

COMAR PLACE/PINE ROAD REDEVELOPMENT AREA

Redevelopment Plan



Buena Vista Township, Atlantic County
New Jersey

September 2008

“Prepared with funding from the Smart Future Grant Program administered by the
New Jersey Department of Community Affairs, Office of Smart Growth”

karabashian
eddington planning group

COMAR PLACE/PINE ROAD REDEVELOPMENT AREA

Redevelopment Plan

Buena Vista Township, Atlantic County
New Jersey

September 2008

Prepared by:



Peter P. Karabashian, PP

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

Karabashian Eddington Planning Group, LLC
1425 Cantillon Boulevard
Mays Landing, New Jersey 08330
Phone: 609.347.0311
Fax: 609.347.1819
E-mail: peter@keplanninggroup.com

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
I. INTRODUCTION.....	1
A. Authorization	2
B. Area in Need of Redevelopment Analysis Overview	2
C. Redevelopment Plan Purpose and Goals.....	2
II. DEFINITIONS.....	4
III. REDEVELOPMENT AREA BACKGROUND AND DESCRIPTION.....	6
A. Background	6
B. Redevelopment Area Context.....	6
C. Redevelopment Area Boundaries	7
IV. REDEVELOPMENT PLAN GOALS AND OBJECTIVES.....	7
A. General Statement.....	7
B. Public Policy Goals	7
C. Redevelopment Plan Objectives.....	8
D. Designation of Developer.....	9
V. REDEVELOPMENT PLAN.....	9
A. General Plan.....	9
B. Redevelopment Theme/Concept.....	9
C. Proposed Redevelopment Actions	10
D. Land Use Plan	10
1. General	10
2. Permitted Uses	11
3. Supplemental Land Use Provisions	11
4. Green Building Guidelines.....	16
5. Easement Plan	21
6. Redevelopment Authority and Planning Board	21
7. Utility Controls.....	21
8. Standards and Controls of General Applicability.....	22
VI. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS	23
A. Redevelopment Area Designation and Powers.....	23
B. Relationship to Definite Local Objective, <u>N.J.S.A. 40A:12A-7a(1)</u>	23
C. Proposed Land Uses and Building Requirements, <u>N.J.S.A. 40A:12A-7a(2)</u>	23
D. Provisions for Temporary and Permanent Relocation, <u>N.J.S.A. 40A:12A-7a(3)</u>	23

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
E. Identification of Property to be Acquired, <u>N.J.S.A.</u> 40A:12A-7a(4).....	24
F. Significant Relationships of the Redevelopment Plan to Other Plans, <u>N.J.S.A.</u> 40A-12A-7a(5)a.....	24
G. Relationship to Pertinent Municipal Development Regulations, <u>N.J.S.A.</u> 40A-12A-7a(5)c.....	24
H. Proposed Zoning Changes, <u>N.J.S.A.</u> 40A-12A-7a(5)c.....	24
I. Consistency with Municipal Master Plan.....	24
J. Equal Opportunity.....	25
VII. REDEVELOPMENT PLAN IMPLEMENTATION.....	25
A. Redevelopment Authority and Plan Interpretation.....	25
B. Designation of Redeveloper.....	25
C. The Redevelopment Trust Fund.....	25
D. Effective Date and Duration of Provisions.....	26
E. Redevelopment Plan Amendment.....	27
F. Severability.....	27
G. Safeguards, Controls, Restrictions or Covenants.....	27

EXHIBITS

<u>Exhibit</u>	<u>Page No.</u>
Exhibit A Buena Vista Township Planning Board Resolution No. 27-07.....	28
Exhibit B Buena Vista Township Committee Resolution No. 181-2007.....	29
Exhibit C Buena Vista Township Planning Board Resolution No. _____.....	30
Exhibit D Buena Vista Township Ordinance No. _____.....	31
Exhibit E Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map.....	32
Exhibit F Aerial Map Illustrating Wetlands and Wetland Buffer Areas.....	33
Exhibit G Existing Zoning District Delineation Map.....	34
Exhibit H Land Ownership and Development Status.....	35
Exhibit I Existing Zoning Ordinance Regulations.....	36
Exhibit J Proposed Permitted Uses and Area/Bulk Standards.....	39

TABLE OF CONTENTS

EXHIBITS

<u>Exhibit</u>		<u>Page No.</u>
Exhibit K	Tax Parcel Information	40
Exhibit L	Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map with Property Ownership Delineation	43
Exhibit M	Proposed Conceptual Site Plan Option #1	44
Exhibit N	Proposed Conceptual Site Plan Option #2	45
Exhibit O	Proposed Conceptual Site Plan Option #1	46
Exhibit P	Conceptual Entrance Design #1	47
Exhibit Q	Conceptual Entrance Design #2	48
Exhibit R	Conceptual Site Development Design #1	49

I. INTRODUCTION

This planning study has been undertaken to prepare a Redevelopment Plan to address the existing conditions identified in the *Comar Place/Pine Road Area in Need of Redevelopment Analysis Report* with regard to a specific site in Buena Vista Township. This report, drafted by Karabashian Eddington Planning Group, LLC (KEPG), has been written on behalf of Buena Vista Township.

The Redevelopment Handbook – A Guide to Rebuilding New Jersey's Communities defines the Redevelopment Plan as - *"A method for achieving an end, usually involving a detailed program of action. A redevelopment plan is adopted by the municipal governing body and guides the development and redevelopment of an area in need of redevelopment. It defines the municipality's vision for the area and controls all the steps that follow."* This Handbook, published by the New Jersey Department of Community Affairs, serves as an illustrative manual on how to approach redevelopment in the State of New Jersey as defined by State of New Jersey, Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq). Page 82 of the Handbook implicitly states that, as per the Local Redevelopment and Housing Law (LRHL), a redevelopment plan must be adopted before a municipality can use the redevelopment powers granted under this law. Additional conditions include:

1. No project may be undertaken until a plan that identifies the project, its purpose and context is adopted.
2. No long-term tax exemptions may be granted until the redevelopment plan is adopted.
3. No property may be acquired unless it is identified in the plan.

In short, redevelopment will not happen without a redevelopment plan. For this purpose, KEPG's professional planners reviewed the Area in Need of Redevelopment Analysis, the Township's Master Plan and related codes and the Local Redevelopment and Housing Law (LRHL), and prepared this Redevelopment Plan.

The Plan's intent is to structure an approach that focuses on creating a favorable public foundation for redevelopment while fostering an environment that induces and encourages substantial participation and commitment from the private sector. Private sector contributions in the form of direct capital investments, contributions, assessments or other vehicles may be partially offset by, or combined with, tax exemptions, tax abatements, tax increment revenues or other public sources of funds. The availability of such mechanisms in support of redevelopment initiatives is one of the most attractive elements within the redevelopment planning regime. Tax increment is a means of capturing additional, or a share of additional, new tax revenues generated by redevelopment and revitalization in a specific Redevelopment Area and which might be used to fund projects or to repay debt incurred in promoting the redevelopment.

The Township desires to create a redevelopment framework that can address potential redevelopment in the Redevelopment Area. In the proposed Comar Place/Pine Road Redevelopment Area, this approach offers the Township a substantial opportunity to leverage significantly underutilized assets. Much of the new or prospective development might not occur without substantial public investments to mitigate either site-specific or area-wide deficiencies. In retrospect, it is important to understand that the incremental revenue is based on future development and redevelopment might also never be generated.

A. Authorization

The Township of Buena Vista has determined that the area of the Township defined as the Comar Place/Pine Road Redevelopment Area as set forth in Planning Board Resolution No. 27-2007, dated August 29, 2007, (Exhibit A), and pursuant to the Township Committee's Resolution No. 181-2007, dated October 1, 2007 (Exhibit B), included herein by reference, 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 "Comar Place/Pine Road Redevelopment Area" ("Redevelopment Area"). Exhibit C is being reserved for the Planning Board's Resolution of acceptance and recommendation to the Township Committee for the adoption of the Comar Place/Pine Road Redevelopment Plan. Exhibit D is being reserved for the required Ordinance to be adopted by the Township Committee accepting the recommendation of the Planning Board and adopting the Comar Place/Pine Road Redevelopment Plan with the boundaries as identified in Exhibit E, Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map, of this report and pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40a:12-1, et seq.

B. Area in Need of Redevelopment Analysis Overview

The Area in Need of Redevelopment Analysis Report presented a comprehensive assessment of the Redevelopment Area's existing conditions. Section V. of the Area in Need of Redevelopment Analysis Report outlines several points that constitute the Redevelopment Area being characterized as deficient and underutilized. These include:

- Vacant and underutilized parcels resulting from diverse ownership of critical parcels.
- Lack of a promotion of smart growth, green technologies and creative design standards.
- Current lack of consolidation of parcels to permit full/optimum use of property based on existing zoning.
- Deficiencies with existing infrastructure or complete lack of sufficient infrastructure within the project area.

Consequently, the report establishes two (2) criteria as per statute, namely "underutilization" and "smart growth consistency" to qualify the site for redevelopment efforts. Applicability of Redevelopment Statute Criteria, noting Criterion "c", defining *land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of mean of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private* and Criterion "h", *designation of lands consistent with smart growth planning principles* adopted pursuant to law or regulation via the New Jersey State Development and Redevelopment Plan Policy Map, qualifies the area as an "Area in Need of Redevelopment". The primary objective of the Redevelopment Plan will be to address these criteria.

C. Redevelopment Plan Purpose and Goals

Redevelopment plans may be designed to address a wide range of public purposes and land-use issues. The content, scope and complexity of the redevelopment plan are defined by ultimate

¹ Hereinafter referred to as the Redevelopment Statute.

goals to be achieved. 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 (herein referred to as the "Comar Place/Pine Road Redevelopment Plan" or simply as the "Redevelopment Plan"). The 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 Buena Vista Township's Master Plan. The Redevelopment Plan will further Smart Growth planning initiatives within the Redevelopment Area by promoting high quality design/development standards, circulation planning and environmentally friendly practices. Additional goals and purposes of the Redevelopment Plan include:

- To satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions as per the LRHL upon adoption by the Governing Body.
- To 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.
- 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 Office of Smart Growth, 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.
- To provide for various development options within this area – such development options may be carried out by Buena Vista Township or private entities/developers. The decision of the Redevelopment Authority (Township Committee) 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.
- To create a participatory partnership between public and private entities that could maintain a competitive posture in the region.

The Redevelopment Plan is intended to serve as a framework for guiding development and redevelopment of the Comar Place/Pine Road Redevelopment Area. From a land use planning standpoint, this Redevelopment Plan's focus is to create economic development opportunities for Buena Vista Township, provide for improved infrastructure and utilities, and foster an environment for infill development which will provide for the highest and best land use within this portion of Buena Vista Township.

II. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms are as follows:

- A. "Township" shall mean the Township of Buena Vista, New Jersey, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.
- B. "Comar Place/Pine Road Redevelopment Area" and "Redevelopment Area" shall mean the subject area that is defined throughout this Plan and noted in Exhibits E, F, G and L 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 Buena Vista Township, Planning Board Resolution No. 27-2007, attached as Exhibit A and Buena Vista Township Committee Resolution No. 181-2007, attached as Exhibit B.
- C. "Development Parcel" shall mean any of the parcels or easements created within the Redevelopment Area.
- D. "Land Use Code" shall mean Chapter 49 of the Development Regulations of the Township of Buena Vista, as may be amended from time to time, or Land Use Regulations written specifically for the project and included in this report.
- E. "Local Redevelopment and Housing Law" and "Redevelopment Statute" shall mean N.J.S.A. 40A:12A-1 et seq.
- F. "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.
- G. "Planning Board" shall mean the Planning Board of Buena Vista Township.
- H. "Developer" shall mean the corporation, partnership or other entity designated by the Redevelopment Authority as Developer, pursuant to the Redevelopment Statute and having entered or been chosen to enter into a Developer's Agreement with the Redevelopment Authority for the purposes of advancing this Redevelopment Plan.
- I. "Developer's Agreement" shall mean a contract made by and between the Developer and the Redevelopment Authority 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.
 - 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.

September 2008

- J. "Redevelopment Authority" shall mean the Township of Buena Vista, 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.
- K. "Redevelopment Project" shall mean the facility constructed on a Development Parcel(s) pursuant to and consistent with this Redevelopment Plan.
- L. "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.
- M. "Host Community" shall mean that community which also legally functions as the "Redevelopment Authority."
- N. "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.
- O. Transfer of Development Rights in accordance with local, county, state and federal guidelines.
- P. "The Leadership in Energy and Environmental Design (LEED)" is a Green Building Rating System, developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.
- Q. "Smart Growth" is a collection of land use planning techniques that features compact, mixed-use, multimodal transportation oriented development with the objective of creating more attractive, livable, economically strong and aesthetically pleasing communities while protecting natural resources.
- R. "Planned Unit Development (PUD)", is both a type of building development as well as a regulatory process. A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial centers all within one contained development or subdivision.

III. REDEVELOPMENT AREA BACKGROUND AND DESCRIPTION

A. Background

1. The Comar Place/Pine Road Redevelopment Area is generally located within the central portion of Buena Vista Township and is located approximately at the midpoint of U.S. Route 40 (Harding Highway) as it traverses the community. The Harding Highway corridor is the main vehicular artery which provides access to the redevelopment area and, as such, it provides access to adjoining regional populations via access to major highway routes in the region. It also features a high daily count of cars that pass through the area between Atlantic City and points west of New Jersey. Tuckahoe Road serves as the secondary access route and as the southerly boundary line to the redevelopment area. Comar Place/Pine Road bisects the redevelopment area in a north – south direction and is only improved from the intersection with Tuckahoe Road extending approximately 1,000 feet along the length of the Comar, Inc. properties. The remainder of Comar Place/Pine Road exists as unimproved right-of-way and a main component of pursuing the redevelopment area designation is to encourage the complete improvement of the right-of-way between Harding Highway and Tuckahoe Road.

