

ORDINANCE NO. 2023 - 33

AN ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING THE THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE STAFFORD BUSINESS PARK

WHEREAS, redevelopment plans must be adopted by ordinance pursuant to N.J.S.A. 40A:12A-7 and must include an outline for the planning, development, redevelopment or rehabilitation of the identified project area; and

WHEREAS, on August 2, 2005, the governing body of the Township of Stafford (the "Township") commissioned a report, to determine if the tract known as "The Stafford Business Park", a 370 acre site bounded by the Garden State Parkway to the east and woodlands to the north, west and south, qualified as an "area in need of development" under the Local Redevelopment and Housing Law ("LRHL"); and

WHEREAS, by report dated November 2005, updated in August 2006, and amended in August 2010 and June 2015, the Township adopted the findings in the Redevelopment Assessment Report and declared that the area known as the "Stafford Business Park" constitutes an area in need of redevelopment ("Redevelopment Area") as defined pursuant to the LRHL, specifically, N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-6; and

WHEREAS, the Township now wishes to adopt the Third Amendment to the Redevelopment Plan for the Stafford Business Park, dated August 2023 in order to adopt bulk standards for the Traditional Neighborhood Zone which shall apply to five residential lots to be created by subdivision in accordance with the terms of the Seventh Amendment to the Redevelopment Agreement dated June 9, 2021; and

WHEREAS, the Township's governing body now wishes to adopt the Third Amendment to the Redevelopment Plan for the Stafford Business Park date August 2023, which is attached hereto and incorporated herein as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Township of Stafford in the County of Ocean, State of New Jersey, as follows:

SECTION 1. The Third Amendment to the Redevelopment Plan for the Stafford Business Park dated August 2023 attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the **22nd** day of **August, 2023**, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the **12th** day of **September, 2023** at 7:00 p.m., at the Township Municipal building, located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.



SUSAN FARRELL
MUNICIPAL CLERK

Introduction: August 22, 2023

Motion to Introduce: <i>Mower</i>	Second: <i>Otte</i>	Roll Call:	Esposito	<i>absent</i>
			Henken	<i>absent</i>
			Krier	<i>absent</i>
			Otte	<i>yes</i>
			Mower	<i>yes</i>
			Steadman	<i>yes</i>
			Myhre	<i>yes</i>

Adoption: September 12, 2023

Motion to Adopt: <i>Henken</i>	Second: <i>Otte</i>	Roll Call:	Esposito	<i>absent</i>
			Henken	<i>yes</i>
			Krier	<i>No</i>
			Otte	<i>yes</i>
			Mower	<i>yes</i>
			Steadman	<i>yes</i>
			Myhre	<i>yes</i>

CERTIFICATION

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Ordinance was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the 12th day of Sept. 2023.



 Susan M. Farrell, RMC
 Municipal Clerk, Stafford Township
 Ordinance No. 2023-33

Redevelopment Plan Stafford Business Park



TOWNSHIP OF STAFFORD
OCEAN COUNTY, NEW JERSEY

Prepared by
Schoor DePalma.
200 Route 9 North
Manalapan, NJ 07726

Jamie Sunyak, P.P., A.L.C.P.
Professional Planner, N.J. License # 05746

November 2005

(Last revised to reflect Planning Board comments of October 5, 2005)

Updated as of August 2006

Amended August 2010

Amended June 2015

Amended August 2023

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SECTION 1 INTRODUCTION

1.1 BACKGROUND

The goal of this report is to provide a mechanism towards a coordinated program of redevelopment for the tract known as the "Stafford Business Park" of the Township of Stafford. On August 2, 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an "area in need of redevelopment" as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. On September 21, 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. This report has been amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. The original Redevelopment Plan was adopted on November 15, 2005 by Ordinance No. 2005-102 and amended on October 3, 2006 by Ordinance No. 70 of 2006.

The Stafford Business Park is bounded by the Garden State Parkway to the east, and extensive woodlands to the north, west and south. The 370 acre site is mostly vacant and wooded, and contains primarily publicly owned land which includes the former Township landfill, several County and Township facilities, a NJ DMV inspection station, and a Township-owned water tower. Of the entire site, there were originally two privately owned parcels: Andwin Realty Investors and Pinnacle Towers. Access is provided off Route 72, and the plan involves improvements to an existing Garden State Parkway ramp (Exit 63). Appendix A contains a current list of the block and lots for the area.

