

TOWNSHIP OF PEMBERTON
ORDINANCE NO. 11-2022

**AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF
BURLINGTON, STATE OF NEW JERSEY APPROVING THE AMENDED
LAKEHURST ROAD REDEVELOPMENT PLAN**

WHEREAS, pursuant to Resolution 76-2021, the Township Council authorized the Planning Board to undertake a preliminary investigative study for both a non-condemnation Area in Need of Redevelopment and/or an Area in Need of Rehabilitation pursuant to N.J.S.A. 40A:12A-1 et. seq. for the properties located on the Township Tax Map at

- Block 670.01, Lot 18:
- Block 854, Lots 1, 2, 3, 4.01 (NOW PART OF LOT 1), 4.02, 7, 13, 14, 15, 16.01, 16.05, 20, 29, 30 (NOW PART OF LOT 29):
- Block 855, Lots 1, 2, 3, 12.03, 12.08;
- Block 859, Lots 1, 2, 3:
- Block 863, Lots 1, 4:
- Block 864, Lots 2, 3:
- Block 867, Lots 1, 2, 3:
- Block 868, Lots 1, 2, 3:
- Block 869, Lots 1, 2, 3, 4, 5:
- Block 870, Lots 1, 2, 3, 4:
- Block 871, Lot 1:
- Block 872, Lots 1, 2, 3, 4, 5:
- Block 874, Lot 1:
- Block 875, Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14 (NOW PART OF LOT 13), 15 (NOW PART OF LOT 13):
- Block 877, Lots 1, 2: and
- Block 878, Lots 1, 2: +/- 0.49 acre

(the Lots and Blocks identified herein shall be referred to as the "Lakehurst Road Properties")

WHEREAS, the Township Council adopted Resolution 283-2020 designating the Lakehurst Road Properties as a Non-Condensation Area in Need of Redevelopment under N.J.S.A. 40A:12A-5 (a), (c), (d) (e) (g) and (h) and a Non-Condensation Area in Need of Rehabilitation under N.J.S.A. 40A:12A-14, and it directed the Planning Board to prepare a Redevelopment Plan with the assistance of the Township Planner CME Associates: and

WHEREAS, the Township Council of the Township of Pemberton adopted Ordinance 2-2022 on January 19, 2022 approving and adopting the Lakehurst Road Redevelopment Plan for the Lakehurst Road Properties and it approved an amendment to the Zoning Map incorporating the zoning set forth therein as part of the Zoning Map; and

WHEREAS, the Pinelands Commission reviewed the adopted Lakehurst Road Redevelopment Plan because the Lakehurst Road Properties are located within the Pinelands Area split between two Pinelands management areas: A Forest Area and Regional Growth Area and it found the Redevelopment Area inconsistent with the Comprehensive Management Plan ("CMP") by letter to the Township Clerk dated March 7, 2022; and

WHEREAS, the Township's Special Planner, CME Associates revised the Lakehurst Road Redevelopment Plan to incorporate the changes requested by the Pinelands Commission; and

WHEREAS, the Township Council believes it is in the best interest of its residents to amend the Lakehurst Road Redevelopment Plan to address the Pinelands Commission's concerns and to ensure it is consistent with the CMP.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Pemberton, County of Burlington, and State of New Jersey that in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12a-1 et. seq., it hereby approves and adopts the amended Lakehurst Road Redevelopment Plan dated April 11, 2022 for the Lakehurst Road Properties identified in this Ordinance.

BE IT FURTHER ORDAINED THAT since the Amended Lakehurst Road Redevelopment Plan contains superseding zoning, the Zoning District Map of the Township

of Pemberton is hereby amended to be consistent with the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7 (c).

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon passage and publication in accordance with applicable law.

PEMBERTON TOWNSHIP COUNCIL

**TOWNSHIP OF PEMBERTON
ORDINANCE NO. 11-2022**

NOTICE OF PUBLIC HEARING

AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY APPROVING THE AMENDED LAKEHURST ROAD REDEVELOPMENT PLAN, FOR VARIOUS LOTS IN BLOCKS 854, 855, 859, 863, 864, 867, 868, 869, 870, 871, 872, 874, 875, 877, 878 and 670.01

The foregoing Ordinance was introduced and passed on first reading by the governing body of Pemberton Township at a meeting held on April 20, 2022, and will be considered for final passage after a public hearing at a meeting of the said governing body to be held on May 18, 2022, at the Pemberton Township Municipal Building, 500 Pemberton-Browns Mills Road, Pemberton, New Jersey, at 6:00 p.m. prevailing time, at which time any interested member of the public may comment on said Ordinance. During the week prior to and up to and including the date of such meeting or further consideration, copies of said Ordinance in its entirety may be obtained from the Township Clerk.

ATTEST:



SUNSHINE DASHIELL, RMC, DEPUTY TOWNSHIP CLERK


**TOWNSHIP OF PEMBERTON
ORDINANCE NO. 11-2022**

NOTICE OF FINAL PASSAGE

AN ORDINANCE OF THE TOWNSHIP OF PEMBERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY APPROVING THE AMENDED LAKEHURST ROAD REDEVELOPMENT PLAN, FOR VARIOUS LOTS IN BLOCK 854, 855, 859, 863, 864, 867, 868, 869, 870, 871, 872, 874, 875, 877, 878 and 670.01

Notice is hereby given that Ordinance No. 11-2022 as entitled above has been finally adopted on final reading by the governing body of Pemberton Township after a public hearing, at a meeting held on May 18, 2022. Said Ordinance shall take effect in accordance with law.

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

ACKNOWLEDGEMENT OF APPROVAL BY MAYOR


DAVID A. PATRIARCA

DATE May 19, 2022

ATTEST:



AMY P. COSNOSKI, RMC, TOWNSHIP CLERK

REDEVELOPMENT PLAN

Lakehurst Road

Various Lots in Blocks 854, 855, 859, 867,
868, 869, 870, 871, 872, 877, and 670.01



PEMBERTON TOWNSHIP
BURLINGTON COUNTY, NJ
April 11, 2022



A handwritten signature in cursive script, appearing to read "C. Dochney".

Christopher N. Dochney, AICP, PP License # 6225

Julia Mueser Williams, LLA, PP

The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.



**Consulting & Municipal
ENGINEERS**

CME Associates

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Camden, NJ 08102
732-410-2651

Acknowledgements

Pemberton Township Council

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Gaye Burton, Council President
Jason Allen
Elisabeth McCartney
Donovan Gardner
Paul Detrick

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Councilperson Donovan Gardner
David P. Cooper
Richard Brown
Steven E. Borders
Donna Lefebvre
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Letha Jackson

Project Team

Peter Van den Kooy, PP, AICP – Director of Planning
Chris Dochney, PP, AICP – Project Planner
Julia Mueser Williams, LLA, PP
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INTRODUCTION

PLAN OVERVIEW

This Redevelopment Plan proposes the development of a community of age-restricted single-family homes and townhouses on a large tract of land that is adjacent to the existing Country Lakes Estates senior development. The new age-restricted community would be similar in scale and character to the surrounding communities, while also preserving a substantial portion of the site as undeveloped open space.

This Redevelopment Plan will set forth the list of permitted uses, bulk standards, design standards, and other requirements for any development within the 700-plus acre Redevelopment Area, which includes the following properties as identified on the Township's tax maps:

- Block 670.01, Lot 18: +/- 1 acres
- Block 854, Lots 1, 2, 3, 4.01 (NOW PART OF LOT1), 4.02, 7, 13, 14, 15, 16.01, 16.05, 20, 29, 30 (NOW PART OF LOT 29): +/- 679 acres
- Block 855, Lots 1, 2, 3, 12.03, 12.08: +/- 6 acres
- Block 859, Lots 1, 2, 3: +/- 1 acres
- Block 863, Lots 1, 4: +/- 1 acres
- Block 864, Lots 2, 3: +/- 0.46 acres
- Block 867, Lots 1, 2, 3: +/- 2 acres
- Block 868, Lots 1, 2, 3: +/- 3 acres
- Block 869, Lots 1, 2, 3, 4, 5: +/- 4 acres
- Block 870, Lots 1, 2, 3, 4: +/- 2 acres
- Block 871, Lot 1: +/- 2 acres
- Block 872, Lots 1, 2, 3, 4, 5: +/- 2 acres
- Block 874, Lot 1: +/- 1 acres
- Block 875, Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14 (NOW PART OF LOT 13), 15 (NOW PART OF LOT 13): +/- 2 acres
- Block 877, Lots 1, 2: +/- 0.58 acres
- Block 878, Lots 1, 2: +/- 0.49 acres

Except where otherwise noted, this Redevelopment Plan shall serve supersede the Township's existing zoning regulations.

