

Township of Upper Deerfield Redevelopment Plan



November 2005

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(The original of this document has been signed and sealed in
accordance with the law.)

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I. INTRODUCTION

A. AUTHORIZATION

Upper Deerfield has determined that the area of the Township defined as the Redevelopment Area as set forth in the Planning Board's Resolution No. 14-2001 (Exhibit A-1) and pursuant to the Township Committee's Resolution No. 9012, dated 6 September 2001 included herein by reference (Exhibit A-2), has been determined to be an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et seq.¹). Accordingly, this area shall be referred to as the "Upper Deerfield Redevelopment Area" ("Redevelopment Area"). Exhibit A-3 is being reserved for the future Township Committee Resolution which will accept the recommendations of the Planning Board in reference to this Redevelopment Plan.

PURPOSE AND GOALS

The Township, having undertaken the prescribed process to determine that the Redevelopment Area exhibits conditions which meet the statutory criteria for an "Area in Need of Redevelopment", must now prepare a Redevelopment Plan.

This Redevelopment Plan will provide a mechanism by which the public and private entities will be legally linked for the orderly planning and redevelopment of the Redevelopment Area.

Such action will be undertaken in a manner that will be consistent with the applicable statutes and with the Goals and Objectives of the Master Plan of Upper Deerfield.

This Plan will provide the planning principles to further Smart Growth within the Redevelopment Area – protection of the environment, high quality design / development standards, circulation planning, etc.

1. Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions outlined herein.
2. It will also provide a process which will form a partnership with private landowners to enhance and encourage private enterprise to develop land with public support and participation in a manner beneficial to both parties.
3. It is the goal and purpose of the redevelopment process not only to provide incentives for controlled development within the redevelopment area, but to do so in a manner which is consistent with regional planning strategies, the State's Smart Future Planning initiatives and environmentally sustainable techniques which render the redevelopment initiatives as a prototype for the immediate region as well as the State.
4. The implementation of the redevelopment process will provide for various development options within this area – such development options may be carried out by Upper Deerfield Township, the Cumberland Development Corporation, or

¹ Hereinafter referred to as the Redevelopment Statute.

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private entities / developers. The decision of the Redevelopment Authority, as designated, to utilize an entity for a development proposal should not preclude the Redevelopment Authority from working with another entity (public or private) for a separate development proposal.

5. This Plan may also provide for the *opportunity* to merge the efforts of the host community, Upper Deerfield, and the Cumberland Development Corporation with its participating member communities into a regionally competitive eco-agribusiness / industrial park that uses advanced sustainable techniques in the design of the park. Again, such proposal is only one of many options available to the Redevelopment Authority. The Redevelopment Authority has the right to negotiate a Developer's Agreement with either one or more entities.

By incorporating these purposes and goals via the redevelopment process, it is the intent of this Plan to create a participatory partnership between public and private entities that could maintain a competitive posture in the region.

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II. BACKGROUND

The Upper Deerfield Redevelopment Area consists of approximately 1060.11 acres, exclusive of public rights-of-way. The majority of this land within this Redevelopment Area is currently being farmed under contract to local farmers, and is under farmland assessment. However, with the availability of water and sewer, the land is well situated to be developed as a sustainable eco-agribusiness / industrial park.

The Redevelopment Area consists of the Highway 77 corridor from the Village of Seabrook to Carlls Corner. The boundaries of the Study Area established by the Township are identified herein as Exhibit B entitled "Upper Deerfield Redevelopment Area Map". This figure defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C). Essentially, the site, which is generally positioned along a north to south axis is bounded by Parsonage road (north), State Highway 77 (east), a line approximately 1500' north of and parallel to Cornwell Drive (south) and the Seabrook Branch (Winchester Western) Railroad right-of-way (west).

The area encompasses the G-I General Industry Zone and includes areas of the B-1 and B-2 Business Zones as illustrated on the Township's Zoning Map, dated May 1998 (See Exhibit B-2, Upper Deerfield Zoning Map). Furthermore, this area is primarily located within the Metropolitan Planning Area (PA-1) and the Suburban Planning Area (PA-2) according to the State Development and Redevelopment Plan for the State of New Jersey.

As noted in Exhibit C, the Redevelopment Area is located within tax blocks 803, 95, 1201, 1202, 1205, 1206, 1207 and 1208.

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A. TIMELINE OF PREVIOUS ACTIVITY PERTAINING TO THE AREA

1. The Redevelopment Area has not seen substantial development within the central portion of the Area over the years and will likely see the majority of development occur along the peripheral boundary of the area – along the primary rights-of-way, some of which is beginning to take place at the present time.
2. A Cumberland County Inter-Municipal Industrial Park Study, sponsored by the Cumberland Development Corporation (CDC), was completed in October 2001 that recommended this site as a future Redevelopment Area with uses ranging from eco-industrial to agribusiness to technology based industries.

It is anticipated that the previous designation of this Area as an “Area in Need of Redevelopment” and enacting this “Redevelopment Plan” will result in opportunities for public / private partnerships as envisioned in the Redevelopment Statute which will enable the site to be redeveloped as uses that are both desirable and beneficial to the host community and the region as a whole.

Of great importance is that this Plan will also enable the establishment of necessary financing to initiate any extraordinary infrastructure improvements that may be required to make the site viable for eco-industrial development in conjunction with mixed-use commercial development that may exist / develop along the periphery.

The plan will also introduce strategies to define a theme and manner of development consistent with smart planning concepts, such as, but not limited to, supplemental energy production, “green” building strategies which would be prototypes for the region, and clustering of industrial buildings to take advantage of mutually supportive drainage, roadway, energy production and similar systems.

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III. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms:

- A. "Upper Deerfield Redevelopment Area" and "Redevelopment Area" shall mean the subject area that is defined throughout this Plan and noted in the Exhibit maps and plans. This area has been determined to be an "Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq. by Upper Deerfield Township, Planning Board Resolution No. 18-2003, attached as Exhibit A-1.
- B. "Township" shall mean the Township of Upper Deerfield, New Jersey, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.
- C. "Development Parcel" shall mean any of the parcels or easements created within the Redevelopment Area.
- D. "Best Management Practice" shall mean the practice or combination of practices that is determined by a state to be the most effective means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals. (Federal Clean Water Act, 1977).
- E. "Land Use Code" shall mean Code of Upper Deerfield, as may be amended from time to time, or Land Use Regulations written specifically for the project and included in this report.
- F. "Local Redevelopment and Housing Law" and "Redevelopment Statute" shall mean N.J.S.A. 40A:12A-1 et seq.
- G. "Lot Coverage" shall mean the percentage of land area occupied by the principal and accessory buildings on a Development Parcel at grade level or above, excluding roof overhangs.
- H. "Planning Board" shall mean the Planning Board of Upper Deerfield.
- I. "Developer" shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Developer, pursuant to the Redevelopment Statute and having entered or been chosen to enter into a Developer's Agreement with the Redevelopment Entity for the purposes of advancing this Redevelopment Plan.
- J. "Developer's Agreement" shall mean a contract made by and between the Developer and the Redevelopment Entity which shall detail the specific rights, responsibilities and obligations of the Township and the Developer related to the conveyance of lands and the construction of a Redevelopment Project thereon. The Developer's Agreement shall include, at a minimum:
 - 1. The development concepts, site plan and related documents for the undertakings proposed.
 - 2. A schedule for the commencement and completion of improvements.
 - 3. The Developer's plan for compliance with the Public Policy Goals and Redevelopment Plan Objectives as outlined herein.

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4. Provisions for termination of agreement in the event of default by public or private entities.
 5. A schedule of review and adoption of the required public actions.
 6. Such other provisions as may be required by law.
- K. "Redevelopment Entity" shall mean the Township of Upper Deerfield, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12a-1 et seq.
- L. "Redevelopment Project" shall mean the facility constructed on a Development Parcel(s) pursuant to and consistent with this Redevelopment Plan.
- M. "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.
- N. "Host Community" shall mean that community which also legally functions as the "Redevelopment Entity."
- O. "Participating communities and/or entities" shall mean those jurisdictions that are part of the Cumberland Development Corporation (CDC), which have specifically committed to jointly participate with the host community on a predetermined equitable basis established as part of a joint agreement between Upper Deerfield Township, Cumberland Development Corporation and the participating communities.
- P. "Eco-Agribusiness / Industrial Park" shall mean a fully planned industrial park that is developed in accordance with the best planning standards to achieve themed facility that incorporates sustainable technology in energy, water and other areas to qualify as a prototypical park within the Delaware Valley Region.
- Q. "New Urbanism" and "Neo-Traditional Neighborhood Design" is a town planning principle that has gained acceptance in recent years as being one solution to a variety of problems in suburban communities throughout the country. Traditional neighborhoods are more compact communities designed to encourage bicycling and walking for short trips by providing destinations close to home and work, and by providing sidewalks for a safe environment for walking and biking. These neighborhoods are reminiscent of 18th and 19th century American and European towns, along with modern considerations for the automobile. Neo-traditional planning techniques incorporate opportunities for mixed use development that utilizes the highest quality urban design. Such design should reflect the character of the immediate area.
- R. Transfer of Development Rights in accordance with local, county, state and federal guidelines.

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IV. REDEVELOPMENT AREA

A. SITE CONTEXT

1. The Redevelopment Area is located in the Township of Upper Deerfield, County of Cumberland, and State of New Jersey. (See Exhibit B, Redevelopment Area Map). Exhibit C also illustrates Block / Lot Identification as well as adjunct infrastructure improvements.
2. The Redevelopment Area encompasses infrastructure availability primarily via the Route 77 corridor as well as an easement that runs in a north / south direction approximately $\pm 400'$ east of the Seabrook Main Line Rail Road right-of-way, from Cornwell Drive at the southern terminus to Finley Road at the northern terminus, west along Finley Road to and north to Parsonage Road.
3. The Redevelopment Area has a number of defining characteristics including the unique ownership patterns as noted by the following:

• Privately Owned Vacant Land	725.28 acres
• Privately Owned Developed Land	291.30 acres
• Publicly Owned Vacant Land	0 acres
• Publicly Owned Developed Land	45.53 acres
<hr/>	
• Total Acreage (excluding public rights-of-way)	1060.11 acres

4. The Redevelopment Area is located in an area of the Township that is primarily used for agricultural purposes, with some commercial activity to the south and some industrial land uses along the western boundary line (adjacent to the Seabrook Main Line rail road right-of-way). Exhibits B-1 and B-2 illustrate the Township's Land Use and Zoning Plans, respectively. Any proposed development must be done with respect to existing wetlands and any other natural features. Development must also be consistent with the New Jersey Department of Environmental Protection regulations and New Jersey State Development and Redevelopment Plan.

B. BOUNDARIES

The project boundary map as shown in Exhibit B, referenced herein as the Upper Deerfield Redevelopment Area Boundary Map, delineates the boundaries of the Redevelopment Area. Further clarification is provided in Exhibit B-1 which illustrates the Township's Land Use Plan, Exhibit B-2 which notes the Township's Zoning Plan and Exhibit B-3 illustrating the Redevelopment Area boundaries over an aerial photograph.

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V. STATEMENT OF PURPOSE AND INTENT

A. GENERAL STATEMENT

This document constitutes a Redevelopment Plan under the provisions of the Local Redevelopment and Housing Law. Upon adoption, the Redevelopment Entity will be empowered to negotiate with and enter into Developer's Agreement(s) with a Developer for the purpose of advancing Upper Deerfield's Public Policy Goals and Redevelopment Plan Objectives as more particularly described in the following sections.

B. PUBLIC POLICY GOALS

1. The purpose of this Redevelopment Plan is to provide the mechanism (i.e., a public / private partnership) to encourage economic development in the Redevelopment Area by:
 - a. Instituting public / private partnerships to initiate infrastructure improvements necessary to service this strategically located but underutilized parcel.
 - b. Preparing Land Use Regulations that address the required standards for major specialty retail centers.
 - c. Initiating mutually supportive public financial initiatives that would complement private sector investment in major infrastructure and roadway improvements without which the site could not be successfully developed.
 - d. Allowing for the widest possible range of redevelopment initiatives, the Township may make available to the Developer such financial and other assistance as may be at its disposal through the powers of the Redevelopment Statute and / or other applicable redevelopment statutes. The types and extent of such assistance shall be negotiated within the context of the Developer's Agreement between the Township and the individual Developer.

C. REDEVELOPMENT PLAN OBJECTIVES

In order to spur development of the Redevelopment Area, it is necessary to remove the many obstacles that have restricted development in the past. Among the primary constraints to new development appears to be the fact that there is very little evidence of coordination among the property owners with respect to creating opportunities for new development within this area that has been zoned General Industry (GI). This issue is further compounded by the fact that the resultant vacant land does not "promote" the industrial character of the existing zoning classification. The continued expansion of the rail line as a primary means of transportation for this Redevelopment Area along with the fact that a significant portion of the southern section of the Redevelopment Area is also currently serviced by sewer will greatly improve the development potential of the Area. This coupled with the fact that sewer can be made available in the northern sections provides additional opportunities to further implement this Redevelopment Plan.

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1. To put into place plan initiatives that would reverse the underutilization of major tracts of land in diverse and seemingly undevelopable patterns of ownership.
2. To create a Town Center area for the Upper Deerfield community that incorporates Smart Growth principles, pedestrian rights-of-way, bike paths, urban design guidelines that require architectural detail of the highest quality, etc.
3. To create a setting for a high quality eco-agribusiness / industrial park that serves the local and regional economic engines – with a focus on the agricultural base.
4. To establish a prototype for the incorporation of sustainable technologies in energy, water, conservation heating and cooling and similar “sustainable” categories.
5. To develop financial and regulatory incentives to encourage public / private partnerships to redevelop the subject tracts.
6. To provide for the protection of the environmental amenities that exist within this Redevelopment Area, including but not limited to the wetlands, the soils, protected species of flora and fauna, etc. Any development that occurs within the Redevelopment Area should utilize and respect the environmental attributes that exist within this area.
7. To create initiatives for the host and participating communities to preserve farmland and open space through such techniques as Transfer of Development Rights (TDR), rezoning to agricultural uses, and similar strategies.
8. Any development that occurs within the Redevelopment Area should utilize and respect the environmental attributes that exist within this area.
9. To establish public / private partnerships by encouraging “...*coordination of various public and private procedures and activates shaping land development with a view of lessening the cost of such development and to the more efficient use of land.*” (M.L.U.L. C.40:55D-2m).
10. “*To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.*” (M.L.U.L. C40.55D-2f).
11. “*To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.*” (M.L.U.L. C.40:55D-2h).
12. “*To promote a desirable visual environment through creative development techniques and good civic design and arrangements.*” (M.L.U.L. C.40:55-2i).
13. To provide incentives to promote the growth of new private sector development in the form of an eco-agribusiness / industrial center which will enhance, strengthen and diversify the Township’s and region’s economic base. Such

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development should incorporate fully the principles of Smart Growth and Neo-traditional Planning.

14. To reverse the underutilization of the lands within the Redevelopment Area caused by a combination of inadequate access, obsolete layout, fragmented ownership patterns, and other conditions which have resulted in the suppression of viable comprehensive plan for the area.
15. Create value for the municipality via an asset-driven redevelopment process within Upper Deerfield.
16. By way of the creation of this Redevelopment Plan, this document could be used to initiate a marketing program for the Area.
17. Provide opportunities for the location of eco-friendly industries and commercial ventures.
18. Establish critical mass within the Redevelopment Area thus furthering the viability of alternative transportation modes – specifically the continued use of and expansion of the rail line.
19. Encourage the highest quality development that utilizes the principles of Smart Growth, eco-friendly development standards, and good urban design.
20. Foster intelligent use and allocation of land.

D. DESIGNATION OF DEVELOPER

1. It is the intention of the Township, upon adoption of this Redevelopment Plan, to coordinate the redevelopment process with a designated Developer for the Redevelopment Area. Said Developer may be an entity which, in the opinion of the Redevelopment Entity:
 - a. Has complete understanding of the concepts of eco-agribusiness / industrial development or related commercial development as envisioned in the 21st century and based upon neo-traditional design concepts;
 - b. Has a substantial history of commercial development with an extensive history of neo-traditional concepts, or shows that they can embrace such concepts;
 - c. Has sound credit and financial history; and
 - d. Can demonstrate successful history of development projects of a similar nature on same scale.
2. In addition to the above, the Redevelopment Entity shall, at its sole discretion, request any and all other information regarding qualifications of the private sector Developer.

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VI. REDEVELOPMENT PLAN

A. GENERAL PLAN

A Land Use Plan is envisioned to take advantage of existing and potential opportunities in the Area and to achieve the goals and objectives of the Plan. Essentially, given the proposed concept of an Eco-Agribusiness or Eco-Industrial Park (EIP), the primary land use as recommended is industrial / commercial in nature with varying degrees of intensity proposed.

The plan calls for the creation of three primary zones of development: the Town Center zone in the southern portion, the Office Park concept in the mid-portion (and to the east of Route 77), the Eco-Industrial / Agricultural concept in the northern section of the Redevelopment Area, as well as a small Neighborhood – Commercial area/zone to service existing and proposed residential development in the area northeast of the Redevelopment Area.

The concept of an Eco-Industrial Park (EIP) catering to the agri-business industry within Cumberland County, New Jersey and the region beyond is a somewhat unique idea. In fact, eco-industrial parks have not been utilized in the northeast United States as much as they have begun to develop and expand within the Midwest and Western states.

There appears to be some confusion with regard to what exactly an EIP is defined as. According to the United States Environmental Protection Agency (EPA) Office of Policy Development, the Eco-Industrial Park (EIP) concept is one that encompasses both the economy and the environment by bringing together different sectors of industry to work toward an environmentally sound industrial park. In cooperative efforts, firms save energy, reduce industrial waste, and increase resource efficiency, thereby aiding the environment and reducing costs in the long run.

The Township of Upper Deerfield has within the Zoning Ordinance a classification for General Industry (GI) that is generally appropriate for this Redevelopment Area, subject to modifications. Specifically, the intent of the Redevelopment Plan is to take into account the existing land use patterns that illustrate that the majority of commercial development has occurred in the southern section of the Redevelopment Area (south of Love Lane to Cornwell Drive) and it is recommended that this pattern continue. Given this scenario, the more intensive industrial development is recommended within the northern sections of the Redevelopment Area. Accordingly, the Redevelopment Area should realize less intensive uses (commercial and office park) in the southern portions with a gradual increase in land use intensity (eco-industrial / agricultural) as one moves north. Exhibit F illustrates a Zoning Plan for the Redevelopment Area.

1. Examples of Successful EIPs

One of the best examples of an Eco-Industrial Park (EIP) lies along the coast of Denmark, in an industrial region called Kalundborg. There, a complex web of waste and energy exchanges has developed among the city, a power plant, a refinery, a fish farm, a pharmaceutical plant, a chemical manufacturer, and a wallboard maker. The exchange works something like the following:

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The power company pipes residual steam to the refinery and, in exchange, receives refinery gas (which used to be flared as waste). The power plant burns the refinery gas to generate electricity and steam. It also sends excess steam to a fish farm, the city, and a biotechnology plant that makes pharmaceuticals. Sludge from the fish farm and pharmaceutical processes becomes fertilizer for nearby farms. Surplus yeast from the biotechnology plant's production of insulin is shipped to farmers for pig food. Further, a cement company uses fly ash from the power plant, while gypsum produced by the power plant's desulphurization process goes to a company that produces gypsum wallboard. Finally, sulfur generated by the refinery's desulphurization process is used by a sulfuric acid manufacturer (Urban Land, 1996).

While this example appears to be idealistic, it is worth noting that it functions extremely well and serves as a “perfect” model in many ways. In this case, the EIP functions as a self-supporting entity and such is determined by the types of industries that have located there. While this extent of inter-connectedness may not always be possible, the concept of sharing services, expenses, etc. is noteworthy.

A second case example is in Virginia, the Port of Cape Charles, which has developed a unique type of Eco-Industrial Park, the zero-emissions Eco-Industrial Park. The zero emissions, also called closed-loop manufacturing, design is the most ambitious type of Eco-Industrial Park (EIP), having as its goal the total elimination of emissions. Other stakeholders involved with the EIP receive a certain level of resource efficiency through cooperative buying, waste exchange, and so forth.