1.2 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

Section 7 of the Local Housing and Redevelopment Law sets forth certain criteria that are to be addressed in a redevelopment plan. This section (N.J.S.A. 40A:12A-7) states that:

- a. *No development project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipally delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both according to criteria set forth in section 5 or section 14 of P.L. 1992, c 79 (C.40A;12A-5 or 40A-14), as appropriate.*

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate;

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*
2. *Proposed land uses and building requirements in the project area.*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of*

residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market

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

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

b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," PL 1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan,

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law, " PL 1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development

regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" PL 1975, c. 291 (C4Q:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

1.3 DESCRIPTION OF THE STAFFORD BUSINESS PARK REDEVELOPMENT AREA

The Stafford Business Park study area is located in the southwesterly section of the Township, proximate to the Garden State Parkway and Route 72, within the Pinelands area. The site is surrounded by wooded vacant lands, and was identified in the Stafford Township Housing Element and Fair Share Plan as one of the sites whereby the Township could satisfy its Third Round Obligation of the Council on Affordable Housing (COAH) regulatory requirements.

The redevelopment study area was originally comprised of 68 separate tax parcels (as more particularly described in Appendix A attached to the original Redevelopment Plan as updated in August 2006). As a result of subsequent subdivisions and consolidations, the redevelopment study area now consists of twenty-one (21) separate tax parcels (as more particularly described on revised Appendix A attached hereto and made a part hereof). The land area and boundaries of the redevelopment study area have not changed. Generally speaking, the study area originally consisted of undeveloped and wooded land and has been partially developed to date.

SECTION 2 REDEVELOPMENT GOALS AND POLICIES

2.1 THE REDEVELOPMENT PLAN

Therefore, it is the goal of this Redevelopment Plan to return vacant, non-productive properties to full productivity by creating new development opportunities for private and public-private investment.

The Redevelopment Plan is based on the following smart growth planning principles:

- Providing economic development opportunities,
- Providing balanced housing for Township residents,
- Capitalizing on the Township's transportation modes and networks, and,
- Protecting natural resources and environmentally sensitive areas.

The objectives of this Redevelopment Plan are to:

- Provide opportunities for modern retail and office space.
- Provide opportunities for a mixture of housing stocks, including a provision for affordable housing.
- Ensure a long-term productive reuse of the Township's landfill site, as well as providing for the remediation of the site.
- Provide for a mixture of residential uses, supportive neighborhood commercial and recreational opportunities that will add needed taxable improvements to the Township's ratable base and advance the revitalization of the Stafford Business Park section of Stafford without adding significantly to the cost of Township services.

The former Stafford Landfill is located within the western portion of the study area, occupying over one-quarter of the entire Stafford Business Park land. The Landfill, which operated until December 1983, accepted municipal waste from Stafford Township, Long Beach Township, the Borough of Beach Haven, the Borough of Ship Bottom, and Surf City Borough. The closure of the landfill includes excavation of all the buried waste from the southeast corner, relocating the non-hazardous waste within the proposed landfill boundary and re-grading the southeast corner with clean fill as required. Closing of the landfill will also include grading of the landfill to slopes that would allow for proper drainage and construction of a final cover system, landfill gas controls and stormwater controls consistent with NJDEP standards. A 3-phase Site Development Plan has been developed to address site preparation, construction, operation and closure construction activities. The landfill has now been properly closed in accordance with applicable NJDEP and Pinelands Commission permits and approvals. Renewable energy facilities are now proposed on the closed and capped landfill.

The site is located within several zoning districts. The majority of the site is located within the Business Park (BP) and Business Park Office (BPO) districts. Several parcels are located within the County and State "Special" Zoning Districts. The site is also located with the Pinelands Regional Growth Area.

SECTION 3 LAND USE AND DEVELOPMENT REQUIREMENTS

3.1 INTRODUCTION

New redevelopment projects constructed pursuant to this Plan shall conform to the land uses depicted on the Schematic Plan and in a manner consistent with the redevelopment standards set forth within this Redevelopment Plan.

3.2 LAND USE OPTIONS

The Schematic Plan is intended to accommodate a mix of zones which permit residential uses with supportive neighborhood commercial buildings, recreational components, renewable energy facilities and quasi-public buildings. The Traditional Neighborhood Zone permits residential development with a variety of housing types, including single family attached and detached units, market rate apartments and clubhouses to serve the single family and apartment uses. Overall residential density within the Traditional Neighborhood Zone shall not exceed 5.25 units per gross acre if developed entirely for market rate age restricted housing, or 4.1 units per gross acre if developed entirely for non-age restricted housing. The Affordable Housing (AH-20) Zone permits multi-family housing units.

The non-residential portion, the Commercial Zone, permits offices, shopping centers, restaurants, banks, indoor and outdoor recreation, as well as a number of other commercial uses.