PURPOSE AND STATUTORY BASIS OF THE REDEVELOPMENT PLAN

Redevelopment is the process of rebuilding a previously developed or underutilized area of a community that has fallen into a state of disrepair. This can involve the acquisition and demolition of existing structures and facilities if needed to make way for new improvements. Redevelopment planning is the process of determining how the redevelopment of particular properties can best improve a community, and using local government powers to encourage development and growth where it otherwise would be unlikely to happen.

Rehabilitation, very similar to redevelopment, is the undertaking of repairs, renovations, or reconstruction of existing lands and their structures that have been determined to be in need of rehabilitation, in order to eliminate substandard conditions and prevent further deterioration of material conditions.

New Jersey laws allow for a municipality to utilize either redevelopment or rehabilitation as a tool to stimulate economic development and improve conditions on properties that meet certain statutory criteria that qualify them as being either “in need of redevelopment” or “in need of rehabilitation”. Both as planning instruments offer a number of potential benefits to the Township. Through redevelopment, the Township is allowed more flexibility to negotiate with and potentially offer financial incentives to potential developers than is otherwise available through standard land development procedures. Under redevelopment the Township can take a more proactive approach to improving targeted areas. This can be used as a means to stimulate development where it might not occur through market forces and private capital alone. Through rehabilitation the same benefits and flexibility in development are available, only the financial incentives that the Township is permitted to offer to a potential redeveloper are not as great.

Through Resolution 78-2021 on March 3, 2021, the Township Council requested that the Planning Board investigate the properties identified above as the Study Area to determine if any portion of them met the statutory criteria necessary for them to be designated as an area in need of redevelopment, or as an area in need of rehabilitation under the statutory criteria of the Local Redevelopment and Housing Law (LRHL) found at N.J.S.A. 40A:12A-1 et seq. The Resolution from the Council expressly stated that the redevelopment would be a **Non-Condemnation** Redevelopment Area. On September 2, 2021, the Planning Board was presented a report on the preliminary investigation of the Area by its Planning Consultant. The Planning Board recommended to the Council that the area could be designated as both an area in need of redevelopment and an area in need of rehabilitation, as the properties within the area satisfied some criteria for both designations.

Acting on the recommendations of the Planning Board, the properties subject to this Redevelopment Plan were designated as an area in need of redevelopment and in need of rehabilitation by the Township Council of Pemberton by Resolution 283-2021, which was adopted on October 20, 2021. In accordance with the directive of Resolution 78-2021 of the Township Council, which had authorized the Planning Board to investigate the area, the designation of being in need of redevelopment for the area is for a **Non-Condemnation** redevelopment area. The use of eminent domain to acquire any private property within this redevelopment area shall not be permitted.

Copies of these resolutions can be found in Appendix A of this Plan.

Once designated as an area in need of redevelopment, an area shall be developed in accordance with a redevelopment plan. According to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent safe and sanitary dwelling units, affordable to displaced residents, will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plans to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located, and;
 - c. The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act".
6. Additionally, A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and
7. The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

This Redevelopment Plan will set forth the permitted uses, bulk standards, design standards, and other land development requirements within the Redevelopment Area, which shall supersede the existing zoning currently applicable to each of the parcels within the Redevelopment Area, except where otherwise noted.

AREA BOUNDARIES AND LOCATIONAL CONTEXT

Redevelopment Area Boundaries

The Redevelopment Area consists of sixty-six (66) properties, all located near the Browns Mills area of the Township and on the southern side of Lakehurst Road (County Route 530), near the intersection with Pole Bridge Road. The Redevelopment Area is located inside of the Pinelands Management Area, and is subject to the jurisdiction of the Pinelands Commission and designated as a “Regional Growth Area” and a “Forest Area” by the Commission.

The properties together are approximately 709 acres in size.

- Block 670.01, Lot 18: +/- 1 acres
- Block 854, Lots 1, 2, 3, 4.01 (NOW PART OF LOT1), 4.02, 7, 13, 14, 15, 16.01, 16.05, 20, 29, 30 (NOW PART OF LOT 29): +/- 679 acres
- Block 855, Lots 1, 2, 3, 12.03, 12.08: +/- 6 acres
- Block 859, Lots 1, 2, 3: +/- 1 acres
- Block 863, Lots 1, 4: +/- 1 acres
- Block 864, Lots 2, 3: +/- 0.46 acres
- Block 867, Lots 1, 2, 3: +/- 2 acres
- Block 868, Lots 1, 2, 3: +/- 3 acres
- Block 869, Lots 1, 2, 3, 4, 5: +/- 4 acres
- Block 870, Lots 1, 2, 3, 4: +/- 2 acres
- Block 871, Lot 1: +/- 2 acres
- Block 872, Lots 1, 2, 3, 4, 5: +/- 2 acres
- Block 874, Lot 1: +/- 1 acres
- Block 875, Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14 (NOW PART OF LOT 13), 15 (NOW PART OF LOT 13): +/- 2 acres
- Block 877, Lots 1, 2: +/- 0.58 acres
- Block 878, Lots 1, 2: +/- 0.49 acres

The Redevelopment area boundaries and individual lot lines are illustrated in the Redevelopment Area Location Maps found in Appendix B.

While there are some structures and buildings on the lots in the Redevelopment Area, a majority of the Redevelopment Area is currently woods and pineland forest. Structures and buildings in the Redevelopment Area tend to be closer to Lakehurst Road (County Route 530) or along Pole Bridge Road. The wooded area includes the majority of the southern and western portions of the area. Within the Redevelopment Area, there is one lot dedicated to farming. That lot is Block 854, Lot 20 at 144 Railway Avenue. Otherwise, the properties that are not vacant woodlands are primarily single-family residences, or small commercial businesses such as an auto repair shop.

Environmental Constraints

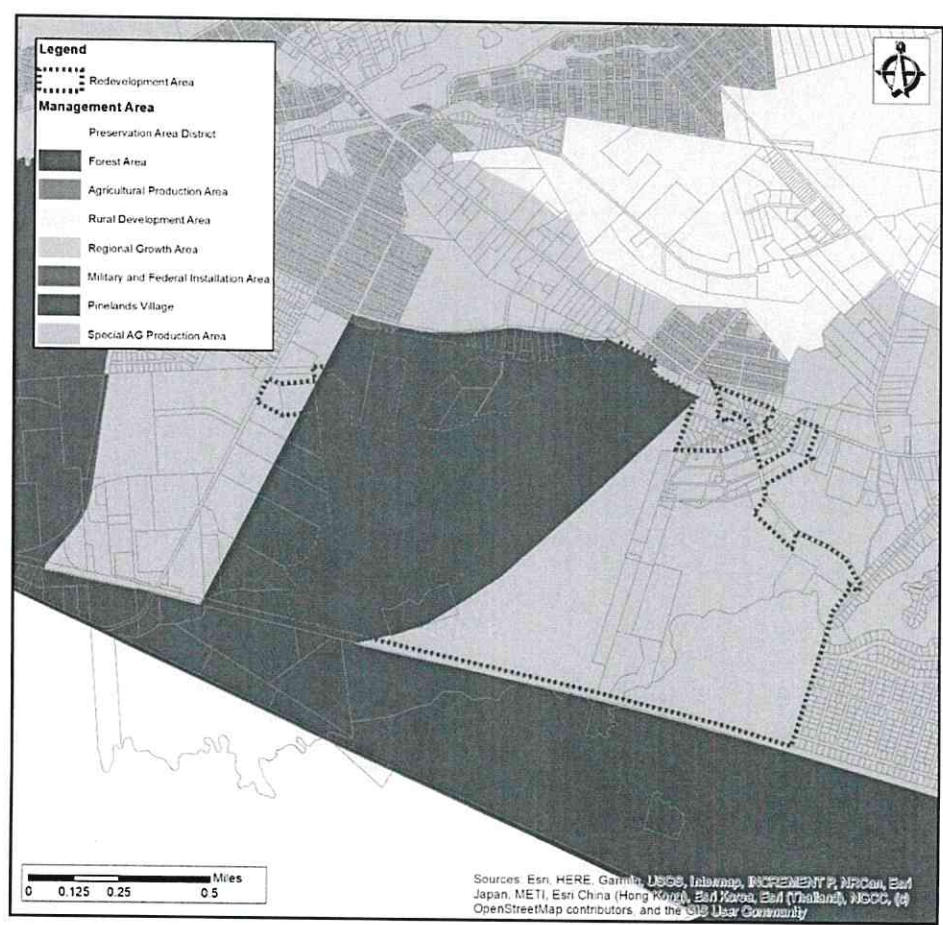
According to records from NJDEP, and the NJ Geo-web database, the Redevelopment Area does not contain any properties listed on the Known Contaminated Sites List. NJDEP records do not identify the presence of any groundwater contamination with the Redevelopment Area. There are some nearby known contaminated sites outside of the Study Area. In addition to those known contaminated sites, there is an identified groundwater contamination area northwest of the Study Area. This groundwater contamination area covers all sites at Fort Dix including NPLLF, Cantonment Area, Training Area, ARDC Area & Building 7061.

