
REDEVELOPMENT PLAN
For the
SAAJ-TAYLOR / RED ROOF INN
REDEVELOPMENT AREA

Township of Bordentown
County of Burlington
State of New Jersey

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Adopted

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I. REDEVELOPMENT PLAN

A. DELINEATION OF SAAJ-TAYLOR/RED ROOF INN REDEVELOPMENT AREA:

The SAAJ-Taylor/Red Roof Inn Redevelopment Plan (herein after referred to as “the Plan”) regulates lands within the SAAJ-Taylor/Red Roof Inn redevelopment area (herein after referred to as “the Redevelopment Area”) designated by the Township of Bordentown as Block 63, Lots 1, 2, and 39; and Block 64, Lot 3, comprised of approximately 7.06 acres. These lands are generally on the north side of a triangular area bounded to the west by the Bordentown City/Township line, to the north by Thorntown Creek, and to the south by Thorntown Lane and a line continuing eastward in the direction of Thorntown Lane approximately 550 feet. Figure 1 (following) depicts the Redevelopment Area.

The Plan is the companion plan for the 2003 report titled “Preliminary Investigation for Determination of an Area in Need of Redevelopment” for the Route 130/206 Corridor, and the amendment to that report, prepared in January 2007. The initial study examined Block 63, Lots 1, 2, 3, 4.01, 5.01, 5.02 and 6; and Block 64, Lots 1, 2 and 3, and its amendment examined Block 63, Lot 39. Both reports were prepared by Remington & Vernick Engineers, Inc., based in Haddonfield, New Jersey.

B. BACKGROUND:

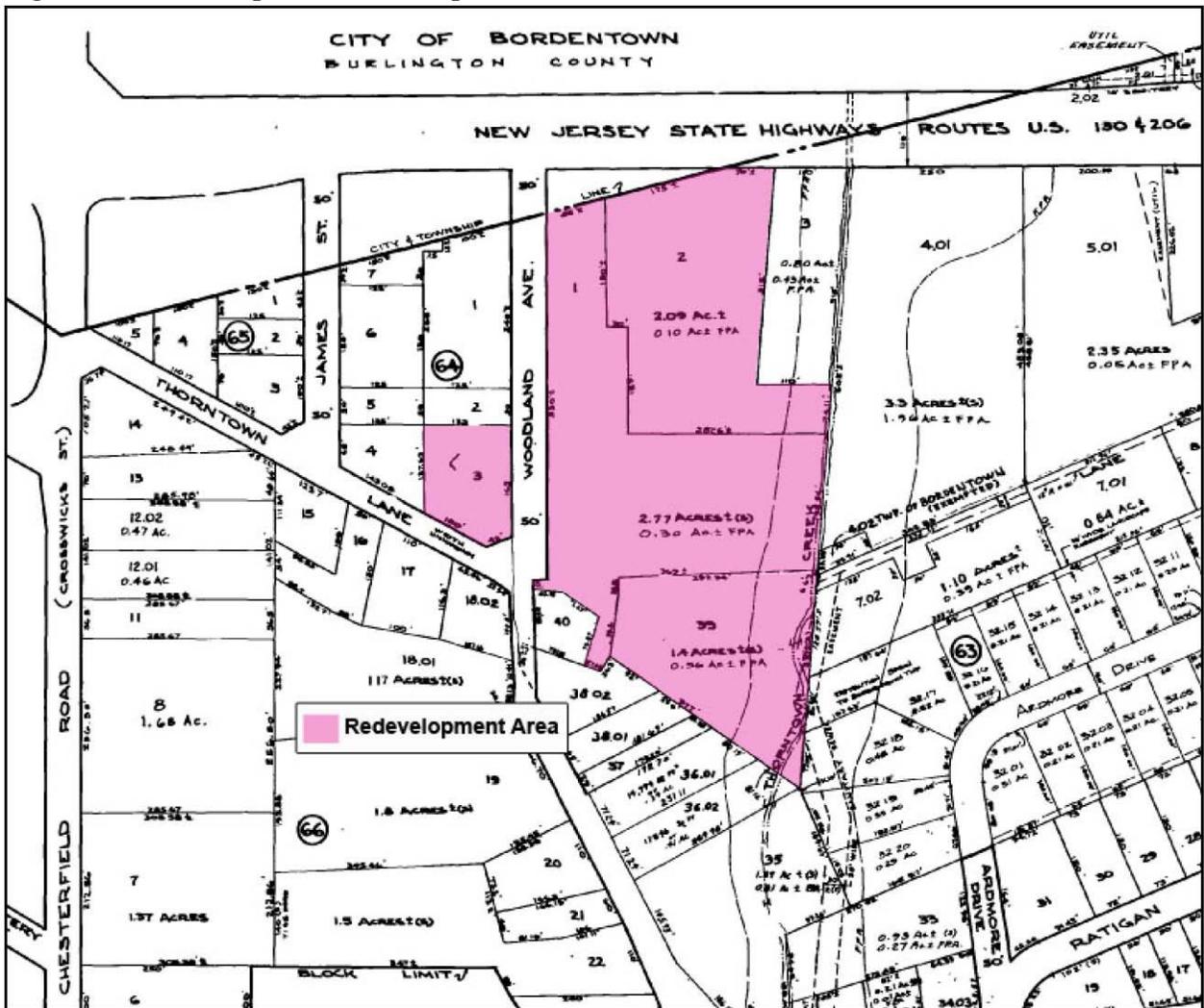
The Bordentown Township Committee authorized the Bordentown Township Planning Board to examine whether existing conditions in the Route 130/206 Corridor area met the criteria for an area in need of redevelopment as provided under the Local Redevelopment and Housing Law (LRHL) N.J.S.A. 40A: 12A-1 et seq. The planning board in turn authorized Remington & Vernick to conduct a preliminary investigation of approximately 14 acres of land situated along the easterly side of the Routes 130/206 corridor and lands generally contiguous to same in that segment just north of James Street extending to Ward Avenue. As stated above, Remington & Vernick submitted a report of the study titled “Preliminary Investigation for Determination of an Area in Need of Redevelopment,” in August 2003. This report determined that the entire study area had conditions that met the LRHL criteria, and accordingly recommended that the entire study area be deemed in need of redevelopment. Upon review of the report, the planning board noted various conditions suggesting physical and economic deterioration, most prominently manifested by the trailer park and commercial uses in the area, which in aggregate present conditions indicative of under utilization of land, excessive land coverage, obsolescence and dilapidation. Recognizing these conditions and in consideration of Remington & Vernick’s conclusion, the planning board recommended that the entirety of the assessed area be declared an area in need of redevelopment based upon the criteria established by LRHL (NJSA 40A:12A et seq.) for redevelopment areas.

