

ORDINANCE #24 - 04

BOROUGH OF GLASSBORO

AN ORDINANCE AMENDING ORDINANCE #23-24 WHICH ADOPTED A REDEVELOPMENT PLAN AMENDMENT TO THE "THIRD AMENDMENT TO THE GLASSBORO CENTRAL BUSINESS DISTRICT AND NEARBY ENVIRONS REDEVELOPMENT PLAN – A PLAN FOR THE REVITALIZATION OF THE EAST HIGHT STREET AREA," FOR THE PURPOSES OF THE REDEVELOPMENT OF BLOCK 40, LOTS 1, 2, 3, 4.02, & 13; BLOCK 44, LOTS 20, & 21; BLOCK 44, LOTS 22.03, 23, 24, 25, 26 & 26.01 (THE "PROJECT AREA") IN THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented ("Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or rehabilitation; and

WHEREAS, the Planning Board of the Borough of Glassboro ("Planning Board"), after a public hearing on February 29, 2000, adopted Resolution #00-2, recommending an area within the Borough known as the Central Business District ("CBD"), which includes the Project Area, be designated as an area in need of redevelopment pursuant to N.J.S.A. 40A:12-1 et seq. (the "LRHL"); and

WHEREAS, the Borough Council of the Borough of Glassboro ("Borough Council") adopted Resolution #44-02 declaring parcels within the CBD, including the Project Area, as an Area in Need of Redevelopment Nunc Pro Tunc pursuant to the LRHL, known as the "Central Business District Redevelopment Area," which included the entirety of Block 40 and Block 44 of the current Project Area; and

WHEREAS, in order to stimulate redevelopment of the Central Business District Redevelopment Area, the Borough Council adopted by way of Ordinance #7-00 the "Central Business District and Nearby Environs Redevelopment Plan"; and

WHEREAS, the Central Business District and Nearby Environs Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Central Business District Redevelopment Area; and

WHEREAS, the Borough Council has determined that more specific plans are necessary in order to effectuate the redevelopment of areas within the larger Central Business District; and

WHEREAS, the Borough Council by way of Ordinance #07-67, adopted the "Third Amendment to the Glassboro Central Business District and Nearby Environs Redevelopment Plan – A Plan for the Revitalization of the East Hight Street Area" on December 27th, 2007 (the "Third Amendment"); and

WHEREAS, the Third Amendment encompasses an area within the Central Business District known as the East High Street Area; and

WHEREAS, the East High Street Area consists of several parcels, including Block 40, Lots 1, 2, 3, and 13 and Block 44, Lots 26 and 26.01 within the Project Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, the Borough Council had determined that it is in the best interest of the Borough to adopt an amendment to the Third Amendment to effectuate the redevelopment of the East High Street Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the redevelopment of the Borough, the Borough Council by way of Ordinance #23-24 on October 10, 2023, adopted a Redevelopment Plan entitled “Amended Third Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan, A Plan for the Revitalization of the East High Street Area Borough of Glassboro, County of Gloucester, State of New Jersey” (the “Redevelopment Plan Amendment”); and

WHEREAS, the Redevelopment Plan Amendment provides a plan for the planning, development, redevelopment and rehabilitation of the Project Area for the purpose of improving conditions within the Borough; and

WHEREAS, the Borough Council has determined it is necessary to further amend the Redevelopment Plan Amendment adopted by way of Ordinance #23-24 pursuant to its power under N.J.S.A. 40A:12A-7 in order to address certain bulk standards and has referred the Plan for review by the Planning Board (the “2024 Redevelopment Plan Amendment”); and

WHEREAS, the Borough Council has reviewed and accepted the recommendations of the Planning Board and determined it to be in the best interest of the Borough to adopt the attached 2024 Redevelopment Plan Amendment to effectuate redevelopment and rehabilitation within the Borough and specifically the Project Area

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Glassboro as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Amendments- The Redevelopment Plan is hereby amended as follows:

Section VII (pg. 8) –

Amended total # of units across all sites to 76;
updated total units for Block 44, Lots 20 & 22 from 4 to 5.

Section VII(C) (pg. 9) –

Amended bulk regulations for Block 40, Lots 1,2,3,4.02 & 13 (48 units): removed maximum front yard; updated maximum impervious coverage from 82% to 85%; removed 25 feet from minimum height.

Section VII(C) (pgs. 10-11) –

Changed total # of units for Block 44, Lots 20 & 21 (10 units); Amended bulk regulations for Block 44, Lots 20 & 21: removed maximum front yard; updated minimum side yard to 15ft; updated minimum rear yard to 7.5ft; updated maximum density to 17.6 units/acre; updated rear patio extension to 10ft.

Amended bulk regulations for Block 44, Lots 22.03, 23, 24, 25, 26, 26.01 (18 units): removed maximum front yard; updated maximum impervious coverage to 80%; updated parking area setback to 2.5 feet.

Section VII(D) (pg. 11) –

Block 44, Lots 20 & 21 (10 units)
Changed total # of units for Block 44, Lots 20 & 21;
VII, (D)(iv) - added 4' minimum wide sidewalk;
VII, (D)(v) - added 4' minimum wide sidewalk;
VII, (D)(vi) - updated patio extension from 12ft to 10 ft

Section VII(D) (pg. 12) –

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 units)
VII(D)(i) – added “Waste Management: 1 story, 6, wide, 20’ in length enclosed trash room abutting north end units along Academy and Warrick, with roof decks (2 total).”

Section VII(E) (pg. 12) –

Block 44, Lots 20 & 21 (10 units)
Changed total # of units for Block 44, Lots 20 & 21;
Added: “10 dwelling units x 2 stalls/unit =20 stalls, including 1 ADA stall. Each parking stall is to be 9’ wide with the exception of the 3 parallel spaces which can be 8’ and the ADA which must be van accessible at 11’ wide with a minimum 5’ access aisle.”

Section VII(E) (pg. 13) –

Block 44, Lots 22.03, 23, 24, 25, 26, 26.01 (18 units)
Added: “18 dwelling units x 2 stalls/unit =36 stalls, including 2 ADA stalls. Each parking stall is to be 9’ wide with the exception of the ADA stalls of which one must be Van Accessible at 11’ wide the second can be 8’ with a minimum 5’ access aisle between them.”

Section VII(E) (pg. 13) –

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 units)

Added: "48 dwelling units x 2 stalls/unit =96 stalls, including 4 ADA stalls. Each parking stall is to be 9' wide with the exception of the ADA stalls of which one must be Van Accessible at 11' wide the others can be 8' with a minimum 5' access aisle between/adjoining them."

Section VII(F) (pg. 13) –

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 units)

Added: "Recreation area is a total area of 2,464 sq ft, including a 396 sq ft lawn, 608 sq ft covered patio, and a 1 story 1,460 sq ft club house."

