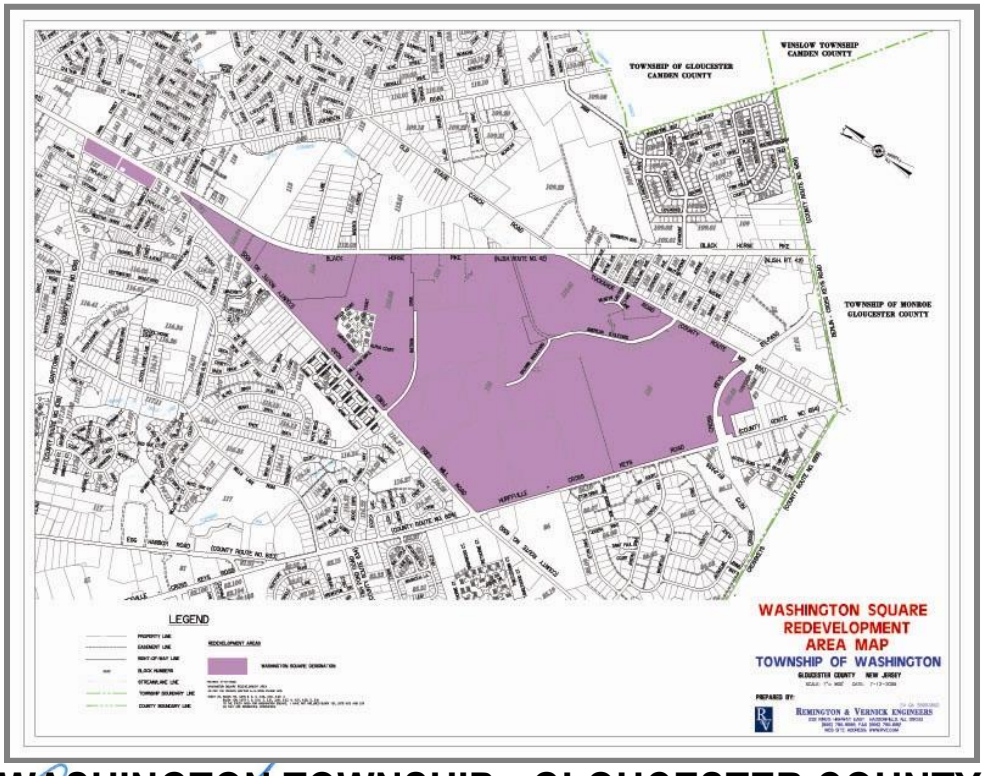
REDEVELOPMENT PLAN

Washington Square Redevelopment Area

November 19, 2007
Revised December 31, 2007
Revised March 3, 2008
Revised August 15, 2008
Revised November 21, 2008
Revised February 7, 2011
Revised December 20, 2011
Revised October 6, 2015
Revised June 15, 2018
Revised August 5, 2020
Revised June 9, 2021



WASHINGTON TOWNSHIP • GLOUCESTER COUNTY

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I. REDEVELOPMENT PLAN

Delineation of the Redevelopment Area

Specific blocks and lots situated within the Washington Square Redevelopment Area are as set forth below:

- Block 114: Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21.01
- Block 115: Lots 2, 3, 3.01, 4, 4.01, 4.02, 6, 7, 20, 21, 21.01, 21.02, 21.03, 21.04, 22, 24, 24.01, 24.03, 24.04, 24.05, 25, 27, 28
- Block 115.01: Lots 6, 7, 8, 9, 19, 20, 21, 22, 23, 23.01, 26, 27, 29
- Block 115.02: Lots 8, 8.01, 8.02, 9, 9.01, 9.02, 16, 16.01, 17, 18, 18.01
- Block 115.03: Lot 24
- Block 115.04: Lots 10, 10.01, 10.02, 10.03, 11, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 12, 12.01, 13, 14, 15, 15.01
- Block 141: Lots 1, 2
- Block 151: Lots 3, 3.02, 3.04, 3.05, 4, 5, 6
- Block 158: Lots 1, 2, 2.01, 3, 3.01, 3.02, 3.03, 4, 4.01, 4.02, 5, 5.01

In order to meet the goals set forth in the Township's Master Plan as well as to promote a diverse mix of residential (including affordable housing), business, commercial, office, institutional, educational, and cultural activities for residents, workers, and visitors, the redevelopment area has been divided into three areas. The areas are illustrated on Figure 1 and described in detail below.

Area I

The area to the north of Watson Road, bounded by Fries Mill Road to the west and the Route 42 to the east, is hereafter referred to as Area I. Due to the existing development within Area I, this plan anticipates any redevelopment to occur in a phased fashion with the emphasis placed on aesthetic improvements to the existing streetscape.

Areas II and III

The area to the south of Watson Road, comprising the majority of the redevelopment area, is bounded by Fries Mill Road to the west, Hurffville-Cross Keys Road to the south, the Tuckahoe Road to the east and the Route 42 to the north. This plan envisions the area to be developed in a coordinated fashion as a mixed-use center, to include commercial, residential, community, and municipal uses of a variety of types and configurations. This portion of the study area is hereafter referred to as Area II and III but is itself envisioned to be developed in a series of phases over time.

Redevelopment Goals

This redevelopment plan principally envisions the development in a planned, coordinated fashion of a new, mixed-use "Town Center" in the southern portion of Washington Township. Uses anticipated to be developed within this center include municipal/community facilities, commercial, and residential, including opportunities for the production of affordable housing. For the type of development envisioned, this plan advances refinements to the prevailing zoning, the enhancement of connectivity within the redevelopment area for pedestrians as well as vehicles, and the implementation of design standards that will enhance the aesthetic quality and compatibility between uses.

In accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7), an outline for the planning, development, and redevelopment of the project area is advanced herein. The Plan supersedes the permitted uses and bulk standards of the prevailing zoning. Unless otherwise specified, the requirements and standards set forth under the Washington Township Land Development Ordinance will remain in effect within this redevelopment area.

The Washington Township Council will serve as the redevelopment entity responsible for the execution of the redevelopment plan.

Overall Concept

This plan conceptually envisions that development will occur gradually but does not mandate a specific sequence or timetable for development. In general terms, the overall redevelopment area should be considered in three parts, Area I, Area II and Area III.

The three redevelopment areas are illustrated in the map below (Figure 1). It should be noted that while this redevelopment plan does anticipate a general arrangement of uses over various areas, as described above, one of its central tenets is that these uses should not be considered as independent developments but should – to the greatest extent possible – contribute to what will eventually become a well-integrated development with an overall aesthetic and cohesive feel. Specifically discouraged in Area II and Area III is a 'piecemeal' redevelopment approach having an emphasis on stand alone/single parcel development. In lieu of, a planned development approach is strongly encouraged, i.e. single entity development of compatible uses under a unified plan.

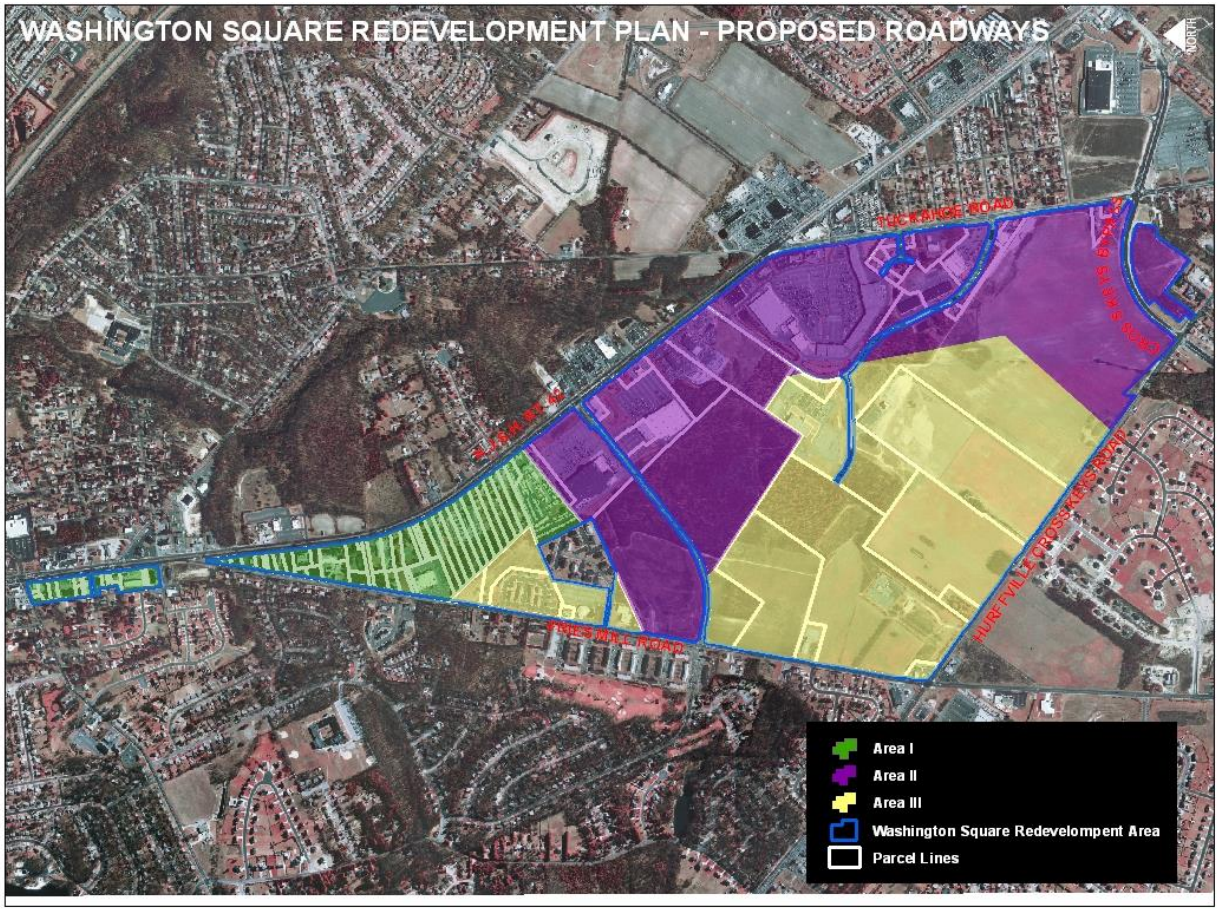
From a strategic standpoint, this redevelopment plan seeks to promote through the employment of the tools available under redevelopment planning, coordinated, efficient and balanced growth in the redevelopment area resulting from the establishment and integration of uses appropriate to, and able to benefit from, proximity to regional and local roadways. Accordingly, this Plan, which is consistent

with the Washington Township Master Plan & Land Use Element Amendment, advances refinements to prevailing zoning, encourages flexibility of design achieved through the mechanism of planned development, allows for a mix of uses, and promotes the use of design standards to ensure aesthetic quality and compatibility between uses.