A large portion of the Redevelopment Area is likely encumbered by wetlands. NJDEP mapping shows that most of the western half of the Area has been identified as wetlands. These areas of wetlands generally correspond to the Pinelands Management Plans designation of Forest Area and Regional Growth Area.

A map of environmental constraints as per NJDEP data can be found in Appendix B of this report.

Pinelands Mapping

The map below shows the delineation of Forest Area and Growth Areas according to the Land Capability Map of the Pinelands Comprehensive Management Plan.



REDEVELOPMENT PLAN VISION, GOALS, AND OBJECTIVES

PLAN VISION

This Redevelopment Plan provides standards to allow for the transformation of underutilized vacant parcels within the Township, within a designated growth area of the Pinelands, to become a new age restricted planned residential community that will expand the housing options within Pemberton and support the business community in the Township.

PLAN GOALS & OBJECTIVES

The goals and objectives of this Redevelopment Plan are as follows:

- Allow for clustered small lot residential development that fosters a communal environment with on-site amenities to serve residents;
- Minimize impacts to local services;
- Protect the environmentally sensitive areas outside of the Pinelands Regional Growth Area and limit disturbance of lands in the Pinelands Forest Area, and disturbance to any stream corridors or wetlands.

The goals and objectives listed above are consistent with and seek to advance the general goals of the Township's Master Plan.

LAND USE PLAN

PINELANDS COMPREHENSIVE MANAGEMENT PLAN

All proposed development within the Redevelopment Area, being located within the Pinelands Management Area, is also subject to review and approval by the Pinelands Commission. Any development shall meet the application requirements set forth in Subchapter 4 of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.1 et seq.).

All development within the Redevelopment Area shall comply with the minimum environmental standards set forth in Subchapter 6 of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.1 et seq.).

RELATIONSHIP TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be developed in accordance with the standards detailed in this Redevelopment Plan. Except where otherwise noted, this Plan shall supersede the underlying zoning including use, bulk, and design standards of the Township's Land Use and Development Regulations as they relate to the area governed by this Redevelopment Plan.

Where no specific standards are otherwise provided in this Redevelopment Plan, the regulations and requirements found in Chapter 190 entitled "Zoning" and Chapter 159 entitled "Subdivision of Land" of the Township Code shall apply.

All development within the Redevelopment Area must be approved by the Planning Board of the Township of Pemberton, and shall be submitted following the normal subdivision and site plan submission and review procedures as found in N.J.S.A. 40:55D-1 et seq, and those within the Township's Land Use, Zoning, and Development Regulations.

Where a proposed change of tenancy or site alteration is proposed which would not require a subdivision or site plan approval as per the Township's Land Use and Development Ordinance, Planning Board review shall not be necessary and a building or zoning permit may be issued by the appropriate construction or zoning official.

Regular maintenance and minor repair shall not require Planning Board review and approval.

DEFINITIONS

The definitions found in Article II, Chapter 190-5 of the Township's Land Use and Zoning Regulations shall apply.

ZONING REQUIREMENTS

Compliance with the following land use standards shall be treated as zoning requirements. Any deviation from these standards that would result in a “d” variance as per N.J.S.A. 40:55D-70.d of the Municipal Land Use Law, shall be addressed as an amendment to the Plan. Neither the Planning Board nor the Zoning Board of Adjustment shall have the authority to allow deviations from these standards which would result in a “d” variance. The Planning Board shall have the authority to grant any deviations from these standards which would result in a “c” variance, as per N.J.S.A. 40:55D-70.c, to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes.

LAND USE DISTRICTS

The Redevelopment Area shall be split into two distinct development districts. The Planned Community District, and the Community Extension District.

The Planned Community District shall consist of the following properties:

- Block 670.01, Lot 18
- Block 854, Lots 1-3, 4.01, 4.02, 7, 16.01, 29-30
- Block 855, Lots 2, 12.03, 12.08
- Block 859, Lots 2-3
- Block 867, Lots 1-3
- Block 868, Lots 1-3
- Block 869, Lots 2-5
- Block 870, Lots 1-4
- Block 871, Lot 1
- Block 872, Lots 1-5
- Block 877, Lots 1-2

The Community Extension District shall consist of the remaining parcels of the Redevelopment Area:

- Block 854, Lots 13-15, 16.05, 20
- Block 855, Lots 1, 3
- Block 859, Lot 1
- Block 863, Lots 1, 4
- Block 864, Lots 2, 3
- Block 869, Lot 1
- Block 874, Lot 1
- Block 875, Lots 1-6, 9-14
- Block 878, Lots 1, 2

A map of the land use district boundaries can be found in Appendix B.

PERMITTED USES – PLANNED COMMUNITY DISTRICT

Permitted Principal Uses in the Regional Growth Area portion of the district

- Detached single-family dwellings;
- Attached single-family dwellings (townhouses)

Permitted Accessory Uses and Structures in the Regional Growth Area portion of the district

- Community center;
- Active and passive recreation areas, including:
 - Parks and playgrounds,
 - Open space conservation areas,
 - Walking trails,
 - Tennis courts,
 - Shuffleboard or bocce courts,
 - Swimming pools,
 - Pickleball,
 - Other similar recreational facilities
- Off-street parking;
- Fences and walls;
- Storage sheds, not to exceed 200 s.f. in area or 10 feet in height;
- Decks, patios, or porches;
- Model homes and sales offices.

Permitted Accessory Uses and Structures in the Forest Area portion of the district

- Low intensity recreational facilities as defined in Section 190-5.D of the Township Code.

AREA, YARD, AND BULK REQUIREMENTS – PLANNED COMMUNITY DISTRICT

All planned community developments within the Planned Community District shall comply with the following overall development tract standards:

PLANNED COMMUNITY DISTRICT	
Overall Tract Requirements	
Maximum # of Residential Units	575 Dwelling Units
Minimum Tract Area	500 acres
Minimum Tract Frontage	75 feet
Minimum Perimeter Setback	100 feet
Minimum Perimeter Landscaped Buffer	50 feet
Maximum Building Coverage	35%
Maximum Impervious Coverage	45%
Minimum Open Space and Recreation	40%

Individual lots and buildings within a planned community shall comply with the following bulk standards:

PLANNED COMMUNITY DISTRICT		
Lot and Principal Structure Requirements	Detached Single-Family	Townhouse
Minimum Lot Area	6,000 square feet	2,500 square feet
Minimum Lot Frontage	50 feet	20 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	7.5 feet	19.5 feet
Minimum Rear Yard Setback	30 feet	29.5 feet
Maximum Building Height	35 feet and 2 ½ stories	35 feet and 2 ½ stories
Maximum Lot Coverage	65%	65%
Maximum Building Coverage	40%	40%
Accessory Structure Requirements		
Maximum Height Acc. Structure	13 feet	10 feet
Minimum Side Yard Acc. Structure	5 feet	5 feet
Minimum Rear Yard Acc. Structure	5 feet	5 feet

