

**TOWNSHIP OF BORDENTOWN
Southern Gateway Redevelopment Area
Redevelopment Plan**

**Block 120, Lots 1-14; Block 121, Lots 1-5;
Block 122, Lots 1-10; Block 127, Lots 2-3; and
Block 128.01, Lots 1-12, 14-16, 29-32.02 and 35-38.**

**Prepared for:
The Township of Bordentown**

**Prepared by:
Burlington County Bridge Commission
Department of Economic Development and Regional Planning
Revised October 2014**

**Edward E. Fox, III, AICP, PP, Regional Planning Coordinator
New Jersey Professional Planner
License No. 33LI00510400**

**The following staff also contributed to the completion of this study:
Mark A. Remsa, AICP, PP, LLA, ASLA, Director
Jason M. Miller, GIS Specialist**

An original copy of this document is signed and sealed and filed with the municipal clerk.

TOWNSHIP OF BORDENTOWN
Southern Gateway Redevelopment Area
Redevelopment Plan

TABLE OF CONTENTS

I. Introduction	1
A. Purpose	1
B. Definitions	4
C. Redevelopment Plan Outline	5
II. Identification of Redevelopment Area	6
A. Identification of Properties	6
B. General Description	7
III. Redevelopment Plan	11
A. Relationship to Local Objectives	11
B. Proposed Land Uses and Building Requirements	19
C. Temporary/Permanent Resident Relocation	45
D. Identification of Proposed Property Acquisitions	45
E. Relationship to Intergovernmental Planning	45
IV. Affordable Housing Provisions	52
V. Relationship to Municipal Development Regulations	53
VI. Local Master Plan Consistency	61

Appendix A – Recommended Road Cross-Section Details

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

I. INTRODUCTION

A. Purpose

In N.J.S.A. 40A:12A-7a., the Local Redevelopment and Housing Law (LRHL) provides:

"[n]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both..."

At the request of the Bordentown Township Planning Board, the firm of Remington and Vernick completed a 2003 redevelopment needs study, or preliminary investigation, for various tracts of land in the triangle roughly formed by US Routes 130 and 206 and Blacks Creek. Upon the Board's recommendation, the Bordentown Township Committee, via Resolutions 2003-25 and 2003-30, designated most of these parcels as "areas in need of redevelopment." In 2006, via Resolution 2006-35, the Committee clarified that the tax parcels included in this designated redevelopment area were Block 121, Lots 1 to 5; Block 122, Lots 1-10; Block 127, Lots 2 & 3; and Block 128.01, Lots 1-12, 14-16 and 29-32.02 and 35-38. A previous study and resolution had designated Block 120, Lots 1-14 as an "area in need of redevelopment".

Various professional planners and urban designers have drafted redevelopment plans for Bordentown Township's Southern Gateway Redevelopment Area: Stearns and Shourds (2007), Cuviallo (2008), Alberto (2009), Wooley-Dillon (2008 and 2011), but the Township Committee has not adopted any of them. In 2011, the Township Committee requested the Burlington County Bridge Commission's Department of Economic Development and Regional Planning (Department) to prepare a redevelopment plan for the comprehensive redevelopment of this Southern Gateway to Bordentown Township and Bordentown City, collectively known as the Bordentowns.

In the interim, and without the use of any benefits afforded by the Township via an approved redevelopment plan, the owners of two major properties on the western side of US Route 130, abutting Bordentown City, revitalized their underutilized parcels on their own. These were:

- The old Wirth Lumberyard at 270 North US Route 130 (Block 127, Lot 2: 6.3 acres). The new owners transformed into the third branch of Northeastern Building Supply & Kitchen Design Center; and
- The old Acme site at 262 North US 130 (Block 127, Lot 3: 3.7 acres). The Planning Board approved to become a Bottom Dollar Food Market in 2011.

These two redevelopment success stories are effectively the first phase of a long-range regional strategy to revitalize the US Routes 130/206 corridor in the Bordentowns. In addition to the Township's redevelopment planning for the Southern Gateway, the Bordentowns, and their neighboring municipalities, Burlington County, the Delaware Valley Regional Planning Commission (DVRPC) and New Jersey Department of Transportation (NJDOT) are also working together to revitalize this area. Bordentown

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

City is working on an economic development element to its master plan to take full advantage of the City's share of commercial highway frontage in the US Routes 130 and 206 corridors.

Both municipalities are working with the Department, Burlington County Engineer's office, the DVRPC and NJDOT to develop a regional strategy to remedy highway congestion and traffic safety in the corridors. The Bordentowns and the other eleven municipalities in the Northern Burlington County (Farmbelt Region) planning advisory committee have also identified this redevelopment area as a priority area for economic development, transportation and utility service improvements in its regional plan.

In the mid-1920s, the State Highway Commission, NJDOT's predecessor, constructed US Route 130 (old NJ Route 2 and then 25) and US Route 206 (old NJ Route 39) in rural Bordentown Township as "modern" bypasses. These concrete paved roads circumvented the old highways that once required every vehicle travelling between the Trenton area and points south to go through the center of these towns. Farnsworth Avenue (Route 545) is the main commercial and civic street in Bordentown City, formerly known as Farnsworths Landing. It is a mid 18th-century road connecting the northern Burlington County's farming communities with Bordentown's markets, ferries, canal, railroad station and steamship landings.

In 1974, NJDOT completed I-295 from the Delaware Memorial Bridge in Deepwater, NJ, to US Route 130 (Exit 57), just south of the redevelopment area. This meant that every vehicle travelling north on I-295 was dumped onto Bordentown Township's US Routes 130/206 corridor through the Bordentowns for the morning traffic jam, and every vehicle seeking to get onto I-295 southbound formed the corridor's evening traffic jam. Bordentown Township's US Routes 130/206 corridor was the place in northern Burlington County and southern Mercer County for dining, lodging, entertainment, vehicle services and assorted retail. Bordentown Township and Bordentown City relied on the corridor for a large part of their tax ratable base. To ease rush hour congestion NJDOT added extra lanes, widened shoulders and intersections, constructed flyways and jughandles, etc. in the 1970s through 1990s.

In 1994, everything changed when NJDOT completed I-295 from Exit 57 to the Trenton Complex (Exit 60). The complex connected I-295 South with the I-195 (completed 1990), and I-295/I-95 North (completed 1987). Travelers soon learned to bypass the US Routes 130/206 corridor in the Bordentowns. For example, in 1986, there were about 61,500 trips per day along corridor 130 between the Crosswicks Street (Route 528 and the southern merge). In 2011, 25 years later, the number of trips was down to about 43,576 per day, or 29% traffic decrease. (*Alternatives Analysis for Routes 130 and 206 in Bordentown, NJ*, DVRPC, 2012) Although some of the old commercial standbys remained, many local and regional patrons bypassed the Bordentowns and traveled to the malls and sprawl in southern Mercer County.

Today, with less traffic, the extra-wide US Routes 130/206 corridor, with its narrow shoulders and driveways encourages motorists to speed through the Bordentowns as

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area

Redevelopment Plan

fast as they can. However, due to the incomplete I-295 interchange at Rising Sun Road, rush hour traffic now jams Farnsworth Avenue, between US Routes 130 and 206, as commuters and truck drivers use it to connect I-295 and the NJ Turnpike. Most of the land uses built along the corridor were planned, designed and built for pre-1994 slower-paced traffic, when the corridor had little economic competition. The chief purpose of this redevelopment plan is to amend the Township's existing assumptions and regulations about land use planning, site design and building requirements to correlate with the redevelopment area's modern transportation networks and travel patterns, site design and smart growth principles.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

B. Definitions

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the LRHL, are pertinent to this redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

C. Redevelopment Plan Outline

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the project area..." The LRHL requires the outline to indicate the following information:

- “1. The relationship of the redevelopment plan to definite local objectives;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation of residents from a project in the redevelopment area, as necessary;
4. The identification of property located in the redevelopment area which is to be acquired according to the redevelopment plan; and
5. The relationship of the redevelopment plan to intergovernmental planning.”

This 2013 redevelopment plan is presented as the following sections:

- I. Introduction
 - A. Purpose
 - B. Definitions
 - C. Redevelopment Plan Outline
- II. Identification of Redevelopment Area
 - A. Identification of Properties
 - B. General Description
- III. Redevelopment Plan
 - A. Relationship to Local Objectives
 - B. Proposed Land Uses and Building Requirements
 - C. Temporary/Permanent Resident Relocation
 - D. Identification of Proposed Property Acquisitions
 - E. Relationship to Intergovernmental Planning
- IV. Affordable Housing Provisions
- V. Relationship to Municipal Development Regulations
- VI. Local Master Plan Consistency

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

II. IDENTIFICATION OF REDEVELOPMENT AREA

A. Identification of Property

Map 1 on page 9 shows the general vicinity of designated redevelopment area. Map 2 on page 10 shows a detailed map of the redevelopment area. The 85.3-acre Southern Gateway Redevelopment Area contains 57 tax parcels, as indicated below.

SOUTHERN GATEWAY REDEVELOPMENT AREA

BLOCK	LOT	STREET ADDRESS	LAND USE / DESCRIPTION	ZONING	ACREAGE
120	1	619 Farnsworth Avenue	Dwelling (half of lot in City)	HC	0.3
120	2	625 Farnsworth Avenue	Medical Office	HC	0.8
120	3	252 US Route 130	Gas Station	HC	0.4
120	4	250 US Route 130	Store	HC	0.4
120	5	248 US Route 130	Restaurant	HC	0.4
120	6	244 US Route 130	Bowling Center	HC	2.2
120	7	242 US Route 130	Vacant, parking for Lot 9	HC	0.4
120	8	US Route 130	Vacant (no access to road)	HC	1.6
120	9	240 US Route 130	Towing Company	HC	0.6
120	10	Route 130	Vacant (no access to road)	HC	2.0
120	11	234 US Route 130	Abandoned building	HC	0.5
120	12	230 US Route 130	Fuel Oil Company	HC	1.5
120	13-14	224-228 US Route 130	Used Truck and Construction Equipment Sales	HC	1.5
121	1	765 Farnsworth Avenue	Restaurant w/ Liquor License	PO	0.8
121	2	789 Farnsworth Avenue	Bank and Drainage Basin	HC	1.2
121	3	247 US Route 130	Gas Station	HC	0.6
121	4	243 US Route 130	Office Building	HC	2.9
121	5	237 US Route 130	New Car Dealer	HC	2.5
122	1	1010 US Route 206	Used Car Dealer	HC	0.5
122	2.01 & 10	1016 US Route 206	Community Center	PO	1.4
122	2.02 & 9	1020 US Route 206	Municipal Offices & Court	PO	1.8
122	3	1024 US Route 206	Diner	PO	0.3
122	4	945 Farnsworth Avenue	Dwelling	PO	0.4
122	5	939 Farnsworth Avenue	Office	PO	0.4
122	6	805 Farnsworth Avenue	Dwelling	PO	0.4
122	7	803 Farnsworth Avenue	Dwelling	PO	0.4
122	8	Municipal Drive	Municipal Parking	PO	0.8
127	2	270 US Route 130	Lumber Yard	HC	6.3
127	3	262 US Route 130	Supermarket	HC	3.7
128.01	1	251 US Route 130	Vacant	PO	0.3

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

BLOCK	LOT	STREET ADDRESS	LAND USE / DESCRIPTION	ZONING	ACREAGE
128.01	2	788 Farnsworth Avenue	Commercial	PO	2.9
128.01	3	790 Farnsworth Avenue	Dwelling	PO	0.3
128.01	4	800 Farnsworth Avenue	Office	PO	2.2
128.01	5	804 Farnsworth Avenue	Dwelling	PO	0.6
128.01	6	806 Farnsworth Avenue	Office	PO	0.5
128.01	7	808 Farnsworth Avenue	Dwelling	PO	0.2
128.01	8	810 Farnsworth Avenue	Dwelling	PO	0.4
128.01	9	946 Farnsworth Avenue	Office, Commercial	PO	1.8
128.01	10	Farnsworth Avenue	Vacant	PO	9.6
128.01	11	950 Farnsworth Avenue	Dwelling	PO	0.3
128.01	12	952 Farnsworth Avenue	Dwelling	PO	0.7
128.01	14	1028 US Route 206	Commercial	PO	0.4
128.01	15	1030 US Route 206	Commercial	PO	0.7
128.01	16	1032 US Route 206	Commercial	PO	1.0
128.01	29, 30.01, 30.02, 32.01, 32.02, 35	Mill Street and US Route 206	Vacant	PO	23.3
128.01	31	Mill Street	Vacant	PO	0.6
128.01	36	261 US Route 130	Wholesale & Light Industrial	PO	1.3
128.01	37	255 US Route 130	Fast Food Restaurant	PO	1.0
128.01	38	253 US Route 130	Vacant	PO	0.2

B. General Description

The table above indicates the tax parcel numbers, addresses, land use descriptions, zoning and acreages of these 57 properties. The condition of these properties has changed little from that described in the 2003 redevelopment needs studies, except for the following:

- Due to the recent closure of the General Motors Corporation's Saturn division, the dealership (Block 121, Lot 5) became a Chevrolet business, but is now abandoned;
- Due to the recent closure of several national financial institutions, the three-story former bank and office (Block 121, Lot 4) is no longer held by a bank, but by the owner of the adjacent automobile service station (Block 121, Lot 3). Part of the building is leased by a bank, but many of the other office spaces are empty;
- The former Acme supermarket on Block 127, Lot 3 has been redeveloped into a Bottom Dollar supermarket;
- The restaurant at the corner of Farnsworth Avenue and Municipal Drive (Block

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

121, Lot 1), which has a rear deck for outdoor dining, is now closed;

- The Bordentown City municipal court now uses the Bordentown Township municipal court facilities (Block 122, Lots 9) through a shares services relationship;
- The service station at the eastern corner of Farnsworth Avenue and US Route 130 (Block 121, Lot 3) has received approval to redevelop into a gas station with a mini-mart;
- The site plan for the fast food restaurant on US Route 130 (Block 128.01, Lot 37) has been redesigned and now includes an access and parking easement through Block 128.01, Lot 2 to Farnsworth Avenue;
- A developer has proposed a commercial redevelopment plan for the southern corner of the intersection of Farnsworth Avenue and US Route 130 (Block 128.01, Lots 1, 2, 3, 37 and 38), which will include the demolition of three homes, two of which are now abandoned;
- As noted above, the Bordentowns and other parties are developing a regional strategy to remedy highway congestion and traffic safety in the US Route 130/206 corridor. Suggested improvements include implementing a “road diet” of reductions in the number and widths of travel lanes, installation of vehicular roundabouts, and increasing pedestrian safety measures.

Another important feature is the existing zoning classifications for the properties within the Southern Gateway Redevelopment Area. Most of the commercial properties on the highways are within the Highway Commercial (HC) zoning district. Currently, the HC district permits a wide range of commercial uses, including:

- Banks, including banks with drive-thru facilities;
- Eating and Drinking Establishments, but not including those with drive-thru facilities;
- Personal and Household Services;
- Child Care Centers;
- Indoor Recreational Uses, including health clubs and bowling alleys;
- “Legitimate” Theatres;
- Hotels and Motels, as a conditional use;
- Offices and Office Buildings (unspecified individual uses);
- Retail Sales of Goods and Services (unspecified individual uses);
- Shopping Centers comprising the above uses;
- Sale of New Automobiles and other Auto-Oriented conditional uses, such as car washes and service stations;
- Business, Professional, Charitable, Civic and Social Organizations;
- Self-Storage or Mini-Warehouse Facilities, as a conditional use;
- Billboards, as a conditional use;
- Adult uses, as a conditional use;
- Mixed Uses of any of the above uses; and
- Planned Developments of Residential Uses up to seven (7) units per acre.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area

Redevelopment Plan

The remaining properties, including the municipal complex, most of the properties fronting Farnsworth Avenue, the vacant land on either side of Blacks Creek, are in the Professional Office (PO) zoning district. The purpose of Bordentown Township's PO districts, which are usually adjacent to busy highway commercial corridors, is to promote residential neighborhood stability in those corridors. It does so by permitting detached single-family homes and by allowing for their gradual conversion into professional offices, personal service uses and similar businesses compatible with those homes, such as banks, funeral homes and childcare centers. The PO district also permits restaurants, but not fast food or drive-thru establishments.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

III. REDEVELOPMENT PLAN

A. Relationship to Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

“Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.”

1. Land Uses:

Bordentown Township's latest Master Plan (1990) states that the specific goals for future development are:

1. The Land Use Plan of the Township of Bordentown should build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations;
2. The identity of the Township as a totality and the integrity of individual residential neighborhood areas should be preserved, enhanced and created to the maximum extent possible;
3. The Land Use Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.
 - a. Conservation of existing natural resources should be an integral part of the planning process, with special attention to the constraints of environmentally critical and sensitive areas;
 - b. Any development relying upon septic systems should be undertaken with extreme caution to protect the quality of the water supply for the Township of Bordentown and the region as a whole; and
 - c. Open space should be preserved to the maximum extent possible, particularly lands exhibiting the potential for flooding.
4. The Land Use Plan should strive to prevent homogeneous suburban development throughout the municipality, using such elements as a balanced variety of uses, housing styles, and needed neighborhood commercial nodes;
5. The Land Use Plan should provide that the future higher density housing be planned as part of relatively large-scale developments in order to insure that adequate roads, recreational areas, drainage facilities, public water and sewerage facilities and other infrastructural improvements are constructed commensurate with the residential development;
6. Retail shopping facilities should be provided to serve the needs of the existing and anticipated residential population of the Township, and such shopping facilities

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

should be provided as an integral part of the large scale residential development or in other specific locations in order to avoid the proliferation of vehicular shopping trips;

7. Industrial, research and office acreage should be controlled with appropriate regulations, without denying the needs of modern research and manufacturing activities, and in an attempt to foster and appropriate balance between residential and non-residential development and the commensurate benefits of a balanced tax base; and
8. Proper and sufficient water supplies and sewerage facilities should be planned in order to provide the reasonable opportunity for the implementation of the foregoing Land Use Plan recommendations.

This redevelopment plan responds by preparing a plan with strategies that consider the land use, transportation and economic development needs of the Township, as well as the region. This includes the understanding that the current land use plans and zoning regulations pre-date the completion of I-195 and I-295, which have significantly impacted the type and character of viable commercial uses along the commercial highway frontages on US Routes 130 and 206. Simply put, the Southern Gateway Redevelopment Area is not as economically competitive as it was several decades ago. The completion of I-195 and I-295 and their concomitant commercial sprawl have taken shoppers away from the Bordentowns' older commercial strips. This redevelopment plan identifies amendments to the land use plan, zoning map and the zoning ordinance land use and bulk regulations and design standards to promote reinvestment in the highway corridors, given their unique location and lot dimensions.

2. Density:

The Master Plan adopts the purposes of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-2) as the goals and objectives of Bordentown Township. The redevelopment area contains nine (9) occupied and two (2) abandoned dwellings within the Professional Office (PO) zoning district, which encourages conversion of older single-family detached homes into compatible professional office and business uses. The Farnsworth Avenue PO district is situated between two main highways: its current and future desirability as a residential area is limited. There is no reason to maintain the PO district for nine (9) houses along this 1200-foot stretch of busy street, which also includes four (4) offices and a diner. This redevelopment plan recognizes that the promotion of new housing, at any density, in this busy highway corridor is undesirable. Because this redevelopment plan recommends eliminating the PO district in favor of a modified "gateway" commercial land use district, the issue of residential density is not relevant to this redevelopment plan.