The high quality of the new developments should be expressed in the landscaping of the streets and sidewalks and at the vehicular and pedestrian entrances to the area. Visitors and residents should be aware that this new and exciting place to live, work, or shop in Washington Township. Additionally, any development should incorporate pedestrian links to the surrounding uses, neighborhoods, and any adjacent open spaces.

This Plan is also intended to promote development that is environmentally sensitive. In particular, development is to include measures to ensure the protection of water resources, preventing additional health risks and/or water treatment costs that can result from development. To do this, plans within wellhead protection areas should conform to the Township's wellhead protection standards. Use of innovative stormwater management practices, especially low-impact development and nonstructural stormwater management techniques are encouraged.

Figure 1.



Area I

Within Area I, this plan principally encourages the development of highway and neighborhood commercial uses.

Principal uses anticipated within this area include:

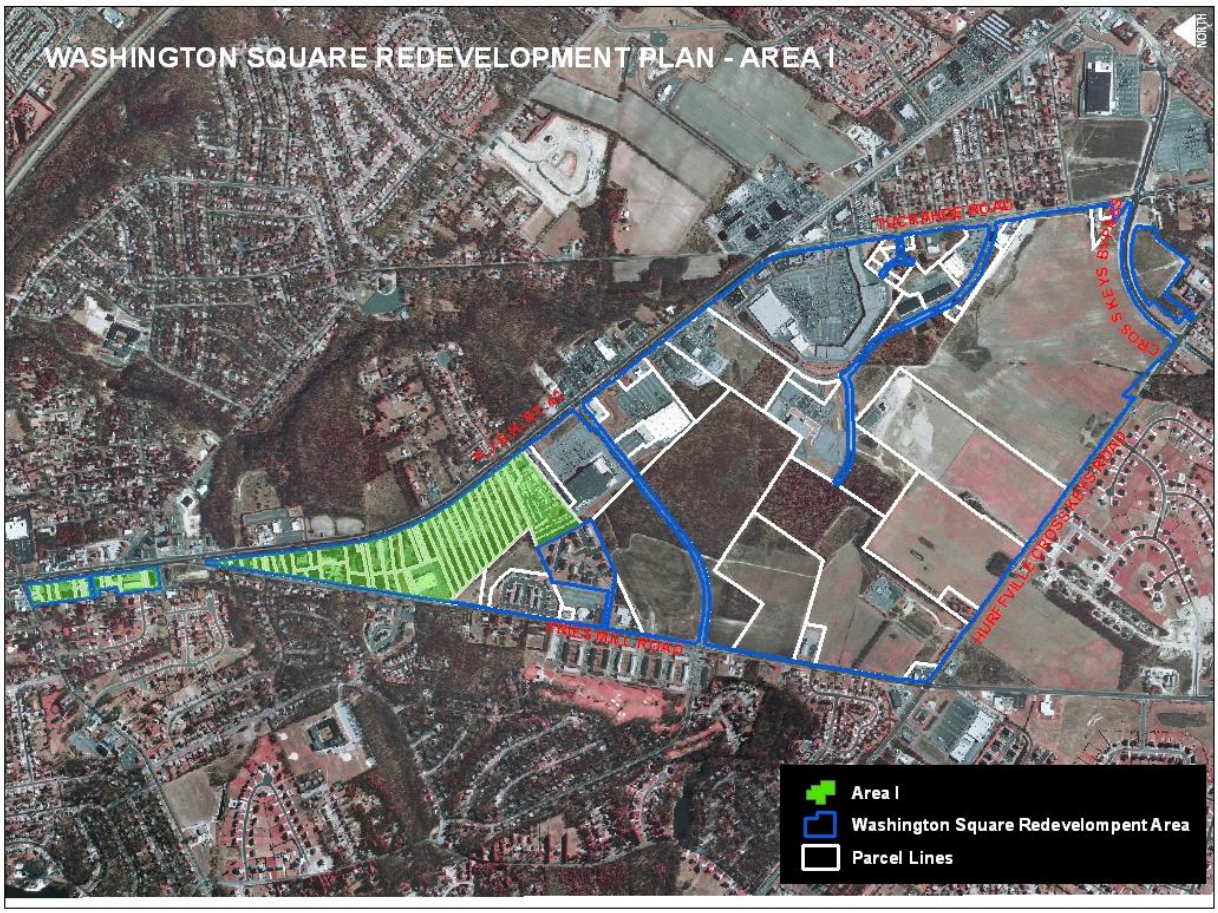
- Retail stores
- Restaurants
- Banks or financial institutions
- Offices
- Hotels
- Convenience store with gasoline fuel centers, with limited indoor and outdoor seating
- Similar uses to those listed above

This redevelopment plan also permits factory authorized new automobile sales agencies and services, including repair shops adjacent to and in connection therewith and including new and used car lots conditioned upon the site having frontage on New Jersey State Highway 42.

Area I Bulk/Area Requirements

As illustrated in Figure 2, Area I consists of small lots, therefore; development within Area I is anticipated to occur in an incremental fashion with subdivision and consolidation of parcels occurring when available. This plan sets forth bulk/area requirements that will be applicable to individual parcels rather than planned development tracts.

Figure 2.



The following area and bulk regulations shall apply:

- Minimum lot size: 13,500 square feet.
- Minimum lot width: 100 feet.
- Minimum lot depth: 135 feet.
- Maximum lot coverage: 50% for inside lot and 40% for corner lot for all uses.
- Minimum front yard: 50 feet from all streets.
- Side yards: 20 feet aggregate total with minimum of eight feet, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required between properties of separate ownership where two or more commercial uses abut side to side. In case of a series of abutting structures paralleling a public right-of-way, an open and unobstructed passage of at least 30 feet in width shall be provided at grade level at intervals of not more than 200 feet.

- Minimum rear yard: 35 feet.

- Maximum building height: 60 feet.

The following area and bulk regulations shall apply to convenience store with gasoline fuel center:

- Minimum lot size: 50,000 square feet.

- Minimum lot frontage: 240 feet along a State Highway frontage. The lot frontage and front yard for all convenience stores with gasoline service shall be the State Highway frontage.

- Minimum lot depth: There shall be no minimum lot depth requirement. However, the lot shall be a minimum of 200 feet deep along the length of the State Highway frontage.

- Maximum impervious coverage: 85%.

- Maximum building coverage: 40%.

- Minimum front yard: 40 feet along the State Highway frontage and the County Roadway frontage. All other yard areas along municipal streets shall be deemed to be rear yards.

- Minimum side yards: 8 feet; 20-foot aggregate.

- Minimum rear yard: 24 feet.

- Buffers shall only be required pursuant to Section 220-31.B for properties adjacent to residential zoning districts without an intervening street.

Convenience stores with gasoline filling stations shall be subject to the following standards and regulations:

Accessory Structures

- Maximum accessory structure height for gasoline fuel station canopies: 20 feet

- Minimum distance between accessory structure and principal building: 30 feet

- Accessory fuel canopies, pumps, and associated structures may be located within the front, side, and rear yards but shall comply with principal building required setbacks.

- Gasoline fuel tanks installed below the surface shall comply with current setback requirements for principal structures.

- Fuel pumps shall be located a minimum of 50 feet from street lines and a minimum

of 50 feet from other lot lines.

- Trash enclosures shall comply with current ordinance requirements. If a tract has more than 2 frontages, the trash enclosure shall be permitted within a front yard area no closer then 20 feet to the right-of-way line and appropriate landscape buffering shall be provided to screen the enclosure.

- No outdoor display of goods for sale may be erected on the pump or dispenser island or on the building island.

- Not more than two vending machines, whether or not coin-operated, shall be located outside the principal building, and any such machines shall be subject to the minimum yard requirements and shall not impede pedestrian traffic or outside seating area.

Parking, Loading, and Traffic

- Parking stalls - dimension: 10 feet x 18 feet

- Minimum parking requirement - 10 spaces per 1,000 square feet of retail gross floor area or part thereof with 1 additional space per every two fuel dispensers.

- All parking and driveway areas shall comply with current ordinance requirements.

- Shall comply with current ordinance requirements restricting maximum number of parking spaces.

- For properties with shared access and circulation with adjoining properties, driveways may be located along property lines.

- There shall be a minimum distance of 25 feet between driveways and the curbline of any intersecting street.

