

Borough of Glassboro, New Jersey
May 2010

**Redevelopment Plan for Rehabilitation In the Borough of Glassboro
May 2010**

Table of Contents **Page Number**

I.	Introduction	3
II.	Designation of Area and Plan Development	3
III.	Statutory Requirements of Redevelopment Plan	3
IV.	Description of Project Area	4
V.	Statement of Goals and Objectives	5
VI.	Proposed Land Uses and Building Requirements	5
VII.	Proposed Rehabilitation Actions	7
VIII.	Relationship of Redevelopment Plan to Other Plans	7
IX.	Relationship of Redevelopment Plan to Municipal Development Regulations and Master Plan	8
X.	Obligations of Developer	8
XI.	Deviations from Provision of Approved Redevelopment Plan	9
XII.	Duration of Redevelopment Plan Restrictions	9
XIII.	Amendments to the Approved Redevelopment Plan	10
XIV.	Affordable Housing	10

Appendices and Maps

Map: Housing Project Area

I. Introduction

By statutory authorization, this Redevelopment Plan, consistent with the New Jersey Local Redevelopment and Housing Law, (“L.R.H.L.”), *N.J.S.A. 40A:12A-1 et. seq.*, is being implemented to enable a more focused approach for the redevelopment and rehabilitation of the entire Borough of Glassboro, as well as incorporation of a subarea plan introducing various refinements given recognition of the expanse of the area which otherwise would be encompassed by a single plan, presence of multiple zoning classifications, and presence of distinct characteristics and circumstances affecting various segments which comprise the rehabilitation area.

The Borough of Glassboro’s affordable housing obligations are set forth in the Borough’s Housing Element of the Master Plan.

II. Designation of Area and Plan Development

A. Designation of the Rehabilitation Area

The process, consistent with applicable state statutes, followed by the Borough in the determination as to the area’s qualification and designation as an area in need of rehabilitation was that on February 3, 2003 the Borough of Glassboro adopted Resolution 59-03 declaring the entire Borough an “area in need of rehabilitation” pursuant to N.J.S.A. 40:12A-14.

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any rehabilitation, redevelopment or housing project in all or a portion of the rehabilitation area. The process, which is consistent with applicable state statutes, was followed by the Borough in the preparation of this Redevelopment Plan.

III. Statutory Requirements of Redevelopment Plan

According to LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and

sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4. An identification of any property within the Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
 - The local ordinances and master plan.
6. A housing inventory of all affordable housing units to be removed; and
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.

IV. Description of Project Area

As was stated above, the entirety of the Borough has been determined to be an area in need of rehabilitation by the Glassboro Borough Council. Therefore, this Redevelopment Plan is applicable to all areas within the Borough of Glassboro that are not currently the subject of existing specific Redevelopment Plans (the “Project Area”). (identified on the Project Area Map attached hereto).

A. Project Area Context

On February 3, 2003, all of the property within the municipal borders of the Borough of Glassboro was declared an area in need of rehabilitation. The Glassboro Borough Council has adopted specific Redevelopment Plans for the areas set forth on the Project Area Map and this Plan does not supersede those plans but is meant to provide a broad overview for the planning, development redevelopment and rehabilitation of Blocks and Lots which are not the subject of specific Redevelopment Plans.

B. Existing Land Use

The existing permitted uses for all parcels within the Borough are set forth in the Glassboro Development Regulations and Zoning Ordinance including the Planned Retirement Community (PRC) Overlay Zone and the Traditional Neighborhood Development (TND) Overlay Zone and/or are set forth in the various specific Redevelopment Plans which have been adopted by the Glassboro Borough Council.

V. Statement of Goals and Objectives

The Borough seeks to alleviate the conditions found in the Borough Rehabilitation Area and support use of property in the area in a manner which will better contribute to serve the public health, safety and welfare of the community and the region. To achieve this overall goal, the following goals and objectives have been established:

1. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the area to be considered an “area in need of rehabilitation”, i.e. structures that are either substandard, dilapidated, functionally obsolete, vacant, or exert an adverse influence on the area.
2. The revitalization of the area with the inclusion of land uses that may be used to satisfy the Borough’s Third Round fair share obligation.
3. The stimulation of private investment in the rehabilitation area by assembling sites and assisting as necessary and appropriate to support such rehabilitation.
4. The creation of affordable housing that helps satisfy the Borough’s fair share obligation and that is conducive to wholesome living conditions and beneficial to the safety, health and morals and welfare of the community.
5. The making available of the full range of benefits and inducements for the Project Area, including, federal, state, county and local government funding.