3. Improved Traffic and Public Transportation:

The Planning Board indicated in the 1990 Circulation Plan, which it adopted prior to the completion of I-295, that they designed the plan to implement the Land Use Plan. In addition to recommending completion of that the I-295 freeway, the Circulation Plan recommends as number of new road segments outside the redevelopment area. It

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

also recommends several policies that would affect the redevelopment area, including:

- a. Considering bike routes to link:
 - (1) Schools, parks and neighborhoods, such as the Bordentown Regional High School adjacent to the western end of the Southern Gateway Redevelopment Area and the recreation area on Farnsworth Avenue/Georgetown Road (Route 545) adjacent to the eastern end of the redevelopment area. Installation of bike paths along Farnsworth Avenue will require the elimination of on-street parking between US Routes 130 and 206.;
 - (2) Commercial centers, such as downtown Bordentown City and those on Farnsworth Avenue in the redevelopment area; and
 - (3) Routes in adjacent municipalities, such as those in Bordentown City indicated on Cross-County Connections' bicycle plan of Burlington County.
- b. Providing sidewalks of five feet (5') in width along highways, such as US Routes 130/206 and five feet (5') along arterial and secondary roads, such as Farnsworth Avenue and Municipal Drive. There are very few sidewalks in the redevelopment area, with only scattered pavements along Municipal Drive and Farnsworth Avenue and none along the highways. Sidewalks are an important part of providing safe, grade-separated pedestrian circulation in this busy vehicular trafficked area. Sidewalks are also important because residents and workers do traverse the area to reach their destinations or mass transit connections. This redevelopment plan recommends than an approximately eight foot (8') wide tree strip accompany every non-highway street within the redevelopment area.
- c. The 1990 Circulation Plan 1990 indicates that the nearest mass transit connection is at the intersection of Burlington Avenue (Route 662) and Farnsworth Avenue in Bordentown City. New Jersey Transit's bus routes have not changed since 1990, but the transit system re-opened passenger rail service between Trenton and Camden through Bordentown City in 2004.
- d. Pavement widening and improved curb radii at the intersection of US Route 130 and Farnsworth Avenue will help to improve the intersection's capacity and alleviate traffic backups along the easterly leg of Farnsworth Avenue. This redevelopment plan recognizes that this will be required during the development review process when redevelopment projects occur at this intersection.

Both the DVRPC and the Northern Burlington County GAPP study indicated this intersection as a problem area, due to the prohibition of trucks on Dunns Mill Road near the high school and the lack of full interchange access for trucks on I-295 at Rising Sun Road and on US Route 130 at Rising Sun Road.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

While improvements of the intersection of US Route 130 and Farnsworth Avenue is important, remediation of truck access issues south of the redevelopment area is just as critical.

This redevelopment plan responds by recommending coordination among the New Jersey Department of Transportation (NJDOT), the Burlington County Engineer's Office, private property owners and others, in the near term, to study and design a number of improvement alternatives recommended by the Delaware Valley Regional Planning Commission (DVRPC) in their 2012 *Traffic Calming Alternatives for Routes 130 & 206 in Bordentown, NJ*, which is included here as an appendix. Some of their recommendations are physically within the redevelopment area, while other, such as the proposed connecting road between Rising Sun and Dunns Mill roads west of I-295, are outside the redevelopment area, but are necessary to complete for the successful implementation of this redevelopment plan. The various public sector agencies and private redevelopers would finalize their designs during the development review and approval process and construct them when required, or as budgets allow.

Birds-Eye View of the Proposed Alignment (Courtesy: DVRPC)



- a. Constructing a road connecting Rising Sun and Dunns Mill roads, west of I-295, to take excessive motorist and truck traffic off Farnsworth Avenue/Georgetown Road (Route 545) between US Routes 130 and 206. (See conceptual design

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

illustration, below.) This connecting road would facilitate southbound traffic movement between I-295 and New Jersey Turnpike interchange #7. This road segment is necessary because:

- (1) Environmental conditions restrict a full I-295 interchange at Rising Sun Road,
 - (2) Development conditions restricted construction of a signalized intersection at US Route 130 and Rising Sun Road, and
 - (3) Weight limits and the location of the Bordentown Regional High School limit heavy truck traffic on Dunns Mill Road east of the Hedding Road, a local residential street.
- b. Improving the intersection at Farnsworth Avenue/Georgetown Road (Route 545) at US Route 130, which may include:
- (1) Redesign of the intersection to enhance dedicated lane turning movements, as well as safe pedestrian crossings;
 - (2) Installation of a phased traffic signal to ease movement at each intersection leg;
 - (3) Dedication of additional right-of-way to widen Farnsworth Avenue/Georgetown Road (Route 545) between US Route 130 and Municipal Drive to provide a dedicated left turn lane for northbound traffic and an acceptable shoulders for bikeways on both sides; and
 - (4) Extending the existing dedicated left turn lane for northbound US Route 130 at Route 545 back to a distance of 150 feet.
- c. Improving the intersection at Farnsworth Avenue-Georgetown Road (Route 545) at US Route 206, which may include:
- (1) Removal of the State's abandoned truck weigh station in the US Route 206 median;
 - (2) Redesign of the US Route 206 median, north and south of Route 545, and the road segments into the intersection to address recent traffic increases from the Old York Village TDR in Chesterfield Township and Joint Base McGuire Dix Lakehurst commuters that prefer using Route 545 to NJ Route 68;
 - (3) Relocate the northern terminus of lane to the regional sewer service plant so as to avoid conflicts with Route 545 traffic; and
 - (4) Re-landscape the US Route 206 median strip station, re-landscaping and "Welcome to Bordentown Township";

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- d. Identifying Farnsworth Avenue/Georgetown Road (Route 545) as a "Bike Route" from Mill Road, at the Bordentown City boundary to the municipal park on Georgetown Road. This should be done by painting a six foot (6') bike lane on the road, restricting on street parking and other traffic calming measures, which will need to be agreed to between the Township and the County Engineer's office.
- e. Requiring the installation of a ten foot (10') multi-purpose (shared pedestrian and bicycle) trails along the northbound side of US Route 130 and the southbound side of US Route 206, and a five foot (5') paved sidewalk along Farnsworth Avenue-Georgetown Road (Route 545) within the redevelopment project area.
- f. See Appendix A for recommended typical Cross-sections for US Route 130, Farnsworth Avenue and Municipal Drive.

4. Public Utilities:

The developed portions of redevelopment plan area are within an approved regional sewer service area and most of it has sewer service. In fact, the Bordentown Sewerage Authority treatment plant, which serves both the Bordentowns, is located on Block 128.01, Lot 19, just outside the Southern Gateway Redevelopment Area. A portion of the redevelopment area along southbound US Route 130 between Butts Avenue and Farnsworth Avenue (Route 545), i.e., in municipal tax Block 120, currently does not have sewer service. This lack of sewer service contributes to the under-utilization and blighting influence of properties.

Realization of this redevelopment plan will require an amendment to the Township's wastewater management plan to include the undeveloped portions of the redevelopment areas within the sewer service area. This redevelopment plan recommends that the lack of sewer service be addressed as part of a comprehensive economic redevelopment strategy for this area, either pro-actively as an incentive to encourage redevelopment or as part of a future redevelopment project. The redevelopment proposed in this redevelopment plan will amount to only a slight increase in wastewater generation, which will be within the authority's permitted allocation.

The City of Bordentown Water Department supplies potable water to the redevelopment area. The projects proposed in this redevelopment plan also will amount to only a slight increase in wastewater generation, which will be within the authority's permitted allocation.

5. Recreational and Community Facilities:

Although the settlement at Bordentown City dates back to 1682, Bordentown Township, as a political jurisdiction, goes back to only 1852. In 1825, the State Legislature formed Bordentown Borough, now Bordentown City, from the developed waterfront portion of old Chesterfield Township, which until then had extended west to the Delaware River. (PL 1825, p. 95) In 1850, the Legislature formed Fieldsboro Borough from the

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

industrialized waterfront portion of old Mansfield Township. At this time, cities and boroughs provided additional public services to property owners, such as schools, water supply, police, paved roads, etc., within their civic boundaries that townships governments would not. However, many boroughs, such Bordentown and Fieldsboro, were still dependencies of their separate township governments. In other words, borough residents were also citizens of and taxpayers to their respective townships. In 1852, the State Legislature incorporated Bordentown Township from the boroughs of Bordentown and Fieldsboro, and the adjacent portions of old Chesterfield and old Mansfield townships. It also maintained the boroughs' dependent status in the new township. Although Bordentown Borough became a city 1867, it did not officially separate from and become independent of Bordentown Township until 1877. (PL 1867, p. 536; PL 1877, p. 38) Fieldsboro became independent of Bordentown Township by municipal election the next year. (PL 1878, p.403)

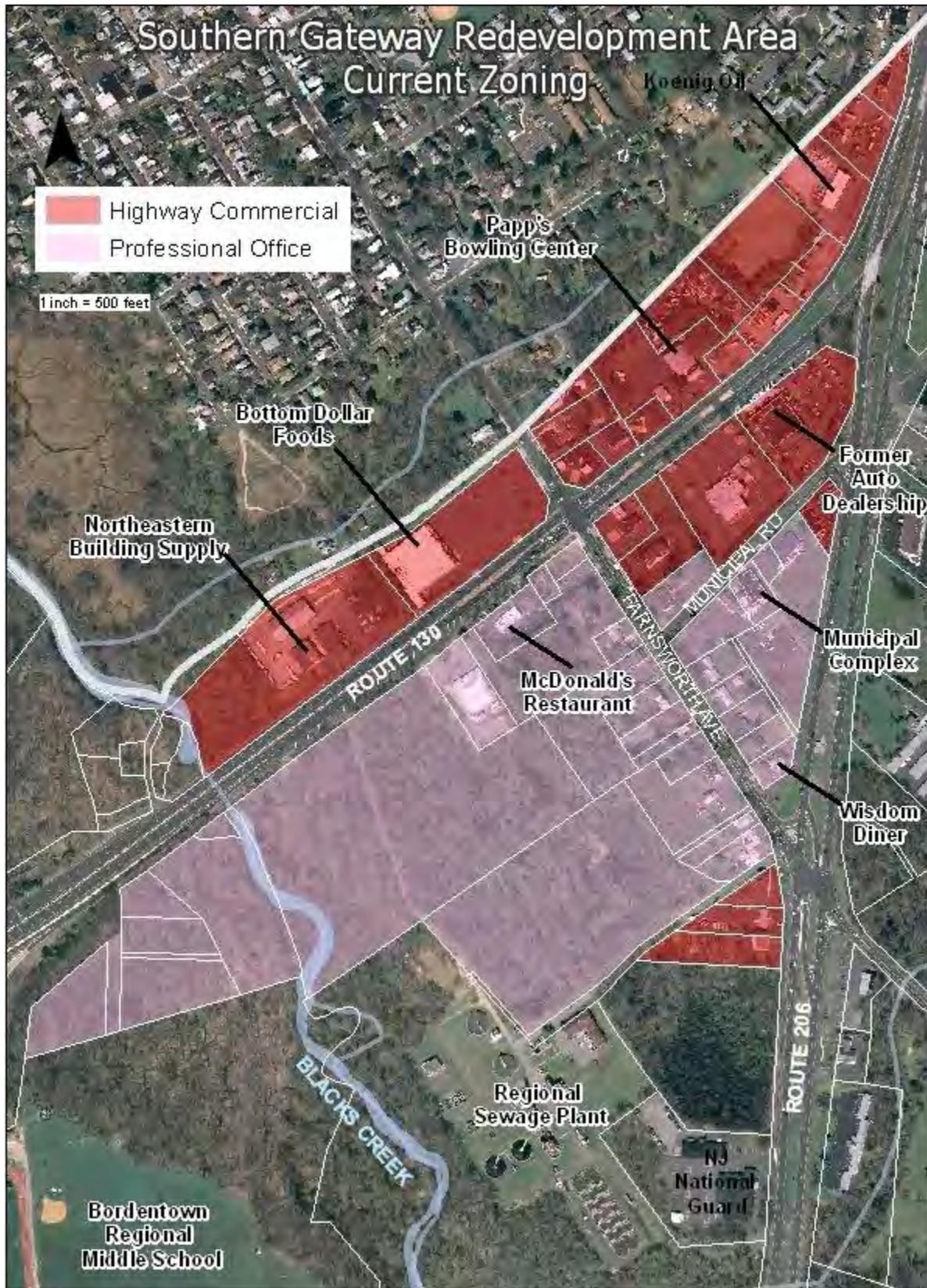
In modern times, all three municipalities provide the similar public services and community facilities. Bordentown Township and Bordentown City share public water and sewer facilities, public education facilities and municipal court facilities. The redevelopment area contains a number of community facilities, but no active or passive outdoor recreational facilities. Nearby Fieldsboro Borough, also shares some services and facilities with Bordentown City and Bordentown Township.

The most prominent community facility in Bordentown Township is the 4.0-acre Municipal Complex situated on Block 122, Lots 2.01, 2.02, 8, 9 and 10 between Municipal Drive and US Route 206. It contains the Township's municipal offices, police and municipal court facilities, senior community center and ample off-street parking. Bordentown Township is considering construction of a new public safety facility for police, fire and EMS on Lot 8, at the corner of Farnsworth Avenue and Municipal Drive, which it currently uses for off-street parking. The Bordentown Township complex is 0.5 miles from Bordentown City's Carslake Community Center, where the City holds its public meetings, senior events, indoor and outdoor recreation activities, public works yard and recycling center. The City holds its public meetings and senior events there because the City's Farnsworth Avenue municipal building is not handicap-accessible.

The projects proposed in this redevelopment plan will not generate any increase in population service demands on any educational, recreational or community facility. This redevelopment plan, however, does recommend:

- Changing the base zoning of the Township's municipal complex from Professional Office (PO) district to a highway commercial district, with uses and development standards appropriate the Southern Gateway area. The municipal complex is not compatible with the PO district's purpose or other permitted uses. It is essentially a large-scale office use;
- Improving the Municipal Complex's back yard, which fronts on southbound US Route 206, by buffering the off-street parking and materials storage areas, driveways, etc.

TOWNSHIP OF BORDENTOWN Southern Gateway Redevelopment Area Redevelopment Plan



TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

B. Proposed Land Uses and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

“Proposed land uses and building requirements in the project area.”

Existing Zoning District Inconsistencies

The Township's current land use zone plan (zoning map and land development ordinance) indicates that the redevelopment area is situated in two zoning districts. Most of the properties with frontage on the boomerang formed by US Route 130 and 206 are within the Highway Commercial (HC) zoning district, but others are within the Professional Office (PO) zoning district. This redevelopment plan recognizes that the current zoning map and land development ordinance do not adequately reflect existing conditions. The purpose of the PO district is to preserve the residential character of areas transitioning to business areas. Because Farnsworth Avenue is situated between two main highways, its future as a desirable residential area is limited. There is no reason to maintain the PO district for nine (9) houses along this 1200-foot stretch of busy street, which also includes four (4) offices and a diner. In addition:

1. Municipal Complex (Block 122, Lots 2.01, 2.02, 8, 9 and 10)

The Township's municipal complex is on four parcels in Block 122 in the PO district. Currently, the Township uses Lot 8 at the intersection of Farnsworth Avenue and Municipal Drive for off-street parking. It formerly contained a house fronting on Farnsworth Avenue, before the Township acquired and demolished it to build its separate court building and parking lot. Lot 2.02 is an unpaved lot behind the municipal offices and court building now used for overflow parking and road materials storage, but has frontage on southbound US Route 206.

The municipal complex and its concomitant parking are unrelated to and inconsistent with the PO district's purpose of neighborhood stabilization. There is no reason to maintain the PO district for the municipal complex along southbound US Route 206, when the land across Municipal Drive is zoned for commercial development. While it may be a desirable location for office and other commercial uses, it is not so for residential uses.

As such, the Township should remove its properties from the PO district. The Township should then reclassify the remainder of Lot 8 and the other municipal parcels, Lots 2.01, 2.02, 9 and 10 on Block 121, to a zoning district comparable to the HC zone and amend the zoning ordinance to permit such uses there, as well as others that may be appropriate in the Southern Gateway Redevelopment Area.

2. River Mill Restaurant (Block 121, Lot 1) – now closed

Full-service eating and drinking establishments, where seated patrons are served at a table, are also unrelated to and inconsistent with the PO district's purpose of neighborhood stabilization. Their constant turnover of dining patrons generates much more traffic than the PO district's permitted residential or professional office uses, which generates very little. Successful restaurants with highway or nearby frontage expand over time and eventually transform into businesses quite unlike their adjacent residential neighbors. Restaurant uses have specialized site plan

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

improvement requirements, such as parking, signage, drainage, access and waste management, that are atypical of and often conflicting with those associated with neighborhood preservation in Bordentown Township. The Township should re-classify this restaurant property to a more appropriate commercial zoning district comparable to the HC zone and amend the zoning ordinance to permit such uses there, as well as others, which may be appropriate in the Southern Gateway Redevelopment Area.

3. West of Farnsworth Avenue (Block 128.01, Lots 1-3 and 36-38)

Only one (1) residential property, 790 Farnsworth Avenue (Block 128.01, Lot 3), remains along the west side Farnsworth Avenue north of Municipal Drive. This lot, as well as Lots 1, 37 and 38, appears to have been clipped out the old Reeder family property. The remnant of this family property is 788 Farnsworth Avenue (Block 128.01, Lot 2). Until a few years ago, when the owners converted it to a commercial use, 788 Farnsworth Avenue existed in a large house on a 2.87-acre lot adjacent to a fast food restaurant on US Route 130 and across Farnsworth Avenue from a drive-thru bank and a gas station on US Route 130. Because the property owner of 788 Farnsworth Avenue also holds adjacent lots 1 and 38, Lot 2 is now essentially a 3.28-acre highway commercial corner lot with about 200 feet of frontage on US Route 130 and almost 300 feet along Farnsworth Avenue.

It is unreasonable to maintain the PO designation for the southern corner of Farnsworth Avenue and US Route 130, when the other three corners are zoned for commercial uses, including those on the other side of Farnsworth Avenue. As such, it is no longer reasonable to consider it part of Bordentown's PO district, whose purpose is to permit detached single-family homes and to promote neighborhood stabilization by encouraging compatible conversions, such as professional offices and other low-intensity commercial uses. The Township should re-classify this collection of parcels to a more appropriate commercial zoning district comparable to the HC zone and amend the zoning ordinance to permit such uses there, as well as others, which may be appropriate in the Southern Gateway Redevelopment Area.

The adjacent fast food restaurant on Lot 37 does not belong in the PO district, nor does the circa 1960 commercial building at 261 US Route 130 (Lot 36). Both also belong in an HC-comparable district.

