionally, there are other portions of the study area that exhibit haphazard outdoor storage/dumping (including junkyard-type areas to the rear of the dwellings on Block 701, Lots 10 and 20), also creating unsanitary and deleterious conditions.



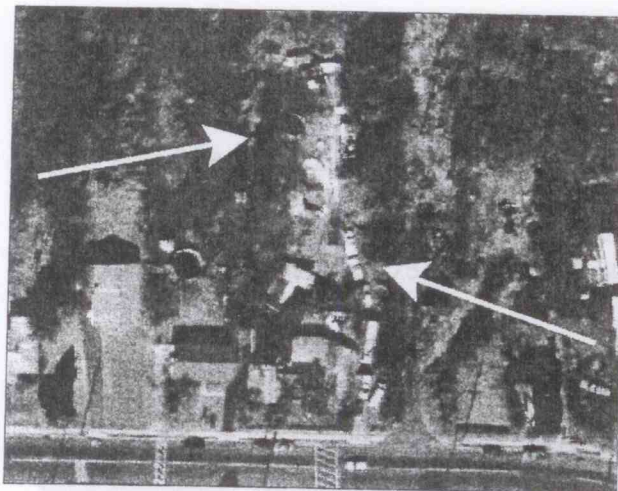
2002 aerial photo illustrating haphazard outdoor storage associated with the junkyard on Block 510. Note the dwelling units on the right (which illustrate the area's residential character).



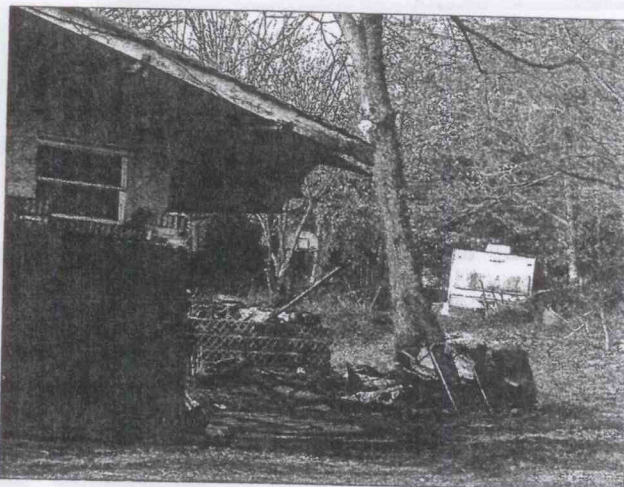
Dilapidated fencing surrounding junkyard storage area, Block 510

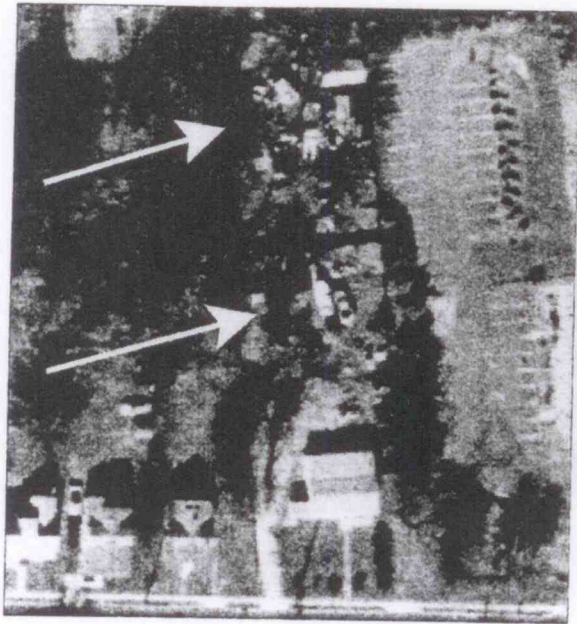


Characteristic outdoor dumping in the area of Block 502, Lots 4 & 5



Haphazard outdoor dumping/material stockpiling on Block 701, Lot 10





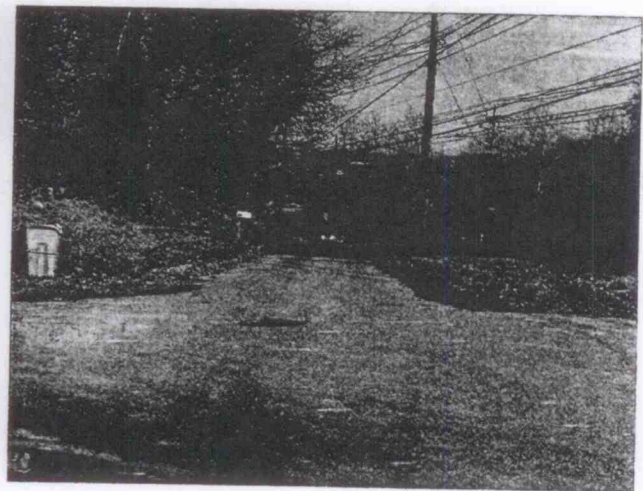
Haphazard outdoor dumping, vehicle storage, and material stockpiling on Block 701, Lot 20

Faulty arrangement/design (criteria 'd'):

The intersection of Melrose and Oak Avenues, bounded by study area blocks 504, 505, 506, and 510, represents an instance of faulty design. Both roads permit two-way traffic, but the portion of Melrose Avenue which immediately intersects Oak Avenue is quite narrow. Due to lines of sight and the angle of the intersection, the potential for conflict exists (leading to an unsafe condition).

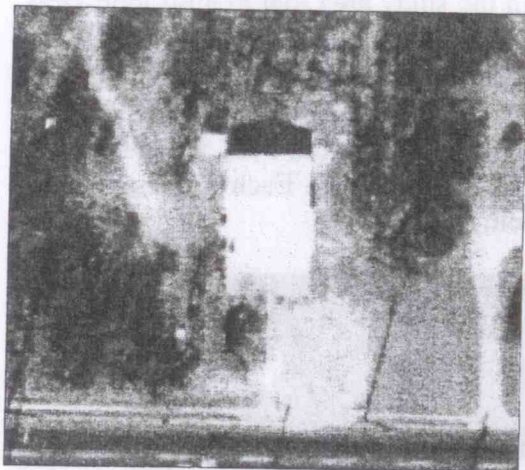


2002 aerial depicting intersection of Melrose and Oak Avenues



View along Melrose Avenue facing east toward Oak Avenue (note the oncoming vehicle)

The parcel on which the Democratic Club is situated (Block 701, Lot 14) is insufficiently improved. Off-street parking is available only in a dirt area fronting on Charleston Avenue. This is an obsolete design, and as such is relevant under criteria 'd.'