Section 3. The Borough Council hereby accepts the recommendations of the Planning Board and adopts the attached 2024 Redevelopment Plan Amendment for the Borough of Glassboro and specifically the Project Area.

Section 4. The Borough Council of the Borough of Glassboro shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the 2024 Redevelopment Plan Amendment.

Section 5. The 2024 Redevelopment Plan Amendment shall constitute an overlay zone to the extent set forth therein and the Borough Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

Section 6. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

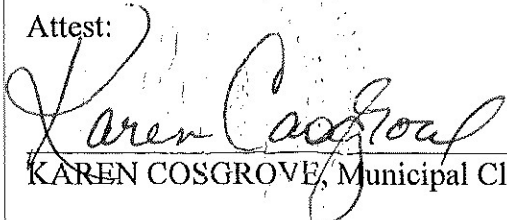
Section 7. This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF GLASSBORO



JOHN E. WALLACE, III, Mayor

Attest:



KAREN COSGROVE, Municipal Clerk

INTRODUCTION: 01-23-2024
PUBLIC HEARING: 02-13-2024

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Mr. Brown	✓	/	/	/
Mr. Cossabone	✓	/	/	/
Mrs. Garlic	✓	/	/	/
Mr. Halter	✓	/	/	/
Ms. Miller	✓	/	/	/
Mrs. Spence	✓	/	/	/

TALLY:

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**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF GLASSBORO
RECOMMENDING AN ADDITIONAL PLAN AMENDMENT TO THE AMENDED THIRD
AMENDMENT TO THE GLASSBORO CENTRAL BUSINESS DISTRICT (CBD) AND NEARBY
ENVIRONS REDEVELOPMENT PLAN - A PLAN FOR THE REVITALIZATION OF THE
EAST HIGH STREET AREA - FOR THE PURPOSES OF THE REDEVELOPMENT OF BLOCK
40, LOTS 1, 2, 3, 4.02 AND 13; BLOCK 44, LOTS 20, 21; AND BLOCK 44,
LOTS 22.03, 23, 24, 25, 26 AND 26.01 (PROJECT AREA)**

WHEREAS, the Borough of Glassboro (Borough) has previously designated an area within the Borough known as the Glassboro Central Business District and Nearby Environs Redevelopment Area, as amended, (Redevelopment Area) as being in need of redevelopment pursuant to Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12-1 et seq.; and has previously adopted the Central Business District (CBD) and nearby Environs Redevelopment Plan in order to effectuate the redevelopment of areas within the larger CBD (CBD Plan). Said CBD Plan has been subsequently amended; and

WHEREAS, on December 27, 2007, by way of Ordinance No. 07-67, the Borough Council adopted the "Third Amendment to the Glassboro Central Business District and Nearby Environs Redevelopment Plan - A Plan for the Revitalization of the East High Street Area." ("Third Amendment"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, on October 10, 2023, by way of Ordinance No. 23-24, the Borough Council adopted a Redevelopment Plan entitled the "Amended Third Amendment to the Glassboro CBD and Nearby Environs Redevelopment Plan, A Plan for the Revitalization of the East High Street Area, Borough of Glassboro, County of Gloucester, State of New Jersey." (Amended Third Amendment). The purpose of the Amended Third Amendment was to facilitate the redevelopment of the Borough and provide a plan for the planning, development, redevelopment and rehabilitation of the Project Area for the purposes of improving conditions within the Borough; and

WHEREAS, on January 23, 2024 the Borough Council, also pursuant to the requirements of the LRHL N.J.S.A. 40A:12A-7, has adopted Resolution 59-24 that referred an Additional Plan Amendment to the Amended Third Amendment to the Planning Board for its review and recommendation. Said Resolution 59-24 by the Borough Council stated that it determined that it is in the best interest of the Borough to adopt this Additional Plan Amendment to the Amended Third Amendment to the CBD Plan, as amended ("Additional Plan Amendment"), to effectuate the redevelopment of the Project Area. Said Resolution is marked as Exhibit PB-1 and is incorporated herein and made a part of the record; and

WHEREAS, the Borough Council has determined that more specific plans are necessary to effectuate the redevelopment of areas within the CBD Plan to foster economic development within the Redevelopment

Area and to now enable a more focused approach for the redevelopment of certain dedicated areas and refinements to certain parcels within the East High Street Area. It is intended to include a plan for the revitalization of the East High Street Area and/or the Arts and Entertainment Area; and

WHEREAS, the Project or Redevelopment Area (Project Area) for the Amended Third Amendment and the Additional Plan Amendment consists of approximately 3.138 acres of land across three (3) sites within the Amended Third Amendment which are known and identified as on the Tax Maps of the Borough of Glassboro as follows:

Block 40, Lots 1, 2, 3, 4.02 and 13;
Block 44, Lots 20 and 21, and
Block 44, Lots 22.03, 23, 24, 25, 26 and 26.01; and

WHEREAS, a detailed account of the Designation of the Project Area and Plan Development and the site's history is set forth in said Resolution 59-24 as well as on pages 3 and 4 of the proposed Third Amendment adopted October, 2023 and as now further amended dated February, 2024. Said account and history is incorporated herein by reference. (Said Additional Plan Amendment to the Amended Third Amendment is marked as Exhibit PB-2 and is made a part of the record herein before the Planning Board); and

WHEREAS, the said Additional Plan Amendment (Exhibit PB-2) sets forth the statutory requirements of the Redevelopment Plan (page 5), the specific amendments, goals and objectives (page 7) and the proposed land uses, design standards and bulk and area requirements within the Project Area (pages 8-13); and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto; and

WHEREAS, pursuant to the foregoing, the Planning Board requested that Melanie Adamson, P.P. of Remington & Vernick Engineers, the Planning Board Planner, present a report as to the said proposed Additional Plan Amendment to the CBD Plan, including whether bulk and area standards should be added to address building design changes reflective of the refined vision and focused approach within the Project Area; and

WHEREAS, Melanie Adamson appeared, testified and presented her report relating to Exhibits PB-1 and PB-2. Her testimony and report were marked as Exhibit PB-3 and are made a part of the record herein with respect to the proposed Additional Plan Amendment; and

WHEREAS, Melanie Adamson testified as to the need for such changes proposed, the purposes served by said changes and the reasons why the CBD Plan should be amended which included that the changes

will address the goals and objectives, the land uses, the bulk and area requirements and the building designs reflective of the refined vision within the Additional Plan Amendment; and

WHEREAS, Melanie Adamson testified that the changes in the proposed Additional Plan Amendment will not change the Master Plan and that the changes are consistent with the Master Plan as well as the intentions of the CBD Plan; and

WHEREAS, said proposed said Additional Plan Amendment was explained to the public and the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

WHEREAS, no members of the public appeared with regard to this public hearing; and

WHEREAS, from the submissions made to the Planning Board, the testimony and evidence presented including the testimony and evidence of all interested parties and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the representations as set forth in the foregoing "WHEREAS" paragraphs are hereby incorporated by reference herein as findings of facts.