TOWNSHIP OF BORDENTOWN Southern Gateway Redevelopment Area Redevelopment Plan



TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

Proposed Land Use and Building Standards

This redevelopment plan recommends that the Township amend the zoning ordinance and zoning map to provide a new, more flexible highway commercial district, a Gateway Commercial - South (GWC-S) zoning district, for the properties in the redevelopment area to facilitate appropriate uses along the highways corridors and along Farnsworth Avenue at the Township's southern gateway. The proposed uses and building standards should be designed to consider:

- The location and frontage along or adjacent to either US Route 130 or 206, as well as posted speed limits, proximity to signalized intersections, pedestrian movements, etc. ;
- Development constraints, such as shallow lot depths, freshwater wetlands, grading, potential brownfields condition or highway access management issues;
- The nature of existing uses, be it the municipal complex, nearby restaurants or the sewage treatment plant, and their associated site plan improvement requirements, such as parking, signage, drainage, access and waste management;
- Urban design and smart growth planning principles articulated in Bordentown Township Ordinance 2003-23 and other planning documents.

Most of the Township's current Highway Commercial (HC) height, area and yard requirements, and general requirements appear to be sufficient for the proposed Gateway Commercial - South (GWC-S) district standards, and essentially will be the same as those in the Highway Commercial (HC) and Community Commercial (CC) districts. However, the redevelopment plan recommends updating the list of permitted uses to correlate them with the businesses categories in the 2007 North American Industrial Classification System (NAICS). This listing, which contains a more detailed description of business types than the current ordinance, will provide a common language for Township residents, businesses, property owners, investors and municipal officials to discuss redevelopment opportunities in the Southern Gateway. The updated list expands opportunities for appropriate "gateway commercial" eating and drinking establishments, personal and household services, retail and indoor recreational businesses. "Outdoor cafes" are added as a conditional use to ensure that current and future eating and drinking establishments are well-designed and maintained for public health and safety reasons.

The following Gateway Commercial - South (GWC-S) district standards also amend the current off-street and on-street parking, loading area and driveway standards to specify the location of off-street parking areas and to encourage shared parking areas, to reduce the number of curb cuts and to increase vehicular and pedestrian safety. It also adds language to clarify and slightly revise the building design guidelines for this area adopted in 2003 (Ordinance 2003-23). (See Section 25:521.) Finally, the proposed revisions also include refinements for building orientation and site plan design in this redevelopment area.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

Gateway Commercial - South (GWC-S) District:

A. Purpose: The purpose of this district is to create a gateway for the southern end of the US Routes 130/206 merged corridor in Bordentown Township by permitting a mixture of uses appropriate to local and regional through-traffic and by implementing certain site and building design and development standards that will promote a characteristic identify appropriate for this unique location.

B. Permitted principal uses:

1. Financial Industry Establishments, including:
 - Banks
 - Finance, insurance and real estate offices

2. Eating and Drinking Establishments, including:
 - Standard, or Full-Service, Restaurants
 - Cafeterias, Grill Buffets, Buffets and other Limited Service Restaurants
 - Bars and Taverns
 - Snack and Non-Alcoholic Beverage Bars
 - Caterers and Catering Halls

3. Retail Sales Establishments, including:
 - Antiques; Used Clothing and Merchandise Stores
 - Art Dealers
 - Arts and Craft Production and Sales
 - Bakeries and Baked Goods Stores
 - Books, Newspapers, Magazines and Periodicals
 - Clothing, Clothing Accessories and Shoe Stores
 - Confectionery and Nut Stores
 - Convenience Stores
 - Delicatessens
 - Electronics and Appliance Stores
 - Fish and Seafood Markets
 - Florists
 - Fruit and Vegetable Markets
 - Furniture and Home Furnishings Stores
 - Gift, Novelty, and Souvenir Stores
 - Food Markets and Grocery Stores
 - Hardware Stores
 - Jewelry Stores
 - Meat Markets
 - Office Supplies, Stationery, and Gift Stores
 - Pet and Pet Supplies Stores
 - Pharmacies
 - Photography and Photographic Supplies
 - Sporting Goods, Hobby, Book, and Music Stores
 - Tobacco Stores

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

4. Personal and Household Services, including:
 - Dry Cleaning and Laundry Services
 - Footwear and Leather Goods Repair
 - Health and Personal Care Stores
 - Pet Care (except Veterinary) Services
 - Tailoring and Dressmaking

5. Rental Services, including:
 - General Household and Party Rental Centers, excluding Construction Equipment and Vehicles

6. Indoor Recreational Uses, including:
 - Amusement arcades, bowling centers and billiard parlors
 - Art Galleries
 - Fitness and recreational sports centers
 - Instructional Academies, including Fine, Martial and Performing Arts, Language, Sports and Recreation, Driving, etc.
 - Live Performance Theaters

7. Professional, Scientific, and Technical Services including:
 - Accounting, Tax Preparation, Bookkeeping, and Payroll Services
 - Advertising, Public Relations, and Related Services
 - Architectural, Engineering, and Related Services
 - Computer Systems Design and Related Services
 - Legal Services
 - Management, Scientific, and Technical Consulting Services
 - Marketing Research and Public Opinion Polling
 - Physicians, Dentists and Other Health Practitioners
 - Scientific Research and Development Services & Laboratories
 - Specialized Design Services
 - Translation and Interpretation Services
 - Veterinary Services

8. Administrative and Support Services, including:
 - Business Support Services
 - Copying, Photocopying, Photofinishing and Printing Services
 - Employment Services
 - Facilities Support Services
 - Investigation and Security Services
 - Mailing, Packaging and Labeling Services
 - Office Administrative Services
 - Property Maintenance, Janitorial and Similar Services and
 - Travel Arrangement and Reservation Services.

9. Civic Uses, including:
 - Municipal Government Buildings and Offices

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

10. Mixed-uses of any of the above permitted principal uses may occur in one or more building or structure on a lot, as long as all of the other requirements in this section comply.
11. A lot may contain multiple buildings or structures containing any of the above permitted principal uses, as long as all of the other requirements in this section comply.

C. Permitted accessory uses, including:

1. Off-street parking
2. Fences and walls, see Section 25:503 for standards
3. Business Identification Signs, see Section 25:514.H.2 for standards
4. Garages and storage buildings
5. Temporary construction trailers and one (1) sign not exceeding seventy-five (75) square feet, advertising the prime contractor, subcontractor(s), financing institution(s) and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one (1) year, whichever is less, provided the trailer(s) and sign are on the site where construction is taking place and are set back at least thirty feet (30') from all street and property lines
6. Radio, television and satellite dish antennae, see Section 25:513 for standards
7. Drive-through facilities serving the banking and financial industry, eating and drinking, retail sales, and personal and household service business customers.

D. Conditional Uses, per N.J.S.A. 40:55D-67, including:

1. Public Utility Uses, see Section 25:601.J
2. Lodging Uses, where guest enter their rooms from a common interior hallway or corridor, including the following uses located between US Route 130 and US Route 206:
 - Extended Stay Hotels, see Section 25:601.E
 - Hotels / Inns, see Section 25:601.F
 - Hotel / Conference Centers, see Section 25:601.F
3. Automobile Filling Stations, which are defined as business establishments whose function is the storage of gasoline, diesel and other automotive fuels, motor oils and other fluids, travel aids and minor automobile accessories for the primary purpose of selling or offering for sale any such items, shall be a conditional use within the designated Southern Gateway Redevelopment Area only.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area

Redevelopment Plan

(1) Location and Bulk Standards

- (a) Property must front upon and be accessed by either US Route 130 or US Route 206
- (b) Minimum Lot Size is 80,000 square feet

(2) Accessory Uses

(a) Exterior accessory uses permitted:

- (i) Fuel pumps, attendant stations, pump islands and pump island canopies;
- (ii) Retail sales of motor oils and other fluids, travel aids and minor automobile accessories stored on pump islands. Display areas are limited to one per pump island and shall not obstruct required vehicle or pedestrian access. Display areas shall not exceed ten (10) square feet at the base and six feet (6') in height;
- (iii) Window cleaning, hand cleaning, pressurized air and water services for vehicles; and
- (iv) Propane and kerosene sales for domestic consumption.

(b) Interior accessory uses not to exceed a total Building Coverage of 10% for the principal use and accessory use(s):

- (i) Convenience stores offering items for retail sale, such as: pre-packaged and perishable foods, beverages and meals; home care and personal care products; licensed lottery sales; periodicals, tobacco products and other tangible goods, primarily for self-service by the consumer for off-site use and consumption;
- (ii) Limited service restaurants and snack and non-alcoholic beverage bars, such as fast food restaurants and coffee and tea shops, for off-site consumption; and
- (iii) Automated teller banking machines (ATMs).

(c) Expressly prohibited as accessory uses or secondary principal uses:

- (i) Drive-thru services of any type;
- (ii) Major service and repairs, such as engine, body, frame, painting, welding, tire changes, etc.;
- (iii) Minor service and repairs, such as ordinary maintenance; inspections; oil, filter and fluid changes; lubrication and incidental repair;
- (iv) Outdoor vending machines, except for pressurized air service;

TOWNSHIP OF BORDENTOWN
Southern Gateway Redevelopment Area
Redevelopment Plan

- (v) Taxi service, and vehicle towing, storage and off-site parking;
- (vi) Vehicle parts and supplies sales;
- (vii) Vehicle sales, rental and leasing; and
- (viii) Vehicle washing and detailing.

(3) Underground Tanks, Pump Islands, Canopies and Other Fixtures

- (a) All gasoline, diesel and other automotive fuels shall be stored underground at least five feet (5') from any street or property line. No gasoline pump shall be erected within twenty feet (20') of any street or property line.
- (b) Canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements.
- (c) Individual canopies shall have a maximum area of 6,000 square feet; multiple canopies shall be separated by a minimum distance of thirty feet (30').
- (d) No more than twenty percent (20%) of the total lot area shall be covered by canopies.
- (e) Canopies shall have a maximum bottom height of fourteen feet (14') measured from grade to the underside of the canopy and maximum top height of twenty-two feet (22').
- (f) Solar panels installed on flat or slanted canopies may exceed the maximum top canopy height.
- (g) Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lense luminaire, and that no glare should be visible from the fixture.
- (h) Canopies shall maintain the same architectural character and color palette of the principal structure.
- (i) Stormwater runoff from all canopies shall be channeled underground to a stormwater management facility.
- (j) All fuel tanks shall be installed underground, except tanks less than 1,100 gallons in size used only for the storage of kerosene, and corralled storage areas for propane gas cylinder exchange operations.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- (k) Tank vents measuring ten feet (10') or greater shall be painted black, screened or incorporated into the building architecture.
4. Outdoor cafes, as an accessory use to any permitted eating and drinking establishments, provided the primary seating area for the establishment be indoors, in accordance with the following guidelines and procedures. The Township has determined that outdoor cafes will promote the public interest by adding to the active and attractive pedestrian environment created by them and provide the opportunity for creative, colorful, pedestrian-focused commercial activities on a day, night and seasonal basis, which activities are aesthetically pleasing and will add to the excitement, charm, vitality and diversity of the district.
- a. Definitions. For the purpose of this section, the following words shall have the meaning respectively ascribed in this section:
- Outdoor Cafe - Any commercial establishment where food and other refreshments are served to seated patrons outdoors on private property.
- b. Requirement of license. It shall be unlawful for any person, firm, partnership, corporation, association or organization of any kind (hereinafter collectively referred to as "person") to create, establish, operate, maintain or otherwise be engaged in the business of conducting an outdoor cafe in the Bordentown Township, on public or private property, unless such person shall hold a currently valid license issued pursuant to the terms of this section.
- c. General location. No license shall be issued hereunder unless the applicant shall demonstrate that the outdoor cafe shall not intrude upon the public Right-of-Way (ROW). No food or drinks served at such outdoor cafe shall be prepared or stored other than in the interior of the establishment.
- d. Application for license. Application for the license required hereunder shall be made to the Zoning Officer and shall be signed by the applicant. The application shall contain the following information:
- (1) The name, residence, address, and telephone number of each individual, owner, partner, or, if a domestic corporation, the names, residences, addresses, and telephone numbers of the directors and officers owning a 10% or greater interest in the corporation and the chief operating executive of the corporation and, if a nondomestic corporation, the name, residence, address, and telephone number of the managing officer for service of process within the State of New Jersey and a copy of the qualification of said non-domestic corporation to conduct business

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

in the State of New Jersey.

- (2) A copy of the trade, corporate, business, or fictitious name upon which the applicant intends to do business pursuant to this section.
- (3) The address and description of each place where the applicant intends to establish or operate an outdoor cafe.
- (4) The name and address of the person owning the premises, if other than the applicant, and the consent of the owner of the premises to the application.
- (5) Three sets of a proposed layout plan containing scaled drawings prepared by a licensed professional architect or engineer clearly illustrating the number, type of materials, color and location of all tables, chairs, umbrellas, or other furnishings or fixtures intended to be located in the outdoor cafe. All tables and chairs must be constructed of material of sufficient weight so as to not be affected by high winds or may be permanently affixed to the ground, paved area or decking. The perimeter of the outdoor cafe shall be defined and set off by a permanent enclosure or a portable-type enclosure, which may include live potted plantings. The enclosure shall define the perimeter of the area to be used as an outdoor cafe and shall separate it from the pedestrians traversing an adjacent sidewalk. The enclosure shall be open at all times to the air, but may contain air-conditioning or heating equipment, if approved by the Township's building and fire officials. The enclosure barrier shall have a height of no more than three feet (3') at grade level, or as minimally required by the Building Code if at another elevation. Awnings or outdoor umbrellas extending over the enclosure, however, are permitted, provided that the lowest portion of the awning or umbrella is not less than seven feet above an adjacent sidewalk and does not extend more than one foot beyond the enclosure. The scaled drawings shall also illustrate the following:
 - (a) The location of any doors leading from the commercial establishment to the outdoor cafe. No such doors may be obstructed in any manner.
 - (b) The number of feet and location of unobstructed space permitting free passage of pedestrian traffic around each outdoor cafe.
 - (c) The location of the place where any food or drink is intended to be prepared.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- (d) The enclosure or protective barrier separating the dining or activity area of each outdoor cafe from pedestrian traffic, which shall be indicated by a plan, elevation and section.
 - (e) The location of all bus stops, fire hydrants, utility poles, benches, handicap ramps, street furniture, trees and any other fixtures permanently located on the sidewalk in front of the commercial establishment or within 10 feet thereof on either or any side.
 - (f) The type and location of any proposed outdoor lighting and outdoor heating fixtures and should include the following information: mounting height, lamp or heating type, lumens and watts. Any open-flame-type fixture shall only be permitted with the approval of the Fire Official.
 - (g) An application fee as may be set forth by Bordentown Township.
- e. Zoning Officer review of application. The Zoning Officer will review the application for completeness and compliance with the terms of this section. If the application is complete, the Zoning Officer will act upon the same within 10 business days after the application becomes complete. If the application is not complete, the Zoning Officer will so notify the applicant within 10 business days of the submission and specifically detail the areas in which the application lacks compliance with the requirements of this section.
 - f. Issuance of license. If the application complies with this section, the Zoning Officer shall issue a license strictly subject to the terms and conditions of this section.
 - g. Transfer of license. The license is personal to the applicant, and any change or transfer of ownership of the outdoor cafe shall terminate the license and shall require a new application and a new license in conformance with all of the requirements of this section.
 - h. Inspection of outdoor cafe. Acceptance of the license by the applicant shall operate as a consent to the Health, Fire, Police and Building Officials of the Township to inspect the outdoor cafe for continued compliance with the terms and conditions of this section and any federal, state, county or local law, ordinance or regulation affecting the same.
 - i. Indemnity. No license required by this section shall be granted to any person to operate an outdoor cafe until such person shall have filed with the Zoning Officer a statement agreeing to indemnify and hold

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

harmless Bordentown Township, its agents, servants, representatives or employees from any or all claims, damages, judgment costs or expenses, including attorneys' fees, which they or any of them may incur or be required to pay because of any personal injury, including death, or property damage suffered by any person or persons as a result of or related in any way to the operation and maintenance of the outdoor cafe for which the license is issued.

- j. Revocability of license. Any license issued hereunder is issued solely as a revocable license, which shall be subject to revocation or suspension by the Township Clerk for failure of any licensee to comply with this section or for violation of any other applicable federal, state, county or municipal law, regulation or ordinance. Any license issued hereunder is issued upon the express understanding that the licensee obtains no property right there under, nor any interest in the continuation of said license.
- k. Unlawful operation of outdoor cafe. It shall be unlawful for any person to operate an outdoor cafe before 7:00 AM or after 11:00 pm for business operation or after the suspension or termination of the applicable license.
- l. Cleanliness of area. Each licensee is responsible for keeping the area of the outdoor cafe and the adjacent sidewalks and streets free and clear of debris or litter occasioned by the outdoor cafe. Areas must be cleaned as needed and at the time that business is closed and at the beginning of each business day, but not later than 9:00 a.m.
- m. Vending machines. No vending machines of any kind are permitted on the exterior of any building operating an outdoor cafe.
- n. Signs. No signs shall be permitted in the area of the outdoor café, nor logos or advertising upon any umbrellas, equipment, fixtures, etc., without prior approval of the Bordentown Township Planning Board.
- o. Modification, suspension or revocation of license. In addition to the powers of suspension or revocation as set forth above, the Township reserves the right to modify, suspend or revoke any license on 10 days' written notice if the Township determines that the pedestrian operation of the outdoor cafe has violated the terms and/or conditions of its approval, is a hazard to public safety or because of any other safety issue within the Township because of such operation. The license may also be suspended or revoked on 10 days' written notice in the event the Township determines that it is necessary to utilize the area or any part thereof for the maintenance or installation of underground utilities. In the event of any emergency, which emergency is certified by the Township Clerk, the license may be

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

suspended or revoked without notice.