Unimproved dirt parking/circulation area (Block 701, Lot 14)

Vacancy and dilapidation of principle structure (criteria 'a'):

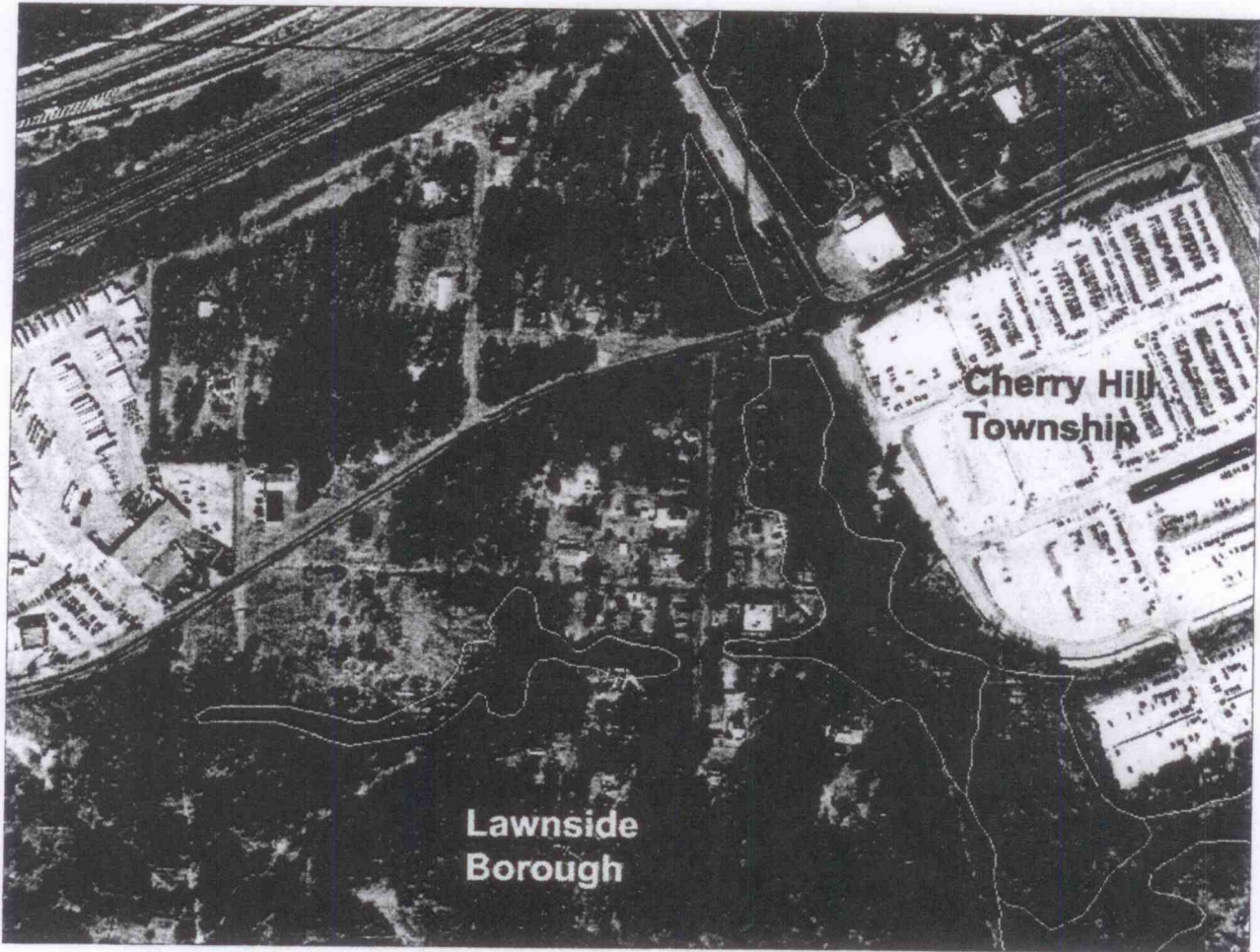
There is a vacant and dilapidated dwelling unit in the vicinity of Lots 6-9 (Block 504).



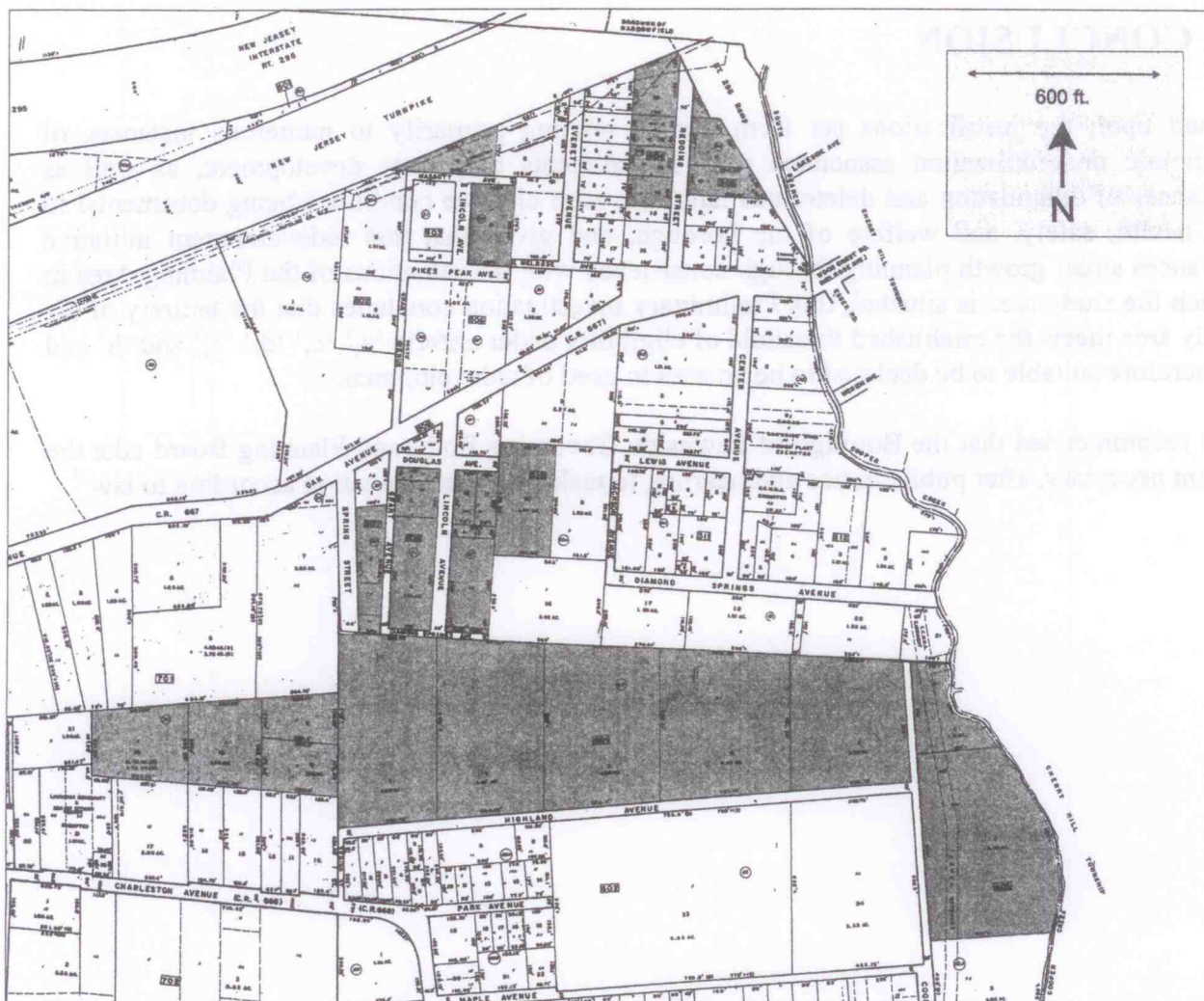
Vacant and dilapidated dwelling unit (Block 504)