The preliminary investigation for Block 63, Lot 39 submitted in 2007 was an

expansion of the previous investigation as it involved evaluation of a parcel in common ownership and contiguous with the previously designated redevelopment area. The 2007 report determined that the study area had conditions that met the LRHL criteria, and accordingly recommended that the study area be deemed in need of redevelopment. Upon review of the report, the planning board noted the economic stagnation and under utilization of land with impediments to development. Recognizing these conditions, the planning board recommended that the assessed study area be declared an area in need of redevelopment based upon the criteria established by LRHL (NJSA 40A:12A et seq.) for redevelopment areas.

On November 24, 2008, the Township Committee of the Township of Bordentown designated SAAJ, L.L.C. as the redeveloper of the redevelopment area per Resolution No. 2008-329-10.

Figure 1 – Redevelopment Area Map



C. REDEVELOPMENT GOALS:

From a strategic standpoint, the Plan seeks to improve conditions suggestive of physical and economic deterioration, promote a fully productive utilization of land, facilitate a massing of economic opportunity through public/private partnerships; and strenuously emphasize retention of community character and enhancement of the built environment through the establishment of special design requirements developed to ensure compatibility of the proposed development with the surrounding environment.

D. OVERALL CONCEPT:

Using benefits that accrue under redevelopment planning, stimulate economic redevelopment and create synergistic uses in order to revitalize the Redevelopment Area. Specifically, the following are objectives for the Plan:

- Promote the Redevelopment Area as an employment, retail and entertainment locale that will be the site of lively activity during both the daytime and nighttime;
- To improve the appearance and value of the Redevelopment Area and adjacent properties;
- To minimize conflicts on adjacent properties;
- To encourage synergistic uses that will function as one site and will provide services that are in demand in the Township;
- To improve Woodland Avenue to create a circulation pattern that will adequately serve the planned uses in the area;
- To re-utilize land occupied by obsolete structures or uses; and
- To minimize environmental impact and loss of vegetation.