2. Smart Growth / Planning

The aforementioned can be implemented utilizing the strategies of Smart Growth – mixing different uses, preserving the environment, striving for sustainable development, maintaining the unique character of an area rather than realizing “cookie-cutter” development that is not representative of the local area. As part of this Redevelopment Plan is a separate document entitled the Upper Deerfield Redevelopment Area Design Guidelines. Adherence to this document is mandatory for any development within the Redevelopment Area.

B. PROPOSED REDEVELOPMENT ACTIONS

The proposed redevelopment actions are being initiated to:

- Improve the Township’s economic position and to establish an eco-agribusiness / industrial park in the center of the County’s agri-business economy.
- Possibly create an area within the County that provides an opportunity for the Township to take advantage of an inter-municipal effort combining the resources and incentives of the surrounding municipalities to attract appropriate industries into a planned business park.
- Provide the highest quality agri-business park in terms of design and development standards as well as promoting state of the art environmental

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building and operating practices including but not limited to solar, wind and other energy initiatives.

- Preserve open space and environmentally sensitive areas located not only in the Redevelopment Area but also within the geographic boundaries of future host communities that invest in the redevelopment area park.

1. Acquisition

There are 52 parcels reported on the tax roles for this Redevelopment Area that occupy 1060.11 acres (see Exhibit D, Tax Block and Lot Profile Table), almost all of which are privately owned. Although acquisition of real property is an option that the Township may exercise in accordance with the Local Redevelopment and Housing Law, the Township's priority will be to collaborate with private landowners to initiate public / private partnerships which will allow the business park to develop.

As required pursuant to N.J.S.A. 40A:12A-8b & c, upon adoption of this Redevelopment Plan, the Township shall be statutorily permitted to acquire real property either through good-faith negotiations with the private property owner or, upon failure of said good-faith negotiations, through the condemnation (eminent domain) process pursuant to N.J.S.A. 20:3-a et seq. to effectuate the Plan, if it so chooses.

As a matter of policy, the Township reserves the right that, upon adoption of this Redevelopment Plan and the designation of a Developer, it may initiate a partial or full acquisition program within the Redevelopment Area to implement public / private partnerships. Details related thereto shall be determined within the context of the Developer's Agreement to be negotiated between the Township and the Developer.

2. Consolidation

The Township may propose the consolidation / subdivision of any number of the lots. In addition, the Township may vacate, realign or improve public rights-of-way pursuant to the requirements and purposes of the Plan.

3. Designation and Conveyance

Upon adoption of this Redevelopment Plan, the Township shall be statutorily permitted to designate a Developer for a Development Parcel within the Redevelopment Area and to negotiate and enter into a Developer's Agreement with said Developer. This Developer's Agreement shall include provisions for the conveyance of the Development Parcel(s) acquired by the Redevelopment Entity that are required for the Redevelopment Project.

4. Actions Subsequent to Conveyance

- a. Subject to the provisions of the negotiated Developer's Agreement, the Township may agree to provide tax abatement, an arrangement for Payment In Lieu of Taxes [P.I.L.O.T.] (consistent with the law), and / or other financial

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assistance should a particular Redevelopment Project merit and require such assistance.

C. LAND USE PLAN

1. General

- a. The following regulations, controls and restrictions provide standards for the physical development of the Redevelopment Area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan. They are intended to provide parameters within which the Developer and its professionals are encouraged to generate detailed plans in cooperation with the Township's staff, to produce a Redevelopment Project of outstanding design capable of competing in a regional commercial market.
- b. These controls and design standards have been generated to encourage the innovative planning and design within a unifying framework to ensure an efficient and integrated Redevelopment Project reflective of "good civic design and arrangements" (New Jersey M.L.U.L. 40:55d-2).
- c. The development concepts and general design plan for undertaking the proposal will be reviewed as part of a pre-approval design review process where the Redevelopment Entity, through its professional staff, shall discuss and review the intent, purpose and anticipated outcome of the architecture and design. Ultimate approval of this process will be by the Redevelopment Entity as part of the Developer's Agreement to be negotiated between the Township and the Developer. A report defining compliance with the pre-approval design process shall be submitted to the Planning Board as part of the site plan review process.
- d. The above notwithstanding, pursuant to N.J.S.A. 40A:12A-13, all projects within the Redevelopment Area shall be submitted to the Planning Board for review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance and adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).
- e. Consistent with its responsibility pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall retain the right, at time of Site Plan Review and Approval, to require such off-site improvements as may be necessary for the effective implementation of this Redevelopment Plan.

2. Permitted Uses within the Upper Deerfield Redevelopment Area (see Exhibit E for a matrix illustrating the following uses and recommended Area & Bulk Regulations).

The noted matrices and the Upper Deerfield Redevelopment Area Design Guidelines (separate document) indicate permitted types of uses and the development standards required for such uses. Exhibit F indicates the land use pattern proposed for the Redevelopment Area with increasing intensity levels in each of the four (4) primary zones.

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- a. It should be noted that an Entertainment District Overlay Zone has been incorporated within the Redevelopment Area as well, in an effort to concentrate this type of development in the southeasterly portion of the Town Center zone, creating much needed critical mass.

3. Supplemental Land Use Provisions

a. Preamble

The entire Redevelopment Area shall be governed by the Land Use Provisions contained herein. These Provisions are intended to establish standards that will architecturally define industrial, and commercial to be located on the subject redevelopment parcel. Therefore, the Developer and its professional staff are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the objectives of this Redevelopment Plan.

The Redevelopment Authority recognizes that a variety of factors will influence the final design of the Redevelopment Project and has not attempted, in these and other controls of this Redevelopment Plan, to anticipate every possible design solution or use. Rather, the controls and regulations governing structural form and architectural character within the Redevelopment Area are designed to promote a unifying framework for the Redevelopment Area in accordance with the following areas:

- (1) Development of an overall conceptual architectural theme for the structures, signs and landscaping of the area. Any plan, building or proposal submitted for the Redevelopment Area, specifically within the Town Center Zone, shall follow the Conceptual Plan as depicted in Exhibit G and adhere to the general Phasing Plan as noted in Exhibit H.
- (2) In addition to (1) above, it is the intent of the Land Use Provisions of the Redevelopment Plan to require upgraded standards within the:
 - (a) Vehicular and Pedestrian (& Bicycle) Circulation Plan;
 - (b) Public transportation linkages;
 - (c) Security Plan;
 - (d) Overall thematic signage package;
 - (e) Façade treatment both front and rear;
 - (f) Building orientation plan incorporating views, vistas, identification points, and nodes, etc. that recognize the relationships between buildings as well as the edge conditions defined along the perimeter of the redevelopment boundary;

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- (g) Landscape Plan that defines ornamental as well as buffer plantings;
- (h) Parking Plan that defines vehicular parking and truck delivery;
- (i) Lighting Plan, both security and ornamental; and
- (j) Other elements defined by the Redevelopment Design Review process and the Planning Board.

4. Easement Plan

- a. The Redevelopment Entity shall have the right to develop and devise an easement plan in order to provide a cohesive circulation and an access plan to maximize efficiency in land utilization and traffic management. Such plan may extend both to the designated Redevelopment Area and on boundary streets between the Redevelopment Area and the balance of the Township.
- b. All pre-existing rights-of-way and known easements within the Redevelopment Area are depicted on the Redevelopment Boundary Area Map (Exhibit B), or will be recorded as part of any final engineering survey of the site.
- c. A Final Easement Plan, including existing and proposed utility easements, municipal dedications vacations and / or the granting of air or subsurface rights, as well as issues related to improved traffic circulation both to and from the Redevelopment Area and internal to the Area shall be more fully addressed. The Township Engineer, in concert with the Developer's Engineer, hereinafter referred to as the Engineering Team, shall refine the concept for the contemplated improvements.

(1) Vacations

To the extent necessary to effectuate this Redevelopment Plan, the rights-of-way within the Redevelopment Area, along with all air rights and subsurface rights attendant thereto, shall be vacated to allow for an assemblage of land area for purposes defined herein.

(2) Dedications and/or Realignment

Dedications related to boundary streets shall be effectuated as the Engineering Team refines the concept for the contemplated improvements.

(3) Access

Access to the Redevelopment Area shall be from proposed new streets and / or from existing streets with the necessary improvements.

5. Redevelopment Entity and Planning Board

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The Planning Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve minor modifications in or changes to Bulk, Height, Landscape, Signage and Parking requirements if deemed to be in the best interest of project implementation and if accordingly supported by the Board's professional planning staff.

A minor modification is defined as a standard with less than five (5) percent deviation from any original standard stipulated herein.

6. Utility Controls

A Utility Location and Access Plan shall be prepared and submitted showing at a minimum the following:

- a. The location of all utilities to the redevelopment site shall be underground. Access of utilities to the specific redevelopment sites shall be via rear locations;
- b. The Utility Plan shall be coordinated with the Landscape and Site Design Plan.
- c. Utilities penetrating defined buffer or preserved woodlands shall do so with the least amount of impact to mature trees.

7. Standards and Controls of General Applicability

a. Jurisdiction

The provisions of this Redevelopment Plan are those of the Upper Deerfield Township and, where applicable, with the Cumberland Development Corporation (CDC), and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

b. Applicability of Other Standards

- (1) In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws, codes, rules and regulations established by any State or Federal agency.
- (2) The above notwithstanding, whenever local codes or regulations (other than those found in the N.J.S.A.40A:12A et seq.) contain comparable but less restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern.
- (3) The provisions of the N.J.S.A.40A:12A et seq., except as specifically provided for in this Redevelopment Plan, shall not apply to land or structures within the Redevelopment Area, such provisions being superseded hereby.

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- (4) The Township recognizes that certain environmental issues may exist within the Redevelopment Area, including, but not limited to significant amounts of wetlands on site, possible soils contamination, and / or the location of endangered species (flora and / or fauna) on site. Upon adoption of this Redevelopment Plan, the Developer shall provide proof to the Township that and Site proposed for development will not disturb existing wetlands on site, or have a negative impact upon any endangered species (flora and / or fauna). Additionally the developer must prove that the site is free of contamination prior to any construction on site. Responsibility for any clean-up or any environmental action shall be assigned between parties within the context of the Developer's Agreement.

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VII. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Developer (or any successors in interest) whereby the land or improvements in the Redevelopment Area are restricted, either by the Redevelopment Entity or the Developer (or any successors in interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease, use or occupancy thereof. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9 shall be implemented by appropriate covenants or other provisions in the Developer's Agreement and/or disposition instruments as covenants running with the land.

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**Redevelopment Plan
November 2005**

VIII. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

A. "REDEVELOPMENT AREA" DESIGNATION

The Planning Board of the Upper Deerfield Township did, by Resolution No. 14-2001 (followed up by the Township Committee's Resolution No. 9012) determine the Redevelopment Area to be an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). "Redevelopment Area" designation is a prerequisite for the promulgation of a Redevelopment Plan and/or Redevelopment Project pursuant to N.J.S.A. 40a:12A-7.

Upon adoption by the Governing Body, this document shall constitute a "Redevelopment Plan" under the provisions of the Local Redevelopment and Housing Law. It includes an outline for the planning, development and redevelopment of the Redevelopment Area as follows:

B. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES [N.J.S.A. 40A:12A-7a(1)]

The Township's Public Policy Goals and Redevelopment Plan Objectives are outlined in Section V of this Redevelopment Plan and are incorporated herein by reference.

1. Other Public Improvements

- a. The Township may decide to implement public improvements that are in accordance with this Plan or further the goals and objectives of this Plan.

C. PROPOSED LAND USES AND BUILDING REQUIREMENTS [N.J.S.A. 40A:12A-7a(2)]

The Land Use Provisions and related controls are outlined in the Land Use Plan, Easement Plan, Utility Controls and related sections of this Redevelopment Plan.

D. PROVISION FOR TEMPORARY AND PERMANENT RELOCATION [N.J.S.A. 40A:12A-7a(3)]

No Relocation Plan is anticipated given the fact that properties contemplated for redevelopment action are on vacant land or on properties not requiring any relocation action; therefore there is no relocation envisioned within this Redevelopment Area at this time.

E. IDENTIFICATION OF PROPERTY TO BE ACQUIRED [N.J.S.A. 40A:12A-7a(4)]

Any property to be acquired by the Township via eminent domain in the future to further the goals and objectives of this Plan, will be done so in accordance with all applicable regulations pursuant to New Jersey Local Redevelopment and Housing laws.

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F. SIGNIFICANT RELATIONSHIPS OF THE REDEVELOPMENT PLAN TO OTHER PLANS [N.J.S.A. 40A:12a-7a(5)a]

The Land Use components of this Redevelopment Plan do not materially differ from those in place prior to the adoption of this Redevelopment Plan. Accordingly, there is no change in the relationship between this Redevelopment Plan and (a) the Master Plans of the Township of Upper Deerfield and contiguous municipalities, (b) the Master Plan of the County and (c) the State Development and Redevelopment Plan (SDRP) beyond those relationships which existed prior to the adoption of this Redevelopment Plan. Said relationships have formally been addressed by the duly adopted Master Plan and subsequent updates of the Township and incorporated herewith.

The Redevelopment Area consists of the Highway 77 corridor from the village of Seabrook to Carlls Corner. The boundaries of the Study Area established by the Township are identified herein as Exhibit B entitled "Upper Deerfield Redevelopment Area Map". This figure defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C). Essentially, the site, which is generally positioned along a north to south axis is bounded by Parsonage road (north), State Highway 77 (east), a line approximately 1500' north of and parallel to Cornwell Drive (south) and the Seabrook Branch (Winchester Western) Railroad right-of-way (west).

G. RELATIONSHIP TO PERTINENT MUNICIPAL DEVELOPMENT REGULATIONS [N.J.S.A. 40A:12a-7a(5)c]

The relationship of this Redevelopment Plan to pertinent municipal development regulations is outlined in the Land Use Plan of this Redevelopment Plan.

H. PROPOSED ZONING CHANGES [N.J.S.A. 40A:12a7a(5)c]

1. At the time of adoption of this Redevelopment Plan, The Redevelopment Area incorporated the G-I General Industry Zone and includes areas of the B-1 and B-2 Business Zones as illustrated on the Township's Zoning Map, dated May 1998 (See Exhibit B-2, Upper Deerfield Zoning Map).
2. Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Redevelopment Plan is an explicit amendment to the Land Use Code of Upper Deerfield and related zoning district maps. The Township's existing Ordinance / Regulations remain in effect unless specifically changed herein.

I. CONSISTENCY WITH MUNICIPAL MASTER PLAN

This Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of Upper Deerfield Township

The 2002 and 2003 Master Plan Re-Examination for Upper Deerfield Township notes the following:

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The Township has adopted an extensive redevelopment area in the Highway 77 G-1 General Industry zone corridor. Current studies are underway to design and promote an agri-business industrial park in this area. The Planning Board should adopt the design standards being prepared as a Redevelopment Plan and incorporate the design standards into a Business Park Planned Unit Development (PUD) Ordinance.

This Plan proposes to create the necessary recommended plan for the Redevelopment Area as well as incorporate design / development standards.

The following table provides a comparison of age cohorts for the populations of the Township of Upper Deerfield, Cumberland County and the State of New Jersey. As is noted, the Township of Upper Deerfield maintains a significantly reduced percent of the population in the 20 to 44 age cohort – where Cumberland County's and the State of New Jersey's population has approximately 37% within the 20 to 44 age cohort, Upper Deerfield has only 30%. This age cohort is the most significant in terms of employment and economic activity, thus the opportunity to increase this age cohort will be a consideration of the Redevelopment Plan.

Age Categories as Compared to Cumberland County and New Jersey

	<i>Upper Deerfield</i>		<i>Cumberland County</i>	<i>New Jersey</i>
<i>Age Group</i>	<i># of People</i>	<i>Percentage</i>	<i>Percentage</i>	<i>Percentage</i>
<i>0 to 4</i>	<i>519</i>	<i>6.9</i>	<i>6.3</i>	<i>6.7</i>
<i>5 to 9</i>	<i>606</i>	<i>8.0</i>	<i>7.4</i>	<i>7.2</i>
<i>10 to 19</i>	<i>1166</i>	<i>15.4</i>	<i>14.4</i>	<i>13.2</i>
<i>20 to 44</i>	<i>2297</i>	<i>30.4</i>	<i>37.2</i>	<i>36.9</i>
<i>45 to 64</i>	<i>1894</i>	<i>25.1</i>	<i>18</i>	<i>22.7</i>
<i>65 years and over</i>				
<i>65 to 74</i>	<i>1074</i>	<i>14.2</i>	<i>13</i>	<i>13.2</i>
<i>75 to 84</i>	<i>569</i>	<i>7.6</i>	<i>6.6</i>	<i>6.8</i>
<i>85+</i>	<i>388</i>	<i>5.1</i>	<i>4.8</i>	<i>4.8</i>
	<i>117</i>	<i>1.5</i>	<i>1.6</i>	<i>1.6</i>

Source: Census 2000

Compiled by Karabashian Eddington Planning Group

Upper Deerfield

**Redevelopment Plan
November 2005**

IX. REDEVELOPMENT ENTITY AND PLAN INTERPRETATION

- A. Consistent with subsection VI. A.3. of this Redevelopment Plan, by entering into the negotiated Developer's Agreement, the Redevelopment Entity shall have approved the development concepts and general design plan for all undertakings proposed for the Redevelopment Area.
- B. Consistent with subsection VI. C.1.c. of this Redevelopment Plan, the Redevelopment Entity, or its designee, shall review and approve all plans related to the Redevelopment Project for the purpose of verifying consistence with the Developer's Agreement prior to the Developer's submission to the Planning Board for Site Plan Review and Approval.
- C. The above notwithstanding, pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the sole responsibility to determine conformance of a Developer's concept and design with zoning controls set forth in subsection VI. C. 2. c. of this Redevelopment Plan.

Upper Deerfield

**Redevelopment Plan
November 2005**

X. DURATION OF PROVISIONS AND EFFECTIVE DATE

- A. This Redevelopment Plan, as it may be amended from time to time, shall be in effect for a period of thirty (30) years from the date of adoption by the Governing Body.
- B. Upon completion of construction on a particular Development Parcel and the issuance by the Township of all permanent Certificate(s) of Occupancy for said Development Parcel, and at the request of the Developer, the Township shall issue the Developer a "Certificate of Completion and Compliance" for said Parcel, certifying that the Redevelopment Project was completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the Developer's Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.
- C. Upon the issuance of a Certificate of Completion and Compliance for all of the Redevelopment Projects in all of the Development Parcels, or at the expiration of this Redevelopment Plan pursuant to Section XI.A. herein, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of Section VI.C. (Land Use Plan) and Section VII. (Equal Opportunity), shall terminate and the Redevelopment Area shall revert to such Township Zoning as may be adopted by the Township at that time pursuant to N.J.S.A. 40:55D-1 et seq. Unless otherwise addressed by an affirmative action of the Township, the appropriate sections of the Township's Land Use Code shall hereby be amended to include the Land Use Provisions (Section VI.C.2.) of this Redevelopment Plan.

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XI. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

- A. This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12a-13, mutual agreement between the Township and the Developer is required where a Developer's Agreement is in place and where an amendment would change the controls governing the use of land under said Agreement or otherwise modify obligations under the Developer's Agreement.

