

Blackwood West Redevelopment Plan

Township of Gloucester, Camden County, New Jersey

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Original Plan Prepared by Clarke Caton Hintz

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The original of this document has been signed and sealed in accordance with New Jersey Law.

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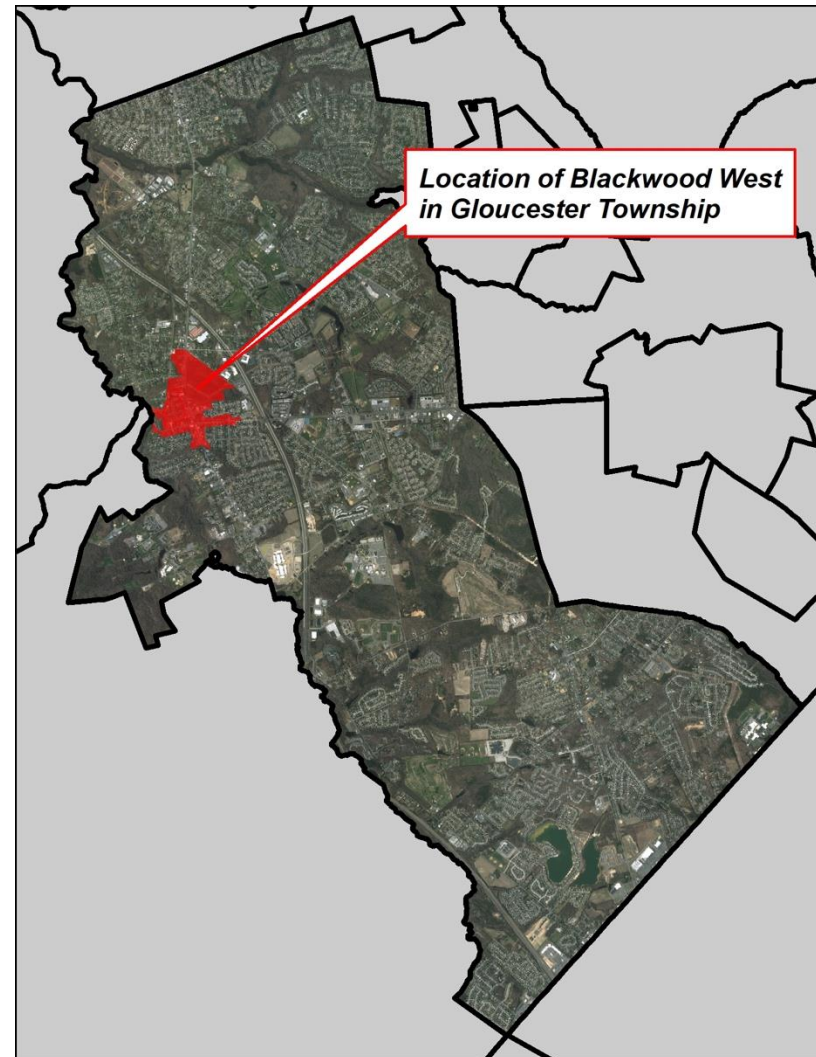
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1.0 — Introduction

The Blackwood West Redevelopment Plan was adopted by the Gloucester Township Council in 2004. Since its adoption, there have been significant changes in the implementation of the original vision for the plan and Gloucester's comprehensive township-wide redevelopment strategy. Subsequent to the adoption of the Blackwood West Redevelopment Plan in 2004, the Township has adopted the Villages Redevelopment Plan governing the area of the Black Horse Pike corridor immediately to the south of the Blackwood West Redevelopment Plan area; an amended redevelopment plan for the Lakeland tract; the Blackwood-Clementon Road Redevelopment Plan; redevelopment plans for the Interchange Redevelopment Area, which resulted in the construction of the Gloucester Premium Outlets regional retail mall; and designated the College Drive Redevelopment Area to the east of Route 42 as an area in need of redevelopment, which includes portions of the Camden County College. In addition, a key component of the original Blackwood West Redevelopment Plan, the anticipated multi-family residential development in the Mingus Run Redevelopment Zone has been approved and is currently in development.

In the decade and a half since the adoption of the original redevelopment plan, significant changes have taken place in the regional economic framework affecting both the Township and surrounding region. There also has been an increased focus on smart growth, sustainability, and resiliency as the foundation for the Township's long-range planning strategies.

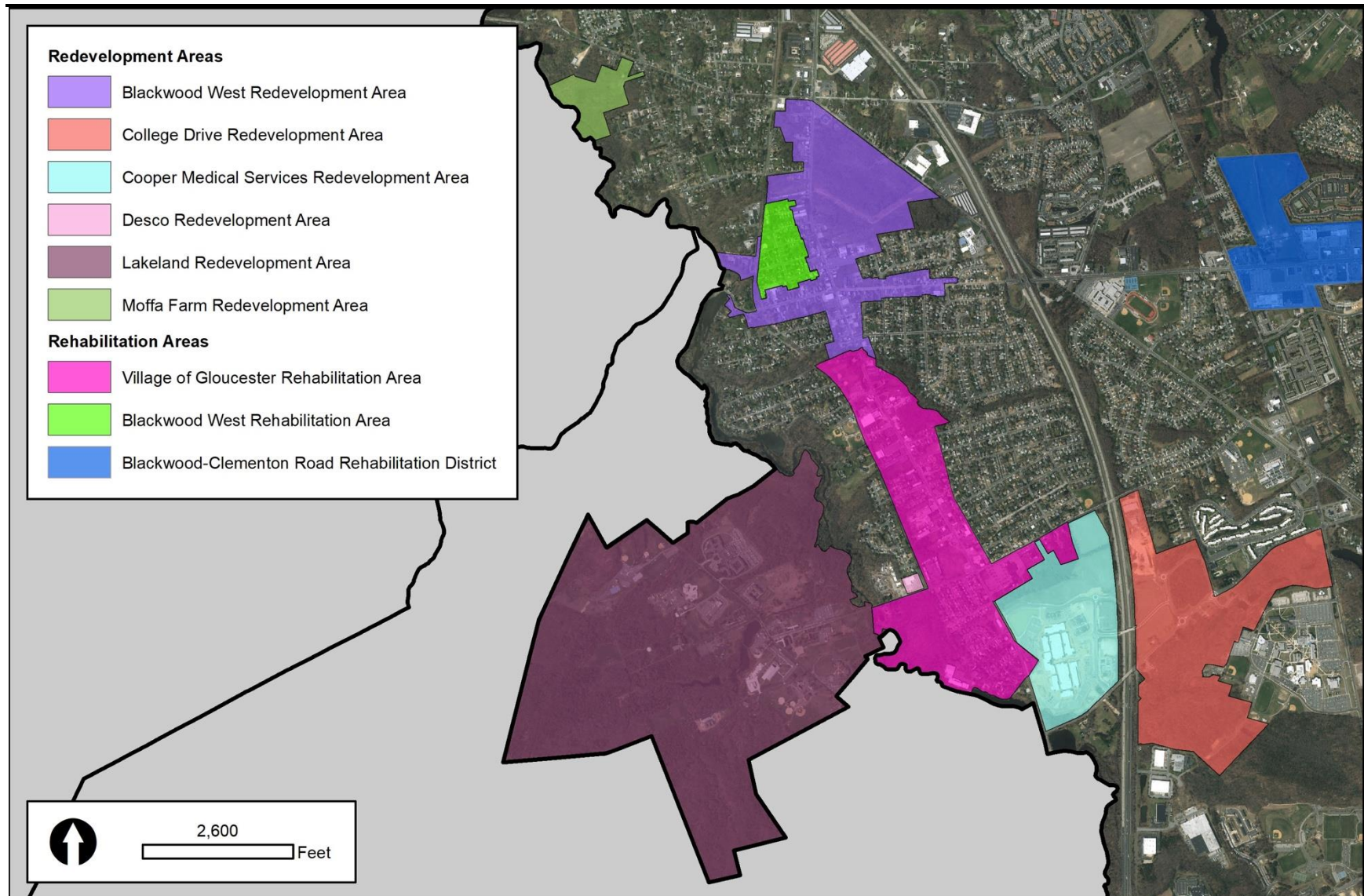


Recent events have also underscored the need for creative solutions and flexibility in establishing land use policies that can provide a robust and resilient foundation for the Township's planning goals and objective, including those designed to sustain and grow the local economy, including the use of the arts, public spaces and community events, and small-scale and locally-based manufacturing uses, commonly known as "makerhoods" to create new synergies to revitalize the Village of Blackwood and foster sustainable economic growth.

Based on the foregoing, the Township has determined that it is prudent to amend the 2004 Blackwood West Redevelopment Plan to ensure the successful redevelopment of the area.

The amended Blackwood West Redevelopment Plan is intended to take advantage of these new opportunities, as well as the additional possibilities for mutually supportive investment and revitalization resulting from the Township's comprehensive planning strategy, including potential linkages, both physical and strategic, to the other redevelopment planning efforts that are ongoing in Gloucester Township. The geographic proximity of these respective redevelopment plan areas is illustrated in the map at the end of this section.

Accordingly, this plan replaces the 2004 Blackwood West Redevelopment Plan.



2.0 — Core Strategy for Redevelopment

The Redevelopment Plan's core strategy is to:

- Implement the vision of the redevelopment and revitalization of the Village of Blackwood and surrounding area as described in the redevelopment plan through a combination of land use strategies and techniques that are designed to maximize opportunities for new commercial and residential development, including mixed-use development.
- Use the new Gloucester Township Arts District as the core organizing feature and foundation for economic revitalization.
- Attract small-scale manufacturing and craft-related businesses as part of a new makerhood district that can provide employment opportunities, support economic revitalization in conjunction with the new arts district, and establish the Village of Blackwood as a destination and unique economic focal point in the regional market.
- Promote a vibrant pedestrian-oriented "Main Street" environment within the Village of Blackwood.
- Implement the recommendations of the 2016 Black Horse Pike Corridor Wayfinding Streetscape Development Plan that describes a new streetscape design for the Black Horse Pike, including the development of a multi-purpose pedestrian path along the corridor.
- Use the existing Gloucester Township Health and Fitness Trail as a key pedestrian and bicycle linkage within the Blackwood West Redevelopment Plan area and support the creation of pedestrian and bicycle linkages within the redevelopment plan area and to and from surrounding neighborhoods.
- Protect and enhance existing residential neighborhoods through a coordinated strategy of rehabilitation, targeted infill development, and zoning.
- Provide for a range of housing choices and options, including a variety of unit types and a combination of market-rate and affordable housing.
- Capitalize on the historic status of the Village of Blackwood, including its historic district and location along state and county highways to further define its identity and promote it as a destination in the region.
- Utilize public-private partnerships and explore financial incentives, such as available grants and loan programs, to develop needed infrastructure and help implement the plan.

3.0 — Redevelopment Plan Objectives

The primary objective of the Blackwood West Redevelopment Plan is the revitalization of the commercial core of the Village of Blackwood and ongoing development, redevelopment and rehabilitation of the Village of Blackwood and surrounding area.

Since the adoption of the 2004 Blackwood West Redevelopment Plan, there has been significant changes in the national and regional economy that affect the strategies needed to implement the intent of the plan. For example, the growth of online shopping has significantly impacted the retail marketplace, reducing shopping trips and significantly impacting retail malls and shopping centers. A recent emphasis on experiential shopping where shopping trips are considered an event and correspond with visits to related attractions, such as museums, galleries, plays and shows, restaurants, and other similar destinations, have been a way in which retailers, particularly small-scale and neighborhood retail centers, attract shoppers. There is a need to evaluate and respond to these new trends and market realities and craft an effective economic development and redevelopment strategy for the Village of Blackwood.

In response, the amended redevelopment plan proposes to implement two important and mutually supportive land use planning strategies as the key elements of the updated redevelopment plan for Blackwood West:

Gloucester Township Arts District:

The Township Council passed Resolution R-18:07-202 in July 2018 designating the Black Horse Pike between East Lake Avenue and Prospect Avenue as “The Gloucester Township Arts District.” The new arts district will be the core organizing feature and foundation for the future redevelopment and economic revitalization strategy for the Blackwood West Redevelopment Plan area. In particular, the new arts district is designed to take advantage of and be centered on the Mainstage Center for the Arts, which is located in the historic Academy Hall on Black Horse Pike in downtown Blackwood next to the Gloucester Township Public Library (a branch of the Camden County Library System).

The arts district concept anchors and will support a holistic approach to the development and redevelopment of the Blackwood West Redevelopment Plan area. Specifically, the land uses permitted in the plan are designed to create synergies and encourage arts-related businesses such as galleries and artist supply stores, as well as restaurants, coffee shops, and micro-breweries. Another possible use that could be sited in the downtown is a small performance space called a “black box theater,” which has a simple more intimate design than a standard theater and can be used to create flexible staging and audience interaction. Such a theater could be in a stand-alone building or developed as part of an adaptive re-use of an existing building.

The arts district also is aligned with the makerhood concept described below, which will provide local employment

opportunities and craft-related shopping that further attracts shoppers and visitors to the Village of Blackwood.

Blackwood West Makerhood:

The makerhood concept is an innovative approach to redevelopment and economic development focusing on small-scale manufacturing and start-up businesses. Makerhoods are a powerful catalyst for microentrepreneurs with limited resources, providing access to capital and mutual supportive economic networks.

Land use planning strategies that implement the makerhood concept combine affordable living units with shared spaces for light manufacturing and craft work. This includes creative design standards and regulatory techniques that permit mixed-use buildings and developments with space for small-scale manufacturing and potential retail sales for the locally produced products and crafts. Makerhoods can include both new development and the adaptive reuse of existing commercial and industrial buildings.