- p. Duration and renewal. Outdoor cafes shall be permitted to operate year-round.
 - q. Outdoor equipment. No tables, chairs or other equipment used in the outdoor cafe shall be attached, chained or in any manner affixed to any tree, post, sign, curb or sidewalk or public property within or near the licensed area. All equipment used in connection with the operation of an outdoor cafe shall be of sufficient size and weight to avoid being blown about by the wind. All equipment, tables, chairs, umbrellas, etc., pertaining to the outdoor seating area not permanently affixed to the ground, paved area or decking shall be removed at the end of each and every evening and secured within the confines of the building. No equipment, tables, chairs or any other material of any kind not permanently affixed to the ground, paved area or decking shall be permitted to remain outdoors during hours in which the business is not open to the public and operating.
 - r. Termination of license. The licensee agrees at the end of the license period, or in the event that the license is temporarily or permanently suspended or revoked, that the licensee will at his own cost and expense vacate the sidewalk space and promptly remove any property placed thereon. Failure to do so on five days' written notice shall grant to the Township the right to remove any property on the sidewalk, and the licensee agrees to reimburse the Township for the cost of removing and storing the same.
4. Outside areas for the storage, sale and display of materials, as an accessory use to any permitted building material and garden equipment and supplies dealer, provided such outside areas conform to all bulk and design requirements

E. Maximum Building Height.

- 1. Forty-eight feet (48') or three (3) stories for a building used primarily as offices for: financial industry establishments; professional, scientific, and technical services; administrative and support services; civic uses, or a combination the above.
- 2. Thirty-five feet (35') and two and one-half (2.5) stories for all other buildings, except as provided in Section 25:602.A.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

F. Area and Yard Requirements, after any required public right-of-way improvements.

1. Principal Buildings:

a. Frontage and access on US Routes 130 or 206

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Frontage: 300 feet, or 150 feet with shared driveway with adjacent lot
- Minimum Lot Width: 300 feet, or 150 feet with shared driveway with adjacent lot
- Minimum Front Yard Setback from curblines: 30 feet
- Minimum Side Yard Setback: 20 feet
- Minimum Rear Yard Setback: 10 feet

b. Frontage on, but no access from, US Routes 130 or 206

- Minimum Lot Area: 20,000 square feet
- Minimum Lot Frontage: 150 feet
- Minimum Lot Width: 150 feet
- Minimum Front Yard Setback from curblines: 30 feet
- Minimum Side Yard Setback: 20 feet
- Minimum Rear Yard Setback: 10 feet

c. Frontage on streets other than Routes 130 or 206

- Minimum Lot Area: 10,000 square feet
- Minimum Lot Frontage: 100 feet
- Minimum Lot Width: 100 feet
- Minimum Front Yard Setback from curblines: 20 feet
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet

2. Accessory Buildings:

- Minimum Distance to side line: 10 feet
- Minimum Distance to rear line: 10 feet
- Minimum Distance to other building: 10 feet

3. Coverage:

- Maximum Building Coverage of principal building: 35%
- Maximum Total Impervious Coverage: 75%
- Maximum Floor Area Ratio: 50%

G. Public and Private Frontage:

1. At a minimum, the following dimensions and improvements shall be made and maintained between the curblines and the façade or elevation of the nearest principal building adjacent to the street:

- a. The area between the curb and the sidewalk shall be planted with shade trees and groundcover to a width of eight feet (8'), with shade trees shall be planted at fifty-foot (50') intervals;

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- b. The next five feet (5') shall be paved with a concrete sidewalk, the width of which may be reduced, as appropriate, in certain section to preserve existing trees; and
 - c. The next seven to seventeen feet (7-17') may include other additional landscaping; a permitted business identification sign; an accessory outdoor café; additional pedestrian circulation improvements; or a combination of the above.
 - d. Regardless of the above, in no event shall a permitted business identification sign be installed on or overhang onto public property. Nor shall it obscure a motorist's vision within the sight triangle, as described in Section 25:503.F. All signage installed along US Routes 130 or 206 shall be in compliance with the New Jersey Department of Transportation (NJDOT) Roadside Sign Control and Outdoor Policy (N.J.A.C. 16:41C). Approval of such signs by the board or its administrative officer may require application, review and final approval by NJDOT.
2. No merchandise, products, unenclosed waste, equipment or similar material or objects shall be displayed or stored outside.
 3. No off-street parking or loading areas shall be located within five feet (5') of a public right-of-way or within five feet (5') of the inside edge of a paved multi-use trail or sidewalk, whichever is greater.
 4. All areas not utilized for buildings, structures, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, groundcover, seeding or plantings and maintained in good condition.
 5. Where permitted non-residential uses occupy any portion of a building or lot, a minimum buffer area of fifteen feet (15') in width shall be provided along any common property line with a residential district or residential use. The buffer shall consist of evergreen trees, a minimum of eight to ten feet (8'-10') in height and twelve feet (12') on center, in a double staggered row when planted. Fencing may also be used to enhance the buffer. (See Section 25:506 E. for additional standards.)
 6. No stormwater detention or retention basins or rain gardens shall be located within five feet (5') of: a public right-of-way; the inside edge of a paved multi-use trail or sidewalk; off-street parking area; or an adjacent property line.
 7. In no case shall the front yard contain any stormwater detention or retention basins. Underground or sub-surface stormwater detention or retention basins, however, are permitted in the front yard.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

H. Off-Street and On-Street Parking, Loading Areas and Driveways:

1. A sufficient number of parking stalls shall be provided as required by the Township's off-street parking, loading area and driveway regulations §25:508.
2. Off-street parking fronting a State highway or County road shall be screened with a red brick wall or a black wrought metal fence, or a combination of both, constructed to a minimum of three and one-half feet (3.5') high and a maximum of five feet (5') high, and placed within five feet (5') from the edge of the sidewalk.
3. Shared parking. Shared parking shall be encouraged for all parking lots. Applicants may reduce the total amount of parking that they are required to provide if they demonstrate, at the time of site plan review, that the total amount of parking being provided for the combined uses will be available.

In calculating the total amount of parking available, applications shall submit a shared parking analysis report using procedures consistent with the report "*Shared Parking*" published by the Urban Land Institute (ULI) in cooperation with the Institute of Traffic Engineers (ITE), or with other subsequent updated materials published by ITE.

An applicant who seeks to employ a shared parking approach must:

- a. Be under the control of a single entity or document that they have entered into a binding agreement authorizing the shared parking arrangement; the applicant shall be required to file a report three years from date of final development approval with the Zoning Office documenting that it is continuing to satisfy its parking requirement;
 - b. Provide the shared parking on the same block as the parcel to be developed or a contiguous block, unless otherwise approved; and
 - c. Provide clear informational signage directing vehicles to the associated parking area(s).
4. There shall be no loading or unloading from a public right-of way. Each principal building shall provide for at least one (1) off-street loading and unloading space for a semi- or tractor-trailer delivery truck with adequate ingress and egress from streets and with adequate space for maneuvering. Such space(s) shall provide that area at the side or rear of the building. Each space shall be fifteen feet (15') by sixty feet (60'). Additional spaces may be necessary and required dependent upon the specific activity. The board may make exceptions to this requirement if the applicant demonstrates that at least seventy-five percent (75%) of the loading and unloading deliveries for the tenants in the principal building are to be by van, box / panel truck or similar delivery vehicle.
 5. Other requirements: Unless indicated above, all other off-street parking, loading area and driveway features shall be consistent with Section 25:508.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

I. Site Planning Principles:

1. Spatial relationships between buildings and other structures shall be formal; facades shall be parallel to street lines, and exterior building walls shall typically be either parallel or at right angles to each other. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate fire and emergency access.
2. Buildings shall be located to front toward and relate to public streets, both functionally and visually. Buildings shall be oriented to address the geometry of the abutting street pattern and shall acknowledge prominent design features in the regular street pattern. Over time, this will help create a special design character for the Southern Gateway Redevelopment Area.
3. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. Such buildings may be designed with additional height and/or building features to emphasize their location.
4. The rear yard is the preferred location for drive-thru structures to maintain pedestrian connections from adjacent businesses.
5. The rear yard is the preferred location for exposed stormwater management facilities. Any stormwater management accommodated in the rear yard must provide a landscaped amenity to the site through the use of native trees, shrubs, grasses and forbs.

J. Building Design Guidelines:

1. Applicants shall submit architectural drawings, elevations, and illustrated architectural renderings, including elevations of each façade facing a public right-of-way or on-site pedestrian walkway, as part of any site plan application for the development of new structures or renovation of existing structures. Such documents shall be signed and sealed by a registered architect licensed to practice in the state of New Jersey. These renderings and any required modifications shall become part of any approvals granted.
2. The design of any new or renovated structure, as well as its other site improvements and amenities, such light fixtures, fences and walls, outdoor furniture, etc., may be fashioned in any architectural style, but, to the greatest extent possible, shall incorporate design features inspired by and compatible with typical historic architectural styles in the Bordentown area and Burlington County, in accordance with the design guidelines in Section 25:521.
3. Building size and scale, roof shapes, façade and fenestration rhythms, and façade and fenestration proportions shall be designed to avoid long

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

uninterrupted expanses of flat walls or roofs. Long buildings shall be visually divided into smaller increments. Building wall offsets measuring a minimum of four inches (4") shall be provided at a maximum spacing of fifty feet (50') along any building wall of seventy-five feet (75') or greater to provide visual interest and variety and to relieve the negative visual effect of a single, long wall. Roofline offsets shall be provided along any roof measuring longer than seventy-five feet (75') in length, in order to provide visual interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.

4. When facades of a building other than the primary façade face public streets, pedestrian walkways and adjacent residential neighborhoods, such facades shall include building elements consistent with the primary façade, such as window treatments, design details and materials.
5. All buildings, light fixtures, fences, walls, outdoor furniture, site amenities and landscape improvements shall be architecturally compatible with the style of the proposed buildings. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.
6. Roofs and roof materials
 - a. Roof types shall be front or side gable, gambrel, mansard, hipped, salt box, or combinations thereof. The recommended pitch for the principle roof shall be 9/12. The principal pitch may be lowered if there are overhanging eaves that are either bracketed or have exposed rafters.
 - b. A shed roof shall be permitted only when attached to a principal roof or parapet wall.
 - c. Flat roofs may be permitted when enclosed by a continuous parapet. All flat roofs shall have an articulated cornice line that generally corresponds to a consistent cornice line on the neighboring buildings.
 - d. Permitted roof materials for pitched roofs include: slate, cedar wood shingles, dimensioned asphalt (four complementing colors), composite tile (slate), and standing seam copper or anodized aluminum. Roof colors shall be compatible with the color scheme used for other building elements.
 - e. Where hipped roofs are used, it is recommended that the minimum pitch be 6/12. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Flat roofs should be avoided on one story buildings and are recommended for use only on buildings with a minimum of two stories, provided that all visibly exposed walls have an

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the building's architecture. Mansard roofs are discouraged on buildings less than three stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements, are encouraged.

- f. Cross gables and dormers should be used to distinguish one building from its neighbor. Dormers may be hipped, gabled, shed, pedimental or eyebrow. The architectural features shall be used to give various plans distinctive architectural quality.
- g. Gutters should be architecturally compatible with the style of the building. Discharge spouts shall have splash parts or be discharged underground to the street.

7. Facade treatment and facade materials

- a. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and/or rear elevations visible from the public viewshed is discouraged.
- b. All visibly exposed sides of a building shall have an articulated base course and cornice. The base course shall align with either the kickplate or sill level of the first story. A cornice which terminates or caps the top of a building wall may project horizontally from the vertical building wall plane and may be ornamented with moldings, brackets, and other details. The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses
- c. Solid, blank, windowless walls or service areas visible from the public viewshed shall be discouraged. Where the construction of a blank wall is necessitated, it is recommended that the affected facades be articulated by the provision of false windows, architecturally articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Intense landscaping may also be appropriate in certain cases.
- d. Facade treatment and facade materials.
 - 1. Buildings shall be clad in brick, stucco, stone, or a combination thereof.
 - 2. Brick mortar joints shall not exceed 1/2 inch. Mortar joints shall be struck. Brick colors shall be in the brown and red range. Brick

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area

Redevelopment Plan

shall be laid in American, English or Flemish bond. Brick shall be in the brown and red ranges.

3. Stucco shall have either a smooth or textured finish. Stucco, stone and masonry veneer shall be earth tones.
 - e. Wood surfaces shall be painted with colors from the Benjamin Moore Historic Color Collection or equivalent. Color combinations must be either Benjamin Moore Paint color combinations, from the Benjamin Moore pamphlet entitled "Historical Color Collection - Interior/Exterior," or other brands of paint so long as the color combinations have been matched to color combinations in said pamphlet. Trim and shutters shall be painted a contrasting color (or colors) from the main body.
 - f. In mixed-use buildings, the difference between ground floor uses and entrances for upper level uses shall be reflected by differences in facade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct, but compatible, exterior materials, signs, awnings, and exterior lighting.
 - g. Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall facade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
8. Windows and Doors.
- a. Entry and doors. All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, over-hangs, railings, balustrades, fanlights, transoms and sidelights, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.
 - b. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
 - c. Windows shall be between 26 inches and 36 inches off the ground and shall be architecturally compatible to and in proportion with the

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

facade treatment. Transoms above the ground floor display windows are recommended. Transom windows may be elevated above awnings.

- d. Primary display windows shall occupy a minimum of 60% and a maximum of 75% of the ground floor.
 - e. The outer glazing of the window shall be set back a minimum of three inches from the outer plane of the wall. At minimum, there shall be a decorated lintel, face frame, and drip mold over the doors and windows.
 - f. Solid, blank, windowless walls or service areas visible from the public view shed shall be discouraged. Where the construction of a blank wall is necessitated, it is recommended that the effected facades be articulated by the provision of false windows, architecturally articulated masonry, or by using recessed or projecting display window cases. Intense landscaping may also be appropriate in certain cases.
 - g. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged.
 - g. Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details; do not conceal architectural features, such as cornices, columns, pilasters, or decorative details; do not impair facade composition; and are designed as an integral part of the facade. Canvas is the preferred material, although other waterproofed fabrics may be used. Metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure.
9. Trim/eaves and other decorative building elements.
- a. All buildings shall be, at a minimum, trimmed with gable and eave boards all around. Trim ornament may be elaborated to any of the following: plain or decorated frieze, overhanging eaves, boxed cornice, denticulated cornice, and ornate Italianate bracketed cornice.
 - b. Tight eaves shall be finished by molding. All windows shall have decorative lintel with sill and side trim. All doors shall be trimmed with

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

decorative lintel and side edge. All non-masonry structures shall have corner boards. The use of quoins on masonry buildings is encouraged.

- c. Decorative elements such as pergolas, cupolas, and belvederes are encouraged as elements to give architectural emphasis to structures.
- d. Towers are recommended on buildings located in prominent positions requiring special architectural treatment. Towers shall not extend more than fifteen feet (15') above the roof ridge line. They shall be in character with the architectural style of the building. A tower's floor plan shall not exceed fifteen feet (15') by fifteen feet (15').

K. Landscaping. Landscaping shall be required in accordance with §25:506, §25:508 and the following standards.

- 1. All areas of a site not occupied by buildings, parking lots, other improvements, or paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.
- 2. Native Species. Plants that are native to the area should be considered. Invasive plants are discouraged. Plants that are non-toxic and non-injurious are recommended for all public areas.
- 3. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as street furniture, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art and sculpture. Landscaping and site treatment plans shall consider perennial and seasonal flowers in planters, planting beds, and hanging baskets.
- 4. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Planting shall be designed with repetition, structured patterns, and complimentary textures and colors, and shall reinforce the overall character of the area.
- 5. Planting specifications. Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards. All planting standards must conform to or exceed minimum quality standards as defined by the American Association of Nurseryman's (AAN) American Standard for Nursery Stock (ASNS).
- 6. Within two years from the time of planting, all dead or dying plants, whether installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering during the initial two

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owners or their agents.

7. Plant species. Shrubs and other planting may be selected from those recommended in a standard reference book, such as Shrubs and Vines for American Gardens by Donald Wyman (New York, MacMillan, 1969). Street, shade and ornamental trees may be selected from those recommended in a standard reference book, such as Manual of Woody Landscape Plants by Michael Dirr (Champaign, IL, Stipes Publishing, 2009). The particular species of trees shall be determined upon specific locational requirements, soil types, geology, climate, and indigenous species. The following urban tolerant shade trees are recommended:
 - Village Green Zelkova
 - London Plane
 - Littleleaf Linden
 - Hackberry
 - Thornless Honeylocust
 - Red Oak
 - Regent Scholar Tree
 - October Glory Red Maple
 - Legacy Sugar Maple
 - Basswood
 - Princeton Sentry Ginko (Male)
8. Tree Location. They shall be spaced per the dimensions appropriate for their mature height. Street trees shall be planted on both sides of the street between the curb and the sidewalk, if such exists. Existing trees shall be used where possible. In locations where healthy and mature shade trees exist, the requirements for new trees may be waived or modified.
9. Energy conservation. To conserve energy and to the extent practicable, landscaping shall include the planting of evergreen windbreaks to block northwest winds in the winter, thereby reducing heating energy costs in the winter. Deciduous shade trees shall be planted near the southern facades of buildings to block summer sun, thereby reducing solar heat gain during the summer months.

L. Sustainable Development:

1. The Township of Bordentown encourages redevelopers seeking redeveloper status through redevelopment agreement to adopt the LEED® Rating System. To encourage projects to achieve formal LEED certification from the United States Green Building Council (USGBC), Bordentown Township has established a Green Development Incentive Program.
2. Redevelopers shall be permitted to request a Bordentown Green Building Program incentive, such as a slightly larger building or impervious coverage than would normally be allowed except by variance, if the project receives official LEED certification from the USGBC at one of the four LEED award

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

levels. The incentive allowed will vary depending on the project and on the LEED award sought. The use of the Program shall be incorporated in redevelopment agreements adopted by the Township.

3. Redevelopers requesting an incentive must submit the following information to the Township for each project:
 - a. Name of the LEED Accredited Professional working on the project: Each project must include a LEED accredited professional as part of the project team. This team member advises the project team on LEED issues and ensures that the specific LEED credits for the project are achieved.
 - b. LEED Scorecard: A LEED Scorecard must be submitted as part of its plan. The Scorecard must be accompanied by an explanation of how each credit will be achieved or why the credit cannot be achieved for the project. Prior to issuance of specific permits, reports must be submitted outlining progress on achieving LEED credits. A specific number of LEED credits will be negotiated and included in the project.
 - c. Construction Waste Management Plan: Prepare and implement a construction waste management plan. The plan must outline where waste will be sent for recycling, reuse, reprocessing, or disposal. Letters from each of the recipient facilities must be included.
4. Redevelopers applying for the Bordentown Green Building Program incentive must register their projects with the USGBC. Projects must be certified by the USGBC at the agreed upon level.

M. Heating and Air Conditioning, Elevator Housing and Other Roof Features:

1. Satellite dishes and other telecommunications receiving devices shall be located on building rooftops. All air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from view from public property or public rights-of-way and from adjacent properties by using architecturally compatible decorative walls, fencing, roof elements, screening devices and/or plantings.

N. Waste Management (Trash, Garbage and Recyclables) Storage and Disposal:

1. No on-site storage of waste shall be permitted for more than ninety (90) days.
2. All waste management collection and storage areas for trash, garbage and recyclables shall be screened from public view at the ground level using masonry walls and plantings. Containers shall not exceed the height of the screening and be finished in an architecturally compatible manner with the site's other buildings and structures.
3. There shall be no waste management pick-ups from a public right-of way.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

There shall be at least one (1) on-site waste management pick-up location provided for each principal building. The site plan shall indicate adequate ingress and egress from streets and with adequate space for maneuvering waste management vehicles on site.

O. Outdoor Lighting for Site and Building Illumination:

1. Outdoor lighting shall be designed, constructed and maintained to be sensitive to light pollution issues, such as not to: shine or glare onto adjacent properties; interfere with or distract motorists' vision, produce unnatural, monochromatic yellowing effects, or produce a "sky glow" or "day-lighting" effect around and above the site. House side shields shall be provided where abutting a residential use. When reviewing an applicant's building and site lighting plan, the board shall consider the following
 - a. Light only those areas that need to be lighted;
 - b. Minimize site lighting where possible;
 - c. Consider modeling the site lighting with computer software;
 - d. Prohibit the use of low-pressure sodium vapor lamps; and
 - e. Consider automatic timing devices, full cutoff fixtures, low-reflectance surfaces and low-angle spotlights.
2. Outdoor lighting shall be designed, constructed and maintained to be sensitive to energy efficiency, environmental sustainability and hazardous waste issues. When reviewing an applicant's building and site lighting plan, the board shall consider the following:
 - a. Encourage the use of "Energy Star" rated fixtures, such as outdoor-rated compact fluorescent (CFL) and light emitting diode (LED) lights;
 - b. Prohibit the use of low-efficiency incandescent lamps; and
 - c. Minimize the use of fixtures using heavy metals that are difficult to recycle, such as mercury-vapor lamps. Non-color corrected low-pressure sodium are prohibited.
3. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors and details of the building and shall comply with the local building codes. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible.
4. Streetlights shall be decorative and blend with the architectural style of the proposed buildings. Along all commercial or mixed-use streets, parking areas, sidewalks, walkways, courtyards, community greens, and interior open

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

spaces in the redevelopment area, twelve-foot (12') high decorative lampposts shall be provided at regular intervals. Posts in the redevelopment area shall be spaced at no greater than 60 feet on center. In parking lots, post heights may be extended to a maximum of sixteen (16) feet.

5. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to buildings or to light the exterior of buildings, shall be prohibited. Mounting brackets and associated hardware should be inconspicuous. Lighting fixtures attached to a building should be architecturally compatible with the facade.

P. Odor Control Buffering:

1. Due to the potential for windblown obnoxious odors from the sewage plant, principal buildings shall be located at least 250 feet from the plant's treatment facilities. A 50 foot wide vegetated buffer within that setback shall remain as a windbreak to the treatment facilities.

C. Temporary/Permanent Resident Relocation

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

"Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market."

The redevelopment plan does not anticipate the need to temporarily or permanently relocate any residents.

D. Identification of Proposed Property Acquisitions

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

"An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan."

Implementation of the redevelopment plan will not include any property acquisition through eminent domain or other measures.

E. Relationship to Intergovernmental Planning

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

"Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and redevelopment plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.)."

1. Contiguous Municipalities

- a. Bordentown City** - Bordentown City is the most adjacent municipality to the

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

Southern Gateway Redevelopment Area, abutting Mill Road and accessed by Farnsworth Avenue (Route 545), which is the City's main street. US Route 130, which is the northwest border of the Phase Two portion covered by this redevelopment plan, is a few hundred feet away from the municipal boundary.

The redevelopment plan recommends changing Bordentown Township's existing Highway Commercial (HC) zoning district in this area to the Gateway Commercial - South (GWC-S) district. The purpose of this new district is to "create a gateway for the southern end of the US Routes 130/206 corridor in Bordentown Township by permitting a mixture of uses appropriate to local and regional through traffic and by implementing certain site and building design and development standards that will promote a characteristic identify appropriate for this unique location," which is on the southern doorway of Bordentown City.

The new district essentially maintains the same types of permitted, accessory and conditional land use types, but makes some use, bulk and building forms changes comparable to those recently considered by Bordentown City. These include encouraging mixed-uses, multiple-use buildings, pedestrian circulation and amenity improvements, site and building design guidelines. Improving the land use and design character in Bordentown Township benefits Bordentown City by reducing the contracts between the two business areas: one in a historic downtown and the other on a busy highway corridor.

In addition, the Gateway Commercial - South (GWC-S) district makes significant changes to the current lot width, frontage and front yard setback requirements. These are designed to increase vehicular and pedestrian traffic safety in the US Routes 130/206 corridor, as well as economic viability for more diverse business uses and buildings. Pedestrian improvements include installation of an eight-foot (8') multi-use trail along the highway corridor and a six-foot (6') wide sidewalk and a dedicated bicycle shoulder along Farnsworth Avenue (Route 545). This redevelopment plan also recognizes the proximity of the municipality's two main civic resources, the Township's Municipal Complex and the City's Carlake Community Center, and suggests potential opportunities to reduce service costs, while increasing service delivery efficiency, by sharing them.

b. Fieldsboro Borough - Fieldsboro Borough is located about one mile from the redevelopment plan area in Bordentown Township. No impacts to Fieldsboro Borough should result from the implementation of this redevelopment plan.

c. Florence Township - Florence Township is located about four miles from the redevelopment plan area in Bordentown Township. No impacts to Florence Township should result from the implementation of this redevelopment plan.

d. Mansfield Township - Mansfield Township is located about two miles from the redevelopment plan area in Bordentown Township. No impacts to Mansfield Township should result from the implementation of this redevelopment plan.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

e. Chesterfield Township - Chesterfield Township is located about one and one-half miles from the redevelopment plan area in Bordentown Township. No impacts to Chesterfield Township should result from the implementation of this redevelopment plan.

f. Hamilton Township - Hamilton Township in Mercer County is located about three miles from the redevelopment plan area in Bordentown Township. No impacts to Hamilton Township should result from the implementation of this redevelopment plan.

g. Falls Township - Falls Township in Bucks County, Pennsylvania is across the Delaware River from Bordentown Township, but the redevelopment plan area in Bordentown Township is several miles distant from the bridges to Falls Township by roadway. No impacts to Falls Township should result from the implementation of this redevelopment plan.

2. Burlington County

Burlington County does not have a county master plan. To date, the county has relied upon the 2001 New Jersey State Development and Redevelopment Plan (State Plan). The county is currently working with Bordentown Township and twelve (12) other municipalities in the Northern Burlington County region to prepare a growth and preservation plan (GAPP). A draft plan has been completed in 2008 and is currently under review by the participating municipalities and the Burlington County Board of Chosen Freeholders.

The GAPP set forth a vision for the region that is based on a balance of growth and preservation. The Southern Gateway Redevelopment Area was identified as a "growth area." Among its several vision statements, the following apply to the redevelopment plan area:

- New growth and development that occurs in the form of livable, lively hamlets, villages and towns which are the result of redeveloping existing centers, expanding existing centers and developing new centers, and avoiding low-density rural and suburban sprawl that consume vast amounts of the countryside.
- Land use patterns that support multiple modes of transportation including, but not limited to, the pedestrian, bicycle, automobile, buses and farm equipment, and reduce reliance on single-occupancy vehicles.

The GAPP recommended numerous policies to achieve the balance of growth and preservation for the region. The policies are founded upon the 2001 State Plan and Burlington County's recommendations in the latest cross-acceptance process. The GAPP incorporated the redevelopment plan area within a "Town Center," which included Bordentown City and the US Routes 130/206 Corridor. The GAPP's basic objectives in this area are the following:

- To protect the character of existing stable communities;
- To provide for most of the region's future development and redevelopment in compact forms and mixed-use patterns; and

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- To redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

The redevelopment plan advances these GAPP policies by establishing a Gateway Commercial - South (GWC-S) district that fulfills the region's vision and forwards these objectives. The GAPP recognizes that Town Centers include residential neighborhoods, mixed-use downtowns and special-use districts, such as the Southern Gateway Redevelopment Area. This redevelopment plan is not intended to create a mixed-use "town center," like that in Bordentown City, nor to encourage additional housing or high-density development. Most town centers in New Jersey are not located on busy arterial roads, such as the US Routes 130/206 corridor, anyhow. The intention of this redevelopment plan is to encourage redevelopment that would create a "gateway district" in which Bordentown Township would be proud.

3. State Development and Redevelopment Plan (State Plan)

The New Jersey State Planning Commission adopted the *New Jersey State Development and Redevelopment Plan (State Plan)* on June 12, 1992. It re-examined and adopted a new State Plan in 2001. The State Plan designates the Southern Gateway Redevelopment Area in Bordentown Township as part of the PA2 Suburban Planning Area, which "...is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development."

State Plan policies for PA2 encourage maintenance, reinvestment and redevelopment to occur within such areas of the state. The redevelopment plan's response with the following PA2 policy objectives are shown in italics below:

Land Use: Guide development and redevelopment into more compact forms, Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area's capacity to accommodate future growth.

The redevelopment plan addresses these issues to the greatest extent possible. The plan's permitted, accessory and conditional uses provide for a mixture of compatible uses on properties and within buildings, which eventually will transform the area into less of a strip commercial center and more of mixed-use gateway district. Automobile-accessed and -oriented uses will continue, but will cease to be the primary character and function of this new gateway area. There is no existing or planned park land, farmland or low-density residential uses in this area or its environs for which to plan in this redevelopment phase. These issues may be addressed in a future redevelopment plan for areas south of Farnsworth Avenue

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

(Route 545) in the future.

Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

The redevelopment plan's Gateway Commercial - South (GWC-S) district standards removes the current Highway Commercial (HC) district's provisions for housing in single-use, planned development or mixed-use forms. Housing uses are inappropriate in this area.

Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

The Phase Two redevelopment project area is part of the Bordentowns "town center" in the Northern Burlington County Growth and Preservation Plan (GAPP). This redevelopment plan's main focus is to encourage economic development. There is no mass transit service along the US Routes 130/206 corridor.

Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

The redevelopment plan's Gateway Commercial - South (GWC-S) district standards for lot width, frontage and front yard setbacks were designed to increase vehicular and pedestrian safety in this busy highway corridor. There is no mass transit service along the merged section of the US Routes 130/206 corridor, but by enhance the project area's pedestrian environment, people will have a more convenient way to travel between here and the transit areas in downtown Bordentown City.

Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites (CESS). Use open space

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

The redevelopment plan area does not contain open spaces or CESs. This redevelopment plan's Gateway Commercial - South (GWC-S) district standards encourage the use of rain gardens and the landscaping of exposed stormwater management basins to be amenities in rear yards through the use of native trees, shrubs, grasses and forbs.

Agriculture: Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

The redevelopment plan area does not contain agricultural uses, nor is it contemplated to have agricultural activities.

Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional parkland and open space either in or within easy access of Centers.

The Phase Two redevelopment project area includes the Township's senior indoor recreation area, but does not include any existing or planned outdoor active or passive recreation areas. This redevelopment plan does not recommend any changes that would affect the continuation of such services in that senior facility. It does identify the potential opportunity to share recreational facilities and services with Bordentown City residents at its nearby Carlslake Community Center.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas, which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The redevelopment plan does this, as indicated above.

Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

or redevelop. Coordinate historic preservation with tourism efforts.

Bordentown Township does not have a historic preservation element in its master plan or any official historic survey, commission or ordinances. The Phase Two redevelopment project area contains one property that was identified in Volume 1 of the 1975-1977 Burlington County Inventory and Survey of Historic, Architectural and Cultural Resources. It is the Reeder House and outbuildings at 788 Farnsworth Avenue (Block 128.01, Lot 2), which is currently taxed as a 2.9-acre "commercial" property. Samuel A. Brouse of Trenton, NJ designed this "stick and shingle" clad house in the Queen Anne Revival style for the well-established Reeder family in 1890. In 1976, the house was in excellent condition and identified as possibly eligible for listing on the National Register of Historic Places. Today, it is not well-maintained and unlikely eligible.

Given its location, condition and large lot size, it is unlikely the privately-owned house or its outbuildings will be preserved, regardless of whether the property remains in the current Highway Commercial (HC) district or this redevelopment plan's Gateway Commercial - South (GWC-S) district.

Public Facilities and Services: Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities—schools, libraries, municipal buildings, government offices, post offices, civic, cultural and religious facilities, fire stations, etc.—in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Cores.

The redevelopment plan complies with this policy. For more information, see the Recreational and Community Facilities section on pages 14 and 15 of this document.

Intergovernmental Coordination: Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.

The redevelopment plan indicates that Bordentown Township and Bordentown City share municipal court facilities and services in the Township's municipal complex in the project area. The Recreational and Community Facilities section on pages 14 and 15 of this document notes additional potential opportunities for shared services at the City's nearby Carlslake Community Center. These two municipalities and eleven (11) other are involved in the Northern Burlington County Growth and Preservation Plan (GAPP). This intergovernmental cooperation plan and coordination strategy, which has been endorsed by nearly every municipality in the 239-square mile region, identifies the Southern Gateway Redevelopment Area as an important area for economic development stabilization and growth through center-based development and redevelopment

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

IV. AFFORDABLE HOUSING PROVISIONS

In N.J.S.A. 40A:12A-7b., the LRHL provides "[a] redevelopment plan may include the provision of affordable housing in accordance with the 'Fair Housing Act,' P.L.1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan."

The Council on Affordable Housing (COAH) granted Bordentown Township First Round substantive certification in 1987, which expired in 1993. The Township adopted a Housing Element and Fair Share Plan and implementing ordinances in 2009, which it then forwarded to COAH for Third Round certification. Although COAH did not approve them, Bordentown Township had continued to implement its affordable housing ordinance, which included a development fee for non-residential development until the Legislature overturned such affordable housing set-asides. On April 30, 2014, COAH released its court-ordered revised Round 3 regulations, which are expected to become effective on November 17, 2014.

The redevelopment area is a small wedge of land situated between a creek and two busy federal highways next to a sewage treatment plant. As such, it is not an appropriate location to encourage housing of any type, including affordable housing. Because the redevelopment plan does not propose any residential land uses in the redevelopment area, the redevelopment plan does not make any provisions for affordable housing.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

V. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

In N.J.S.A. 40A:12A-7c., the LRHL requires "[t]he redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the `Municipal Joint Land Use Law,' P.L.1975, c.291 (C.40:55D-1 et seq.)."

The previous sections of this redevelopment plan have documented that the twelve (12) properties within the existing Professional Office (PO) zoning district should be considered as highway-oriented commercial properties like the five (5) other properties in the existing Highway Commercial (HC) district. The following narrative, therefore, assumes that all of the properties in the redevelopment plan area should be treated as such. The redevelopment plan recommends that the Township Council amend the zoning ordinance and the zoning map to provide for a new Gateway Commercial – South (GWC-S) zoning district, which is to replace the existing zoning in the redevelopment area. The differences between the existing HC development regulations and those for the new Gateway Commercial – South (GWC-S) zoning district, as well as the basis for these changes, are as follows:

A. Purpose

- The current land development ordinance does not have "purpose" statements for its zoning districts. The land use and design standards for this new Gateway Commercial – South (GWC-S) begin with a purpose statement specifying the basic planning goal and type of community character the Township wishes to achieve by establishing the following requirements and guidelines for land uses, building, structure, developments and other improvements.

B. Permitted Principal Uses:

- The new Gateway Commercial – South (GWC-S) district specifies the various types of permitted "retail sales and services." It separates them into two separate categories, per the 2007 North American Industrial Classification System (NAICS), as "retail sales establishments" and "personal and household services." It also adds a category for "general household and party rental services," which appears to be missing as a permitted use in any of the Township's commercial districts. These rental services exclude construction equipment and vehicles, which are not appropriate in a destination-oriented commercial district.
- It expands the types of eating and drinking establishments to include modern business types, such as coffeehouses and teahouses, which one would consider "snack and non-alcoholic beverage bars." It also adds outdoor seating areas as conditional uses to eating and drinking establishments and provides permitting procedures and design guidelines to protect public health and safety.
- It specifies that "legitimate theaters" are live performance and motion picture theaters. There is no need to indicate that "adult theaters" are a prohibited or conditional use in the new zone, because N.J.S.A. 2C:34-7 indicates that adult theatres and other adult uses are not permitted within 1,000 feet of public schools, recreation areas, residential areas, etc. This 1,000-foot restriction covers

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

all parcels in the GWC-S district and the Phase Two redevelopment project area.

- It identifies “administrative and support services” as a permitted use, because these are necessary to be adjacent to successful professional office, business and commercial districts.
- It recognizes the location of the municipal complex and permits “municipal government buildings and offices.” However, it restricts other government uses from locating there because they are not consistent with the destination-oriented commercial uses desired in the redevelopment area.
- It removes “child care centers” as a permitted use because the adjacent highway traffic is too dangerous for infants and toddlers, if they were to be lost. Bordentown Township has other more appropriate zoning districts for this use.
- It removes automobile dealership for new cars or used cars as a permitted use because these uses are not conducive to the destination-oriented commercial and related uses the Township desires to attract to this location. Bordentown Township has other more appropriate zoning districts for this use.
- It removes the outdated and not business-friendly maximum limit on the size of retail uses, which is now limited to 5,000 square feet. .
- It removes “planned developments” as a permitted use in accordance with Section 25:606, because this section is geared primarily for residential uses, which the Gateway Commercial – South (GWC-S) district discourages.
- It promotes the mixture of permitted principal uses on lots, and in buildings and structures on a lot, by clarifying that more than one of each is permitted, as long as all of the other requirements in the ordinance comply. This increases land use and design diversity, enhancing the Gateway Commercial – South (GWC-S) district's design character and economic opportunities. This issue has relocated from the current “General Requirements” section to encourage mixed-use, multiple-use and multiple-building developments.

C. Permitted Accessory Uses:

- It adds “drive-thru and drive-in facilities” as accessory uses to permitted financial industry, eating and drinking, retail sales, and personal and household service business customers. The current zoning allows them only for banks, two of which already exist in the Phase Two redevelopment project area, but now also prohibits them for other uses, such as for pharmacies, where recent case law has found them to be “customarily incidental.” The proposed language would permit drive-thru and drive-in facilities as accessory uses for restaurants, one of which already exists in Phase Two redevelopment project area, as well as donut and coffee shops, news agencies and convenience stores, dry cleaners, etc., which are typical uses found in “gateway” districts. The Planning Board will determine the viability of such accessory facilities, on a case-by-case basis,

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

during the site plan review process with assistance from the Board's professional and consulting staff.

D. Conditional Uses:

- There is no need to include adult uses as a conditional use, as explained above.
- It removes automobile service stations as a conditional use because these uses are not consistent with the destination-oriented commercial uses desired in the gateway area. Businesses that focus on major and minor automobile repair are more desirable in a highway commercial-oriented district. The redevelopment plan, however, does conditionally permit newer, modern automobile filling stations on larger lots that front on either highway. These uses and their associated convenience stores and limited service restaurants have become regional destinations in their own right and are typically found on highway crossroads such as this. The redevelopment plan does prohibit related drive-thru and sit-down food services, major and minor vehicle repairs, parts and vehicle sales, towing, washing and other typical truck stop accessory uses, which are more appropriate on the highways near the NJ Turnpike and I-295 interchanges.
- It conditionally permits hotel lodging uses, where guest enter their rooms from a common interior hallway or corridor, as opposed to motels, where guests exterior their rooms from a parking lot or exterior corridor. Permitted lodging uses include hotels, hotel conference centers and extended stay hotels or residence inns. Most of the Township's existing lodging uses are motels along US Route 206 near the turnpike interchange. The purpose of this amendment is to bring hotels, banquet halls and other hospitality-related uses closer to tourist destinations in historic Bordentown City, within the triangle formed by US Routes 130 and 206.
- It removes residential uses as a conditional use via the R-20 district bulk standards, if they lawfully existed as of July 1, 1999. Residential uses should not be encouraged to continue or expand in the Gateway Commercial – South (GWC-S) district.
- It removes any reference to “billboards” as a conditional use under Section 25:601.C, because that section only permits continuation of existing billboards in the Highway Commercial (HC) district north of Ward Avenue, which is about three thousand feet (3000') north of the Gateway Commercial – South (GWC-S) district.
- It adds “outdoor cafes” as a conditional accessory use to any permitted eating and drinking establishments, provided the primary seating area for the establishment be indoors. There are already two such outdoor cafes in the Phase Two redevelopment project area. The specified design and permitting standards will help ensure the public health and safety, while adding to the overall welcoming gateway character of the redevelopment area.
- It removes vehicle rental businesses as a conditional accessory use to permitted

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

new vehicle dealerships.

- It removes self-storage and mini-warehouse uses as a conditional use, because they are not consistent with destination-oriented commercial uses desired in the gateway area.
- It removes clubs, fraternal organizations and lodges as a conditional use, because they are not consistent with destination-oriented commercial uses desired in the gateway area.