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**Redevelopment Plan
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EXHIBIT A-1

**RESOLUTION FROM THE PLANNING BOARD
DESIGNATING THE REDEVELOPMENT AREA**

**PLANNING BOARD
UPPER DEERFIELD TOWNSHIP
CUMBERLAND COUNTY, NEW JERSEY
RESOLUTION NO. 14-2001**

BE IT RESOLVED, by the Planning Board of the Township of Upper Deerfield, County of Cumberland as follows:

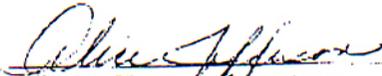
WHEREAS, the Township Committee of Upper Deerfield has requested that the Planning Board study whether a redevelopment area would be beneficial to Upper Deerfield Township; and

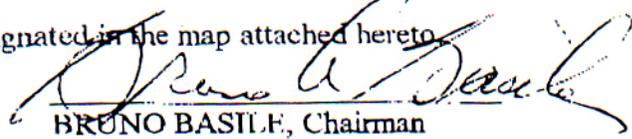
WHEREAS, the criteria to determine the placement of a redevelopment area is whether land has been vacant for a period of ten (10) years or land is blighted and obsolete and unlikely to be developed without redevelopment activities; and

WHEREAS, a report by the Township Planner dated August 13, 2001 was considered; and

WHEREAS, testimony from the public was received relating to the proposed placement of a redevelopment zone;

NOW, THEREFORE, BE IT RESOLVED by the Township Planning Board of Upper Deerfield Township that the Planning Board recommends that the Township Committee consider establishing a redevelopment area in the area designated in the map attached hereto.


Alice Jefferson, Secretary


BRUNO BASILE, Chairman

CERTIFICATION

I hereby certify the foregoing Resolution was duly adopted by the members of the Upper Deerfield Township Planning Board, County of Cumberland and State of New Jersey, at a regular meeting held on Monday, August 13, 2001, held at the Municipal Building on Route 77, Scabrook, New Jersey at 7:30 P.M.


ALICE JEFFERSON, Secretary

Upper Deerfield

**Redevelopment Plan
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EXHIBIT A-2

**RESOLUTION FROM THE GOVERNING BODY / TOWNSHIP COMMITTEE
DESIGNATING THE REDEVELOPMENT AREA**

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION

A Resolution Directing the Planning Board to Conduct
a Redevelopment Area Investigation

WHEREAS, the Township Committee desires to promote efficient use of lands in the Township; and

WHEREAS, New Jersey statutes provide for designation of underutilized lands as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Upper Deerfield in the County of Cumberland hereby directs and authorizes the Planning Board to undertake a preliminary investigation to determine whether the area of the Township, shown on the Zoning Map dated May, 1998, and designated as the G-I zone, and bordered by Highway 77, is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992 c. 79 (C.40A:12A-5).

CERTIFICATION

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Committee of the Township of Upper Deerfield in the County of Cumberland, at a meeting thereof held May 29, 2001.

William F. Sray, Township Clerk

Upper Deerfield

**Redevelopment Plan
November 2005**

**EXHIBIT A-3
GOVERNING BODY RESOLUTION ADOPTING REDEVELOPMENT PLAN**

This Exhibit is being reserved for a future Resolution to be passed by the Governing Body regarding the acceptance of the Redevelopment Plan.

TOWNSHIP OF UPPER DEERFIELD

RESOLUTION - 9012

ADOPTING REDEVELOPMENT AREA MAP

WHEREAS, the Township Committee of the Township of Upper Deerfield had directed, by Resolution #50111, the Planning Board to do a study for a redevelopment area; and

WHEREAS, the Planning Board prepared a map and report of the area designated by the Township Committee; and

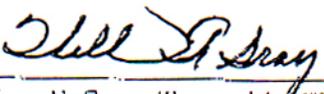
WHEREAS, the Planning Board after proper public notice and after holding a public hearing on the map and the report of its' planner, which report specified that the statutory criteria as per the Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1 et seq) have been met; and

WHEREAS, the Planning Board has determined that the criteria for a redevelopment area have been met according to N.J.S.A. 40A:12-5; and the Planning Board has set forth its' findings in resolution 14-2001;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Upper Deerfield, County of Cumberland, that the area delineated on the map dated July 16, 200, as approved by the Planning Board of the Township of Upper Deerfield on August 13, 2001 be and is hereby declared an Area in Need of Redevelopment in accordance with N.J.S.A 40A:12-1 et seq, and the Planning Board is hereby directed to prepare a Redevelopment Plan for the designated Redevelopment Area.

CERTIFICATION

I hereby certify that this is a true copy of resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held September 6, 2001.



William F. Sray, Township Clerk

Upper Deerfield

**Redevelopment Plan
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**EXHIBIT B
MAP ILLUSTRATING REDEVELOPMENT AREA BOUNDARIES**

This map defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C). Essentially, the site, which is generally positioned along a north to south axis is bounded by Parsonage road (north), State Highway 77 (east), a line approximately 1500' north of and parallel to Cornwell Drive (south) and the Seabrook Branch (Winchester Western) Railroad right-of-way (west).

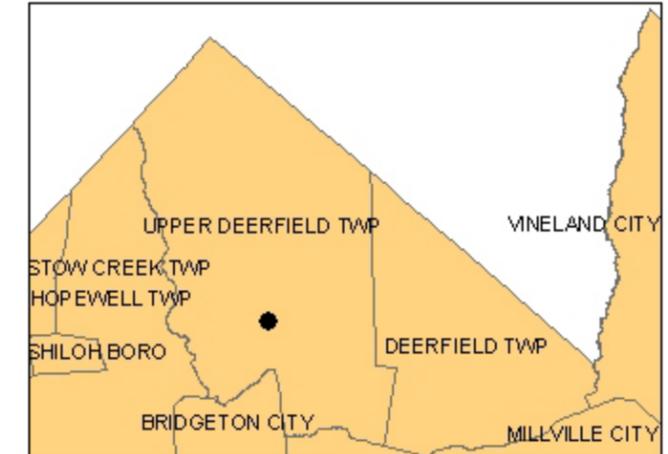
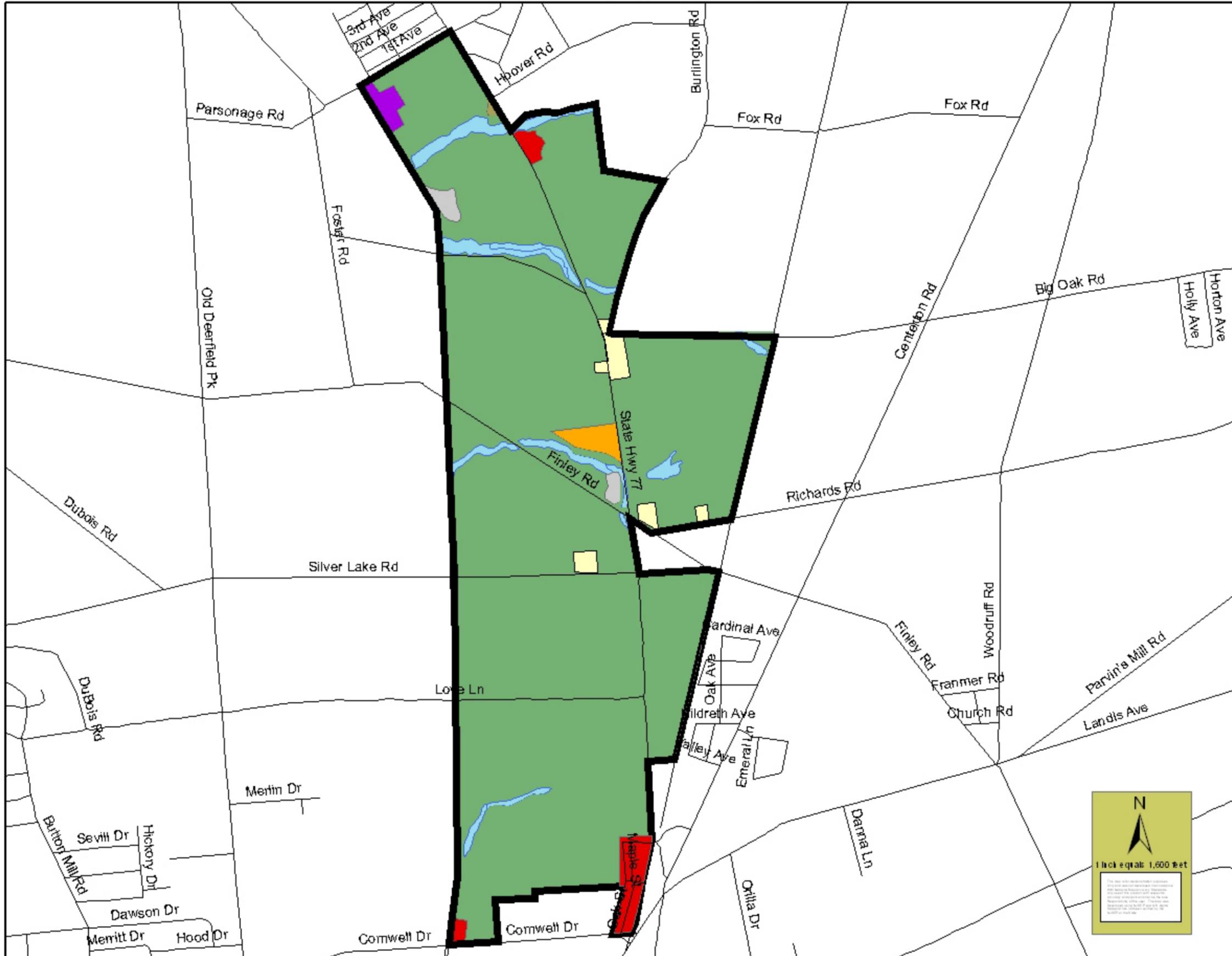
Upper Deerfield

**Redevelopment Plan
November 2005**

**EXHIBIT B-1
REDEVELOPMENT AREA
EXISTING LAND USE MAP**

The Land Use Map indicates that a majority of the Redevelopment Area is currently occupied by agricultural cropland and pastureland. However, the map also notes the railroad as a significant attribute to creating a central development area for the Township (and region) that utilizes this existing infrastructure and ties into the commercial development along Cornwell Drive.

**Exhibit B-1
Redevelopment Area Existing Land Use Map**



KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Street
- Redevelopment Area
- Land Use**
- AGRICULTURAL WETLANDS (MODIFIED)
- BRUSHLAND/SHRUBLAND
- COMMERCIAL/SERVICES
- CROPLAND AND PASTURELAND
- DECIDUOUS FOREST
- DECIDUOUS WOODED WETLANDS
- HERBACEOUS WETLANDS
- INDUSTRIAL
- MILITARY RESERVATIONS
- MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)
- OTHER AGRICULTURE
- RECREATIONAL LAND
- RESIDENTIAL
- TRANSPORTATION/COMMUNICATIONS/UTILITIES
- UNDIFFERENTIATED BARREN LANDS



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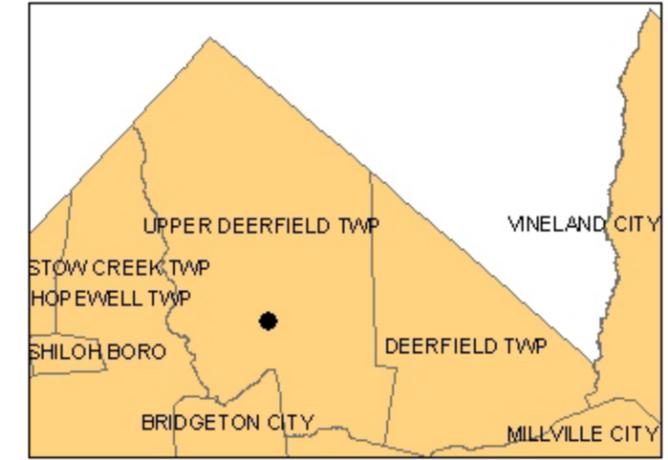
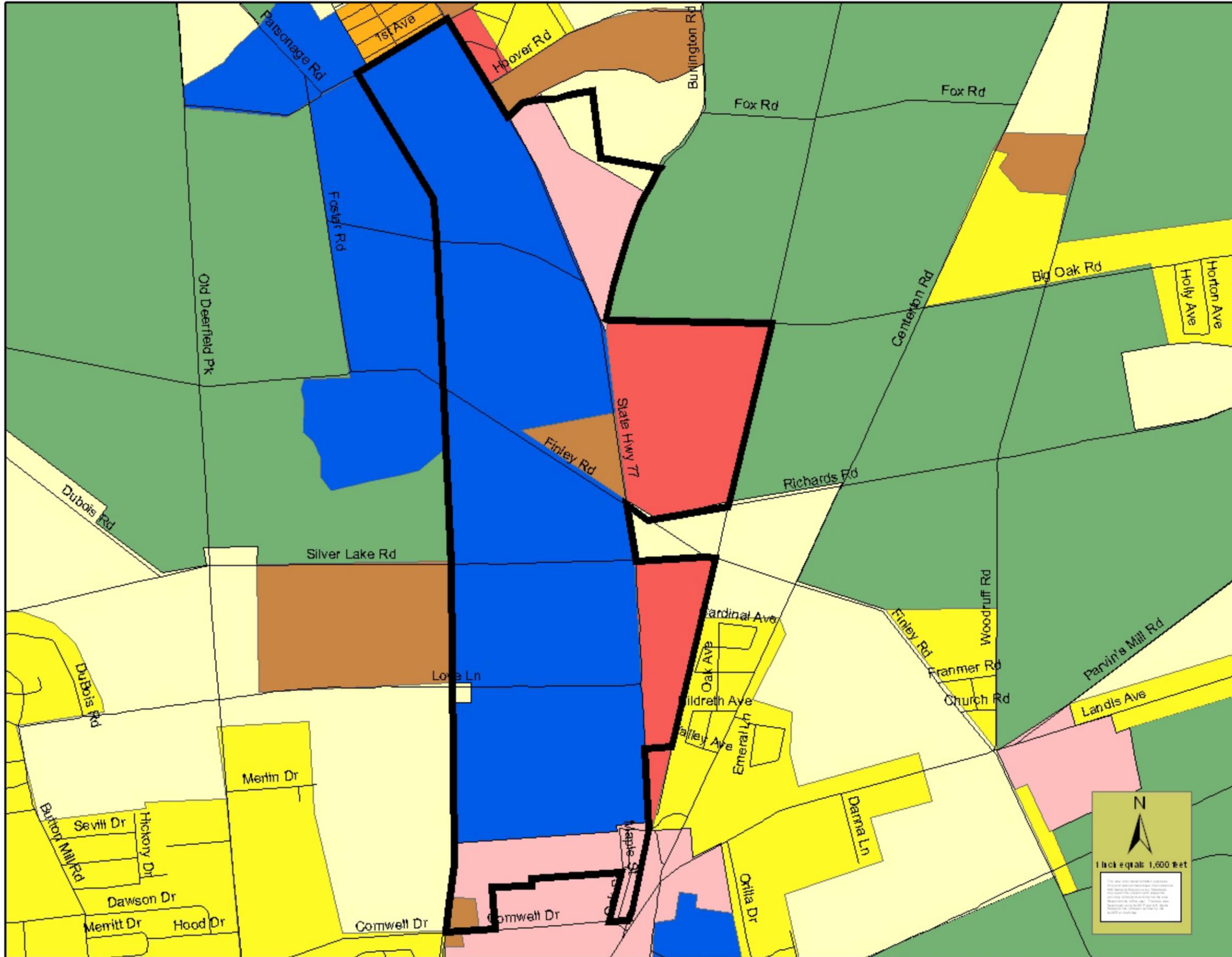
Upper Deerfield

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November 2005**

**EXHIBIT B-2
REDEVELOPMENT AREA
EXISTING ZONING MAP**

The area encompasses the G-I General Industry Zone and includes areas of the B-1 and B-2 Business Zones as illustrated on the Township's Zoning Map, dated May 1998.

**Exhibit B-2
Redevelopment Area Existing Zoning Map**



KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Street
- Redevelopment Area
- Zone Classifications**
- Agriculture
- Business - B1
- Business - B2
- General Industry
- Public
- Residential - R1
- Residential - R2
- Residential - R3
- Residential - R4



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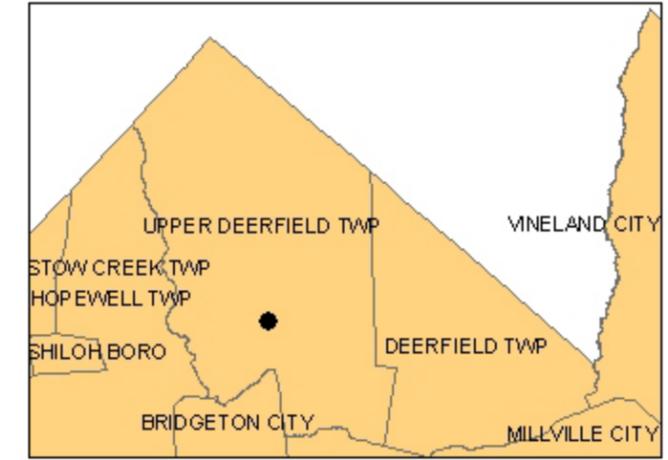
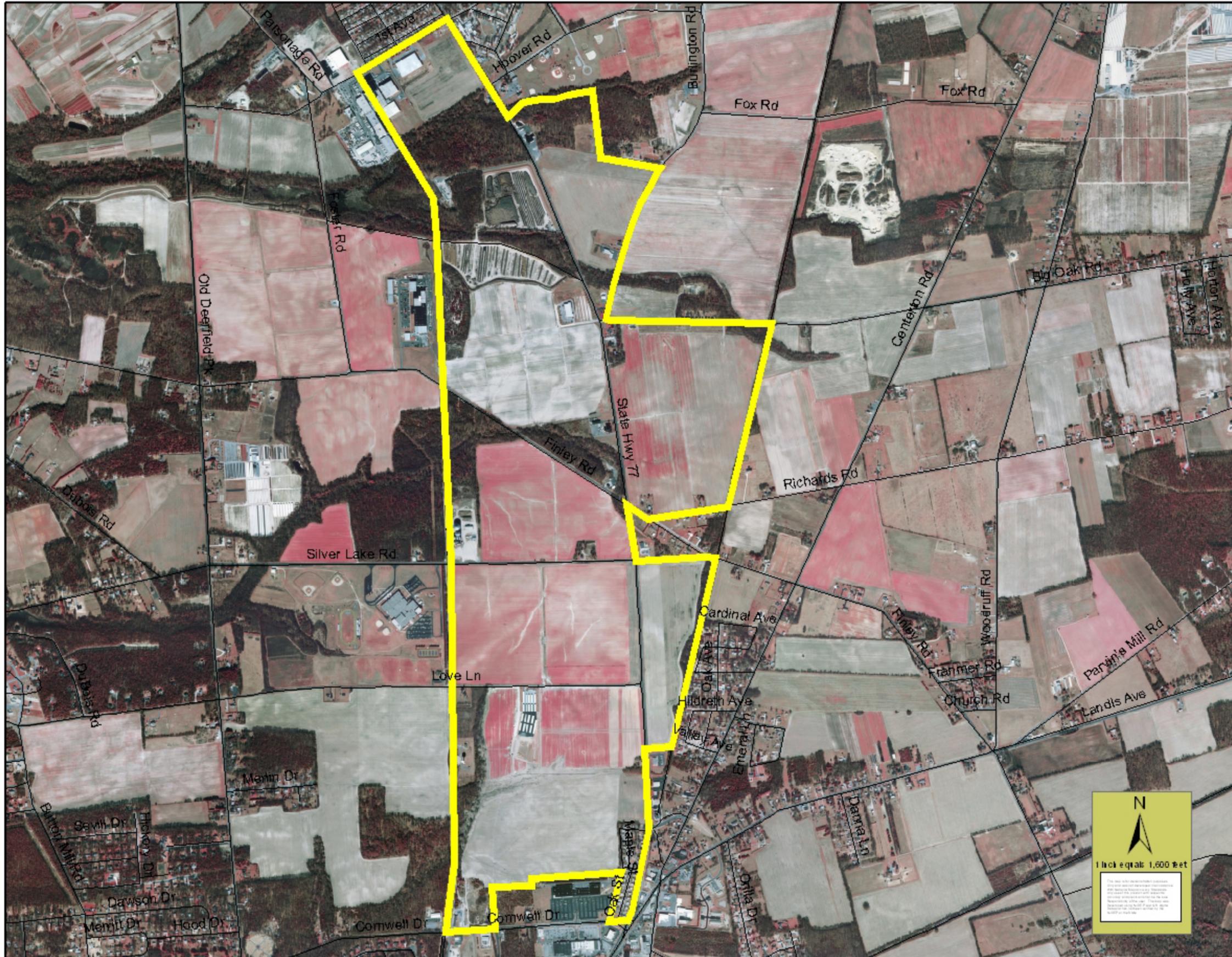
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Upper Deerfield