Signage

- One freestanding sign, not to exceed 90 square feet, with identification logo, changeable copy gasoline pricing and product display information per road frontage shall be permitted. Unless parking is shared, the sign shall be set back a minimum 10 feet from the street and property line. The total freestanding sign square footage shall not exceed 180 square feet. The maximum width of the sign may not exceed 10 feet, nor may the sign exceed 18 feet in height.

- One facade sign on each face of the building facing a state or county roadway, indicating the identification name, food services, or a combination of both shall be permitted. Such sign shall not exceed 20 feet in length nor shall the sign letters exceed 2 feet in height.

- One directional sign per site entrance shall be permitted. Such sign shall not exceed 4 feet in height nor 2 square feet. The sign should be set back a minimum of 6 feet from property lines and contain no logo.

- One fuel canopy sign per street frontage shall be permitted. Such sign shall not exceed 12 feet in length nor 2 feet in height.

- Fueling positions shall permit blade signs designating the fuel position number.

- Entry canopy/trellis signs are not permitted. Signs 6 inches in height or less shall be exempt from this requirement.

- Unless otherwise stated signage must comply with all applicable regulations of the Land Development Ordinance including Section 285-224 – Permit Required, Section 285-226 – Prohibited Signs, and Section 285-241 General regulations.

Area II and Area III – Town Center

The 2003 Land Use Element as well as the 2006 Land Use Element Amendment envisioned a neo-traditional Town Center that would incorporate a mix of uses, compact building design, attractive pedestrian-oriented streets, and harmonious architectural character.[1] At the heart of the Town Center concept was the community's desire to create a sense of place for Washington Township. The 2006 Land Use Element recommended the area bounded by Hurffville Cross Keys Road, Fries Mill Road, Route 42, and Tuckahoe Road as the most appropriate and viable location for a Town Center. This area is shown on Figure 3 and for the purposes of this redevelopment plan is divided into Area II and Area III.

The 2003 Land Use Element set forth twelve policy goals for a Town Center overlay district. This redevelopment plan is designed to support those goals, which include the following:

- Develop a Town Center that reflects the traditional character of this evolving Township – from rural characteristics to more urban characteristics.

- Encourage innovative mixed-use and multiple-use plans.

- Create a layout of streets and open space edges (linear parks) which encourage pedestrian interconnections to the Town Center civic and commercial uses with 2000 feet walking distance to the Center.

- Alleviate undue traffic congestion by reducing excessive sprawl of development and the segregation of land use the result in the inefficient use of land and which necessitates the use of private vehicles.

- Create a unique and architecturally significant streetscape for the area.

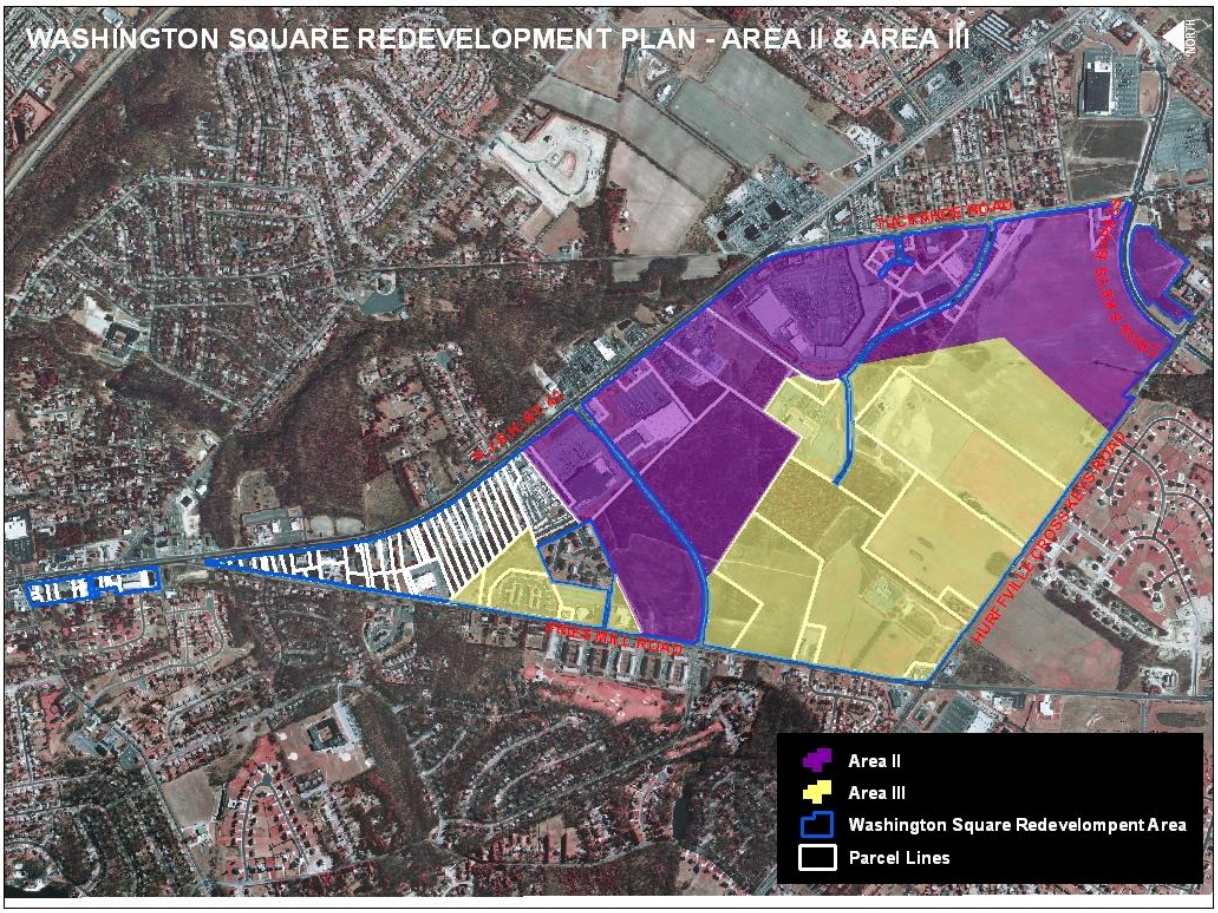
[1] See Washington Township Master Plan Land Use Element, pp LU-12 – LU-17.

- Promote development where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements. Such elements shall relate the design characteristics of an individual structure or development to other existing and planned structures or developments in a harmonious manner, relating in a coherent and overall development pattern and streetscape.

- Promote the creation of places which are oriented to the pedestrian, promote citizen security, and social interaction.

Due to the emphasis on planned development within a Town Center, this plan requires that prospective redevelopers illustrate the extent to which individual proposed developments will be compatible with the type of development envisioned over the remainder of the lands in Area II and Area III. The undertaking of single parcel/single use redevelopment activity in Area II and Area III, except those that may occur in accordance to an overall phased plan previously submitted, while permitted, is specifically discouraged by this redevelopment plan.

Figure 3.



Area II

Principal uses to be developed within this area include the following:

- Multi-family.
- Townhomes.
- Office uses (including professional offices and medical offices).
- Restaurants.
- Retail and service uses to satisfy the daily needs of residents.
- Municipal, government or public uses.
- Entertainment or cultural uses (i.e. theatres, concert halls, museums and libraries).
- Active and/or passive recreation uses.
- Commercial uses on ground floor with residential uses, one- or two-bedroom apartments, permitted on the higher floors.
- Hotel.
- Hospital, outpatient surgical center.
- Bank or financial institution.
- Athletic fields and facilities.
- Factory authorized new automobile sales agencies and services, including repair shops adjacent to and in connection therewith and including new and used car lots only with frontage on New Jersey State Highway 42.
- Flex office/warehouse/industrial uses as permitted within the Commercial Industrial Zone, only along the northern side of American Boulevard with underlining zoning of Commercial Industrial (CI).
- Similar uses to those listed above.

This redevelopment plan limits residential construction within Area II to apartments and condominiums provided that one of the following conditions are met:

1. Residential units are situated on the upper stories over commercial and office establishments.

2. Residential units are attached to commercial or office buildings.

3. Residential units are detached dwellings developed in conjunction with a planned mixed-use development, provided that said arrangement does not exceed 20% of the total development floor area.

4. Any residential development shall include an affordable housing set-aside of at least twenty percent (20%). There shall be no requirement that inclusionary residential development can only be built after some or all non-residential development is built.
   This redevelopment plan further permits factory authorized new automobile sales agencies and services, including repair shops adjacent to and in connection therewith and including new and used car lots conditioned upon the site having frontage on New Jersey State Highway 42.

Block 115, Lot 7 (Watson Drive)

This site shall be constructed as an inclusionary project with four hundred (400) total units (inclusive of a 20% affordable housing set-aside) containing a mixture of market for-sale units and market rate rental units and no fewer than eighty (80) affordable family, non-age-restricted, rental units.

The income distribution of these eighty (80) affordable units shall consist of eleven (11) very-low-income units (restricted to households earning 30% or less of median income), thirty-five (35) low-income units, and thirty-four (34) moderate-income units.

The bedroom distribution of these eighty (80) affordable units shall comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., which shall, among other things, mean that it will consist of no more than sixteen (16) one-bedroom units, and there shall be at least sixteen (16) three-bedroom units.

Among these eighty (80) affordable units, there shall be no more than two (2) very-low-income one-bedroom units, and there shall be at least three (3) very-low-income three-bedroom units.

Other than as specified above, the affordable housing provisions of this redevelopment plan shall otherwise apply to the affordable units in this inclusionary project.