2. The Planning Board has determined that the said Additional Plan Amendment to the Amended Third Amendment to the CBD Plan is consistent with the Glassboro Master Plan, the concepts of Smart Growth and the overall plans of the redevelopment of the Redevelopment Area of the Borough.

3. The Planning Board has determined that it is in the best interests of the Borough to adopt the within Resolution and clearly states that this Resolution, including Exhibits PB-1, PB-2 and PB-3, shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(e), and the Municipal Land Use Law, to the Borough Council containing the Planning Board's recommendation regarding the adoption of the Additional Plan Amendment to the Amended Third Amendment to the CBD Plan.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board; **BE IT RESOLVED** by the Planning Board of the Borough of Glassboro, New Jersey, that it is hereby recommended to Borough Council that it adopt the said Additional Plan Amendment to the Amended Third Amendment to the CBD Plan, as set forth herein and that this Resolution shall be considered the report of the Planning Board to the Borough Council as required by N.J.S.A. 40A:12A-7(e).

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this resolution in the Gloucester County Times or the Sentinel of Gloucester County, which are designated as the official newspapers of publication of the Borough of Glassboro Planning Board.

ROLL CALL VOTE

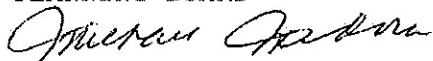
THOSE IN FAVOR: 6

THOSE OPPOSED: 0

THOSE ABSTAINING: 1

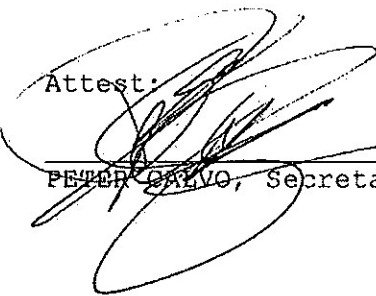
Adopted at a regular meeting of the Planning Board of the Borough of Glassboro held on February 6, 2024.

BOROUGH OF GLASSBORO
PLANNING BOARD



MICHAEL MEDORA, Chairman

Attest:



PETER GALVO, Secretary

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the Borough of Glassboro in accordance with its decision at a regular meeting held on February 6, 2024.



PETER GALVO, Secretary

Borough of Glassboro Planning Board

DATED: February 6, 2024

PH 24-04

Borough of Glassboro, New Jersey
Adopted October 2023
Amended February 2024

**Amended Third Amendment to the
Glassboro Central Business District (CBD) and Nearby Environs
Redevelopment Plan
A Plan for the Revitalization of the East High Street Area
Borough of Glassboro, County of Gloucester, State of New Jersey**

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- Appendix A – Project Area Map
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I. Introduction

This Amended Third Amendment amends the existing “Third Amendment: Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan - A Plan for the Revitalization of the East High Street Area,” (the “Third Amendment Area” or “Arts and Entertainment Area” or “East High Street Redevelopment Area”) so as to enable a more focused approach for the redevelopment of the East High Street area as delineated herein through incorporation of a subarea plan introducing refinements to certain parcels.

The Project Area (“Project Area” or “Redevelopment Area”) consists of ± 3.138 acres of land across three sites within the East High Street Redevelopment Area, identified on the Official Tax Maps of the Borough of Glassboro (the “Borough”) as Block 40, Lots 1, 2, 3, 4.02, & 13; Block 44, Lots 20, & 21; Block 44, Lots 22.03, 23, 24, 25, 26, & 26.01. In order to address the conditions in the Project Area and stimulate private investment, the Mayor and Council of the Borough of Glassboro (the “Borough Council”) have determined that the appropriate course of action to prevent further underutilization and deterioration is to redevelop the Project Area in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”).

II. Designation of Area and Plan Development

A. Designation of the Redevelopment Area

Since 2000, the Borough of Glassboro has focused its efforts on encouraging the redevelopment of the Central Business District (“CBD”) and other older industrial areas of the Borough, which historically have been vacant and underutilized. To revitalize the area, the Mayor and Council have determined that one of the most effective planning and implementation strategies is the use of the redevelopment process in accordance with the LRH L.

The Planning Board of the Borough of Glassboro (“Planning Board”), after a public hearing on February 29, 2000, adopted Resolution #00-2, recommending the Project Area (along with other parcels in the CBD) be designated as an “Area in Need of Redevelopment” by the Borough Council.

Accordingly, the Borough Council adopted Resolution #44-02 declaring the Project Area as an Area in Need of Redevelopment Nunc Pro Tunc pursuant to the LRH, which included the entirety of Block 40 and Block 44 of the current Project Area. By way of Ordinance #7-00, the Borough Council adopted a Redevelopment Plan for the CBD on May 23rd, 2000.

In order to enable a focused approach for the redevelopment of the East High Street area, the Borough Council by way of Ordinance #07-67, adopted the “Third Amendment to the Glassboro Central Business District and Nearby Environs Redevelopment Plan – A Plan for the Revitalization of the East Hight Street Area” on December 27th, 2007. Parcels within the Third Amendment Area include:

Block 27, Lots 1.01, 2.01, 3, 4, 5, 6, 6.01, 7, 8, 9, 10, 11, 12, and 12.01

Block 28, Lots 1, 2, 3, 4, 4.01, 4.02, and 5

Block 29, Lots 1, 1.01, 2, 2.01, 3, 3.01, 4, 4.01, 4.02, 5, 5.1, 5.02, 6, 7, 8, 9, 10, 11, 12, 12.01, 13, 14, 15, 16, 17, 18, 33, 33.01, 43, and 35

Block 34, Lots 1, 2, 3, 4, and 5

Block 39, Lots 1, 2, 3, 3.01, 4, 5, 12, 13, 14, 15, and 16

Block 40, Lots 1, 1.01, 1.02, 1.03, 2, 3, and 13

Block 44, Lots 26 and 26.01

Block 45, Lots 25, 26, 26.01, 27, 28, 29, 30, 31, 32, 32.01, 33, 34, 35, 36, 37, 38, 39, 40, and 40.01

The Third Amendment sought to promote a fully productive condition of land within the East High Street area through the application of the benefits and powers which accrue under redevelopment law, facilitating thereby the infusion of new vibrancy resulting from compact, mixed-use, pedestrian friendly development within a delineated arts district and separate entertainment district and through the creation of a public plaza by the closure of Center Street between High Street and College Street.

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any redevelopment project in all or a portion of the redevelopment area. Likewise, amendments to the redevelopment plan are reviewed and considered by the Planning Board and then must be adopted by Ordinance by the Mayor and Council. The process, which is consistent with applicable state statutes, and was followed by the Borough in the preparation of this amendment to the redevelopment plan, may be summarized as follows:

The Glassboro Borough Council authorized the Glassboro Planning Board to consider an Amendment to the Redevelopment Plan for the East High Street area.