**Redevelopment Plan
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**EXHIBIT B-3
REDEVELOPMENT AREA AERIAL PHOTO**

Exhibit B-3
Redevelopment Area Aerial Photo



KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Redevelopment Area
- Street

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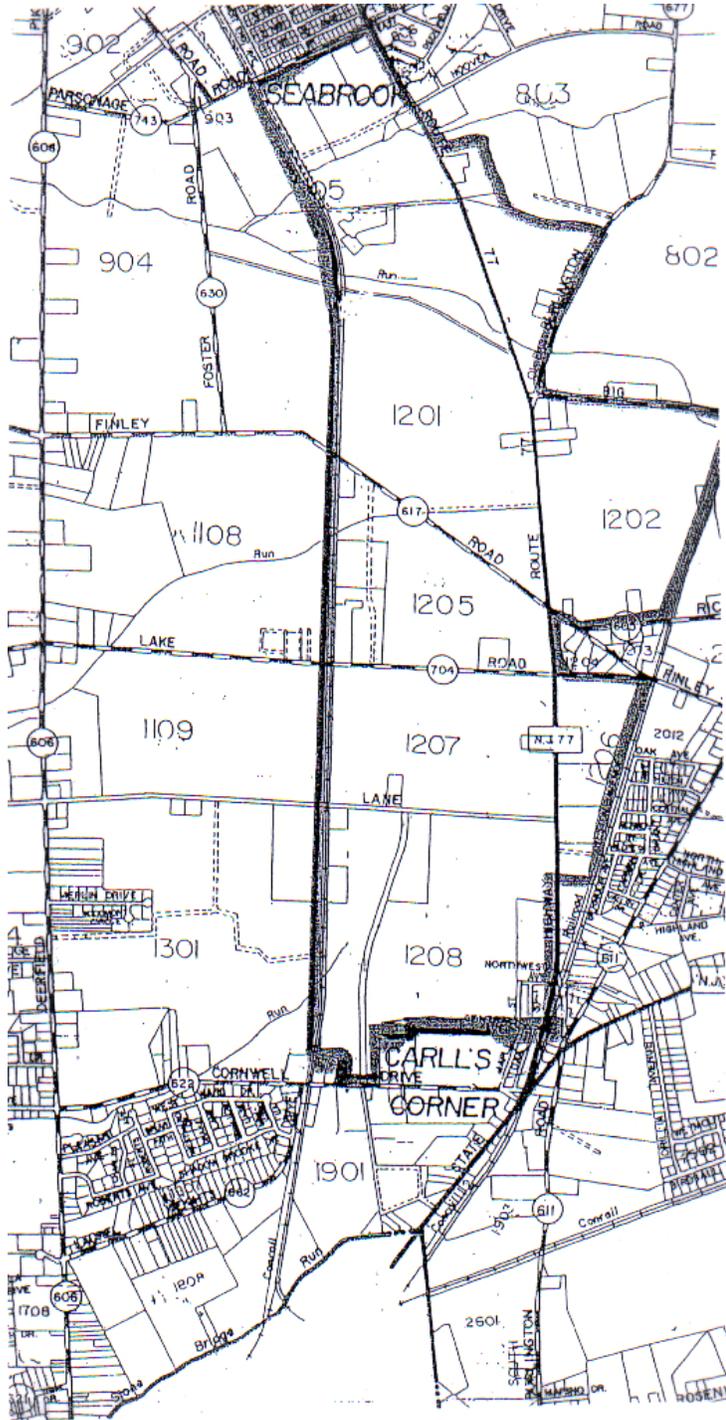
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Upper Deerfield
Redevelopment Plan
November 2005

EXHIBIT C
TAX BLOCK AND LOT MAP



Tax Assessors Office
16 July 2001

Upper Deerfield

**Redevelopment Plan
November 2005**

**EXHIBIT D
TAX PARCEL PROFILE REPORT**

OWNER & ADDRESS REPORT

UPPER DBERFIELD

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BLOCK	LOT	QUAL- IFIBR	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
803	4		4A	SINGH, SATNAM ET ALS 33 W CHESTNUT AVE APT 43 VINELAND NJ 08360	1309 - 1313 HIGHWAY 77	
803	5		4A	TURNER, THOMAS R JR + DEAN MARY A 1255 HIGHWAY 77 BRIDGETON NJ 08302	1255 HIGHWAY 77	
803	5.01		3B	CHIARI, JOHN F III + OVERSTREET, RON 167-169 OLD BURLINGTON RD BRIDGETON NJ 08302	1321 OLD BURLINGTON RD	
803	5.02		4A	K&R VENDING LLC 20 OLD BURLINGTON RD BRIDGETON NJ 08302	20 OLD BURLINGTON RD	
803	5.03		3B	BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY 11703	HIGHWAY 77	
803	5.04		1	CAMILLI, LOUIS J & DONNA B 91 FOX ROAD BRIDGETON NJ 08302	1259 HIGHWAY 77	
803	5.05		4A	TAYLOR, WILLIAM C & MARCIA E 971 LAUREL LANE BRIDGETON NJ 08302	10 OLD BURLINGTON RD	
803	7		2	RUCCI, JOSEPH L + MARY ELLEN 24 OLD BURLINGTON RD BRIDGETON NJ 08302	24 OLD BURLINGTON RD	
803	8		4A	CHIARI ENTERPRISES INC PO BOX 5005 SEABROOK NJ 08302	1317 HIGHWAY 77	
905	1		4B	PAPPAS, CLEMENT + CO, INC 10 N PARSONAGE RD BRIDGETON, NJ 08302	1045 PARSONAGE RD	
905	2		4B	SEABROOK BROS + SONS INC PO BOX 5103 SEABROOK NJ 08302	1031 PARSONAGE RD	
905	3		4A	CIVILETTO, SALVATORE + S ARCARA 1346 HIGHWAY 77 BRIDGETON NJ 08302	1346 HIGHWAY 77	
905	4		4A	PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ 08302	1017 PARSONAGE RD	
905	4	QFARM	3B	PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ 08302	HIGHWAY 77	
1201	1		4A	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER ST N BABYLON NY 11703	1274 + 1276 HIGHWAY 77	
1201	1	QFARM	3B	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER AVE NORTH BABYLON NY 11703	1274 + 1276 HIGHWAY 77	
1201	2		4A	STATE OF N.J C/O GEIGER CO. C THIMM PO BOX 285 ROUTE 63 HARLEYSVILLE PA 19438	1240 HIGHWAY 77	TAXABLE PORTION

OWNER & ADDRESS REPORT

UPPER DBERFIELD

01/13/05 Page 2

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1201	2.01		15C	STATE OF NJ DEPT. OF DEFENSE EGGERTS CROSSING RD TRENTON NJ 08625	1240 HIGHWAY 77	EXEMPT PORTION LOT 2
1201	3		3B	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER AVE NORTH BABYLON NY 11703	1262 HIGHWAY 77	CONTIG. TO 1201-1
1202	1		3B	WENGER, JAMES + BARBARA 569 NIXON AVE BRIDGETON NJ 08302	HIGHWAY 77	3 QFARM
1202	2		2	POLLOCK, SHARON D PO BOX 451 BRIDGETON NJ 08302	31 FINLEY RD	
1202	4		4A	SCARANI, JEAN 1129 MORTON AVE BRIDGETON NJ 08302	1243 HIGHWAY 77	
1202	5		4A	COLONIAL BANK 85 W BROAD ST BRIDGETON NJ 08302	1245 HIGHWAY 77	
1202	6		1	COLONIAL BANK 85 W BROAD ST BRIDGETON NJ 08302	4 BIG OAK RD	
1202	7		2	ACHEE, C.J. PO BOX 5003 SEABROOK NJ 08302	1241 HIGHWAY 77	
1202	8		2	BARBER, REED M 1237 HIGHWAY 77 BRIDGETON NJ 08302	1237 HIGHWAY 77	
1202	9		2	WARWICK, JOHN W & BETH 15 RICHARDS RD BRIDGETON NJ 08302	15 RICHARDS RD	
1205	1		3B	SASSO, VINCENT + MCCUSKER, PETER 184 CLAY PITTS RD GREENLAWN NY 11740	HIGHWAY 77	
1205	1.01		1	SALEM/CUMBERLAND GAME CONS 11 GLENVIEW TERRACE BRIDGETON NJ 08302	86 FINLEY RD	
1205	1.02		3B	SASSO, VINCENT + PETER MCCUSKER 184 CLAY PITTS RD GREENLAWN NY 11740	FINLEY RD	CONTIG. TO 1205-1
1205	2		2	ACHEE, R GRAY & SUSAN R ET ALS 30 FRANKLIN ST BRIDGETON NJ 08302	27 + 29 SILVER LAKE RD	
1205	3		1	UNASSIGNED LOT NUMBER 2000 UNKNOWN UNKNOWN 00000	SILVER LAKE RD	
1205	3.01		15C	UPPER DBERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	SILVER LAKE RD (REAR)	
1205	3.02		15C	UPPER DBERFIELD TWP PO BOX 5098 SEABROOK NJ 08302	SILVER LAKE TO FINLEY RD	

OWNER & ADDRESS REPORT

UPPER DEERFIELD

01/13/05 Page 3

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1205	4		4A	PERDUE FARMS INC PO BOX 1537 SALISBURY MD 21802	73 SILVER LAKE RD	
1206	1		3B	GALETTO REALTY CO LP 317 W ELMER RD VINELAND NJ 08360	1147 HIGHWAY 77	
1206	1.01		3B	SASSO, VINCENT + PETER MCCUSKER 184 CLAY PITTS RD GREENLAWN NY 11740	1167 HIGHWAY 77	
1206	1.02		4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 TO 1123 HIGHWAY 77	
1206	1.02	C01	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 A HIGHWAY 77	
1206	1.02	C02	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 B HIGHWAY 77	
1206	1.02	C03	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 C HIGHWAY 77	
1206	1.02	C04	4A	LSC REALTY CO 701 YALE TERR VINELAND NJ 08360	1117 D HIGHWAY 77	
1206	1.02	C05	1	DKS-BRIDGETON LLC 1171 EAST LANDIS AVE VINELAND NJ 08360	1119 HIGHWAY 77	ABATED 2004-2008
1206	1.02	C07	1	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1119 HIGHWAY 77	ABATED 2005 TO 2009
1206	1.02	X	15F	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1123 HIGHWAY 77	2003-07 2005=270,100
1206	1.03		3B	GALETTO REALTY CO LP 317 W ELMER RD VINELAND NJ 08360	1137 HIGHWAY 77	
1206	1.04		3B	UPPER DEERFIELD LEASING LLC 1117A HIGHWAY 77 BRIDGETON NJ 08302	1127 HIGHWAY 77	
1206	2		4A	PADGETT, PAUL M SR + MARJORIE D 1107 HIGHWAY 77 BRIDGETON NJ 08302	1107 HIGHWAY 77	
1206	3		1	CARLL'S CORNER PROFESSIONAL ASSOC PO BOX 277 BRIDGETON NJ 08302	1099 HIGHWAY 77	ABATED 2003 TO 2007
1206	3	X	15F	CARLL'S CORNER PROFESSIONAL ASSOC. PO BOX 277 BRIDGETON NJ 08302	1101 HIGHWAY 77	2005 = 221,000
1206	4		4A	EQUITABLE REALTY & INSURANCE AGENCY 1103 HIGHWAY 77 BRIDGETON NJ 08302	1103-1105 HIGHWAY 77	

OWNER & ADDRESS REPORT

UPPER DEERFIELD

01/13/05 Page 4

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1207	1		3B	DALESSIO, MARY ANNE J PO BOX 1691 QUOGUE NY 11959	HIGHWAY 77 & LOVE LANE	1.01,2,3
1207	3.01		15C	UPPER DEERFIELD TWP PO BOX 5098 SEABROOK NJ 08302	LOVE LANE TO SILVER LAKE	
1208	1		3B	PROVIDENT DEVELOPMENT LLC 562-B LIPPINCOTT DR MARLTON NJ 08053	HIGHWAY 77&LOVE LANE	
1208	1.01		1	WAL-MART REAL ESTATE BUSINESS TRUST 702 S.W. 8TH ST BENTONVILLE AR 72716	1130 HIGHWAY 77	
1208	1.02		3B	BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY 11703	CORNWELL DR	
1208	1.03		15C	UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	56 LOVE LANE (REAR)	
1208	1.04		15C	UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	CORNWELL DR THRU LOVE LN	
1208	1.05		4A	ENGLISH, MARION + CHERYL M 500 ALLOWAY-ALDINE RD ELMER NJ 08318	40 LOVE LANE	ABATED2005-2009-2BLG
1208	1.05	X	15F	ENGLISH, MARION + CHERYL M 500 ALLOWAY-ALDINE RD ELMER NJ 08318	40 LOVE LANE	2005 = 141,800
1208	2		1	UNASSIGNED LOT NUMBER 2004 UNKNOWN UNKNOWN 00000	HIGHWAY 77	
1208	3		15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF 25 MARKET ST TRENTON N J 08625	104 CORNWELL DR	
1208	3.01		15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF 25 MARKET ST TRENTON N J 08625	102 CORNWELL DR	
1208	4		4A	GILMAR ASSOCIATES, LLC PO BOX 828 BROOKLANDVILLE MD 21022	12-54 CORNWELL DR	
1208	5		4A	REAL EST OPERATOR % CBRE-CC#98257 PO BOX 231476 HARTFORD CT 06123	60 CORNWELL DR	
1208	6		2	RANDAZZO, PHILIP + KATHRYN 60 LOVE LANE BRIDGETON NJ 08302	60 LOVE LANE	
1208	7		1	CORNWALL ASSOCIATES LLC PO BOX 828 BROOKLANDVILLE, MD 21022	64 CORNWELL DR	
1208	8		1	RSP MEDICAL LLC 1138 TERNS LANDING RD PITTSBORO NJ 08318	70 CORNWELL DR	ABATED 2003 TO 2008

OWNER & ADDRESS REPORT

UPPER DEERFIELD

01/13/05 Page 5

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1208	8	X	15F	RSP MEDICAL LLC 1138 TERNS LANDING RD PITTSBORO NJ 08318	70 CORNWELL DR	2005 = 123,600

Upper Deerfield

**Redevelopment Plan
November 2005**

EXHIBIT E

**MATRICES OUTLINING RECOMMENDED LAND USE &
AREA AND BULK REGULATIONS**

**Exhibit E
Recommended Land Use & Area and Bulk Regulations
Upper Deerfield Redevelopment Area**

	Use	Site Plan Approval (subject to public water / sewer)		Conditional Uses Permitted (Subject to §98-60)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)	Off-Street Parking and Loading	Landscaping	Notes & Comments
		Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet				
									Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
ECO – INDUSTRIAL ZONING DISTRICT	Eco-Industrial	Printing plants or similar facilities	Farm facilities,, including agricultural use / purpose activities		10 acres	2 acres	250	100	75	40 (each)	50	95	20 (each)	20	2½	35	1 ½	15	65%	1 per 1,000 SF	Full Landscape Plan must be submitted	One monument entrance sign for the entire development not to exceed 36 square feet and no higher than 6'
		Assembly and fabrication of products from previously prepared materials	Water towers, storage tanks and structures for bulk storage																		Existing trees must be preserved on site that is not covered by building / rights-of-way	Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure
		Manufacturing and processing of cosmetics, candy, food products, beverages, pharmaceuticals and toiletries, except the rendering of fats	Conservation areas																			
		Wholesale businesses or warehouse facilities	Bikeways as per §98-53(2)																			
		Manufacture, assembly and distribution operations for electronic equipment, tools, furniture, vehicles, machinery, appliances, instruments, housing, clothing, household ware, farm implements and equipment and similar products or equipment	Solar panels, energy conservation devices																			
			Public utility and public maintenance facilities as per §98-37																			
			Windmills as per §98-40.1																			
			Sale of petroleum, natural or processed gas and chemical supplies or materials			3 acres	150	250	75	45	50	100	30	30	2½	35	1½	15	50%			One (1) wall-mounted sign not to exceed 55 SF or 3% of building façade, whichever is less
																						Trash enclosures shall be integrated into the architectural design of the building

TOWN CENTER / COMMERCIAL ZONING DISTRICT

Use	Site Plan Approval (subject to public water / sewer)		Conditional Uses Permitted (Subject to §98-60)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)	Off-Street Parking and Loading	Land-scaping	Notes & Comments
	Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet				
								Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
Commercial	Planned Commercial / Town Center that includes a mix of the permitted commercial uses (retail uses, indoor commercial recreation including fitness centers, medical and research offices, bank, and restaurants / cafes), community center, day care center, etc.	Public agency or government office buildings	cultural institution	10 acres Any development of a retail structure greater than 35,000 SF shall be required to provide attached/interconnected retail space along the "Main Street" of the Town Center at 1000 SF for every 10,000 SF over the 35,000 SF threshold	.50 acres (Detached)	100	150	20	10	25	35	5	5	2 ½	35	1 ½	15	60%	1 per 400 SF (1 per room for hotel/ motel)	Existing trees must be preserved on site that is not covered by building / rights-of-way Buffer areas as per §98-53(4)	One monument entrance sign for the entire development not to exceed 50 square feet and no higher than 6'
		Parks, playgrounds, playfields and other public recreational facilities			Bikeways as per §98-53(2)	2000 SF (Attached – minimum of three distinct uses)	20	75	0	0	25	NA	NA	NA	2 ½	35	NA	NA			
	Motel or Hotel			NA	.50 acres	100	150	25	10	25	35	5	5	2 ½	35	1 ½	15	60%	1 per room		One (1) wall-mounted sign not to exceed 45 SF or 3% of building façade, whichever is less On-street parking is permitted subject to an appropriate plan utilizing Smart Growth design On-street parking is permitted subject to an appropriate plan
ENTERTAINMENT DISTRICT – OVERLAY	Cinema, playhouse, miniature golf facility			5 acres	.50 acres (Detached)	100	150	20	10	25	35	5	5	2 ½	35	1 ½	15	60%	1 per 5 seats		
					2000 SF (Attached – minimum of three distinct uses)	20	75	0	0	25	NA	NA	NA	2 ½	35	NA	NA	90%	1 per 5 seats		

	Use	Site Plan Approval (subject to public water / sewer)		Conditional Uses Permitted (Subject to §98-60)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)	Off-Street Parking and Loading	Land-scaping	Notes & Comments
		Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet				
									Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
TOWN CENTER / COMMERCIAL ZONING DISTRICT	Institutional	Community / Corporate Center (Meeting Hall)			2 acres	5,000 SF.-	100	50	20	10	10	NA	NA	NA	2 ½	35			25%	1 / 350 SF of Gross Floor Area	Full Landscape Plan submission required; Existing trees must be preserved on site that is not covered by building / rights-of-way	One monument entrance sign for the entire development not to exceed 36 square feet and no higher than 6'
		Assisted Living Center																			Buffer areas as per §98-53(4)	Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure
																					A visual barrier between commercial and residential uses must be provided, Such plantings shall incorporate three (3) rows spaced 15 ft apart with trees planted 8 ft on center	One (1) wall-mounted sign not to exceed 40 SF or 3% of building façade, whichever is less
		Day care centers				25,000 SF	75	50	50	15	20				1½	15			40%	1 space per 1000 SF plus 1 per 2 employees		
		Cultural Institutions				35,000 SF	85	75	50	15	20				2½	35			40%			