Makerhoods also require a comprehensive and coordinated economic development and redevelopment strategy that includes business support to help new entrepreneurs start and grow profitable businesses. This can include institutional support from public agencies and educational institutions, providing funding, guidance, and technical training. Nearby colleges, such as the Camden County College in Gloucester Township can supply both training and support, including potential employees through internship programs, and customers for the products produced in the makerhoods. If

implemented effectively, the makerhood concept supports the local economy, provides employment opportunities, job training, and the creates inter-generational wealth.

The proposed land use plan for Blackwood West Redevelopment Plan area, which is described in Sections 4.0 and 6.0 of this plan, the area along the Rt. 168 north of the intersection with Church Street is proposed to be developed with mixed-use buildings supporting the makerhood concept and live-work units.

Both the arts district and makerhood land use concepts will be supported by a comprehensive economic development strategy that will include public events, such as the recent Gloucester Township Food and Craft Beer Festival and the Gloucester Township Arts Market, which are designed to attract customers to the area and spur retail sales in downtown Blackwood.

To advance the Core Objectives enumerated in Section 2.0, and implement the mutually supportive arts district and makerhood strategies described above, the Blackwood West Redevelopment Plan is designed to achieve the following objectives:

1. Use the recently created Gloucester Township Arts District as a key organizing feature for the Blackwood downtown and to stimulate new businesses
2. Encourage development of flexible workspace and live-work environments for small-scale manufacturers and

craft making through creative and flexible building and design standards.

3. Permit a range of uses that are related to and supportive of the arts district, including galleries and artist supply stores, performance spaces, restaurants, coffee shops, and micro-breweries.
4. Provide new customers for local businesses through a coordinated economic and business development strategy that engages a range of public and private entities in this effort, including the Gloucester Township Economic Development Corporation.
5. Promote the adaptive re-use and renovation of vacant and underutilized commercial buildings.
6. Redevelop deteriorated and obsolete structures that by their blighting influence adversely affect the business climate and neighborhood vitality in Blackwood West.
7. Encourage the renovation or replacement of existing substandard single and multi-family housing.
8. Minimize disruption to and relocation of existing businesses and residents in the implementation of the Redevelopment Plan.
9. Expand the use of Blackwood Lake as an amenity for the community.
10. Improve the functionality of streets and parking by implementing a “complete streets” policy that provides a balanced use of streets by vehicles, pedestrians, and bicyclists and identifying appropriate locations for parking.
11. Provide for pedestrian and bicycle access to and from neighborhoods, local businesses, and nearby public parks

and recreation facilities, including the Gloucester Township Health and Fitness Trail.

12. Protect the historic resources in the Village of Blackwood and use the Blackwood Historic District as a resource to define the Blackwood’s identity and attract visitors.

A discussion examining the relationship between these redevelopment objectives and the goals and objectives of the Gloucester Township Master Plan and the policies of other levels of government is found in Section 9.0.

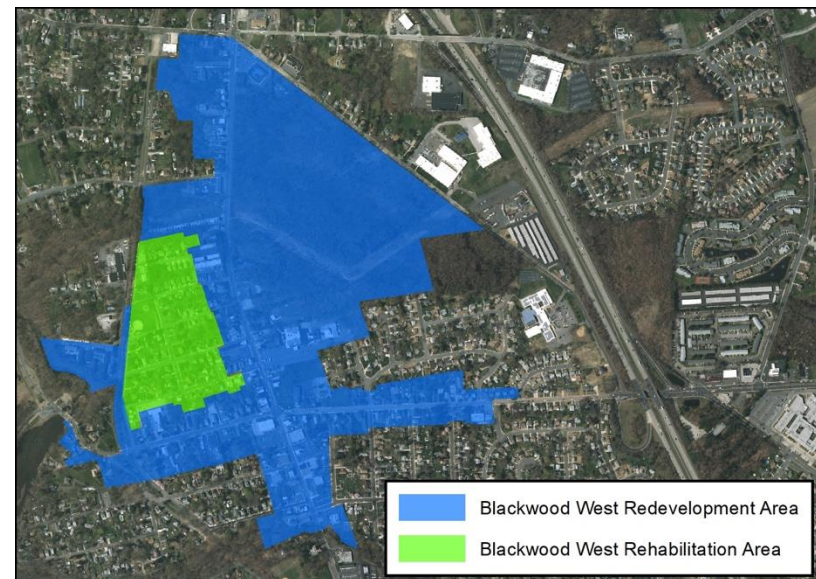
4.0 — Land Use Plan

The Land Use Plan takes the overall policy goals enumerated in the objectives of the Blackwood West Redevelopment Plan and depicts them geographically within the redevelopment area. The land use plan is depicted on the Land Use Plan Map as shown in Section 5.0 on the following page. In addition, the text presented in Section 6.0 provides an explanation of the different land use categories in brief paragraphs.

The implementation of the land use plan is further expressed and implemented by the development regulations and design standards presented in Section 14.0, which replace those enumerated in the original 2004 redevelopment plan. As further described in Section 14.0, these regulations also will supersede and, where indicated, supplement the zoning and other regulations established by the Gloucester Township Land Development Ordinance. The geographic applicability of these regulations is depicted in the Redevelopment Area District Map in Section 13.0.

In the event the Redevelopment Plan regulations conflict with the provisions of the Gloucester Township Land Development Ordinance, the requirements and standards of the Redevelopment Plan shall govern. An exception is that the existing regulations of the Land Development Ordinance will remain in full force and effect for any property that is located with the Area in Need of Rehabilitation. The zoning regulations for the Area in Need of Rehabilitation are predominantly the R-3 Single-Family Detached Residential District; however, small portions of the rehabilitation area are located within other districts.

This Redevelopment Plan is intended to be a more flexible document than the Township's Land Development Ordinance so the Township can more quickly react to changing circumstances, national and regional trends, and private sector interest in specific redevelopment parcels. It is likely that the Blackwood West Redevelopment Plan will continue to be amended over time to take advantage of new opportunities that arise to implement the vision of the plan.



5.0 — Land Use Plan Map



6.0 — Land Use Description and Policies

The Village of Blackwood and the area encompassed by the Blackwood West Redevelopment Plan initially developed prior to the advent of zoning in Gloucester Township. As a result, the area includes a mixture of residential and small businesses organized along the Black Horse Pike and its intersection with Church Street.

Subsequent zoning recognized the existing land use pattern in the area. With the adoption of the Blackwood West Redevelopment Plan in 2004, the prior zoning was superseded and replaced by a new Land Use Plan and four Redevelopment Districts that provided an updated approach to the development and redevelopment of the area. The 2004 plan was designed to strengthen the diverse uses present in Blackwood West and focus new development in mixed use buildings and developments. This mixed-use approach with its compact form and walkability was identified as being integral to the future development of the Blackwood West Redevelopment Plan area.

The revised land use plan included in this amendment builds on the framework established as part of the 2004 redevelopment plan and presents a more nuanced and differentiated approach to the future redevelopment of the Blackwood West Redevelopment Plan area. This includes areas identified for new mixed-use development that are designed to support the Township's new arts district and implement the makerhood concept embodied in the core strategy and objectives for the redevelopment plan area.

The land use plan also provides for a range of residential development and unit types. This includes single family and townhouse residential development, existing and new multi-family development, and residential units in mixed-use buildings. Strategies included the rehabilitation of residential dwellings and new infill development in existing residential neighborhoods, rehabilitation of existing multi-family apartments, new residential units in mixed-use and makerhood live-work developments, and the creation of a range of market rate and affordable housing. The new land use plan also recognizes the development and redevelopment that has taken place since the adoption of the 2004 redevelopment plan and recent approvals for the multi-family inclusionary residential development located along the Mingus run.

6.1 — Mixed-Use: Northern Gateway

The 'gateway' noted here is the entrance to the Blackwood West redevelopment area traveling south along the Black Horse Pike to the center of downtown. In this area there is no significant topographic change or other physical feature that marks the beginning of the redevelopment area. This is in marked contrast to the southern boundary that is delineated by Farrows Run. The intent is to create buildings that use architectural elements to create a sense of arrival at this location. This can be done in coordination with signage or other public improvements, such as streetscape design and wayfaring signage, that differentiates Blackwood from other areas of the Township and signals an entrance into a unique and important location within Gloucester Township. This emphasis on design and branding is important throughout the

redevelopment plan area but is particularly important at the gateway locations.

6.2 — Mixed Use

The Mixed-Use designation allows a wide range of small to medium-sized businesses catering to local clientele plus residential uses. With the implementation of a comprehensive strategy to create a unique regional identity for Blackwood that is centered on the arts district and makerhood concept, it is anticipated that the mixed-use area would include a wide variety of complimentary retail shopping, restaurant uses, galleries and arts-related uses, including sales of crafts and goods being manufactured in the makerhood area. Since most of the land area in this category is also in the Blackwood West Historic District, which is listed in the National Register, redevelopment is proposed to focus on the renovation and adaptive reuse of existing buildings.

6.3 — Mixed Use: Makerhood

A catalyst for the revitalization of Blackwood West is the creation of a new Mixed-use Makerhood area just north of the Presbyterian Cemetery on the east side of the Black Horse Pike. The development of mixed use and live-work units is anticipated in this area to foster home-based, small-scale businesses. The new buildings will follow the flexible development standards to incorporate variations in the workspace and living environments.

6.4 — Commercial

The Commercial land use category is similar to the mixed-use category but with a greater emphasis on retail commercial

development. As noted in cross-hatched depiction on the land use map, commercial uses are contemplated all the mixed-use land use categories, including the Mixed Use, Mixed Use Northern Gateway, and Mixed Use Makerhood areas. One location where commercial use is proposed exclusively, is the small neighborhood-scale retail shopping center on the south side of East Church Street.

6.5 — Residential Single-Family

The Residential Single-Family land use category primarily includes areas and existing neighborhoods that are currently developed with single-family detached housing. The largest of these is the area that has been designated as an Area in Need of Rehabilitation, although single-family residential development is also proposed along East and West Church Streets. While many houses are well kept, certain structures would benefit from a targeted renovation and rehabilitation program. Most of this category has been developed yet small areas of vacant land are available where new infill housing could be developed. Single-family residential uses are also proposed in the Lakeside Residential and Single-Family Townhouse Option categories.

Residential areas along the north side of East Church Street are proposed to continue as single-family consistent with the established character of the neighborhood, which is predominantly comprised of single-family houses. Given the size and depth of lots in this area, duplexes and townhome development may be permitted as a conditional use where there is sufficient rear yard area to establish a buffer for the residences on South Drive.

6.6 — Lakeside Residential

The Lakeside Residential designation provides for single-family detached residential development as the primary use for this area, with seasonal recreation, such as canoe rental and ice skating, and supportive small-scale retail or restaurant uses adjacent to the Blackwood Lake. Bed and breakfast uses may also be permitted, taking advantage of the proximity to the lake and rail trail.

6.7 — Multi-family Residential

This land use plan designation includes the Mingus Run Redevelopment Zone, which is currently being redeveloped with a 478-unit residential development (including 220 multi-family apartment units, 158 townhomes, and a 100-unit age-restricted apartment building), a supportive recreation area, pool and tot lot area, and associated site improvements. This development also part of the Township's court-approved Housing Element and Fair Share Plan and includes an affordable housing set-aside consistent with the Township's plan.

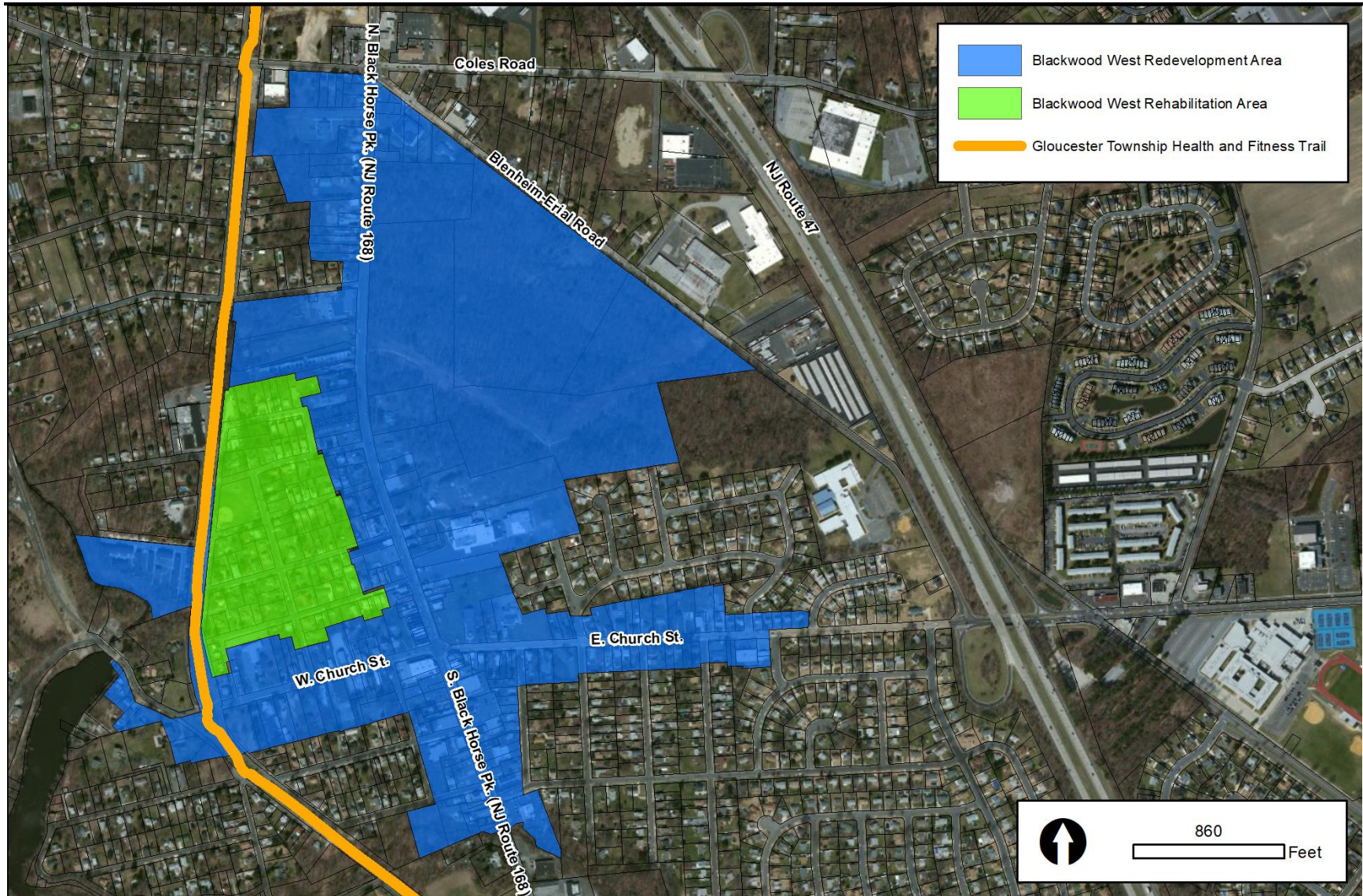
The multi-family residential land use designation also includes areas with existing multi-family developments or areas where infill multi-family is proposed. For example, the area north of Prospect Avenue between Hamilton Avenue and the Black Horse Pike has two existing apartment buildings: The Oasis Apartments and Ivanhoe Apartments. The intent is to encourage the improvement and rehabilitation, or in cases where there is significant disinvestment and deterioration, the redevelopment of existing multi-family units.