B. Redevelopment Area Context

1. The Redevelopment Area is located in the Township of Buena Vista, County of Atlantic, and State of New Jersey. Exhibit E, Comar Place/Pine Road Redevelopment Plan, Tax Block and Lot Map, illustrates the tax parcel block and lot identification of the parcels within the Redevelopment Area.
2. The Redevelopment Area consists of approximately ±246.01 acres and comprises Block 5201, Lots 6 -12, 14, 15, and 17; Block 5202, Lots 1-14, 21, 25 and 27, with the project area featuring the three (3) existing zoning areas of the Rural Development Residence/Commerce Zoning District, the Rural Development Residence/Industry Zoning District, and the Pinelands Town-Commerce Zoning District all of which are located within the Pinelands portion of Buena Vista Township.
3. The Redevelopment Area is located between U.S. Route 40 (Harding Highway), Oak Road and Tuckahoe Road, which provides vehicular access in a north / south direction to the project area.
4. The Redevelopment Area exists as privately owned land with the existing developed portions being located along Harding Highway and Tuckahoe Road. The remainder of the Redevelopment Area is vacant of any structures with existing wetlands areas and upland areas featuring a majority of the area as woodlands with limited areas of grass fields.
5. The majority of the land included in the Redevelopment Area is currently vacant and the parcels are landlocked due to the lack of improvements to Comar Place/Pine Road. Although most of the land area remains as vacant lands, there are existing businesses within the Redevelopment Area and in the immediate surrounding areas which have been in business for many years. Both the Comar, Inc. and Wilmad Glass Company have been operating at their respective locations within the Redevelopment Area for over sixty years.

C. Redevelopment Area Boundaries

1. The project boundary map as shown in Exhibit E, Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map, delineates the boundaries of the Redevelopment Area and utilizes the Buena Vista Township Tax Maps to further clarify the project site. Further analysis of the boundaries is provided through Exhibit F, Comar Place/Pine Road Redevelopment Plan Aerial Map, Illustrating Wetlands and Wetland Buffer Areas, which represents the existing site, surrounding land configurations and delineates approximate locations of existing wetlands; Exhibit G, which notes the Township's existing Zoning Plan. The boundaries of the Study Area established by Township Committee are identified herein as Exhibit E, entitled "Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map" and Exhibit F, entitled "Comar Place/Pine Road Redevelopment Aerial Map Illustrating Wetlands and Wetland Buffer Areas". These figures define the boundaries of the site and were excerpted from the Township's Tax Maps as provided. The Study Area consists of ±246 acres of land excluding all rights-of-way and is generally bounded by Harding Highway (U.S. Route 40) to the north, Greco Avenue (formerly Park Avenue) to the east, Tuckahoe Road (C.R. 557) to the south and Oak Road (C.R. 681) to the west.

IV. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

A. General Statement

1. The Comar Place/Pine Road Redevelopment Area is to be redeveloped as an economically sustainable, accessible and attractive commercial / industrial mixed use area that offers the municipality high quality commercial and industrial uses with a safe transportation network, pedestrian connections and facilities in a manner that promotes a positive image for Buena Vista Township. It is also the intent to accomplish all redevelopment with adequate infrastructure improvements to service the Redevelopment Area.

B. Public Policy Goals

1. The purpose of this Redevelopment Plan is to provide a framework for a public / private partnership to encourage economic development in the Redevelopment Area. This may be accomplished by the following public policy goals:
 - a. Initiate a process to mitigate underutilized land areas caused by diverse ownership of the parcels and lack of proper infrastructure and access to the Redevelopment Area.
 - b. Institute public / private partnerships to initiate infrastructure improvements necessary to service this strategically located but underutilized area.
 - c. Prepare 'smart growth' and 'green building' land use regulations that address the required standards for the commercial / industrial uses as delineated permitted principal and secondary uses.
 - d. Initiate mutually supportive public financial initiatives that would complement private sector investment in major infrastructure and roadway improvements without which the Redevelopment Area could not be as successfully developed.
 - e. Create an environment which will maintain existing business entities as well as attract new business entities to the Redevelopment Area.
 - f. Allowing for the widest possible range of redevelopment initiatives, the Township may make available to the Redeveloper 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 Redeveloper's Agreement between the Township and the individual Redeveloper.

C. Redevelopment Plan Objectives

In partnership with the private sector and other governmental entities, Buena Vista Township's redevelopment initiatives will reverse the observed conditions within the Redevelopment Area by leveraging public assets to improve the overall economic and physical conditions. Ultimately, the Redevelopment Area will be revitalized to benefit residents, businesses, property owners and visitors.

The objectives and redevelopment initiatives contained in this section seek to address the existing conditions within the Redevelopment Area as identified in the *Comar Place/Pine Road Redevelopment Study Area, Area in Need of Redevelopment Analysis Report*. The following objectives, supported by Buena Vista Township, shall be viewed as sound planning steps for redevelopment.

1. Ensure that regulatory measures and initiatives are in place to promote the redevelopment of the project area as a vibrant mixed commercial / industrial use community thereby reversing underutilization.
2. Provide for the protection of the environmental amenities that exist within this Redevelopment Area, including but not limited to the wetlands, soils, protected species of flora and fauna, etc. Any development that occurs within the Redevelopment Area must utilize and respect the environmental attributes that exist within this area.
3. Establish public / private partnerships by encouraging *"...coordination of various public and private procedures and activities 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).
4. Develop financial and regulatory incentives including tax abatement to encourage public/private partnerships to redevelop the Redevelopment Area tracts; *"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).
5. Improve transportation facilities within the Area to facilitate capture of internal trips, enhance regional connections in addition to the provision of adequate infrastructure in the form of stormwater drainage, water and sewer. *"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).
6. Encourage the highest quality and aesthetically superior development that utilizes Smart Growth planning and urban design elements and principles. *"To promote a desirable visual environment through creative development techniques and good civic design and arrangements."* (M.L.U.L. C.40:55-2i).
7. Encourage such redevelopment at the Township level and with the Pinelands to enhance, strengthen and diversify the Township's economic base while fostering 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(s) for the Redevelopment Area. Said Developer(s) may be an entity which, in the opinion of the Redevelopment Authority:
 - a. Has a substantial history of commercial and/or industrial development with an extensive history of business park and campus concepts, or shows that they can embrace such concepts;
 - b. Has sound credit and financial history; and,
 - c. Can demonstrate successful history of development projects of a similar nature on a similar scale.
2. In addition to the above, the Redevelopment Authority shall, at its sole discretion, request any and all other information regarding qualifications of the private sector Developer(s).

V. REDEVELOPMENT PLAN

A. General Plan

The Redevelopment Area is targeted to be developed with commercial and/or light industrial uses consistent with business parks and business campus styled designs. The proposed improvement to Comar Place/Pine Road will provide access for the proposed development of the Redevelopment Area to Harding Highway and Tuckahoe Road. Proposed improvements to Comar Place/Pine Road also affords the opportunity to create new main entrances to the Redevelopment Area at both Harding Highway and Tuckahoe Road with signage, landscaping and enhance streetscape improvements. Additionally, the internal proposed cul-de-sac system will provide additional access to potential additional new lots which would otherwise be landlocked. The improvements to the Redevelopment Area will also include all required infrastructure, public improvements, stormwater management facilities and significant landscaping and buffers.

B. Redevelopment Theme/Concept

The proposed and intended theme and concept for the Redevelopment Area is to develop a commercial/light industrial use business park development which complements the existing adjacent residential use developments as well as to the environmentally sensitive lands within and adjacent to the redevelopment area. 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. Additionally, the future development of the Redevelopment Area will be encouraged to utilize ‘green building’ techniques which will enable maximum developability of the lands while maintaining the existing environmental qualities and overall character of the existing area and striving to limit the impact of the proposed development on the existing lands and neighboring land uses.

C. Proposed Redevelopment Actions

1. The proposed redevelopment actions are being initiated to:

- Put into place a public / private partnership that will result in the development of the Redevelopment Area into a high quality, light industrial / commercial business park which will add to and be consistent with the existing character of the area.
- Provide adequate sewer and water service to the Redevelopment Area to enable the development of this strategically located site.
- Protect the existing environmentally sensitive areas of the Redevelopment Area to be incorporated into the development and provide additional protection and longevity of the existing assets and enhancements to the existing character of the project site.
- Provide landscaped buffers along the Redevelopment Area boundaries to enhance those boundary areas and provide screening and buffering for the surrounding land uses.
- Enhance and strengthen the Harding Highway and Tuckahoe Road streetscapes along the Redevelopment Area frontage.
- Develop the Comar Place/Pine Road right-of-way in a manner which will provide for efficient access and enhance the proposed development within the Redevelopment Area.

D. 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 and residential market.
- b. The land development controls as contained within Exhibit J, Proposed Permitted Uses and Area/Bulk Standards, as well as the Supplemental Land Use Provisions, page 11, have been generated to provide a framework to ensure an efficient and integrated Redevelopment Project reflective of "good civic design and arrangements" (N.J.S.A. 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 Authority, 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 Authority 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

For the permitted uses within the Comar Place/Pine Road Redevelopment Area, see Exhibit J, Proposed Permitted Uses and Area/Bulk Standards, which is a matrix illustrating the following uses and recommended Area & Bulk Regulations. The permitted uses shall include: business park land uses, including local service office uses, research and development, technology support offices, corporate headquarter offices, health service and vocational training facilities, public or quasi-public buildings and uses, warehousing and wholesale businesses, construction machinery sales and service, self-storage facilities, contractor's office and storage, research, experimental or testing laboratories, manufacturing of scientific and laboratory glassware, manufacturing of high quality plastic packaging and liquid dispensing products for pharmaceutical, health care, biotech, and diagnostic purposes.

The land uses allowed and development standards required are intended to protect adjacent areas from impacts while encouraging the development of clean and quiet commercial and light industrial uses. Permitted uses may include additional uses subject to Township approval. Also permitted are the ancillary elements which encompass a comprehensive site development plan including, but not limited to, the following: stormwater management facilities; wetlands and buffer areas; landscaping and buffer areas; and signage for purposes of identifying the development and the on-site amenities.

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 commercial and retail structures to be located within the subject Redevelopment Area. Therefore, the potential 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. Rather, the controls and regulations governing structural form and architectural character within the Redevelopment Area are designed to promote a unifying framework in accordance with the following issues:

- (1) Encourage the implementation of one of the overall Conceptual Site Plan Options of Exhibits M, N or O, with overall complex-wide site plans or individual lot site plans being subject to review and approval of the Buena Vista Planning Board and

September 2008

Township Committee, as well as, any and all other outside agencies with jurisdiction over review and all other related required regulatory approvals.

- (2) In addition to (1) above, it is the intent of the Supplemental Land Use Provisions of the Redevelopment Plan to require upgraded standards within the Redevelopment Area and relating to the following:
 - (a) Pedestrian access and circulation;
 - (b) Public transportation linkages;
 - (c) Security Plan;
 - (d) Façade treatment of the individual buildings;
 - (e) 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 Area boundary;
 - (f) A Landscape Plan shall be prepared by a Certified Landscape Architect licensed in the State of New Jersey. At a minimum, the Landscape Plan shall contain a Planting Schedule listing all plant material by size, common name and scientific name, quantities and symbol to identify planted location;
 - (g) The Landscape Plan shall define ornamental as well as buffer plantings for the required perimeter buffer area, common areas and individual building lots;
 - (h) Signage graphics delineating style, size, color, and placement on individual buildings, individual building lots and overall within the Redevelopment Area;
 - (i) Parking Plan that defines vehicular and truck parking, site circulation and truck delivery;
 - (j) Lighting Plan, both security and ornamental for individual buildings and lots; and,
 - (k) Other elements defined by the Redevelopment Authority Design Review process, the Planning Board and the Governing Body / Township Committee.
- (3) Additional Requirements
 - (a) Individual Building Orientation
 - i. Proposed buildings shall feature a front entrance facing the correlating public and/or private right-of-way of the subject property frontage.
 - ii. Driveway access for all individual lots shall be gained through the internal street system and/or Comar Place/Pine Road. Individual lots with pre-existing uses prior to the creation of the Redevelopment Area will be permitted to continue to utilize existing access points to the Harding Highway or Tuckahoe Road. No new development created under this Redevelopment Plan will be permitted to have direct vehicular or truck access to the Harding Highway or Tuckahoe Road. Proposed uses within the complex may utilize shared driveway systems so as any cross access easements are developed

among all impacted property owners and approved by the Redevelopment Authority.

- iii. There shall be a varied mix of building styles and façade designs with no two identical buildings being located directly adjacent to one another.
- iv. All proposed development shall utilize 'green building' guidelines and principles to the maximum extent when developing overall site plans, building site orientation and building construction.

(b) Accessory Use Structures

- i. Accessory use structures will require the approval from the Redevelopment Authority and shall be included in the initial site plan submittal to the Township.
- ii. Accessory use structures shall be designed in concert with the principal use structure and shall feature a landscaped buffer around the perimeter to enable the structure to blend into the surrounding character.

(c) Landscape controls for Individual Lots

- i. All parking and loading areas shall be landscaped.
- ii. Foundation plantings shall be incorporated around the building perimeter.
- iii. Areas between buildings and parking areas, drive aisles, driveways, and/or rights-of-way shall be landscaped.
- iv. All individual lots will have to provide the required 200 foot front yard setback and when the front yard setback exists along the Comar Place/Pine Road frontage, existing wooded portions within this area shall be preserved to the maximum extent possible with infill landscaping provided where deemed necessary by the Redevelopment Authority. The provisions of (d) Buffers and Landscaping along Redevelopment Area Perimeter, below shall be applicable.
- v. A minimum distance of 100 feet shall be provided along all property lines of individual lots which abut the Redevelopment Area boundary lines. The provisions of (d) Buffers and Landscaping along Redevelopment Area Perimeter, below shall be applicable.
- vi. All proposed landscaping plant materials shall be consistent with the native Pinelands Commission species listed within: www.state.nj.us/pinelands/

(d) Buffers and Landscaping along Redevelopment Area Boundary Lines

- i. All required yard areas adjacent to the Comar Place/Pine Road frontage shall be a minimum of two hundred (200) feet in width and within this area all existing vegetation including mature trees and shrubs shall be protected and preserved through all construction phases of public/private infrastructure installations as well as new buildings, parking areas and circulation areas.