	Use	Site Plan Approval (subject to public water / sewer)		Conditional Uses Permitted (Subject to §98-60)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)	Off-Street Parking and Loading	Land-scaping	Notes & Comments
		Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet				
									Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)								
NEIGHBORHOOD - COMMERCIAL ZONING DISTRICT	Commercial	Retail / commercial uses, including card shops, sundry shops, restaurants / cafes, dry cleaners, banks, and others as specifically permitted by the Redevelopment Authority	Public agency or government office buildings Bikeways as per §98-53(2)		1 acre	.50 acres (Detached)	100	150	25	10	25	35	5	5	2 ½	35	1 ½	15	60%	1 per 400 SF	Existing trees must be preserved on site that is not covered by building / rights-of-way Buffer areas as per §98-53(4)	One monument entrance sign for the entire development not to exceed 50 square feet and no higher than 6' Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure One (1) wall-mounted sign not to exceed 45 SF or 3% of building façade, whichever is less On-street parking is permitted subject to an appropriate plan utilizing Smart Growth design On-street parking is permitted subject to an appropriate plan
						2000 SF (Attached – minimum of three distinct uses)	20	75	0	0	25	NA	NA	NA	2 ½	35	NA	NA	90%	1 per 400 SF		

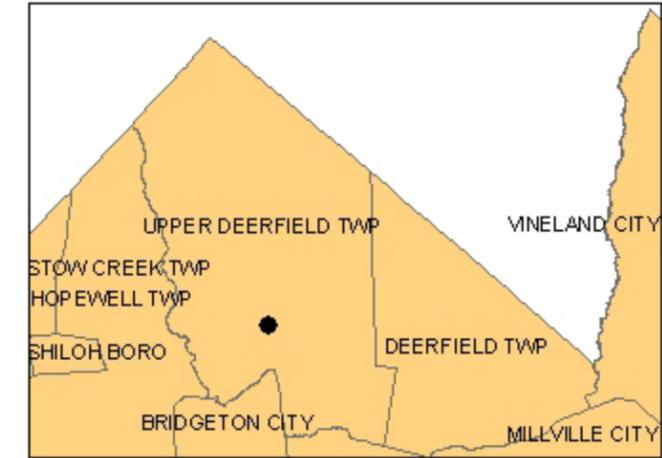
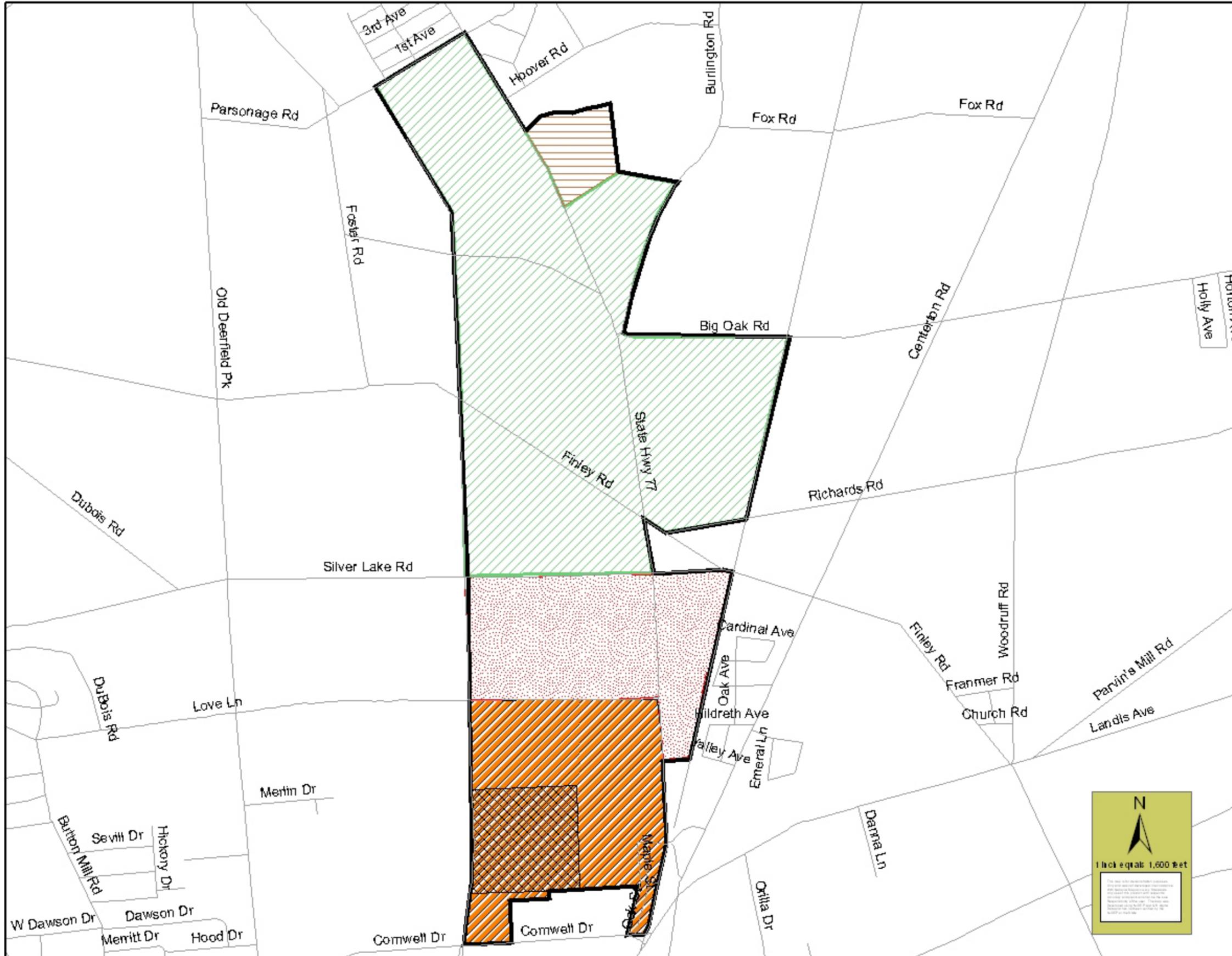
Upper Deerfield

**Redevelopment Plan
November 2005**

EXHIBIT F

PROPOSED REDEVELOPMENT AREA ZONE PLAN

Exhibit F
Proposed Redevelopment Area Zone Plan



KEPG # 308.00

Municipality: Upper Deerfield Township

Legend

- Street
- ▭ Redevelopment Area
- ▨ Eco Industrial / Agricultural Zone
- ▤ Business Park Zone
- ▧ Town Center
- ▩ Entertainment Overlay District
- Neighborhood Commercial Zone



karabashian
eddington planning group

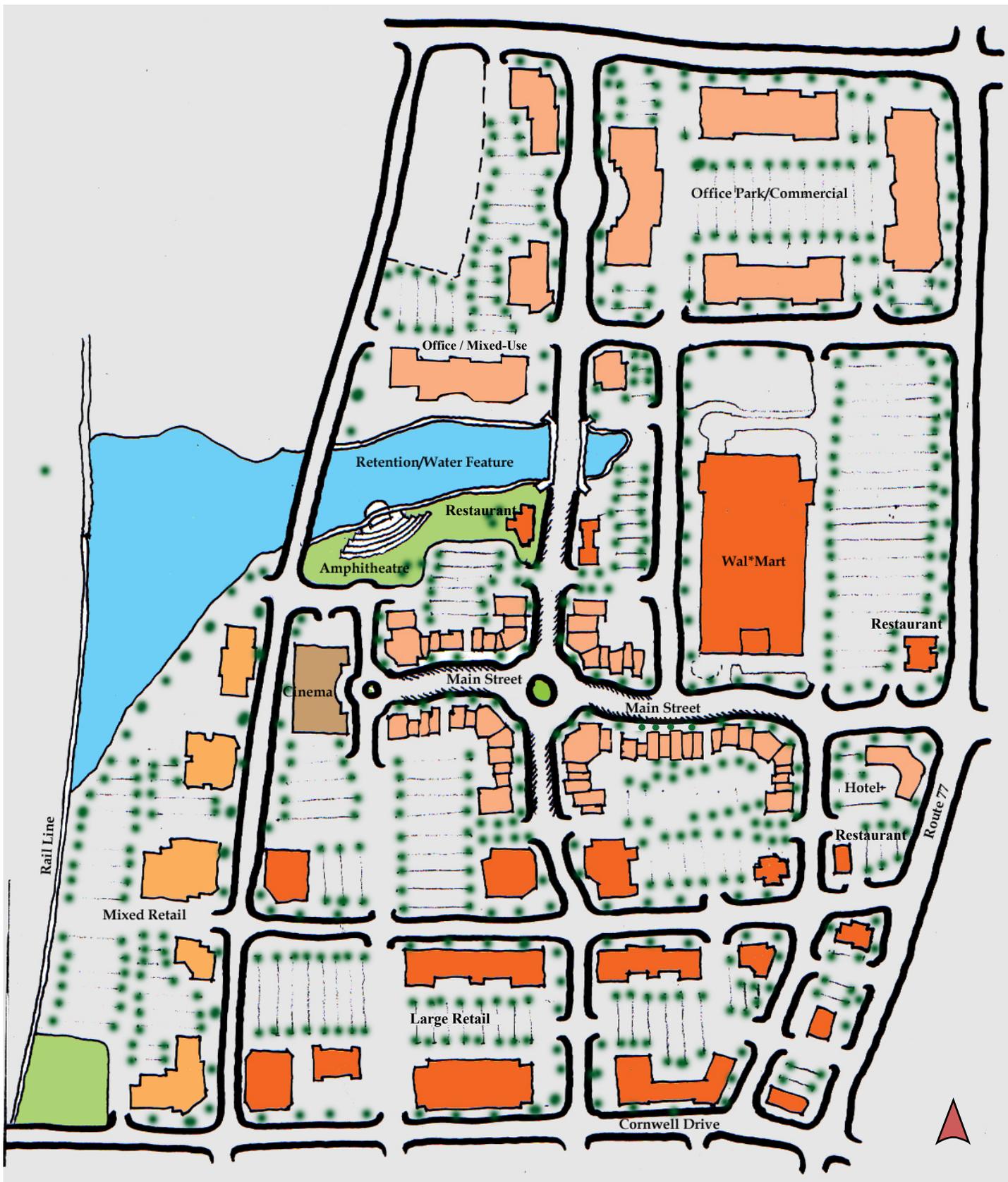
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 atlantic city nj 08401
 phone 609.347.0311 • fax 609.347.1819 • keplanninggroup.com
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Upper Deerfield

**Redevelopment Plan
November 2005**

EXHIBIT G

CONCEPTUAL TOWN CENTER PLAN



CONCEPTUAL PLAN Upper Deerfield Town Center

November 2005

karabashian
eddington planning group

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atlantic city nj 08401

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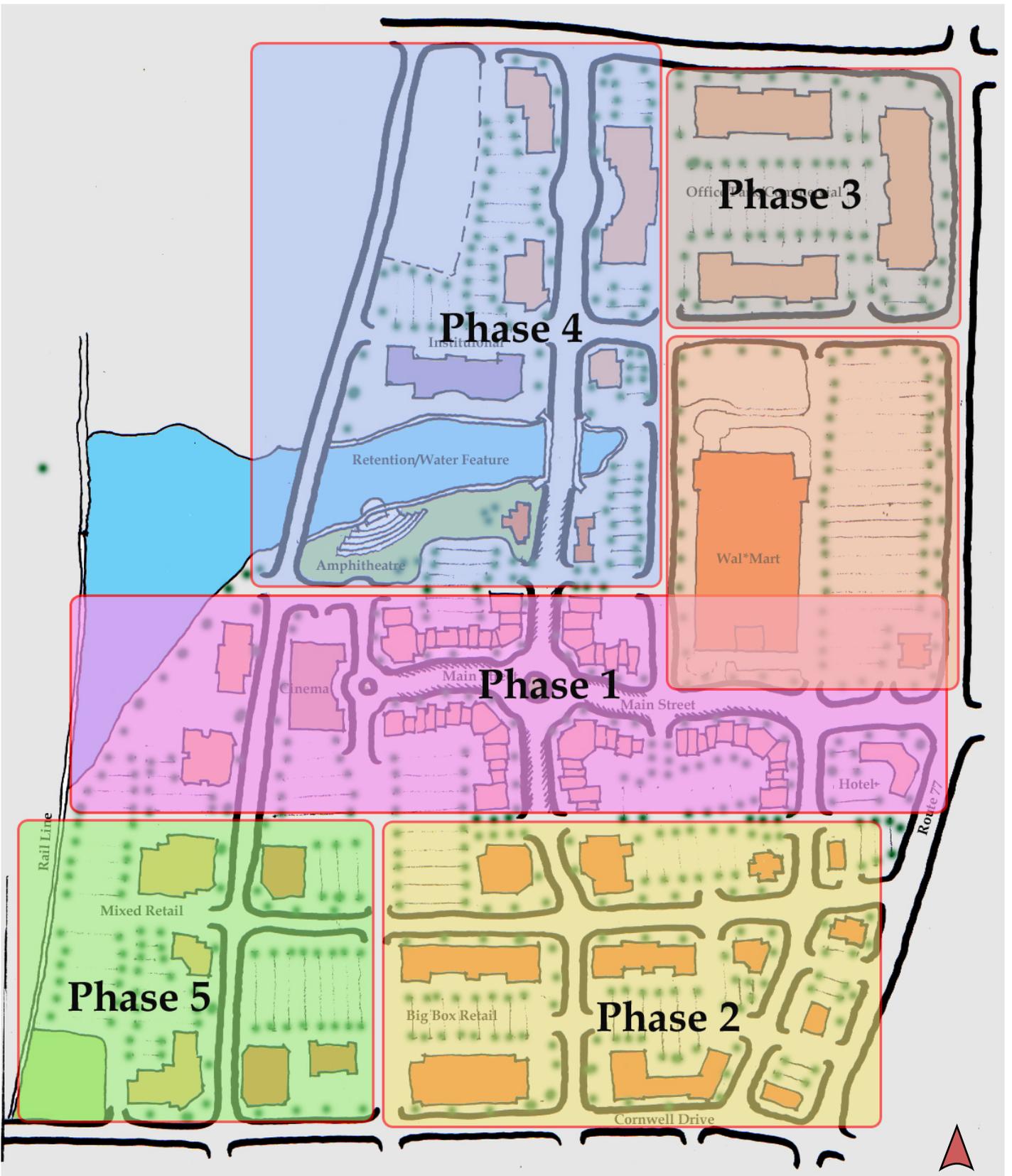
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Upper Deerfield

**Redevelopment Plan
November 2005**

EXHIBIT H

CONCEPTUAL TOWN CENTER PHASING PLAN



PHASING PLAN

Upper Deerfield Town Center

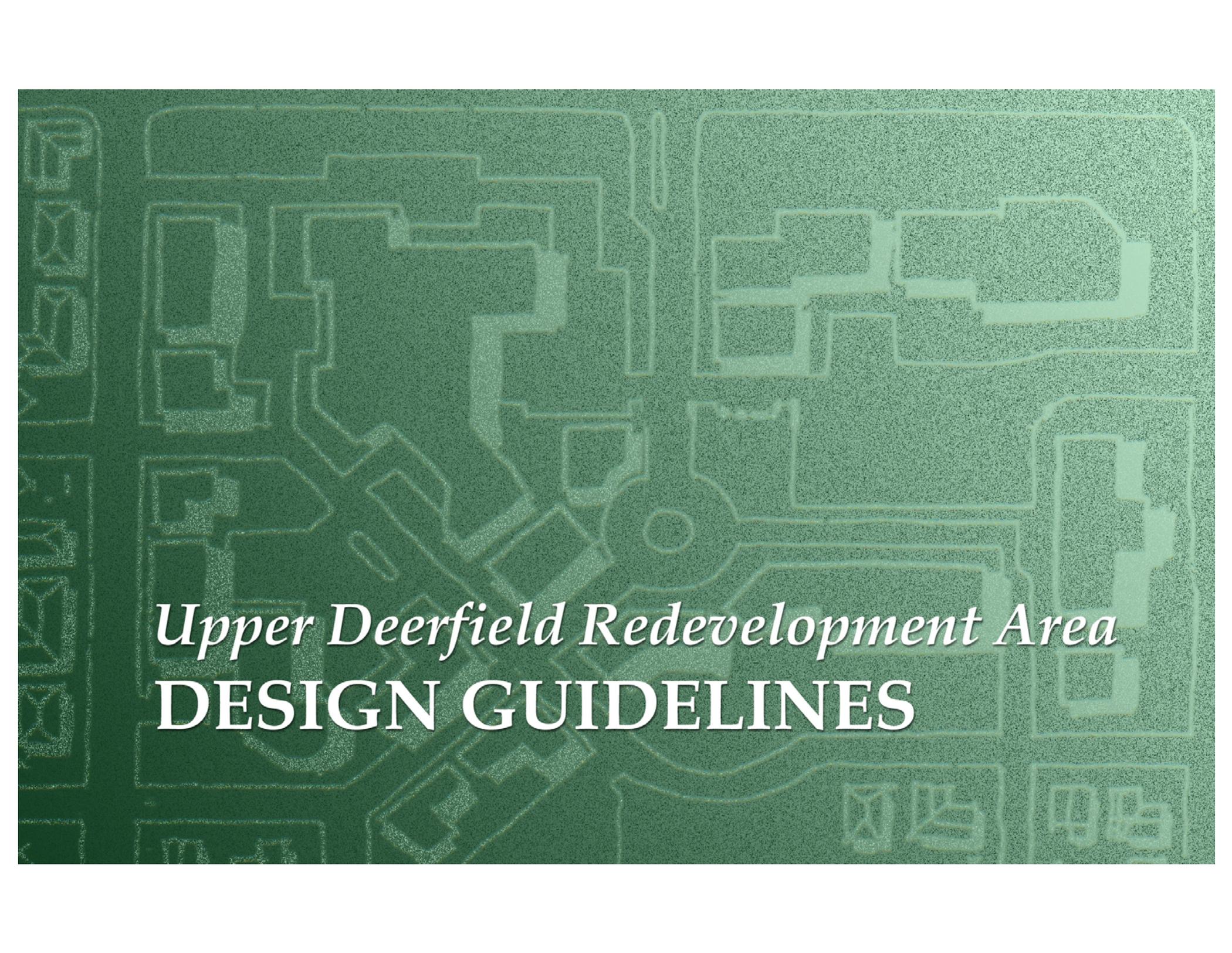
November 2005

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eddington planning group

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atlantic city nj 08401

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Upper Deerfield Redevelopment Area
DESIGN GUIDELINES

UPPER DEERFIELD REDEVELOPMENT AREA DESIGN GUIDELINES

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SECTION 1 – INTRODUCTION

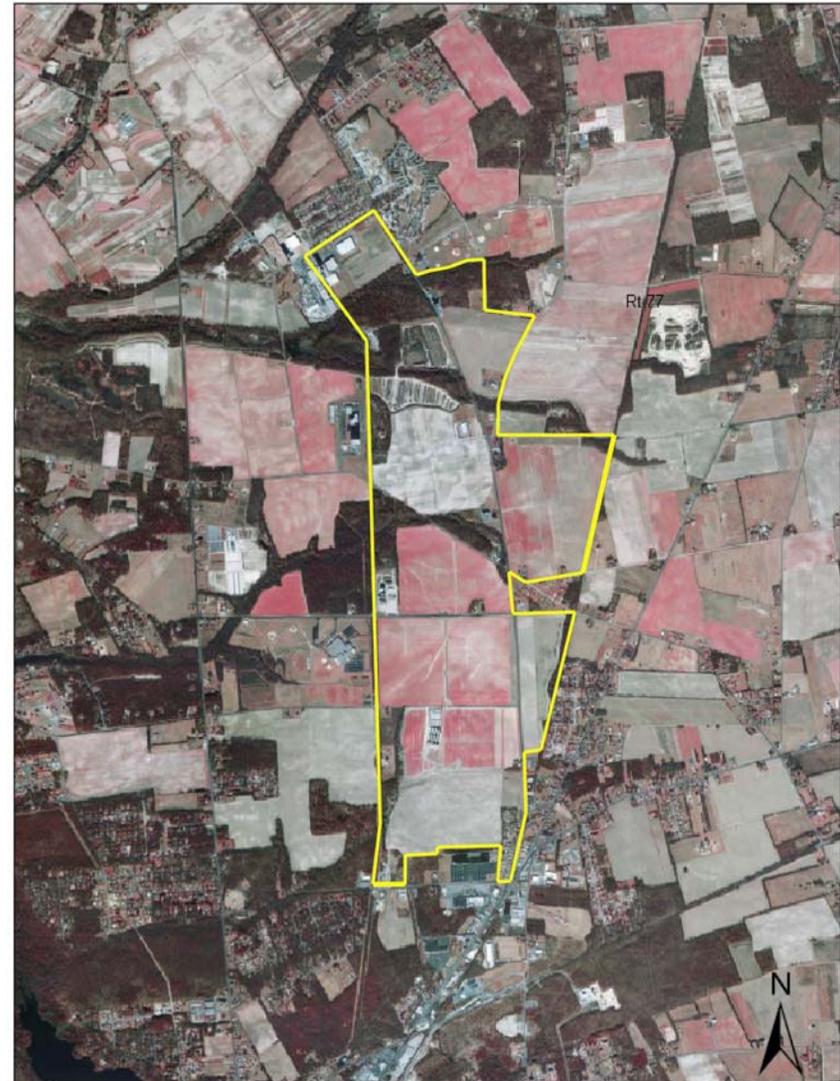
1. What are the Upper Deerfield Town Center design guidelines?