The Bordentown Township Committee will serve as the redevelopment entity responsible for the execution of the Plan.

E. RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS:

In accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7), an outline for the planning, development, and redevelopment of the Redevelopment Area is advanced herein. The Plan supersedes the permitted uses and bulk and area standards of the prevailing zoning; all other provisions of the Township's zoning ordinance remain in effect. Development design standards are modified only to the extent indicated. The planning board in its consideration of development applications within the Redevelopment Area, may grant relief from zoning standards other than for the nature of relief as set forth under M.L.U.L. 40:55D-70.d, and development design standards not preempted by the Plan.

F. DEVIATIONS FROM THE REDEVELOPMENT PLAN:

Variation from the development requirements and design standards set forth by the Plan may be necessary in certain limited circumstances. In such instances, the

Redevelopment Entity after consideration from the planning board may grant reasonable deviations from bulk, parking or design requirements other than for the nature of relief as set forth under M.L.U.L. 40:55D-70d, if the designated redeveloper of property owner demonstrates that such design exceptions(s) will not substantially impair the intent of the Plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of deviations from the use, bulk, area and design standards to set forth herein, the applicant shall demonstrate that the resulting deviation will:

- Generally satisfy the Plan's goals and objectives;
- Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
- Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed, or adjacent or nearby properties;
- Generally enhance the overall development plan for the tract;
- Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape in which such development is located or of the development propagated by the Plan;
- Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development; and,
- Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment of the Plan by the Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of the Plan.

G. PROVISIONS RELATED TO OFF-SITE IMPROVEMENTS:

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects throughout the Township during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

H. DEFINITIONS:

All applicable terms herein are as defined in the Bordentown Township code, except for the following terms:

Hotel/conference center – A facility offering transient lodging accommodations, typically including at least 70 rooms, to the general public

and which includes additional facilities and services including a restaurant and/or conference space, and may include entertainment, personal service and recreational facilities. This definition specifically excludes extended-stay hotels.

Full-service Restaurant – An establishment where food and drink are prepared, served, and consumed, within, but not exclusively within, the principal building, and which will be open for serving the public at least during, but not exclusively during, the hours of 5:00 pm to 9:00 pm.

I. PERMITTED PRINCIPAL USES:

Within the Redevelopment Area, the permitted principal uses set forth in the zoning ordinance for the HC- Highway Commercial zone, shall be permitted, except that only restaurants that are defined herein as full-service restaurants, and only hotels that are defined herein as a hotel/conference center shall be permitted. Uses not permitted are specifically prohibited.

J. PERMITTED ACCESSORY USES:

Any accessory uses permitted in the underlying zoning are permitted in the Redevelopment Area in addition to the following accessory uses:

1. Off-street parking loading
2. Refuse enclosures
3. Private swimming pools, patios and decks
4. Outdoor dining
5. Buildings for storage

K. BULK AND AREA REQUIREMENTS:

The bulk and area requirements regulate development within the Redevelopment Area, and, as stated above, supersede the requirements of the prevailing zoning.

1. Minimum lot area: 3 acres
2. Minimum lot frontage: Lots located on Route 130 shall have 250 feet of frontage; lots on Woodland Avenue shall have 100 feet of frontage.
3. Minimum lot width: 200 feet
4. Minimum lot depth: 200 feet

5. For principal structures:
 - a. Minimum setback from Route 130: 75 feet
 - b. Minimum setback from Woodland Avenue: 50 feet
 - c. Minimum setback from Thornton Lane: 50 feet (This setback may be decreased by up to half of the minimum required width if a bermed landscaped buffer is provided along the frontage of not less than a double row of evergreens spaced no more than 15 feet on-center and planted at between 6 feet and 12 feet in height.
 - d. Minimum side yard setback: 30 feet
 - e. Minimum rear yard setback: 30 feet
6. Maximum building coverage: 20%
7. Maximum impervious coverage: 50%
8. Maximum building height: 3 stories/45 feet. (The building height can be increased to 55' with appropriate justification to the satisfaction of the Planning Board and Redevelopment Entity.)
9. Minimum buffer to residential lot: 15 feet
10. For accessory structures:
 - a. Accessory structures should not be located in a front yard, except when it is not feasible to locate such a structure in a side or rear yard, in which case such a structure shall be permitted in a front yard, provided it is screened from adjacent properties by a berm and an evergreen and deciduous tree buffer no less than 10 feet in width and 6 feet in height.
 - b. Minimum setback from a property line: 10 feet