This site shall not be included in the calculation of vacant developable acres as part of the Washington Square Redevelopment Area's "General Affordable Housing Redevelopment Requirements."

Area II Bulk & Area Requirements

While the following bulk & area requirements are intended to service as a guide for development within a portion of Town Center, this redevelopment plan anticipates that the redeveloper in conjunction with the Redevelopment Entity will develop additional bulk and area recommendations suitable for the project site. All proposed bulk and area recommendations are subject to the approval by the Redevelopment Entity, which may not be unreasonably withheld.

- Maximum building height: 65 feet
- Minimum Open Space (as defined in Section 285-9 of the Washington Township Zoning Ordinance) Set-Aside: 35%
- Maximum Impervious Surface Coverage: 65%
- Front Yard Setback from Fries Mill Road and Tuckahoe Road:100 feet
- Front Yard Setback from all other roads: 50 feet
- Corner property is considered to have two (2) front yards.

The following area and bulk regulations shall apply to residential construction:

Townhouses:

- Minimum Parcel Area: 10 acres (9.8 or higher shall constitute 10)
- Maximum Density: 10 units/acre
- Minimum Common Open Space: 25%
- Minimum. Perimeter Setback: 75 ft.
- Minimum Front Yard Depth, Building Face to Property Line or Curb: 20 ft.
- Minimum Rear Yard Depth, Building Face to Property Line or Curb/Structure: 20 ft.
- Maximum Building Height: 35 ft.
- Minimum Distance Between Buildings: 26 ft.
- Minimum Lot Area:

  Exterior: 2,000 sf
  Interior: 1,800 sf

- Minimum Lot Width:

  Exterior: 25 ft.
  Interior: 20 ft.

- Minimum Side Yard Setback

  Exterior: 5 ft.
  Interior: 0 ft.

- Decks and Patios may extend into the rear yard area by 10 feet and shall have a 3 feet side yard setback
- Minimum Distance Parking Bays Face of Building: 20 ft.
- Minimum Distance Parking Bays Rear of Building: 10 ft.
- Maximum Number Townhouse Attached: 8

Multi-family

- Minimum Parcel Area: 10 acres (9.8 or higher shall constitute 10)

- Maximum Density: 10 units/acre
- Minimum Common Open Space: 25%
- Minimum. Perimeter: 75 ft.
- Minimum Front Yard Depth, Building Face to Property Line or Curb: 20 ft.
- Minimum Rear Yard Depth, Building Face to Property Line or Curb/Structure: 20 ft.
- Maximum Building Height: 35 ft.
- Minimum Distance Between Buildings: 26 ft.
- Minimum Common Open Space: 35%
- Minimum Lot Width: 100 sf
- Minimum Side Yard Setback: 15 ft.
- Maximum Building Height: 35 feet or three stories.

Area III

Similar to Area II, within Area III, this plan principally envisions a cohesive and unified development. In Area III, small-scale "village-style" retail development is encouraged. Retailers that conventionally stand alone or form part of an automobile dominated retail strip are encouraged to integrate their offerings into a "village-style" or "main street" format. Storefront design devices such as distinctive awnings, signage, and store window and aesthetic and architecturally significant entry treatments which provide a unique identity for retailers should be utilized.

Principal uses to be development within this area include the following:

- Multi-family.
- Townhomes.
- Office uses.
- Restaurants. Drive-thru facilities are prohibited.
- Retail and service uses to satisfy the daily needs of residents.
- Municipal, government or public uses.
- Entertainment or cultural uses (i.e. theatres, concert halls, museums and libraries).
- Active and passive recreation uses.
- Age-restricted (55+) housing.
- Commercial uses on ground floor with residential uses, one- or two-bedroom apartments, permitted on higher floors.

- Banks or financial institutions.
- Athletic fields and facilities.
- Assisted living facilities/assisted care facilities.
- Uses similar to those listed above.

Any residential development in Area 3 shall include an affordable housing set-aside of at least twenty percent (20%). There shall be no requirement that inclusionary residential development can only be built after some or all non-residential development is built.

Area III Bulk/ Area Requirements

While the following bulk & area requirements are intended to service as a guide for development within a portion of Town Center, this redevelopment plan anticipates that the redeveloper in conjunction with the Redevelopment Entity will develop additional bulk and area recommendations suitable for the project site. All proposed bulk and area recommendations are subject to the approval by the Redevelopment Entity, which shall not be unreasonably withheld.

- Maximum building height: 65 feet

- Maximum building height for residential uses: 50 feet, except residential buildings may have a maximum height of 65 feet provided each of the following criteria are met for such building:

    1) Building shall be four (4) stories or less;

    2) The roofeave of the building shall not exceed 50 feet in height;

    3) Building material above 50 feet shall be used only to create an architecturally pleasing roof design (such as a pitched or mansard roof); and

    4) Building shall be at least 500 feet from the Hurffville-Cross Keys Road and Fries Mill Road rights-of-way."

- Front Yard Setback from Fries Mill Road and Hurffville Cross Keys Road: 100 feet

- Front Yard Setback: 15 feet

- Side Yard Setback: 0 feet or 8 feet

- Minimum Open Space Set-Aside: 35%

- Individual retail uses shall be no larger than 10,000 square feet, except for end units and freestanding pad sites located at the ends of the retail units, which shall be permitted to be up to 15,000 square feet.

The following area and bulk regulations shall apply to residential construction:

Townhouses:

- Minimum Parcel Area: 10 acres (9.8 or higher shall constitute 10)
- Maximum Density: 10 units/acre
- Minimum Common Open Space: 25%
- Minimum. Perimeter Setback: 75 ft.
- Minimum Front Yard Depth, Building Face to Property Line or Curb: 20 ft.
- Minimum Rear Yard Depth, Building Face to Property Line or Curb/Structure: 20 ft.
- Maximum Building Height: 35 ft.
- Minimum Distance Between Buildings: 26 ft.
- Minimum Lot Area:

  Exterior: 2,000 sf
  Interior: 1,800 sf

- Minimum Lot Width:

  Exterior: 25 ft.
  Interior: 20 ft.

- Minimum Side Yard Setback

  Exterior: 5 ft.
  Interior: 0 ft.

- Decks and Patios may extend into the rear yard area by 10 feet and shall have a 3 feet side yard setback
- Minimum Distance Parking Bays Face of Building: 20 ft.
- Minimum Distance Parking Bays Rear of Building: 10 ft.
- Maximum Number Townhouse Attached: 8

Multi-family

- Minimum Parcel Area: 10 acres (9.5 or higher shall constitute 10)

- Maximum Density: 10 units/acre
- Minimum Common Open Space: 25%
- Minimum. Perimeter: 75 ft.
- Minimum Front Yard Depth, Building Face to Property Line or Curb: 20 ft.
- Minimum Rear Yard Depth, Building Face to Property Line or Curb/Structure: 20 ft.
- Maximum Building Height: 35 ft.
- Minimum Distance Between Buildings: 26 ft.
- Minimum Common Open Space: 35%
- Minimum Lot Width: 100 sf
- Minimum Side Yard Setback: 15 ft.
- Maximum Building Height: 35 feet or three stories.

Design Guidelines and Special Requirements

Special Design Requirements Applicable to the Entirety of the Redevelopment Area:

The high quality of the new developments should be expressed in the landscaping of the streets and sidewalks and at the vehicular and pedestrian entrances to the area. Visitors and residents should be aware that this new and exciting place to live, work, or shop in Washington Township. The following design standards should apply:

Applicable Township ordinance sections should apply unless superseded by a requirement listed below.

Parking and Circulation

1. In order to limit curb cuts and promote a safe circulation pattern, interconnectivity of parking facilities uses and sharing of parking facilities is strongly encouraged.

2. On-site parking may not exceed 105% of the stated ordinance requirements.

3. In order to minimize impervious surface coverage and aid in the preservation of natural features within the redevelopment area, creative or alternative parking arrangements which minimize land coverage are encouraged, such as multi-level and underground parking facilities.

4. A traffic study is to be submitted in conjunction with any development proposal, unless deemed not necessary by the reviewing board, and should adequately demonstrate the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate findings of no significant impact, or measures to be taken to alleviate expected traffic impact, which measure must be acceptable by the reviewing board.

5. All parking and loading areas should be paved and should have curbing. Belgian block curbing is required.

6. Parking lot layout should take into consideration pedestrian circulation and activities. Pedestrian crosswalks should be provided, where necessary and appropriate, should be distinguished by textured paving and should be integrated into the wider network of walkways. Pavement textures should be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials or when used as accents.

7. In order to enhance the pedestrian experience, off-street parking areas should, to the greatest extent practical, be hidden from view (located behind the principal structures they serve).

Public Sidewalks

Sidewalks located along the property frontage should have a brick edge. Sidewalks located at roadway intersections should be constructed completely of brick.

Internal Walkways and Greenways

1. Walkway design should promote pedestrian circulation within each site and throughout the district; walkways should be separate and distinct from motor vehicle circulation and to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the site and encourage incidental social interaction among pedestrians.

2. Walkways should be constructed of brick, slate, colored/textured concrete pavers or slabs, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings as well as with the public sidewalks. The functional, visual and tactile properties of the paving materials should be appropriate to the proposed functions of pedestrian circulation. Walkways should be raised and cured along buildings and within parking lots, where suitable.

3. The creation of a larger greenway/improved trail network is encouraged, allowing pedestrian and/or bicycle connections between the area's developed portions and portions set aside for parkland and passive recreation.

4. All pedestrian circulation systems should be lit with ornamental lighting fixtures (see attached detail) and include pedestrian amenities such as benches.

Building Orientation

Building and building entrances should be oriented towards the primary pedestrian means of access with secondary entrances facing other means of access such as parking lots.