3.3 REDEVELOPMENT STANDARDS

3.3.1 Purpose: The intent of these redevelopment standards is to provide a redeveloper with guidelines in order to facilitate the

design of a conforming project. It is also the purpose of these redevelopment standards to provide flexibility in the standards to accomplish a successful project.

3.3.2 Definitions

The words used in the Redevelopment Plan shall have the same definition as included in the Stafford Township Land Use and Development provisions, unless specifically defined herein.

3.3.3 Parking

A. All residential dwellings subject to Residential Site Improvement Standards (RSIS), as amended.¹

B. All other uses, in accordance with § 130-81 of the Stafford Township Code.

3.3.4 Stormwater Management

The stormwater management facilities shall meet requirements set forth by the New Jersey Department of Environmental Protection and New Jersey Pinelands Commission, as necessary for required permits and any other necessary development standards.

3.3.5 Landscaping and Buffers:

Proposed improvements shall meet the landscaping and buffering standards set forth in Sections 130-50 and 130-51 of the Township's Ordinance.

¹ Given the Traditional Neighborhood design of the plan, a parking reduction may be sought from RSIS for the multi-family dwellings.





3.3.6 Signs

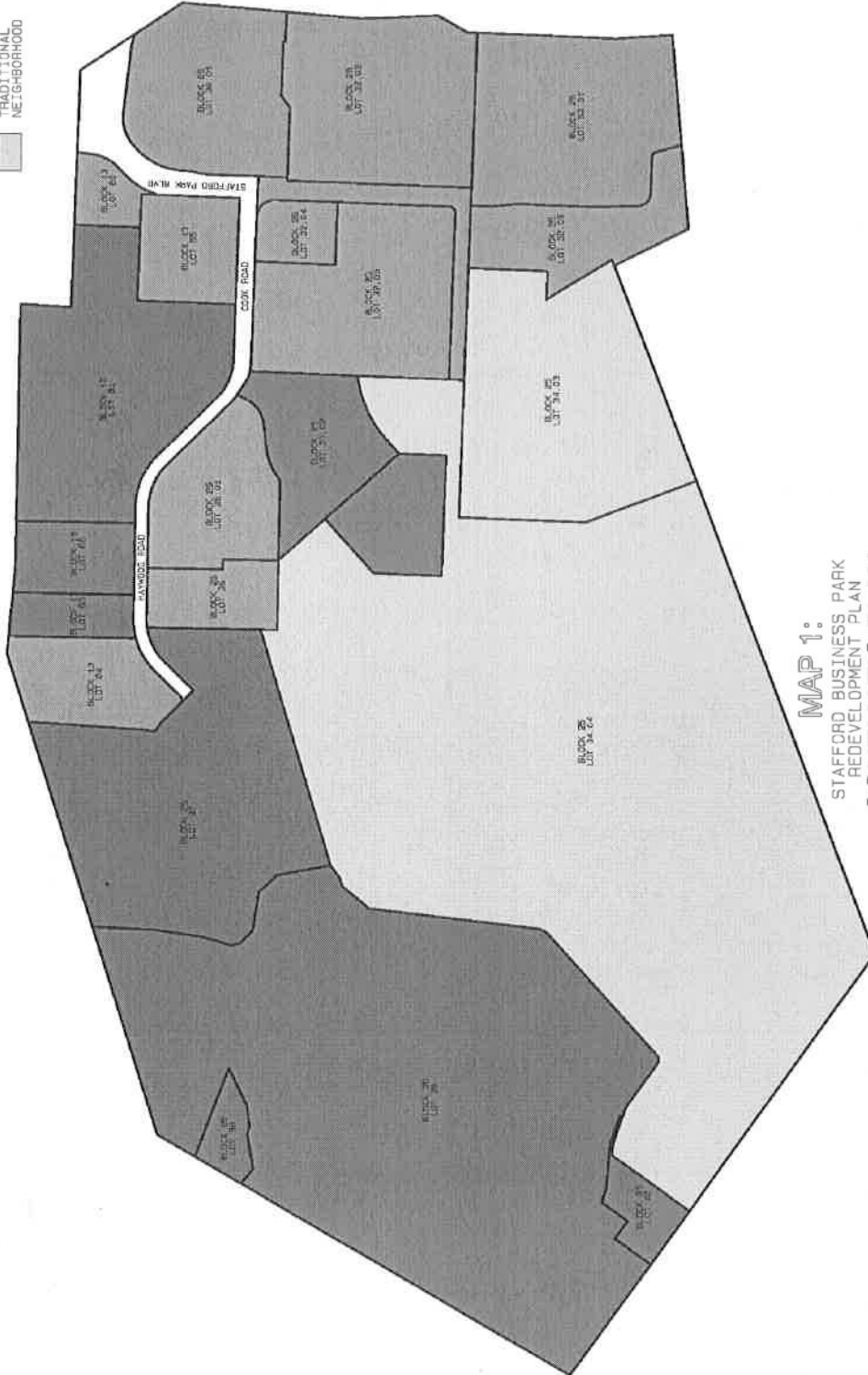
3.3.6.1 Sign Package: As part of any site plan application, the Redeveloper must submit a complete sign package with the proposed number of signs, location, size and height, and overall appearance including colors, lettering and illumination. The signs shall be permitted at a location, size and height, subject to the Board's discretion.