Vacant/unimproved lands with impediments to private development; Economic underutilization (criteria 'c' & 'e'):

As described previously, there are numerous parcels within the study area that exhibit long-term and ongoing vacancy, and which are potentially impeded from private development by having wetland soils, a lack of road access, or a combination thereof. Blocks with wetland conditions have been previously described, and wetland areas are depicted on the aerial map below. Parcels with no road access are located in a number of areas, including Blocks 502, 503, 504, 505, 507, 509, 510, 601, 602, and 605. These are also graphically illustrated below. Each of these vacant and unimproved lots represents an economic underutilization.



The shaded areas above represent wetland conditions as defined by NJDEP GIS data. The dark-blue shaded areas are indicated to be forested wetlands, and the lighter blue areas to be emergent wetlands. Each of the shaded areas that are depicted above as being within Lawnside Borough are within the study area.



The blue-shaded parcels above are study area lots that have no direct road access (fronting only on 'paper streets' which are not actually improved).

Lack of 'proper utilization' (criteria 'e'):

A large, contiguous portion of the study area on the opposite side of Oak Avenue from the UPS facility (including portions of Blocks 601, 602, and 701) remains vacant and unimproved despite appropriate zoning for commercial use and a borough desire, as articulated in the 1993 master plan, that this area undergo planned commercial development. This represents a lack of 'proper utilization' with regard to the municipality's land use goals and objectives, and an economic underutilization given the area's ongoing lack of improvement.

X. CONCLUSION

Based upon the justifications set forth herein, relating primarily to numerous instances of economic underutilization associated with impediments to private development, as well as instances of dilapidation and deleterious land use, each of these conditions being detrimental to the health, safety, and welfare of the borough, and given that this redevelopment initiative advances smart growth planning through consistency with the intentions of the Planning Area in which the study area is situated, this Preliminary Investigation concludes that the entirety of the study area meets the established threshold of eligibility under criteria 'a,' 'c,' 'd,' 'e,' and 'h' and is therefore suitable to be declared to be an area in need of redevelopment.

It is recommended that the Borough of Lawnside Governing Body and Planning Board take the action necessary, after public notice and hearing, to make said determination according to law.²

² Any municipal governing body resolution which designates an area to be in need of redevelopment is required to be submitted to the New Jersey Department of Community Affairs (DCA) for review. If the area designated is within an area targeted for development activity by state policies (Metropolitan [PA1] or Suburban [PA2] planning areas, or within an identified center, for example), approval of the designation is automatic upon submittal of the resolution to the DCA Commissioner. If the area which has been designated is not within an area for which development and redevelopment is encouraged by state policies, laws, or regulations, the DCA Commissioner has the authority to approve or reject the designation. In such cases, if no response is received from the Commissioner within thirty (30) days of the municipal submittal, the designation is automatically approved.

Part II: Redevelopment Plan



I. REDEVELOPMENT PLAN

II. PLAN IMPLEMENTATION

Appendix A: New Jersey Finance and Incentive Programs

I. REDEVELOPMENT PLAN

This redevelopment plan principally envisions the development in a planned, coordinated fashion of a new, mixed-use center in the northeastern portion of Lawnside Borough. Uses anticipated to be developed within this center include institutional/medical, commercial, and residential. In order to facilitate the type of development envisioned, this plan advances refinements to prevailing zoning, the enhancement of connectivity within the redevelopment area for pedestrians as well as vehicles, and the implementation of design standards that will enhance aesthetics and compatibility among uses.

In accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7), an outline for the planning, development, and redevelopment of the project area is advanced herein. Unless otherwise specified, the requirements and standards set forth under the Borough of Lawnside Land Development Ordinance will remain in effect within this redevelopment area.

The Mayor and Borough Council of the Borough of Lawnside will serve as the redevelopment entity responsible for the execution of the redevelopment plan.

OVERALL CONCEPT:

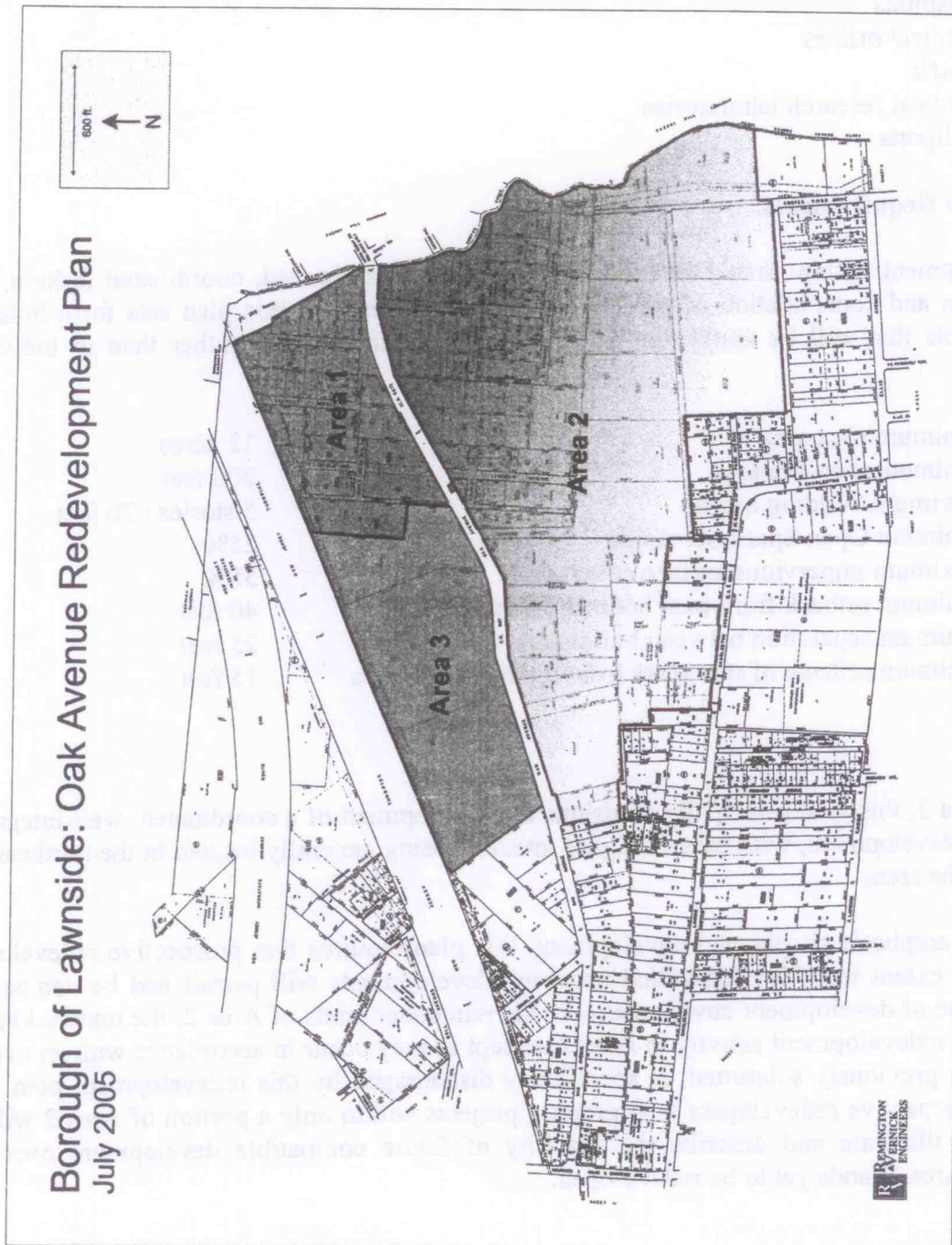
This plan conceptually envisions that development will occur over a series of phases, but does not mandate a specific sequence or timetable for development. In general terms, the overall redevelopment area should be considered in three portions.

The area to the north of Oak Avenue, bounded by the UPS facility on the west and the shared boundary with Cherry Hill Township on the east, is hereafter referred to as Area 1. The plan anticipates the development of a 'medical campus,' as well as ancillary uses, within this area.

The area to the south of Oak Avenue, comprising the majority of the redevelopment area, is envisioned to be developed in a coordinated fashion as a mixed-use center, to include commercial and residential uses of a variety of types and configurations. This portion of the study area is hereafter referred to as Area 2, but is itself envisioned to be developed in a series of phases over a period of time. While encouraging a variety of uses to be developed in this area, this plan anticipates a general separation of more intensive nonresidential uses from residential uses, with a general 'stepping-down' in the intensity of uses from the northeastern portion of Area 2 (closest to Area 1) to the southwestern portion.

Finally, in the case of the third plan area (Area 3), located to the west of Area 1 and encompassing the UPS facility, this plan anticipates the continuation of that facility's operation, but also forwards refinements to permitted uses and design standards in order to enhance the integration of these parcels with the remainder of the redevelopment area.

These general redevelopment zones or areas are illustrated in the map below. It should be noted that, while this redevelopment plan does anticipate a general arrangement of uses over various areas, as described above, one of its central tenets is that these uses should not be considered as independent developments, but should – to the greatest extent practical – contribute to what will eventually become a well-integrated development with the aesthetic or feel of a cohesive whole.



AREA 1:

Within Area 1, this plan principally encourages the development of a planned "medical campus." Principal uses anticipated within this area include, but are not limited to, the following:

1. Hospitals
2. Medical offices
3. Hotels
4. Medical research laboratories
5. Heliports

Bulk/Area Requirements:

As development within Area 1 is anticipated to occur in a planned, coordinated fashion, with subdivision and consolidation of parcels occurring as necessary, this plan sets forth bulk/area requirements that will be applicable to planned development tracts rather than to individual parcels.

Minimum tract area	12 acres
Minimum tract frontage	200 feet
Maximum building height	5 stories / 70 feet
Minimum Open Space Set-Aside	25%
Maximum impervious surface coverage	55%
Minimum setback from tract boundaries to structures	40 feet
Minimum separation between buildings	25 feet
Minimum setback of structures from internal roadways	15 feet

AREA 2:

Within Area 2, this plan principally envisions the development of a coordinated, well-integrated mixed-use development, with uses of higher intensity being generally located in the northeastern portion of the area.

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 of Area 2; the undertaking of 'piecemeal' redevelopment activity in Area 2, except as may occur in accordance with an overall phased plan previously submitted, is specifically discouraged by this redevelopment plan. To this end, prospective redevelopers who propose projects within only a portion of Area 2 will be required to illustrate and describe the viability of future compatible development over the entirety of Area 2 lands yet to be redeveloped.

Principal uses to be developed within this area include, but are not limited to, the following:

1. Office uses (including professional offices and medical offices)
2. Restaurants
3. Retail and service uses to satisfy the daily needs of residents (such as convenience stores, barber shops, banks, and food markets)
4. Municipal or public uses
5. Continuing care or assisted living facilities
6. Entertainment or cultural uses (such as theaters or halls for the performing arts, museums, and libraries)
7. Active or passive recreation uses
8. Age-restricted (55+) multi-family housing
9. Age-restricted (55+) single family attached dwelling units
10. Single family detached dwelling units

Bulk/Area Requirements:

As development within Area 2 is anticipated to occur in accordance with a unifying, overall plan, with subdivision and consolidation of parcels occurring as necessary, this plan sets forth bulk/area requirements to be applicable over the area as a whole rather than to individual parcels. However, in the case of single-family residential development, specific bulk/area requirements are also advanced.