VI. Proposed Land Uses and Building Requirements

The existing use, bulk standards, design standards and performance standards set forth in the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and the TND Overlay Zone and within specific Redevelopment Plans previously adopted by the Borough Council shall remain in place, with the exception of the following:

For Block 196.01, Lot 4; Block 195, Lots 1, 1.01 and 2; Block 197, Lots 1, 2.03, 2.07, 2.08 and 8; Block 198, Lots 1, 2, 3 and 7; Blocks 199, 201, 202 and 202.01 located within the Camelot Development, the following use, bulk standards, design standards and performance standards shall supersede the zoning provisions of the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and the TND Overlay Zone and Borough General Development Plan Ordinance to the extent of overlapping or inconsistent requirements. All other relevant land use and building requirements including, but not limited to permitted uses, bulk standards, loading, landscaping, lighting, signage, façade treatments and outside storage shall apply as set forth in the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and the TND Overlay Zone and General Development Plan Ordinance.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and the TND Overlay Zone Zoning and Land Development and all other ordinances and regulations of the Borough of Glassboro not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7.a(2).

Development of Block 196.01, Lot 4; Block 195, Lots 1, 1.01 and 2; Block 197, Lots 1, 2.03, 2.07, 2.08 and 8; Block 198, Lots 1, 2, 3 and 7; Blocks 199, 201, 202 and 202.01 shall be governed by the underlying zoning, along with the PRC and TND Overlay Ordinances, as applicable, except for the following requirements:

(a) Permitted Principal uses (land and buildings). For purposes of this Redevelopment Plan, the following uses shall be permitted:

- Active Adult Single Family Homes, defined as age restricted single family development.
- Single Family Homes (Village Residential)
- Townhouse developments, defined as multi-family development comprised of buildings containing three or more connected individual dwelling units, such building(s) having a maximum height of three (3) stories or 45 feet*, a minimum width of 20 feet, and a minimum area of 2000 square feet
- Commercial uses necessary for the satisfaction of the daily needs of residents as set forth in existing Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and the TND Overlay Zone within the delineated areas as shown on the attached General Land Use Plan. A minimum of 10% of the total acreage of the development shall be reserved for non-residential uses. Mixed use areas of residential and non-residential shall be considered as non-residential.

* This allowable height is restricted to Block 198, Lots 1, 2, 3 and 7. Permitted height for all other structures for Block 196.01, Lot 4; Block 195, Lots 1, 1.01 and 2; Block 197, Lots 1, 2.03, 2.07, 2.08 and 8; Blocks 199, 201, 202 and 202.01 shall be governed by the underlying zoning, PRC and/or TND Overlay, as applicable.

(b) Bulk Requirements for Townhouse Developments shall conform with the General site requirements of the PRC and/or TND Overlay Ordinance with the following exceptions:

Building Height	Maximum 3 Stories or 45 feet, for Block 198, Lots 1, 2, 3 & 7
Building Width	Minimum of 20 feet
Building Area	Minimum of 2000 square feet

VII. Proposed Rehabilitation Actions

A. Redevelopment Authority

The Borough's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-16 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

B. Redevelopment Agreement

The Borough may select one or more redevelopers for the Redevelopment and/or Rehabilitation of the Rehabilitation Area as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction affecting two or more lots within the Redevelopment Plan area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Borough and a municipally designated redeveloper. Any rehabilitation by individual homeowners/property owners shall not be subject to the requirement to enter into a Redevelopment Agreement with the Borough.

C. Displacement of Residents

The Borough of Glassboro does not anticipate that any tenants or landowners will be displaced as a result of this Redevelopment Plan. However, in the event that displacement is necessary, the Borough will provide all displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law and an approved workable relocation assistance plan (WRAP). Such assistance will be provided through an appropriately designated office that will assist in any relocation of persons, businesses or other entities. If relocation is not directly caused by this Redevelopment Plan, the Borough of Glassboro assumes no responsibility for relocation of people or businesses.

VIII. Relationship of the Redevelopment Plan to Other Plans

A. Relationship to Master Plans of Contiguous Municipalities

The uses proposed within this Redevelopment Plan are the same uses as are currently existing or permitted within the Rehabilitation Area.