- ii. Within all required yard areas adjacent to the Comar Place/Pine Road frontage, landscaped buffers shall be not less than fifty (50) feet in width and shall include existing vegetation which shall be protected and preserved through any construction improvements. When the existing vegetation is not sufficient to create a buffer, additional plantings in the form of trees and shrubs of native Pinelands species shall be incorporated. The landscaped buffer area shall be protected by an easement.
 - iii. All individual lots with property lines along the Redevelopment Area boundary lines shall be required to provide a one hundred (100) foot required yard separation. Within this area existing vegetation including mature trees and shrubs shall be protected and preserved through all construction phases of new development. When the existing vegetation is not sufficient to create a buffer, additional plantings in the form of trees and shrubs of native Pinelands species shall be incorporated at the discretion of the Redevelopment Authority. The landscaped buffer area shall be protected by an easement.
 - iv. Landscaped buffer areas which require additional supplemental plantings, due to the existing vegetation not being sufficient, shall include a combination of the following elements; earth berms, fences and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from the view of those at grade or first-floor level in adjacent uses and to prevent the shining of automobile headlights into the yards of adjacent properties.
 - v. In general, the buffers shall provide a visual screen between areas of the Redevelopment Area and any uses on adjacent parcels in the immediate vicinity of the Redevelopment Area. Fencing shall be permitted as part of a buffer area with a maximum height not to exceed a six (6) feet above the finished grade of the area of installation. The fencing material must be decorative and no chain link fences will be permitted within the buffer areas. In addition, shade trees shall be provided in the buffer areas at a rate of one (1) tree per five hundred (500) square feet of buffer area in combination with shrubs, both coniferous and deciduous, as well as perennials and, where appropriate, annuals. Additionally, no existing vegetation within any buffer area shall be removed or potentially negatively impacted through the enhancement of the buffer area with additional plantings, fence or berming installations.
 - vi. All proposed landscaping plant materials shall be consistent with the native Pinelands Commission species listed within: www.state.nj.us/pinelands/
- (e) Landscaping within Stormwater Management Facilities
- i. Landscaping shall be provided around the perimeter of stormwater management basin areas, which are created within the Redevelopment Area, and shall consist of a combination of trees and shrubs which are native Pinelands species.
 - ii. Landscaping plant materials utilized within stormwater management facilities shall be aquatic native Pinelands plant species which shall help promote the absorption of rain water to assist in limiting runoff and increasing recharge potential.

- iii. The minimum landscaping buffer shall be fifteen (15) feet in width and shall be protected through an easement.
- iv. The landscaping buffer shall also include a combination of earth berms, fences and landscaping which will provide a visual screen which will create an aesthetic amenity between the basin areas and any existing adjacent residential dwellings which may be outside the Redevelopment Area.
- v. No chain link fences will be permitted throughout the stormwater management facilities of the Redevelopment Area.
- vi. All proposed landscaping plant materials shall be consistent with the native Pinelands Commission species listed within: www.state.nj.us/pinelands/

(f) Street Trees

- i. Street trees shall be incorporated along all streets, both public and private, at a planting rate of 35-40 feet on center with a planting size of 2½ inch to 3½ inch caliper, with varying species planted throughout the Redevelopment Area streetscape.
- ii. Where existing mature trees are maintained through construction phases of public rights-of-way, private rights-of-way or individual lot development, proposed street trees shall be included as a means to fill in spaces where the existing vegetation is not sufficient or consistent with other street tree plantings within the Redevelopment Area. Additionally, the Township shall have the ability to require additional street trees within the entire Redevelopment Area.

(g) Lighting Standards

- i. All lighting standards shall conform to the Township's General Ordinances.
- ii. Light standards shall be of a decorative, pedestrian scale style fixture.
- iii. Light poles shall not exceed a maximum height of 20 feet.
- iv. Light from on-site lighting shall not spill out onto other adjacent properties and rights-of-ways which are outside of the Redevelopment Area project site or internal street system.
- v. No cobra head style light fixtures or standards are permitted throughout the Redevelopment Area.

(h) Fences

- i. Fences shall be permitted within the Redevelopment Area and shall be limited to a maximum height of four feet when placed within a front yard area and / or all areas fronting along a public or private right-of-way. All other fence materials installed along property lines which are not within the front yard area or along any right-of-way shall be permitted to extend to a maximum height of six (6) feet.

- ii. Fencing which is incorporated throughout the Redevelopment Area shall be constructed of a decorative material such as wood, vinyl or aluminum.
- iii. No chain link fencing will be permitted throughout the Redevelopment Area.

(i) Design and Performance Standards

- i. All other applicable design and performance standards listed in the Township of Buena Vista General Ordinances and Development Regulations (Chapter 49) are adopted herein by reference.
- ii. The Redevelopment Area shall also be subject to the Residential Site Improvement Standards, New Jersey Administrative Code, Title 5, Chapter 21.
- iii. The Redevelopment Area shall also be subject to the environmental and stormwater standards, rules and regulations of the New Jersey Department of Environmental Protection and the New Jersey Pinelands Commission.

4. Green Building Guidelines

a. Overview of Green Building

A "green" building places a high priority on health, environmental and resource conservation performance over its life-cycle. These new priorities expand and complement the classical building design concerns: economy, utility, durability, and aesthetics. Green design emphasizes a number of new environmental, resource and occupant health concerns:

Environmental:

- Enhance and protect ecosystems and biodiversity,
- Improve air and water quality,
- Reduce solid waste, and,
- Conserve natural resources.

Economic:

- Reduce operating costs,
- Enhance asset value and profits,
- Improve employee productivity and satisfaction, and,
- Optimize life-cycle economic performance.

Health and Community:

- Improve air, thermal, and acoustic environments,
- Enhance occupant comfort and health,
- Minimize strain on local infrastructure, and,
- Contribute to overall quality of life.

Most green buildings are high-quality buildings; they last longer, cost less to operate and maintain, and provide greater occupant satisfaction than standard developments. Sophisticated buyers and tenants prefer them, and are often willing to pay a premium for their advantages.

b. Benefits of Greener Buildings²

Because traditional buildings consume large amounts of energy and other natural resources and can harm the environment around them, there is a growing interest in designing, building, and occupying more environmentally sensitive structures. By integrating natural resources, human health, and community concerns into building design and construction, architects and designers can create buildings that are cleaner, healthier for occupants and the environment, and which deplete fewer resources. Moreover, a well-designed “green” building can be cheaper to build and operate over the building’s lifetime.

Commercial and residential buildings use one-third of the energy consumed in the United States, and two-thirds of all electricity. Buildings produce roughly a third of carbon dioxide emissions and other emissions that harm air quality and contribute to global warming. Additionally, buildings generate waste during construction and operation; can have poor indoor air quality, affecting worker/resident health; and often don’t consider the impact made on the community through increased transportation, sprawl, and cultural and historical impact. Green buildings address a wide range of topics, including:

- water conservation
- waste management
- renewable energy sources
- non-toxic materials
- recycled/reused materials
- energy efficiency
- reduced environmental impact on the building site
- wise use of space/reduced building size
- balance of environmental and economic considerations
- consideration for cultural and historical factors of the site
- proximity to transportation

c. Principles of Green Design³

While the practical application varies among disciplines, some common principles are:

- Low-impact materials: choose non-toxic, sustainably-produced or recycled materials which require little energy to process;
- Energy efficiency: use manufacturing processes and produce products which require less energy and transport products in an energy efficient manner;

² Excerpted from www.greenbiz.com

³ Excerpted from www.wikipeida.org

- Quality and durability: longer-lasting and better-functioning products will have to be replaced less frequently, reducing the impacts of producing replacements;
- Design for reuse and recycling: "Products, processes, and systems should be designed for performance in a commercial 'afterlife';
- Service substitution: shifting the mode of consumption from personal ownership of products to provision of services which provide similar functions, e.g. from a private automobile to a car-sharing service. Such a system promotes minimal resource use per unit of consumption (e.g., per trip driven);
- Standardization and modularity: standard, modular parts allow products to be repaired rather than replaced and promote interoperability so that systems can be upgraded incrementally rather than wholly scrapped and replaced.

d. U.S. Green Building Council – Leadership in Energy and Environmental Design

- (1) The U.S. Green Building Council (USGBC) is a 501(c)(3) non-profit community of leaders working to make green buildings available to everyone within a generation
- (2) The following statistics regarding the existing impacts buildings within the U.S. have on the environmental, economy, health and productivity, this information was taken from the USGBC website:
 - 70% of electricity consumption,
 - 39% of energy use,
 - 39% of all carbon dioxide (CO₂) emissions,
 - 40% of raw material use,
 - 30% of waste output (136 million tons annually), and,
 - 12% of potable water consumption.
- (3) The USGBC oversees the Leadership in Energy and Environmental Design (LEED), Green Building Rating System which encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.
- (4) LEED certification provides independent, third-party verification that a building project meets the highest green building and performance measures. All certified projects receive a LEED plaque, which is the nationally recognized symbol demonstrating that a building is environmentally responsible, profitable and a healthy place to live and work.
- (5) There are both environmental and financial benefits to earning LEED certification.

LEED-certified buildings:

- Lower operating costs and increased asset value.
- Reduce waste sent to landfills.
- Conserve energy and water.
- Healthier and safer for occupants.

- Reduce harmful greenhouse gas emissions.
- Qualify for tax rebates, zoning allowances and other incentives in hundreds of cities.
- Demonstrate an owner's commitment to environmental stewardship and social responsibility.

(6) Eligibility

Commercial buildings as defined by standard building codes are eligible for certification under the LEED for New Construction, LEED for Existing Buildings, LEED for Commercial Interiors, LEED for Retail, LEED for Schools and LEED for Core & Shell rating systems. Building types include – but are not limited to – offices, retail and service establishments, institutional buildings (e.g., libraries, schools, museums and religious institutions), hotels and residential buildings of four or more habitable stories.

(7) What is the process for LEED certification?

- Register eligible building via www.usgbc.org
- Identify and implement operational improvements and equipment upgrades necessary to obtain certification.
- Prepare your application by documenting building performance data and operational procedures.
- Submit certification application to the USGBC via LEED Online for review and provide any supplemental information deemed necessary by the reviewers.
- Receive a final LEED certification review from the USGBC.

(8) It shall be noted that the Redevelopment Authority encourages the incorporation of Green Building techniques and potential LEED certification into all new construction within the Redevelopment Area.

e. New Jersey Clean Energy Program

(1) The New Jersey Clean Energy Program (NJCEP) offers commercial, industrial, and municipal customers financial incentives, design support, and technical assistance to integrate energy efficient and renewable energy technologies into new construction, upgrades, and new cooling & heating equipment installations.

(2) The NJCEP principles and services available:

- Promotes increased energy efficiency;
- Supports installation of clean, renewable sources of energy;
- Provides information to help reduce energy use;
- Endorses climate change solutions; and,
- Offers financial incentives, programs, and services for residential, commercial, and municipal customers to save energy, money, and the environment.

(3) NJCEP Commercial and Industrial Programs

- New Jersey SmartStart Buildings

This program provides financial incentives, design support and technical assistance for energy efficient measures including high-efficiency lighting and lighting controls, heating and cooling equipment, water heating, motors and variable frequency drives. The program is available to address the new construction and renovation needs of businesses, schools, municipalities and other commercial and industrial facilities

- Combined Heat and Power Program (CHP)

Offers incentives on various types of CHP units designed to enhance energy efficiency through on-site power generation with recovery and productive use of waste heat.

(4) NJCEP Renewable Energy Programs

- Core Rebate Program

Attractive incentives are available to residential and business customers to help reduce the cost of installing a renewable generation system such as solar, wind, or biopower. The incentives available help to defray the costs of installation, equipment, and interconnection and are paid based on the size of the system. Currently new applications for solar projects are not being accepted until 2009; however, incentives for wind and biopower projects are still available.

- Solar Renewable Energy Certification (SREC)

The New Jersey SREC Program provides an additional source of financing for clean, emission-free solar electricity. Through the program, New Jersey electric suppliers who are required to invest in a minimum amount of solar energy under New Jersey's Renewable Portfolio Standards (RPS) can buy SRECs from solar electric system owners – big and small.

- NJ CleanPower Choice Program

The CleanPower Choice Program from the New Jersey Board of Public Utilities is a statewide program that allows individuals to choose clean, renewable sources of energy. The program supports the generation of renewable energy sources that diversify existing energy supply sources and helps to create a healthier environment. Some examples of CleanPower are solar power, wind power, low-impact or small hydro power, and landfill gas power.

- Clean Energy Financing

Low-interest loans and grants make it more affordable and cost effective to make investments in renewable energy systems and energy-efficient equipment. Financing programs are designed to help businesses, schools, and municipalities invest in the best-performing equipment, which will realize substantial energy cost savings today and in the future and deliver substantial environmental benefits

- SREC-Only Pilot Program

The SREC-Only Pilot Program is designed to enable New Jersey customer-generators to participate in the SREC market without participating in the CORE

Program. The SREC-Only Pilot Program is intended to provide customers and project developers with more flexibility to choose to accelerate project development.

- (5) It shall be noted that the Redevelopment Authority encourages the incorporation of Green Building techniques into all new construction and the utilization of programs available with the New Jersey Clean Energy Program for projects within the Redevelopment Area, additional information is available at www.njcleanenergy.com

5. Easement Plan

- a. The Redevelopment Authority 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.
- b. 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 Redevelopment 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 any such contemplated improvements.
- (1) Dedications and/or Realignments
Dedications related to boundary streets shall be effectuated as the Engineering Team refines the concept for the contemplated improvements.
- (2) Access
Access to the Redevelopment Area shall be from proposed new streets and/or from existing streets with the necessary improvements.

6. Redevelopment Authority and Planning Board

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.

7. 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.

8. Standards and Controls of General Applicability

a. Jurisdiction

The provisions of this Redevelopment Plan are those of Buena Vista Township 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.
- (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 the development and the 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.

VI. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

This section outlines the statutory requirements of the Local Redevelopment and Housing Law pertinent to the Comar Place/Pine Road Redevelopment Plan.

A. Redevelopment Area Designation and Powers

The Planning Board of Buena Vista Township did, by Resolution No. 27-07 and in conjunction with the Township Committee's Resolution No. 181-2007 determined that the Redevelopment Study Area met the criteria to be deemed 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 through Ordinance 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.

Pursuant to the above Township actions, the Redevelopment Authority is authorized to exercise all of the powers conferred by Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), which are necessary and convenient to carry out and effectuate the purposes of this Redevelopment Plan. The Redevelopment Authority may appoint an advisory board to assist the in evaluating redevelopment initiatives and carrying out redevelopment activities in the Comar Place/Pine Road Redevelopment Area.

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.D of this Redevelopment Plan and are incorporated herein by reference. Additionally, 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 (Section V.D), Easement Plan (Section V.D.5), Utility Controls (Section V.D.7) 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 the majority of properties contemplated for redevelopment action are on privately owned or publicly owned lands which are currently vacant of any structures which would not require any relocation action; therefore there is no relocation envisioned within this Redevelopment Area at this time or at any time in the future.