6.8 — Institutional

The Institutional land use category includes public and quasi-public uses are not intended to be redeveloped, including Presbyterian Church and cemetery located on the northeast corner of Black Horse Pike and East Church Street, the Blackwood United Methodist Church on East Church Street, and the Church of Pentecost U.S.A. and cemetery on West Church Street.

6.9 — Open Space

The Mingus Run stream is proposed to be an open space corridor that leads from the Gloucester Township Health and Fitness Trail and bike path to the Blackwood Elementary School. If environmentally feasible, a natural pathway along the Mingus Run for public use is anticipated. The Open Space land use category also corresponds to the Gloucester Township Health and Fitness Trail, Alex Harwan Park, and Al Raw's Field on Lincoln Drive.



7.0 — Public Improvements

Public improvements are anticipated as individual sites and tracts of land are redeveloped consistent with the design policies and standards that are contained within the Blackwood West Redevelopment Plan. The redeveloper is expected to install all necessary public improvements on the property they control as well as abutting rights-of-way. The redeveloper is expected to construct any off-tract improvements necessitated by their redevelopment in accordance with an executed redeveloper agreement and as otherwise set forth pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL) or Municipal Land Use Law (MLUL) as appropriate. Other public improvements will be undertaken by the Township, County, or State based on the jurisdiction of the relevant public entity and available funding sources.

7.1 — Streets

The Architectural and Streetscape Design Standards section of the 2004 Redevelopment Plan includes three illustrated cross-sections: the first for the Black Horse Pike with a right-of-way width of 66 feet, 60 feet for the proposed new commercial street and 50 feet for other streets. The cross-sections indicate the relationship between the travel lanes, parking lanes, curb, planting and street furniture strip, and the front edge of buildings that form the street wall. Since the 50-foot wide right-of-way is doing double duty for residential streets and for minor arterial streets such as Church Street, the number of parking lanes is flexible. Though the cross-sections idealize the design of the streets, the Black Horse Pike is a

State highway and Church Street is a county road and ultimately these higher levels of government will determine approval of any road design and access.

In 2016, the Township adopted the Black Horse Pike Corridor Wayfinding Streetscape Development Plan, which was funded by a Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission (DVRPC). The plan provides a guide for the future development of the two-mile stretch of the Black Horse Pike from the center of Blackwood to the Gloucester Premium Outlets. Key objectives of the plan include aesthetic improvements, interconnection of bicycle and pedestrian pathways, improvements to bus stops, streetscape design details and specifications, and wayfinding signage.

The plan incorporates a 10-foot-wide multipurpose trail on the west side of the Black Horse Pike providing links and key points along the corridor to the Gloucester Township Health and Fitness Trail. The proposed multipurpose path will be designed for both bicyclist and pedestrians. The path ties onto the existing streetscape plan of Blackwood on the north end of the project area near Lake Avenue and continues along the west side of the Black Horse Pike to the Davidson Road and Lakeland Road intersection. South of Davidson Road, the multipurpose path continues along the east side of the Pike, which allows connections to the new shopping outlets and Camden County College.

The Blackwood West Redevelopment Plan incorporates the improvements proposed in the Black Horse Pike Corridor Wayfinding Streetscape Development Plan by reference.

7.2 — Parking

New parking is contemplated as part of site development in accordance with the parking schedule for the Redevelopment Plan as described in Section 14.0.

A key issue in all mixed-use areas will be the provision of adequate parking to serve the needs of all uses permitted in the area, including residential and non-residential uses. Shared parking opportunities that take advantage of the distribution over time of parking demand for various uses should be considered.

From a design perspective, the intent is to minimize the need for large surface parking lots that take up a significant amount of area, create gaps in the street wall, and require driveway access from Black Horse Pike creating conflicts with pedestrians and the free flow of traffic along Black Horse Pike. Parking lots interrupt the rhythm of buildings and the shopping experience for the pedestrian by creating a disincentive for the shopper to walk farther. This may be easier to accomplish on the west side of the Black Horse Pike, south of Church Street, since Elm Street functions as an access way to rear yard parking lots.

On-street parking will be provided as part of a “complete streets” policy that provides a balanced use of streets by vehicles, pedestrians, and bicyclists and identifying

appropriate locations for parking. On-street parking can contribute to a positive pedestrian realm by providing traffic calming through reduced through-traffic speeds.

7.3 — Utilities

Blackwood West is currently served by public water and public sewer. The Redevelopment Plan anticipates several hundred additional housing units in the district. Aqua New Jersey, Inc. is the water company that serves Blackwood West. There is capacity in the public water system to serve the needs of the Redevelopment Plan.

The public sanitary sewer system is a two-step system. The Gloucester Township Municipal Utilities Authority maintains and operates the local conveyance system of mains and pumping stations. This system conveys sewage to the Camden County Municipal Utility Authority pumping station on Chews Landing Road where it is conveyed to the regional treatment plant in Camden. There are capacity constraints in the local GTMUA system in and around Blackwood West. The individual redevelopment of existing properties can be handled by the local system, but any significant new development would require the identification and possible enlargement of mains and pumping stations to handle the additional flow from dwellings and businesses. As is presently the case in the Township, the redeveloper would be responsible for any upgrade to the system that would be necessary.

8.0 — Design Concepts

8.1 — General Design Concepts

The following design concepts and associated illustrations and imagery were prepared by Clarke Caton Hintz (CCH) as part of the 2004 Blackwood West Redevelopment Plan. They are incorporated in the current redevelopment plan, with modifications that reflect the approaches to streetscape and building design incorporated in the current redevelopment plan and presented in Sections 6 and 14. In addition, this section provides additional design concepts related to makerhood developments.

The design concepts utilize pictures and illustrations to embody the architectural elements that can be used in new and infill construction.



Photo 1: Simon Property Group

Photo 1 illustrates several important design concepts. The front edge of the building creates a “streetwall” or edge to the development even though the facades are not uniformly at the same distance from the curb line. Projections of the buildings establish entrances inside. The sidewalk varies in width as described in Section ____ which allows for the width next to the curb to be used for street trees, lighting, trash cans, traffic control boxes, benches and other street furniture while maintaining ample width for pedestrian movements. The wider sidewalks provide a location for outdoor cafes. The use of awnings helps to demarcate store fronts and provides a location for signage, if desired.



Photo 2: Simon Property Group

Photo 2 demonstrates how design elements can be used to transition between two story and one story buildings. The

parapet of the middle store is raised to the top of windows on the second floor of the two-story building and horizontal elements break up what would otherwise be an excessively tall one-story building. The store on the right is slightly lower to complete the transition from two stories to one story. The picture also indicates appropriate locations for façade signage that are boxed by architectural elements such as color bands and relief brick.



Photo 3: Calthorpe Associates

Photo 3 demonstrates a method of incorporating apartments with first floor retail development. The long mass of the building has been broken up both vertically and horizontally through different window heights, set back entrances, and building projections. Awnings punctuate store fronts and balconies allow residents to look up and down the street. This picture also depicts a different method of hanging signs

through perpendicular brackets that are designed for pedestrians, as opposed to motorists.



Photo 4: Lionsgate – Gary Sutto

This mixed-use development shown in Photo 4 emphasizes a cluster of apartment flats and strongly varies the facades of the development. The variation is at a common width of single family or semi-detached buildings but in this development incorporate several flats with a common entrance way. Color is used to make the corner stand out and provide a focal point. This is further accentuated by the use of a recessed storefront supported by a pillar – a traditional method of addressing a corner in the early part of the 20th century when decorative cast iron pillars were used.



Photo 5: Urban Design Associates

Photo 5 exemplifies the use of federal style design elements to define the upper floors of this three-story building that contain apartments. The lower floor is clearly for retail use.

The elements that contribute to its retail appearance are the larger windows, use of awnings, and temporary window signs. This building is also notable for the demonstration of the horizontal three module approach to traditional buildings that have a clearly defined base, middle and top or cornice. Here the cornice utilizes bracketed eaves to define its upper edge.



Photo 6: WRT

Photo 6 illustrates an example of a townhouse development mixing two- and three-story designs together in one project. A two-story building with dormers anchors the corner property of the development. The all brick design complements the existing three-story building located at the far left. The two-story elements of the design are closest to the sidewalk, with the three-story elements recessed. The three-story recess is tied together with the roof line of the two story portions to create a well-scaled project.



Photo 7: WRT

In Photo 7, showing the same project as the immediately preceding picture, the three-story presence at the edge of the right-of-way has created a stronger street wall than the previous picture. In the Redevelopment Plan, a strong street wall is required on the Black Horse Pike. Church Street and the interior streets of the redevelopment plan that have been developed with two story structures - many that are setback from the street - would benefit from the scale and massing depicted in Photo 6.

Three-story townhouses allow for the inclusion of garages on the first floor with two stories of living space above them.

In Photo 8, parking is located to the rear of the building to eliminate voids on the street in the massing and scale of the building. In the redevelopment area, townhouse garages and parking lots should be located to the rear of the buildings and access provided by alleys or parking lot driveways intersecting secondary streets.



Photo 8: Lionsgate – Gary Sutto

The design of apartment buildings can incorporate some of the same concepts in townhouse design in terms of massing and scale of the buildings.



Photo 9: Michael Ronkin

In the building in Photo 9, the design of the three-story apartment building uses sloped roofs, stepped back sections at the third floor level and pentroofs over secondary entrances on the first floor to create a human-scaled relationship of the building to the street. Though this building is set back only 12-15 feet from the sidewalk, the fencing demarcates between public and private areas and landscaping is used to soften the edges of the building. These same techniques could be used to lower the apparent height of four-story apartment buildings. In this picture, color is also used to accent a building module.

Within commercial development, landscape elements can add to the quality of the development. In Photo 10, a courtyard with a cast stone fountain is used as the focal point of its design. Courtyards should be used for outdoor dining and may

be used for coffee bars or cafés. The courtyard creates a more enclosed space than delineating an outdoor space through fencing or low planters.



Photo 10



Photo 11: CCH

Masonry walls as shown in Photo 11 or similar should be used to screen parking areas from public view and should be supplemented by landscaping as appropriate.

Decorative fencing as shown in Photo 12 or similar should be used for any areas that are visible from the public right-of-way to separate public from private areas where the sense of enclosed space is not desired.

Whether using fencing or walls, a clear sight distance shall be maintained at driveway entrances and exits for public safety purposes.



Photo 12: CCH

8.2 — Makerhood Design Concepts

The design concepts related to makerhood development envision mixed-use developments with live-work units and small-scale manufacturing and craft making uses incorporated into the overall building design. Residential uses may include variety of attached and detached forms, including mixed-use development, with residential units located in the same building as makerhood manufacturing and craft space. Developments can include a variety of building types, with the overall objective to provide a range of diverse yet compatible and mutually supportive mix of uses and building designs combined to create an interesting, attractive, and vibrant place.

While makerhood developments can consist of individual buildings, makerhoods can also be designed as a mixed-use complex containing a variety of uses supporting the artisans and manufacturers in the makerhood development. Examples of uses that could be incorporated into the makerhood complex include:

- Artisan and craft workshops
- Small-scale manufacturing of products related to the makerhood workshops
- Residential units
- Farmers Market
- Brewery
- Dark Kitchens
- Café/Coffee Bar
- Restaurant
- Offices

When designed as a comprehensive mixed-use concept, makerhood developments shall include public spaces that provide an attractive destination and an opportunity for public events, performances, outdoor dining, craft and art displays and sales, farmers markets, and entertainment. Such public spaces and events will support the manufacturing, artisan, and craft uses located in the development, provide entertainment and activities for the Gloucester Township community, and promote the Township's comprehensive economic development strategy, which is designed to attract customers to the area and spur retail sales in downtown Blackwood. The use of these spaces for public events also will support the arts-related businesses associated with the Blackwood Arts District.

Parking lots, particularly when situated between key components of the makerhood complex such as makerhood space, covered performance areas, farmers markets, restaurants and cafes, and retail shops, can be designed as multi-purpose parking and public event spaces.

A diversity of architectural styles can be incorporated into the design of a makerhood development complex. Such a mix of styles can be used to create an exciting and entertaining space and suggest that development has occurred organically and over time, in contrast to a less interesting "cookie cutter" development form.