ADDITIONAL ZONING REQUIREMENTS – PLANNED COMMUNITY DISTRICT

- The development tract of a planned community development shall be under one ownership or control by the applicant.
- All development of principal residences and accessory structures shall be located within the portions of the Redevelopment Area located in the area designated by the Pinelands Comprehensive Management Plan Land Capability Map as a Regional Growth Area.
- No development other than any necessary access/egress driveways and low intensity recreational facilities shall be permitted within the areas of the Redevelopment Area designated as a Forest Area by the Pinelands Comprehensive Management Plan Land Capability Map.
- All residences within the planned community development shall be deed restricted as age-restricted to residences in accordance with State law. .
- All dedicated open spaces on the tract shall be deed restricted as an open space or conservation restricted property.
- The required open space area(s) meeting the minimum 40% of open space and recreation areas above shall have a minimum contiguous area of at least 15 acres, and a minimum width of at least 100 feet.
- All applications for development shall include a comprehensive recreation and open space plan addressing the entirety of the tract, and identifying all proposed areas of open space, and all areas for active and passive recreation.
- The maximum number of townhouse units in any single structure shall be 12.
- The minimum distance between townhouse structures shall be as follows:
 - Windowless wall to windowless wall: 30 feet
 - Window wall to windowless wall: 40 feet
 - Window wall to window wall: front to front: 60 feet
 - Window wall to window wall: rear to rear: 50 feet
 - Window wall to window wall: end to end: 30 feet
 - Any building face to internal road or right of way: 15 feet, except 12 feet at a garage.
- No accessory structures shall be permitted within a front yard.
- Accessory structures such as porches, patios, or decks may encroach into a rear yard setback by a maximum of 10 feet, and a side yard setback by a maximum of 3 feet.
- No structures shall be permitted within a required landscaped buffer other than driveways necessary for access/egress, utilities, or stormwater management.
- Required open space areas shall include low intensity recreation facilities such as a walking trail.

- Not more than 25% of required open space areas may include any necessary facilities for stormwater management.
- Sidewalks with a width of at least 4 feet shall be provided along all internal streets, and public street frontages.
- A homeowners association shall be established for the planned community, in accordance with §190-55.C.(5)(i) of the Township Code, which shall be responsible for maintenance and upkeep of all common area facilities and areas, including, but not limited to lawn, landscaping, and snow removal within the community.
- A community center shall be provided for each planned community development. The community center shall be constructed in accordance with §190-55.C(5)(g) of the Township Code.
- Townhouse units shall be provided with not less than 80 sq. ft. of attached outdoor storage at the rear of each unit.
- Accessory sheds shall be subject to architectural review and approval by the homeowner's association. The placement of such structures in yards shall be subject to approval by the homeowner's association. Homeowner's documents shall include these review and approval requirements.

OFF-STREET PARKING REQUIREMENTS – PLANNED COMMUNITY DISTRICT

- A minimum of 2 off-street parking spaces shall be provided for each detached dwelling unit.
- A minimum of 1.5 off-street parking spaces shall be provided for each townhouse unit.
- Handicapped parking shall be provided in accordance with ADA requirements, the location of which shall be subject to Planning Board approval.
- Parking for any clubhouse or common recreation facility use shall require one parking space per every 10 residential dwellings within the community.
- Driveways for residential dwellings shall be set back a minimum of 3 feet from any side property line.
- On every lot there shall be provided not less than 22' of distance in the driveway between the garage and the nearest edge of sidewalk.
- All parking shall be provided in accordance with Residential Site Improvement Standards (RSIS).
- The developer shall offer the purchase option of EV Charging Stations and make-ready spaces for all fee simple units; and shall provide make ready spaces for non-fee simple units in accordance with State law.
- Notwithstanding any other requirement by State law, all single-family detached dwelling units sold in the development shall be marketed with the option to include electric vehicle charging

infrastructure in garages, including but not limited to electrical wiring, conduit, electric panel and electric service capacity, etc.

AFFORDABLE HOUSING REQUIREMENTS – PLANNED COMMUNITY DISTRICT

All planned community developments shall incorporate housing affordable to low and moderate income households on site. A minimum of 20% of all for sale dwellings shall be set aside as low or moderate income housing. A minimum of 15% of all rental dwellings shall be set aside as low or moderate income housing.

All affordable dwellings shall meet the following requirements:

- A minimum of 50% of all affordable units must be reserved for low income households
- A maximum of 50% of all affordable units may be income targeted to moderate income households.
- For any rental dwellings, a minimum of 13% of the affordable rental units shall be set aside for very low income households.
- A maximum of 20% of all affordable units may be studio or one-bedroom units.
- A minimum of 20% of all affordable units shall be three bedroom units.
- The numbers of two bedroom and three bedroom units shall be evenly distributed between all very low, low, and moderate income targeted households.
- Where any calculation for a minimum requirement of an affordable housing standard results in a fraction, the required number shall be rounded up.

All affordable dwelling units shall be integrated into the planned community development so as to be otherwise indistinguishable from the market rate units in terms of the aesthetics, design style, and access to on-site amenities.

PINELANDS DEVELOPMENT CREDITS – PLANNED COMMUNITY DISTRICT

In accordance with the Pinelands Comprehensive Management Plan, Subchapter 5, Part IV found at N.J.A.C. 7:50-5.4, et seq., Pinelands Development Credits (PDC's) shall be required and redeemed for 25% of the market rate residential dwelling units. This is equivalent to one quarter of a Pinelands Development Credit purchased and redeemed for every 4 residential units constructed.

Where any calculation of a required PDCs results in a fraction, the requirement for PDC's shall be rounded up to the next highest increment of 0.25.

All low or moderate income housing provided on site to meet the requirements of this Redevelopment Plan shall be excluded from the 25% PDC requirements.

Any municipal approval that authorizes residential development in excess of the 575 units permitted by this Redevelopment Plan shall require the redemption of PDCs for all units above 575.

Any municipal approval that authorizes nonresidential development in the Planned Community District shall require the redemption of PDCs in accordance with N.J.A.C. 7:50-5.28(a)5.

COMMUNITY EXTENSION DISTRICT STANDARDS

All properties located within the Community Extension District shall be developed in compliance with the existing underlying zoning and development requirements.

DESIGN STANDARDS

The following standards are intended to provide guidance in regards to the aesthetics of buildings, landscaping, and other site features in order to require a high standard of development.

Any deviation from the following design standards of this Redevelopment Plan shall be treated as a design waiver. The Planning Board shall have the authority to grant design waivers as an exception to these standards if it finds that the proposed conditions are satisfactory, that such deviation is appropriate under the circumstances, and that such deviation does not substantially depart from the intent of this Redevelopment Plan.

Redevelopment of the Area shall comply with the following design standards:

RESIDENTIAL DESIGN STANDARDS

- Single family residences and townhouse buildings shall be designed to be generally consistent with the character, scale, and style of residences within the region.
- Primary exterior building materials shall be wood, stone, brick, vinyl, stucco, or materials of a similar durability and aesthetic quality.
- No more than two single-family dwellings or more than two townhouse or apartment building dwelling units structures adjacent to one another shall be designed to appear to be identical to one another. The intent is to allow for single-family dwellings and dwelling units within multi-unit buildings to be consistent in scale and design character, but not so similar as to be undistinguishable. The street facing elevations of such dwellings shall be differentiated from one another by varying the use of exterior siding styles and materials (i.e. clapboard, shiplap, EIFS, stucco, brick water table, etc.) and in at least three of the following design features:
 - The location of the garage or carport
 - The size, shape, or location of windows and doors
 - The exterior finish materials covering at least 20% of the front façade
 - The primary color of the exterior
 - The color of trim or accent materials
 - The type, pitch, or profile of the roof
 - The inclusion of additional features such as oriels, bay windows, dormer windows, front porches, or porticos.
- Townhouse buildings shall adhere to the following additional requirements:
 - No townhouse unit shall be less than 16 feet in width.
- Solar energy accommodations:

- Where practicable and realistically feasible, units should be designed to maximize passive solar heat gain through the use of architectural treatments, such as oversized, energy-efficient windows in sidewalls and skylights, which shall be subject to architectural review and approval by the Planning Board.
- Active solar photovoltaic energy system purchase and installation options shall be provided by the developer for rooftop installation on units with solar orientation appropriate for the operation of such systems. Roof angles should be adjusted if necessary to maximize the potential for using these systems on units where homebuyers select this option. This option shall be provided for both single-family detached and townhouse units, which shall be identified on plans at the time of site plan review and approval. Architectural roof angle adjustments necessary to comply with this standard shall be subject to architectural review and approval by the Board.