Roof

1. The type, shape, pitch, texture and color of a roof should be considered as an integral part of the design of a building and should be architecturally compatible with the style, materials, colors and details of such buildings.

2. Flat roofs are permitted on buildings a minimum of two (2) stories in height, provided all visibly exposed walls have an articulated cornice that projects out horizontally from the vertical building wall plane.

3. Mansard roofs are not permitted.

4. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry, chimneys, cupolas, clock towers and other similar elements are encouraged, provided that they are architecturally compatible with the building.

Mechanical Screening

All mechanical equipment, whether placed on the ground, roof or other location, should be screened from ground level view with an acceptable material compatible with the architectural scheme of the development.

Facades and Exterior Walls

1. The architectural treatment of a façade should be completely continued around all visibly exposed sides of a building. All sides of a building should be architecturally designed so as to be consistent with regard to style, materials, colors and details. Walls of portions of walls where windows are not provided should have an architectural treatment wherever they face adjacent streets, pedestrian paths, or adjacent residential areas. Windows should not be composed of reflective material so as to provide the appearance of continuous mirrors.

2. Undifferentiated facades, facades where the vertical elements overwhelm the horizontal elements indicative of changes in level or use, expansive blank walls, or facades with extended horizontal fenestration, should not be permitted.

3. Façade colors should be low reflective, subtle, natural or earth tone colors. Bright reds, oranges, yellows, or other high intensity colors are not permitted. Neon tubing is not permitted to outline windows, signs, buildings, structures or architectural details.

Buffers

1. A buffer of 50 feet is required from adjacent roadways.

2. The buffer should be increased to 100 feet, if two of more of the following conditions are met:

    a. Any structure proposed to have a gross building footprint of more than 30,000 square feet.
    b. A parking lot containing more than 300 parking spaces;
    c. Any operation utilizing outdoor sales;
    d. Any operation that functions after 11:00 p.m. or prior to 6:00 a.m. with loading and unloading operations during those time periods; and
    e. Any operation open before 6:00 a.m. and after 11:00 p.m.

3. All buffers should comply with the standards set forth in the Township Land Development Ordinance.

Lighting

1. All light fixtures located along property frontage should be in accordance with the attached detail. See attached detail.

2. All other light fixtures proposed as part of a site plan should be ornamental and compatible with the architectural style of the building. Lighting standards that are not compatible with the architecture design of the building are not permitted. Light fixtures are subject to review and approval of the Redevelopment Entity.

Landscaping

1. Landscaping shall be provided as approved by the reviewing board to provide shade, designate entrances, screen parking from roads, buffer utility areas, and provide aesthetic interest throughout the year.

2. Extensive landscaping shall be required in accordance with a plan conceived for each site as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively landscaped by the planting of grass or other ground cover; masses of shrubs; and trees as part of site plan approval. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as ground paving materials, paths and walkways, gazebos, fences and walls, street furniture, art and sculpture.

3. All landscaping shall be in conformance with the requirements set forth in the Township Land Development Ordinance.

Leadership in Energy and Environmental Design

Strongly encouraged is the use of the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) construction standards. Any new building construction or major renovation project should, at a minimum, meet the LEED® "certified" rating if it is, funding wholly or in part by the Township, or through funding awarded to the Township; or with funds received from any source solely because of the redevelopment status of the redevelopment area or with revenue allocation district funding.

Special Design Requirements Applicable to Town Center (Areas II and III):

Building Massing

1. Buildings should avoid long, uninterrupted wall or roof planes. Building wall offsets, including both projections and recesses, should be required, in order to provide architectural interest and variety, and relieve the visual effect of a single, long wall. Similarly, Roofline offsets should be provided along any roof measuring longer than seventy-five (75) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.

2. Larger buildings should reduce the appearance of bulk through recesses, off-sets, changes of plane, stepped terraces or other devices which break down and articulate building mass.

Architecture

Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is discouraged. Franchise of national chains are encouraged to follow building design standards provided herein to create a unique building that is compatible with surrounding buildings.

Building Orientation

In a multiple building development, buildings located on the interior of a site should front towards and relate to one another, both functionally and visually. To the extent possible, multiple building developments should be organized around features such as courtyards, quadrangles, which encourage pedestrian activity.

Roadway Design

Newly constructed streets are to have minimum right-of-way and cartway widths of 56 feet and 36 feet respectively. Collector streets providing access to developments from existing roadways are to have a 62 foot right-of-way and a 46 foot cartway having within said cartway dimension, 10-foot wide planting strip. All roadways are to be curbed with sidewalk provided on each side. Belgian block curbing is required. Where in the opinion of the Planning Board retention of community character would be advanced, a graded area may be provided in lieu of sidewalk construction on one side of a roadway.

Storefronts

1. Storefronts are an integral part of a building. The building's façade should dictate the storefronts composition in terms of spacing, and alignment of buildings and windows. Storefronts should be designed to be compatible with the overall character of the façade, to maximize pedestrian interest, and to maintain a pedestrian scale.

2. Buildings with multiple storefronts should be unified through the use of architecturally compatible styles, colors, details, awnings, signage, and lighting fixtures on all storefronts.

Outdoor Spaces and Public Amenities

1. As a central design element throughout the area, a series of landscaped public spaces and plazas should be provided. These would serve as both a buffering mechanism and creating active and passive recreation space for the surrounding community.

2. The layout, materials and details used in the treatment of exterior spaces should be selected to enhance their immediate surroundings. Public and semi-public exterior spaces should be functional and provide amenities for their users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate.

3. Public improvements and amenities, such as plantings, benches, lighting fixtures, and street signage, should be consistent in terms of material and color throughout the entirety of Areas II and III, in order to contribute to the sense of a cohesive whole.

Internal Pedestrian Circulation

In order to enhance walkability and ensure a seamless connection among Areas II and III and the surrounding community, sidewalks or walkways should be provided on both sides of all internal streets with wider sidewalks, a 10' sidewalk is encouraged, along intensely developed portions of the perimeter.

Wellhead Protection

This plan recognizes that the Township has a Well-Head Protection Overlay Zone. Accordingly, all development in this zone must conform to the requirements set forth in the Township's Wellhead Protection Ordinance.

The plan recommends that open space be encouraged in Tier 1 Wellhead Protection Areas.

This plan recommends that the applicant develop and implement innovative stormwater management measures, including pre-treating stormwater, low-impact and nonstructural stormwater management techniques.

In order to safeguard drinking water resources, protect public health, and protect economic interest of the community in its drinking water supply, the Wellhead Protection Ordinance was enacted to prevent contamination of groundwater resources by regulating or prohibiting certain land uses or activities within designated wellhead protection areas.

This plan encourages water and energy conservation and stewardship. Innovate techniques for such conservation efforts include: low water-demand landscaping, water-conserving irrigation practices, the use of rooftop run-off for irrigation and/or building sanitation, and water-conserving plumbing.

The proposed Washington Square Redevelopment Area is located within a Wellhead Protection Area, and is subject to the requirements of Chapter 273, Wellhead Protection, of the Washington Township Ordinance. As a requirement of the redevelopment plan, manufactured pretreatment devices are to be utilized in all stormwater management plans prior to discharge of stormwater to

stormwater management basins. Only manufactured pretreatment devices certified by the New Jersey Department of Environmental Protection (NJDEP) Division of Science, Research and Technology (DSRT) are to be specified.

Special Design Requirements Applicable to Area II ONLY:

Building Massing

Architectural style of the development should be designed to avoid the massive scale and uniform impersonal appearances of a "big box" commercial center through façade ornamentation, building offsets, window treatments, variation in roof lines, entry treatments and upgraded building materials.

Huffville Cross Keys Road

Along Hurffville Cross Keys Road, from its intersection with Theresa Way for a distance of 600 feet east, the following shall apply:

1. A 100-foot buffer shall be provided along Hurffville Cross Keys Road.

2. Buildings 10,000 sf or larger shall have a minimum setback of 150 feet from Hurffville Cross Keys Road.

3. Restaurants with drive-through facilities shall be prohibited on lots which have frontage on Hurffville Cross Keys Road.

Special Design Requirements Applicable to Area III ONLY:

Parking Area Location

In the event the redeveloper elects to construct parking in the front of the buildings, said parking shall be limited to no more than two rows of head-in or diagonal parking that is sufficiently screened from the public R.O.W. view and properly landscaped.

Doors and Entrances

1. Buildings must have a primary entrance door facing a public sidewalk or walkway. Entrances at building corners may be used to satisfy this requirement.

2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

Deviations from Provisions of the Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this redevelopment plan or other Township development ordinances, other than with respect to the nature of relief as set forth under M.L.U.L. 40:55D-70d. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to

deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of Township's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or other Township development ordinances. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Township ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

Acknowledgement and Implementation of Obligation to Provide Affordable Housing

The plan acknowledges and implements the constitutional obligation that Washington Township has to provide a realistic opportunity for the production of housing units affordable to families of very low, low, and moderate income.

Applicants for development within the Washington Square Redevelopment Areas are to address satisfaction of said obligation in a manner acceptable to the redevelopment entity consistent with rules promulgated by the New Jersey Council on Affordable Housing (COAH), the requirements of Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), the terms and conditions of the Court-approved Settlement Agreement entered into between the Township and Fair Share Housing Center (FSHC) on June 26, 2019, as may be amended, the Township's Affordable Housing Ordinance (except as modified herein), the Township's Housing Element and Fair Share Plan, as may be amended, and any relevant order of the Court, including a Judgment of Compliance and Repose Order.