While a diversity of architectural styles is encouraged, the overall architectural design of makerhood buildings and associated development in a mixed-use makerhood complex should reflect the design vocabulary presented in the General Design Concepts described and illustrated in Section 8.1. Developments with multiple buildings, including mixed-use buildings, should include a variation in architectural styles and facades (Photos 13, 17, 19, and 20). Unique architectural elements, such as the outdoor brewery tank shown in Photo 15, and signage (Photo 16) may be incorporated in the design to create interest, visual focal points, and a unique character and sense of place. Public spaces shall be part of the design. Examples include outdoor event space for performances and arts and crafts displays (Photo 14), farmers markets (Photo 16) and outdoor seating and dining areas, some of which can be designed in with building façade openings that provide both indoor and outdoor seating depending on the weather and time of the year (Photo 18).



8.3 — Example of a Mixed-Use Makerhood Complex

An example on one potential concept plan for a mixed-use makerhood complex is illustrated in the accompanying Mixed-Use Makerhood Complex Plan shown on the following page. The area shown in the plan includes Block 10701, Lots 1, 1.02 and 2, which is located in the Mixed-Use Makerhood Redevelopment Zone.

Elements of the mixed-use makerhood concept and design that are incorporated into the complex include:

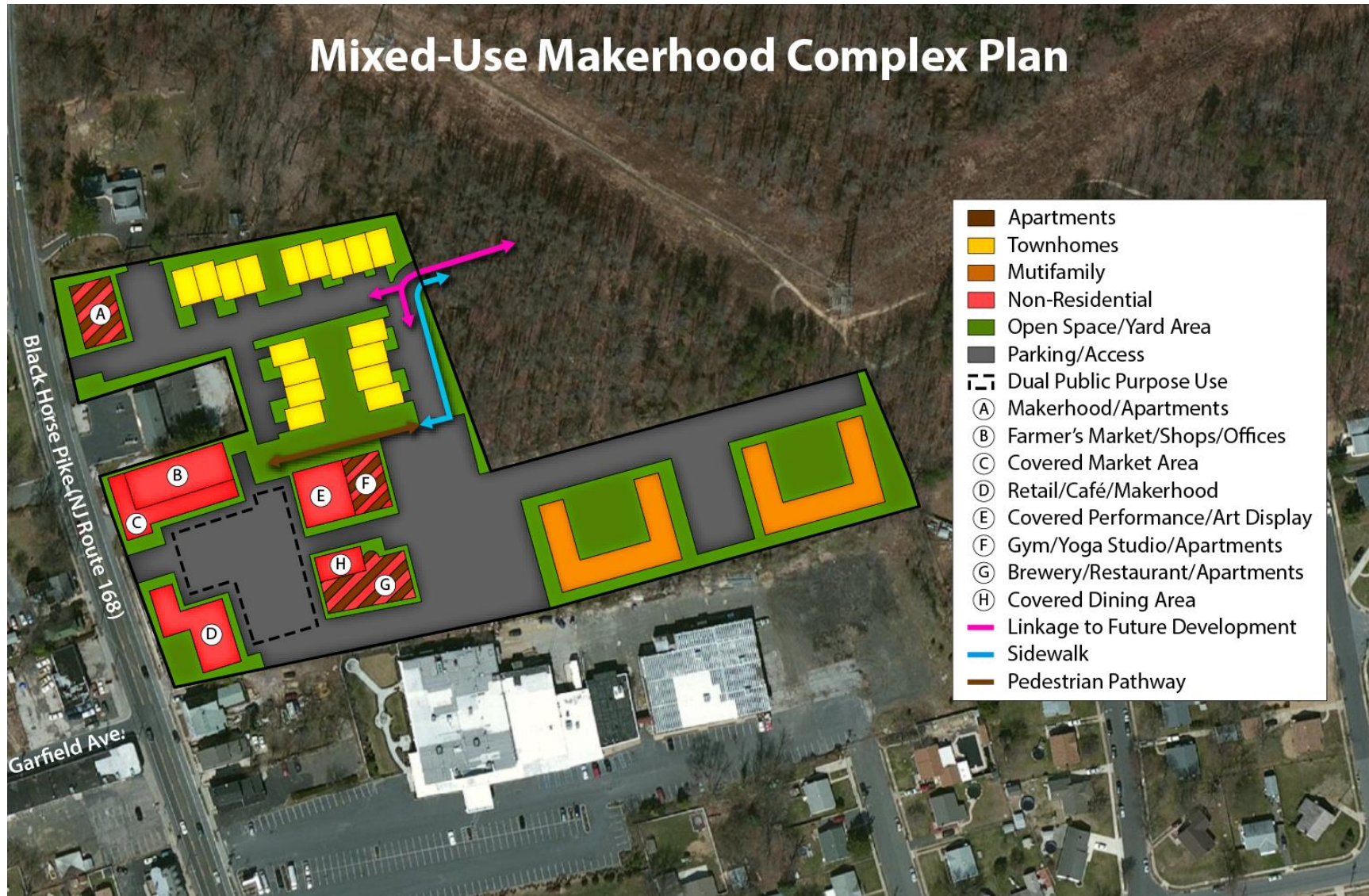
- A mix of uses and variety of building types
- A variety of residential dwelling unit types, including apartments for makers and craft persons within the mixed-use makerhood buildings and other residents
- Farmer's market
- Covered outdoor event and performance space
- Retail shops, some of which display and sell crafts and goods produced in the accompanying makerhood space
- Cafes, restaurants, and breweries, including outdoor dining areas
- Other retail and service uses such as gyms and yoga studios
- Pedestrian pathways and sidewalks

The proposed concept also includes a dual-purpose parking lot and public commons that helps organize the development and provide a public gathering space located proximate to the

outdoor performance and event space, restaurants, farmers market, and retail uses. This area can be used for parking during typical business hours and available as a public outdoor space for special events, performances, and community activities related to the arts and makerhood uses in Blackwood.

The internal circulation and design of the development provides an opportunity to create a vehicular and pedestrian link between the Southwinds multi-family residential development in the Mingus Run Redevelopment Zone and the commercial areas along Black Horse Pike. Designed appropriately, this will provide a safe and effective access to downtown Blackwood for the residences in Southwinds, including the Mixed-Use Makerhood Redevelopment Zone along Black Horse Pike and the Arts District. Such a linkage will help support the businesses in the makerhood complex and other businesses in downtown Blackwood. All linkages shall be designed in a manner that provides multi-use pathways for vehicles, pedestrians, and bicyclists.

The illustrated plan shown on the following page is conceptual in nature and is not intended as a final site plan for the area. Other similar plans that incorporate the key elements of the mixed-use makerhood complex as described in Section 8.2 may be permitted or determined to advance the goals and objectives of the plan and intent of the makerhood concept by the Township governing body and Planning Board.



9.0 — Relationship of Redevelopment Plan Objectives to Other Goals and Policies

The following subsections outline the relationships of the Blackwood West Redevelopment Plan to municipal zoning and the objectives that are outlined in the municipal master plan, as well as to master plans of contiguous municipalities, Gloucester County, and the State Development and Redevelopment Plan. A discussion of these relationships is required pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7.a.(5).

9.1 — Municipal Zoning

The provisions of this Redevelopment Plan amendment supersede the existing zoning for the Redevelopment Plan Area that was established by the 2004 Redevelopment Plan, which in turn superseded the prior zoning for the redevelopment plan area. The new zones shall be established on the Official Zoning Map of the Township of Gloucester and the provisions of the Blackwood West Redevelopment Plan shall apply as amended herein.

9.2 — Gloucester Township Master Plan

The Township of Gloucester adopted its last comprehensive Master Plan in 1999. The Borough subsequently adopted reexamination reports in 2005 and 2015. The Blackwood West Mixed Use Revitalization Study – Downtown Development District was prepared in 1983 with CDBG grant prior to the adoption of the 2004 redevelopment plan. The following subsections summarize these Master Plan documents and their relevancy to the Redevelopment Plan.

9.2.1 — 1999 Comprehensive Master Plan

The Blackwood West Redevelopment Plan promotes the following Visual Character and Historic Preservation objectives listed in the 1999 Comprehensive Master Plan:

- Promote the development and redevelopment of commercial areas that are attractive to public view through the use of building and site design standards reflective of the established character of development in Gloucester Township.
- Establish design standards to encourage new development in Gloucester Township to be compatible with the style and scale of existing buildings.
- Refine the standards for development to retain the integrity of the Blackwood West District and individual landmarks.

The Land Use Plan Element of the 1999 Master Plan proposes a variety of land uses for the Blackwood West Redevelopment Plan area, the most prominent of which is the Blackwood West Historic District, encompassing more than half the redevelopment plan area. This land use category was established in recognition of the boundaries of the historic district and the zoning in place prior to the adoption of the 2004 Redevelopment Plan.

The Blackwood West Redevelopment Plan is consistent with the objectives of the historic district as it promotes adaptive reuse of historic structures and building scale and design that maintains the visual character of the downtown. The preservation and promotion of the historic character and resources of the redevelopment plan area are also a key

element of the comprehensive economic development strategy and land use plan for the Blackwood West Redevelopment Plan area as described in the Core Strategy for Redevelopment and Redevelopment Plan Objectives in Sections 2.0 and 3.0 respectively.

The 1999 Master Plan identifies the Blackwood West District as a “Sub-plan Element” of the Master Plan and, given the historic significance of the district, describes it as a bridge between the Historic Preservation and Land Use Plan Elements of the Master Plan. The Blackwood West District Sub-Plan Element evaluated the problems, recommendations, and previously realized solutions regarding the development of Blackwood West and referenced the Blackwood West Mixed Use Revitalization Study – Downtown Development District (Study) as forming the foundation of a revitalization strategy and plan for the Blackwood West District.

The Blackwood West Redevelopment Plan is designed to continue to implement the general objectives of the 1999 Master Plan and its Blackwood West Sub-plan Element, albeit with an updated strategy and land use plan and described in this amendment.

9.2.2 — 2015 Master Plan Reexamination Report

The Blackwood West Redevelopment Plan is consistent with the following goals and objectives enumerated in the 2015 Master Plan Reexamination Report:

- Promote pedestrian connections between neighborhoods where feasible.

- Promote trails and selected hard-surfaced paths as part of a bicycle and pedestrian system.
- Retail uses should be designed for community shopping
- Preserve and enhance the character of the built environment through the encouragement of good design.
- Focus on redevelopment.

The 2015 Master Plan Reexamination Report recognizes that there have been several new developments within the Blackwood West Redevelopment Plan area resulting from the adoption of the redevelopment plan in 2004. Design elements proposed in the redevelopment plan have been incorporated into the buildings and streetscapes of these developments. The reexamination report also noted that the Blackwood West Redevelopment Plan was more than 10 years old at the time of the adoption of the report and consideration should be given revising the redevelopment plan. These amendments are the result of that recommendation.

9.2.3 — 2016 Black Horse Pike Corridor Wayfinding Streetscape Development Plan

The Township received Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission (DVRPC) to create a plan for streetscape improvements along Black Horse Pike from the center of Blackwood to the Gloucester Premium Outlets. The streetscape improvements and key objectives proposed in the 2016 Black Horse Pike Corridor- Wayfinding Streetscape Development Plan, which was created from the TCDI grant are incorporated into the Blackwood West Redevelopment Plan and described in detail in Section 7.0, Public Improvements.

9.5 — Plans of Contiguous Municipalities

Blackwood Lake form the boundary between Washington Township and the Blackwood West area. This area of Washington Township is identified for single family detached housing, which is similar to the housing found within Blackwood West. Topographically, the area on the opposite of the water course is steep and consequently is sparsely settled. The Redevelopment Plan does not contemplate any changes in population or number of employees significant enough to create regional problems for Washington Township or other surrounding municipalities.

9.6 — Camden County Comprehensive Master Plan

Camden County adopted a comprehensive County Master Plan in 2014. The implementation of the Blackwood West Redevelopment Plan will support the following goals of the Land Use Plan Element of the County Master Plan:

- Direct future investments to where they are most needed.
- Align with local goals and objectives of the County's municipalities.
- Incorporate today's best practices in planning, such as transit-oriented development and smart growth development, into the vision.

Camden County envisions growth and development the County's town centers, clustering density around mass transit stations, and infilling land in developed areas. The purpose of these goals is to assist municipalities in determining the best use of increasingly scarce undeveloped land resources and to help identify opportunities for the redevelopment of other areas in ways that will best meet the demands of the evolving

marketplace and needs of the community. The Blackwood West Redevelopment Plan is consistent with these goals.

Gloucester Township is located within Priority Growth Investment Area 1 (PGIA-1) in the Land Use Vision Map of the County Master plan. A PGIA is described as "an area where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized." The Redevelopment plan is consistent with this vision and the objectives of PGIA-1.

As referenced the Land Use Plan Element in the County Master Plan, the 2013 Community Preference Survey, a biennial survey conducted by the National Association of Realtors, found that Americans care more about living in a walkable neighborhood over house size when deciding where they want to live. The survey also found that Americans prefer a neighborhood with a mix of houses, stores and businesses within a walkable distance over a neighborhood with just houses that would require driving to stores and businesses. This is consistent with the vision of the Blackwood West Redevelopment Plan.

9.7 — New Jersey State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP or State Plan), which was adopted in 2001 by the New State Planning Commission (SPC), is intended to serve as a guide for public and private sector investment in New Jersey. To implement the smart growth objectives and statewide

planning policies described in the State Plan, the SPC identified a variety of planning areas. The Blackwood West Redevelopment Plan area is located within the Metropolitan Planning Area (Planning Area 1 or PA-1). The Redevelopment Plan is compatible with the SDRP's intention for the Planning Area 1, which is to: provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and, protect the character of existing stable communities.