E. Maximum Building Height

- There is a reduction in maximum building height from five (5) to three (3) stories, except for hotel uses, to encourage compatibly-scaled office building uses.

F. Area and Yard) Requirements

- The current Highway Commercial (HC) district requires a one (1) acre lot size for individual uses and an eight (8) acre minimum lot size for shopping centers. The ordinance considers "shopping centers" as a grouping of one or more businesses / uses in one or more buildings on a property. This makes the grouping of two unrelated uses in one building a shopping center. This definition, lot size requirements and other excessive dimensional requirements discourage economic development and the efficient use of smaller existing parcels and limited commercially zoned land in the Southern Gateway.

The Gateway Commercial – South (GWC-S) district makes no distinction for minimum lot bulk requirements for individual uses and shopping centers, because it only provides standards for "principal buildings." (The remaining comments compare the proposed GWC-S district bulk standards to the current HC district bulk standards for "individual uses.")

- The minimum lot size changes from one (1) acre to 40,000 square feet.
- The minimum lot frontage and minimum lot width dimensions change from 150 feet to 300 feet for properties with frontage and access on US Routes 130 or 206. This is because the latter dimension has a safer sight distance for motorists travelling 40-45 mph on these highways. It is based on the Ordinance's minimum access (driveway) spacing in Section 25:508.E. Minimum frontage and lot width sizes may be reduced to 150 feet for properties that share a driveway with an adjacent property. For properties that do not have access from US Routes 130 or 206, the minimum lot frontage and minimum lot width will remain 150 feet. This includes properties accessed from Farnsworth Avenue, Municipal Drive or other streets.
- Bordentown Township, Bordentown City, Burlington County and the Delaware Valley Regional Planning Commission (DVRPC) are concluding a traffic management study for the Routes 130/206 corridor. Their discussions with NJDOT indicate that the corridor has reached, and may have exceeded, its maximum

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

right-of-way (ROW) and pavement widths. The study partners are reviewing recommendations for a “road diet,” which may reduce the widths of medians, travel lanes and shoulders in some locations to reduce speeding and to increase vehicular traffic and pedestrian safety. This means that the NJDOT will probably not require any additional ROW and that the Township should consider using the corridors’ curblines, not ROW lines, from which to measure front yard setbacks.

The current minimum front yard setback is 75 feet from the right-of-way (ROW) line: there is no maximum front yard setback. The lack of a maximum front yard setback encourages developers to site their buildings as far back from the road as possible and create “asphalt seas” of front parking lots, such as the former bank office building on Block 121, Lot 4. The ordinance should be more flexible to allow developers to make their businesses more visible by placing them closer to the highway. The GWC-S district standards for the redevelopment plan area have a 30-foot minimum front yard setback from the paved highway (shoulder) curblines.

For properties with frontage on streets other than Routes 130 or 206, where the paved road shoulder permits for either safe off-street parking or bicycle movement, an eight-foot (8') multi-use trail is not necessary. A pedestrian-friendly commercial district side street needs a six-foot (6') sidewalk to allow two adults to walk together comfortably. In these areas, commercial buildings need not be set so far back from the street and a front yard minimum 20-foot setback from the curblines is sufficient.

- The minimum accessory building setbacks for side yards, rear yards and from other buildings change from 20', 35' and 20', respectively, to twenty feet (20') for side yards and ten feet (10') for rear yards. The current standards unnecessarily waste expensive real estate in a high volume commercial district. These setbacks leave sufficient room for air circulation, yard maintenance and buffering, if needed.
- The total impervious coverage ratio of buildings and paving remains at 75%, however, the maximum floor area ratio (FAR) changes from 20% to 50% to encourage two-story structures with multiple uses and tenants in the Gateway Commercial – South (GWC-S) district. The district also includes a new maximum principal building coverage ratio of 35%, which is similar to the net ratio a commercial developer would achieve under the current ordinance's large setback and maximum 75% impervious coverage requirements. The 35% ratio also encourages two-story structures with multiple uses and tenants. This will assist in redeveloping the southern gateway's special design and land use character.

G. General Requirements (now Public and Private Frontage)

- The language in the “General Requirements” sub-section regarding the maximum number of permitted uses, buildings and structures has been moved, clarified and expanded in the “Permitted Principal Uses” section.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

- Street shade tree planting requirements are similar to the existing standards in section 25:506.D.
- It removes berms from the list of tools for buffering to adjacent residential uses and districts. Berms are difficult to adequately maintain against a residential property line, may become a sterile soil environment for vegetation if not properly constructed and maintained, and often drain stormwater to the homes they were designed to protect.
- It specifies that stormwater management facilities, except those placed underground, are prohibited from front yards. This encourages land uses and buildings to the front of the property to increase potential patron visibility, while decreasing the visual impact of stormwater “moats” found among many commercial corridors today.
- It removes requiring traffic impact studies for uses of 5,000 square feet or more, since the site plan development checklist and Section 25:804.D basically require them for most developments in the redevelopment plan area.

H. Off-Street and On-Street Parking, Loading Areas and Driveways:

- The language regarding a minimum ten-foot(10') parking setback is changed to five feet (5'), like that in the current Community Commercial (CC) district and is expanded to include loading areas and separation from multi-use trails, sidewalks, stormwater management basins and rain gardens.
- The language now states that off-street parking is preferred to be located in the rear yards. If fronting on a State or County highway, it shall be visually buffered by a brick wall or a metal fence to enhance the aesthetic character of the Gateway Commercial – South (GWC-S) district.
- To encourage flexibility in multiple and mixed-use redevelopment opportunities, the language adds a sub-section on shared parking. This standard, which has been approved by both the Urban Land Institute and the Institute for Traffic Engineers, has been very effective in other communities in reducing unnecessary paving and maintenance costs.
- The language requiring loading zones has been changed from one for every individual use, which is not business-friendly or practical, to one per principal building. It also makes provisions for deliveries by vans and box/panel trucks, which is almost ubiquitous today.

I. Site Planning Principles:

- The new language adds some very basic site design guidelines for the spatial relationships of buildings and improvements to encourage pedestrian linkages and building and landscape amenities. When implemented, these guidelines will benefit the overall character of the Southern Gateway Redevelopment Area.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

J. Building Design Guidelines:

- The new language adds some very basic design guidelines for buildings and other improvements to encourage design variety and flexibility, while maintaining a harmonious building and landscape design context. When combined with the Site Planning Principles, will, over time, create a special design character for the Southern Gateway Redevelopment Area.
- The Gateway Commercial – South (GWC-S) district incorporates the language of Ordinance 2003-23, now Section 25:521, but changes building offsets from at least four feet (4') for every wall of 75' or greater to four inches (4"), which is more flexible and practical in this commercial corridor.

K. Landscaping

- The language maintains the Township's existing landscaping requirements and adds new requirement specifications for native species plantings, integrating landscaping into site design, tree varieties and spacing, and other best practices.

L. Sustainable Development:

- The language identifies that the Township supports sustainable site development and building practices, as recognized by the United States Green Building Council (USGBC). It indicates that redevelopers may request the Redevelopment Entity for voluntary development incentives when their sites and buildings receive LEED® certification and then outlines the criteria the entity should use to evaluate whether to grant such incentives.

M. Heating and Air Conditioning, Elevator Housing and Other Roof Features:

- The language adds some very basic design guidelines for the location and screening of certain mechanical equipment, which is not included in the current Ordinance. Over time, this will help create a special design character for the Southern Gateway Redevelopment Area.

N. Waste Management (Trash, Garbage and Recyclables) Storage and Disposal:

- The new language now requires masonry enclosures with plantings for all waste management storage facilities. The current ordinance requires steel dumpsters to be enclosed and screened when adjacent to residential uses and districts by "a fence, wall, planting or combination of all three." The current requirement makes waste management areas unattractive to adjacent business tenants and owners, as well as business patrons. It also allows dumpsters to move around on the site and does not provide for adequate vector control, fire safety, traffic safety or off-street parking and loading. By business putting waste in its appropriate place, this ordinance change will make the Gateway Commercial – South (GWC-S) district redevelopment area safer and more attractive to business workers, neighbors and patrons.

O. Outdoor Lighting for Site and Building Illumination:

- The new language does not change the Ordinance's existing illumination foot-

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

candle guidelines in Section 25:504. It does, however, provide the board guidelines to evaluate applications to implement the section's goals in decreasing light pollution caused by inappropriate or excessive outdoor lighting.

- It also adds requirements and guidelines to encourage energy efficiency and environmental sustainability, as well as reducing hazardous waste.
- Thirdly, it specifies that a site's outdoor lighting fixtures should be architecturally compatible with the style, materials, colors and details of the building. Over time, this will help create a special design character for the Southern Gateway Redevelopment Area.

P. Odor Control Buffering

- This section was added to ensure that occupancy of future redevelopment projects would not be challenged by windblown odors from the existing sewage treatment plant.

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area Redevelopment Plan

VI. LOCAL MASTER PLAN CONSISTENCY

In N.J.S.A. 40A:12A-7d., the LRHL requires "[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan."

This redevelopment plan in the Southern Gateway Redevelopment Area is substantially consistent with Bordentown Township's 1990 Master Plan and is designed to effectuate the Master Plan's specific goals for future development:

- Build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations;
- Preserve, enhance and create, to the maximum extent possible, the identity of the Township as a totality and the integrity of individual residential neighborhood areas;
- Recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities; and
- Provide retail shopping facilities to serve the needs of the existing and anticipated residential population of the Township, and such shopping facilities should be provided as an integral part of the large scale residential development or in other specific locations in order to avoid the proliferation of vehicular shopping trips.

This redevelopment plan is not consistent with that portion of the Bordentown Township's 1990 Master Plan that recommends that the majority of the properties along Farnsworth Avenue between US Routes 130 and 206, as well as the municipal complex, the vacant land fronting on northbound US Route 130 and old Mill Road, be delineated as a "professional office (PO)" district. In 2013, only about eight of the Farnsworth Avenue properties were dwellings, four were offices and one was a diner. The purpose of the PO district is to preserve the residential character of areas transitioning to business areas. Because Farnsworth Avenue is situated between two main highways, its future as a desirable residential area is limited. There is no reason to maintain the PO district for 8 houses along this 1200-foot stretch of busy street.

It is unreasonable to maintain the PO designation for the southern corner of Farnsworth Avenue and US Route 130, when the other three corners are zoned for commercial uses, including those on the other side of Farnsworth Avenue. Similarly, there is no reason to maintain the PO district for vacant properties south of Farnsworth Avenue between the highways and for the municipal complex along southbound US Route 206, when the land across Municipal Drive is zoned for commercial development. While it may be a desirable location for office and other commercial uses, it is not so for residential uses.

This redevelopment plan identifies amendments to the land use plan and land

TOWNSHIP OF BORDENTOWN

Southern Gateway Redevelopment Area

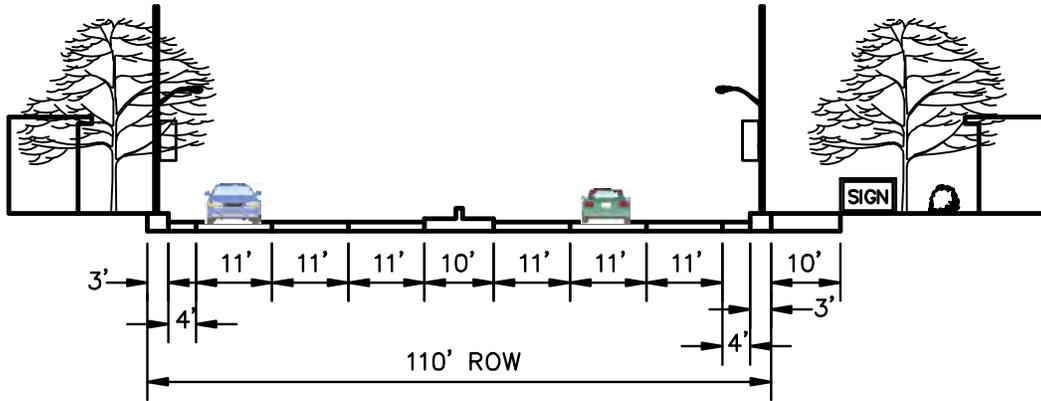
Redevelopment Plan

development ordinance's land use and bulk regulations and its design standards to promote reinvestment in properties along and between the US Routes 130/206 corridor, given their unique location and lot dimensions. It recommends creation of a new Gateway Commercial – South (GWC-S) district that provides for sufficient flexibility to encourage economic redevelopment, but includes certain site and building standards that will, over time, create a special design character for the Southern Gateway Redevelopment Area. It will encourage redevelopment that would create a “gateway district” in which local residents will be proud and regional visitors will find desirable.

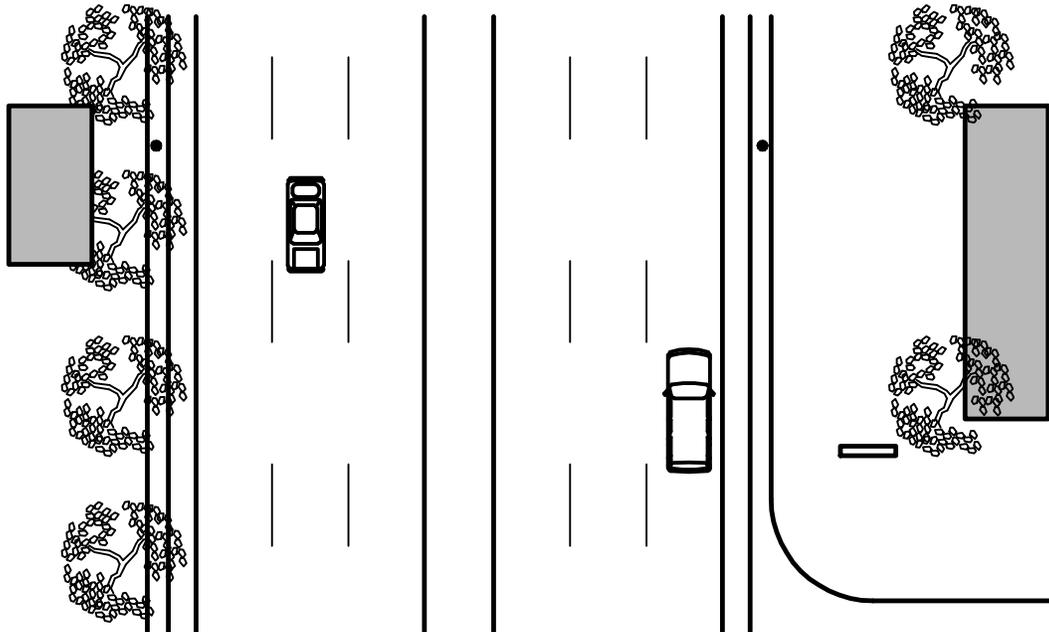
TOWNSHIP OF BORDENTOWN
Southern Gateway Redevelopment Area
Redevelopment Plan

Appendix A – Recommended Road Cross-Section Details

Route 130



STREET PLAN

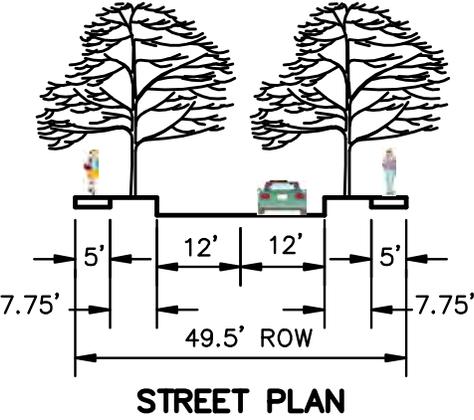


EXISTING

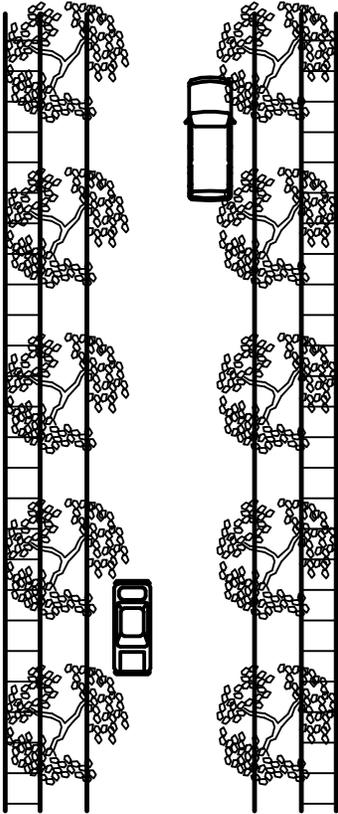


TREE CANOPY

Municipal Drive



EXISTING

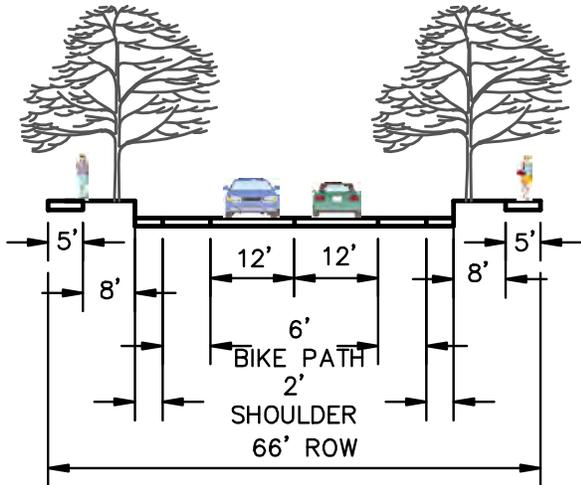


PEDESTRIAN SCALE



STREET TREE CANOPIES

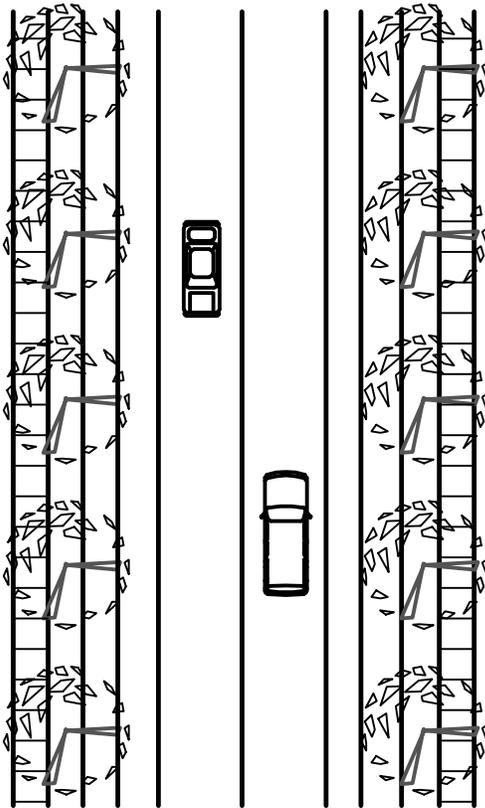
Farnsworth Avenue



STREET PLAN



EXISTING



TREE CANOPY



PLANTING STRIPS

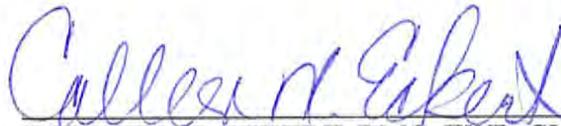
TOWNSHIP OF BORDENTOWN
BURLINGTON COUNTY, NEW JERSEY

TOWNSHIP COMMITTEE:

Stephen Benowitz, *Mayor*
James Cann, *Deputy Mayor*
John Moynihan, *Committeeman*
Jill Popko, *Committeewoman*
Richard J. Carson, Ed.D., *Committeeman*

1 MUNICIPAL DRIVE, BORDENTOWN TOWNSHIP
BORDENTOWN, NJ 08505-2193
Telephone: (609) 298-2800
FAX: (609) 379-4026

It is hereby certified that the foregoing ORDINANCE #2014-29 entitled AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 120, LOTS 1-14; BLOCK 121, LOTS 1-5; BLOCK 122, LOTS 1-10; BLOCK 127, LOTS 2-3; AND BLOCK 128.01, LOTS 1-12, 14-16, 29-32.02 AND 35-38, ALSO KNOWN AS THE SOUTHERN GATEWAY REDEVELOPMENT AREA was finally adopted by the Township Committee of the Township of Bordentown at a meeting held on November 10, 2014.