Requirements for the overall planned development:

Maximum building height	4 stories / 45 feet
Minimum Open Space Set-Aside	35%
Maximum impervious surface coverage	35%
Minimum separation between buildings	15 feet
Minimum setback of structures from any roadways	15 feet

Requirements for age-restricted (55+) single family attached dwelling units:

Development of age-restricted single family attached dwelling units will occur in accordance with the standards set forth under the Borough of Lawnside zoning ordinance for the R-A residence zoning district (Section 96-72), except that there is no minimum side yard requirement (to permit shared walls). However, each dwelling unit must have at least one side yard, and this side yard must be at least eight (8) feet in width. Further, any yard which abuts a street must have width or depth of at least twenty (20) feet.

Requirements for single family detached dwelling units:

Development of single family detached dwelling units (both age-restricted and family units) will occur in accordance with the standards set forth under the Borough of Lawnside zoning ordinance for the R-A residence zoning district (Section 96-72), except that the minimum setback for any yard which abuts a street (including front yards) is twenty (20) feet, rather than the thirty (30) feet specified by ordinance.

Area 2 Design Guidelines and Special Requirements:

While this redevelopment plan is intended to layout a flexible framework within which the overall development of Area 2 can be planned, there are several attributes of any overall plan which are specifically anticipated. These are as follows:

1. Any development of Area 2 must include the provision of a connecting roadway between Oak Avenue and Charleston Avenue. From a design standpoint, this connecting roadway should take the form of a central axis within the Area 2 development, incorporating elements such as additional landscaping and wider sidewalks in comparison to other internal streets. Additionally, this roadway should be oriented and designed so that it contributes to the integration of development in Area 2 with development in Area 1. In order to discourage high-speed through traffic, traffic calming devices such as roundabouts, landscaped islands, textured pavers, and other similar measures should be employed.
2. In order to enhance walkability and the integration of Area 2 development with the surrounding community, sidewalks should be provided on both sides of all internal streets, with wider sidewalks being provided in more intensely developed portions of Area 2.
3. Generally, as previously-referenced, this plan anticipates a 'stepping-down' of use intensity from the northeastern portion of Area 2 to the southwestern portion. As an example of this 'stepping-down,' office or retail uses might be located immediately opposite Oak Avenue from Area 1, with multi-family residential uses located to the south or west of these uses and providing a buffer or physical transition to lower-density residential areas to be developed to the far south and west of Area 2. This general concept is illustrated by the color gradient depicted on the redevelopment area map above.
4. As a central design element within Area 2, this plan anticipates the provision of a series of landscaped public spaces or plazas that would serve as a means of both buffering more intensive uses from less intensive uses as well as providing a thematic connection between the area's sidewalks and passive or active recreation areas.

5. Areas along Cooper River should be reserved for passive recreation activities. This plan anticipates the provision in these areas of a 'linear park,' to include trails, benches, and similar amenities to encourage the preservation and enjoyment of this natural setting. Development abutting this greenway area should be 'context-sensitive' – designed to employ colors, materials, and/or landscaping that contribute to, rather than detract from, the aesthetics of the natural landscape.
6. As part of development in Area 2, the existing community/senior center complex should be expanded to include additional indoor community or activity space as well as additional outdoor recreation amenities.
7. Public improvements and amenities within Area 2 (such as sidewalks, benches, plantings, lighting fixtures, and street signage) should be consistent in terms of material and color throughout the entirety of the area, in order to contribute to the sense of a cohesive whole.

AREA 3:

In the case of Area 3, this redevelopment plan anticipates the development of uses provided for by ordinance within the underlying I-A Limited Industrial zoning district (Section 96-81), to be governed by the bulk/area and design requirements of that district except as modified below for the entirety of the redevelopment area. These permitted uses include light manufacturing and laboratory uses with no off-site noxious impacts, as well as storage uses. However, automobile or other vehicle parking areas will not be a permitted principal use.

In addition, uses permitted within Area 1 may also be permitted within Area 3 provided they are proposed as part of a planned development for Area 1 and occur on lands adjacent to Area 1.

SPECIAL DESIGN REQUIREMENTS APPLICABLE TO THE ENTIRETY OF THE REDEVELOPMENT AREA:

1. Interconnectivity of parking facilities of adjoining compatible uses and sharing of parking facilities is strongly encouraged.
2. On-site parking may not exceed 105% of the stated ordinance requirement.
3. In order to minimize impervious surface coverage and aid in the preservation of natural features within the redevelopment area, creative or alternative parking arrangements which minimize land coverage for surface parking are encouraged.
4. A traffic study is to be submitted in conjunction with any development proposal, unless deemed to be unnecessary by the planning board, and should adequately demonstrate the amount of traffic to be generated and capacity of the existing

roadway network to absorb expected traffic volume. Such study must clearly demonstrate findings of no significant impact, or measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.

5. Where flat roofs are proposed for any new construction, a parapet or other decorative screening element should be provided along each roofline. In particular, where rooftop HVAC equipment is to be installed, said parapet should be sufficiently high to fully-shield any such equipment from street-level view.
6. Any façade of a nonresidential structure within the redevelopment area which fronts on a sidewalk or other walkway must be visually permeable (i.e. it should contain windows or other openings at eye level). The creation of 'blank walls' in such instances should be discouraged.
7. In order to enhance the pedestrian experience, off-street parking areas within the redevelopment area should, to the greatest extent practical, be hidden from view (located behind the principal structures they serve).
8. Where residential uses abut nonresidential uses within the redevelopment area, a planted buffer should be provided which is of appropriate width (at the discretion of the planning board) and which includes a year-round continuous visual screen at least five (5) feet in height at the time of planting and containing at least fifty percent (50%) evergreen plant material or deciduous material which is demonstratively effective for screening purposes. At the discretion of the planning board, decorative fences or walls may be employed in lieu of plantings for this purpose. The height of any required screen, hedge or wall must decrease where driveways approach sidewalks or walkways in order to provide adequate visibility of pedestrians from motor vehicles, and satisfy clear sight triangle requirements.
9. Parking Area Landscaping.
 - (a) Where off-street parking areas within the redevelopment area would be visible from sidewalks or residential uses, a buffer should be provided including a year-round continuous visual screen at least five (5) feet in height at the time of planting and containing at least fifty percent (50%) evergreen plant material or deciduous material which is demonstratively effective for screening purposes. At the discretion of the planning board, decorative fences or walls may be employed in lieu of plantings for this purpose. The height of any required screen, hedge or wall must decrease where driveways approach sidewalks or walkways in order to provide adequate visibility of pedestrians from motor vehicles, and satisfy clear sight triangle requirements.