10.0 — Plan Implementation

The effective implementation of the Blackwood West Redevelopment Plan requires the cooperative engagement and participation by all relevant stakeholders in the future revitalization of Blackwood and the surrounding area. It requires not only of the ongoing communication of the vision presented in this plan but also a comprehensive series of public and private actions to implement the identified public and projects and actions that have been identified. This collaborative approach recognizes that everyone will play an important role in working together to transform the Village of Blackwood into a culturally rich, economically vital, and socially vibrant center for the Township.

Accordingly, the implementation of the Blackwood West Redevelopment Plan will require a comprehensive and coordinated effort on a variety of local, County, and State agencies, including the Township Council, Planning Board, and Township Economic Development Corporation (EDC).

Specific implementation projects identified by the EDC include:

1. Blackwood Redevelopment Project Matrix prepared by the EDC, including but not limited to:
 - Gateway Development Project
 - Streetscape Improvement Project
 - Parking Lot Design and Construction Project
 - Directional Signage Project
 - Virtual Mural Walk

- Artist Lofts and Housing Rehabs
- Small Business Development Program Inventory
- Blackhorse Pike Corridor Project
- Rail/Trail and Bicycle Access Signage

2. Library Redevelopment Concept Plan, including
 - Acquisition and Repurposing of Lots between Main Stage and old Bank Building
 - Library Expansion
 - Expanded Black Box Theater
 - Makerhood and Innovation Space
 - Outdoor Venue

It is anticipated that implementation of the plan and specific projects will take place in phases as new redevelopment projects are proposed and financing become available.

Another possibility to promote the vision of the redevelopment plan is the use of “pop-up” or temporary uses to increase flexibility and promote opportunities for economic development within Blackwood. Pop-up uses are temporary uses, which may include: farmers markets; street festivals/fairs; food trucks and stands; interim buildings to support programmed events (e.g., a stand at a street festival/fair, or an information booth to support a community event of general interest); or, retail uses that operate in a temporary location for a period of time (e.g., holiday markets).

11.0 — Property to be Acquired

The intent of the Blackwood West Redevelopment Plan is to avoid public acquisition of any parcels necessary for its implementation. The expectation is that land would be acquired privately by a redeveloper through negotiated settlement with the landowners. Accordingly, the redevelopment plan does not identify any properties to be acquired.

There is a possibility that the Township may need to acquire a specific parcel of land in the future to realize the objectives of the Blackwood West Redevelopment Plan. If any such acquisition is contemplated, this redevelopment plan will need to be amended to identify the specific properties to be acquired. Any such amendment and proposed acquisition will be undertaken in a manner consistent with current statutory requirements and relevant case law. By statute, no land may be acquired in the Area in Need of Rehabilitation.

If acquisition is required and appropriately authorized through amendment of this plan and by law, the redeveloper shall pay all the Township's costs associated with condemnation, including land, buildings, improvements, professional fees, and relocation expenses as necessary.

Land Exempted from Possible Acquisition:

Publicly owned land, Board of Education property, land owned by public and private utilities, houses of worship, and schools will not be acquired by eminent domain.

12.0 — Relocation

The LRHL requires that a redevelopment plan make “adequate provisions for the temporary and permanent relocation, as necessary of residents in the project area” and that the redevelopment entity must contract with a public agency for the relocation of “residents, industry, or commerce.” If the intent of the Blackwood West Redevelopment Plan is realized and no property acquisition is undertaken, there would be no displacement of either residents or businesses that would require a Workable Relocation Assistance Program (WRAP) be adopted pursuant to N.J.A.C. 5:11-1 et seq.

If the Township’s condemnation powers need to be exercised, which requires that persons or businesses be relocated, then Gloucester Township will comply with all applicable provisions of the Relocation Assistance Law of 1967, N.J.S.A. 52:31B-1 et seq. and the Relocation Assistance Act, N.J.S.A. 20:4-1 et seq., and a WRAP will be prepared and approved by the Relocation Assistance Office in the Division of Codes and Standards in the NJ Department of Community Affairs (DCA).

In the event the relocation of residents or businesses is required, the Redevelopment Plan shall be amended to include the following provisions:

- A current estimate of the number of households and businesses legitimately occupying the buildings identified for acquisition and site clearance.
- The process that the municipality will use to provide assistance to affected residents and business owners; and

- The availability of comparable housing or business space in the general area.

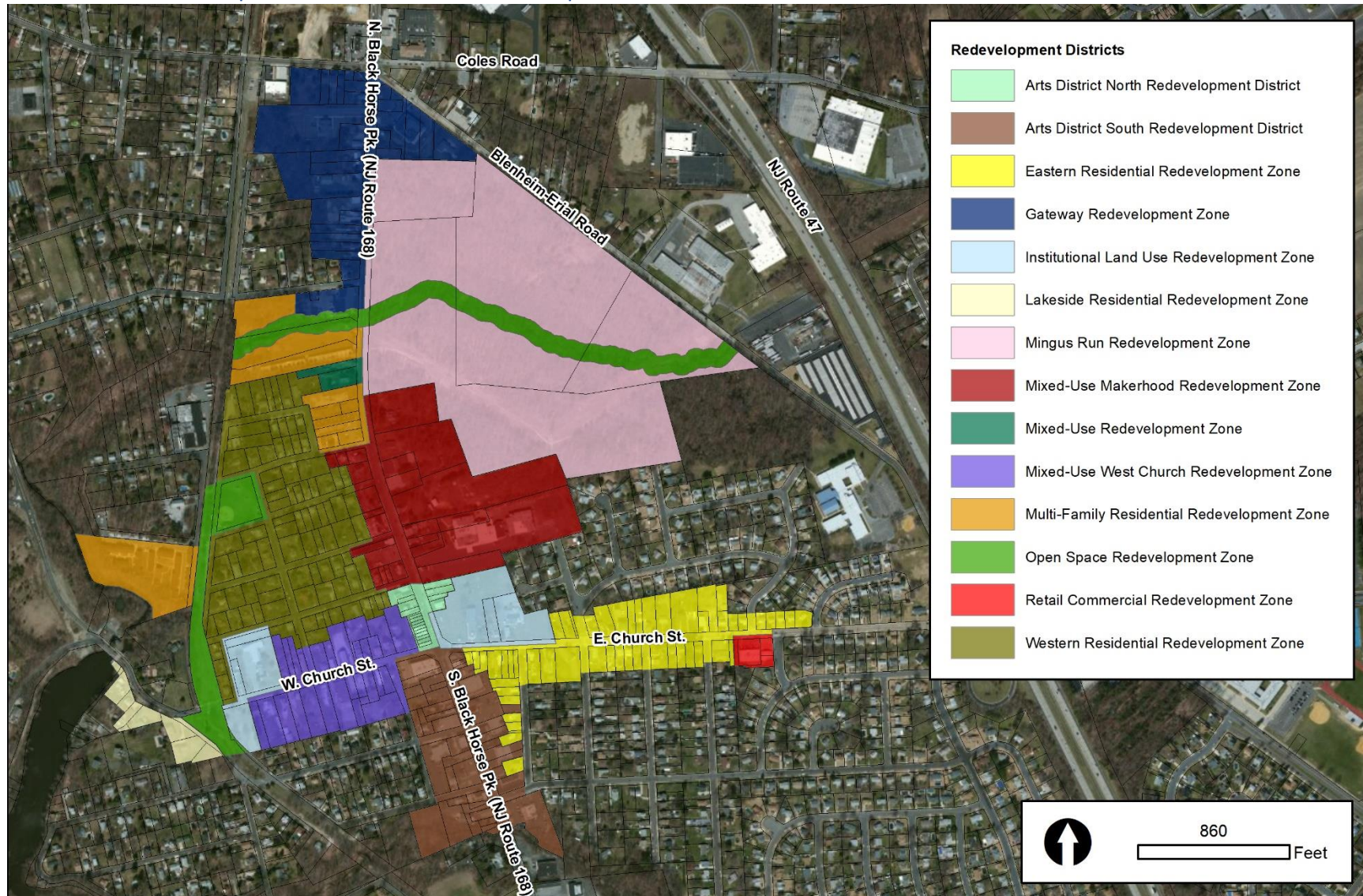
In addition, a WRAP will be prepared to include the measures, facilities, or services that are necessary to:

1. Determine the needs of the persons and businesses to be displaced;
2. Assist those displaced in obtaining replacement housing and business locations;
3. Secure the coordination of relocation activities with other agencies causing displacement;
4. Assist in minimizing hardships to residents and businesses being displaced;
5. Determine the need for relocation assistance for each person or business being displaced;
6. Assure the availability of decent, safe and sanitary replacement housing;
7. Determine the source, amount, and availability of funds necessary to complete relocation; and
8. Provide any other information deemed necessary by DCA to ensure the provisions of the Relocation Assistance Act are carried out.

No relocation activities shall take place until a WRAP is prepared and approved by DCA.

It is anticipated that the cost of relocation will be borne by the displacing agency, although the displacing agency may apply for and receive grants to cover this cost or a portion, or arrange for relocation costs to be borne by the redeveloper or another party.

13.0 — Redevelopment Area Districts Map



14.0 — Relationship of the Redevelopment Plan Regulations and the Gloucester Township Land Development Ordinance

The Redevelopment Plan regulations supersede the Gloucester Township Land Development Ordinance (LDO) regarding uses and the area, yard, height and building coverage standards. Where specific standards in the Land Development Ordinance are to apply in the Redevelopment Plan, these are identified in the following regulations. Where the design and performance standards in the Redevelopment Plan and LDO conflict, the standards contained herein shall apply to the subject property.

Unless noted otherwise the Redevelopment Plan is using and incorporating the following sections of the LDO:

- Article II. Definitions.
- Article V. Performance and Design Standards.

14.1 — Gateway Redevelopment Zone

- A. Specific Intent: The Gateway Redevelopment Zone is intended for community retail sales and services, in contrast to regional shopping needs, certain types of residential uses and small scale institutional or religious uses.
- B. Permitted Uses:
1. Appliance, electronics sales and service shops, video and multi-media sales and rentals, recorded music and computer software sales.
 2. Bakery, ice cream, liquor, and dry goods stores; card, gift and flower shops, excluding drive-thru facilities.

3. Clothing and clothing accessory stores, dry cleaning and tailoring services.
 4. Bank and financial institutions.
 5. Funeral homes.
 6. Houses of worship.
 7. Pharmacy.
 8. Professional offices, including medical, dental and veterinarian practitioners.
 9. Hardware, paint, plumbing, electrical supply and similar stores, but not to include lumberyards, home centers or masonry supply stores.
 10. Lighting, carpet, and furniture stores.
 11. Restaurants, luncheonettes and coffee shops, excepting fast-food restaurants and drive-thru facilities.
 12. Parks and playgrounds.
 13. Municipal use.
 14. Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments at 534 N. Black Horse Pike (Block 10501, Lot 9) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity.
- C. Accessory Uses and Structures: Any of the following uses and structures may be permitted when used in conjunction with a principal use on the same lot:
1. Minor home occupation, subject to the standards of §422.G. of the LDO, for paragraph -D.1 uses, only.
 2. Outdoor recreational facilities, including tennis or other court sports, for residential uses.
 3. Off-street parking and private garages, including parking sheds

- and detached private garages, provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
3. Fences, walls, gazebos, mail kiosks and other street furniture.
 4. Signs in accordance with §426 and the specific limitations of §426.Y of the LDO.
 5. Accessory uses and structures for houses of worship:
 - a. Rectory or parish house.
 - b. Parochial school; school for religious instruction.
 - c. Cemetery for internment of house of worship members.
 6. Accessory uses customarily incidental to a principal use.
- D. Conditional Uses Permitted: The following uses may be permitted when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 of the LDO:
1. Age-restricted housing in accordance with the following criteria:
 - a. Any such development shall be part of a mixed-use development that incorporates commercial uses along the frontage of Rt. 168 as permitted in paragraph B here in above.
 - b. The minimum tract size for the combined nonresidential and residential uses shall be one-and-a half (1.5) acres.
 - c. The maximum density shall be five (5) units per acre of the land area devoted to residential use.
 - d. Permitted uses shall be detached, semi-detached or townhouse dwellings.

- e. The development shall conform to the requirements of §409 of the LDO except as modified herein.
2. Drive-thru facility in accordance with the following criteria:
 - a. Such facility shall only be permitted with banks or other financial institutions and pharmacies.
 - b. On-site circulation shall be in one direction.
- E. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Gateway Redevelopment Zone:

Gateway Redevelopment Zone	Permitted Use	Municipal Use, House of Worship
Bulk Standards		
Minimum Lot Size	10,000 sf	20,000 sf
Minimum Lot Frontage	65 ft	100 ft
Minimum Lot depth	150 ft	150 ft
Maximum Building Coverage	35%	30%
Maximum Lot Coverage	75%	75%
Principal Structure		
Minimum Front Yard Setback	0 ft	0 ft
Maximum Front Yard Setback	10 ft	10 ft
Minimum Side Yard Setback	10 ft**	15 ft
Minimum Rear Yard Setback	25 ft	25 ft
Maximum Building Height	35 ft	40 ft *
Accessory Structure		
Front Yard	Not Permitted	Not Permitted

Gateway Redevelopment Zone	Permitted Use	Municipal Use, House of Worship
Minimum Side Yard	10 ft	15 ft
Minimum Rear Yard Setback	15 ft	15 ft
Minimum Building Height	15 ft	18 ft

**To roof ridge line, 80 ft to roof projection*

*** If a common wall is constructed at the same time, 0 ft will be permitted.*

Gateway Redevelopment Zone	Permitted Use	Municipal Use, House of Worship
Parking Area Setback		
In front of the building line	Not Permitted	Not Permitted
From Residential use	10 ft	15 ft
From Commercial/Mixed use building	10 ft	10 ft
With Shared Parking	0 ft	0 ft

Density Standards: Density and floor area ratio standards will be determined on a project-by-project basis as part of the redeveloper agreement process.