To assist the Planning Board, the Borough retained Maley Givens, P.C., along with Sickels & Associates, Inc., to draft the required amendment to the redevelopment plan.

This process, which is consistent with applicable state statutes, was followed by the Borough in the preparation of this Amendment.

III. Statutory Requirements of Redevelopment Plan

According to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the 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 and 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 Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
 - the local ordinances and master plan.
6. A housing inventory of all affordable housing units to be removed.
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

IV. Description of Project Area

There are a number of existing Redevelopment Plans for specific project areas within the Borough. This Redevelopment Plan Amendment is applicable to the following parcels that comprise the Project Area:

Block 40, Lots 1, 2, 3, 4.02, & 13 on the Borough of Glassboro Tax Map, an area bounded by High Steet to the north, Warrick Ave to the east, Academy Street to the west, and Grillo St to the south. Block 40, Lots 1, 2, 3, and 13 are located in the East High Street/Third Amendment

Redevelopment Area. Block 40, Lot 4.02 is located in the “R-3 High Density Residential District” (“R-3 District”).

Block 44, Lots 20, & 21 on the Borough of Glassboro Tax Map, an area bounded by High Street to the north, Academy Street to the east, residential properties and Route #553 to the west, and a residential property to the south. Block 44, Lots 20, & 21 are located in the R-3 District.

Block 44, Lots 22.03, 23, 24, 25, 26 & 26.01 on the Borough of Glassboro Tax Map, an area bounded by High Street to the north, Academy Street to the east, a housing authority building to the west, and a commercial property to the south. Block 44, Lots 22.03, 23, 24, and 25 are located in the R-3 District. Block 44, Lots 26 and 26.01 are located in the East High Street/Third Amendment Redevelopment Area.

This Project Area has been determined to be a Redevelopment Area by the Glassboro Borough Council and is identified on the Project Area Map found in Appendix A. The Project Area is located within the Borough’s sewer service area. No portion of the Project Area is located in the Pinelands Management Area.

A. Project Area Context

The Arts District within the East High Street/Third Amendment Redevelopment Area includes those lands bounded to the west by Main Street, to the east by Academy Street, to the north by College Avenue, to the south by lands abutting and/or proximate to the south side of East High Street. The Entertainment District East High Street/Third Amendment Redevelopment Area includes those lands along each side of East High Street extending eastwardly from Academy Street to Delsea Drive and lands situated along each side of Warwick and Williams Streets.

All of the parcels within the Project Area are owned by the Borough of Glassboro.

B. Existing Land Use

The existing permitted uses for all parcels within the Borough are set forth in the Glassboro Development Regulations and Zoning Ordinance which have been adopted by the Glassboro Borough Council. The Project Area is a part of the East High Street Redevelopment Plan and the R-3 District. Principal uses in the R-3 District include detached single-family dwellings, churches, schools, park and recreation uses, municipal uses, and family day care.

C. Wetlands

The Project Area does not contain wetlands.

V. Specific Amendments to the Third Amendment Area

Amend Section III - Area of Applicability to specifically include Block 40, Lots 4.02 and Block 44, Lots 20, 21, 22.03, 23, 24, 25 as identified on the Official Tax Maps of the Borough of Glassboro. The entirety of Block 40 and Block 44 have been previously designated as a Redevelopment Area by Resolution #44-02.

Amend Permitted Uses in Section V of the Third Amendment to include "Residential Uses: Multifamily Homes," which are applicable to the parcels within the Project Area only. Additional information is set forth within Section VII (A) – (B) below.

Amend Bulk Standards in Section V(d) of the Third Amendment to include bulk standards which are applicable to the parcels within the Project Area only and set forth within Section VII(C) below.

Amend Design Guidelines in Section V(e) of the Third Amendment to include Design standards, Parking, and Recreation standards which are applicable to the parcels within the Project Area only and set forth within Section VII (D) – (F) below.

VI. Statement of Goals and Objectives

The Borough seeks to alleviate the conditions found in the Redevelopment Area and support the use of property in a manner which will better contribute to serve the public health, safety and welfare of the community and the region. This Redevelopment Plan Amendment is intended to achieve the following goals and objectives:

1. The primary goal of this Redevelopment Plan Amendment is to eliminate those conditions that caused the Project Area to be considered a Redevelopment Area.
2. The stimulation of private investment in the Redevelopment Area by assembling sites and assisting as necessary and appropriate to support such redevelopment.
3. The making available of a full range of benefits and inducements for the Redevelopment Area, including federal, state, county, and local government funding.
4. Foster public-private partnerships to accomplish revitalization of the Redevelopment Area in a manner that best serves the needs of the community, strengthens the local economy, and contributes to the continuing vitality of the Borough.

VII. Proposed Land Uses and Building Requirements

The existing use, bulk, design, and performance standards set forth in this Redevelopment Plan Amendment supersede the provisions of the Borough Zoning and Land Development Ordinances and Redevelopment Plans for the Project Area to the extent of overlapping or inconsistent requirements. All other relevant land use and building requirements including, but not limited to permitted uses, bulk standards, loading, landscaping, lighting, signage, façade treatments and outside storage shall apply as set forth in the Borough Zoning and Land Development Ordinances unless superseded by this Redevelopment Plan Amendment.

The proposed use for the Project Area is multifamily homes (townhouses) consisting of three (3) sites with a total of 76 dwelling units across the 3 sites, broken down as follows:

Block 40, Lots 1, 2, 3, 4.02 & 13

12 - 765 sq ft buildings - each with 2 family dwelling units

12 - 800 sq ft buildings - each with 2 family dwelling units

Total dwelling units - **48**

Block 44, Lots 20 & 21

5 - 810 sq ft buildings - each with 2 family dwelling units

Total dwelling units - 10

Block 44, Lots 22.03, 23, 24, 25, 26 & 26.01

6 - 810 sq ft buildings - each with 2 family dwelling units

3 - 800 sq ft buildings - each with 2 family dwelling units

Total dwelling units - **18**

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development Ordinances and all other ordinances and regulations of the Borough of Glassboro not contravened in this Redevelopment Plan Amendment as permitted by N.J.S.A. 40A:12A-7(a)(2).

Development of the Project Area shall be governed by the underlying zoning, namely the “Third Amendment: Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan - A Plan for the Revitalization of the East High Street Area,” except that the following requirements shall apply to any proposed development of the Project Area:

A. Permitted Principal Uses (land and buildings):

(1) The following shall be permitted principal uses:

- Multifamily Homes (Townhouses/Stacked Townhouses)

B. Permitted Accessory Uses (land and buildings):

(1) Any of the following accessory uses and structures are permitted individually, or in combination with any other permitted use:

- Electric vehicle charging infrastructure, including but not limited to electric vehicle supply equipment and Make-Ready parking space, as those terms are defined in P.L. 2021, c.171.