The intent of the Comar Place/Pine Road Redevelopment Plan is to create an economically sustainable, attractive commercial/light industrial use area that offers Township residents and visitors a high quality development in a manner that promotes a positive image for the Township of Buena Vista. The redevelopment envisions substantial capital improvements relating to infrastructure, right-of-way, transportation network, access and open spaces. .

E. Identification of Property to be Acquired, N.J.S.A. 40A:12A-7a(4)

The Township of Buena Vista is not contemplating any eminent domain measures as part of this Redevelopment Plan at this time nor in the future.

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 Plan and/or Reexamination Reports of the Township of Buena Vista 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 same as conducted by the Township and incorporated herewith.

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

The Redevelopment Area includes three (3) existing Zoning Districts consisting of the Rural Development Residence/Commerce Zoning district, the Rural Development Residence/Industry Zoning District and the Pinelands Town-Commerce Zoning District. While the majority of the permitted uses within all three (3) zoning districts are quite similar, the proposed permitted uses within the Redevelopment Area utilize the majority of the consistent existing permitted uses with the exception of residential uses. Residential uses are not permitted uses within the Redevelopment Area as part of the Redevelopment Plan.

The existing Area and Bulk Standards for the three (3) existing zoning districts of the Redevelopment Area were utilized when developing the proposed Area and Bulk Standards for the Redevelopment Plan. The minimum lot size consistent with the two (2) Rural Development Zoning District classifications is 3.2 acres which has been maintained as the required minimum lot size for development within the Redevelopment Plan. The remaining bulk standards proposed under the Redevelopment Plan are quite consistent with the requirements of the existing zoning district classifications and are also based on providing the maximum ability to encourage commercial and light industrial development within the Redevelopment Area.

Therefore, any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Redevelopment Plan is an explicit amendment to the Land Use Code of the Township of Buena Vista and related zoning district maps to incorporate the aforementioned framework.

I. Consistency with Municipal Master Plan

This Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of the Township of Buena Vista. This Plan proposes to create the necessary recommended plan for the Redevelopment Area as well as incorporate design/development standards.

J. Equal Opportunity

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Authority or by the Developer (or any successors in interest) whereby the land or improvements in the Redevelopment Area are restricted, either by the Redevelopment Authority 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.

VII. REDEVELOPMENT PLAN IMPLEMENTATION

The following sections outline anticipated implementation procedures for the Comar Place/Pine Road Redevelopment Plan.

A. Redevelopment Authority and Plan Interpretation

Consistent with this Redevelopment Plan, by entering into the negotiated Developer's Agreement, the Redevelopment Authority shall have approved the development concepts and general design plan for all undertakings proposed for the Redevelopment Area.

Consistent with this Redevelopment Plan, the Redevelopment Authority, 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.

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 this Redevelopment Plan.

B. Designation of Redeveloper

It is the intention of the Township of Buena Vista, upon adoption of this Redevelopment Plan, to coordinate the redevelopment process with a designated Developer(s) for the Redevelopment Area. Said Developer(s) may be an entity which, in the opinion of the Redevelopment Authority:

- (6) Has a substantial history of residential and age-restricted residential development with an extensive history of neo-traditional concepts, or shows that they can embrace such concepts;
- (7) Has sound credit and financial history; and,
- (8) Can demonstrate successful history of development projects of a similar nature on a similar scale.

In addition to the above, the Redevelopment Authority shall, at its sole discretion, request any and all other information regarding qualifications of the private sector Developer(s).

C. The Redevelopment Trust Fund

Once a Redevelopment Authority is created by a Township Committee, the Redevelopment Plan must be adopted by Ordinance. Upon adoption of this Ordinance, the Township Committee may

also establish a Redevelopment Trust Fund through an appropriate ordinance. The Trust Fund will receive all tax increment money, grants, gifts or profits generated by redevelopment activities in the Comar Place/Pine Road Redevelopment Area.

Such ordinance is adopted only after the Township Committee (Redevelopment Authority) has approved the Redevelopment Plan. The annual funding of the Redevelopment Trust Fund will result from additional incremental taxes collected in the Redevelopment Area by the Township of Buena Vista. Such increment will be determined annually in an amount equal to ninety-five (95) percent of the difference between:

1. The amount of ad valorem taxes levied each year by the Township, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and,
2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the Township, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the Township prior to the effective date of the ordinance providing for the funding of the trust fund.

D. Effective Date and Duration of Provisions

The redevelopment goals and objectives described in this Redevelopment Plan, funded through tax increment revenues, must occur within 30 years after the fiscal year in which this plan is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

1. 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.
2. 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.
3. 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, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of Section V.D (Land Use Plan) and Section VI.J (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 Plan including the Permitted Uses (Section V.D.2) and Supplemental Land Use Provisions (Section V.D.3) of this Redevelopment Plan.

E. Redevelopment Plan Amendment

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.

F. Severability

If any provision of the Comar Place/Pine Road Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

G. Safeguards, Controls, Restrictions or Covenants

All redevelopment activities under taken in the Redevelopment Area must be consistent with this Plan, the Township's Master Plan and applicable land development regulations; all redevelopment plans will undergo review by the Township and appropriate agencies. Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment goals and objectives are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls would be expected to be in the form of covenants running with any land sold or leased for private use.

Exhibit A

Buena Vista Township Planning Board Resolution No. 27-07

Resolution No. 27-07, from the Buena Vista Township Planning Board recommending the Comar Place/Pine Road Redevelopment Area be deemed an 'Area in Need of Redevelopment'

RESOLUTION NO. 27-07
BUENA VISTA TOWNSHIP PLANNING BOARD
A RESOLUTION FINDING THE COMAR PLACE/PINE ROAD REDEVELOPMENT
STUDY AREA MEETING THE CRITERIA OF AN AREA IN NEED OF
REDEVELOPMENT AND RECOMMENDING THAT THE TOWNSHIP COMMITTEE
PROCEED WITH FORMAL ACTION PURSUANT TO N.J.S.A. 40A: 12A-1 ET. SEQ.

WHEREAS, the Township Committee of the Township of Buena Vista has directed the Planning Board to undertake an investigation of the Comar Place/Pine Road Redevelopment Study Area to determine whether it meets the criteria established in N.J.S.A. 40A: 12A-1 et. seq. as an Area in Need of Redevelopment; and,

WHEREAS, the Planning Board did have prepared and published a map showing the boundaries of the area in question and the location of the parcels therein, which map did include a statement setting forth the basis for the Townships investigation; and,

WHEREAS, the Planning Board did also duly notice and advertise to the public by mailing to property owners and advertising in the official paper as required by N.J.S.A. 40A: 12A-1 et. seq.; and,

WHEREAS, the Township Committee did authorize the professional planning firm of Karabashian Eddington Planning Group, LLC to prepare the preliminary investigation of the Comar Place/Pine Road Redevelopment Study Area as a potential Area in Need of Redevelopment; and,

WHEREAS, the Planning Board did on August 29, 2007 hold a public hearing at noticed Special Planning Board meeting, at which time the Planning Board did conduct an investigation discussing the findings of its and its Professional's recommendations and written report, relating to the designation of the Comar Place/Pine Road Redevelopment Study Area as an Area in Need of Redevelopment, with consideration being given to the testimony of the persons appearing whose interests would be affected by the contemplated action; and,

WHEREAS, the Planning Board did consider the testimony and written report provided by the Karabashian Eddington Planning Group, LLC and did consider and review the existing area and zoning regulations, and the various parameters of N.J.S.A. 40A: 12A-1 et. seq. governing the redevelopment process; and,

WHEREAS, the Planning Board did consider and approve the boundaries of the area designated for redevelopment on the map delineated as Exhibit B, Comar Place/Pine Road Redevelopment Study Area, Block and Lot Tax Parcel Delineation Map, and also did consider and approve Exhibit E, Comar Place/Pine Road Redevelopment Study Area, Land Ownership and Development Status information pertaining to the existing land uses and land ownership status; and,

WHEREAS, the Planning Board did specifically consider and make findings that the Comar Place/Pine Road Redevelopment Study Area in an Area in Need of Redevelopment under a number of the criteria of N.J.S.A. 40A: 12A-1 et. seq.; and,

WHEREAS, the Planning Board did consider the parcels of land which are unimproved lands and which have been in this state for a period of ten years or more, that by reason of location, remoteness, and for other reasons is not likely to be developed through private capital, with the review of the land use data specifically revealing a significant amount of vacant land with potential for development and adaptive reuse, as contemplated by Criterion 'c' of N.J.S.A. 40A: 12A-1 et. seq.; and,

WHEREAS, the Planning Board did consider the designation of the delineated area as being consistent with smart growth planning principles adopted pursuant to law or regulation as the area is located within the Pinelands Town and Rural Development Areas which are appropriate for infill commercial and industrial development which is compatible with the existing character, as contemplated by Criterion 'h' of N.J.S.A. 40A: 12A-1 et. seq.; and,

WHEREAS, the Planning Board has completed an analysis and made findings that a recommendation be made to the Township Committee recommending that the Comar Place/Pine Road Redevelopment Study Area be determined and found to be an Area in Need of Redevelopment in accordance with N.J.S.A. 40A: 12A-1 et. seq., pursuant to the findings placed on the record at its meeting, memorialized herein;

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Township of Buena Vista as follows:

The findings of fact and information set forth above are specifically incorporated herein.

In accordance with N.J.S.A. 40A:12A-1 et. seq., the Planning Board finds that the Comar Place/Pine Road Redevelopment Study Area is determined to meet the criteria of being deemed an Area in Need of Redevelopment.

BE IT FURTHER RESOLVED, that the Planning Board of the Township of Buena Vista recommends that the Township Committee proceed, in accordance with N.J.S.A. 40A: 12A-1 et. seq., with formal action pursuant to the findings and results herein.

Buena Vista Township Planning Board

by: Michael Bylone, Chairman

Diane Morgan, Planning Board Secretary

Exhibit B

Buena Vista Township Committee Resolution No. 181-2007

Resolution No. 181-2007 from the Buena Vista Township Committee designating the Comar Place/Pine Road Redevelopment Area as an 'Area in Need of Redevelopment' and directing the Planning Board to prepare a redevelopment plan.

RESOLUTION NO. 181 - 2007

A RESOLUTION TO DESIGNATE AND DETERMINE THE COMAR PLACE/PINE ROAD REDEVELOPMENT STUDY AREA AS AN AREA THAT IS IN NEED OF REDEVELOPMENT AND TO FURTHER AUTHORIZE THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN

WHEREAS, the Buena Vista Township Planning Board has conducted an Area in Need of Redevelopment Analysis concerning whether the Comar Place/Pine Road Redevelopment Study Area should be determined to be an Area in Need of Redevelopment as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, the Buena Vista Township Planning Board on August 29, 2007, adopted a Resolution determining that the Comar Place/Pine Road Redevelopment Study Area meets the criteria of the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq., and in that Resolution recommended that the Buena Vista Township Committee proceed to declare the Comar Place/Pine Road Redevelopment Study Area to be an Area in Need of Redevelopment under N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, the Planning Board did consider and recommends approval of the boundaries of the area designated for redevelopment on the map delineated as Exhibit B, Comar Place/Pine Road Redevelopment Study Area, Block and Lot Tax Parcel Delineation Map, and also did consider and recommends approval of Exhibit E, Comar Place/Pine Road Redevelopment Study Area, Land Ownership and Development Status information pertaining to the existing land uses and land ownership status; and,

WHEREAS, the Planning Board did specifically consider and make findings that the Comar Place/Pine Road Redevelopment Study Area within the Area in Need of Redevelopment Analysis report meets with the criteria of N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, the Planning Board did consider the parcels of land which are unimproved lands and which have been in this state for a period of ten years or more, that by reason of location, remoteness, and for other reasons is not likely to be developed through private capital, with the review of the land use data specifically revealing a significant amount of vacant land with potential for development and adaptive reuse, as contemplated by Criterion 'c' of N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, the Planning Board did consider the designation of the delineated area as being consistent with smart growth planning principles adopted pursuant to law or regulation as the area is located within the Pinelands Town and Rural Development Areas which are appropriate for infill commercial and industrial development which is compatible with the existing character, as contemplated by Criterion 'h' of N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, any development which is undertaken within the Comar Place/Pine Road Redevelopment Area must be in the best interest on both a long term and short term basis for Buena Vista Township and its citizens; and,

WHEREAS, the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq. provide the most appropriate means of obtaining suitable development of the Comar Place/Pine Road Redevelopment Area and that a Redevelopment Plan must be formulated under the provisions of the Local Redevelopment and Housing Law in order to determine the most suitable uses of the Comar Place/Pine Road Redevelopment Area; and,

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Buena Vista as follows:

In accordance with N.J.S.A. 40A12A-1 et seq., the Comar Place/Pine Road Redevelopment Area as outlined within the Area in Need of Redevelopment Analysis Report as previously presented to the Buena Vista Township Planning Board and as currently presented to the Buena Vista Township Committee is hereby designated and determined to be an Area in Need of Redevelopment as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq.

BE IT FURTHER RESOLVED, that the Buena Vista Township Planning Board is hereby authorized and directed to expeditiously undertake the preparation of a Redevelopment Plan in the manner required and outlined by the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq.

TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BUENA VISTA

BY: [Signature] CHUCK CHIARELLO - MAYOR

DATED: OCTOBER 1, 2007

ADOPTED: OCTOBER 1, 2007

ATTEST: [Signature] LAVERNE F. GUNTER - TOWNSHIP CLERK

I hereby certify the above to be a true copy of Resolution No. 181 - 2007 adopted by Township Committee at the Workshop Meeting held on October 1, 2007.

[Signature] LAVERNE F. GUNTER - TOWNSHIP CLERK

Table with 5 columns: Name, Y, N, ABSENT, ABSTAIN. Rows include BARBER, BYLONE, KELLY, RIVERA, CHIARELLO.

Exhibit C

Buena Vista Township Planning Board No. _____

Reserved for future Buena Vista Township Planning Board resolution accepting and recommending to Buena Vista Township Committee the acceptance and adoption of the Comar Place/Pine Road Redevelopment Plan.