- (b) Parking areas shall be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as to improve on-site aesthetics. Parking areas providing for more than sixty (60) motor vehicle spaces shall be divided into modular parking bays having approximately the same number of stalls and having in any case no more than sixty (60) stalls each.
- (c) Interior landscaping. In all parking lots of ten (10) or more spaces, at least five percent (5%) of the interior parking area shall be landscaped and at least two (2) trees for each ten (10) spaces shall be installed within landscaped islands. Parking lots of fewer than ten (10) spaces may not require interior landscaping if the planning board determines that there is adequate perimeter landscaping. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
- (d) Curbed islands with a minimum radius of three (3) feet shall be located at the end of each parking row and at an interval of every ten (10) spaces. These islands should contain one (1) shade tree with a minimum 3" caliper and shrubs not exceeding 24 inches in height.
- (e) Where parking lots include parking stalls in a double-stacked arrangement, two rows of stalls that abut each other shall include a landscaped buffer between them along the entire length of the rows and having a minimum width of four (4) feet. Such a buffer shall include one (1) shade tree with a minimum 3" caliper for every twenty (20) feet of length.
- (f) Required landscape or buffer areas shall be maintained in good condition at all times, may be interrupted by normal entrances and exits, and may have no improvements other than signs for customary traffic direction and control.

10. Signage.

The following regulations will govern the size and placement of signs for nonresidential and multi-family residential uses within the redevelopment area.

- (a) No pole-mounted free-standing signs are permitted.
- (b) Any nonresidential or multi-family residential use may display one (1) monument sign AND one (1) attached or awning/canopy sign.
- (c) The maximum area of any monument sign shall be the lesser of one-half (1/2) square foot per each lineal foot of front building elevation or fifty-four (54) square feet, and may not have a vertical dimension in excess of seven (7) feet above grade.

- (d) Attached signs that are placed flush against a wall may be the lesser of fifteen percent (15%) of that wall's surface area or twenty-four (24) square feet.
- (e) Signs mounted perpendicular to a wall may not extend more than four (4) feet from that wall and may not have an area greater than five (5) square feet on any side.
- (f) The bottom of a sign mounted perpendicular to a wall shall be at least eight (8) feet above grade.
- (g) If a commercial use has a secondary entrance, one (1) additional attached sign is permitted at that entrance, provided it is mounted flush against the wall and does not exceed four (4) square feet in area.
- (h) If a use has no monument sign, a window sign may be permitted in addition to the otherwise-permitted attached or awning/canopy sign provided said window sign does not exceed fifteen percent (15%) of the window area.
- (i) Awning or canopy signs. Each commercial storefront may have one awning or canopy sign subject to the following conditions:
 - (i) Only one (1) such sign is permitted per storefront, on the first floor only.
 - (ii) Sign letters and characters may be painted or sewn. Maximum letter height shall be nine (9) inches.
 - (iii) Maximum lettering area shall not exceed one-half (1/2) square foot for each linear foot of building frontage, or sixteen (16) square feet, whichever is less. Inclusion of the premise's street address on the awning or canopy shall not be counted towards the maximum permitted sign area or number of signs.
 - (iv) Awning or canopy signs attached to the same building must be the same shape, color and height, regardless of individual business ownership or tenancy in the building.
 - (v) Awning or canopy signs may not extend outward from a building's façade more than four (4) feet, and may not encroach into a public right-of-way unless said awning or canopy is at least eight (8) feet above any sidewalk.

OTHER REQUIREMENTS AND RECOMMENDATIONS APPLICABLE TO THE ENTIRETY OF THE REDEVELOPMENT AREA:

1. The provision of additional sidewalks and other streetscape improvements, especially along Oak Avenue, is recommended in order to provide for greater pedestrian connectivity among the uses developed under this redevelopment plan.
2. In order to enhance the accessibility of the redevelopment area by rail (and therefore lessen traffic impacts of anticipated development), this plan recommends the cooperative planning with Cherry Hill Township and/or the Delaware River Port Authority (DRPA) to provide sidewalk connections from the redevelopment area (especially Areas 1 and 2) to the Woodcrest PATCO rail station in Cherry Hill Township.
3. This redevelopment plan recognizes the third-round rules of the Council on Affordable Housing, under which one unit in borough affordable housing obligation will be generated for each eight (8) dwelling units and twenty-five (25) jobs generated by development occurring within the redevelopment area. Applicants for development within the redevelopment area must address said obligation in a manner consistent with the Substantive Rules of the New Jersey Council on Affordable Housing for the period beginning on December 20, 2004.

DEVIATIONS FROM PROVISIONS OF THE REDEVELOPMENT PLAN:

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

ECONOMIC DEVELOPMENT AND FINANCING:

Utilization of public / private partnerships is strongly encouraged in order to facilitate the full realization of this plan's vision.

ADDITIONAL RECOMMENDATIONS:

1. In order to spur economic development, consolidation and/or subdivision of land for flexible accommodation of various uses is recommended under this plan.
2. Smart Growth Future Planning Grants should be pursued for the conduct of studies as may be necessary relating to infrastructure installation and land use.
3. Also recommended is the selective acquisition of land by eminent domain or negotiated settlement as found to be necessary in support of the objectives of this plan.

LAND ACQUISITION:

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the Borough of Lawnside, 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.

RELOCATION ASSISTANCE:

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the redevelopment area.

Where existing homes are to be removed in order to facilitate development under the terms of this redevelopment plan, the present owners of those homes should be entitled to a 'right of first refusal' in acquiring new homes to be developed elsewhere within the redevelopment area.

II. IMPLEMENTATION OF REDEVELOPMENT PLAN

This Plan may be implemented in accordance with the procedures of the Local Redevelopment and Housing Law for the execution of agreements between a redeveloper and the Borough of Lawnside's governing body. Redevelopers will be selected based on qualifications including, but not limited to, the following:

- A. Experience with constructing comparable projects generally;
- B. Capability to finance the construction of proposed improvements;
- C. Capability to perform given resources committed to other projects; and
- D. Ability to provide references for verification.

The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the redevelopment plan. 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, the conditions determined to exist at the time the redevelopment area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

Upon the inspection and verification by the Borough of Lawnside's redevelopment entity that the redevelopment of the redevelopment area, or a specific portion thereof, has been completed, a Certificate of Completion shall be issued to the redeveloper and the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed to be no longer in need of redevelopment or rehabilitation by the governing body of the Borough of Lawnside.