PARKING, CIRCULATION, AND ACCESS STANDARDS

- Primary vehicular access to a planned community development within the Redevelopment Area shall be provided by a single entrance/egress driveway from Lakehurst Road (CR 530).
- A secondary point of entry/egress to a planned community development for emergency access may be provided if necessary and if in compliance with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.1 et seq.).
- Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks.
- Stop bars shall be provided at all intersections.
- Internal streets, driveways, and roads shall be designed in accordance with the New Jersey Residential Site Improvement Standards (RSIS)
- Parking stalls for any common facilities shall have a minimum width of 9 feet and a minimum depth of 18 feet.
- Subject to terms and conditions to be determined between the Township and the developer, the developer shall undertake efforts, including but not limited to traffic studies and environmental and engineering design, to provide a second means of access for the development that establishes road connectivity between the southwest corner of Planned Community District development and the Junction Road and Mount Misery Road intersection. Any secondary means of access achievable shall be subject to the Board approval and shall be permitted only if in compliance with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.1 et seq.).
- Subject to Planning Board approval, a secondary temporary means of access to Lakehurst Road shall be provided for construction traffic to utilize during the various phases of development of the Planned Community District. Any such temporary access shall be permitted only if in

compliance with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.1 et seq.).

SIGNAGE STANDARDS

- Directional and safety signage shall be permitted within the development along all roads to ensure ease of vehicular and pedestrian circulation throughout the site.
- Directional signage shall have a maximum sign area of 10 square feet, and a maximum height of 4 feet.
- Two monument style signs to identify the development shall be permitted along the frontage of Lakehurst Road.
- Each of the monument signs shall be setback a minimum of 15 feet from the Right-of-Way of Lakehurst Road, and shall have a maximum sign area of 60 square feet, and a maximum height of 6 feet.
- Temporary signs marketing the age-restricted community prior to and during construction shall be permitted on site.
 - Temporary sales and marketing signs shall have a maximum sign area of 48 square feet, and a maximum height of 12 feet, and shall not interfere with any required site distances.
 - Temporary directional signage identifying sales centers, guest parking, or model homes shall be permitted, having a maximum sign area of 4 square feet per sign, and a maximum sign height of 3 feet.
 - All temporary signage shall be removed from the site within 30 days of the sale of the last home.

LANDSCAPING, BUFFERING, AND LIGHTING STANDARDS

- Between the curb and the sidewalk shall be a decorative landscape grass strip of at least 3 feet in width along all street frontages.
- Shade trees spaced at a maximum interval of 50 feet on-center shall be required along all internal streets beside the sidewalk within the front yard area.
- Required landscaped buffers shall be composed of a mixture of evergreen and deciduous trees. Planting shall occur at intervals to create a visual screen. Berms to supplement landscaping screening may be included within a required buffer area.
- Existing vegetation on site may be utilized as a part of a required buffer area provided that the vegetation is of sufficient density and species variety to serve the intended purpose of the buffer.

- Areas not proposed for development or utilized as buffers on the site shall be maintained as open space.
- Appropriate buffering including landscaping, fencing, berms or a combination of the three shall be provided where in the opinion of the Planning Board such buffering is required for separation and privacy between Planned Community District development and existing residential uses.
- Open spaces areas shall be designed in order to protect natural resources to the greatest extent feasible.
- All garbage and recycling storage shall be located in a side yard or rear yard.
- Fences in a front yard shall have a maximum height of 3 feet.
- Fences shall have a maximum height of 6 feet within the side yard and rear yard.
- Fencing on residential lots shall be constructed of wood, wrought iron, aluminum, or vinyl materials. Chain link fencing shall not be permitted.
- Exterior lighting should be compatible with the proposed building styles and commercially available through the electrical utility company servicing the development. Street lights should have a maximum height of 20 feet.

UTILITIES STANDARDS

- All development within the Regional Growth Area portion of the Redevelopment Area shall be connected to public water and sewer.
- All utility distribution lines servicing development shall be located underground consistent with Section 190-50I(3) of the Township Code. All other utilities servicing development within the Redevelopment Area shall be located underground to the greatest extent feasible.

RELATIONSHIP TO OTHER PLANS

PEMBERTON TOWNSHIP PLANS

Pemberton Township Master Plan

The Township's most recent comprehensive Master Plan was adopted by the Planning Board in 2009. That document was last reviewed in 2014 as a Reexamination Report. The Master Plan, and its subsequent Reexamination Report note the following overall goals for the Township:

- Maintain a balanced community that offers a mix of land uses and densities that are appropriate for this rural community.
- To preserve Pemberton's diversity of housing stock and protect the character of its residential neighborhoods.
- To preserve and promote a variety of housing types offering a range of affordability to meet the diverse needs and preferences of the Township's different age groups, income levels, and life styles.
- To ensure that new housing development is in character with existing land use patterns and with land use patterns recommended in the Land Use Plan Element.

The Reexamination Report recommends that the site, which is identified as the Redevelopment Area, permit age-restricted housing. There are not currently any similar age-restricted or senior housing developments within Pemberton Township.

This Redevelopment Plan is substantially consistent with Pemberton Township's Master Plan in that it encourages the development of a mix of housing types to appeal to different age groups, which includes age-restricted housing on a site specifically recommended by the Plan to accommodate an age-restricted community.

PLANS OF ADJACENT MUNICIPALITIES

Adjacent Townships

The Redevelopment Area is located near the center of the Township approximately two miles from Woodland Township, Manchester Township, Plumsted Township, and New Hanover Township. The Redevelopment Plan will have minimal impacts on the lands within these adjacent townships.

Pemberton Borough

The Redevelopment Area is located approximately 6.5 miles east of the Borough of Pemberton. This Redevelopment Plan should not significantly impact the existing community in the Borough.

STATE AND REGIONAL PLANS

Northern Burlington County Growth & Preservation Plan

The Burlington County Bridge Commission prepared a regional plan for the 14 communities that make up northern Burlington County, including Pemberton Township. Although the regional plan fully incorporates the State Plan's goals, it also identifies its own set of regional goals which include, revitalizing Northern Burlington County's Hamlets, Villages, and Towns; promoting beneficial economic growth, development and renewal for all residents of the county; providing adequate housing at a reasonable cost; and ensuring sound and integrated planning and implementation throughout the Northern Burlington County region.

Burlington County Highway Master Plan

The Burlington County Highway Master Plan addresses the County's highway and transportation network. The Redevelopment Area is located along County Route 530. The Master Plan identifies the roads as principal arterials, and recommends that generally principal arterial roads should contain two lanes, bike lanes, and other improvements. However, the plan does not specifically call out these sections of Route 530 for any improvements or note any issues that need to be addressed.

The redevelopment of this site with age-restricted detached single family housing would not impact the County's plans for its highway network. The age-restricted detached single-family housing should have a negligible impact on local and regional traffic patterns.

Burlington County Parks and Open Space Master Plan

The County's Parks and Open Space Master Plan provides a guide for future land preservation and park development throughout Burlington County. Tecumseh Trail which borders the south side of the Redevelopment Area is targeted for use as part of the Rancocas Greenway Project Area. The existing trail shall remain undisturbed by the development within the Redevelopment Area except for minor disturbance to allow for secondary emergency access. This Redevelopment Plan does not conflict with the County's goals for parks and open space, and will help to compliment the County's plan by providing new connections and potential users for the trail.

Pinelands Comprehensive Management Plan

As the site is located within the Pinelands Management Area, development of the site is subject to the regulations of the Pinelands Comprehensive Management Plan. The Land Capability Map of the Pinelands places the Redevelopment Area within two designated management areas – the Forest Area, and the Regional Growth Area. The western half of the Redevelopment Area is designated as Forest Area, and the eastern half is in the Regional Growth Area. The Pinelands Comprehensive Management Plan discusses these areas as follows:

Forest Area – *The forest area is a largely undeveloped area that is an essential element of the Pinelands environment. It contains high quality water resources and wetlands and provides suitable habitat or many threatened and endangered species. Clustered housing on one acre lots is permitted at an average density of one home per every 28 acres.*

Regional Growth Area – *These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Permitted residential densities range from two to six homes per acre with sewers. Sewered commercial and industrial uses are also permitted.*

Within Pemberton Township, residential development in a Regional Growth Area is permitted at an average density of 2.0 units per acre of vacant upland. This Redevelopment Plan proposes all of the residential development, with exceptions only for access roadways as necessary, to be within the Regional Growth Area. No development other than low intensity recreational facilities will be permitted within the Forest Area under the terms of this Redevelopment Plan. With a total of 575 residences permitted over a 500 acre minimum tract area and approximately 385 acres within the Regional Growth Area, the average gross density proposed by this Redevelopment Plan in the Regional Growth Area is approximately 1.49 units per acre. The permitted uses and bulk standards of the Planned Community District largely mirror the existing zoning in the RA district of the Township, which was previously approved by the Pinelands Commission as being consistent with the Pinelands Comprehensive Management Plan.