Exhibit D

Buena Vista Township Ordinance No. _____

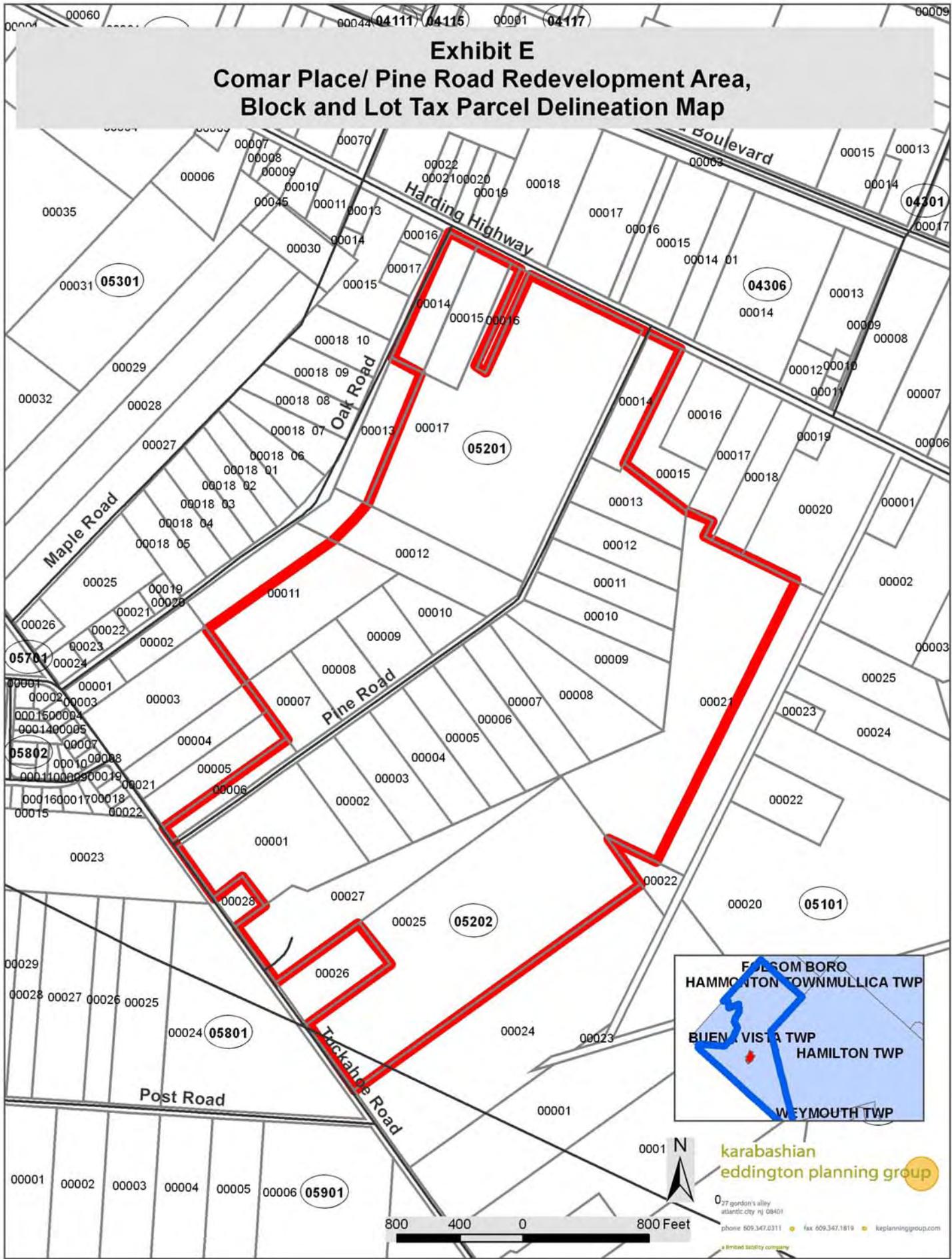
Reserved for future Buena Vista Township Committee Ordinance accepting the Buena Vista Township Planning Board recommendation of acceptance and adopting the Comar Place/Pine Road Redevelopment Plan.

Exhibit E

Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map

This map defines the boundaries of the redevelopment project area and shows the existing surrounding parcels as excerpted from the Buena Vista Township Tax Map, Page 52, dated January 1989.

Exhibit E Comar Place/ Pine Road Redevelopment Area, Block and Lot Tax Parcel Delineation Map



**karabashian
eddington planning group**
27 garden's alley
atlantic city nj 08401
phone 609.347.0311 • fax 609.347.1819 • keplanninggroup.com
a limited liability company

Exhibit F

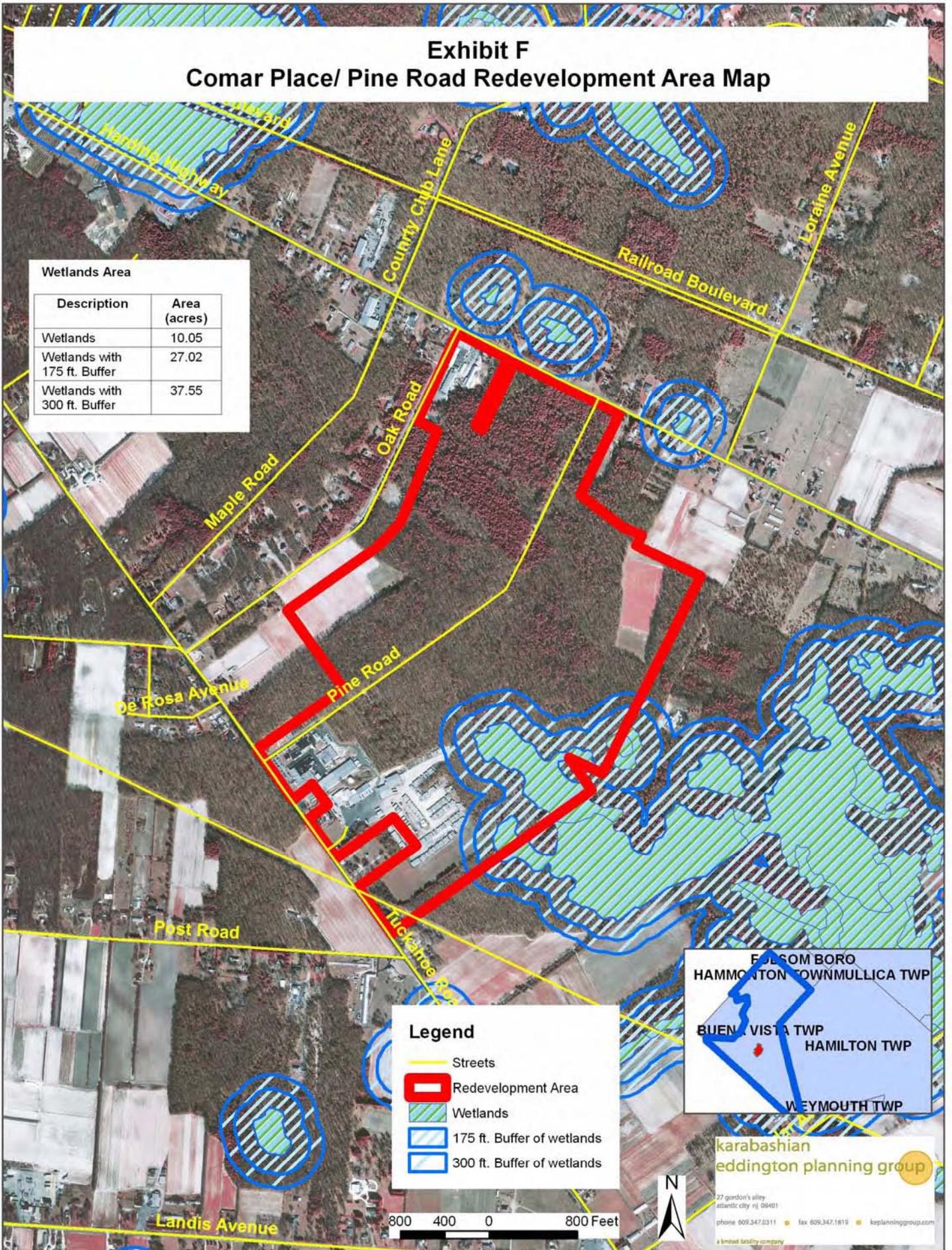
Aerial Map Illustrating Wetlands and Wetland Buffer Areas

The Aerial Map illustrates the wetland and wetland buffer areas as referenced from the State of New Jersey, Department of Environmental Protection wetland information.

Exhibit F Comar Place/ Pine Road Redevelopment Area Map

Wetlands Area

Description	Area (acres)
Wetlands	10.05
Wetlands with 175 ft. Buffer	27.02
Wetlands with 300 ft. Buffer	37.55



Legend

- Streets
- Redevelopment Area
- Wetlands
- 175 ft. Buffer of wetlands
- 300 ft. Buffer of wetlands



**karabashian
eddington planning group**

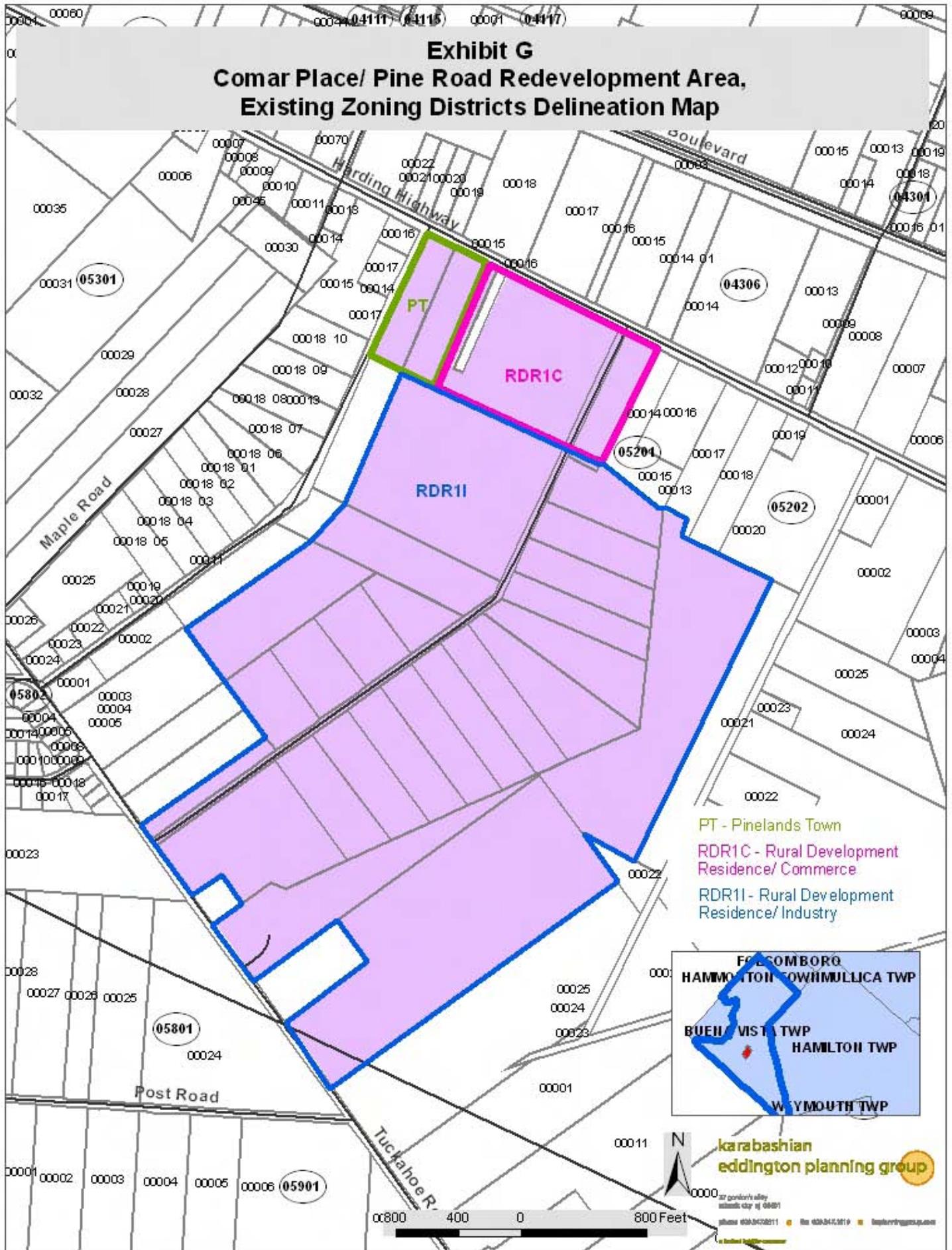
27 gordon's alley
atlantic city nj 08401
phone 609.347.0311 • fax 609.347.1819 • keplanninggroup.com
a limited liability company

Exhibit G

Existing Zoning District Delineation Map

This exhibit illustrates the Comar Place/Pine Road Redevelopment Area boundary on a tax map of the area with the existing Zoning District boundaries delineated.

Exhibit G Comar Place/ Pine Road Redevelopment Area, Existing Zoning Districts Delineation Map



PT - Pinelands Town
 RDR1C - Rural Development Residence/ Commerce
 RDR1I - Rural Development Residence/ Industry



karabashian eddington planning group



32 Gordon Alley
 Newark, NJ 07102
 Phone: 973-642-2811 | Fax: 973-642-2819 | karabashianeddington.com

Exhibit H

Land Ownership and Development Status

Ownership / Status	Acres	Percent
Publicly / Vacant	0 acres	0%
Publicly / Developed	0 acres	0%
Privately / Vacant	±186.01 acres	75.61%
Privately / Developed	±60 acres	24.39%
Total Land Area	±246.01 acres	100%

Source: Buena Vista Township Tax Assessor Records
Compiled by Karabashian Eddington Planning Group, LLC, August 2008.

Developed Land Analysis						
Zoning District	Zoning District Acres of Study Area	Land Use	Acres	Percent of Land in Zoning District	Percent of total Study Area Developed Lands	Percent of total Study Area
RDR1C	±21.41 acres	Vacant	±21.41	100%	0%	8.70%
		Commercial	-0-	-0-	-0-	-0-
		Industrial	-0-	-0-	-0-	-0-
		Farmland	-0-	-0-	-0-	-0-
RDR1I	±215.54 acres	Vacant	±164.60	76.37%	0%	66.91%
		Commercial	±10.58	4.90%	17.63%	4.30%
		Industrial	±21.79	10.11%	36.32%	8.86%
		Farmland	±18.57	8.62%	30.95%	7.55%
PT	±9.06 acres	Vacant	-0-	-0-	-0-	-0-
		Commercial	-0-	-0-	-0-	-0-
		Industrial	±9.06	100%	15.10%	3.68%
		Farmland	-0-	-0-	-0-	-0-

Source: Buena Vista Township Tax Assessor Records
Compiled by Karabashian Eddington Planning Group, LLC, August 2008.