Until recently, the Upper Deerfield community has been largely rural and agricultural. Increased urbanization within Cumberland County and adjacent areas have created substantial development pressures on many of the region's rural lands. In 2001, the Township of Upper Deerfield designated a 1060-acre, relatively vacant tract of agricultural farmland along State Highway 77 as a Redevelopment Area.

The Township is currently in the process of adopting a Redevelopment Plan which addresses long term development in this 1060-acre Redevelopment Area based upon smart growth principles. In conjunction with the Redevelopment Plan, the Township proposes to enact an Upper Deerfield Redevelopment Area Design Guidelines/ Overlay Ordinance that will guide all development activity within the Redevelopment Area. The purpose and intent of the guidelines are to establish a set of design regulations and a design review process that will provide a necessary framework for new development and redevelopment of properties and buildings within the Redevelopment Area. The design standards are intended to enhance the quality of life within the Redevelopment Area by ensuring the occurrence of good quality and aesthetically pleasing development. The Design Guidelines are meant to guide the Planning Board and property owners in fulfilling this objective. The Upper Deerfield Redevelopment Area Design Guidelines are further intended to designate the design review area (Redevelopment Area), delegate and assign certain authority, and establish oversight, review and enforcement procedures. Figure1 illustrates an aerial image of the Upper Deerfield Redevelopment Area.

A series of objectives and specific requirements have been compiled within this document. The Design Guidelines have been prepared to recognize the rural character of the Upper Deerfield community allowing sensitive development while taking into consideration its gradual transition to a regional commerce center. In general, these standards apply to all streets, open spaces, buildings and structures within the Upper Deerfield Redevelopment Area.

Figure1: Upper Deerfield Redevelopment Area



2. What is the purpose of these design guidelines?

The Upper Deerfield Redevelopment Area design guidelines will serve as a guide for all development activity within the Redevelopment Area. The purpose of these design guidelines is to improve the visual and overall quality of life within the Redevelopment Area. Fundamentally, the design guidelines consist of two parts: Public Space Design Guidelines; and Private Property Design Guidelines. The Public Space Design Guidelines outline activities for the development or improvement of streetscapes, public spaces and infrastructure. The Private Property Design Guidelines, comprised of Site Development Design Guidelines, Building Design Guidelines, and Sign Design Guidelines are prescribed development and improvement activities that private property owners may employ. In combination, these guidelines will develop a sense of place and identity that will accomplish the following:

- Increase visual quality and safety perception within the Redevelopment Area;
- Stimulate investment and development activities; and
- Achieve greater recognition of the Redevelopment Area as a viable regional center.

3. How are the design guidelines to be used?

Both the Public Space Design Guidelines and the Private Property Design Guidelines are intended for use primarily by Township staff, their consultants and private property owners to facilitate the development and creation of an attractive Redevelopment Area.

The Upper Deerfield Township Planning Board shall oversee the compliance of these Design Guidelines. Property owners and developers will be required to comply with these guidelines whose intention is to create a cohesive visual design theme for the Redevelopment Area and especially the proposed Town Center, which, inevitably, will benefit both the community and individual property owners.



Nonresidential Town Center



Pedestrian priority streets



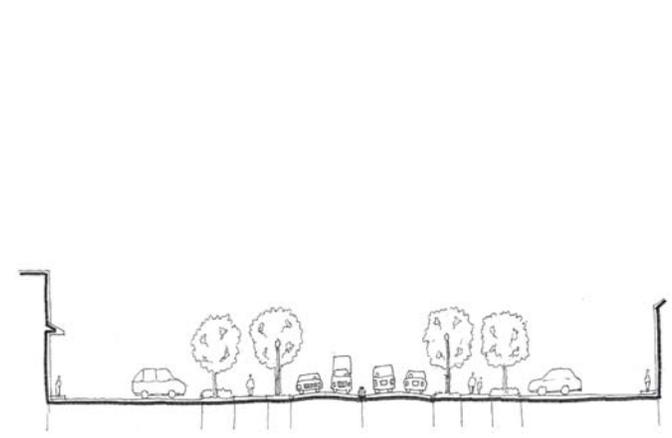
Open spaces and amenities



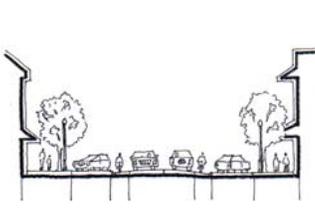
Gateways and icons for a "sense of place"

SECTION 2 – PUBLIC SPACE DESIGN GUIDELINES

PUBLIC SPACE	Primary Road (77 - Collector)	Secondary Road (Sub-collector)	Main Street	Open Space
<p>1 General Standards</p>	<ul style="list-style-type: none"> The roadway design, surface specifications, curbs and drainage design should comply with the NJDOT's (New Jersey Department of Transportation) standards The primary objective is to create a pedestrian friendly ambience in the Redevelopment Area Retrofitting and repair of all roads should be properly executed and matched with the existing materials and design Angled on-street parking is encouraged along the Main Street and wherever possible and shall be used as an effective traffic calming treatment Curb cuts shall be minimized and adequate grading shall ensure proper stormwater runoff 			
<p>2 Landscape Design</p>	<ul style="list-style-type: none"> Drought tolerant, native or naturalized (thrive in the Southern New Jersey climate and environment) landscape materials should be used. See Appendix A. In order to create a rural ambience, native trees such as Sweet Gum should be planted along sidewalks at a spacing of approximately one hundred feet (100') on center Accent trees such as Flowering Dogwood should be planted in clusters in gathering areas for interest Shrubs such as Shadbush should be planted to screen unsightly views such as parking and utilities Groundcovers such as Big Bluestem should be planted in landscape strips to reduce maintenance operations Any materials that die, or are substantially 	<ul style="list-style-type: none"> Drought tolerant, native or naturalized (thrive in the Southern New Jersey climate and environment) landscape materials should be used. See Appendix A. In order to create a rural ambience, native trees such as Sweet Gum should be planted along sidewalks at a spacing of approximately eighty feet (80') on center Accent trees such as Flowering Dogwood should be planted in clusters in gathering areas for interest Shrubs such as Shadbush should be planted to screen unsightly views such as parking and utilities Groundcovers such as Big Bluestem should be planted in landscape strips to reduce maintenance operations Any materials that die, or are substantially dead from any cause, should 	<ul style="list-style-type: none"> Drought tolerant, native or naturalized (thrive in the Southern New Jersey climate and environment) landscape materials should be used. See Appendix A. In order to create a rural ambience, native trees such as Sweet Gum should be planted along sidewalks at a spacing of approximately sixty feet (60') on center Accent trees such as Flowering Dogwood should be planted in clusters in gathering areas for interest Shrubs such as Shadbush should be planted to screen unsightly views such as parking and utilities Groundcovers such as Big Bluestem should be planted in landscape strips to reduce maintenance operations Any materials that die, or are substantially dead from any cause, 	<ul style="list-style-type: none"> Drought tolerant, native or naturalized (thrive in the Southern New Jersey climate and environment) landscape materials should be used. See Appendix A. In order to create a rural ambience, native trees such as Sweet Gum should be planted along walkways and near seating areas Accent trees such as Flowering Dogwood should be planted in clusters in gathering areas for interest Shrubs such as Shadbush should be planted to screen unsightly views such as parking and utilities Groundcovers such as Big Bluestem should be planted in landscape strips to reduce maintenance operations Any materials that die, or are substantially dead from any cause, should be replaced immediately to original specifications.



Primary Road- Route 77



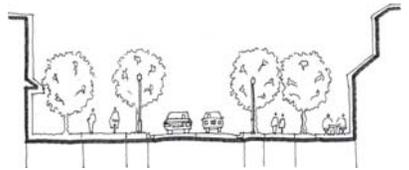
Main Street



Angled on-street parking-Main



Street landscaping

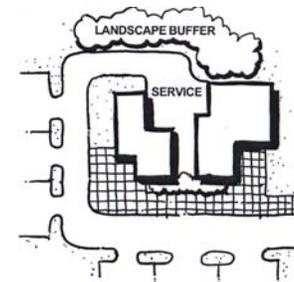


Secondary Road-Love Lane,

PUBLIC SPACE	Primary Road (77 - Collector)	Secondary Road (Sub-collector)	Main Street	Open Space
	dead from any cause, should be replaced immediately to original specifications.	be replaced immediately to original specifications.	should be replaced immediately to original specifications.	
3 Buffers	<ul style="list-style-type: none"> All industrial development shall be adequately buffered All buffers shall consist of thickly planted native shrubs and trees listed in Appendix A Every effort shall be made to preserve existing preferred habitat within the buffer area. A buffer shall have a minimum average width of thirty feet (30') and a minimum width of twenty feet (20'). In areas of the buffer that are not densely vegetated, the buffer shall be supplemented with additional plantings to establish a minimum planting scheme of ten (10) canopies per one hundred lineal feet (100'), and eight (8) understory trees per one hundred lineal feet (100') and a continuous hedge with a minimum height of three (3) feet. Canopy and understory trees shall be clustered to accent entrances or other design features of the site Buffers may integrate amenities such as walking, bicycle, and equestrian facilities 			
4 Lighting	<ul style="list-style-type: none"> Lighting standards of all rights-of-way should meet the NJDOT's photometric requirements. Metal halide phosphor coated lamp sources mounted on eighteen-foot (18') decorative cast concrete poles are preferred Lighting fixtures that reduce spill lighting are preferred Roadway lighting fixtures should be installed at approximately one hundred feet (100') on center, three feet (3') away from the curb The pole and fixture housing should be painted with a Kale Green or Lampblack (Sherwin-Williams) or equivalent Fixtures at important intersections could have banner arms identifying the "Town Center" Traffic signals (pole and arm) should be of NJDOT standards and painted green or black 			
5 Sidewalks	<ul style="list-style-type: none"> Primarily gray concrete with a broom finish and tooled score joints Sidewalks should be built on at least one side of the street and have a minimum width of six feet (6') 	<ul style="list-style-type: none"> Primarily gray with a broom finish and tooled score joints Sidewalks should be built on both sides of the street and should have a minimum width of six feet (6') 	<ul style="list-style-type: none"> Primarily gray with a broom finish and tooled score joints or brick Decorative brick or stamped concrete paving should be used to accentuate design Sidewalks should be built on both sides of the street and should have a minimum width of ten feet (10') 	<ul style="list-style-type: none"> Primarily gray with a broom finish and tooled score joints Decorative brick or stamped concrete paving should be used to accentuate design Walkways should have a minimum width of eight feet (8')
6 Crosswalks	<ul style="list-style-type: none"> Brick or pastel terracotta colored concrete paving at sidewalk intersection, with handicap ramps at curbs A twelve-inch (12") wide concrete band should border crosswalks edges 			
7 Street furnishings	<ul style="list-style-type: none"> Streetscape amenities such as benches, trash receptacles should be installed wherever pedestrians are likely to gather. Telephones, if required, should be located in high visible areas, easily accessible and observable from the 			



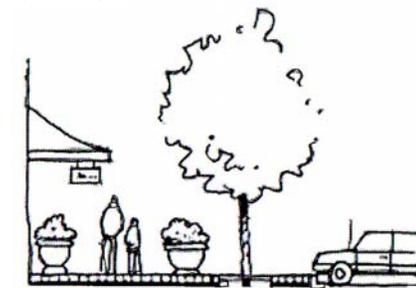
Pedestrian sidewalks and crosswalks



Screened/buffered service areas



Textured crosswalk



Street amenities

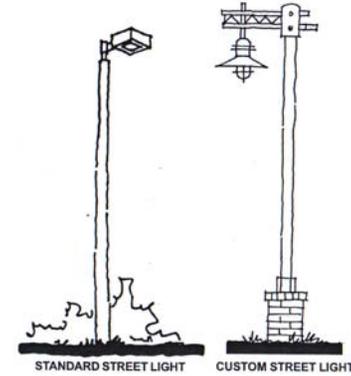
PUBLIC SPACE	Primary Road (77 - Collector)	Secondary Road (Sub-collector)	Main Street	Open Space
	<ul style="list-style-type: none"> street All the amenities in the package including lighting should have a similar theme and appear to be part of the same family A contemporary, style detailing, with a metal look is preferred for the streetscape amenities in the Redevelopment Area Kale Green or Lampblack (Sherwin-Williams) or equivalent is the preferred primary color for streetscape amenities The finishes of these products should be durable and relatively easy to maintain 			
8 Retention Areas	<ul style="list-style-type: none"> Retention areas shall be designed as amenities within the Redevelopment Area and comply with New Jersey stormwater regulations Geometric forms such as rectangles and triangles shall not be utilized Retention areas shall be accented with natural form edges and native landscaping Fountains shall be utilized where possible All basins shall be fully landscaped surrounding the entire area, as an amenity, with an appropriate mix of ornamental and riparian vegetation Retention areas shall be designed to be aesthetically pleasing and pedestrian accessible They shall link to the sidewalk system and provide seating wherever possible Stormwater retention may be located in native vegetation areas, however such should not exceed 25% of the total vegetation area Shared retention is encouraged to minimize land consumption 			
9 Utilities	<ul style="list-style-type: none"> Utilities and infrastructure upgrades are required to support the physical streetscape improvements Overhead utilities should be relocated underground or behind properties When undergrounding is not possible, the utilities should be consolidated to create less visual impact In the case of a utilities retrofit, the height of the utility poles may be increased to fifty feet (50') and wires mounted vertically with luminaries at a pedestrian height of twelve feet (12') to lessen the visual impact at street level and subsequently reducing conflict with tree plantings Transformers should be suspended on utility poles where possible No above-ground utility boxes should be located along any rights-of-way 			
10 Public Transit Facilities	<ul style="list-style-type: none"> Bus shelters, signage and benches should be consistent with NJ Transit's design criteria for design and placement A traditional color scheme with Kale Green or Lampblack (Sherwin-Williams) or equivalent being the primary color is preferred In principle, the location of such facilities should be determined by maximum utility and least interference with other pedestrian and vehicular traffic 			
11 Gateway	<ul style="list-style-type: none"> Gateways should be located in conspicuous position near important nodes to create a visual transition into the Redevelopment Area and Town Center Gateways may include, vertical elements, treated with special colors, textures, lighting and integrated with landscape The gateway design should reflect the Southern Jersey rural character of the Upper Deerfield community 			



Traffic lights



Themed street lighting



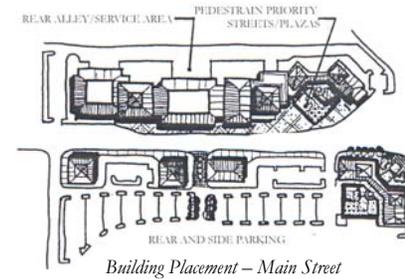
Street light options



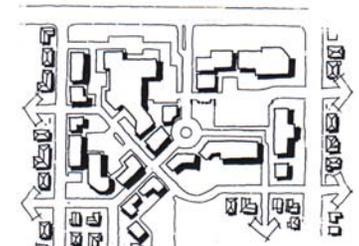
Retention areas as amenities

SECTION 3 – PRIVATE PROPERTY DESIGN GUIDELINES

A SITE DEVELOPMENT	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park (EIP)	Assisted Care Living Facility (ACLF)
1 General Standards	<ul style="list-style-type: none"> The site development guidelines together with the building and sign design guidelines should create a visual ambience that reflects the Southern Jersey rural character of the Upper Deerfield community Site planning should achieve crime prevention through environmental design by active facades facing streets, creation of active semi-public space and pedestrian oriented spaces 				
2 Building Placement	<ul style="list-style-type: none"> While a build-to-line layout is preferred, a small setback from the property line may be appropriate for a seating area, garden area, etc. The building should not be setback a distance greater than ten feet (10') Close alignment with neighboring buildings is encouraged 	<ul style="list-style-type: none"> The building should not be setback at a distance greater than forty feet (40'). Close alignment with neighboring buildings is encouraged 	<ul style="list-style-type: none"> The building should not be setback at a distance greater than thirty feet (30') Close alignment with neighboring buildings is encouraged 	<ul style="list-style-type: none"> The building should not be setback at a distance greater than fifty feet (50') Close alignment with neighboring buildings is encouraged 	<ul style="list-style-type: none"> The building should not be setback at a distance greater than fifty feet (50') Close alignment with neighboring buildings is encouraged
3 Parking and Access	<ul style="list-style-type: none"> Site plans should facilitate better pedestrian access and driveways, parking areas and curb cuts should be limited to a minimum required by codes Access should be limited to a maximum width of fourteen feet (14') for single one-way drives and twenty four (24') feet for double or two-way drives Turning radii should vary between ten feet (10') and twenty feet (20') depending on site conditions All parking areas should be adequately landscaped and screened Parking lots shall be landscaped and screened with a minimum fifteen feet (15') wide buffers consisting of trees planted no more than ten feet (10') on center and integrated with shrubs A minimum, ten percent (10%) area of interior of parking lots shall consist of landscaped islands a minimum of two (2) trees in each island with ground cover in the remaining space A landscape island of not less than three hundred square feet (300 SF) shall be provided for every twenty five (25) parking spaces in a parking lot No more than one single aisle of parking should be located between a building and an abutting right-of-way Where feasible, parking areas shall be master planned and located to the side or rear of buildings 				
4 Landscape Design	<ul style="list-style-type: none"> Landscape design for all new plantings should enhance the architecture, screen parking from rights-of-way and adjacent properties, provide relief within the parking interiors, and create interest in pedestrian access ways In general, site-landscaping plants should be drought tolerant, native or naturalized (See plant list in 				



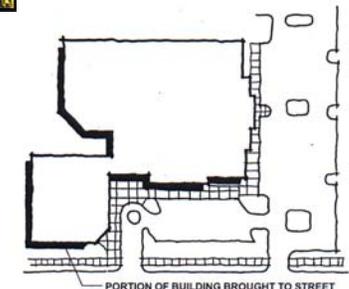
Building Placement – Main Street



Building Placement – Office District/Retail

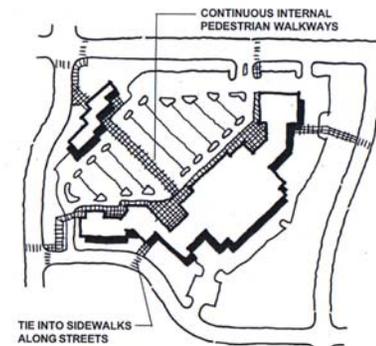
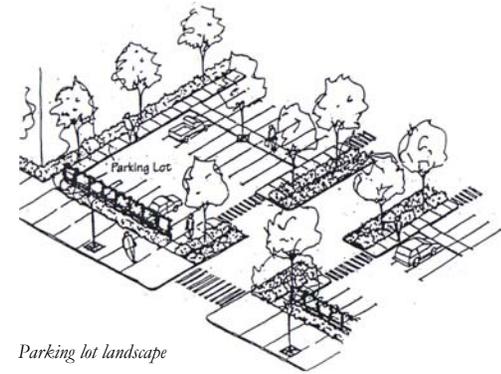