This Redevelopment Plan is substantially consistent with all regulations and requirements of the Pinelands Comprehensive Management Plan.

REDEVELOPMENT PLAN ACTIONS

Outline of Proposed Actions

A redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

Properties to be acquired

The resolution authorizing the study of this area was for a non-condemnation redevelopment area. Therefore the acquisition of private property through eminent domain is not permitted by this Plan. It is also not anticipated that any properties would need to be acquired to implement this plan.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise, or modify this Redevelopment Plan in general or for specific properties within the Redevelopment Area as circumstances may make such changes necessary and appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. Any proposed changes in the Land Use Plan shall require notice and public hearings in a manner similar to the adoption of the original Plan.

Other Actions

The Township, acting as the Redevelopment Entity, may use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this Plan as they relate to an area designated as being in need of redevelopment, except for the use of eminent domain to acquire property. The Township may enter into agreements with a designated redeveloper(s) in connection with the construction of any aspect of the Redevelopment Plan, including any necessary off-site improvements.

As an essential part of any redeveloper's agreement, the Township may request that a designated redeveloper provide improvements or upgrades to the public utilities and related infrastructure that will serve the Redevelopment Area as they relate to any impacts from a proposed redevelopment project.

Amendment to Township Zoning Map and Zoning Regulations

The Township Zoning Map is hereby amended to reference this Redevelopment Plan as a zoning district encompassing the Redevelopment Area as illustrated in the Redevelopment Area boundary map. Additionally, the listing of zoning districts in the Township Zoning Regulations is hereby amended to include a reference to this Redevelopment Plan as a zoning district and constituting substitute zoning standards for the properties within the Redevelopment Area.

Non Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Council or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Township of Pemberton Township Council and shall be in effect until the Township Council shall by ordinance adopt new regulations to supersede those found in this Redevelopment Plan.

Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

Redeveloper Obligations

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redeveloper's agreement entered into between the Township, acting as the Redevelopment Agent, and a designated redeveloper. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or development ordinance or other regulations now or hereafter in force:

- The redeveloper will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
- The redeveloper, its successors or assignees, shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in 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.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

APPENDICES

Appendix A – Governing Body Resolutions

Appendix B – Maps of Redevelopment Area

TOWNSHIP OF PEMBERTON
RESOLUTION NO. 283-2021

RESOLUTION OF THE TOWNSHIP OF PEMBERTON
DETERMINING THAT THE PROPERTY ALONG
COUNTY ROUTE 530 AND WITHIN THE VICINITY OF
BLOCK 854, LOT 16.01 QUALIFIES AS A NON-
CONDEMNATION REDEVELOPMENT AREA AND/OR
AN AREA IN NEED OF REHABILITATION UNDER THE
LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, pursuant to Resolution No. 76-2021, Township Council authorized the Pemberton Township Planning Board to conduct a preliminary investigation into whether a study area consisting of the properties described in the table below and located within the vicinity of Block 854, Lot 16.01 on the official tax maps of the Township of Pemberton (the "Study Area") meet the criteria to be designated as a Non-Condemnation Redevelopment Area and/or as an area in need of rehabilitation under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. ("LRHL"), to issue notices and to conduct public hearings regarding this preliminary investigation as required under the LRHL, and to thereafter provide its recommendations to the Township Council regarding the designation of the Study Area as a Non-Condemnation Redevelopment Area and/or as an area in need of rehabilitation; and

WHEREAS, the Township has directed the Township's planning consultant, CME Associates, to provide a report to the Planning Board regarding whether the Study Area meets the criteria to be designated as a Non-Condemnation Redevelopment Area and/or as an Area in Need of Rehabilitation under the LRHL, to provide testimony regarding such report at the public hearing scheduled by the Planning Board as part of its preliminary investigation of the Study Area, to create a redevelopment and/or rehabilitation plan in relation thereto and to provide testimony regarding such plan; and

WHEREAS, by way of correspondence dated October __, 2021, from its Chairperson, the Township Planning Board confirmed that it conducted the review of the preliminary report/study, convened a hearing on the same on September 2, 2021, wherein it considered testimony from Christopher Dochney, AIP, PP of CME Associates, Board professionals and the public, and issued its recommendations to the Township Council that all the parcels designated as the Study Area be deemed as an Area in Need of Redevelopment and Rehabilitation; and

WHEREAS, Township Council has reviewed the correspondence from the Chairperson outlining the recommendations of the Planning Board and finds that the Study Area constitutes an Area in Need of Redevelopment under N.J.S.A. 40A:12A-5, criteria A, C, D, E, G and H as well as Section 3; and

WHEREAS, Township Council, after considering the recommendations made by the Township Planning Board at its September 2, 2021 meeting, wishes to adopt this resolution determining that the Study Area is an area in need of redevelopment under the LRHL.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pemberton, County of Burlington, State of New Jersey as follows:

1. The Township Council hereby makes the following findings regarding the property identified on the official tax map of the Township of Pemberton Township as the "Study Area":

Properties List 1

Block 670.01	Lot 18
Block 854	Lots 1, 2, 3, 4.01, 4.02, 7, 16.01, 29, 30
Block 855	Lots 2, 12.03, 12.08
Block 859	Lots 2, 3
Block 867	Lots 1, 2, 3
Block 868	Lots 1, 2, 3
Block 869	Lots 2, 3, 4, 5
Block 870	Lots 1, 2, 3, 4
Block 871	Lot 1
Block 872	Lots 1, 2, 3, 4, 5
Block 875	Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15

Block 877	Lots 1, 2
Property List 2	
Block 878	Lots 1, 2
Block 874	Lot 1
Block 869	Lot 1
Block 864	Lots 2, 3
Block 863	Lots 1, 4
Block 859	Lot 1
Block 855	Lots 1, 3
Block 854	Lots 13, 14, 15, 16.05, 20

- i. All of the properties in the Study Area meet the statutory criteria under N.J.S.A. 40A:12A-5, criteria A, C, D, E, G and H and/or Section 3 as described in the Preliminary Investigation Report dated August 17, 2021 authored by Christopher Dochney, AIP, PP of CME Associates, and as such, constitute a non-condemnation area in need of redevelopment.
 - ii. A program of redevelopment may be expected to promote the overall development of the community.
2. The Township Council hereby determines that the Study Area is an area in need of rehabilitation under Criterion 2 and Criterion 3 of the LRHL as more than half of the housing stock is over 50 years old, and for the areas that lack housing, there is a pattern of vacancy and underutilization.
 3. The Township Clerk is hereby directed to submit a certified copy of this resolution to the Commissioner of Community Affairs for her review in accordance with the requirements of N.J.S.A. 40A:12A-6b(5).
 4. The Township Planning Board, with the assistance of CME Associates, is authorized to prepare a redevelopment plan, to issue notices and to conduct public hearings regarding such as required under the LRHL, and to thereafter provide its recommendations to the Township Council.

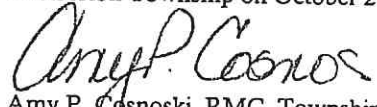
IT IS FURTHER RESOLVED that a certified copy of this resolution shall be sent to each of the following:

1. Township Business Administrator
2. Township Director of Community Development
3. CME Associates
4. Pashman Stein Walder Hayden

PEMBERTON TOWNSHIP COUNCIL

ATTEST:

I hereby certify that the foregoing Resolution was adopted by the governing body of Pemberton Township on October 20, 2021.