COLLEEN M. ECKERT, RMC, TWP. CLERK

TOWNSHIP OF BORDENTOWN

ORDINANCE NO. 2014-29

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF BORDENTOWN APPROVING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 120, LOTS 1-14; BLOCK 121, LOTS 1-5; BLOCK 122, LOTS 1-10; BLOCK 127, LOTS 2-3; AND BLOCK 128.01, LOTS 1-12, 14-16, 29-32.02 AND 35-38, ALSO KNOWN AS THE SOUTHERN GATEWAY REDEVELOPMENT AREA

WHEREAS, the Bordentown Township Planning Board has reviewed an amendment to the Southern Gateway Redevelopment Plan consisting of a revision to the proposed Zoning District and the provision of a buffering requirement for land adjacent to the Bordentown Sewerage Authority wastewater treatment plant; and

WHEREAS, the Bordentown Township Planning Board on October 9, 2014, adopted Resolution No. P-2014-21 recommending to the Township Committee that the proposed revisions be adopted; and

WHEREAS, the Township Committee of the Township of Bordentown in its capacity as the Redevelopment Authority desires to enact the changes;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bordentown that Redevelopment Plan for the Southern Gateway Redevelopment Area, last revised October, 2014, prepared by Edward Fox of the Burlington County Bridge Commission on behalf of the Township of Bordentown, is hereby approved and adopted; and

BE IT FURTHER ORDAINED by the Township Committee that the Official Zoning Map of the Township shall be revised to delineate the Zone depicted within the said Redevelopment Plan and herein adopted by this Ordinance.

BORDENTOWN TOWNSHIP PLANNING BOARD
Resolution No.: P-2014-21

**A RESOLUTION OF THE BORDENTOWN TOWNSHIP PLANNING
BOARD REPORTING ITS FINDINGS AND RECOMMENDATIONS TO
THE TOWNSHIP COMMITTEE ON THE SOUTHERN GATEWAY
REDEVELOPMENT PLAN**

WHEREAS, pursuant to New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) a proposed amendment to the Township's Redevelopment Plan is required to be referred to the Township's Planning Board for review and comment; and

WHEREAS, the Bordentown Township Committee (the "Township") is the Redevelopment Authority for the Township; and

WHEREAS, the Bordentown Township Committee referred the proposed Gateway Redevelopment Plan to the Bordentown Township Planning Board for its review, comments and suggestions on the proposed revisions to the Gateway Redevelopment Plan; and

WHEREAS, at the meeting of the Bordentown Township Planning Board held on September 11, 2014, the Planning Board performed a review, for the purpose of providing updated comments, recommendations and a report to the Township Committee as to a proposed amendment to the Gateway Redevelopment Plan with respect to revisions to the map to provide for certain proposed Zoning Districts; and

WHEREAS, the Planning Board determined that the proposed revision to the Gateway Redevelopment Plan to accurately reflect the Zoning Districts and to provide for certain buffering requirements, so that it is consistent with the Township's goals for utilization of the land and provides the appropriate protections, restrictions, standards and process for the proposed uses, all of which is consistent with the Township's goals for the development, use, and other allowable municipal planning goals and principles.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of Bordentown Township, assembled at a public session on the 11th day of September, 2014, recommends that the Township Committee adopt the Gateway Redevelopment Plan as presented and reports its findings to the Committee as follows:

SECTION 1. That the proposed revisions to the Gateway Redevelopment Plan to include the revised Zoning Districts will serve the Township's interests, with respect to the Township's goals for utilization of the land and provides the appropriate protections, restrictions, standards and process for the proposed uses, all of which is consistent with the Township's goals for the development, use, and other allowable municipal planning goals and principles.

SECTION 2. After Public Hearing and public comment was invited, the Planning Board recommends that the Township Committee adopt the revised and/or updated maps and other Zoning designations of the proposed revised Gateway Redevelopment Plan as it relates to the Township's Redevelopment initiatives.

SECTION 3. The Planning Board hereby directs and authorizes the Recording Secretary to the Board and the Director of Community Development, in consultation with the Board's Solicitor, to take such action as is reasonably necessary to fulfill the reporting requirements for final recommendations of the Board to the Bordentown Township Committee, through a concise report submitted to the Township Clerk, which report shall be consistent with the Minutes of the discussion and the recommendation(s) made.

ROLL CALL ON THE RECOMMENDATION: On September 11, 2014:

Yes - 9 No - 0 Absent - 1 Abstain - 0 Not Voting - 1

DiMattia, Chairman *yes*
Hirschfeld, Vice-Chairman *yes*
Chidley *yes*
Delaney *yes*
Fairlie *yes*
Plew *yes*

Popko *yes*
Benowitz, Mayor *yes*
Cann, Deputy Mayor *yes*
Schiano (Alt. #1) *Absent*
D'Angelo (Alt. #2) *Not Voting*

This Resolution adopted on October 9, 2014 memorializes the actions taken at a meeting of the Bordentown Township Planning Board on September 11, 2014, with the roll call vote on the memorialization as follows:

ROLL CALL ON MEMORIALIZATION: On October 9, 2014:

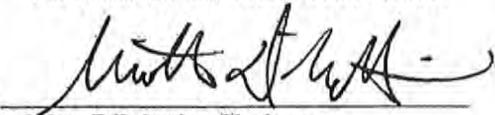
Yes - 8 No - 0 Absent - 1 Abstain - 1 Not Voting - 1

Chidley *yes*
Delaney *yes*
Fairlie *yes*
Popko *yes*
D'Angelo (Alt. #2) *Not Voting*
DiMattia, Chairman *yes*

Benowitz, Mayor *yes*
Cann, ~~Committeeman~~ *Dep. Mayor Absent*
Plew *yes*
Schiano (Alt. #1) *Abstain*
Hirschfeld, Vice-Chairman *yes*

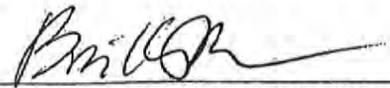
PLANNING BOARD OF THE
TOWNSHIP OF BORDENTOWN

Dated: 10-9-14

By: 
Matt DiMattia, Chairman

CERTIFICATION

The undersigned, Secretary of the BORDENTOWN Township Planning Board, does hereby certify that the foregoing Resolution was adopted by said Board at its meeting held on September 11, 2014. This Resolution memorializes the formal action taken by the Board at its regular meeting held on October 9, 2014.


Brian K. Johnson, Dir. of Community Development and
Planning Board Secretary

TOWNSHIP OF BORDENTOWN
BURLINGTON COUNTY, NEW JERSEY

TOWNSHIP COMMITTEE:

Jill Popko, *Mayor*
Stephen Benowitz, *Deputy Mayor*
James Cann, *Committeeman*
Richard J. Carson, Ed.D., *Committeeman*
Eric Holliday, *Committeeman*

1 MUNICIPAL DRIVE, BORDENTOWN TOWNSHIP
BORDENTOWN, NJ 08505-2193
Telephone: (609) 298-2800
FAX: (609) 379-4026

It is hereby certified that the foregoing ORDINANCE #2016-7 entitled AN ORDINANCE AMENDING THE SOUTHERN GATEWAY REDEVELOPMENT ZONE was finally adopted by the Township Committee of the Township of Bordentown at a meeting held on April 18, 2016.



COLLEEN M. ECKERT, RMC, TWP. CLERK

TOWNSHIP OF BORDENTOWN

ORDINANCE 2016-7

AN ORDINANCE AMENDING THE SOUTHERN
GATEWAY REDEVELOPMENT ZONE

WHEREAS, the Township has created the Southern Gateway Redevelopment Zone to encourage the redevelopment and revitalization of the land areas within the Redevelopment Area; and

WHEREAS, the Redevelopment Plan, in order to spur redevelopment of the area by permitting uses that will encourage other retail uses to locate in the area, has authorized automobile filling stations with a convenience store as a permitted conditional use, ~~with a convenience store as a permitted accessory use~~, along Routes 130 and 206, in the Southern Gateway Redevelopment Zone; and

WHEREAS, the Township Committee finds that the amendments are consistent with the goals and objectives of the redevelopment designation and plan;

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Bordentown, County of Burlington, State of New Jersey, as follows:

Section One. Amendment:

I. Existing Section D.3 of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, is hereby deleted and replaced as follows:

D. CONDITIONAL USES:

3. Automobile Filling Stations, which are defined as business establishments whose function is the storage of gasoline, diesel and other automotive fuels, motor oils and other fluids, travel aids and minor automobile accessories for the primary purpose of selling or offering for sale any such items, and which include a convenience store offering items for retail sale, such as: pre-packaged and perishable foods, made to order sandwiches and meals, beverages and meals; home care and personal care products; licensed lottery sales; periodicals, tobacco products and other tangible goods, primarily self-service by the consumer for off-site and consumption; shall be a permitted conditional use within the designated Southern Gateway Redevelopment Area.

(1) Location and Bulk Standards

(a) Property must front upon and be accessed by either US Route 130 or US Route 206

(b) Minimum Lot Size is 80,000 square feet

(c) Total building coverage, including canopy and principal building, shall not exceed 20% of the lot area.

(2) Accessory Uses

(a) Exterior accessory uses permitted:

(i) Fuel dispensers attendant kiosks, dispenser islands and dispenser island canopies;

(ii) Retail sales of motor oils and other fluids, travel aids and minor automobile accessories stored on dispenser islands. Display areas are limited to one per dispenser island and shall not obstruct required vehicle or pedestrian access. Display areas shall not exceed ten (10) square feet at the base and six feet (6') feet in height and shall not block sight triangles;

(iii) Window cleaning, hand cleaning, pressurized air and water services for vehicles; and

(b) Interior accessory uses permitted.

(i) Limited service restaurants and snack and non-alcoholic beverage bars, such as fast food restaurants and coffee and tea shops, for off-site consumption; and

(ii) Automated teller banking machines (ATMs).

(c) Expressly prohibited as accessory uses or secondary principal uses:

(i) Drive-thru services of any type;

(ii) Major service and repairs, such as engine, body, frame, painting, welding, tire changes, etc.

(iii) Minor service and repairs, such as ordinary maintenance; inspections; oil, filter and fluid changes; lubrication and incidental repair;

(iv) Outdoor vending machines, except for pressurized air service;

(v) Taxi service, and vehicle towing, storage and off-site parking;

(vi) Vehicle parts and supplies sales;

(vii) Vehicle sales, rental and leasing; and

(viii) Vehicle washing and detailing.

(3) Underground Tanks, Dispenser Islands, Canopies and Other Fixtures

(a) All gasoline, diesel and other automotive fuels shall be stored underground at least five feet (5') from any street or property line. No gasoline dispenser shall be erected within twenty feet (20') of any street or property line.

(b) Canopies shall be either flat or A-framed.

(i) Flat canopies: The maximum height of the canopy shall be sixteen (16) feet measured from grade, which includes the canopy band. The canopy band shall not exceed two (2) feet in width.

(ii) A-frame canopies. The minimum height of the underside of the canopy shall be fourteen (14) feet as measured from the grade to the lowest point of the canopy. The maximum height of the canopy as measured from grade to the peak of the A-frame exterior shall be twenty-two (22) feet. No signs or bands are permitted along the eave, fascia or soffit edge of an A-frame canopy.

(iii) All canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements.

(c) Individual canopies shall have a maximum area of 7,500 square feet; multiple canopies shall be separated by a minimum distance of thirty feet (30').

(d) No more than twenty percent (20%) of the total lot area shall be covered by canopies.

- (e) Canopies shall have a minimum bottom clearance height of fourteen feet (14') measured from grade to the underside of the canopy and maximum top height of twenty-two feet (22').
- (f) Solar panels installed on flat or slanted canopies may exceed the maximum top canopy height.
- (g) The light source (luminaire) for canopies shall not be visible from adjacent properties and roadways. The light source shall be flush with the under-surface of the canopy such that no glare should be visible from the fixture.
- (h) Canopies shall maintain the same architectural character and color palette of the principal structure.
- (i) Stormwater runoff from all canopies shall be channeled underground to a stormwater management facility and shall not be permitted to flow across the site.
- (j) All fuel tanks shall be installed underground, except tanks less than 1,100 gallons in size used only for the storage of kerosene, and corralled storage areas for propane gas cylinder exchange operations.
- (k) Tank vents measuring ten feet (10') or greater shall be painted black, screened or incorporated into and complement the building architecture.
- (l) Windows. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

Section II. Amendment. Existing Sections D.I., D.J. and D.K. of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, are hereby revised as follows, with additional text indicated by the underlining and deletions noted by strike-through of the deleted text:

Section D.I Site Planning Principles.

...6. The provisions set forth for site planning, design and landscaping are amended to indicate specifically that the site planning standards are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D.J (Building Design Guidelines);

...8. Windows.

~~(g)~~ (h). Fixed or retractable awnings are permitted at ground floor level...

i. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

9. d. Towers are recommended on buildings located in prominent positions requiring special architectural treatment such as clock towers. ~~Towers shall not extend more than fifteen feet (15') above the roof ridge line. Any tower structure shall be proportionate to the mass of the main structure and They shall be in character with the architectural style of the building. A tower's floor plan shall not exceed fifteen feet (15') by fifteen feet (15').~~

10. The provisions set forth for building design are amended to indicate specifically that the building design standards are guidelines; exceptions from these

guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D.K (Landscaping)

...10. The provisions set forth for landscaping are hereby amended to provide that said provisions are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall landscape design and site plan for the proposed building and/or development.

Section Two. Repealer, severability and effective date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

BORDENTOWN TOWNSHIP COMMITTEE

INTRODUCED: APRIL 4, 2016

ADOPTED: APRIL 18, 2016

TOWNSHIP OF BORDENTOWN

ORDINANCE 2016-12

**AN ORDINANCE AMENDING THE SOUTHERN
GATEWAY REDEVELOPMENT AREA**

WHEREAS, the Township has adopted an Ordinance creating the Southern Gateway Redevelopment Area to encourage the redevelopment and revitalization of the land areas within this Redevelopment Area; and

WHEREAS, the Redevelopment Area was designated as a Redevelopment area in order to spur redevelopment of the area by permitting uses that will encourage other retail uses to locate in the area has authorized automobile filling stations with a convenience store as a permitted conditional use, along Routes 130 and 206, in the Southern Gateway Redevelopment Area; and

WHEREAS, the Township adopted the Ordinance creating the Southern Gateway Redevelopment Area after its last Master Plan review in 2008; and

WHEREAS, the Bordentown Township Planning Board reviewed the Southern Gateway Redevelopment Area and found the Redevelopment Area to be consistent with the goals and purposes of the Township's Master Plan; and

WHEREAS, the Township Committee finds that the proposed amendments to the Southern Gateway Redevelopment Area, to revise certain definitions, design standards and other standards in the Southern Gateway Redevelopment Area, are substantially consistent with the goals and objectives of Bordentown Township's most recent Master Plan adopted in 2008, as it relates to the goals for planning, land use development and redevelopment, and the specific recognition in the Township's Master Plan about the need to address changing economic circumstances; and

WHEREAS, the Township Committee further notes that Southern Gateway Redevelopment Plan as adopted, expressly permits automobile filling stations and convenience stores and further that the Township Code also provides for automobile filling stations and convenience stores; and

WHEREAS, the Township Committee finds that the proposed amendments to the definitions, design standards and other standards in the Southern Gateway Redevelopment Area are substantially consistent with the goals and objectives of Bordentown Township's most recent Master Plan. The Master Plan recognized that there changing economic circumstances and other changes which prompted evolving standards in land use and development such that it is appropriate to recognize and incorporate new or evolving types of uses including those contemplated herein, which amendment is designed to effectuate the specific intent of the Township's Master Plan;

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area and the definitions are consistent with Bordentown Township's adopted Code or Zoning Plan, as amended, as it relates to the designation of uses and that the proposed amendments are designed to effectuate the stated goals and the intent of the Master Plan;

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area are designed to provide greater clarity as to the definition of certain terms and of certain design standards required; and

WHEREAS, the Township Committee finds that to the extent that the proposed amendment to the Southern Gateway Redevelopment Plan, may be "inconsistent" with the precise letter of the 2008 Master Plan, it is consistent with the stated goals and the legislative intent of the Master Plan, which specifically provides for, anticipates and encourages the re-examination of the types of uses permitted and zoning requirements in Redevelopment areas such as the Southern Gateway Redevelopment Area; and

WHEREAS, to the extent that the proposed amendments to the Southern Gateway Redevelopment Area may not be consistent with the Township's most recently adopted Master Plan, the Township Committee finds that the proposed amendments are appropriate amendments to provide clarity as to design standards and will promote the goal of responding to evolving economic conditions and will further fulfill the goals, purposes and intent of the Master Plan; and

WHEREAS, the Township Committee finds that the Master Plan's recommendation to review and consider different types of uses to be permitted and zoning requirements, anticipated and envisioned additional uses, such as automobile filling stations and convenience stores (which are provided for in the Township Code) such that even to the extent that the proposed revisions may be deemed to be inconsistent with the letter of the Master Plan, the clear intent and purpose of the Master Plan is fulfilled by the proposed amendments which are made in view of changing economic circumstances and evolution of certain types of uses, such as automobile filling stations and convenience stores; and

WHEREAS, by Ordinance #2016-7, introduced on or about April 4, 2016 and adopted after second reading, the Township Committee enacted legislation to revise certain design standards and definitions within the Southern Gateway Redevelopment Plan affecting the Southern Gateway Redevelopment area, which Ordinance was substantially consistent with the goals and objectives of the Redevelopment designation and plan as well as with the Master Plan; and

WHEREAS, in order to ensure that the adoption of the legislation revising certain design standards and definitions for the Southern Gateway Redevelopment

Plan affecting the Southern Gateway Redevelopment area is appropriate and proper, the Township Committee does hereby authorize the rescission of its prior legislation, Ordinance 2016-7 upon the effective date of this Ordinance; and

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area are substantially consistent with the goals and objectives of Bordentown Township's adopted Master Plan and are designed to effectuate the master plan as the proposed amendments are a clarification and refinement of various uses envisioned and incorporated in the Township's most recent Master Plan and which were included in the Southern Gateway Redevelopment Plan originally adopted, which specifically provides for automobile filling stations and convenience stores; and

WHEREAS, in adopting the proposed amendments or revisions to the Ordinance, to the extent that such revisions to the Ordinance governing the Southern Gateway Redevelopment Area may, in any fashion, be inconsistent with the Master Plan, the Township Committee is specifically exercising its legislative initiative to enact the revisions because the proposed amendments to the Ordinance governing the Southern Gateway Redevelopment Area will further the goals and intent of the Master Plan adopted in 2008 and the Township Committee is doing so as a function of its role as the Redevelopment Authority for the Township and in recognition of the evolving economic conditions, the need for adjustment to development and design standards for this Area; and for the other reasons as stated herein and as may be set forth in the record at the hearing on the proposed amendments to the Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Bordentown, County of Burlington, State of New Jersey, as follows:

Section One. Amendment:

I. Existing Section D.3 of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, is hereby deleted and replaced as follows:

D. CONDITIONAL USES:

3. Automobile Filling Stations, which are defined as business establishments whose function is the storage of gasoline, diesel and other automotive fuels, motor oils and other fluids, travel aids and minor automobile accessories for the primary purpose of selling or offering for sale any such items, and which include a convenience store offering items for retail sale, such as: pre-packaged and perishable foods, made to order sandwiches and meals, beverages and meals; home care and personal care products; licensed lottery sales; periodicals, tobacco products and other tangible goods, primarily self-service by the consumer for off-site and consumption; shall be a permitted

conditional use within the designated Southern Gateway Redevelopment Area.