C. Bulk Regulations

Bulk regulations for the above noted principal permitted uses shall be those bulk standards applicable to the “Third Amendment: Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan - A Plan for the Revitalization of the East High Street Area,” except as set forth below, which are only applicable to the parcels within the Project Area:

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 Units)

Applicable Requirements include:

Minimum Lot Area:	None
Minimum Lot Width:	None
Minimum Front Yard:	0 Feet
Minimum Side Yard:	5 Feet
Minimum Rear Yard:	10 Feet
Minimum portion of lot landscaped:	18%
Maximum Impervious Coverage:	85%
Maximum Floor Area:	800 sf
Maximum Height:	4-stories/51' Feet, 6 inches (4 stories total with half of first floor permitted below grade).
Minimum Height:	1-story
Maximum Density:	27.65 units/acre

1. Multifamily units are permitted. Residential uses permitted on all floors of structures.
2. Rear Patios can be entire width of dwelling and may extend to the property line.
3. Buffer between residential and non-residential uses for units 1-8 shall be 5' wide and contain a 6' high stockade fence and trees.

Block 44, Lots 20 & 21 (10 Units)

Minimum Lot Area:	None
Minimum Lot Width:	None
Minimum Front Yard:	0 Feet
Minimum Side Yard:	15 Feet
Minimum Rear Yard:	7.5 Feet
Minimum Portion of lot landscaped:	12%
Maximum Impervious Coverage:	75%
Maximum Floor Area:	810 sf
Maximum Height:	4-stories/51' Feet, 6 inches (4 stories total with half of first floor permitted below grade).
Minimum Height:	None
Maximum Density:	17.6 units/acre

Parking Area Setback: 2 Feet

1. Multifamily units are permitted. Residential uses permitted on all floors of structures.
2. Rear Patios can be entire width of dwelling and may extend 10 feet..

Block 44, Lots 22.03, 23, 24, 25, 26 & 26.01 (18 Units)

Minimum Lot Area:	None
Minimum Lot Width:	None
Minimum Front Yard:	7 Feet
Minimum Side Yard:	5 Feet
Minimum Rear Yard:	60 Feet
Minimum Portion of lot landscaped:	12%
Maximum Impervious Coverage:	80%
Maximum Floor Area:	810 sf
Maximum Height:	4-stories/51' Feet, 6 inches (4 stories total with half of first floor permitted below grade).
Minimum Height:	None
Maximum Density:	23.8 units/Acre

Parking Area Setback: 2.5 Feet

1. Multifamily units are permitted. Residential uses permitted on all floors of structures.
2. Rear Patios can be entire width of dwelling and may extend to the property line.

D. Design standards:

Block 44, Lots 20 & 21 (10 Units)

- (i) Waste Management: All trash to be stored in 8' high masonry trash enclosures with an access gate, housing (2) dumpsters that will be picked up by private trash haulers;
- (ii) 6' high Stockade Fence at property line;
- (iii) Stormwater infiltration basin proposed in parking area;
- (iv) Minimum 4' wide sidewalk along South Academy St;
- (v) Minimum 4' wide sidewalk along front of buildings;

- (vi) Concrete patio in rear yards of unit may be entire width of dwelling and may extend 10 feet;
- (vii) Roof will contain deck and deck access structure;
- (viii) On-site drive shall be at least 24' wide

Block 44, Lots 22.03, 23, 24, 25, 26 & 26.01 (18 Units)

- (i) Waste Management: All trash to be stored in 8' high masonry trash enclosures with an access gate, housing (2) dumpsters that will be picked up by private trash haulers;
- (ii) 6' high Stockade Fence at property line;
- (iii) 4' high fence with gate in landscape area between Building 9 and property line;
- (iv) Stormwater infiltration basin proposed in parking area;
- (v) 4' wide sidewalk along South Academy St;
- (vi) 4' sidewalk along rear of buildings;
- (vii) Landscape: Raised 3' wide planter beds in rear of each building;
3' landscape area between sidewalks and rear of buildings;

Minimum 2.5" caliper trees in parking areas; no planted islands required in the parking area;

Minimum 5' wide landscape buffer between residential and non-residential properties

- (viii) Concrete patio in rear yards of unit, which may be entire width of dwelling and may extend to the property line;
- (ix) Roof will contain deck and deck access structure
- (x) On-site drive shall be at least 24' wide

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 Units)

- (i) Waste Management: 1 story, 6' wide, 20' in length enclosed trash room abutting north end units along Academy and Warrick, with roof decks (2 total);
- (ii) 6' high Stockade Fence at property line;
- (iii) 4' high fence with gate separating each structure;
- (iv) Stormwater infiltration basin proposed in parking area;
- (v) 4' sidewalk along South Academy St;
- (vi) 4' sidewalk along front of buildings;
- (vii) Landscape: 5' wide landscape buffer facing rear yards of Buildings 1-8; landscaped area to include a dog run;

Minimum 2.5" caliper trees in parking areas; no planted islands required in the parking area;

Minimum 5' wide landscape buffer between residential and non-residential properties, excluding buildings 9-24.

- (viii) Concrete patio in rear of units 10' maximum depth; concrete patio in rear yards of unit, which may be entire width of dwelling and may extend to property line but no more than 10 feet;
- (ix) Roof will contain deck and deck access structure;
- (x) On-site drive shall be at least 24' wide

E. Parking

2 parking stalls per dwelling unit required for the parcels within the Project Area.

Block 44, Lots 20 & 21 (10 Units)

10 dwelling units x 2 stalls/unit = 20 stalls, including 1 ADA stall. Each parking stall is to be 9' wide with the exception of the 3 parallel spaces which can be 8' and the ADA which must be van accessible at 11' wide with a minimum 5' access aisle. 14' high streetlights to be installed in parking area

Block 44, Lots 22.03, 23, 24, 25, 26 & 26.01 (18 Units)

18 dwelling units x 2 stalls/unit = 36 stalls, including 2 ADA stalls. Each parking stall is to be 9' wide with the exception of the ADA stalls of which one must be Van Accessible at 11' wide the second can be 8' with a minimum 5' access aisle between them.

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 Units)

48 dwelling units x 2 stalls/unit = 96 stalls, including 4 ADA stalls. Each parking stall is to be 9' wide with the exception of the ADA stalls of which one must be Van Accessible at 11' wide the others can be 8' with a minimum 5' access aisle between/adjoining them.

F. Recreation

Block 40, Lots 1, 2, 3, 4.02 & 13 (48 Units)

Recreation area is a total area of 2,464 sq ft, including a 396 sq ft lawn, 608 sq ft covered patio, and a 1 story 1,460 sq ft club house.