General Affordable Housing Redevelopment Requirements:

a) The combined Washington Square and the Delsea Drive Redevelopment Areas will provide a realistic opportunity for the construction of at least 339 total affordable units (there may be, but not required, no more than 77 affordable age-restricted for-sale or rental units, but there shall be at least 262 family non-age-restricted affordable for-sale or rental units).

b) At least 169 vacant developable acres between the two Redevelopment Areas must be zoned and utilized for inclusionary residential development, and at least 130.5 of these acres shall be zoned and utilized solely for inclusionary non-age-restricted family housing. No more than 38.5 vacant developable acres between the two Redevelopment Areas may be zoned and/or utilized for inclusionary age-restricted housing.

c) All residential development in the Washington Square Redevelopment Area must contain a twenty percent (20%) affordable housing set-aside.

d) At least fifty-five percent (55%) of the vacant, developable acres in the Washington Square Redevelopment Area shall be developed for inclusionary residential uses. This calculation shall include only the blocks and lots in subparagraph (i) below, and it shall exclude the land required for the inclusionary project on Block 115, Lot 7. This calculation means that at least 117 of the vacant, developable acres in the Washington Square Redevelopment Area listed in subparagraph (i) below shall be developed for inclusionary residential uses.

e) To effectuate this requirement, the first project proposed and approved on vacant developable land in the Washington Square Redevelopment Area listed in subparagraph (i) below must utilize at least 55% of the acreage for inclusionary residential development.

While subsequent projects on the vacant developable land listed in subparagraph (i) below may be permitted to develop at a rate less than the prescribed 55% indicated above, any approval will be contingent upon the cumulative vacant developable acreage used for inclusionary residential development up to that point being no less than 55%.

For example: if the first proposed project is for a 10-acre site to contain 7 acres of inclusionary residential development (70%), and the second proposed project is for another 10-acre site, then the second proposed project must include at least 4 acres of inclusionary residential development (40%). This is because 11 acres of inclusionary residential across 20 total acres equals the required minimum of 55%. The third proposed project would then have to use at least 55% of the acreage for inclusionary residential development.

f) Due to the size of Block 115, Lot 24, a substantial portion of this site must be reserved and used solely for inclusionary residential development. At minimum, sixty (60) acres of the site shall be reserved and used solely for inclusionary non-age-restricted family residential development.

g) Portions of the same site may be designated for non-residential/residential uses, so long as there will not be a requirement that any inclusionary residential development can only be built after some or all non-residential development is built.

h) In order to ensure compliance with the above requirements, the Township shall maintain and provide upon request an up-to-date acreage monitoring form that details any development proposed and pursued on the vacant developable land in the Washington Square and Delsea Drive Redevelopment Areas, the number of acres, including percentage, used for inclusionary residential development or for other purposes, the number of acres used for non-age-restricted family residential development, the number of acres used for age-restricted residential development, and any other information needed to ensure full compliance.

Before pursuing a project, any potential developer on the vacant developable land in the Washington Square Redevelopment Area must request from the Township a copy of the most current acreage monitoring form. As part of any project proposal, the developer shall submit plans to the Township and Fair Share Housing Center containing a narrative and chart indicating how the proposed project would comply with the Township's affordable housing obligations and the terms of this Redevelopment Plan, including but not limited to ensuring that at least 55% of the cumulative vacant developable acreage in the Washington Square Redevelopment Area, including the project proposed, developed for inclusionary residential development.

i) The vacant developable parcels in the Washington Square Redevelopment Area and to be indicated in the acreage monitoring form are as follows:

Block	Lot	Owner	Total Acres	Vacant Developable Acres
115.02	18.01	WEGMANS FOOD MARKETS INC	30.59	30.59
115	24	ACP SOFINT ASSOC @ AMER CONT PROP	137.91	137.91
115	6	FRIES MILL ASSOC PRTNRS C&D BREWING	26.10	26.10
115.02_	9.01	OHANA AKAHI LLC	9.80	9.80
115.03	24	ACP SOFINT ASSOC @ AMER CONT PROP	10.02	10.02
			214.43	**214.43**

j) The above requirements do not restrict other lots with existing uses within the Redevelopment Area from redeveloping as residential uses so long as they include a twenty percent (20%) affordable housing set-aside.

Monitoring of Affordable Housing Requirements:

Starting on January 1, 2022, and every anniversary thereafter, annual monitoring reports indicating the status of existing and proposed affordable housing units located within the Redevelopment Area and the maximum age-restricted unit requirement shall be provided by the Township to the Courts, Special Master and Fair Share Housing Center for their review.

Project Specific Affordable Housing Requirements:

a) Required Affordable Housing Set-Aside: A minimum of twenty percent (20%) affordable housing set-aside shall be required for all rental or for-sale residential projects constructed in the Washington Square Redevelopment Area.

b) Income Distribution: As per the June 26, 2019 Settlement Agreement between the Township and FSHC, income distribution for the affordable units in each project in the Washington Square Redevelopment Area shall be: thirteen percent (13%) of the affordable units shall be required to be for very low income households earning less than thirty percent (30%) of the median income pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. ("FHA"), forty percent (40%) affordable to low- income-households as defined in UHAC, and forty-seven percent (47%) affordable to moderate-income households as defined in UHAC.

At least fifty-three percent (53%) of the affordable units within each bedroom mix shall be low-income and very-low-income. Any odd number or fraction shall be a low-income unit. The very-low-income units shall be proportionately distributed within each bedroom mix, and the number of very-low-income three-bedroom units in each inclusionary project must equal or exceed the number of very-low-income one-bedroom units.

c) Bedroom Mixes: Bedroom mixes for the affordable units in inclusionary residential developments shall fully comply with UHAC.

d) Deed Restrictions: All affordable units in each project will be deed restricted for at least thirty (30) years as very-low, low- or moderate-income affordable units from the date of the initial occupancy of each affordable rental unit or the date of conveyance for for-sale units (the "Deed-Restriction Period").

For rental affordable units, the units shall be subject to affordability controls of at least thirty (30) years from the date of initial occupancy and affordable deed restrictions as provided for by UHAC, with the sole exception that very low income shall be defined as at or below 30 percent of median income pursuant to the Fair Housing Act, and the affordability controls shall remain unless and until the Township, in its sole discretion, takes action to extend or release the unit from such controls after at least thirty (30) years. If the Township elects to release the controls on affordability, said controls shall continue in effect until the date on which the individual affordable rental unit shall become vacant, provided that the occupant household continues to earn a gross annual income of less than eighty percent (80%) of the applicable median income. See N.J.A.C. 5:80-26.11(b).

For for-sale affordable units, the units shall be subject to affordability controls of at least thirty (30) years from the date of initial occupancy and affordable deed restrictions as provided for by UHAC, with the sole exception that very low income shall be defined as at or below 30 percent of median income pursuant to the Fair Housing Act, and the affordability controls shall remain unless and until the Township, in its sole discretion, takes action to extend or release the unit from such controls after at least thirty (30) years. If the Township chooses to release said controls, then they shall be released in accordance with all applicable affordable housing regulations including, but not limited to N.J.A.C. 5:80-26.5 and 26.20. The Township will release such units via the Township's adoption of an ordinance or via quitclaims deeds or both, at the Township's election.

e) Phasing: Construction of affordable units in each project shall be phased-in as per N.J.A.C. 5:93-5.6(d).

f) Integration: All affordable units shall be integrated and interspersed with the market-rate units, and the affordable units shall not be concentrated in separate buildings or in separate areas from the market-rate units. In buildings with multiple dwelling units, this shall mean that the affordable units shall be generally distributed within each building with market units. The residents of the affordable units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.

Other Affordable Housing Requirements: Developers of each project will also comply with all of the other requirements of UHAC and the Borough's Affordable Housing Ordinance, including, but not limited to, (1) hiring a qualified Administrative Agent to administer the affordable units in the project, (2) following affirmative marketing requirements, which includes advertisement on the Housing Resource Center website in accordance with applicable law, and (3) ensuring that proper candidate qualification, screening, and selection requirements are met.

Economic Development and Financing

1. This plan recognizes the benefit of the employment of short and long-term tax abatement and exemption strategies. Said strategies should be considered on a case by case basis where through the preparation and submission of a fiscal analysis report, the need for such and the fiscal impact on the community can be clearly demonstrated.

2. In order to spur economic development, consolidation and/or re-subdivision of land for flexible accommodation of various uses is recommended under this plan.

3. Utilization of public/private partnerships and execution of redevelopment agreements with redevelopers is encouraged as may be necessary in order to facilitate the full realization of this plan's vision.

Additional Recommendations

1. In order to spur economic development, consolidation and/or subdivision of land for flexible accommodation of various uses is recommended under this plan.

2. Smart Growth Future Planning Grants should be pursued for the conduct of studies as may be necessary relating to infrastructure installation and land use.

Land Acquisition

As authorized by the Local Redevelopment and Housing Law, all lands and/or buildings not owned by the Township of Washington, necessary for the effective execution of the redevelopment plan, are deemed to be subject to acquisition by exercise of eminent domain or via negotiated settlement in accordance with the provisions of the Eminent Domain Act of 1971.

Relocation Assistance

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the redevelopment area.

Where existing homes are to be removed in order to facilitate development under the terms of this redevelopment plan, the present owners of those homes will be entitled to a 'right of first refusal' in acquiring new homes to be developed elsewhere within the redevelopment area.

II. IMPLEMENTATION OF REDEVELOPMENT PLAN

This Plan may be implemented in accordance with the procedures of the Local Redevelopment and Housing Law for the execution of agreements between a redeveloper and the Township of Washington's governing body. Redevelopers will be selected based on qualifications including, but not limited to, the following:

A. Experience with constructing comparable projects generally;
B. Capability to finance the construction of proposed improvements;
C. Capability to perform given resources committed to other projects; and
D. Ability to provide references for verification.