Angle Parking

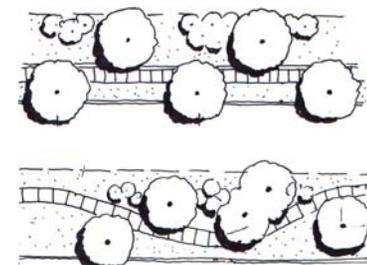


Building Placement – Large Retail

A SITE DEVELOPMENT	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park (EIP)	Assisted Care Living Facility (ACLF)
	Appendix A) <ul style="list-style-type: none"> Flowering accents in planter beds are encouraged along storefronts and front entrances mainly along the Main Street corridor Any materials that die, or are substantially dead from any cause, should be replaced immediately to original specifications Landscape buffers shall be integrated to screen unsightly parking and service areas 				
5 Retention Areas	<ul style="list-style-type: none"> Retention areas shall be designed as amenities within the Redevelopment Area Geometric forms such as rectangles and triangles are not permitted Retention areas shall be designed to be aesthetically pleasing and pedestrian accessible These areas shall be accented with natural form edges, native landscaping and water features They shall link to the sidewalk system and provide seating wherever possible Stormwater retention may be located in native vegetation areas, however basins should not exceed 25% of the total vegetation area – they should complement the existing landscape Shared retention is encouraged to minimize land consumption 				
6 Pedestrian Access	<ul style="list-style-type: none"> Walkways and plazas should link all public sidewalks to front door entrances Sidewalk systems should also connect to neighboring spaces/properties, such as open spaces, and public transportation systems to achieve an integrated network within the Redevelopment Area Simple, easy to maintain concrete or brick paving are the preferred materials for sidewalks and walkways Sidewalk ramps should be included as required by design wherever necessary 				
7 Lighting	<ul style="list-style-type: none"> The placement, intensity, style, and direction of all lighting fixtures for the purpose of roadway, landscaping, pedestrian, signage or exterior building illumination should not create a hazard to vehicular traffic and should be located on the site lighting plan The type of lights and fixtures used must be consistent throughout the adjacent area(s) so as to avoid over-exposure of buildings, spill lighting and incompatibility between site uses Additionally, the following guidelines accomplish improved results: <ul style="list-style-type: none"> (a) <i>Mounting Height:</i> <ul style="list-style-type: none"> Parking and driveway lights should not exceed eighteen feet (18') in height. Light poles should be centered in landscape islands whenever possible Lighting for pedestrian walkways should not exceed twelve feet (12') in height (b) <i>Lighting Fixtures:</i> <ul style="list-style-type: none"> The lamp source/light bulbs from any exterior lighting, whether for signs, entrance doors, service drop-off areas, should be shielded from and not visible from public view, regardless of the mounting height Lighting fixtures should be decorative with a textured clear lens/globe, with frosted phosphor coated light bulbs, and an internal optical system that specifically reduces glare Featured lighting for landscaping, and water features should be allowed, provided light sources are completely shielded from public view Parking and pedestrian area lighting should use metal halide phosphor coated lamp sources/light bulbs Pedestrian lighting fixtures should be consistent throughout the Town Center area and indicative of an "historic Americana" style 				

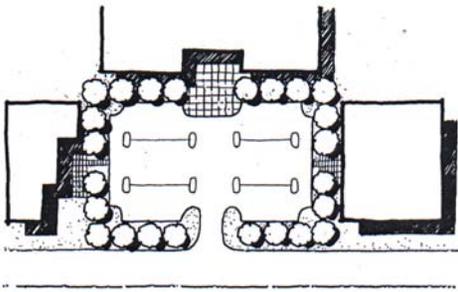


Pedestrian connectivity



Landscape buffers

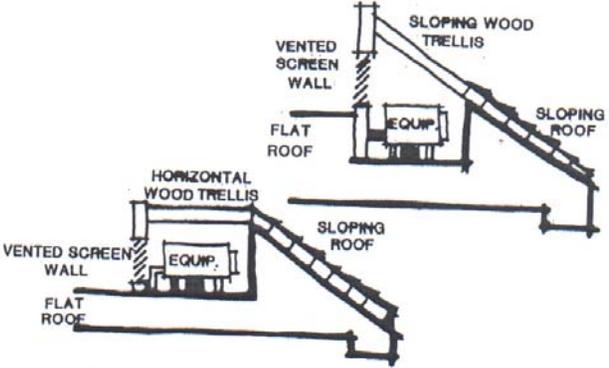
A SITE DEVELOPMENT	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park (EIP)	Assisted Care Living Facility (ACLF)
	<p>(c) <i>Illumination:</i></p> <ul style="list-style-type: none"> • Two hundred and fifty (250) watt maximum for fixtures used in parking areas, and one hundred (100) watt maximum for fixtures used in conjunction with pedestrian walkways and bike paths • Parking Area: Minimum-0.6 foot candles (fc); Maximum outside a twenty foot (20') radius from pole-3.6 foot candles (fc) • Pedestrian Walkway, Drop-off Area, and Bikeway: Minimum-0.2 foot candles (fc); Maximum-2.5 foot candles (fc) • Property Line: Illumination at the property line should be 0.0 foot candles (fc) to 1.0 foot candles (fc) with as close to 0.0 foot candles (fc) as reasonably feasible when lighting is located next to residential • Lighting at ATM's (Automatic Teller Machines) should comply with State Statutes • All lighting should be designed as recommended by the Illuminating Engineering Society (IES) 				
8 Furnishings	<ul style="list-style-type: none"> • Site furnishings including benches, bicycle racks (permanent, mounted only – no movable), trash receptacles, newspaper kiosks, shopping cart corrals, and other similar features should be compatible with the predominant architectural style of the project • Unless impracticable, all site furnishings should be anchored to the ground 				
9 Service Areas	<ul style="list-style-type: none"> • All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas, etc. should be landscaped and screened so that they are not visible from any public right-of-way • The screen should consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building • Landscape screens if utilized must be high enough within one year of planting to provide the required screening and particular care must be given to the design and location such screens as they should avoid the creation of hiding spots and shady corners • Antennas, satellite dishes, storage buildings and other similar equipment not required for normal building operation should be located in the side or rear yard and should not exceed thirty five feet (35') in height 				
10 Accessory Structures	<ul style="list-style-type: none"> • All accessory structures, including, but not limited to, temporary buildings for uses incidental to construction work (removed upon completion of work), dumpsters, recyclable drop-off enclosures, drive-thru structures, auto stops, should be compatible by roof design, colors, materials, finishes and scale with the architectural style of the building • Accessory structures such as fruit, food stands and vending carts should comply with the design guidelines maintaining the overall character and theme of the development • Particular care must be given to the design and location of accessory structures so as to avoid the creation of hiding spots and shady corners 				



Joint property access



Street furnishings

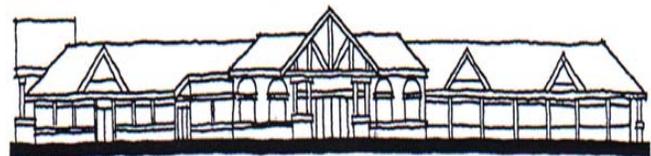


Utilities screened for visual field

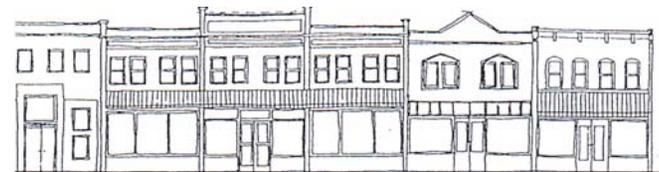
B BUILDING DESIGN	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
1 General Standards	<ul style="list-style-type: none"> • A variety in architecture, signs, window displays, graphics and color create a 'sense of place' • The architectural theme for the Upper Deerfield Redevelopment Area should reflect a traditional, pedestrian-friendly commercial design typical of an early American Main Street • Proper periodic maintenance should be undertaken to set a good example for adjacent properties • An ongoing maintenance program for both interior and exterior should be established to evaluate and repair visible damage such as peeling paint, cracking stucco, evidence of water damage, and termite damage • The Town Center may consider the opportunity to establish a Special Improvement District (SID) that would provide overall maintenance and clean-up activities within the public spaces of the Redevelopment Area 				
2 Architectural Style & Detail	<ul style="list-style-type: none"> • While no specific architecture style is prescribed for new and renovations of existing commercial development, the scale and style of the Town Center should be indicative of a traditional American Main Street ambience • All new development and renovations should complement the existing architectural character and be sensitive to the vernacular architectural styles • Creative modern interpretations of traditional architectural styles that fit well within the Redevelopment Area are encouraged. • In general, the design improvements should be compatible in architectural form to the street elevation • Decorative cornices, columns, reliefs and projections in the facade are encouraged to express the building's architectural style and builder's craftsmanship • Important architectural details should be presented as important features of the building's design 				
3 Scale & Massing	<ul style="list-style-type: none"> • Buildings and structures shall not exceed thirty-five feet (35') in height • Individual tenant spaces shall not exceed six thousand square feet (6,000 SF), however anchor stores may occupy up to fifteen thousand square feet (15,000 SF), with a total building footprint not to exceed thirty-five thousand square feet (35,000 SF). • First floor display windows, transoms, lintels, sign bands, 	<ul style="list-style-type: none"> • Buildings and structures shall not exceed thirty-five feet (35') in height • Individual building footprints shall not exceed thirty-five thousand square feet (35,000 SF) • Align horizontal architectural elements wherever possible • The building's 	<ul style="list-style-type: none"> • Buildings and structures shall not exceed thirty-five feet (35') in height • Individual building footprints shall not exceed twenty-five thousand square feet (25,000 SF) • Align horizontal architectural elements wherever possible • The building's 	<ul style="list-style-type: none"> • Buildings and structures shall not exceed thirty-five feet (35') in height • Individual building footprints shall conform with the standards as set forth in the Area & Bulk standards in the Redevelopment Plan • Align horizontal architectural elements wherever 	<ul style="list-style-type: none"> • Buildings and structures shall not exceed thirty-five feet (35') in height • Individual building footprints shall not exceed thirty thousand square feet (30,000 SF) • Align horizontal architectural elements wherever possible • The building's massing in



Architectural Elements



Large Retail – articulation and roof variations

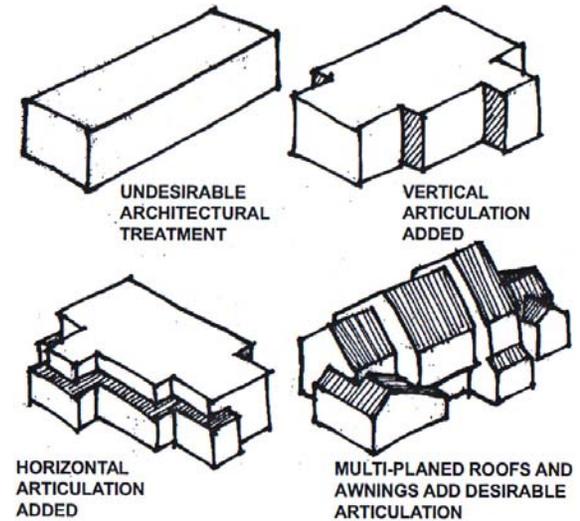


Main Street Nonresidential



Eco-Industrial/ Agribusiness Park

B BUILDING DESIGN	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
	<p>and second story window frames should align horizontally along the block face, helping to strengthen the visual ties</p> <ul style="list-style-type: none"> The building's massing in relationship to windows, doors, porches, balconies and height to width ratios of the facade, doors and windows should be compatible with other buildings in the visually related field 	<p>massing in relationship to open spaces, windows, doors, porches, balconies and height to width ratios of the facade, doors and windows should be compatible with other buildings in the visually related field</p>	<p>massing in relationship to open spaces, windows, doors, porches, balconies and height to width ratios of the facade, doors and windows should be compatible with other buildings in the visually related field</p>	<p>possible</p> <ul style="list-style-type: none"> The building's massing in relationship to open spaces, windows, doors, porches, balconies and height to width ratios of the facade, doors and windows should be compatible with other buildings in the visually related field 	<p>relationship to open spaces, windows, doors, porches, balconies and height to width ratios of the facade, doors and windows should be compatible with other buildings in the visually related field</p>
<p>4 Color Scheme</p>	<ul style="list-style-type: none"> Building facades should not exhibit more than three (3) colors, unless specifically approved by the Planning Board Simple color schemes are encouraged Black, fluorescent and neon colors should not be used as the primary color (covering more than eighty percent (80%) of the building facade area) In general, pastel colors such as pastel blue, green, red and yellow are preferred, if an earth tone is desired, it should be limited to the base of the building The color palette in Appendix B shows preferred colors considered ideal for commercial development on the Redevelopment Area The colors on trims and other details should be restricted to white, or shades of the base facade color. Black or dark brown should be restricted for use on door and window frames, metal work and security grills 				
<p>5 Roof Design</p>	<ul style="list-style-type: none"> Buildings should ideally comprise of a combination of sloped, hip, gable and flat roof structures Buildings and structures if incorporating sloped roofs should do so with a minimum slope of 3:12 Portions of roofs may be flat to create variety in design Where flat roofs are integrated into sloping roof structures, the top should be finished with a simple raised parapet Undulating roof lines or crenellated/saw-toothed or battlement type parapets are discouraged All mechanical equipment and appurtenances placed on the roof should be screened from public view 				
<p>6 Doors & Windows</p>	<ul style="list-style-type: none"> Recessed entryways, large areas of glass for the display of merchandise and transom windows located above the display areas are encouraged False or real windows are encouraged at regular intervals on all facades, in a size and number that 				



Building Massing & Articulation



Integrated large retail development



Contemporary Architecture Style

B BUILDING DESIGN	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
	<p>complements the size of the building</p> <ul style="list-style-type: none"> Upper story windows should be rectangular in proportion with wood frames and sashes holding single or multiple panes of glass The size, proportion, placement and style of windows, doors and display areas combined with the solid masses of the exterior facade should be properly coordinated to establish the visual character of the facade The ratio of combined door/window surface area should range between thirty-five (35) to fifty (50) percent of the total individual facade area, except for rear facades 				
7 Awnings/Canopies	<ul style="list-style-type: none"> Awnings, if provided, should compliment the building height, size, materials and color Any given awning should not have more than two (2) colors Plastic or internally illuminated awnings are not permitted; fabric awnings are encouraged Awnings associated with windows and/or doors should be installed at regular intervals If multiple awnings are used, the breaks in the awnings shall align with the building's architectural features Incorporate business names and logos on an awnings to encourage or reinforce identity 				
8 Building Materials	<ul style="list-style-type: none"> Exterior building materials should consist of or accurately resemble its true character Composite siding treatment, stucco, exposed brick, and are the preferred external building materials The facade should be intentionally designed to integrate the building front, sign, and window display space into the overall fabric of the building exterior If EIFS (External Insulation Finishing System) is utilized on a building façade, such must not be used at the base of the structure (up to three (3') feet) 				
9 Balconies & Porches	<ul style="list-style-type: none"> Balconies and porches should be designed in detail to reflect the style of the building to which they are attached Placement of balconies and porches should be used an inherent environmental controlling device to shield the appropriate spaces from harsh climatic conditions A minimum ten-foot (10') vertical clearance is required at the street level for all balconies and porches 				
10 Display Areas	<ul style="list-style-type: none"> Empty, cluttered or clumsy display areas are not allowed Important window display areas should not be used to store products The visual characteristics and potential of each object should be explored in terms of location, size, form, shape, color and texture, prior to its placement in a display area. Products and merchandize usually speak for themselves; therefore repetitious advertising signs should be avoided Written information on window signs should be restricted to a minimum Recessed accent lighting or suspended track lighting are encouraged to create attractive display areas. Display lighting should be adjustable in intensity and flexible in placement to allow for a special accenting or highlighting of product displays Reflective or mirrored glass treatments are discouraged on first floor windows Awnings and moderately tinted glass may be used to cover openings to provide environmental control 				
11 Building Lighting	<ul style="list-style-type: none"> The placement, intensity, style, and direction of all lighting fixtures for the purpose of exterior building illumination should not create a hazard to vehicular traffic and should be located on the site lighting plan The type of lights and fixtures used must be consistent throughout the adjacent area(s) so as to avoid over-exposure of buildings, spill lighting and incompatibility between site uses Additionally, the following guidelines apply: 				



Building scale and color scheme



Appropriate Building Materials



Display Area

B BUILDING DESIGN	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
	<ul style="list-style-type: none"> • Exterior building lighting should not be mounted higher than the cornice line or eave overhang with the exception of internally lit wall signs and balcony lighting, which should be recessed in the ceiling • Lighting under canopies or behind awnings should be recessed 				



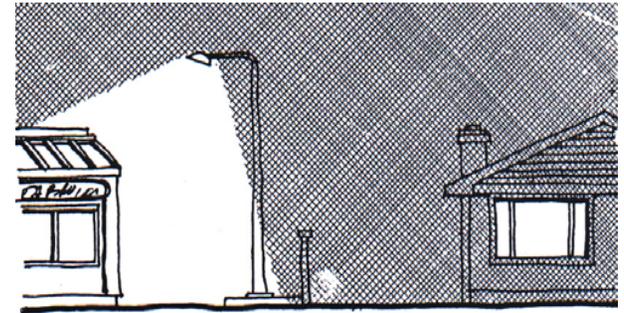
Balconies and Porches



Building Lighting



Awnings and Canopies



Down lighting to avoid light spill



Active Main Street



Pedestrian oriented out parcel development



Street oriented office development

C SIGNAGE	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
1 General Standards	<ul style="list-style-type: none"> The overall impression of any commercial area is significantly impacted by the collective image of signs As a primary visual element each sign should enhance the image of the entire Redevelopment Area Excessive signs inappropriately placed on buildings are discouraged Signs poorly positioned on a building facade or overpowering a small building causing visual clutter are not allowed Lettering styles, sign materials and colors selected should relate visually to the building's exterior materials and colors 				
2 Quality	<ul style="list-style-type: none"> Sign copy areas should be void of windows and architectural details The design, lettering and color of the sign should be both attractive and legible Accuracy, professionalism, and precision in the fabrication and installation of the sign are vital 				
3 Sign Color and Lettering	<ul style="list-style-type: none"> Colors selected for signs should be compatible with the exterior colors of the commercial storefront. A simple color scheme is encouraged The use more than two or three colors in a sign is discouraged If more than one color is used, colors from a common family of tones are encouraged Combinations of primary or day glow colors are discouraged Simple fonts compatible with the architectural style of the building are considered ideal The following lettering sizes based on building fronts (width), are considered: <ul style="list-style-type: none"> For building fronts thirty feet (30') or less, a maximum letter height of six inches (6") For building fronts between thirty feet (30') and sixty feet (60'), a maximum letter height of twelve inches (12") For building fronts sixty feet (60') or greater, a maximum letter height of eighteen inches (18") 				
4 Sign Message	<ul style="list-style-type: none"> The sign message should be simple, with the prime function being an index to the development Simple key words and logos should be used to help make the sign more readable to passing pedestrians and motorists Avoid redundant wording and unnecessary slogans that often interferes with the legibility and quality of the sign 				
5 Size and Position	<ul style="list-style-type: none"> All signs should compliment the building design in height, size, materials, and color, so as to provide a unified appearance The maximum cumulative sign copy area is calculated by multiplying the building front footage (width) by one and one half feet (1.5'), above which would result visual clutter Signs should not be positioned greater than thirty-five feet (35') above the ground level Placement of signs on a building should not obscure or conflict with awnings, canopies, windows, cornices, or other similar architectural details The best areas for signs are those places that contain continuous flat surfaces which are void of windows Other areas considered ideal are doors or other architectural details such as lintel strips above storefronts or on transom panels above display windows or on continuous areas of stucco, or masonry which are immediately above the top of the storefront 				
6 Allowed Sign Types	<ul style="list-style-type: none"> All signs should be designed in the vernacular style and incorporate materials and colors consistent with the principal building The following sign types are encouraged in the Redevelopment Area. 				