VIII. Affordable Housing

There are no affordable housing units that are to be removed as a result of the implementation of this Redevelopment Plan Amendment. Because there are no affordable housing units that are to be removed, no affordable housing units need to be replaced.

This Amendment acknowledges the constitutional obligation that the Borough of Glassboro has to provide a realistic opportunity for the production of housing units affordable to families of low and moderate income. Developers of land within this redevelopment area are to assist the borough in addressing satisfaction of the obligation in a manner consistent with the provisions of Section 249 *et seq.* of the Glassboro Development and Zoning Ordinance.

A payment in lieu of on-site construction of affordable units shall be made to the Borough's Housing Trust Fund in the amount of \$2,000.00 per unit.

IX. Public Electric Vehicle Charging Infrastructure

Provisions for electric vehicle (EV) charging infrastructure and/or stations shall be provided in accordance with State law, including P.L.2021, c.171, unless otherwise exempt.

X. Property Acquisition

To the extent that property acquisition will be required, all property must be acquired by the designated redeveloper through private negotiations with the property owner(s).

XI. Relationship of the Redevelopment Plan to Other Plans

A. Relationship to Master Plans of Contiguous Municipalities

While the Borough of Glassboro is bounded by seven municipalities, the Borough of Clayton, Harrison Township, Elk Township, Mantua Township, Washington Township, and the Borough of Pitman are significantly distant from the Project Area such that this Redevelopment Plan should have no impact on the master plans of those municipalities.

The properties directly east of the Project Area in Monroe Township are currently zoned R-2, "Suburban Residential Option District" and R-3, "Residential District 3." The use contemplated in this Redevelopment Plan are also residential in nature. Therefore, it is anticipated that this Redevelopment Plan will complement the Master Plan of Monroe Township.

B. Relationship to Gloucester County Master Plan

Under the Gloucester County Master Plan, entitled "GC 2040," dated September 2015, the Borough of Glassboro has been designated as a "growing suburb." (GC 2040 at p.30). A "growing suburb" is defined as "communities that have a significant number of developable upland acres remaining and are experiencing or are forecast to experience significant population and/or employment growth..." (GC 2040 at p.30). The Master Plan indicates a preference towards preserving the "unique mix" of places that exist in Gloucester County so as to allow future generations to "enjoy the same range of lifestyle choices as are available today. (GC 2040 at p.26). In addition, Gloucester County was one of the fastest-growing counties in the region over the past 25 years, experiencing a 13.0% growth in population between 2000 and 2010 alone. That trend is expected to continue from now to 2040 during which time the county's population is forecast to grow by over 25.0%, reaching 376,116 residents. (GC 2040 at p. 7). As population growth coincides with a need for additional housing, this Redevelopment Plan is consistent with the Gloucester County Master Plan's vision for the area.

C. Relationship to State Development and Redevelopment Plan

The State Development and Redevelopment Plan ("SDRP") was adopted in 2001. In 2012, the State of New Jersey proposed a Strategic Plan to update the 2001 SDRP. However, this updated plan was never adopted. Therefore, the 2001 SDRP is the most current version.

Under the SDRP, the Project Area is classified as a Metropolitan Planning Area ("PA1"), for which, in part, the intent of such areas is to (i) provide for much of the state's future redevelopment, (ii) revitalize cities and towns, (iii) stabilize older suburbs, (iv) promote growth in compact forms, and (v) protect the character of existing stable communities. This plan for redevelopment is in concert with the SDRP's intentions for PA1.

PA1 planning areas are considered to be growth areas, within which development and redevelopment is encouraged. In addition, the SDRP envisions the use of strategies in the PA1 planning area that will retain and expand employment opportunities.

Relevant policy objectives in the PA1 planning area include:

- “Providing a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings.”
- “Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.”

This Redevelopment Plan Amendment promotes the policy objectives by providing townhomes, encouraging a range of housing choices within the East High Street Redevelopment Area, which also includes low density, detached single-family properties and commercial properties. In addition, the Redevelopment Plan Amendment aims to adapt former commercial use properties into residential housing. The proposed residential housing is in close proximity to the major transportation corridors of Route 47, Route 55, and Interstate 295. Thus, this Redevelopment Plan Amendment seeks to effectuate the policies of the PA1 planning area.

XII. Relationship of Redevelopment Plan to Municipal Development Regulations and Borough Master Plan

The Borough of Glassboro’s Master Plan Reexamination was adopted December 2020, and prepared in accordance with the 2004 Master Plan, 2006 Amendment, and November 2010 reexamination. The Master Plan and latest Reexamination address the Borough’s housing goals and provides support for the redevelopment within the vicinity of Route 322. Support for the redevelopment is also derived from the plan’s endorsement of redevelopment activity, pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.

This Redevelopment Plan Amendment is consistent with the Borough Master Plan and designed to effectuate the Borough Master Plan. One of the goals of the Borough Master Plan is to maintain the viability of the established residential areas while rehabilitating and redeveloping targeted areas within the Borough by...diversifying housing opportunities through new, imaginative and innovative residential formats that meet the needs of the Borough’s changing demographics. This Redevelopment Plan Amendment furthers that goal by maintaining the goals of the East High Street Area Redevelopment Plan, while providing diversified housing opportunities in the form of townhome housing in an arts and entertainment district.

XIII. Proposed Redevelopment Actions

A. Redevelopment Authority

The Borough's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4(c) for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan Amendment.

B. Redevelopment Agreement

Pursuant to N.J.S.A. 40A:12A-8, the Borough may select one or more redevelopers for the construction of a development project in the Project Area as it deems necessary. Once a redeveloper has been selected, the Borough shall enter into a Redevelopment Agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the Project Area shall be undertaken in accordance with the contractual Redevelopment Agreement between the Borough and a municipally designated redeveloper.

XIV. Obligations of the Redeveloper

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan Amendment, the Borough of Glassboro Zoning and Land Development Ordinances, and the "Third Amendment to the Glassboro Central Business District (CBD) and Nearby Environs Redevelopment Plan - A Plan for the Revitalization of the East High Street Area." Any private developer (s) will be required to:

- A. Enter into a Redevelopment Agreement with the Borough of Glassboro prior to the commencement of any development and/or improvements as permitted in this Redevelopment Plan Amendment. Such Redevelopment Agreement shall include a development schedule and the private developer(s) shall commence the undertaking of the development in accordance with the development schedule.
- B. Submit development plans consistent with this Redevelopment Plan Amendment to the Borough Planning Board for approval.
- C. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the redeveloper(s) or the successors, lessees, or assigns of them, by which land in the Project Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status as determined in more detail in such Redevelopment Agreement.

- D. Neither the redeveloper(s) nor any successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Project Area.
- E. Maintain the structures and facilities in accordance with all code and ordinances of the Borough of Glassboro.