L. DESIGN REQUIREMENTS:

1. Parking and Loading
 - a. Off-street parking: Below are the minimum numbers of off-street parking spaces required in the Redevelopment Area for the specified uses.
 - i. Restaurant: 1 space for every 3 seats.
 - ii. Hotel and conference facility: 1.5 spaces per room.
 - iii. The Plan encourages the use of shared parking to reduce the total number of parking spaces needed. Accordingly, this Plan encourages applicants to submit testimony and verification that the development will be feasible with the provision of off-street parking spaces in an amount less than the minimum number of spaces required as set forth above.

- iv. Oversized spaces for recreational vehicles shall be provided where feasible.
- b. Loading: The Board shall determine the number of loading spaces required by evaluating testimony provided by the applicant as to the number of loading spaces needed for the proposed development.

2. Buffering

- a. A landscaped buffer with a minimum width of 40 feet shall be maintained along the Route 130 frontage. This buffer may be reduced to 30 feet with appropriate justification to the satisfaction of the Planning Board and Redevelopment Entity. The buffer area shall be limited to vegetative lawns, ground cover, shrubs, bushes, trees, decorative walls and/or fences, and fountains. This buffer may include decorative lighting, identification signs, traffic directional signs and access driveways to and from Route 130. Sidewalk improvements may also be allowed within the buffer area.
- b. A landscaped buffer with a minimum width of 15 feet shall be maintained along all lot lines, except the lot lines along Route 130. Such buffer shall include a single row of evergreen plantings, fencing, berms, mounds or a combination thereof to provide an adequate screen to benefit adjacent uses.

3. Buildings/Architecture

- a. Except as otherwise required below, all buildings shall comply with the design guidelines set forth in Ordinance 2003-23.
- b. Adaptive reuse or continued use of existing buildings, towers, or other structures shall be the existing height, excluding screened roof top appurtenances, which shall not exceed an additional 5 feet.
- c. Detailed architectural plans including colors, materials, and textures, shall be provided for all new buildings and existing buildings that are to remain. Detailed floor plans shall be provided for the new or rehabilitated buildings.
- d. Buildings shall be located, designated and identified to allow for adequate fire and emergency access.
- e. All new construction must conform to Americans with Disabilities (ADA) Act requirements.
- f. All external appurtenances, including but not limited to electrical components and HVAC equipment, including roof-mounted units, shall not exceed five (5) feet above the ground surface or the roofline, shall be screened by landscaping or enclosed to match the building façade, and shall not be included in determining building height.

- g. HVAC and other appurtenances shall comply with all applicable federal, state or local regulations governing noise levels for both day and night time uses.
- h. All power, phone, CATV, and other utilities shall be installed underground, as per current engineering standards. Roof antennae or towers shall be permitted only if provided in accordance with Section 25:513 of the Bordentown Township Land Development Ordinance.
- i. The use of the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) construction standards is encouraged.
- j. Buildings shall be considered in terms of their relationship to the surrounding area and natural environment as well as in relation to the human scale.

4. Pedestrian Circulation

- a. Walkways and crosswalks shall be provided to connect buildings to parking areas, to other buildings and to sidewalks.
- b. In parking areas, where walkways are adjacent to parking stalls, the walkway shall be a minimum of 6 feet in width. If the walkway is proposed between abutting parking stalls, the walkway shall be a minimum of 8 feet wide. All other walkways are to be a minimum of 5 feet in width.
- c. Pedestrian walkways, within the site, shall be constructed of pavers, concrete, or textured pavement in colors and/or patterns.