STATUTORILY PERMITTED ACTIONS

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) 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.

- 2) Acquire, 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).
- 3) 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.).
- 4) Clear any area owned or acquired and install or reconstruct infrastructure
- 5) 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.
- 6) Arrange or contract with public agencies or redevelopers.
- 7) Lease or convey property or improvements without public bidding.
- 8) Enter upon buildings or property for conduct of investigations or surveys.
- 9) Provide for relocation assistance
- 10) 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.
- 11) Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

SITE PLAN AND SUBDIVISION 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 Lawnside Borough. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended in accordance with law. Site plan review, as may be required, shall be conducted by the Planning Board of the Borough of Lawnside, 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 Agency, and to, or with a redeveloper, shall comply with the applicable provisions of Title 40, Chapter 37A.

AGREEMENTS WITH (RE-)DEVELOPER

Agreements with developers shall note that only those uses established in the redevelopment plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

EQUAL OPPORTUNITY

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

PERIOD OF APPLICABILITY

The provisions of this plan, specifying the redevelopment plan for the project area and requirements and restrictions with respect thereto, shall be in effect for a period yet unspecified until such time as the purpose of the plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

COMPATIBILITY WITH STATE AND LOCAL PLANS

This redevelopment plan is in concert with the goals and policies of the State Development and Redevelopment Plan (SDRP) in promoting planned development within the Metropolitan Planning Area (PA1), an area that is targeted for growth, and additionally through its promotion of growth in a mixed-use fashion that would be designed to be accessible to pedestrians and by rail. It is further consistent through its emphasis on natural resource conservation and allowance for age-restricted housing.

This redevelopment plan is also compatible with the borough's master plan through its promotion of planned commercial development in areas identified in the master plan as being appropriate for this sort of development, and in encouraging residential development that would be compatible with the historic character of neighboring residential areas. Additionally, this redevelopment plan anticipates the provision of a new connecting roadway between Oak Avenue and Charleston Avenue, which was also specifically recommended in the most recent master plan.

Finally, this plan is designed to encourage redevelopment activity in an area that was specifically recommended for this purpose in the most recent re-examination of the borough's master plan.

This redevelopment plan is additionally consistent with the uses anticipated for this area by the most recent Camden County master plan, which included commercial and medium-density residential development.

There are two regional planning initiatives which are relevant to this redevelopment area. Both the Camden County 'Camden HUB Smart Growth Plan' (pending) and the regional planning study of the White Horse Pike Redevelopment Coalition anticipate higher-density development in the vicinity of the Woodcrest rail station (within both Lawnside and Cherry Hill), which would be compatible with the general terms of this redevelopment initiative.

Finally, the Township of Cherry Hill has undertaken several redevelopment initiatives in the vicinity of the Woodcrest station with the aim of improving areas which were considered to have been previously underutilized. These initiatives are generally compatible with the objectives of the present initiative. In addition, Cherry Hill's present zoning map depicts zoning classifications abutting the present Lawnside redevelopment area which are generally compatible with the uses anticipated by this plan. The Shopping Center Overlay Zone (I-R/B) occurs in the vicinity of Area 1, and anticipates planned development of uses at a similar intensity to the medical campus anticipated under this plan. The Woodcrest station and parking area has an Institutional zoning classification. Finally, areas south of the Woodcrest station in Cherry Hill, located on the opposite side of the Cooper River from the present redevelopment area, are zoned for medium density residential uses which would be compatible with the type of residential development anticipated under this plan.

In summary, this redevelopment plan is substantially compatible with all relevant borough, neighboring, county, regional, and state planning initiatives.

APPENDIX A

MAP CHANGES BASED ON GOVERNING BODY ACTION

Following planning board action, the Governing Body of the Borough of Lawnside adopted Resolution 151-FY2005 determining that the Oak Avenue redevelopment study area is an area in need of redevelopment. In addition, the governing body adopted the Oak Avenue Redevelopment Plan through Ordinance 14-FY2005.

Each of these actions included the finding by the governing body that certain parcels (specifically Lots 10, 11, 12, 13, and 20 in Block 701) are not necessary for the implementation of the plan. These parcels were therefore excluded from the area determined to be in need of redevelopment.

The study area map, included in the preliminary investigation section of this report (Part I), depicts these parcels as being within the study area (as they were part of the initial redevelopment study, as memorialized by planning board action). **However, the map included in the Redevelopment Plan section of this report (Part II), which is the official map of that plan (pg. 28), depicts these parcels as having been removed.**

APPENDIX B

New Jersey Financing and Incentive Programs

Business Employment Incentive Fund:

Under the BEIP program, incentive grants are offered to companies that create new jobs in New Jersey. Qualified businesses can apply for periods as long as 10 years for incentive grants up to 80% of the New Jersey personal income tax withholdings from new jobs created when they relocate to New Jersey, or expand their businesses in the state. In the base year, the company must create at least 25 new jobs in a targeted urban community or at least 75 jobs in a suburban area.

Bond Financing:

Bond financing can be an attractive form of lower cost, long-term borrowing for qualifying businesses needing at least \$1 million in capital. Tax-exempt bond financing, which can provide capital at interest rates substantially below the prime rate, is authorized under the Internal Revenue Code for use by manufacturers needing to finance buildings and equipment. The New Jersey Economic Development Authority may issue a bond of up to \$10 million to enable a manufacturer to finance real estate acquisitions, equipment, machinery, building construction, and renovations. Certain other specified businesses also may qualify for this type of financing, such as commercial and industrial projects located in federal Empowerment or Enterprise Zone Communities. Taxable bonds, which also can provide favorable interest rates, are not subject to the same federal restrictions. They may be used on a wider range of businesses without dollar limitations and for such purposes as debt refinancing or working capital.

Statewide Loan Pool for Business:

Through an arrangement between the New Jersey Economic Development Authority and New Jersey banks, loans from \$50,000 up to \$3 million for fixed assets and up to \$500,000 for working capital are available. The New Jersey Economic Development Authority provides up to 25% of the financing subordinate to 75% bank participation. Also, the New Jersey Economic Development Authority will provide up to \$250,000 of the loan at a below-market interest rate and also may guarantee up to 30% of the bank portion.

Local Development Financing Fund:

The New Jersey Economic Development Authority's Local Development Financing Fund is aimed at stimulating commercial and industrial projects in Urban Aid communities through matched fixed-asset loans. Low-interest local development loans can range from \$50,000 to \$2 million. The host municipality must sponsor the request for financial assistance.