14.2 — Retail Commercial Redevelopment Zone

- A. Specific Intent: The purpose of the commercial zones is to encourage the continuation of commercial land uses.
- B. Permitted Uses:
 - 1. Retail sales and services.
 - 2. Personal services.

- 3. General and professional offices.
- C. Accessory Uses and Structures: Any of the following uses and structures may be permitted when used in conjunction with a principal use:
 - 1. Off-street parking.
 - 2. Satellite dish and television antennae.
 - 3. Fences.
 - 4. Accessory uses customarily incidental to a principal use.
- D. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Retail Commercial Redevelopment Zone.

Commercial Zone	Requirement
Bulk Standards	
Minimum Lot Size	15,000 sf
Minimum Lot Frontage	65 ft
Minimum Lot depth	100 ft
Maximum Building Coverage	40%
Maximum Lot Coverage	50%
Principal Structure	
Minimum Front Yard Setback	10 ft
Minimum Side Yard Setback	10 ft
Minimum Rear Yard Setback	25 ft
Maximum Building Height	35 ft
Accessory Structure	
Front Yard	Not Permitted
Minimum Side Yard	10 ft
Minimum Rear Yard Setback	10 ft
Minimum Building Height	18 ft

Commercial Zone	Requirement
Parking Area Setback	
In front of the building line	Not Permitted
From Residential use	15 ft
From Commercial/Mixed use building	10 ft
With Shared Parking	0 ft

14.3 — Eastern Residential Redevelopment Zone

- A. Specific Intent: The purpose of this district is the continuation and future development of single-family detached residential dwellings. Townhomes and duplexes shall be permitted as conditional use on the north side of Church Street on properties with sufficient lot depth to buffer residences on South Drive.
- B. Permitted Uses:
 - 1. Single family detached dwelling.
 - 2. Public parks and recreation.
 - 3. Conservation.
 - 4. House of worship.
 - 5. Municipal use.
- C. Accessory uses are permitted in accordance with §406C and conforming the applicable subsection in §422.
- D. Conditional uses are permitted in accordance with §406D and when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 and the relevant criteria specified in §406D.
- E. Density Limitation. The gross tract density shall not exceed four (4) residential units per acre.
- F. Development shall conform to the area, yard and coverage requirements of §406.F, the R-4 district, of the LDO.

14.4 — Western Residential Redevelopment Zone

- A. Specific Intent: The purpose of this residential district is continuation of primarily residential uses.
- B. Permitted Uses:
 - 1. Single family detached dwelling.
 - 2. Public parks and recreation.
 - 3. Conservation.
 - 4. House of worship.
 - 5. Municipal use.
- C. Accessory uses are permitted in accordance with §405C and conforming the applicable subsection in §422.
- D. Conditional uses are permitted in accordance with §405D and when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 and the relevant criteria specified in §405D.
- E. Density Limitation. The gross tract density shall not exceed three (3) residential units per acre.
- F. Development shall conform to the area, yard and coverage requirements of §405.F, the R-3 district, of the LDO.

14.5 — Multi-Family Residential Redevelopment Zone

- A. Specific Intent: The purpose of the Multi-Family Residential Redevelopment Zone is to permit existing multi-family developments and infill multi-family residential development and redevelopment.
- B. Permitted Uses:
 - 1. Apartment dwellings.
 - 2. Common open space.
 - 3. Age-restricted development pursuant to the SCR district regulations.
 - 4. Conservation.

5. Municipal use.

- C. Accessory uses are permitted in accordance with §408C and conforming the applicable subsection in §422.
- D. Density. The maximum density of the entire tract shall not exceed ten (10) dwelling units per gross acre.
- E. Development shall conform to the area, yard and coverage requirements of §408.F, the APT district, of the LDO.

14.6 — Mingus Run Redevelopment Zone

- A. Specific Intent: The purpose of the Mingus Run Redevelopment Zone, is to permit the development of the approved 478-unit inclusionary residential development (including 220 multi-family apartment units, 158 townhomes, and a 100-unit age-restricted apartment building) and associated site accessory uses and site improvements, which is part of the Township's court-approved Housing Element and Fair Share Plan. The project is approved by a settlement agreement in connection with the Township's Court-approved plan.
- B. Permitted Uses:
 - 1. Semi-detached dwelling.
 - 2. Townhouse.
 - 3. Multi-family dwellings in a n apartment building.
 - 4. Assisted living residence/long term care facility.
 - 5. Congregate care apartment.
 - 6. Non-residential uses and mixed-use buildings as permitted in the Blackwood West Redevelopment Plan, provided they are located within six hundred (600) feet of Rt. 168.
- C. Accessory Uses and Structures Permitted. Any of the following uses and structures may be permitted when

used in conjunction with a principal use and conforming to the applicable subsection in §422 of the LDO:

- 1. Minor Home Occupation, subject to the standards of §422.G of the LDO for the B.1-2 uses, only.
 - 2. Community swimming pool for the use of residents.
 - 3. Outdoor recreational facilities, including tennis and other court sports.
 - 4. Off-street parking and private garages, including parking sheds and detached private garages, provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
 - 5. Fences, walls, gazebos, mail kiosks and other street furniture.
 - 6. Guardhouses.
 - 7. Signs in accordance with §426 and the specific limitations of §513.Y of the LDO.
 - 8. Common satellite dish and television antenna, individual satellite dish and antenna for -B.1 and -B.2 uses, only.
 - 9. Maintenance buildings.
 - 10. Facility management office.
 - 11. Accessory uses customarily incidental to a principal use.
- D. Conditional Uses Permitted:
 - 1. Non-residential uses and mixed-use buildings as permitted in the Blackwood West Redevelopment Plan in excess of six hundred (600) feet from Rt. 168, in accordance with the following criteria:

- a. Such use shall be permitted only on Block 10701, Lots 1 and 8.
- b. A fifty (50) foot wide landscape buffer shall be required between any single family detached residential use existing at the time of ordinance adoption and the proposed conditional use.

E. General District Requirements:

- 1. The minimum tract shall be one (1) acre for non-residential uses and two (2) acres for residential uses.
- 2. The residential density of the tract in the Mingus Run Redevelopment Zone shall not exceed 10 units per gross acre. For the purpose of this section, each bed in a facility not designed with individual dwellings shall be considered equal to .50 dwelling unit.
- 3. The maximum floor area ratio of the land devoted to non-residential or mixed-use buildings shall not exceed .30.
- 4. Any residential development in the Mingus Run Redevelopment Zone shall include the following mix of residential building types:
 - a. A minimum of ten percent (10%) of all dwelling units shall be semi-detached and townhouse dwellings.
 - b. A minimum of twenty percent (20%) of all dwellings shall be age-restricted development.
 - i. Exception: Municipal Tax Block 10801, Lots 6 and 10 and Block 10899, Lots 1, 2 and 3 to require one hundred (100) affordable rental units reserved for family low and

moderate income households as such households are defined by the COAH regulations as per a Settlement Agreement of Litigation with Hill Creek, LLC (Docket No.: L-2428-08). Thirteen (13) of the affordable units will be very low-income units in accordance with P.L. 2008, c.46.

- c. A maximum of fifteen percent (15%) of multi-family dwellings shall contain three or more bedrooms.
- 5. Age-restricted development shall meet the following requirements:
 - a. A minimum of eighty percent (80%) of the residents of any such development shall be 55 years of age or older and the development shall have services and facilities specifically designed for that adult age group.
 - b. Occupancy by persons under 18 years of age shall be prohibited; and
 - c. Said development shall otherwise comply at all time with the definition of an age-restricted development promulgated by the U.S. Secretary for Housing and Urban Development (HUD) for housing for Older Persons as set forth such regulations presently existing or hereafter amended.
- 6. Any development in the Mingus Run Redevelopment Zone composed of semi-detached, townhouse dwellings and/or multi-family dwellings shall include a separate clubhouse or community center for residents. The floor area of the

clubhouse or community center shall be a minimum of 2,500 sq. ft.

7. The minimum common and/or public open spaces shall be thirty percent (30%) of the total tract area.
8. Except for mixed use buildings, no residential use shall be permitted within four hundred (400) feet of Rt. 168, south of the high voltage transmission line.
9. The minimum distance of a residential or mixed-use building from a high voltage transmission tower shall be one hundred and twenty-five (125) feet. No habitable buildings shall be permitted within the right-of-way or easement of a high voltage transmission line.
10. The tract shall be served by public water and sewer.
11. A homeowner's condominium or cooperation association shall be required for the maintenance of common areas, including common open space, unless the entire project is for rental purposes or publicly owned.

F. Area, Yard, Height and Building Coverage. The following bulk standards shall apply to the building in the Mingus Run Redevelopment Zone as noted (See also Section G, Additional Requirements):

Mingus Run Redevelopment Zone	Semi-detached Dwellings	Townhouse Dwellings- Individual Lots
Minimum lot size.	6,250 sq. ft.	1,200 sq. ft.
Minimum lot frontage.	50 ft.	20 ft.
Minimum lot width.	50 ft.	20 ft.
Minimum lot depth.	100 ft.	60 ft.
Maximum building coverage.	30%	80%
Maximum lot coverage.	60%	80%
Minimum tract perimeter setback.	35 ft.	35 ft.
Minimum arterial or collector road setback.	75 ft.	75 ft.
Maximum number of dwellings attached together.	2 units	18 units

Principal Building Yard Depths and Height Limitations

Minimum front yard.	10 ft.	35 ft
Minimum side yard.	0 ft. one side, 15 ft. other side	20 ft. end wall only
Minimum rear yard.	30 ft.	25 ft.
Maximum height.	35 ft.	3 stories and 45 ft. for dwellings with integrated garages, 2 ½ stories and 35 ft otherwise

Accessory Building Yard Depths and Height Limitations*

Front and reverse frontage yards	Not permitted, excepting sheds for reverse frontage lots	Not permitted
Minimum side yard.	15 ft.	10 ft.
Minimum rear yard.	15 ft.	15 ft.
Maximum accessory building height.	15 ft.	1 ½ stories and 28 ft.

* See §422 of the LDO for shed setbacks

Parking Lot Setback

Building Type	Semi-detached Dwellings	Townhouse Dwellings- Individual Lots
From arterial or collector street.	Not applicable	35 ft.
From residential access street.**	Not applicable	15 ft.

** Whether a public or private street

Condominium or Cooperative Townhouse

Minimum distance from the front of any building to any other building.	75 ft.
Minimum distance from the side of any building to any other building.	40 ft.
Minimum distance from the rear of any building to any other building.	60 ft.
Maximum number of dwellings attached together.	18 units

Minimum tract perimeter setback.	35 ft.
Minimum arterial or collector road setback.	75 ft.
Maximum principal building height.	3 stories and 45 ft.
Maximum accessory building height.*	1½ stories and 28 ft.

* See §422 of the LDO for shed setbacks.

Parking Lot Setback - Condominium or Cooperative Townhouse

From arterial or collector street.	35 ft.
From residential access street.*	15 ft.
From building face.**	12 ft.

* Whether a public or private street.

** Excluding driveways leading to garages.

Apartment Buildings

Minimum lot size.	2 acres
Minimum lot frontage.	150 ft.
Minimum lot depth.	300 ft.
Maximum building coverage.	20%
Maximum lot coverage.	75%
Minimum distance from the front of any building to any other building, face to face.	80 ft.
Minimum distance from the front corner of any building to any other front corner.	20 ft.

Minimum distance from the side of any building to any other building.	20 ft.
Minimum distance from the rear of any building to any other building.	60 ft.
Minimum distance from the tract perimeter.	75 ft. for a 3-story building, 200 ft. for a 4-story building
Maximum principal building height.	4 stories and 54 feet
Maximum accessory building height.	1 ½ stories and 28 feet
Build to line*.	15 feet to right-of-way or 20 feet to curb line
Maximum number of dwelling units per apartment building.	20 units**

* Whether a public or private street

** Except for age restricted or congregate care apartments. Up to two apartment buildings may be connected to each other if there is no internal access between buildings and they are visibly offset from each other.

Parking Lot Setback

From arterial or collector street.	35 ft.
From residential access street.*	15 ft. to right-of-way 20 feet to curb line

*Whether a public or private street

- G. Additional Requirements. The following additional requirements shall apply to any development in the M-RD zone:
1. Dwelling requirements. Individual dwelling units shall meet or exceed minimum design requirements specified by the New Jersey Housing Mortgage Financing Agency or the New Jersey Department of Health and Senior Services, as applicable.
 2. Apartment buildings shall have a strong relationship to a public or private street with parking generally located to the sides and rear of the building. Alternatively, apartment buildings may be designed around a pocket park with a parking loop surrounding the park utilized for on-street visitor parking.
 3. Access to garages for semi-detached and townhouse dwellings shall be from mid- block alleys.
 4. The side yard for "Townhouse Dwellings - Individual Lots" referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of ten (10) feet where a project proposes a mixture of fee simple townhouses, where buildings contain eight (8) or fewer dwelling units.
 5. The distance from the side of any building to any other building for a "Condominium or Cooperative Townhouse" referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of 20 feet where a project proposes a mixture of townhouses, where buildings contain 8 or fewer dwelling units.