B. Relationship to Gloucester County Master Plan

The Land Use Plan of Gloucester County, adopted by the Gloucester County Planning Board, shows the area as residential use. The current and proposed uses for the Project Area is residential. There is no conflict with the County Plan.

C. Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan, adopted in 2001, identifies one of the “statewide planning objectives” as the provision of adequate and affordable housing in appropriate locations near employment through the use of public/private partnerships. Policies identified in the State Development and Redevelopment Plan include coordinating the provision of affordable housing with the New Jersey Council on Affordable Housing (COAH) and encouraging municipalities to address their affordable housing obligations. The redevelopment plan fully conforms to the State’s plans, goals and strategies. Implementation of the redevelopment plan will assist in the revitalization of the State’s urban centers and area, as well as meeting the State Plan’s goals of providing quality affordable housing to address the Borough’s affordable housing obligations.

IX. Relationship of Redevelopment Plan to Municipal Development Regulations and Borough Master Plan

All of the requirements of Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone, the TND Overlay Zone and/or the General Development Plan Ordinance shall apply to the Project Area, except as superseded by this Redevelopment Plan, or any other specific Redevelopment Plan adopted by the Borough Council and which as of the date of adoption of this Redevelopment Plan remains in full force and effect. Any deviations provided for herein are necessary in order to provide appropriate incentives and least cost restrictions to facilitate the rehabilitation and redevelopment of the Project Area. This Redevelopment Plan is consistent with the strategic vision of the Borough of Glassboro Master Plan, which “envisions a fiscally beneficial mix of retail, office and industrial uses; a variety of housing that creates a strong community of all ages and incomes in safe and friendly neighborhoods; services and facilities that efficiently and effectively serve the common good; ample recreational facilities and opportunities; preserved natural resources and open spaces; and the orderly and efficient movement of people and goods.”

X. Obligations of the Redeveloper(s)

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan, the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and/or the TND Overlay Zone, as applicable. Any private developer (s) will be required to:

- A. Submit development plans consistent with this Redevelopment Plan to the Borough Planning Board for approval.
- B. For all projects affecting two or more lots within the Project Area, enter into a Redevelopment Agreement with the Borough of Glassboro, or receive an Administrative waiver of such requirement, prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan. Such Redevelopment Agreement shall include a development schedule and the

private developer(s) shall commence the undertaking of the development in accordance with the development schedule.

- C. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in a redevelopment agreement.
- D. Neither the developer(s) nor any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.
- E. Maintain the structures and facilities in accordance with all code and ordinances of the Borough of Glassboro.

XI. Deviations From Provisions Of Approved Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Borough development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of the Glassboro Development Regulations and Zoning Ordinance, the PRC Overlay Zone and/or the TND Overlay Zone, or from the design standards set forth in this Redevelopment Plan or other Borough development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Borough ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following effects or conditions:

- A. To allow a use not specifically permitted within the Project Area;
- B. Exceeding the maximum building coverage permitted;
- C. Exceeding the maximum building or structure height as measured in feet and/or stories.
- D. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Redevelopment Authority.

XII. Duration of Redevelopment Plan Restrictions

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date that the Glassboro Borough Council first approves this Redevelopment Plan.

The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, marital status, national origin or ancestry.

XIII. Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, as may be amended.

XIV. Affordable Housing

The Borough of Glassboro specifically recognizes that the current state of municipal affordable housing obligations is in flux as a result of several new rules and statutes that have been recently adopted, as well as litigation involving the same. As a result, the exact municipal affordable housing obligation for a project under this Plan cannot be determined at this time. Any redeveloper who undertakes a project pursuant to this Plan will be obligated to comply with all applicable legal requirements for the provision of affordable housing.

It is anticipated that any housing project developed pursuant to this Redevelopment Plan will satisfy a portion of the Borough's affordable housing obligation pursuant to COAH's Third Round Rules or the rules or requirements of a superseding agency (presently N.J.A.C. 5:96 and 5:97 et seq.), by providing affordable units or as set forth within a Redevelopment Agreement. Any affordable units will contain a range of affordability, including units affordable to very low income households, low income households and moderate income households. The exact range of affordability and housing unit mix will be determined based on the Borough's legal compliance requirements as negotiated with the Redeveloper. Affordable units shall mean the same as defined in N.J.A.C. 5:97-1.4.