Hazardous Discharge Site Remediation Loan & Grant Program:

Businesses may qualify for loans up to \$1 million for up to 10 years for site investigation and cleanup. The interest rate is the Federal Discount Rate at approval or closing of contaminated sites, whichever is lower, with a minimum of 5%. Loan guarantees are also available.

Customized Training Program:

The New Jersey Department of Labor's Customized Training Program promotes the creation and retention of high-skill, high-wage jobs through comprehensive workforce training. Financial assistance in the form of matching grants may be available to qualified businesses to offset some of the costs of occupational training in the workplace. Training plans are largely designed by the employer. Training may be classroom based or on the job. Applicants may select a third party training vendor such as New Jersey community colleges, four-year colleges/universities, county vocational schools, or private training organizations.

Urban Enterprise Zone Program

The New Jersey Urban Enterprise Zone Program was created to stimulate economic development and job creation in the State's designated zones. Participating businesses located in these zones are eligible to receive incentives, including sales tax exemptions for building materials, equipment and supplies invested or used at the certified site, corporation tax benefits, and unemployment insurance rebates. Retailers charge only half the current sales tax on most "in person" purchases. Receipts from retail sales are deposited into a Zone Assistance Fund to which zone municipalities may apply for funding for projects within the urban enterprise zones. Over \$315 million has been approved from the Zone Assistance Fund for more than 1,000 zone projects. The Program's over 6,500 participating businesses have created over 50,000 full-time jobs and 5,000 part-time jobs since the program's inception in 1984. These companies employ 150,000 full-time employees and project hiring nearly 25,000 employees this coming program year. Companies have invested over \$9.9 billion to date in their businesses. They will invest another \$1.9 billion in the upcoming program year.

Benefits to Qualified Businesses Include:

- Reduced Sales tax (3% vs. 6% outside the UEZ)
- Sales tax exemptions
- Corporate tax credit for the hiring of certain designated employee groups
- Subsidized unemployment insurance costs
- Priority assistance for the Local Development Fund Program

Fund for Community Economic Development:

Loans and loan guarantees are made to urban-based community organizations that in turn make loans to microenterprises and small businesses which may not qualify for traditional bank financing. Affordable capital is provided to fill financing gaps in the development of community facilities and other real estate-based economic development projects. Funds are available to local groups to finance feasibility studies and other predevelopment costs to determine if a real estate project is viable. Technical assistance is also available to support the long-term growth and viability of individual organizations.

Real Estate Development

The New Jersey Economic Development Authority supports the creation of jobs and ratables principally in the urban centers of the state by providing assistance for projects that are consistent with state and local economic development objectives. The NJEDA's main development focus targets urban-aid municipalities. In pursuing that goal, the NJEDA has engaged in a large number of projects in the development of centers identified in the State Plan. Examples include the New Jersey Performing Arts Center in Newark, the Blockbuster-Sony Music Entertainment Center in Camden and the Jersey City Medical Center. It also supports the growth of important industry sectors such as the Technology Center in New Brunswick.

Sustainable Loan Fund:

The Sustainable Loan Fund, that provides low-interest loans of up to \$250,000, is targeted to assist companies wishing to improve the environmental quality of their operations. Preference for loans is given to firms that locate in urban and town centers near existing infrastructure and mass transit.

Brownfields Incentive for Industrial Cleanup

The New Jersey Commerce & Economic Growth Commission provides significant incentive program to developers who remediate and redevelop contaminated sites. A developer may enter into a redevelopment agreement with the Secretary of Commerce that allows for recovery of up to 75% of the cost of remediation once the redevelopment project has begun to realize the new tax revenues in an amount sufficient to cover the cost of remediation. The developer must be a nonresponsible party, who agrees to undertake and complete the cleanup to the satisfaction of the New Jersey Department of Environmental Protection.

Early Stage Enterprise (ESE) Seed Investment Fund:

Very young technology enterprises may be eligible to receive investments ranging from \$50,000 to \$1.5 million.

SBIR Bridge Loan Program:

Applicants for federal Small Business Innovation Research grants may receive loans which help bridge the time and financial gap between the awarding of Phase I and Phase II of the federal SBIR grants.

Edison Venture Finance Fund:

To increase the availability of venture capital to New Jersey businesses, the Edison Venture Fund makes investments in emerging technology businesses in the mid-Atlantic region, including New Jersey. The Edison Venture Fund has committed to target one-third of its capital to New Jersey-based businesses. The New Jersey Economic Development Authority has invested in this fund, and refers qualified high-tech companies to the fund for financing.

R & D Tax Credit Carry Forward Extension:

This law allows Research & Development Tax Credits to be carried forward for a period of 15 years. These credits must be incurred during period on or after 7/1/98, but no later than 6/30/01. Current law allows Research and Development Tax Credits to be Carried forward for a period of seven years. New Jersey corporate business taxpayers are eligible if they have incurred qualified research expenses (pursuant to IRC 41 as of 6/30/92) in the following areas: advanced computing, advanced materials, biotechnology, electronic device technology, environmental technology, and medical device technology.

NJ Manufacturing Extension Program:

This innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

R & D Excellence Program:

This program is intended to create and/or mature new scientific and technology areas, which have potential for products, services, or processes important to New Jersey's future economic development. This multi-year grant program is available to academic research centers to work in collaboration with industrial partners.

Advanced Technology Centers:

Research Centers of excellence are located at New Jersey's major academic institutions, serving industry by offering and enhancing academic/industrial technology collaboration opportunities in a variety of disciplines. Advanced Technology Centers are designed to focus on strong industrial/academic R& D partnerships for continuous innovation to increase productivity, global competitiveness and profits

Technology Business Incubators:

Seven incubator facilities provide start-up and small firms with low-cost office, light manufacturing and/or laboratory space, shared central facilities, and business training and assistance. The Commission on Science & Technology expects to develop an additional five new incubators in New Jersey within the next two years. This expansion will allow New Jersey and its businesses to enjoy the economic benefits that can be derived from the incubation model.

Technology Centre of New Jersey:

Designed by the New Jersey Economic Development Authority, the Technology Centre of New Jersey, conveniently located in Central Jersey, is a collaborative effort by the State of New Jersey, private corporations, and academia featuring state-of-the-art, affordable laboratory, office, and production facilities for emerging and established technology companies.

Washington Technical Liason:

The Technical Liaison Consultant provides New Jersey business with assistance in identifying available funding opportunities from the federal Small Business Innovation Research Program and other federal funding sources.

www.njbrc.org/finance/fin.doc