Amy P. Cosnoski, RMC, Township Clerk

TOWNSHIP OF PEMBERTON
RESOLUTION NO. 78-2021

RESOLUTION AUTHORIZING THE PEMBERTON TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION INTO CERTAIN PROPERTIES ON THE TOWNSHIP TAX MAP OFF COUNTY ROUTE 530 AND WITHIN THE VICINITY OF BLOCK 854, LOT 16.01 AS A NON-CONDEMNATION REDEVELOPMENT AREA AND/OR AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), authorizes municipalities to determine whether parcels of land located within their borders qualify as areas in need of redevelopment or as an area in need of rehabilitation; and

WHEREAS, the LRHL requires municipalities seeking to determine whether parcels of land located within their borders qualify as areas in need of redevelopment or areas in need of rehabilitation to refer this issue to their planning boards for a preliminary investigation, public hearing, and recommendation; and

WHEREAS, the LRHL also requires municipalities referring such preliminary investigations to their planning boards to indicate whether the redevelopment area designation shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than eminent domain (a "Non-Condemnation Redevelopment Area") or whether the redevelopment area designation shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including eminent domain (a "Condemnation Redevelopment Area"); and

WHEREAS, the Township Council wishes to authorize the Pemberton Township Planning Board to conduct a preliminary investigation into whether a study area consisting of the certain properties listed below on the official tax maps of the Township of Pemberton located off of County Route 530 and within the vicinity of Block 854, Lot 16.01, a 450 acre parcel (herein known as the "Cumberland Properties") as shown on the attached map (the "Study Area"), meet the criteria to be designated as a Non-Condemnation Redevelopment Area and/or as an area in need of rehabilitation under the LRHL, to issue notices and to conduct public hearings regarding this preliminary investigation as required under the LRHL, and to thereafter provide its recommendations to the Township Council regarding the designation of the Study Area as a Non-Condemnation Redevelopment Area and/or as an area in need of rehabilitation:

Properties List 1

Block 670.01	Lot 18
Block 854	Lots 1, 2, 3, 4.01, 4.02, 7, 16.01, 29, 30
Block 855	Lots 2, 12.03, 12.08
Block 859	Lots 2, 3
Block 867	Lots 1, 2, 3
Block 868	Lots 1, 2, 3
Block 869	Lots 2, 3, 4, 5
Block 870	Lots 1, 2, 3, 4
Block 871	Lot 1
Block 872	Lots 1, 2, 3, 4, 5
Block 875	Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15
Block 877	Lots 1, 2

Property List 2

Block 878	Lots 1, 2
Block 874	Lot 1
Block 869	Lot 1
Block 864	Lots 2, 3
Block 863	Lots 1, 4
Block 859	Lot 1
Block 855	Lots 1, 3
Block 854	Lots 13, 14, 15, 16.05, 20

AND WHEREAS, the Township has directed the Township's planning consultant, CME Associates, to provide a report to the Planning Board regarding whether the Study Area meets the criteria to be designated as a Non-Condemnation Redevelopment Area and/or as an area in need of rehabilitation under the LRHL and to provide testimony regarding such report at the public hearing scheduled by the Planning Board as part of its preliminary investigation of the Study Area.

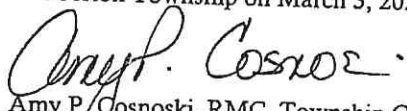
NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Pemberton, County of Burlington, State of New Jersey, as follows:

1. The Township Council hereby authorizes the Pemberton Township Planning Board to conduct a preliminary investigation into whether a study area consisting of certain properties identified herein and located off of County Route 530 within the vicinity of Block 854, Lot 16.01, on the official tax map of the Township of Pemberton (the "Cumberland Properties") as shown on the attached map (the "Study Area"), meets the criteria to be designated as a Non-Condemnation Redevelopment Area and/or as an Area in Need of Rehabilitation under the LRHL, to issue notices and to conduct public hearings regarding this preliminary investigation as required under the LRHL, and to thereafter provide its recommendations to the Township Council regarding the designation of the Study Area as a Non-Condemnation Redevelopment Area and/or as an Area in Need of Rehabilitation.
2. Certified true copies of this Resolution shall be sent by the Township Clerk to the Pemberton Township Planning Board Clerk, CME Associates, and Township Solicitor Andrew Bayer.

PEMBERTON TOWNSHIP COUNCIL

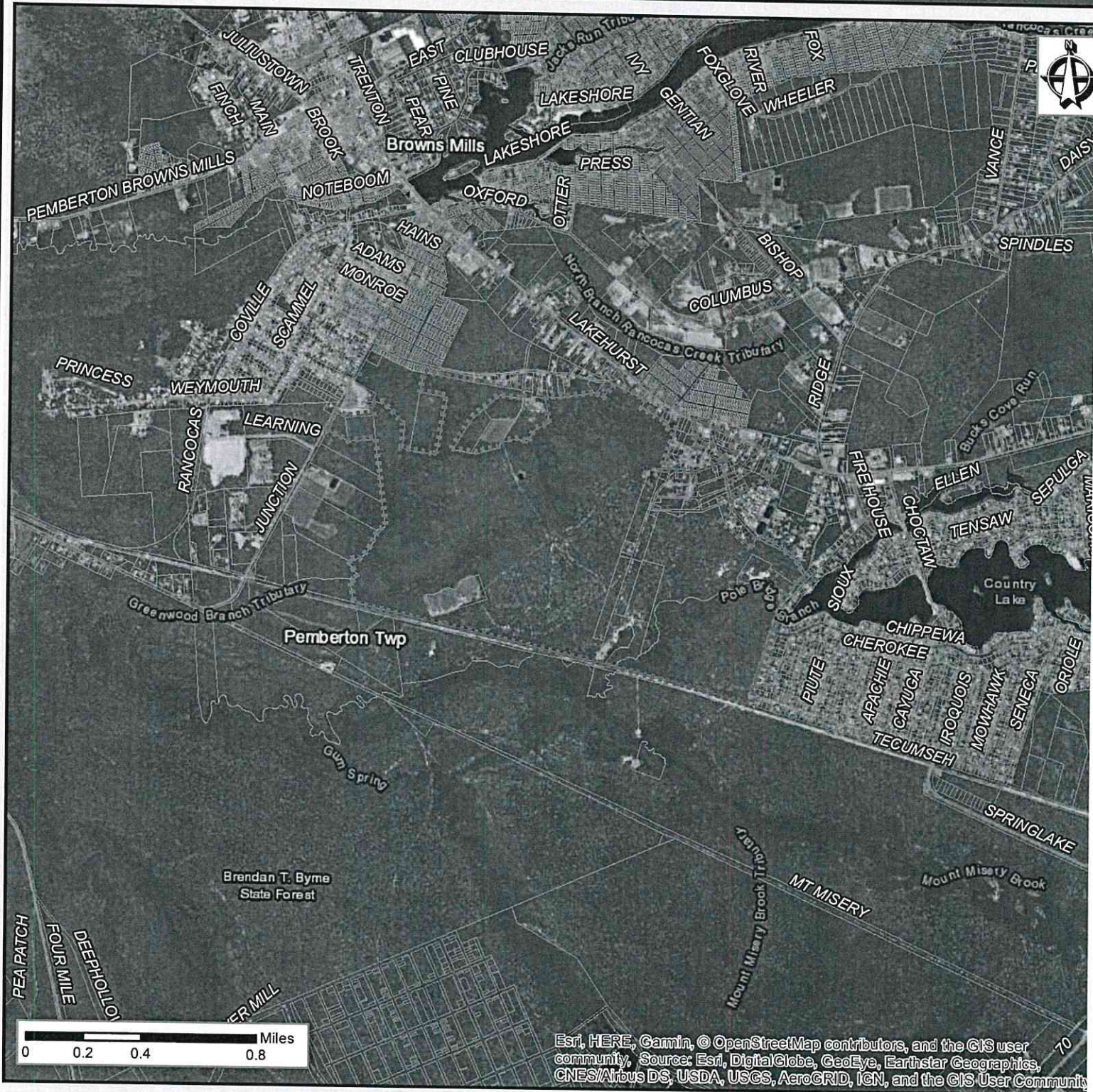
ATTEST:


I herein certify that the foregoing Resolution was adopted by the governing body of Pemberton Township on March 3, 2021. *Tabled from February 17, 2021 meeting.*