6. The rear yard for “Townhouse Dwellings - Individual Lots” referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of 10 feet where a project proposes townhouses that are “rear-loaded” and contain at least 2 car attached garages from a private alley way with a cartway of at least 18 feet wide. Alleyways proposed for public dedication shall have a cartway of at least 18 feet wide within a right-of-way of at least 22 feet wide.
7. A “Build-to-Line” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may exceed the maximum 15 feet to right-of-way or 20 feet to curb line, but no greater than 100 feet to the right-of-way when a redevelopment includes a streetscape that contains hedges, decorative fences, gates, walls, landscaping, hardscaping, and decorative street lighting that establishes a defined street edge; buffers parking from public view; clearly separates pedestrian and vehicle traffic; and/or preserves unique and extraordinary natural environmental features, or any combination thereof.
8. The “Build-to-Line” for “Apartment Building” in Section F, Area Yard Height and Building Coverage does not apply to buildings that front on common parking lots.
9. The “Maximum number of dwelling units per apartment building” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may be increased to 28 units in non-age-restricted buildings and up to a maximum of 100 units in age-restricted buildings for affordable housing compliant with the rules and regulations of the Council on Affordable

Housing (COAH) conditioned upon the exterior non age-restricted and age-restricted building(s) having a design that is compliant with the design concepts set forth in this redevelopment plan as determined by the Redevelopment Entity.

10. The “Minimum distance from tract perimeter” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may be 65 feet on three-story buildings and 100' on four-story buildings for age-restricted buildings for affordable housing compliant with the rules and regulations of the Council on Affordable Housing (COAH).
11. Multi-family condominium buildings shall apply the “Apartment Building” requirements in Section F, Area Yard Height and Building Coverage.

14.7 — Lakeside Residential Redevelopment Zone

- A. Specific Intent: The Lakeside Redevelopment District is intended for single family detached uses at a density of four units per acre and small-scale recreational and retail services proximate to Blackwood Lake. Bed and breakfast uses are also permitted.
- B. Permitted Uses:
1. Single family detached uses.
 2. Bed and breakfast lodging.
 3. Kayak and canoe or other non-powered watercraft rental.
 4. Public parks and recreation; conservation.
 5. Municipal use.
- C. Accessory Uses and Structures: Any uses and structures as may be permitted in the R-4 district of the LDO when used in conjunction with a principal use and the following additional uses.
1. Seasonal refreshment stands in conjunction with watercraft rental.
 2. Dock and landing.
 3. Signs in accordance with the requirements of §426 of the LDO.
- D. Conditional Uses Permitted: The following uses may be permitted when authorized as a conditional use in accordance with the general standards of §706 of the LDO and the following specific criteria:
1. Major home occupation for residential uses, subject to the standards of §422.G of the LDO.
 2. Restaurants, not including drive-in or fast food restaurants as defined in the LDO, conforming to the following criteria:

- a. Restaurants shall be located in converted residential buildings of which a minimum of 50% of the restaurant floor area shall consist of the original residential use.
 - b. The restaurant shall not exceed 3,000 sf. in gross floor area unless located with frontage on Blackwood Lake.
3. Outdoor café, conforming to the following criteria:
- a. The café shall be located adjacent to Blackwood Lake.
 - b. Capacity shall not exceed 75 persons.
 - c. The café building shall not exceed 1,500 sf. in gross floor area.
 - d. No outdoor loudspeaker shall be permitted.
- E. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Lakeside Residential Redevelopment Zone.

Lakeside Residential Redevelopment Zone	Requirement
Bulk Standards	
Minimum Lot Size	10,000 sf
Minimum Lot Frontage	75 ft
Minimum Lot depth	100 ft
Maximum Building Coverage	25%
Maximum Lot Coverage	75%
Principal Structure	
Minimum Front Yard Setback	20 ft
Minimum Side Yard Setback	10 ft
Minimum Rear Yard Setback	25 ft
Maximum Building Height	35 ft
Accessory Structure	
Front Yard	Not Permitted
Minimum Side Yard	5 ft
Minimum Rear Yard Setback	5 ft
Minimum Building Height	15 ft
Seasonal Refreshment Stand Height	15 ft
Other Building Height	12 ft

14.8 — Mixed-Use Redevelopment Zone

- A. Specific Intent: The purpose of the Mixed-Use Redevelopment Zone is to encourage the continuation of a mix of institutional, commercial, and residential land uses.
- B. Permitted Uses:
1. Single family semi-detached residential.
 2. Retail sales and services.
 3. Personal services.

4. Bed and breakfast lodging.
 5. General and professional offices.
 6. Commercial uses existing at the time of the adoption of the plan will continue as they are.
- C. Accessory Uses and Structures:
1. Off-street parking and private garages.
 2. Minor home occupation, subject to the standards of §422.G of the LDO.
 3. Fences and walls
 4. Accessory uses customarily incidental to a principal use
- D. Conditional Uses Permitted:
1. Major home occupation in accordance with the standards of §422.G of the LDO.
 2. Conversion of existing buildings for apartment use in conformance with:
 - a. No apartment shall be permitted on the first or lower floor of a building.
 - b. Access to each apartment shall be by means of an entrance to the exterior of the building or by common hallway.
 - c. No apartment shall be less than the square footage minimum required as follows:
 - (1) Efficiency: Four hundred fifty (450) square feet.
 - (2) One Bedroom: Six hundred (600) square feet.
 - (3) Two Bedrooms: Seven hundred (700) square feet.
 - (4) Three Bedrooms or More: Eight hundred (800) square feet plus one hundred (100) square feet additional for each bedroom in excess of three.

- E. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Mixed-Use Redevelopment Zone.

Mixed Use Redevelopment Zone	Requirement
Bulk Standards	
Minimum Lot Size	10,000 sf
Minimum Lot Frontage	60 ft
Minimum Lot depth	100 ft
Maximum Building Coverage	60%
Maximum Lot Coverage	75%
Principal Structure	
Minimum Front Yard Setback	0 ft
Maximum Front Yard Setback	10 ft
Minimum Side Yard Setback	10 ft
Minimum Rear Yard Setback	25 ft
Maximum Building Height	35 ft
Accessory Structure	
Front Yard	Not Permitted
Minimum Side Yard	10 ft
Minimum Rear Yard Setback	15 ft
Minimum Building Height	15 ft
Parking Area Setback	
In front of the building line	Not Permitted
From Residential use	10 ft
From Commercial/Mixed use building	10 ft
With Shared Parking	0 ft

14.9 — Mixed-Use West Church Redevelopment Zone

- A. Specific Intent: The purpose of the Mixed-Use West Church Redevelopment Zone is to encourage the continuation of a mix of institutional, commercial, and residential land uses located along West Church Street, with the opportunity for new infill development and redevelopment.
- B. Permitted Uses:
- Single family semi-detached residential.
 - Retail sales and services.
 - Personal services.
 - Bed and breakfast lodging.
 - General and professional offices.
 - Commercial uses existing at the time of the adoption of the plan will continue as they are.
 - Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments at 44 West Church Street (Block 11502, Lot 7) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity.
- C. Accessory Uses and Structures:
- Off-street parking and private garages.
 - Minor home occupation, subject to the standards of §422.G of the LDO.
 - Fences and walls
 - Accessory uses customarily incidental to a principal use
- D. Conditional Uses Permitted:
- Major home occupation in accordance with the standards of §422.G of the LDO.

- b. Conversion of existing buildings for apartment use in conformance with:
- d. No apartment shall be permitted on the first or lower floor of a building.
 - e. Access to each apartment shall be by means of an entrance to the exterior of the building or by common hallway.
 - f. No apartment shall be less than the square footage minimum required as follows:
 - (5) Efficiency: Four hundred fifty (450) square feet.
 - (6) One Bedroom: Six hundred (600) square feet.
 - (7) Two Bedrooms: Seven hundred (700) square feet.
 - (8) Three Bedrooms or More: Eight hundred (800) square feet plus one hundred (100) square feet additional for each bedroom in excess of three.
- F. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Mixed-Use West Church Redevelopment Zone:

Mixed-Use West Church Redevelopment Zone	Required
Maximum Front Yard Setback	10 ft
Minimum Side Yard Setback	10 ft
Minimum Rear Yard Setback	25 ft
Maximum Building Height	35 ft
Accessory Structure	
Front Yard	Not Permitted
Minimum Side Yard	10 ft
Minimum Rear Yard Setback	15 ft
Minimum Building Height	15 ft
Parking Area Setback	
In front of the building line	Not Permitted
From Residential use	10 ft
From Commercial/Mixed use building	10 ft
With Shared Parking	0 ft

Mixed-Use West Church Redevelopment Zone	Required
Bulk Standards	
Minimum Lot Size	5,000 sf
Minimum Lot Frontage	30 ft
Minimum Lot depth	150 ft
Maximum Building Coverage	35%
Maximum Lot Coverage	75%
Principal Structure	
Minimum Front Yard Setback	0 ft

14.10 — Mixed-Use Makerhood Redevelopment Zone

- A. Specific Intent: This zone is intended for the mixed-use development with live-work units with small-scale manufacturing and craft making uses. Residential development may take a variety of attached and detached forms, including mixed-use development. The district provides for a variety of commercial uses and the development of retail sales and in association with permitted makerhood development.
- B. Permitted Uses:

<ol style="list-style-type: none"> 1. Small scale, light industrial/makers uses 2. Mixed use buildings with workshops, retail and residential 3. High quality commercial space with basic flex space 4. Restaurants and luncheonettes. 5. Galleries and antique stores. 6. General and professional offices. 7. Public plaza/ common open area 8. Special Needs Adult Day Care, in accordance with the following mandatory criteria: <ol style="list-style-type: none"> a. Specifically limited to Block 10701, Lot 8. b. Operated by a State funded non-profit organization. c. Not to exceed a maximum of 5,000 sf (Gross) and not to exceed a density of one (1) consumer per one hundred (100) square foot of gross floor area. <p>C. Accessory Uses and Structures:</p> <ol style="list-style-type: none"> 1. Off-street parking 2. Fences and walls. 3. Signs in accordance with §426 of the LDO. 4. Storage and maintenance buildings. 5. Satellite dish and television antennae. 6. Outdoor seating. <p>D. Area, Yard, Height and Building Coverage: The following area, yard, height and building coverage requirements shall apply to the Mixed-Use Makerhood Redevelopment Zones.</p>	Mixed-Use Makerhood Redevelopment Zone		Requirement
	Minimum Lot Size		1 acre
	Minimum Lot Frontage		100 ft
	Minimum Lot depth		200 ft
	Maximum Building Coverage		50%
	Maximum Lot Coverage		75%
	Building Setbacks		
	Minimum distance between two buildings face-to-face		60 ft
	Minimum distance from the front corner of any building to any other front corner		20 ft
	Minimum distance from the side of any building to any other building		20 ft
	Minimum distance from the rear of any building to any other building		60 ft
	Minimum distance from the tract perimeter		30 ft
	Building Height		
	Maximum Building Height		4 stories/55 ft
	Maximum Accessory Building Height		1.5 stories/28 ft
	Parking Area Setback		
	From Right-of-way		35 ft
	From residential access street		15 ft
	From Commercial/ Mixed use building		10 ft
	With Shared Parking		0 ft

Mixed-Use Makerhood Redevelopment Zone	Requirement
Bulk Standards	

14.11 — Arts District North and Arts District South Redevelopment Districts

- A. Specific Intent: The purpose of the Art Districts is to promote the planned redevelopment of downtown Blackwood West and encourage the continuation of a mix of institutional, commercial, and residential land uses, along with complimentary arts related uses. Residential shall be permitted in the upper floors of mixed-use buildings.
- B. Permitted Uses:
1. Restaurants and luncheonettes.
 2. Bed and breakfast lodging.
 3. Galleries and antique stores.
 4. General and professional offices.
 5. Commercial recreational uses, including but not limited to theaters, bowling alleys, bike and boat rental, sporting goods, skating rinks, and similar uses.
 6. Mixed-use developments, with residential uses on the upper floors
 7. Municipal, library, county, and school district use.
 8. Religious uses
 9. Tattoo/Body Piercing not to exceed 25% of the total first floor area or two stations, whichever is less when combined with either Retail Sales and Services or Personal Services at 12 N. Black Horse Pike (Block 10606, Lot 9).
- C. Accessory Uses and Structures: Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422 of the LDO:
1. Off-street parking and private garages.
 2. Fences and walls.
 3. Signs in accordance with §426 the LDO.
 4. Storage and maintenance buildings.
 5. Satellite dish and television antennae.
 6. Outdoor seating, provided that the following conditions are met:
 - a. Seating must comply with the handicapped accessibility requirements of N.J.A.C. 5:23-7.
 - b. Services shall not be extended to patrons utilizing such seating, unless the following conditions are met:
 - (1) Such seating shall be screened from adjacent properties by fencing and/or landscaping.
 - (2) No glare from exterior lighting of the outdoor seating shall be created.
 - (3) The number of seats outdoors shall not exceed the number of seats indoors.
 - (4) No such seating shall be permitted within the right-of-way.
 7. Accessory uses customarily incidental to a principal use.
- D. Conditional Uses Permitted:
1. Taverns and bars in conformance with the following criteria:
 - (1) No tavern or bar shall be located within five hundred (500) feet of a public or private school.
 - (2) No tavern or bar shall be located within three hundred (300) feet of another such use.
 - (3) No outdoor seating shall be located within fifteen (15) feet of a side or rear property line.