XV. Deviations From Provisions Of Approved Redevelopment Plan

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan Amendment or other Borough development ordinances, except as set forth below. Accordingly, an amendment to this Redevelopment Plan Amendment shall not be necessary if the selected developer(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Borough's Zoning and Land Development Ordinances, or from the design standards set forth in this Redevelopment Plan or other Borough development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board, accompanied by a complete application for development as otherwise required by Borough ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) 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.

No deviations shall be granted that result in any of the following effects or conditions:

- A. To allow a use not specifically permitted within the Project Area;
- B. Exceeding the maximum building coverage permitted;
- C. Exceeding the maximum building or structure height as measured in feet and/or stories;
- D. Deviation from any phasing plan for public improvements, deviations from the executed redevelopment agreement, or other contractual obligations of the redeveloper to the Borough acting as the Redevelopment Entity.

As a precondition to the filing of any land application for development, as defined in N.J.S.A. 40:55D-3, for the Project Area, a redevelopment agreement shall be executed with the Borough of Glassboro. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application and no application for development shall be deemed complete unless a copy of a fully executed redevelopment agreement with the Borough of Glassboro has been submitted.

XVI. Duration of Redevelopment Plan Restrictions

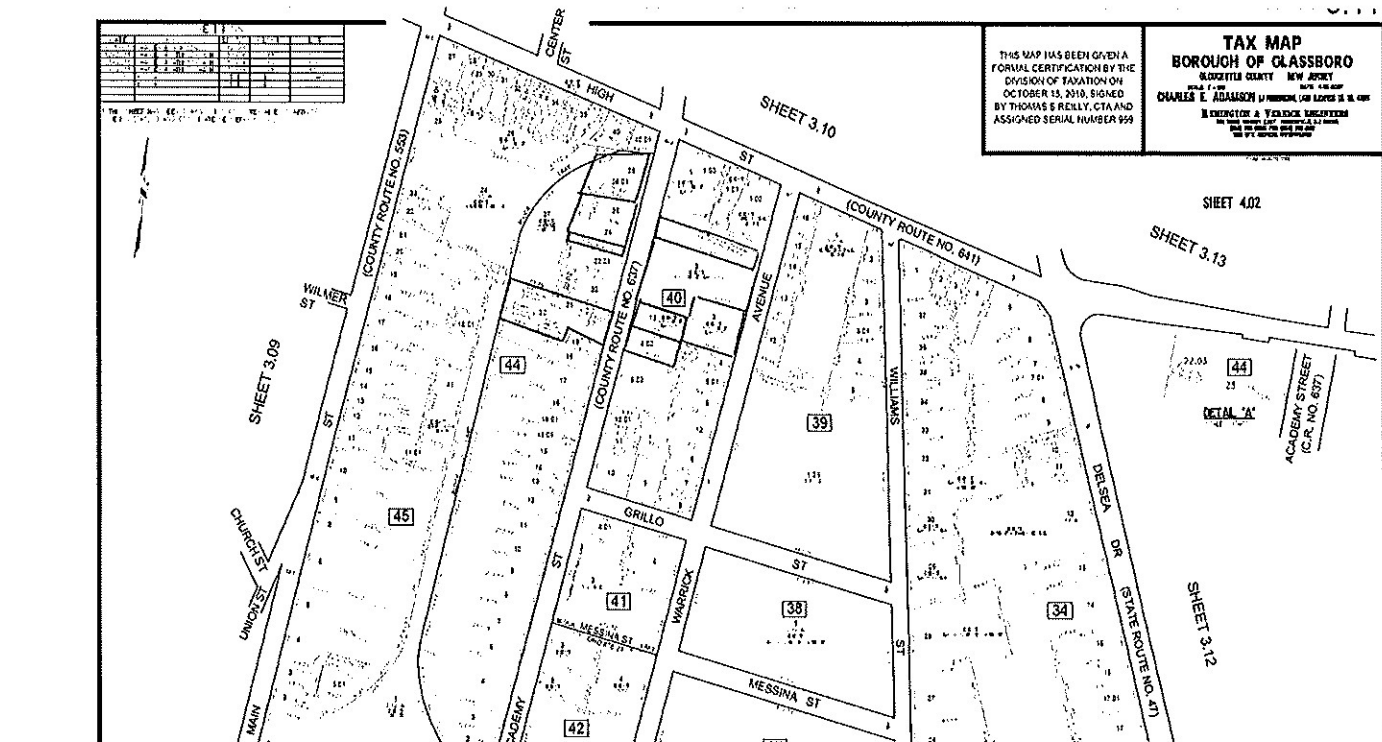
This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of thirty (30) years from the date that the Glassboro Borough Council first approves this Redevelopment Plan Amendment.

The termination of this Redevelopment Plan Amendment shall in no way permit the Project Area land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

XVII. Amendments to the Approved Redevelopment Plan

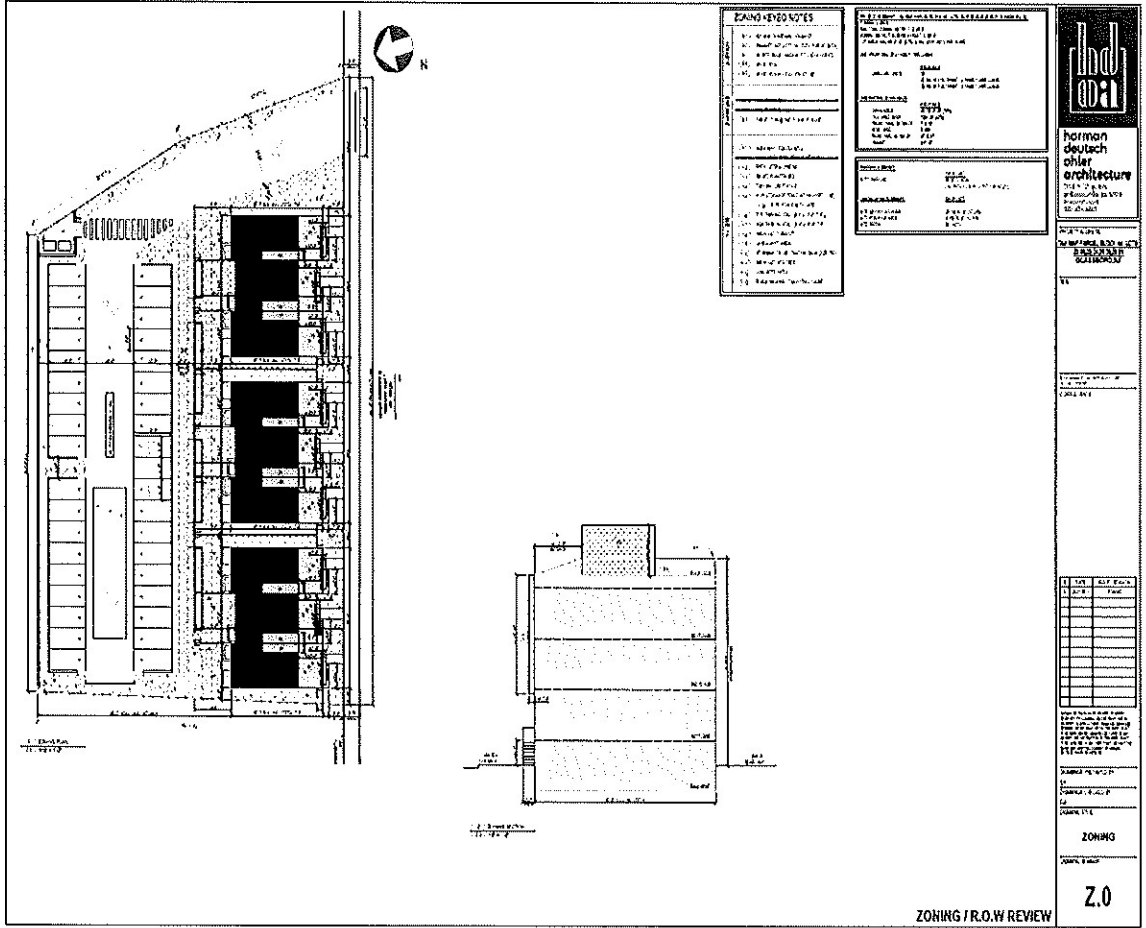
This Redevelopment Plan Amendment may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