(1) Location and Bulk Standards

(a) Property must front upon and be accessed by either US Route 130 or US Route 206

(b) Minimum Lot Size is 80,000 square feet

(c) Total building coverage including canopy and principal building shall not exceed 20% of the lot area.

(2) Accessory Uses

(a) Exterior accessory uses permitted.

(i) Fuel pumps dispensers, attendant stations kiosks, pump-dispenser islands and pump-dispenser island canopies;

~~(ii) Retail sales of motor oils and other fluids, travel aids and minor automobile accessories stored on pump dispenser islands. Display areas are limited to one per pump dispenser island and shall not obstruct required vehicle or pedestrian access. Display areas shall not exceed ten (10) square feet at the base and six feet (6') feet in height;~~

(iii) Window cleaning, hand cleaning, pressurized air and water services for vehicles; and

~~(iv) Propane and kerosene sales for domestic consumption;~~

(b) Interior accessory uses permitted. ~~not to exceed a total Building Coverage of 10% for the principal use and accessory use(s).~~

~~(i) Convenience stores offering items for retail sale, such as: pre-packaged and perishable foods, beverages and meals; home care and personal care products; licensed lottery sales; periodicals. Tobacco products and other tangible goods, primarily self-service by the consumer for off-site use and consumption;~~

(i) Limited service restaurants and snack and non-alcoholic beverage bars, such as fast food restaurants and coffee and tea shops, for off-site consumption; and

(ii) Automated teller banking machines (ATMs).

(c) Expressly prohibited as accessory uses or secondary principal

uses:

(i) Drive-thru services of any type;

- (ii) Major service and repairs, such as engine, body, frame, painting, welding, tire changes, etc.
- (iii) Minor service and repairs, such as ordinary maintenance; inspections; oil, filter and fluid changes; lubrication and incidental repair;
- (iv) Outdoor vending machines, except for pressurized air service;
- (v) Taxi service, and vehicle towing, storage and off-site parking;
- (vi) Vehicle parts and supplies sales;
- (vii) Vehicle sales, rental and leasing; and
- (viii) Vehicle washing and detailing.

(3) Underground Tanks, Dispenser Islands, Canopies and Other Fixtures

(a) All gasoline, diesel and other automotive fuels shall be stored underground at least five feet (5') from any street or property line. No gasoline pump-dispenser shall be erected within twenty feet (20') of any street or property line.

(b) Canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements shall be either flat or A-framed.

(i) Flat canopies: The maximum height of the canopy shall be sixteen (16) feet measured from grade, which includes the canopy band. The canopy band shall not exceed two (2) feet in width.

(ii) A-frame canopies. The minimum height of the underside of the canopy shall be fourteen (14) feet as measured from the grade to the lowest point of the canopy. The maximum height of the canopy as measured from grade to the peak of the A-frame exterior shall be twenty-two (22) feet. No signs or bands are permitted along the eave, fascia or soffit edge of an A-frame canopy.

(iii) All canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements.

(c) Individual canopies shall have a maximum area of ~~7,500~~ 6,000 square feet; multiple canopies shall be separated by a minimum distance of thirty feet (30').

- (d) No more than twenty percent (20%) of the total lot area shall be covered by canopies.
- (e) Solar panels installed on flat or slanted canopies may exceed the maximum top canopy height.
- (f) ~~Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy using a full cutoff flat lense luminaire, such that no glare should be visible from the fixture.~~ The light source (luminaire) for canopies shall not be visible from adjacent properties and roadways. The light source shall be flush with the under-surface of the canopy such that no glare should be visible from the fixture.
- (g) Canopies shall maintain the same architectural character and color palette of the principal structure.
- (h) Stormwater runoff from all canopies shall be channeled underground ~~to a stormwater management facility~~ and shall not be permitted to flow across the site.
- (i) All fuel tanks shall be installed underground, except tanks less than 1,100 gallons in size used only for the storage of kerosene, and corralled storage areas for propane gas cylinder exchange operations.
- (j) Tank vents measuring ten feet (10') or greater shall be painted black, ~~screened~~ with evergreen plantings and/or incorporated into the building architecture.
- (k) Windows. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

Section II. Amendment. Existing Sections D.I., D.J. and D.K. of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, are hereby revised as follows, with additional text indicated by the underlining and deletions noted by strike-through of the deleted text:

Section D.I Site Planning Principles.

...6. The provisions set forth for site planning, design and landscaping are amended to indicate specifically that the site planning standards are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D. J. (Building Design Guidelines);

...8. Windows and Doors.

(g) (h). Fixed or retractable awnings are permitted at ground floor level...

i. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

9. Trim/eaves and other decorative building elements.

...d. Towers are recommended on buildings located in prominent positions requiring special architectural treatment such as clock towers. Towers shall not extend more than fifteen feet (15') above the roof ridge line. Any tower structure shall be proportionate to the mass of the main structure and They shall be in character with the architectural style of the building. A tower's floor plan shall not exceed fifteen feet (15') by fifteen feet (15').

10. The provisions set forth for building design are amended to indicate specifically that the building design standards are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D. K. Landscaping.

...10. The provisions set forth for landscaping are hereby amended to provide that said provisions are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall landscape design and site plan for the proposed building and/or development.

Section Two. Repealer, severability and effective date.

- A. Repealer. Upon the effective date of this Ordinance, Ordinance # 2016-7 be and is hereby repealed. In addition, any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

Effective Date. This Ordinance shall take effect upon proper passage in accordance

with the law.

BORDENTOWN TOWNSHIP COMMITTEE

ADOPTED: OCTOBER 18, 2016

TOWNSHIP OF BORDENTOWN

ORDINANCE 2017-1

**AN ORDINANCE AMENDING THE SOUTHERN
GATEWAY REDEVELOPMENT AREA**

WHEREAS, the Township has adopted an Ordinance creating the Southern Gateway Redevelopment Area to encourage the redevelopment and revitalization of the land areas within this Redevelopment Area; and

WHEREAS, the Redevelopment Area was designated as a Redevelopment area in order to spur redevelopment of the area by permitting uses that will encourage other retail uses to locate in the area has authorized automobile filling stations with a convenience store as a permitted conditional use, along Routes 130 and 206, in the Southern Gateway Redevelopment Area; and

WHEREAS, the Township adopted the Ordinance creating the Southern Gateway Redevelopment Area after its last Master Plan review in 2008; and

WHEREAS, the Bordentown Township Planning Board reviewed the Southern Gateway Redevelopment Area and found the Redevelopment Area to be consistent with the goals and purposes of the Township's Master Plan; and

WHEREAS, the Township Committee finds that the proposed amendments to the Southern Gateway Redevelopment Area, to revise certain definitions, design standards and other standards in the Southern Gateway Redevelopment Area, are substantially consistent with the goals and objectives of Bordentown Township's most recent Master Plan adopted in 2008, as it relates to the goals for planning, land use development and redevelopment, and the specific recognition in the Township's Master Plan about the need to address changing economic circumstances; and

WHEREAS, the Township Committee further notes that Southern Gateway Redevelopment Plan as adopted, expressly permits automobile filling stations and convenience stores and further that the Township Code also provides for automobile filling stations and convenience stores; and

WHEREAS, the Township Committee finds that the proposed amendments to the definitions, design standards and other standards in the Southern Gateway Redevelopment Area are substantially consistent with the goals and objectives of Bordentown Township's most recent Master Plan. The Master Plan recognized that there changing economic circumstances and other changes which prompted evolving standards in land use and development such that it is appropriate to recognize and incorporate new or evolving types of uses including those contemplated herein, which amendment is designed to effectuate the specific intent of the Township's Master Plan;

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area and the definitions are consistent with Bordentown Township's adopted Code or Zoning Plan, as amended, as it relates to the designation of uses and that the proposed amendments are designed to effectuate the stated goals and the intent of the Master Plan;

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area are designed to provide greater clarity as to the definition of certain terms and of certain design standards required; and

WHEREAS, the Township Committee finds that to the extent that the proposed amendment to the Southern Gateway Redevelopment Plan, may be "inconsistent" with the precise letter of the 2008 Master Plan, it is consistent with the stated goals and the legislative intent of the Master Plan, which specifically provides for, anticipates and encourages the re-examination of the types of uses permitted and zoning requirements in Redevelopment areas such as the Southern Gateway Redevelopment Area; and

WHEREAS, to the extent that the proposed amendments to the Southern Gateway Redevelopment Area may not be consistent with the Township's most recently adopted Master Plan, the Township Committee finds that the proposed amendments are appropriate amendments to provide clarity as to design standards and will promote the goal of responding to evolving economic conditions and will further fulfill the goals, purposes and intent of the Master Plan; and

WHEREAS, the Township Committee finds that the Master Plan's recommendation to review and consider different types of uses to be permitted and zoning requirements, anticipated and envisioned additional uses, such as automobile filling stations and convenience stores (which are provided for in the Township Code) such that even to the extent that the proposed revisions may be deemed to be inconsistent with the letter of the Master Plan, the clear intent and purpose of the Master Plan is fulfilled by the proposed amendments which are made in view of changing economic circumstances and evolution of certain types of uses, such as automobile filling stations and convenience stores; and

WHEREAS, by Ordinance #2016-12, introduced on or about September 12, 2016 and adopted after second reading on or about October 18, 2016, the Township Committee enacted legislation to revise certain design standards and definitions within the Southern Gateway Redevelopment Plan affecting the Southern Gateway Redevelopment area, which Ordinance was substantially consistent with the goals and objectives of the Redevelopment designation and plan as well as with the Master Plan; and

WHEREAS, in order to ensure that the adoption of the legislation revising certain design standards and definitions for the Southern Gateway Redevelopment Plan affecting the Southern Gateway Redevelopment area is appropriate and proper, the Township Committee does hereby authorize the rescission of its prior legislation, Ordinance # 2016-7 and # 2016-12 upon the effective date of this Ordinance; and

WHEREAS, the Township Committee finds that the proposed amendments to definitions, design and other standards within the Southern Gateway Redevelopment Area are substantially consistent with the goals and objectives of Bordentown Township's adopted Master Plan and are designed to effectuate the master plan as the proposed amendments are a clarification and refinement of various uses envisioned and incorporated in the Township's most recent Master Plan and which were included in the Southern Gateway Redevelopment Plan originally adopted, which specifically provides for automobile filling stations and convenience stores; and

WHEREAS, in adopting the proposed amendments or revisions to the Ordinance, to the extent that such revisions to the Ordinance governing the Southern Gateway Redevelopment Area may, in any fashion, be inconsistent with the Master Plan, the Township Committee is specifically exercising its legislative initiative to enact the revisions because the proposed amendments to the Ordinance governing the Southern Gateway Redevelopment Area will further the goals and intent of the Master Plan adopted in 2008 and the Township Committee is doing so as a function of its role as the Redevelopment Authority for the Township and in recognition of the evolving economic conditions, the need for adjustment to development and design standards for this Area; and for the other reasons as stated herein and as may be set forth in the record at the hearing on the proposed amendments to the Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Bordentown, County of Burlington, State of New Jersey, as follows:

Section One. Amendment:

I. Existing Section D.3 of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, is hereby deleted and replaced as follows:

D. CONDITIONAL USES:

3. Automobile Filling Stations, which are defined as business establishments whose function is the storage of gasoline, diesel and other automotive fuels, motor oils and other fluids, travel aids and minor automobile accessories for the primary purpose of selling or offering for sale any such items, and which include a convenience store offering items for retail sale, such as: pre-packaged and perishable foods, made to order sandwiches and meals, beverages and meals; home care and personal care products; licensed lottery sales; periodicals, tobacco products and other tangible goods, primarily self-service by the consumer for off-site and consumption; shall be a permitted conditional use within the designated Southern Gateway Redevelopment Area.

(1) Location and Bulk Standards

(a) Property must front upon and be accessed by either US Route 130 or US Route 206

(b) Minimum Lot Size is 80,000 square feet

(c) Total building coverage including canopy and principal building shall not exceed 20% of the lot area.

(2) Accessory Uses

(a) Exterior accessory uses permitted.

- (i) Fuel pumps dispensers, attendant stations kiosks, pump-dispenser islands and pump-dispenser island canopies;
 - (ii) ~~Retail sales of motor oils and other fluids, travel aids and minor automobile accessories stored on pump dispenser islands. Display areas are limited to one per pump dispenser island and shall not obstruct required vehicle or pedestrian access. Display areas shall not exceed ten (10) square feet at the base and six feet (6') feet in height;~~
 - (iii) Window cleaning, hand cleaning, pressurized air and water services for vehicles; and
 - (iv) ~~Propane and kerosene sales for domestic consumption;~~
 - (b) Interior accessory uses permitted. ~~not to exceed a total Building Coverage of 10% for the principal use and accessory use(s):~~
 - (i) ~~Convenience stores offering items for retail sale, such as: pre-packaged and perishable foods, beverages and meals; home care and personal care products; licensed lottery sales; periodicals. Tobacco products and other tangible goods, primarily self-service by the consumer for off-site use and consumption;~~
 - (i) Limited service restaurants and snack and non-alcoholic beverage bars, such as fast food restaurants and coffee and tea shops, for off-site consumption; and
 - (ii) Automated teller banking machines (ATMs).
 - (c) Expressly prohibited as accessory uses or secondary principal uses:
 - (i) Drive-thru services of any type;
 - (ii) Major service and repairs, such as engine, body, frame, painting, welding, tire changes, etc.
 - (iii) Minor service and repairs, such as ordinary maintenance; inspections; oil, filter and fluid changes; lubrication and incidental repair;
 - (iv) Outdoor vending machines, except for pressurized air service;
 - (v) Taxi service, and vehicle towing, storage and off-site parking;
 - (vi) Vehicle parts and supplies sales;
 - (vii) Vehicle sales, rental and leasing; and
 - (viii) Vehicle washing and detailing.
- (3) Underground Tanks, Dispenser Islands, Canopies and Other Fixtures
- (a) All gasoline, diesel and other automotive fuels shall be stored underground at least five feet (5') from any street or property line. No gasoline pump-dispenser shall be erected within twenty feet (20') of any street or property line.
 - (b) Canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements shall be either flat or A-framed.
 - (i) Flat canopies: The maximum height of the canopy shall be sixteen (16) feet measured from grade, which includes the canopy band. The canopy band shall not exceed two (2) feet in width.
 - (ii) A-frame canopies. The minimum height of the underside of the canopy shall be fourteen (14) feet as measured from the grade to the

lowest point of the canopy. The maximum height of the canopy as measured from grade to the peak of the A-frame exterior shall be twenty-two (22) feet. No signs or bands are permitted along the eave, fascia or soffit edge of an A-frame canopy.

(iii) All canopies shall be set back at least ten feet (10') from property lines, after any required public right-of-way improvements.

- (c) Individual canopies shall have a maximum area of 7,500 ~~6,000~~-square feet; multiple canopies shall be separated by a minimum distance of thirty feet (30').
- (d) No more than twenty percent (20%) of the total lot area shall be covered by canopies.
- ~~(e) Canopies shall have a minimum bottom clearance height of fourteen feet (14') measured from grade to the underside of the canopy and a maximum top height of twenty-two feet (22').~~
- (e) Solar panels installed on flat or slanted canopies may exceed the maximum top canopy height.
- (f) ~~Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy using a full cutoff flat lense luminaire, such that no glare should be visible from the fixture. The light source (luminaire) for canopies shall not be visible from adjacent properties and roadways. The light source shall be flush with the under-surface of the canopy such that no glare should be visible from the fixture.~~
- (g) Canopies shall maintain the same architectural character and color palette of the principal structure.
- (h) Stormwater runoff from all canopies shall be channeled underground ~~to a stormwater management facility~~ and shall not be permitted to flow across the site.
- (i) All fuel tanks shall be installed underground, except tanks less than 1,100 gallons in size used only for the storage of kerosene, and corralled storage areas for propane gas cylinder exchange operations.
- (j) Tank vents measuring ten feet (10') or greater shall be painted black, screened with evergreen plantings and/or incorporated into the building architecture.
- (k) Windows. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

Section II. Amendment. Existing Sections D.I., D.J. and D.K. of the Southern Gateway Redevelopment Plan, and the Gateway Commercial – South (GWC-S) Zoning District, are hereby revised as follows, with additional text indicated by the underlining and deletions noted by strike-through of the deleted text:

Section D.I Site Planning Principles.

...6. The provisions set forth for site planning, design and landscaping are amended to indicate specifically that the site planning standards are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D. J. (Building Design Guidelines);

...8. Windows and Doors.

(g) (h). Fixed or retractable awnings are permitted at ground floor level...

i. Architectural Elements or details. Windows are to be color-treated and the color(s) shall be complimentary to the overall color scheme and design of the building.

9. Trim/eaves and other decorative building elements.

...d. Towers are recommended on buildings located in prominent positions requiring special architectural treatment such as clock towers. Towers shall not extend more than fifteen feet (15') above the roof ridge line. Any tower structure shall be proportionate to the mass of the main structure and They shall be in character with the architectural style of the building. A tower's floor plan shall not exceed fifteen feet (15') by fifteen feet (15').

10. The provisions set forth for building design are amended to indicate specifically that the building design standards are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall architecture and site plan for the proposed building and/or development.

D. K. Landscaping.

...10. The provisions set forth for landscaping are hereby amended to provide that said provisions are guidelines; exceptions from these guidelines may be granted by the Planning Board as design waivers in approving the overall landscape design and site plan for the proposed building and/or development.

Section Two. Repealer, severability and effective date.

A. Repealer. Upon the effective date of this Ordinance, Ordinance # 2016-7 and Ordinance # 2016-12 be and hereby are repealed. In addition, any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

BORDENTOWN TOWNSHIP COMMITTEE

INTRODUCED: JANUARY 23, 2017

ADOPTED: FEBRUARY 13, 2017