Exhibit I

Existing Zoning Ordinance Regulations

Rural Development Residence/Commerce Zoning District (RDR1C), §49-80

§49-80(A): Within any RDR1C District, no lot, land, building or structure shall be developed, erected, altered or used unless such action complies with the schedule in §49-74 above and all standards and regulations set forth in this chapter.

§49-80(B): Permitted, conditional and accessory uses shall be as follows:

- (1) Retail sales and service establishments.
- (2) Banks, offices, theaters, restaurants, personal service shops, appliance repair and similar services.
- (3) Garages and gasoline service stations as per §49-109.
- (4) Commercial recreation facilities, fraternal organizations and membership clubs.
- (5) Public or quasi-public buildings and uses, but not including workshops, warehouses, storage yards or correctional facilities.
- (6) State-accredited public or private educational facilities and nursery schools.
- (7) Hospitals and clinics.
- (8) Animal hospitals and kennels as per §49-115.
- (9) Churches, libraries and museums.
- (10) Agriculture, other than intensive fowl or livestock farms as defined in §49-113.
- (11) Cluster development as per §49-106.
- (12) Detached single-family dwellings.
- (13) Detached single-family dwellings as per §49-107 and §49-118.
- (14) Public service infrastructure as per §49-117.
- (15) Private swimming pools or swimming clubs as per §49-100.
- (16) Accessory trailers as per §49-119.
- (17) Off-street parking and loading as per §49-94 and §49-95.
- (18) Signs as per §49-99.
- (19) Domestic farm animals as per §49-102.
- (20) Accessory uses customarily incidental to any permitted principal use, including yard sales as per §49-101.
- (21) Combined parcel homesteads as per §49-111.

Area and Bulk Requirements for the RDR1C Zoning District, §49-74

District	Area (acres)	Lot Width	Lot Depth	Side Yard	Front Yard	Rear Yard	Coverage
RDR1C	3.2	150 feet	150 feet	30 feet	200 feet	25 feet	10%

Source: Buena Vista Township Zoning Code §49-74
Compiled by Karabashian Eddington Planning Group, LLC, June 2008

Exhibit I

Existing Zoning Ordinance Regulations

Rural Development Residence/Industry Zoning District (RDR1I), §49-81

- §49-81(A): Within any RDR1I District, no lot, land, building or structure shall be developed, erected, altered or used unless such action complies with the schedule in §49-74 above and all standards and regulations set forth in this chapter.
- §49-81(B): Permitted, conditional and accessory uses shall be as follows:
- (1) Agricultural products processing facilities.
 - (2) Pinelands resource-related industry as per §49-112 and §49-123 and resource extraction as per §49-59 and §49-108.
 - (3) Commercial-industrial uses, such as but not limited to commercial printing plants; farm or construction machinery sales and service; contractor's office and storage; wholesale warehousing and distribution; research, experimental or testing laboratories; and baking food or dairy processing as per §49-112.
 - (4) Retail and wholesale sales and service establishments.
 - (5) Banks, offices, theaters, restaurants, personal service shops, appliance repair and similar services.
 - (6) Commercial recreation facilities.
 - (7) Gasoline service stations as per §49-109.
 - (8) Public or quasi-public buildings and uses, but not including workshops, warehouses, storage yards or correctional facilities.
 - (9) Hospitals and clinics.
 - (10) Cluster development as per §49-106.
 - (11) Detached single-family dwellings.
 - (12) Detached single-family dwellings as per §49-107 and §49-118
 - (13) Agriculture, other than intensive fowl or livestock farms as defined in §49-113.
 - (14) Public service infrastructure as per §49-117.
 - (15) Swimming pools or swimming clubs as per §49-100.
 - (16) Off-street parking and loading as per §49-94 and §49-95.
 - (17) Signs as per §49-99.
 - (18) Accessory uses customarily incidental to any permitted principal use.
 - (19) Combined parcel homesteads as per §49-111

Area and Bulk Requirements for the RDR1I Zoning District, §49-74

District	Area (acres)	Lot Width	Lot Depth	Side Yard	Front Yard	Rear Yard	Coverage
RDR1I	3.2	150 feet	150 feet	30 feet	200 feet	25 feet	10%

Source: Buena Vista Township Zoning Code §49-74
Compiled by Karabashian Eddington Planning Group, LLC, June 2008

Exhibit I

Existing Zoning Ordinance Regulations

Pinelands Town-Commerce Zoning District (PT), §49-86

§49-86(A): Within the PT District, no lot, land, building or structure shall be developed, erected, altered or used unless such action complies with the schedule in §49-74 above and all standards and regulations set forth in this chapter.

§49-86(B): Permitted, conditional and accessory uses shall be as follows:

- (1) Retail sales and service establishments.
- (2) Banks, offices, theaters, restaurants, personal service shops, appliance repair and similar services.
- (3) Garages and gasoline service stations as per §49-109.
- (4) Motels or hotels.
- (5) Commercial recreation facilities, fraternal organizations and membership clubs.
- (6) Hospitals and clinics.
- (7) Animal hospitals and kennels as per §49-115.
- (8) Public or quasi-public buildings and uses.
- (9) State-accredited public or private educational facilities.
- (10) Churches, libraries and museums.
- (11) Detached single-family dwellings as per §49-107 and §49-118.
- (12) Public service infrastructure as per §49-117.
- (13) Off-street parking and loading as per §49-94 and §49-95.
- (14) Signs as per §49-99.
- (15) Accessory uses customarily incidental to any permitted principal use, including yard sales as per §49-101.

Area and Bulk Requirements for the PT Zoning District, §49-74

District	Area (acres)	Lot Width	Lot Depth	Side Yard	Front Yard	Rear Yard	Coverage
PT	2.5	135 feet	150 feet	20 feet	75 feet	25 feet	20%

Source: Buena Vista Township Zoning Code §49-74
Compiled by Karabashian Eddington Planning Group, LLC, June 2008

Exhibit J

Proposed Permitted Uses and Area/Bulk Standards

Permitted Uses	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Front Yard	Side Yard	Rear Yard	Maximum Building Height	Maximum Impervious Coverage	Maximum Building Coverage
<p>Business Park Uses, including but not limited to: local service offices; research and development; technology support offices; corporate headquarter offices; health service and vocational training facilities; public or quasi-public buildings and uses; warehousing and wholesale businesses; construction machinery sales and service; self-storage facilities; contractor's office and storage; research, experimental or testing laboratories; manufacturing of scientific and laboratory glassware; manufacturing of high quality plastic packaging and liquid dispensing products for pharmaceutical, health care, biotech, and diagnostic purposes.</p>	3.2 acres	150 ft. at front yard setback line	300 ft.	<p>200 ft. along Comar Place/Pine Road, Route 40 and Tuckahoe Road frontages</p> <p>100 ft. along all other internal street frontages</p>	50 ft.	<p>100 ft. along Redevelopment Area boundary lines</p> <p>50 ft. all remaining rear yard areas</p>	50 ft.	65%	20%

Exhibit K

Tax Parcel Information

Block	Lot	Acreage	Property Location	Land Use	Owner	Owner Address
5201	6	3.47	1 Comar Place/Pine Road	4B - Industrial	Dougherty Brothers Holding Co., Inc.	1 Comar Place/Pine Road, Buena, NJ 08310
5201	7	4.80	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5201	8	4.80	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5201	9	4.80	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5201	10	3.94	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5201	11	10.57(total 14.80)	Oak Road	Q-Farm	Richland Glass Co. Inc.	1640 South West Blvd., Vineland, NJ 08360
5201	12	7.97(total 9.63)	Oak Road	1 – Vacant	Russell & Amelia Spanbauer	213 W. Pacific Avenue, Minotola, NJ 08341
5201	14	4.28	1002 Harding Highway	4B – Industrial	SP Industries, Inc. (Wilmad Glass)	1002 Harding Highway, Buena, NJ 08310
5201	15	4.78	1006 Harding Highway	4B – Industrial	SP Industries, Inc. (Wilmad Glass)	1006 Harding Highway, Buena, NJ 08310
5201	17	42.06	Harding Highway	1 – Vacant, (17.63 ac. RDR1C, 24.43 ac. RDR1I)	Robro Realty, LLC	208 Coari Avenue, Minotola, NJ 08341

Source: Buena Vista Township, Tax Assessors Office, July 2008.
Compiled by Karabashian Eddington Planning Group, LLC, July 2008

September 2008

Block	Lot	Acreage	Property Location	Land Use	Owner	Owner Address
5202	1	13.23	4 Comar Place/Pine Road	4B – Industrial	Dougherty Brothers Holding Co., Inc.	1 Comar Place/Pine Road, Buena, NJ 08310
5202	2	5.09	30 Comar Place/Pine Road	4B – Industrial	Dougherty Brothers Holding Co., Inc.	1 Comar Place/Pine Road, Buena, NJ 08310
5202	3	5.09	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	4	5.09	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	5	5.09	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	6	5.15	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	7	4.88	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	8	7.47	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	9	6.70	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	10	4.09	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330
5202	11	4.49	Comar Place/Pine Road	1 – Vacant	William E. Sklar, Trustee/ Dougherty Brothers Holding Co., Inc.	6028 Danenhauer Lane, Mays Landing, NJ 08330

Source: Buena Vista Township, Tax Assessors Office, July 2008.
Compiled by Karabashian Eddington Planning Group, LLC, July 2008

September 2008

Block	Lot	Acreage	Property Location	Land Use	Owner	Owner Address
5202	12	4.43	Comar Place/Pine Road	1 – Vacant	Maureen Dougherty & Kathleen Vora	8300 Salem Road, Margate, NJ 08402
5202	13	4.64	Comar Place/Pine Road	1 – Vacant	Maureen Dougherty & Kathleen Vora	8300 Salem Road, Margate, NJ 08402
5202	14	3.78	Harding Highway	1 – Vacant	Maureen Dougherty & Kathleen Vora	8300 Salem Road, Margate, NJ 08402
5202	21	26.84	Greco Avenue	1 – Vacant (18.84 ac.) Q – Farm (8 ac.)	Joseph R. Greco	308 Hoover Avenue, Apt. #40, Bloomfield, NJ 07003
5202	25	37.90	Tuckahoe Road	1 – Vacant	Samuel & Joan Brunozzi	201 De Rosa Drive, Vineland, NJ 08360
5202	27	10.58	455 Tuckahoe Road	4A – Commercial	Samuel & Joan Brunozzi	201 De Rosa Drive, Vineland, NJ 08360

Source: Buena Vista Township, Tax Assessors Office, July 2008.
Compiled by Karabashian Eddington Planning Group, LLC, July 2008

Exhibit L

Comar Place/Pine Road Redevelopment Plan Tax Block and Lot Map with Property Ownership Delineation

This map defines the boundaries of the redevelopment project area and shows the existing parcels highlighted to delineate property ownership as excerpted from the Buena Vista Township Tax Map, Page 52, dated January 1989 and the Tax Parcel Information as provided by the Buena Vista Township Tax Office.

Exhibit L

Comar Place/ Pine Road Redevelopment Area, Tax Block and Lot Map with Property Ownership Delineation

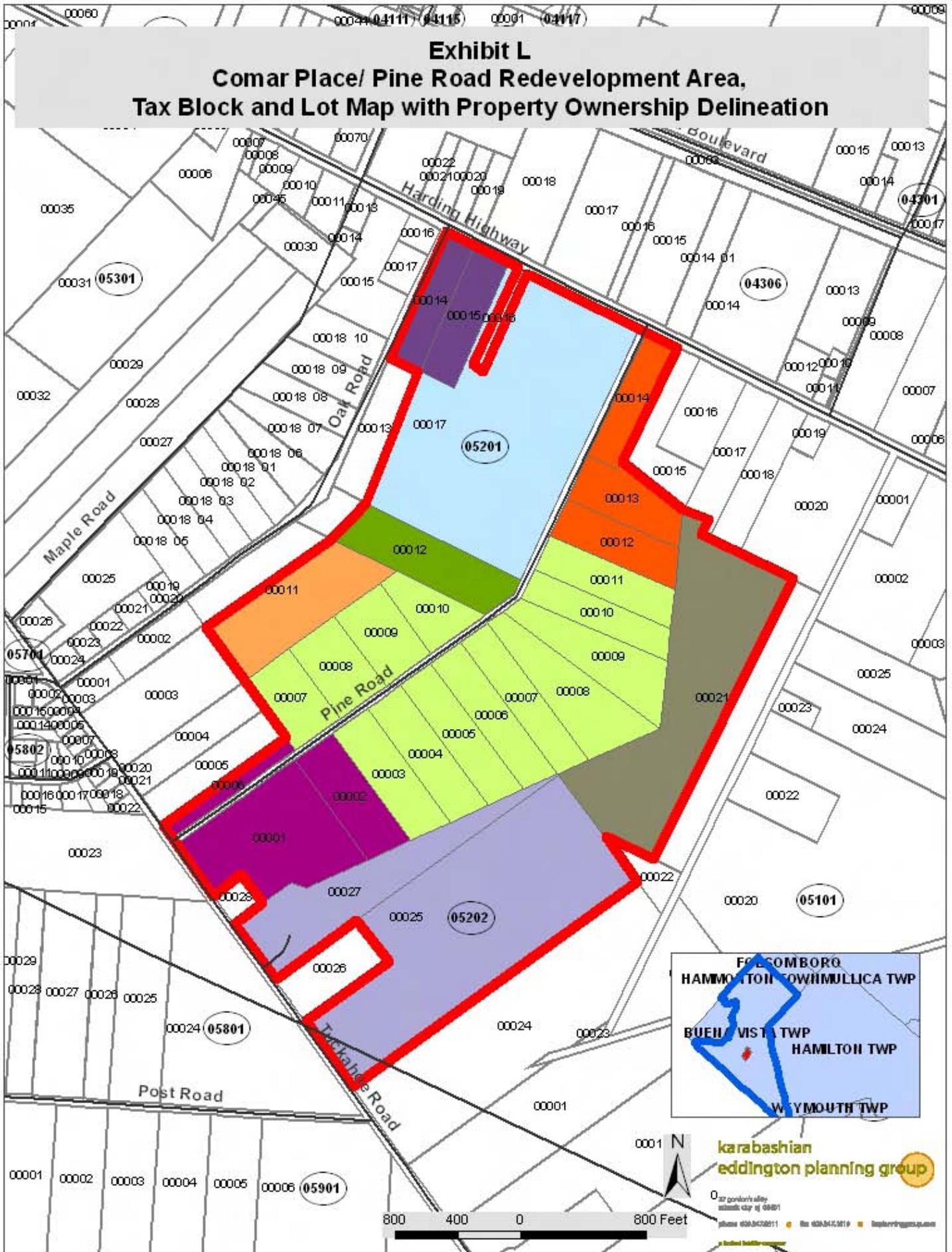


Exhibit M

Proposed Conceptual Site Plan Option #1

The following conceptual site plan has been developed as a future layout for development within the Comar Place/Pine Road Redevelopment Area and results in a total of thirty-six (36) lots. This particular plan has been laid out utilizing properties of common ownership for potential subdivision into reconfigured commercial/light industrial use lots consistent with the permitted size for minimum lot area. Additionally, the plan is color coded with lots of common ownership being reflected with consistent colors.