Appropriate Sign Copy Areas



Building sign types



Building signs

C SIGNAGE	Main Street Nonresidential	Large Retail	Office District	Eco-Industrial/ Agribusiness Park	Assisted Care Living Facility (ACLF)
	<ul style="list-style-type: none"> • Flat mounted wall signs • Individual letters • Wall plaques • Logo • Window graphics • Awning signs • Pole signs • Neon signs used as building and display area accents 				
7 Prohibited Signs	<ul style="list-style-type: none"> • The following sign types are discouraged in the Redevelopment Area • Free standing signs (except as specifically approved by the Redevelopment Agency for the Office District and the Eco-Industrial / Agribusiness Park where a high quality, non-internally illuminated sign constructed of stone, brick or similar may be permitted at a size not to exceed six feet (6') • Blinking lights • Changeable message boards • Electronic message sign • Reader boards and information displays • Billboards • Angle signs (signs that are not perpendicular to the horizontal plane) • Roof signs (unless specifically approved by the Planning Board and of exceptional architectural quality) 				



Flat Mounted Wall Sign



Sign Colors and Lettering



Appropriate Sign Design



Sign Message

SECTION 4 – APPLICATION PROCESS

1. Plan Review Process

Compliance with these guidelines is above and beyond Upper Deerfield's existing plan approval process and any plan submitted shall meet the Township's existing requirements. To begin, individuals seeking to develop or redevelop properties within the Upper Deerfield Redevelopment Area should follow a series of steps to comply with these guidelines:

- Determine if the property is located within the applicability area listed above;
- Review this document and assess implications on project at hand;
- Schedule a pre-application meeting with the Planning Board subcommittee and Planner to discuss design options;
- Prepare plans and address objectives and requirements in the design guidelines in the submittal to the Township;
- Submit a complete set of plans to the Township for review;
- Revise plans if necessary pursuant to any comments received from the Planning Board, the Planner and / or staff;
- Obtain a Building Permit and associated approvals/permits;
- Schedule a pre-construction meeting; and,
- Initiate the project in accordance with the approved plans.

2. Submittal Requirements

Site plan and building permit applications are available from the Planning Department at the Upper Deerfield Township. Project scope will determine the need for one or more of the following: a submittal letter, a property survey, a tree survey, a copy of a deed or tax bill, certified engineer drawings and architectural elevations. When elevations are required of given facades, they should note colors, materials, building dimensions, mechanical equipment, mechanical equipment, screening devices, lighting fixtures and other information deemed necessary by the Planning Board. For assistance in preparing your application, please feel free to contact staff by dialing 856.451.3811.

When a project is subject to design review by the Planning Board, site plan, building permit, architectural design, and signs should demonstrate adherence to the design guidelines explained in this document. Compliance of these guidelines is supplementary to the provisions already expressed in the Township's Land Development Code.

3. Maintenance and Enforcement

Preventive maintenance and upkeep of developments within the Redevelopment Area are critical to the success of this effort. The most effective way to guard against expensive repairs is to establish ongoing maintenance program for both interior and exterior upkeep. Property owners are encouraged to evaluate visible damage such as peeling paint, cracking stucco, evidence of water damage, and termite damage evaluation. Proper periodic maintenance can be achieved at a reasonable cost and would set a good example for others to follow.

Compliance with the guidelines set forth in the ordinance shall be the continuing responsibility of the property owners. Failure to comply with the ordinance shall result in the enforcement of the ordinance through the procedures set forth in the violations of the Township's property maintenance code and code enforcement procedures.

The Town Center may consider the opportunity to establish a Special Improvement District (SID) that would provide overall maintenance and clean-up activities within the public spaces of the Redevelopment Area.

SECTION 5 – APPENDIX

A. Native Plants for Landscape Use in New Jersey

Source: U.S. Department of Transportation, Federal Highway Administration
<http://www.fhwa.dot.gov/environment/rdsduse/nj.htm>

Ferns

Adiantum pedatum (northern maidenhair fern)
Asplenium platyneuron (ebony spleenwort)
Asplenium trichomanes (maidenhair spleenwort)
Athyrium filix-femina (lady fern)
Botrychium virginianum (rattlesnake fern)
Dennstaedtia punctilobula (hay-scented fern)
Dryopteris carthusiana (shield fern, toothed wood fern, spinulose shield fern)
Dryopteris cristata (crested wood fern, buckler fern)
Dryopteris marginalis (marginal wood fern)
Matteuccia struthiopteris (ostrich fern)
Onoclea sensibilis (sensitive fern, bead fern)
Osmunda cinnamomea (cinnamon fern)
Osmunda claytoniana (interrupted fern)
Osmunda regalis (royal fern)
Phegopteris hexagonoptera (broad beech fern)
Polystichum acrostichoides (Christmas fern)
Thelypteris novaboracensis (New York fern, tapering fern)
Thelypteris simulata (Massachusetts fern)
Woodwardia areolata (netted chain fern)
Woodwardia virginica (Virginia chain fern)

Forbs (annuals/biennials)

Lobelia spicata (pale lobelia)
Oenothera biennis (common evening primrose)

Forbs (perennials)

Actaea pachypoda (white baneberry)
Ageratina altissima var. *altissima* (white snakeroot)
Allium canadense (wild garlic)
Allium tricoccum (wild leek)
Anaphalis margaritacea (pearly everlasting)
Anemone virginiana (thimbleweed, tall anemone)
Apocynum androsaemifolium (spreading dogbane)
Aquilegia canadensis (columbine)
Arisaema triphyllum (Back-in-the-pulpit, Indian turnip)
Asarum canadense (wild ginger)
Asclepias incarnata (swamp milkweed)
Asclepias tuberosa (butterfly weed)
Aster divaricatus (white wood aster)
Aster dumosus (bushy aster)
Aster laevis (smooth aster)
Aster novae-angliae (New England aster)

Aster pilosus (frost aster)
Aster puniceus (red-stem aster, swamp aster)
Caltha palustris (marsh marigold, cowslip)
Caulophyllum thalictroides (blue cohosh)
Chelone glabra (turtlehead)
Chrysopsis mariana (Maryland golden aster)
Cimicifuga racemosa (bugbane, black cohosh)
Claytonia virginica (narrow-leaved spring beauty)
Collinsonia canadensis (stoneroot, citronella horsebalm)
Desmodium canadense (Canada tick-trefoil, Canada tickclover)
Dicentra cucullaria (dutchman's breeches)
Erythronium americanum (eastern trout lily, yellow trout lily)
Eupatorium fistulosum (Joe-pye weed)
Eupatorium perfoliatum (boneset)
Eupatorium purpureum (Joe-pye weed)
Euthamia graminifolia var. *graminifolia* (grass-leaved goldenrod)
Galium triflorum (sweet-scented bedstraw)
Geranium maculatum (wild geranium, cranesbill)
Helianthus strumosus (woodland sunflower)
Heliopsis helianthoides (ox-eye sunflower, false sunflower)
Heuchera americana var. *hirsuticaulis* (alumroot)
Hibiscus moscheutos (swamp rose mallow, marshmallow hibiscus)
Hydrophyllum virginianum (Virginia waterleaf)
Hyopsis hirsuta (yellow star grass)
Lespedeza capitata (roundheaded bush clover)
Lobelia cardinalis (cardinal flower)
Lobelia siphilitica (great blue lobelia)
Lysimachia ciliata (fringed loosestrife)
Maianthemum canadense (wild lily-of-the-valley, Canada mayflower)
Maianthemum racemosum ssp. *racemosum* (false Solomon's seal, false spikenard)
Mitchella repens (partridge berry)
Monarda fistulosa (wild bergamot, horsemint, beebalm)
Nuphar lutea (yellow pond lily, cow lily, spatter dock)
Oenothera fruticosa (sundrops)
Peltandra virginica (arrow arum)
Penstemon digitalis (beardtongue)
Podophyllum peltatum (May apple)
Polygonatum biflorum (Solomon's seal)
Potentilla simplex (common cinquefoil)
Pycnanthemum tenuifolium (slender mountain mint)
Pycnanthemum virginianum (mountain mint)
Pyrola elliptica (shinleaf)
Rhexia virginica (meadow beauty)
Rudbeckia laciniata (cut-leaf coneflower)
Sanguinaria canadensis (bloodroot)
Senecio aureus (golden ragwort)
Sisyrinchium angustifolium (narrow-leaved blue-eyed grass)
Solidago caesia (blue-stemmed goldenrod, wreath goldenrod)
Solidago canadensis (meadow goldenrod)

Solidago juncea (early goldenrod, plume goldenrod)
 Solidago nemoralis (gray goldenrod, old-field goldenrod)
 Solidago odora (sweet goldenrod)
 Solidago rugosa (rough-leaved goldenrod)
 Solidago ulmifolia (elm-leaved goldenrod)
 Tephrosia virginiana (goat's rue)
 Thalictrum dioicum (early meadow rue)
 Thalictrum pubescens (tall meadow rue)
 Thalictrum thalictroides (rue anemone)
 Tradescantia virginiana (Virginia spiderwort, spider lily)
 Trientalis borealis ssp. borealis (starflower)
 Uvularia sessilifolia (wildoats, merrybells)
 Verbena hastata (blue verbena, blue vervain)
 Vernonia noveboracensis (New York ironweed)
 Viola conspersa (American dog violet)
 Viola soraria (common blue violet, meadow violet)
 Zizia aurea (golden alexanders)

Grasses/Grass-like plants

Agrostis scabra (ticklegass, fly-away grass)
 Andropogon gerardii (big bluestem)
 Andropogon glomeratus (bushy bluestem)
 Andropogon ternarius (splitbeard bluestem)
 Andropogon virginicus (room sedge)
 Calamagrostis canadensis (bluejoint grass)
 Carex pensylvanica (Pennsylvania sedge)
 Carex stipata (awl-fruited sedge)
 Carex stricta (tussock sedge)
 Danthonia spicata (poverty grass)
 Deschampsia cespitosa (tufted hairgrass)
 Distichlis spicata (seashore saltgrass)
 Eleocharis palustris (creeping spikesedge, spike rush)
 Elymus canadensis (Canada wild rye)
 Elymus hystrix var. hystrix (bottlebrush grass)
 Eragrostis spectabilis (purple lovegrass, tumblegrass)
 Juncus effusus var. solutus (soft rush)
 Leersia oryzoides (rice cut grass)
 Panicum virgatum (switchgrass)
 Schizachyrium scoparium (little bluestem)
 Scirpus atrovirens (dark green bulrush)
 Scirpus cyperinus (wool grass)
 Scirpus tabernaemontani (great bulrush)
 Sorghastrum nutans (Indian grass)
 Spartina patens (marsh hay cordgrass, salt meadow cordgrass)
 Spartina pectinata (prairie cordgrass, freshwater cordgrass)
 Sporobolus compositus var. compositus (tall dropseed)
 Tripsacum dactyloides (eastern gama grass)
 Typha angustifolia (narrow-leaved cattail)
 Typha latifolia (cattail)

Shrubs (deciduous)

Alnus serrulata (smooth alder)
 Amelanchier arborea (downy serviceberry, shadbush, Juneberry)
 Aronia melanocarpa (black chokeberry)
 Baccharis halimifolia (sea myrtle, groundsel bush)
 Cephalanthus occidentalis (buttonbush)
 Clethra alnifolia (summer sweet)
 Comptonia peregrina (sweet fern)
 Cornus alternifolia (pogoda dogwood, alternate-leaved dogwood)
 Cornus racemosa (gray dogwood)
 Cornus sericea (red-twig dogwood, red-osier dogwood)
 Corylus americana (American hazelnut or filbert)
 Corylus cornuta (beaked hazelnut or filbert)
 Euonymus americana (strawberry bush, brook euonymus, hearts-a-bustin')
 Hypericum hypericoides ssp. hypericoides (St. Andrew's cross)
 Ilex verticillata (winterberry, black alder)
 Lindera benzoin (spicebush)
 Lyonia ligustrina (male-berry, male-blueberry)
 Physocarpus opulifolius (ninebark)
 Prunus virginiana (chokecherry)
 Rhododendron periclymenoides (pinxterbloom azalea)
 Rhododendron viscosum (swamp azalea)
 Rhus copallinum (dwarf or winged sumac)
 Rhus glabra (smooth sumac)
 Rhus hirta (staghorn sumac)
 Rosa carolina (Carolina rose)
 Rubus idaeus ssp. strigosus (red raspberry)
 Rubus occidentalis (black raspberry, thimbleberry)
 Rubus odoratus (thimbleberry)
 Salix bebbiana (Bebb willow, long-beaked willow)
 Salix discolor (pussy willow)
 Sambucus canadensis (elderberry, common elder)
 Sambucus racemosa var. pubens (scarlet elderberry, red-berried elder)
 Spiraea tomentosa (steeplesh, hardhack)
 Staphylea trifolia (bladdernut)
 Vaccinium angustifolium (low-bush blueberry)
 Vaccinium corymbosom (highbush blueberry)
 Viburnum acerifolium (maple leaf viburnum)
 Viburnum dentatum (southern arrowwood)
 Viburnum lentago (black haw, nannyberry)
 Viburnum nudum (possumhaw viburnum)
 Viburnum nudum var. cassinoides (wild raisin)
 Viburnum prunifolium (black haw, nanny berry)

Shrubs (evergreen)

Epigaea repens (trailing arbutus)
 Gaultheria procumbens (wintergreen, checkerberry)
 Ilex glabra (inkberry, bitter gallberry)

Kalmia angustifolia (sheep laurel, lambkill kalmia)
Kalmia latifolia (mountain laurel)
Myrica cerifera (wax myrtle, southern bayberry, candleberry)
Rhododendron maximum (rosebay, great laurel)

Trees (deciduous)

Acer negundo (box elder)
Acer pensylvanicum (striped maple)
Acer rubrum (red maple)
Acer saccharinum (silver maple)
Acer saccharum (sugar maple)
Amelanchier canadensis (shadblow serviceberry, Juneberry)
Betula lenta (cherry birch)
Betula nigra (river birch)
Carpinus caroliniana (blue beech, hornbeam, musclewood)
Carya alba (mockernut hickory)
Carya cordiformis (bitternut, swamp hickory)
Carya ovata (shagbark hickory)
Celtis occidentalis (hackberry, sugarberry)
Chamaecyparis thyoides (white cedar)
Cornus florida (flowering dogwood)
Crataegus crus-galli (cockspur hawthorn)
Diospyros virginiana (persimmon)
Fagus grandifolia var. caroliniana (beech)
Fagus grandifolia var. grandifolia (beech)
Fraxinus americana (white ash)
Fraxinus pensylvanica (green ash)
Hamamelis virginiana (witch hazel)
Juglans nigra (black walnut)
Liquidambar styraciflua (sweet gum)
Liriodendron tulipifera (tulip tree)
Magnolia virginiana (sweetbay, swampbay)
Nyssa sylvatica (black gum, tupelo)
Ostrya virginiana (ironwood, hophornbeam)
Platanus occidentalis (sycamore, plane-tree)
Populus grandidentata (large-toothed aspen)
Populus tremuloides (quaking aspen)
Prunus americana (wild plum)
Prunus pensylvanica (fire or pin cherry)
Prunus serotina (black cherry)
Quercus alba (white oak)
Quercus bicolor (swamp white oak)
Quercus coccinea (scarlet oak)
Quercus falcata (southern red oak, Spanish oak)
Quercus marilandica (blackjack oak)
Quercus palustris (pin oak)
Quercus phellos (willow oak)
Quercus rubra (red oak)
Quercus stellata (post oak)

Quercus velutina (black oak)
Salix nigra (black willow)
Sassafras albidum (sassafras)
Tilia americana (American linden, basswood)
Ulmus americana (American elm)
Ulmus rubra (red elm, slippery elm)

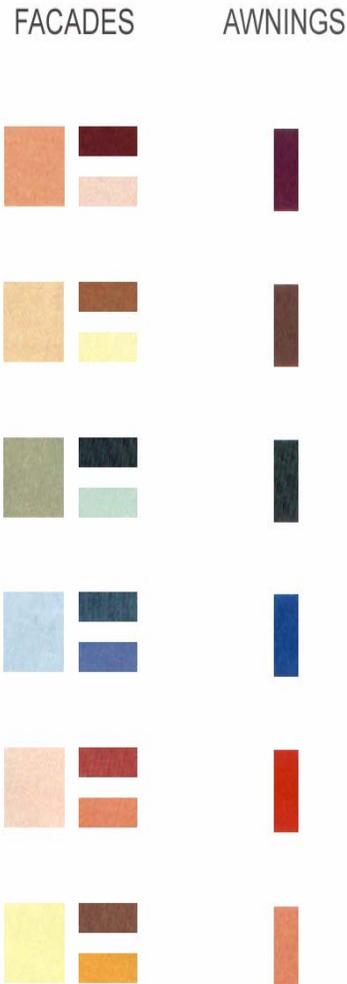
Trees (evergreen)

Ilex opaca (American holly, Christmas holly)
Juniperus virginiana (eastern red cedar)
Pinus echinata (shortleaf pine)
Pinus rigida (pitch pine)
Pinus strobus (eastern white pine)
Pinus virginiana (Virginia pine)

Vines (deciduous)

Celastrus scandens (American bittersweet)
Clematis virginiana (virgin's bower)
Parthenocissus quinquefolia (Virginia creeper)
Vitis riparia (riverbank grape)

B. Recommended Color Palette



C. Glossary of Terms

Accessory Buildings - Freestanding or detached structures secondary to the primary structure.

Angle Signs - Signs constructed at an angle to the horizontal plane.

Architectural Details - Decorative features that constitute the design of a building. Details may be functional or non-functional.

Art Deco - A decorative style usually characterized by angular, zigzag, or other geometric orientation in low relief on building facades.

Awnings - Roof structure located over windows or doors to protect building openings from sun and rain.

Building Materials - Substance of which building parts or components are made.

Canopies - Roof elements projecting from the facade of a building to protect the building and pedestrians from the weather.

Color - Original or applied material such as paint usually determined by the particular style of the building.

Cornice - Projecting ornamental molding along the top of a building or wall.

Display Area - Glazed storefront area to display merchandise or products.

Doors - Entrance, access and exit to a building. The typical door in older buildings is constructed of wood, usually with a simple glass panel in the upper half and wood panels in the lower half.

Equipment - Includes heating and air conditioning units, electrical, telephone and cable television service, irrigation control boxes and valves and other similar devices.

NJDOT - New Jersey Department of Transportation

Gable - A triangular wall segment at the end of a double pitched or gabled roof.

Handicapped Access - Ability of the handicapped to easily access the interior of the building or site.

Hipped Roof - A roof with four uniformly pitched sides.

Lighting - Refers to artificial light on the exterior of the building and the site, including parking areas and street lighting.

Masonry - Wall construction of materials such as stone, brick and adobe.

Molding - A continuous decorative band that is either carved into or applied to a surface.

Orientation - Building orientation is the direction that the principal facade or facades of a building face.

Outdoor Display - Placement of merchandise outside of a commercial establishment, often on the sidewalk.

Parapet - A low, solid, projective wall or railing along the edge of a roof or balcony.

Parking - Refers to the temporary storage of automobiles.

Paving - Material that is used for covering driveways, walkways and parking areas.

Porch - An exterior structure that shelters a building entrance or extends along the outside of a building.

Redo - When the work involves upgrading an entire street or total new development.

Repair - When the work involves modifying smaller parts of a street or block.

Retrofit - When the work involves site specific patch up or regular maintenance.

Roof - Upper covering of house or building usually supported by its walls.

Roof Sign - Signs on roofs.

Setback - The distance from a reference point that a structure is 'setback' from or located away from. The reference point is usually the property line and typically the building has setbacks from all property lines.

Storefront - Ground floor facade or face of a building that is usually adjacent to the sidewalk in a pedestrian-oriented setting.

Stucco - An exterior finish, usually textured, formed by mixing portland cement, lime sand and water; applied to reduce the effects of erosion.

Spacing - Measured distance between buildings or other entities as trees, lighting fixtures, etc. The most visible or apparent spacing types are side-to-side or center-to-center.

Sign - Is a device that symbolically identifies the occupant, use, or provides information related to a building or site.

Vernacular Architecture - Architecture that makes use of common regional forms and materials at a particular place and time.

Windows - Opening in wall or roof of building.

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