5. Signs

- a. One monument-type sign at a maximum height of 16 feet and 125 square feet per side shall be permitted along the Route 130 frontage. Not more than 36 square feet of the sign area may be an electronic display with changeable copy sign having red letters on a black background. The message shall not flash or blink, and the message shall change not more than eight (8) times per minute.
- b. Each building front shall be permitted to have a façade sign or free-standing sign large enough to identify the corporate entity or entities occupying the building.
- c. The Redeveloper shall provide a comprehensive sign package, including colors and materials, to the Planning Board. The Planning Board may approve a comprehensive sign package for the project that exceeds the standards of the zoning ordinance and/or this document, in terms of sign area and number of signs, if it is demonstrated to the Board's satisfaction that such additional signage is necessary to appropriately identify the uses on the site from the street, and is consistent with good planning for the site.

6. Lighting

- a. All lighting shall be post or building mounted and oriented earthward to minimize light spillage and glare.
- b. Parking area lighting shall be post-mounted, located within landscaped areas and islands, and shall not exceed 30 feet in height above grade.
- c. Pedestrian and access point lighting shall be post-mounted and shall not exceed 16 feet in height above grade.
- d. Fixtures shall be shielded to eliminate light overflow into adjoining lots.
- e. Lighting shall conform to the Township's specifications. Exact details will be specified at the time of site plan review.

7. Fencing/Enclosures

- a. All bulk waste/recycling receptacles (dumpsters) shall be fully screened. Such screening shall be of adequate height to fully shield the receptacle and shall utilize plantings and/or brick construction with a brick front and gated access way which can be secured during periods of non-use. Chain link fencing for refuse screening is prohibited, however, chain link gates for access to refuse is allowable. If landscape screening is utilized, bollards shall be provided to maintain the integrity of the planted screening. Brick construction shall be required for structures located within designated buffer area adjacent to any residential or commercial building.
- b. Ornamental fencing shall be encouraged.
- c. Heights of all fencing are subject to Planning Board review and approval.

8. Infrastructure

- a. Water, Sewer and Stormwater Management: These systems are to be investigated, constructed and upgraded, as required, and shall be subject to review and approval by all applicable federal, state, and local agencies, and will be the responsibility of the selected Redeveloper(s) based on the final approved usages within the Redevelopment Area. All water, sewer and stormwater systems must conform to the New Jersey Department of Environmental Protection Stormwater Regulations, and shall be subject to the applicable state laws and regulations in effect at the time of approval of the Plan.
- b. Grease traps shall be provided for all restaurants.

M. ACKNOWLEDGEMENT OF OBLIGATION TO PROVIDE AFFORDABLE HOUSING:

The Plan acknowledges the constitutional obligation that the Township of Bordentown has to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Accordingly, developers of the Redevelopment Area will be responsible for addressing their affordable housing obligations in the manner found acceptable to the Township of Bordentown consistent with the rules promulgated by the Council on Affordable Housing.

N. AMENDMENT TO ZONING DISTRICT MAP

The Plan supersedes the use as well as the bulk and area provisions of the prevailing zoning. Where a redevelopment plan supersedes existing development regulations, the ordinance adopting the plan is to contain a specific provision for the amending of the zoning district map (C.40A:12A-7.c). Subsequent to adoption of the aforementioned ordinance, the Township of Bordentown will amend the zoning district map so to graphically delineate the Redevelopment Area subject to the provisions of the Plan.

O. ECONOMIC DEVELOPMENT:

1. The Plan recognizes the benefit of the employment of short and long term tax abatement and exemption strategies. Said strategies should be considered on a case-by-case basis where through the preparation and submission of a fiscal analysis report, the need for such and the fiscal impact on the community can be clearly demonstrated.
2. Consideration could be given to the creation of a Revenue Allocation District designation pursuant to the Revenue Allocation District Financing Law N.J.S.A.52:27D-459 et seq. as a mechanism to capture the future tax benefits of real estate improvements in the Redevelopment Area to pay the present cost of those improvements. Future tax increments [the taxes that the new development will generate] captured by a RAD are used to secure bonds to finance costs related to the development such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning costs.
3. In order to spur economic development, consolidation and/or re-subdivision of land for flexible accommodation of various uses is recommended under the Plan.
4. Utilization of public/private partnerships and execution of redevelopment agreements with redevelopers is encouraged as may be necessary in order to facilitate the full realization of the Plan's vision.

P. LAND ACQUISITION:

Under Subsection 40A:12A-7.(a)(4), the Plan is required to identify any property within the Redevelopment Area which may be acquired for attainment of the

Plan's goals. If found to be necessary, the Plan will be amended to identify specific parcels within the Redevelopment Area that the Township intends to acquire via the exercise of eminent domain.