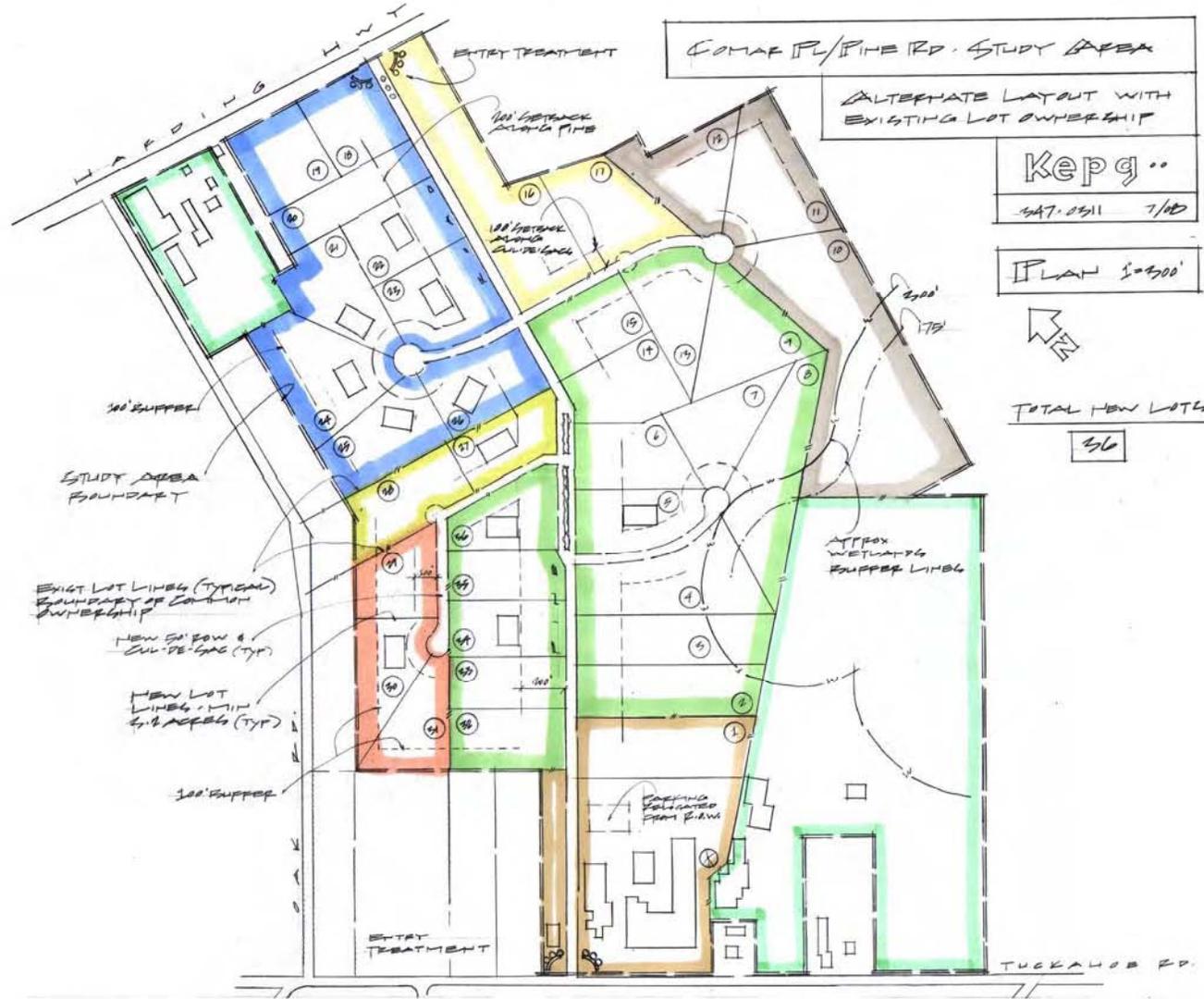


Exhibit N

Proposed Conceptual Site Plan Option #2

The following conceptual site plan has been developed as a future layout for development within the Comar Place/Pine Road Redevelopment Area and results in a total of thirty-one (31) lots. This particular plan has been laid out utilizing a proposed cul-de-sac street system to gain access to the reconfigured lots which do not follow the existing property lines of common ownership. The proposed lot layout does take into consideration potential impact of environmental sensitive portions of the Redevelopment Area and does propose commercial/light industrial use lots consistent with the permitted size for minimum lot area. Additionally, the plan is color coded with the boundary line of the Redevelopment Area highlighted in red and the proposed internal street system highlighted in pink.

ENTRY ENHANCEMENT

- GATEWAY/SIGNAGE/LANDSCAPING
- ROADWAY IMPROVEMENTS
- LIGHTING

FINE RD. - MAIN BOULEVARD
 - LANDSCAPED MEDIAN W/GO PAV
 - PRESERVED WOODS
 - BUFFER 150' ALONG FRONTAGE

WILLOW CREEK CR.
 - PARKING &
 - LANDSCAPING
 - ORGANIZATION & IMP.

LOTS FOR DEVELOPMENT
 W/ PZ 3 & II ZONES
 REQUIREMENTS - MIN 5,242 AC
 APPROX 53

NOTES

POSSIBLE EXPANDED
 PZ W/ ALONG FRONT
 LOTS ALLOWING FOR WIDER
 MEDIAN TO PRESERVE
 WOODLANDS

LEGEND

- NEW LOT LINES
- EXIST PZ USE
- APPROX WOODLINE
- BUFFER LINE
- AREA BOUNDARY

ONE RD INTERSECTION
 - REALIGN WEST SIDE
 - FUTURE SIGNALIZATION

ENTRY ENHANCEMENT
 - SIGNAGE FOR
 - SIMILAR TO LANDSCAPING
 - SIGNATURE TO LANDSCAPING

COMAR PL/PHE RD STUDY AREA

SUGGESTED LAYOUT 'A'

Key g --

347-0311 1/08
 REV 7/10

PLAN 1"=200'



PRESERVED WOODLAND CORRIDOR
 - ALONG PROP LINES
 - 200' BUFFER

POND

APPROX LINE 175'
WETLAND BUFFER

APPROX LINE PREVIOUSLY UNCLASSIFIED
STREAMS PER ATL CITY SOIL SURVEY
VERIFY WETLANDS

BEH HORIZI TREES/SHRUBS
ORGANIZED/EXPANDED
STRIPS

ELECTRIC POWER
P.O.W.

EXIST LOT LINE

POSSIBLE PENONWAY
BASEMENT

200' SETBACK
(TYPICAL)

TYPICAL 10%
COVERAGE

100' BUFFER
W/ BUFFER
MEASUREMENT

200' NATURAL
BUFFER LINE @
PZ BOUNDARIES

APPROX WOODLINE

COMAR INC
 - PARKING REORGANIZED
 - LANDSCAPING

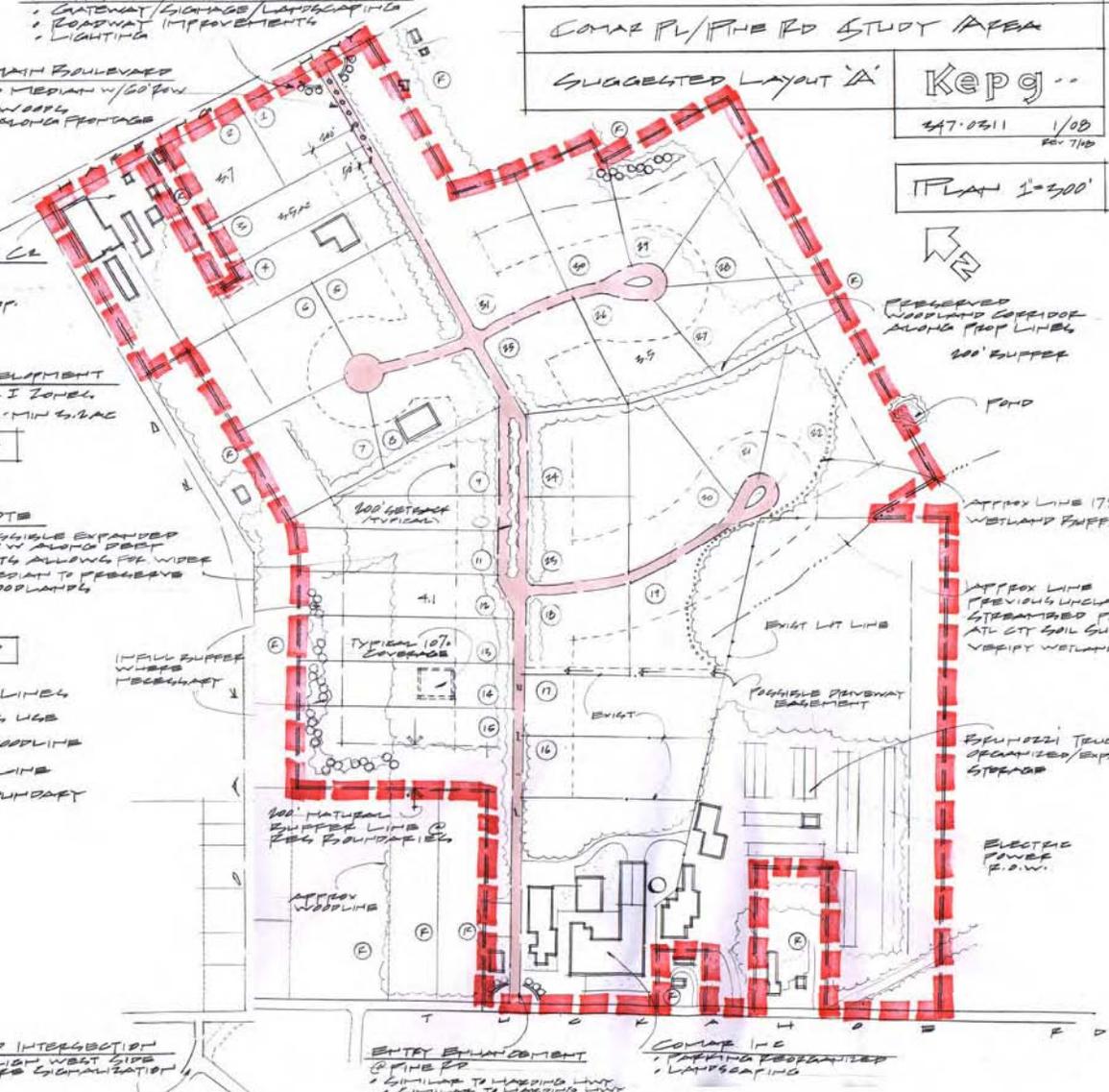


Exhibit O

Proposed Conceptual Site Plan Option #3

The following conceptual site plan has been developed as a future layout for development within the Comar Place/Pine Road Redevelopment Area and results in a total of thirty-eight (38) lots. This particular plan has been laid out utilizing a proposed cul-de-sac street system to gain access to the reconfigured lots which do not follow the existing property lines of common ownership. The proposed lot layout realizes a very limited potential impact of environmentally sensitive portions of the Redevelopment Area and does propose commercial/light industrial use lots consistent with the permitted size for minimum lot area. Additionally, the plan is color coded with the boundary line of the Redevelopment Area highlighted in red and the proposed internal street system highlighted in pink.