2. Outdoor seating shall be screened with a combination of landscaping and fencing a minimum width of five (5) feet along any side or rear property line.
- E. Area, Yard, Height and Building Coverage: Except as otherwise modified, the following bulk standards shall apply to all buildings in the Art District North and South Mixed-Use Redevelopment Zones:

Arts District North Mixed-Use Redevelopment Zone	Requirement
In front of the building line	Not Permitted
From Residential use	10 ft
From Commercial/Mixed use building	10 ft
With Shared Parking	0 ft

Arts District North Mixed-Use Redevelopment Zone	Requirement
Bulk Standards	
Minimum Lot Size	5,000 sf
Minimum Lot Frontage	30 ft
Minimum Lot depth	75 ft
Maximum Building Coverage	35%
Maximum Lot Coverage	75%
Principal Structure	
Minimum Front Yard Setback	0 ft
Maximum Front Yard Setback	10 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	15 ft
Maximum Building Height	35 ft
Side-to-Side Distance Between Buildings	
Wall with windows adjacent to existing building with side windows	10 ft
Wall with windows adjacent to blank wall	5 ft
Blank wall adjacent to existing building with side windows	5 ft
Blank wall to blank wall	0 ft
Parking Area Setback	

Arts District South Mixed-Use Redevelopment Zone	Municipal Use, House of Worship	Permitted Use
Bulk Standards		
Minimum Lot Size	20,000 sf	8,000 sf
Minimum Lot Frontage	100 ft	65 ft
Minimum Lot depth	150 ft	150 ft
Maximum Building Coverage	30%	35%
Maximum Lot Coverage	75%	75%
Principal Structure		
Minimum Front Yard Setback	0 ft	0 ft
Maximum Front Yard Setback	10 ft	10 ft
Minimum Side Yard Setback	15 ft	10 ft
Minimum Rear Yard Setback	25 ft	25 ft
Maximum Building Height	40 ft	35 ft
Side-to-Side Distance Between Buildings		
Wall with windows adjacent to existing building with side windows	10 ft	10 ft
Wall with windows adjacent to blank wall	5 ft	5 ft

Arts District South Mixed-Use Redevelopment Zone	Municipal Use, House of Worship	Permitted Use
Blank wall adjacent to existing building with side windows	5 ft	5 ft
Blank wall to blank wall	0 ft	0 ft
Parking Area Setback		
In front of the building line	Not Permitted	Not Permitted
From Residential use	15 ft	10 ft
From Commercial/Mixed use building	10 ft	10 ft
With Shared Parking	0 ft	0 ft

14.12 — Institutional Land Use Redevelopment Zone

- A. Specific Intent: The Institutional land use category includes public and quasi-public uses are not intended to be redeveloped, including the Presbyterian Church and cemetery located on the northeast corner of Black Horse Pike and East Church Street, the Blackwood United Methodist Church on East Church Street, the Church of Pentecost U.S.A. and cemetery on West Church Street.
- B. Permitted Uses:
1. Municipal, library, county and school district use.
 2. Parks, playgrounds, and conservation.
 3. Religious use, including house of worship, parish house, rectory, parochial school, convent, or similar such use.
- F. Area, Yard, Height and Building Coverage: Except as otherwise modified, the following bulk standards shall apply to all buildings in the Institutional Land Use Redevelopment Zone:

Institutional Land Use Redevelopment Zone	Requirement
Bulk Standards	
Minimum Lot Size	10,000 sf
Minimum Lot Frontage	50 ft
Minimum Lot depth	100 ft
Maximum Building Coverage	35%
Maximum Lot Coverage	75%
Principal Structure	
Minimum Front Yard Setback	0 ft
Maximum Front Yard Setback	10 ft
Minimum Side Yard Setback	5 ft*

Institutional Land Use Redevelopment Zone	Requirement
Minimum Rear Yard Setback	15 ft
Maximum Building Height	35 ft
Side-to-Side Distance Between Buildings	
Wall with windows adjacent to existing building with side windows	10 ft
Wall with windows adjacent to blank wall	5 ft
Blank wall adjacent to existing building with side windows	5 ft
Blank wall to blank wall	0 ft
Parking Area Setback	
In front of the building line	Not Permitted
From Residential use	10 ft
From Commercial/Mixed use building	10 ft
With Shared Parking	0 ft

* If a common wall is constructed at the same time, 0 ft will be permitted.

14.13 — Open Space Redevelopment Zone

- A. Specific Intent: The purpose of the Open Space Redevelopment Zone is to permit a variety of public open space and recreation uses, including uses such as the Gloucester Township Health and Fitness Trail and Al Raw's Field on Lincoln Drive.
- B. Development shall conform to the area, yard and coverage requirements of §407.F, the PR, Parks and Recreation District, of the LDO.

14.14 — Additional Requirements for Development in the Redevelopment Area

A. Pedestrian Circulation: Pedestrian movements shall be given equal weight in the design of the circulation system of a redevelopment plan, utilizing the following standards:

1. Sidewalk widths: The following are the proposed guidelines for sidewalk widths in the redevelopment plan area:
 - a. Rt. 168, south of Prospect Avenue: 12 feet
 - b. Rt. 168, north of Prospect Avenue: 8 feet
 - c. South side of Church Street, between Elm Street and Pennsylvania Avenue: 12 feet
 - d. North side of Church Street, between Elm Street and Rt. 168: 12 feet
 - e. North side of Church Street, between Rt. 168 and Pennsylvania Avenue: 8 feet
 - f. Church Street, between Elm Street and Railroad Avenue: 8 feet
 - g. All other streets: 4 feet
 - h. In locations with outdoor seating: 20 feetActual widths shall be determined based on a review by the redevelopment entity and an evaluation of the physical constraints in the area, the proposed uses in the redevelopment project, and anticipated function of the sidewalk as part of the public realm. As part of this evaluation, the redevelopment entity shall review and consider the recommendations of the 2016 Black Horse Pike Corridor Wayfinding Streetscape Development Plan in determining the required sidewalk width.

2. Sidewalks shall utilize a combination of materials, including, but not limited to, concrete, exposed aggregate concrete, brick, concrete paver, stone or similar durable materials as approved by the reviewing authority.
 3. Where the entire area between the building face and curb would be paved under these standards, appropriate cutouts for the planting of street trees containing adequate soil volume for growth shall be made.
 4. Bicycle paths shall be designed in accordance with the standards in the publication NJDOT Bicycle Compatible Roadways and Bikeways, as it may be amended or superseded.
 5. Pathways in environmentally sensitive areas shall consist of a maximum six (6) foot wide wood chip path, boardwalk or other NJDEP approvable material.
 6. Where necessary, pedestrian ways shall be extended to the property line, and in particular circumstances off tract, where there is publicly available open space or a significant concentration of population or business establishments in order to create a comprehensive pedestrian circulation system in the Redevelopment Area.
- B. Apartment and Commercial Building Design Requirements: In addition to designing buildings to the extent feasible utilizing the design guidelines contained herein, the following design requirements should be used in the design of apartment, commercial and mixed-use buildings:
1. The front elevation of a building facing a street should be the primary contribution to the design. It shall be

- the primary focus of the architect's design and the relative allocation of expense and workmanship by the developer.
2. The front elevation of new buildings shall be harmonious with the block face on both sides of the street on which it abuts. The existing buildings shall provide the design context unless they are nonconforming or non-contributing to the overall design context of the block. For example, a residential building should not be used to create the design elements for a commercial or mixed-use building.
 3. The first story of the building should generally constitute the base of the design for any building three stories or higher. The design of the base, as well as the quality and durability of its materials, should be emphasized.
 4. In addition to the base, the design shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. The transition line's specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. If adjacent buildings are lower than the proposed building, then the transition line should relate to such adjacent building.
 5. Base elevations, in descending order of design preference are:
 - a. a shop front with awning;
 - b. a gallery or arcade;
 - c. a landscaped front yard
 6. In the absence of a context created by existing buildings, the base transition line should range from one-fifth to one-quarter of the overall height. An additional upper transition line, articulating the cap, should be placed approximately one-eighth of the overall height from the top. Expression lines may consist of a continuous, shallow balcony; a short setback; or a slightly articulated trim course. The transition should be supported by a change of window rhythm or size and a change in material or color.
 7. The roof of a building may be flat, pitched, or both.
 8. The location and masking of rooftop machinery shall be fully integrated into the design of the roof and building. Adequate parapets shall mask any negative impact from street level, as well as horizontally from adjacent buildings.
 9. The openings on the building elevation shall remain within a void-to-solid ratio of no more than 4.5 to 5.5 with each facade measured independently. The void-to-solid calculations shall not include any shop front façade.
 10. The minimum requirement for fenestration on residential facades shall be 20 percent of the total area.
 11. The minimum fenestration for shop fronts shall be seventy percent (70%) of the total façade area devoted to such use facing a street. A shop front shall have a kick plate between 18 and 42 inches high running continuously along the finished grade.

- C. Administrative Approval of Accessory Uses.
1. Accessory uses including but not necessarily limited to fences, walls, mail kiosks, sidewalks, site lighting, street lights, and other street furniture, decks, gazebos, garages, sheds, signs, shall require approval from the Director of Community Development or his designee, as directed by the Township Planner, Architect, or other professional recognized by the Redevelopment Entity.
 2. The Director of Community Development or his designee shall maintain details for fences, sidewalks, site lighting, streetlights, street furniture, and other accessory use site details permitted within the Blackwood West Redevelopment Area.
 3. Applicant(s) may appeal a decision of the Director of Community Development or his designee to the Redevelopment Entity or their designee in the administration of the Accessory Use Site Design Standards of the Blackwood West Redevelopment Plan.

15.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

15.1 — Redeveloper Selection

The Township shall designate a redeveloper or redevelopers to undertake a redevelopment project in accordance with this Redevelopment Plan and enter into a redeveloper agreement with the designated redeveloper or redevelopers in connection with the construction of such project or any other aspect of or undertaking in accordance with this Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redeveloper agreement entered into between the Township and a designated redeveloper or redevelopers, which may be the property owner.

The Township may undertake a redeveloper selection process that will yield the qualified redeveloper to implement this Redevelopment Plan in a manner that is in the best interest of the Township.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the Redevelopment Plan Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

1. The redeveloper, its successors, or assignees, shall develop the specified improvements in accordance with this Redevelopment Plan.
2. The redeveloper, its successors or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
3. Until the required improvements are completed, and a certificate of completion is issued, the redeveloper covenants provided for in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.
4. The redevelopment agreement shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper and any other provisions necessary to assure the successful completion of the project.

15.2 — Redevelopment Entity Review

The governing body, acting as the Redevelopment Entity, shall review all proposed projects within the Redevelopment Plan Area to ensure that such projects are consistent with this Redevelopment Plan and any relevant redevelopment agreement. As part of its review, the governing body may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the governing body. The technical review committee may include members of the governing body and any other members and/or

professionals as determined necessary and appropriate by the Township. The technical review committee shall make its recommendations to the governing body.

In undertaking its review, the governing body shall determine whether the proposal is consistent with this Redevelopment Plan and any relevant redevelopment agreement. In addition, the review may address the site and building design elements of the project to ensure that the project is consistent with the goals and objectives of the Redevelopment Plan.

At its discretion, the Redevelopment Entity may waive its review and refer a proposed redevelopment project directly to the Township of Gloucester Planning Board.

Exemptions: The following permitted uses are exempt from Redevelopment Entity approval, but shall be required to implement the design concepts in this redevelopment plan as may be recommended by the Director of Community Development or his designee, as directed by the Township Planner, Architect, or other professional recognized by the Redevelopment Entity.

- a. Single family dwellings in the Lakeside Residential Redevelopment Zone.
- b. Single family semi-detached dwellings in the Mingus Run Redevelopment Zone.

15.3 — Planning Board Review Process

Pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan

shall be submitted to the Township of Gloucester Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment project within the Redevelopment Plan Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the Redevelopment Plan Area without prior review and approval of the work by the Redevelopment Entity and the Township of Gloucester Planning Board.
2. Regular maintenance and minor repair shall not require Township of Gloucester Planning Board review and approval.
3. The Township of Gloucester Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Township's planning and development regulations.
4. As part of site plan approval, the Township of Gloucester Planning Board may require the redeveloper to furnish performance guarantees pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-53 and as required in the Township's regulations. The performance guarantees shall be in favor of the Township of Gloucester, and the Township Engineer shall determine the amount of same.
5. Any subdivision of lots or parcels of land within the Redevelopment Plan Area shall be in compliance with this Redevelopment Plan and reviewed by the

- Township of Gloucester Planning Board pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and the Municipal Land Use Law (N.J.S.A. 40A:55D-1 et seq.).
6. Once a property has been redeveloped in accordance with this Redevelopment Plan, it may not be converted to any use not expressly permitted herein. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure that does not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Township of Gloucester Planning Board shall determine the issue of whether or not the non-conforming use or building structure has been “destroyed.”
7. Relief and Exceptions.
- a. The Township of Gloucester Planning Board may grant relief from the requirements of this Redevelopment Plan where there is a hardship, and where the granting of such relief will promote the purpose of this Redevelopment Plan and would be consistent with the standards established in the Municipal Land Use Law at N.J.S.A. 40:55D-70(c).
- b. The Township of Gloucester Planning Board when acting upon applications for preliminary site plan approval in the redevelopment plan area may grant exceptions for site plan approval in a manner consistent with the provisions of N.J.S.A. 40:55D-51(b), if the literal enforcement of one or more provisions of the redevelopment plan is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
- c. In no event shall relief or exceptions be granted by the Township of Gloucester Planning Board in order to: provide a use or facility that is not permitted by this Redevelopment Plan; or, permit an intensity of development (incl., but not limited to building height) that is not specified by this Redevelopment Plan.
8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper and the Township pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8 and 40A:12A-9.
9. All definitions contained within this Redevelopment Plan shall prevail. In the absence of definition within said Redevelopment Plan, the definition found within the Township’s land development or other applicable regulations shall prevail. All definitions that are determined to be inconsistent with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-3 shall be considered invalid.
10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township’s land development regulations and New Jersey Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies,

plans, reports, or analysis prepared by the Township or its designated Redevelopment Entity as part of this Redevelopment Plan. Any such payments required to reimburse the Township shall be specified in the redevelopment agreement.

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

15.4 — Duration of Plan

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Entity.

15.5 — Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and

Housing Law (N.J.S.A. 40A:12A-1 et seq.). However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner required of the adoption of the original plan.

15.6 — Conflict

If any word, phrase, clause, section or provision of this Redevelopment Plan is found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of this Redevelopment Plan shall remain in full force and effect.