The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the redevelopment plan. Until the completion of the improvements, the redeveloper will not be permitted to sell, lease or otherwise transfer or dispose of property within the redevelopment area without the prior written consent of the redevelopment entity, which will not be unreasonably withheld or delayed. Upon completion of the improvements, the conditions determined to exist at the time the redevelopment area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

Upon the inspection and verification by the Township of Washington's redevelopment entity that the redevelopment of the redevelopment area, or a specific portion thereof, has been completed, a Certificate of Completion shall be issued to the redeveloper and the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed to be no longer in need of redevelopment or rehabilitation by the governing body of the Township of Washington.

Statutorily Permitted Actions

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

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.

2. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C:40A-12-22).

3. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. seq.).

4. Clear any area owned or acquired and install or reconstruct infrastructure

5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.

6. Arrange or contract with public agencies or redevelopers.

7. Lease or convey property or improvements without public bidding.

8. Enter upon buildings or property for conduct of investigations or surveys.

9. Provide for relocation assistance

10. Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.

11. Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

Site Plan and Subdivision Applications

In the execution of this redevelopment plan, it should be noted that development and subdivision within the area shall be governed by the requirements set forth under the applicable development regulations of Washington Township. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended in accordance with law. Site plan review, as may be required, shall be conducted by the Planning Board of the Township of Washington, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq.

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

Agreements With (Re-)Developer

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

Equal Opportunity

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

Period of Applicability

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

Compatibility with State and Local Plans

This plan is intended to enhance redevelopment potential of lands classified as mixed use on the Washington Township Land Use Map; and said classification is intended to foster redevelopment activity. This enhancement of opportunity for retail and commercial development is supportive of the Master Plan. This redevelopment plan meets the following provisions of the Land Use Element of the Washington Township Master Plan:

- Develop community character as a major component of future development and redevelopment activity.

- Evaluate areas exhibiting conditions suggestive of physical and economic deterioration for eligibility as areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A: 12A-1 et seq.

- Promote planned development of large tracts to facilitate smart growth, economic development, and natural resource preservation.

- Encourage concentrations of employment and commercial activity at nodes and along transit corridors to maximize the efficiency of the existing and future transportation network.

- Promote opportunity for development supportive of needs of senior citizens.

- Preserve lands classified for commercial and/or industrial use so as provide for a more balanced tax base over time.

This plan allows for the expression of the master plan's recognition of the need for mutually supportive circulation and land use policy. With respect to the Housing Plan Element, the thrust of the redevelopment plan remains then as now the introduction of retail/commercial development which previously was found not to be inconsistent with said plan element when considered in the larger framework of development within a node of economic activity affecting positive change citywide.
The May 2004 Land Use Element visualized a similar type of mixed-use development for Area II. It recommended a traditional village design concept for the GPDOD, with a grid-iron circulation pattern, mix of retail, restaurants, passive and active recreation opportunities, small-scale commercial and office development, and age-restricted housing. By moving the Town Center Overlay District to this location, it will complement the mixed-use village-style concept that was proposed for this site. The GPDOD did, incorporate the potential for big-box retail opportunities in the district, provided that the architectural styling could be integrated harmoniously into the traditional village theme. It also

contemplated the incorporation of campus-style office complexes. The Town Center Overlay District concept and the GPDOD concept can co-exist at Area II designed appropriately.

Therefore, it is the intent of this plan to retain both the concepts of the Town Center Overlay District and the GPDOD. It is also the intent of this plan to supersede any parts of the May 2004 Master Plan that are inconsistent herewith, including any portions of the Introduction, Economic Development Element, and the Community Facilities Element, to the extent of such inconsistencies.

Uses within the study area include commercial, residential, light industrial/warehousing and vacant areas. The majority of the study area is located in the Suburban (PA2) planning area under the New Jersey State Development and Redevelopment Plan, with the exception of some parcels in the northern section of the study area, which are situated within the Metropolitan (PA1) Planning Area.

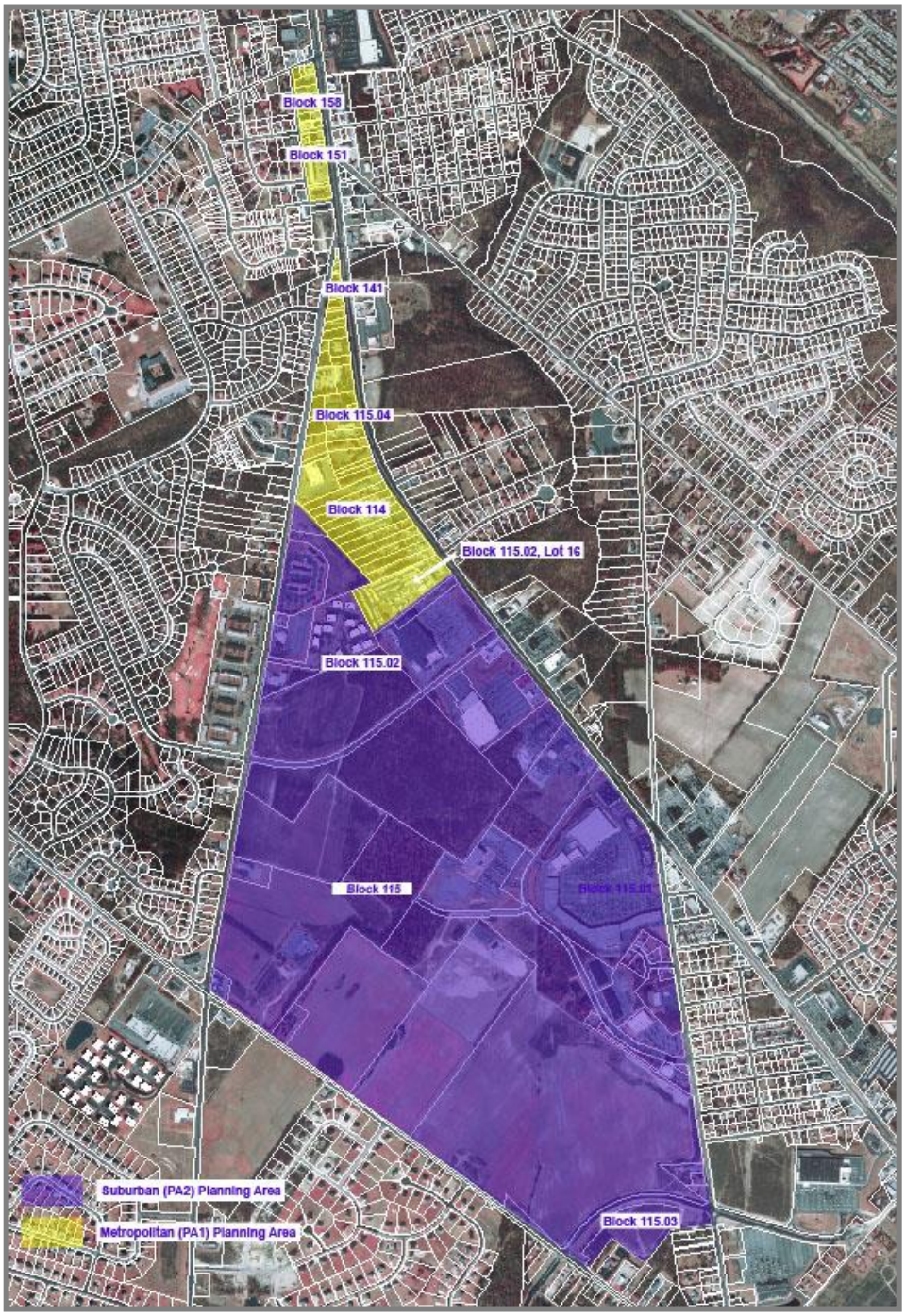
The intent of the Metropolitan Planning Area (PA1) of the SDRP is to:

- 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.

The intent of the Suburban Planning Area (PA2) is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend towards further sprawl; and
- Revitalize cities and towns.

Figure 4.


Block 158
Block 151
Block 141
Block 115.04
Block 114
Block 115.02, Lot 16
Block 115.02
Block 115
Block 115.01
Suburban (PA2) Planning Area
Metropolitan (PA1) Planning Area
Block 115.03

APPENDIX A

New Jersey Financing and Incentive Programs
Business Employment Incentive Fund

Under the BEIP program, incentive grants are offered to companies that create new jobs in New Jersey. Qualified businesses can apply for periods as long as 10 years for incentive grants up to 80% of the New Jersey personal income tax withholdings from new jobs created when they relocate to New Jersey or expand their businesses in the state. In the base year, the company must create at least 25 new jobs in a targeted urban community or at least 75 jobs in a suburban area.

Bond Financing

Bond financing can be an attractive form of lower cost, long-term borrowing for qualifying businesses needing at least $1 million in capital. Tax-exempt bond financing, which can provide capital at interest rates substantially below the prime rate, is authorized under the Internal Revenue Code for use by manufacturers needing to finance buildings and equipment. The New Jersey Economic Development Authority may issue a bond of up to $10 million to enable a manufacturer to finance real estate acquisitions, equipment, machinery, building construction, and renovations. Certain other specified businesses also may qualify for this type of financing, such as commercial and industrial projects located in federal Empowerment or Enterprise Zone
Communities. Taxable bonds, which also can provide favorable interest rates, are not subject to the same federal restrictions. They may be used on a wider range of businesses without dollar limitations and for such purposes as debt refinancing or working capital.