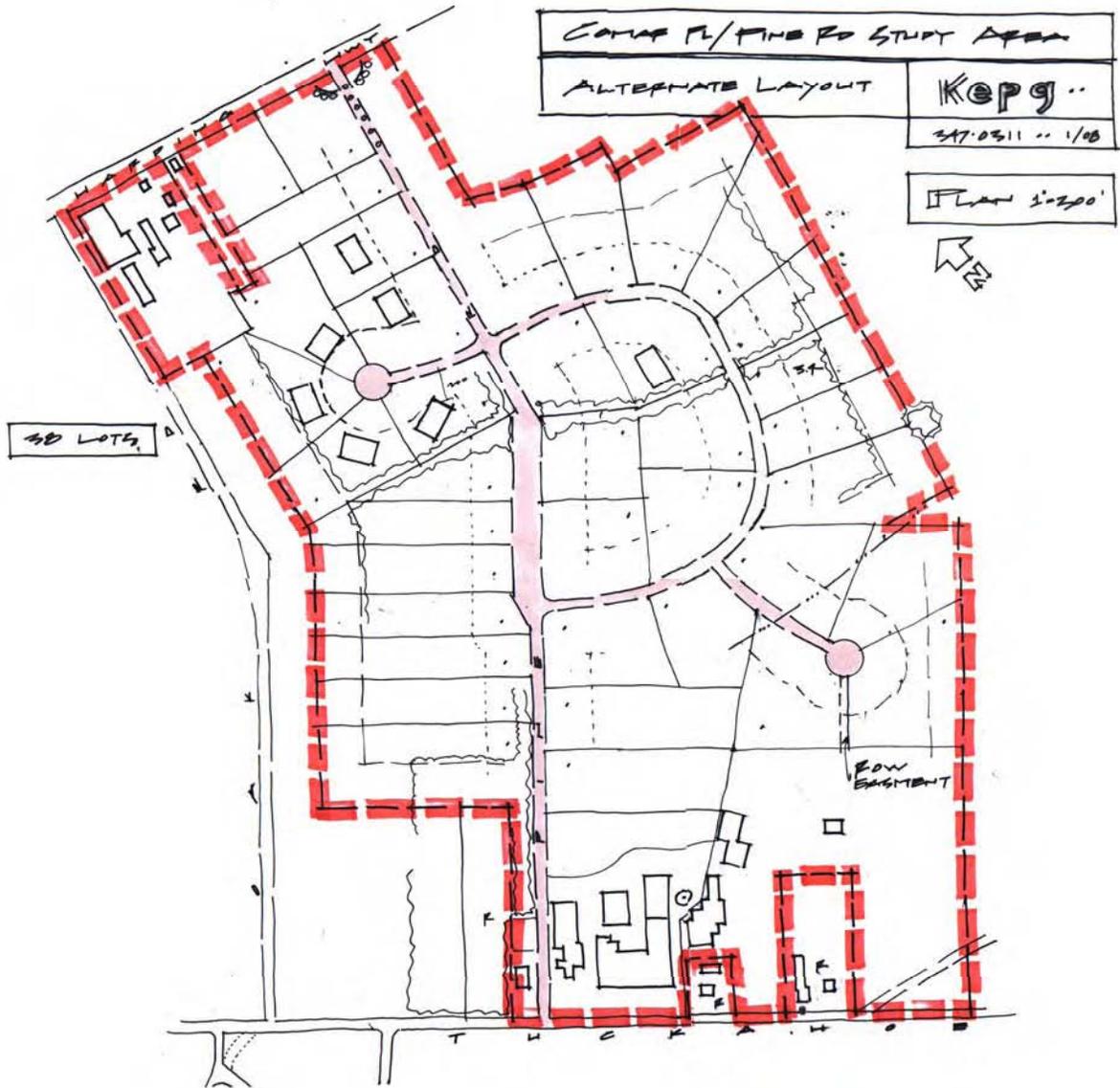
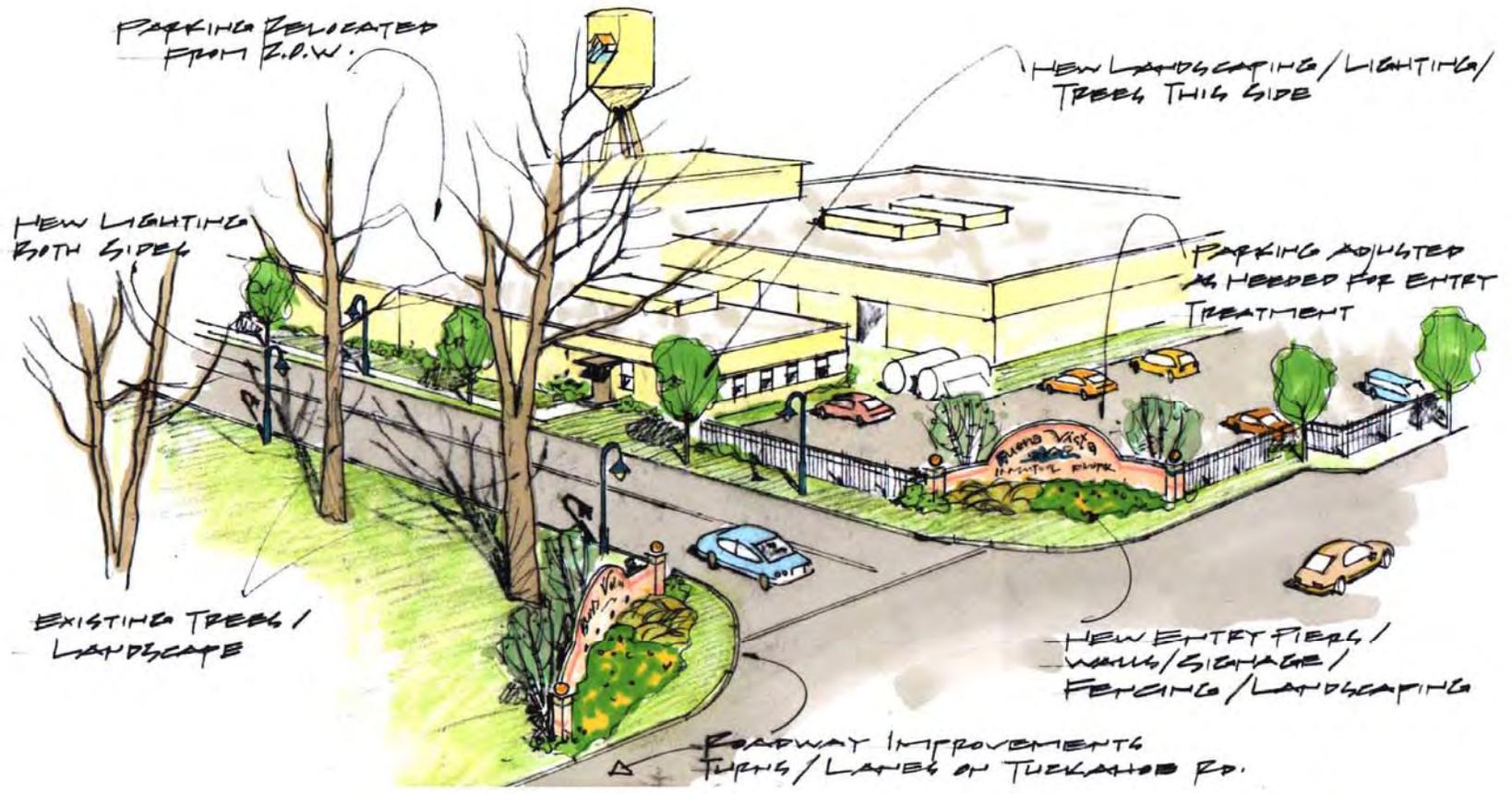


Exhibit P

Conceptual Entrance Design #1

The following conceptual design is for the Comar Place/Pine Road and Tuckahoe Road entrance to the Redevelopment Area.



PARKING RELOCATED FROM R.P.W.

NEW LANDSCAPING / LIGHTING / TREES THIS SIDE

NEW LIGHTING BOTH SIDEL

PARKING ADJUSTED AS NEEDED FOR ENTRY TREATMENT

EXISTING TREES / LANDSCAPE

NEW ENTRY FIELDS / WALLS / SIGNAGE / FENCING / LANDSCAPING

ROADWAY IMPROVEMENTS TURNS / LANES ON TUCKAHOE RD.

7.08

Exhibit Q

Conceptual Entrance Design #2

The following conceptual design is for the Comar Place/Pine Road and Harding Highway, Route 40 entrance to the Redevelopment Area.

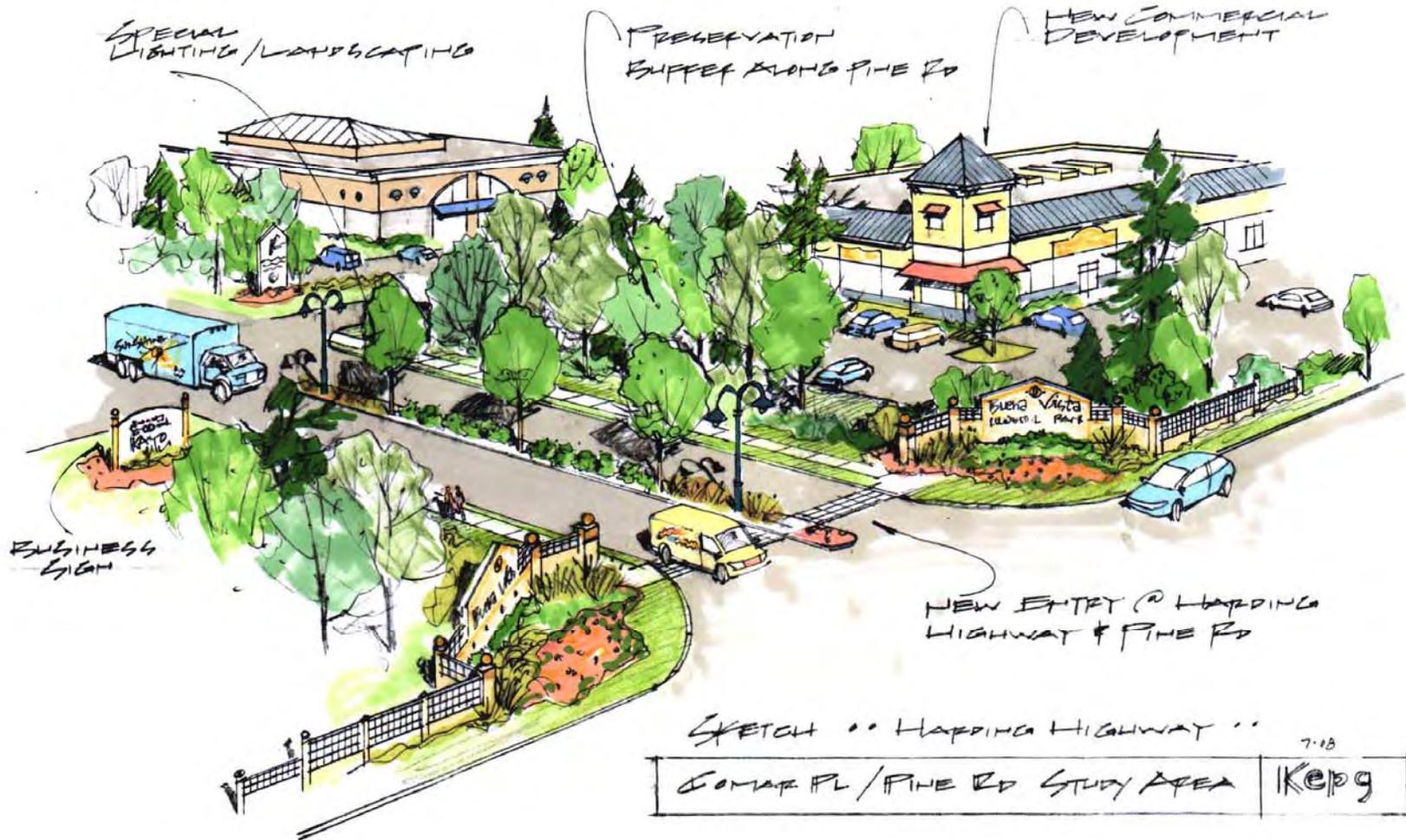
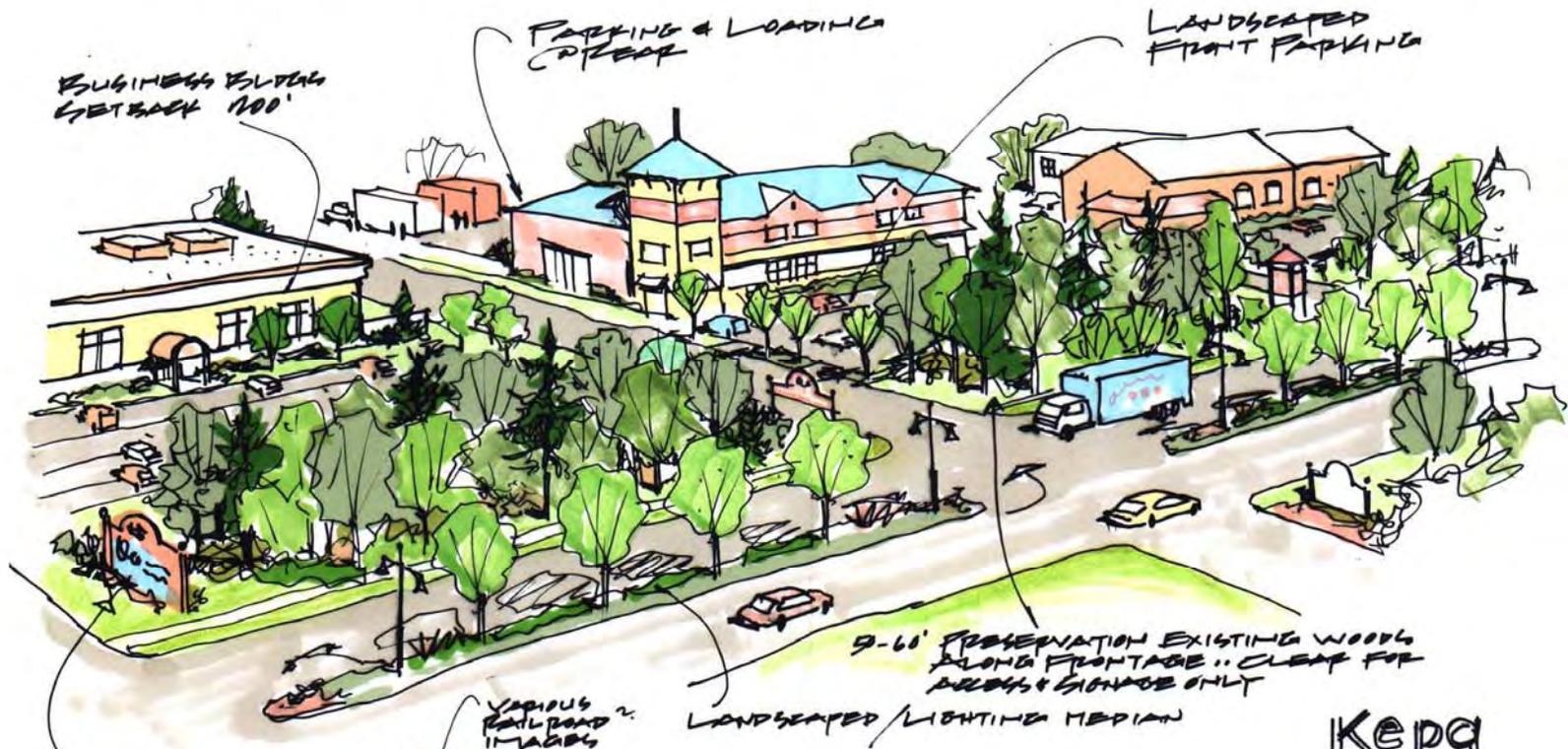


Exhibit R

Conceptual Site Development Design #1

The following conceptual design is for the street frontage along the Comar Place/Pine Road portion within the Redevelopment Area as well as the proposed layout and design of the new construction layout and massing within the complex.



BUSINESS BUILDING SETBACK 100'

PARKING & LOADING CLEAR

LANDSCAPED FRONT PARKING

5-60' PRESERVATION EXISTING WOODS ALONG FRONTAGE - CLEAR FOR ACCESS & SIGNAGE ONLY

LANDSCAPED / LIGHTING MEDIAN

VARIOUS ROADWAY IMAGES

TYPICAL THEMATIC SIGN



KEPG

SKETCH - PINE RD MEDIAN & PRESERVATION FRONTAGE
 COMMERCIAL / INDUSTRIAL DEVEL - BUSH VISTA, N.J.