Appendix A Project Area Map

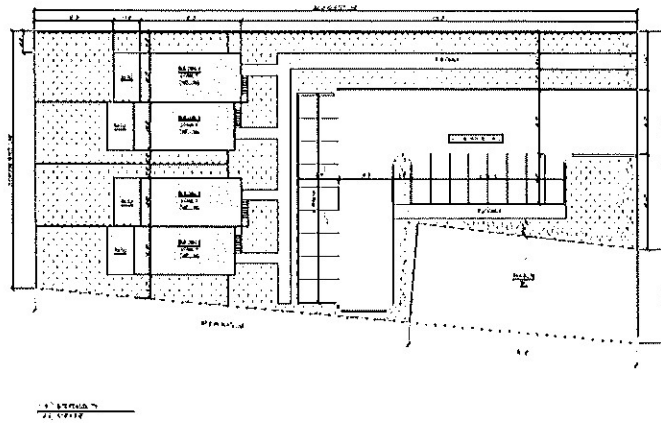


Appendix B Project Site Plan

Site 1



Site 2



GLASSBORO, NJ

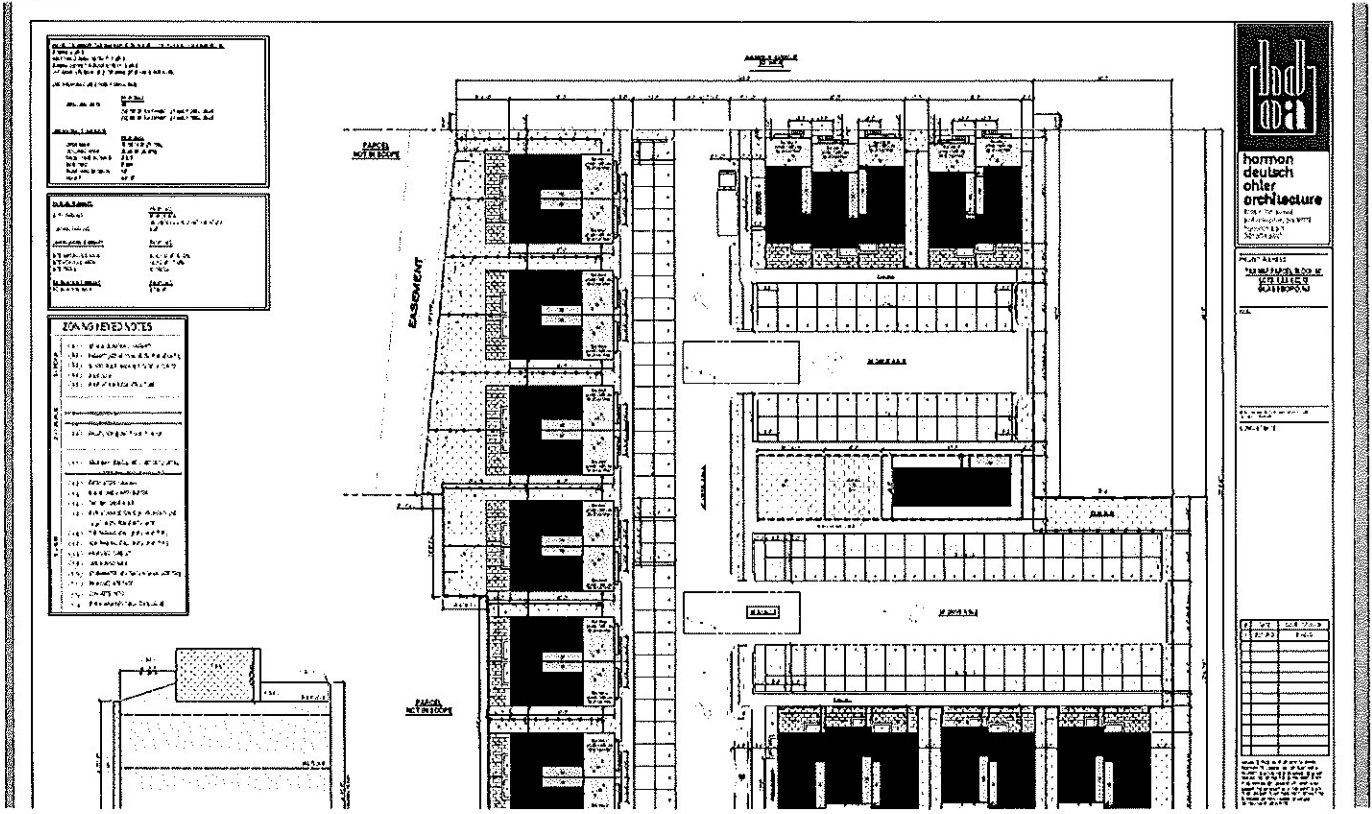
SITE 2: BLOCK 44; LOTS: 20,21

NO.	DATE	DESCRIPTION	BY	REVISION
1	07/24	PRELIMINARY	TD	1
2	07/24	REVISIONS	TD	2
3	07/24	REVISIONS	TD	3
4	07/24	REVISIONS	TD	4

SP.2
SITE FEASIBILITY

GLASSBORO, NJ

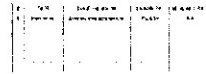
Site 3



Appendix C
Townhome Façade



GLASSBORO, NJ



SD2.0
FLOOR PLANS

2
3/1/2010