Statewide Loan Pool for Business

Through an arrangement between the New Jersey Economic Development Authority and New Jersey banks, loans from $50,000 up to $3 million for fixed assets and up to $500,000 for working capital are available. The New Jersey Economic Development Authority provides up to 25% of the financing subordinate to 75% bank participation. Also, the New Jersey Economic Development Authority will provide up to $250,000 of the loan at a below-market interest rate and also may guarantee up to 30% of the bank portion.

Local Development Financing Fund

The New Jersey Economic Development Authority's Local Development Financing Fund is aimed at stimulating commercial and industrial projects in Urban Aid communities through matched fixed-asset loans. Low-interest local development loans can range from $50,000 to $2 million. The host municipality must sponsor the request for financial assistance.

Fund for Community Economic Development

Loans and loan guarantees are made to urban-based community organizations that in turn make loans to micro-enterprises and small businesses which may not qualify for traditional bank financing. Affordable capital is provided to fill financing gaps in the development of community facilities and

other real estate-based economic development projects. Funds are available to local groups to finance feasibility studies and other predevelopment costs to determine if a real estate project is viable. Technical assistance is also available to support the long-term growth and viability of individual organizations.

Sustainable Loan Fund

The Sustainable Loan Fund, that provides low-interest loans of up to $250,000, is targeted to assist companies wishing to improve the environmental quality of their operations. Preference for loans is given to firms that locate in urban and town centers near existing infrastructure and mass transit.

Brownfields Incentive for Industrial Cleanup

The New Jersey Commerce & Economic Growth Commission provides significant incentive program to developers who remediate and redevelop contaminated sites. A developer may enter into a redevelopment agreement with the Secretary of Commerce that allows for recovery of up to 75% of the cost of remediation once the redevelopment project has begun to realize the new tax revenues in an amount sufficient to cover the cost of remediation. The developer must be a non-responsible party, who agrees to undertake and complete the cleanup to the satisfaction of the New Jersey Department of Environmental Protection.

Hazardous Discharge Site Remediation Loan & Grant Program

Businesses may qualify for loans up to $1 million for up to 10 years for site investigation and cleanup. The interest rate is the Federal Discount Rate at approval or closing of contaminated sites, whichever is lower, with a minimum of 5%. Loan guarantees are also available.

Customized Training Program

The New Jersey Department of Labor's Customized Training Program promotes the creation and retention of high-skill, high-wage jobs through comprehensive workforce training. Financial assistance in the form of matching grants may be available to qualified businesses to offset some of the costs of occupational training in the workplace. Training plans are largely designed by the employer. Training may be classroom based or on the job. Applicants may select a third-party training vendor such as New Jersey community colleges, four-year colleges/universities, county vocational schools, or private training organizations.

Technology Certification Program

This Innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey and meet certain other criteria.

Technology Transfer & Commercialization Program

This competitive investment program administered by the Commission on Science & Technology is a funding source for small, for-profit technology companies, to conduct product or process development projects with a near-term commercial outcome. Loans range from $50,000 to $250,000 and companies are required to repay only the principal amount of the loan. Companies eligible for this funding must be New Jersey based or plan to relocate to New Jersey.

Early Stage Enterprise (ESE) Seed Investment Fund

Very young technology enterprises may be eligible to receive investments ranging from $50,000 to $1.5 million.

SBIR Bridge Loan Program

Applicants for federal Small Business Innovation Research grants may receive loans which help bridge the time and financial gap between the awarding of Phase I and Phase II of the federal SBIR grants.

Edison Venture Finance Fund

To increase the availability of venture capital to New Jersey businesses, the Edison Venture Fund makes investments in emerging technology businesses in the mid-Atlantic region, including New Jersey. The Edison Venture Fund has committed to target one-third of its capital to New Jersey-based businesses. The New Jersey Economic Development Authority has invested in this fund and refers qualified high-tech companies to the fund for financing.

R & D Tax Credit Carry Forward Extension

This law allows Research & Development Tax Credits to be carried forward for a period of 15 years. These credits must be incurred during period on or after 7/1/98, but no later than 6/30/01. Current law allows Research and Development Tax Credits to be carried forward for a period of seven years. New Jersey corporate business taxpayers are eligible if they have incurred qualified research expenses (pursuant to IRC 41 as of 6/30/92) in the following areas: advanced computing, advanced materials, biotechnology, electronic device technology, environmental technology, and medical device technology.

NJ Manufacturing Extension Program

This innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey and meet certain other criteria.

R & D Excellence Program

This program is intended to create and/or mature new scientific and technology areas, which have potential for products, services, or processes important to New Jersey's future economic development. This multi-year grant program is available to academic research centers to work in collaboration with industrial partners.

Advanced Technology Centers

Research Centers of excellence are located at New Jersey's major academic institutions, serving industry by offering and enhancing academic/industrial technology collaboration opportunities in a variety of disciplines. Advanced Technology Centers are designed to focus on strong industrial/academic R& D partnerships for continuous innovation to increase productivity, global competitiveness and profits

Technology Business Incubators

Seven incubator facilities provide start-up and small firms with low-cost office, light manufacturing and/or laboratory space, shared central facilities, and business training and assistance. The Commission on Science & Technology expects to develop an additional five new incubators in New Jersey within the next two years. This expansion will allow New Jersey and its businesses to enjoy the economic benefits that can be derived from the incubation model.

Technology Centre of New Jersey

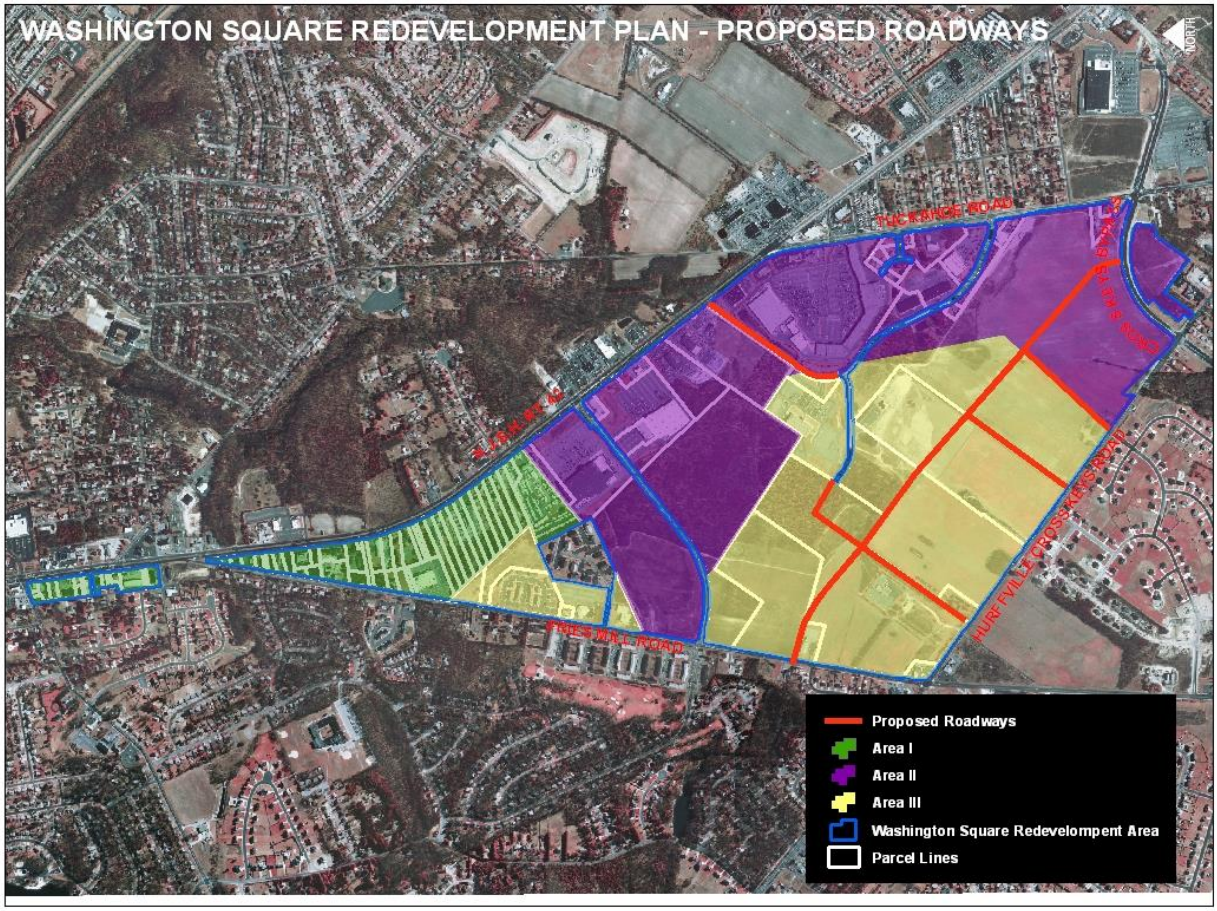
Designed by the New Jersey Economic Development Authority, the Technology Centre of New Jersey, conveniently located in Central Jersey, is a collaborative effort by the State of New Jersey, private corporations, and academia featuring state-of-the-art, affordable laboratory, office, and production facilities for emerging and established technology companies.

Washington Technical Liaison

The Technical Liaison Consultant provides New Jersey business with assistance in identifying available finding opportunities from the federal Small Business Innovation Research Program and other federal funding sources.

APPENDIX B

Proposed Roadway Plan



APPENDIX C

Wellhead Protection Area Delineations



APPENDIX D

Washington Square Lighting Fixture Detail