Amy P Cosnoski, RMC, Township Clerk

Redevelopment Area

Pemberton Township

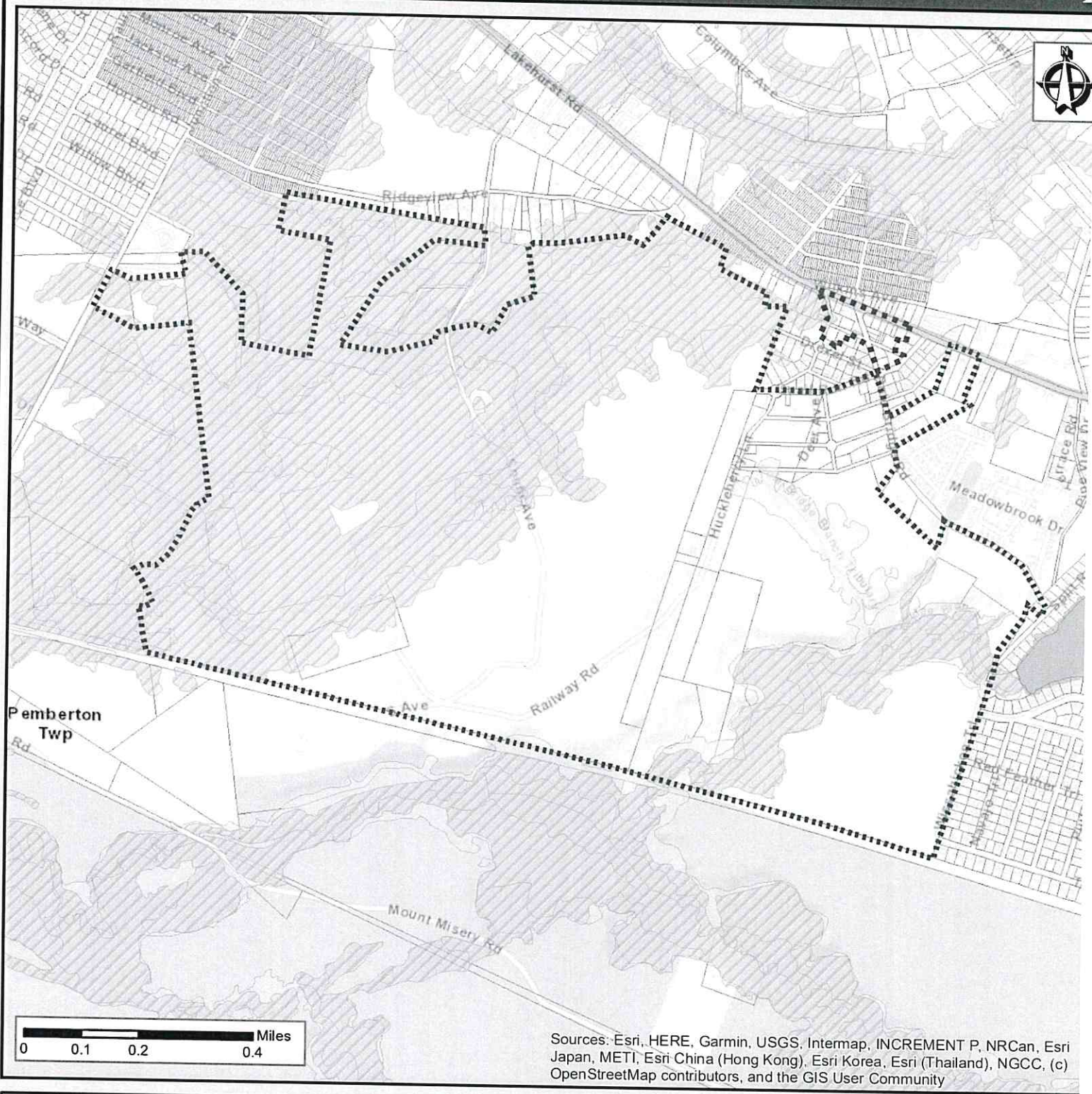


<div>Lakehurst Road Redevelopment</div> <div>Pemberton Township Burlington County NEW JERSEY</div>	<div>Legend</div> <div>Pemberton_Roads</div>	<div> ASSOCIATES CONSULTING & MUNICIPAL ENGINEERS 3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859 1460 ROUTE 9 SOUTH HOWELL, N.J. 07731 3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852 ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102 WWW.CMEUSAL.COM</div>
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DATE: SCALE: LAST REVISION: CREATED:

Environmental Constraints

Pemberton Township



Lakehurst Road
Redevelopment

Pemberton Township
Burlington County
NEW JERSEY

Legend

Wetlands

Flood Hazard Area

A

AE

CME
ASSOCIATES

CONSULTING & MUNICIPAL ENGINEERS

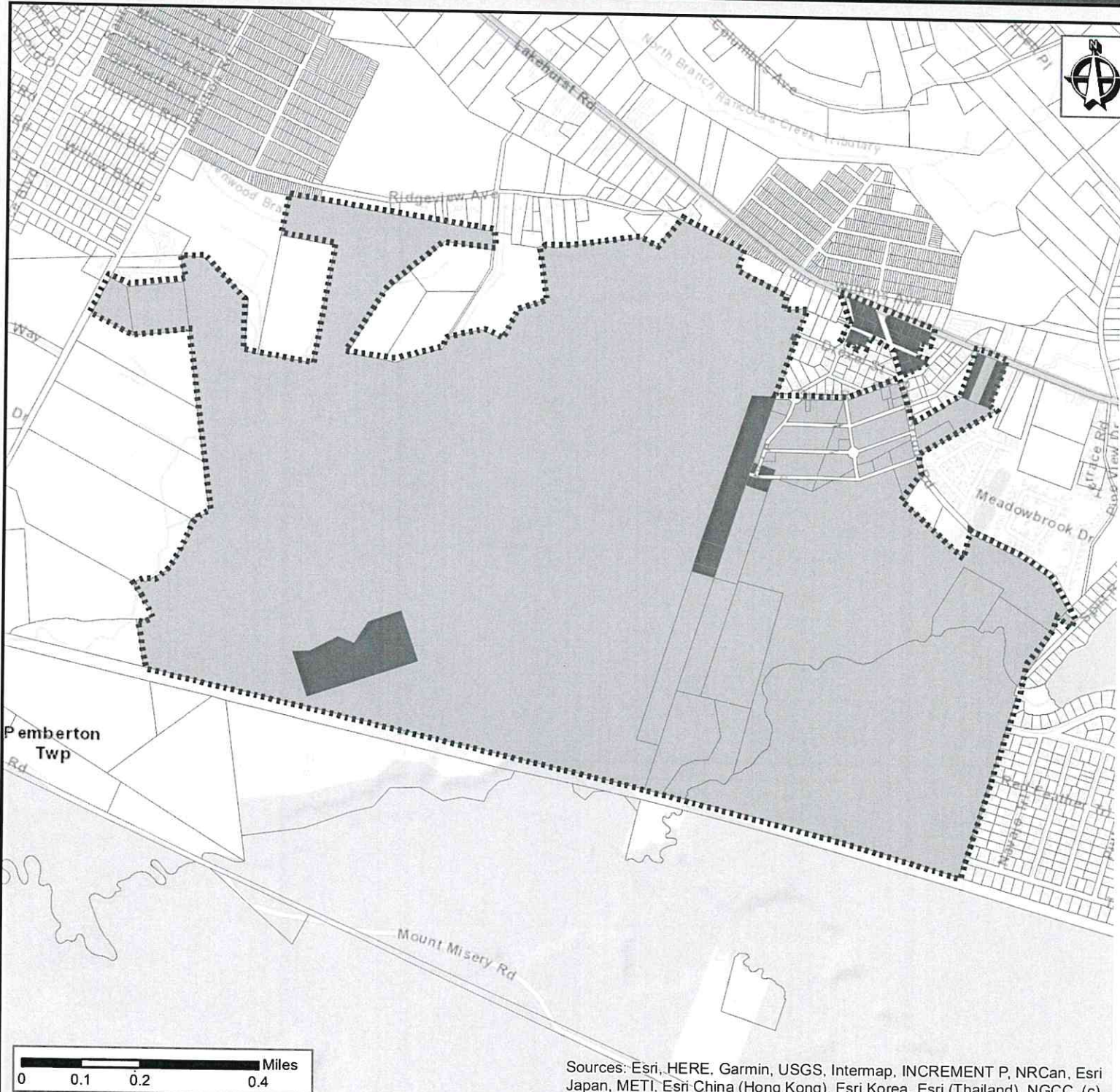
3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MOSA MOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 16, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE | SCALE | LAYOUT DESIGNER | CREATOR

Land Use Districts

Pemberton Township



Lakehurst Road
Redevelopment

Pemberton Township
Burlington County
NEW JERSEY

Legend

-  Redevelopment Area
-  Community Extension District
-  Planned Community District



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