Q. RELOCATION ASSISTANCE:

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident or business from the Redevelopment Area. Relocation activity is not anticipated within the Redevelopment Area since property acquisition at the present time does not appear to be necessary. At such time as this Plan may be amended to identify properties thought necessary for acquisition, a detailed relocation plan addressing residential and/or commercial displacement will be developed.

II. IMPLEMENTATION OF REDEVELOPMENT PLAN

The Plan may be implemented in accordance with the procedures of the Local Redevelopment and Housing Law for the execution of agreements between a redeveloper and the Township of Bordentown's governing body. SAAJ, L.L.C. has been designated as the redeveloper of the redevelopment area per Resolution No. 2008-329-10 of the Township Committee of the Township of Bordentown, dated November 24, 2008.

The redeveloper will be obligated to carry out the specified improvements in accordance with the Plan. Until the completion of the improvements, the redeveloper will not be permitted to sell, lease or otherwise transfer or dispose of property within the Redevelopment Area without the prior written consent of the redevelopment entity, which will not be unreasonably withheld or delayed.

Upon the inspection and verification by the Township of Bordentown's redevelopment entity that the redevelopment of the Redevelopment Area, or a specific portion thereof, has been completed, a Certificate of Completion shall be issued to the redeveloper and the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist.

The Plan shall remain effective until all the Redevelopment Area has been redeveloped and deemed to be no longer in need of redevelopment or rehabilitation by the governing body of the Township of Bordentown.

A. STATUTORILY PERMITTED ACTIONS

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

effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity by statutory authorization, may exercise any or all of the following measures:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29).
2. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C:40A-12-22).
3. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c. 361 (C. 20:3-1 et. seq.).
4. Clear any area owned or acquired and install or reconstruct infrastructure.
5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
6. Arrange or contract with public agencies or redevelopers.
7. Lease or convey property or improvements without public bidding.
8. Enter upon buildings or property for conduct of investigations or surveys.
9. Provide for relocation assistance.
10. Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
11. Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

B. SITE PLAN AND SUBDIVISION APPLICATIONS

Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended from time to time in accordance with law. Site plan review shall be conducted by the Planning Board of the Township of Bordentown, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper, shall comply with the applicable provisions of Title 40, Chapter 37A.

C. AGREEMENTS WITH (RE-)DEVELOPER

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

D. EQUAL OPPORTUNITY

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

E. PERIOD OF APPLICABILITY

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

F. COMPATIBILITY WITH STATE AND LOCAL PLANS

State Development and Redevelopment Plan (SDRP)

The Redevelopment Area is located entirely within a Metropolitan Planning Area (PA1) as designated by the SDRP. The State has prioritized PA1s as areas for redevelopment and reinvestment, and intends for development in these areas to:

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

In terms of consistency with the intentions of the PA1 area, the Plan is (1) promoting redevelopment in a PA1 area; (2) contributing to the revitalization of the Township by promoting commercial development; (3) promoting growth in compact forms by encouraging a more intense use of the Redevelopment Area; (4) redesigning an area of sprawl; and (5) protecting the character of the Township by requiring design standards that will improve development aesthetics and promote a built environment that is context-sensitive in relation to its surroundings.

Relationship to Township Master Plan

The Plan is consistent with the goals of the 1990 Master Plan of the Township of Bordentown in that the Plan supports the type of non-residential development that is encouraged by the 1990 Master Plan.

The Reexamination of the Master Plan of Bordentown Township adopted in May of 2002 recommended increasing the intensity of non-residential uses along the Route 130 corridor. The Plan is consistent with this recommendation as it does promote increased intensity of such uses in this area of the township. In addition the 2002 Reexamination recommended that the Redevelopment Area described herein be evaluated for its eligibility as an area in need of redevelopment. Consistent with that recommendation, a study was performed and the Plan addresses the problematic conditions found as a result of the study.

Relationship to Plans of Adjacent Municipalities

The Redevelopment Area, particularly its southern end, is in close proximity to residential areas in the City of Bordentown. Significant impacts to these nearby residential areas are not anticipated given the buffer provided by the unimproved wetlands on the southern end of the Redevelopment Area, and the buffer requirements of the Plan.