3.3.7 Maintenance and Ownership of Common Land

The ownership and maintenance of the common areas, private roadways (if applicable), driveways, common courtyards, recreational areas, lakes and other improvements not intended to be individually owned within the Redevelopment Area shall be provided by an association organized under the nonprofit corporation statute of the State of New Jersey (Title 15) and formed for that purpose by the Redeveloper or Redevelopers selected by the Township as Redeveloper of parcels within the Redevelopment Area (the "Redeveloper.") The Redeveloper shall, in the form of restrictions and covenants to be recorded, provide that title to the aforesaid enumerated areas shall be conveyed to said association, whose members shall be owners of lots or other interests, or to such other persons as a majority of the members shall designate from time to time by duly

adopted bylaws. Said restrictions and covenants shall also provide that, in the event that the association shall cease to function through lack of participation of its members or be dissolved, the Township of Stafford shall have the right by special assessment to assess the owners of property in the development, annually, a sum of money which would be sufficient to pay the taxes on said common properties and improvements and for the proper upkeep, maintenance and preservation of the same. Such restrictions and covenants shall further provide that the same shall not be altered, amended, voided or released, in whole or in part, without the written consent of the Township of Stafford by resolution duly adopted at a regular meeting of the Township Council and except upon proper notice being given by the Redeveloper, association or any other party in interest and to all lot owners of property in the development. A statement containing the provisions of this section shall be filed with the Clerk of Ocean County as part of the Declaration of Covenants, Conditions and Restrictions. In addition, any contract of sale to any prospective purchaser by the Redeveloper shall contain a contract provision disclosing the requirement to join the homeowners' association and the nature of the fees that will be charged to the purchaser as a homeowner by virtue of being a member of such homeowners' association.

-  PUBLIC
-  AH-20
-  COMMERCIAL
-  TRADITIONAL NEIGHBORHOOD



MAP 1:
 STAFFORD BUSINESS PARK
 REDEVELOPMENT PLAN
SCHEMATIC PLAN
 STAFFORD TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

Permitted Uses Stafford Business Park Redevelopment Area**		
AH-20 Zone	Traditional Neighborhood Zone ^{2,5}	Commercial Zone
Principal Permitted Uses	Principal Permitted Uses	Principal Permitted Uses
<ol style="list-style-type: none"> Multi-family dwellings² Multi-family age restricted dwellings 	<ol style="list-style-type: none"> Detached single-family³ Attached single-family³ Market Rate Apartments (not to exceed a total of 220 units) subject to all bulk standards applicable in the AH-20 Zone Recreation buildings or clubhouse 	<ol style="list-style-type: none"> Professional offices Retail shopping centers Major retail establishments Indoor private recreation Restaurants, diners, taverns and other eating and drinking establishments Financial institutions Child-care centers Pharmacies Veterinaries Outdoor recreational activities (not including go-carts or motorized vehicles) Funeral homes Lumber and buildings materials dealers Governmental facilities
Accessory Uses	Accessory Uses	Accessory Uses
<ol style="list-style-type: none"> Off-street parking Recreational facilities (indoor and outdoor) as part of a principal permitted use 	<ol style="list-style-type: none"> Private swimming pool Private tennis court Storage shed Detached garage, including living space above the detached garage.⁴ Other accessory uses subject to the discretion of the Board 	<ol style="list-style-type: none"> Private swimming pool Communication facilities and satellite dishes Outdoor storage uses Garages for inside storage of vehicles and materials Private tennis court
		Discretionary Uses ⁵
		<ol style="list-style-type: none"> Video arcades Existing or relocated motor vehicle service station

** In addition to the uses otherwise permitted in the public zone (see Map 1) renewable energy facilities (facilities that produce electrical energy from wind, solar, photovoltaic or other similar technologies) shall be permitted.

² The multi family development shall be served by public sewer and water facilities, shall not be age-restricted, and shall be subject to the applicable requirements for affordable housing set forth in Chapter 130 Land Use and Development of the Township Code.

^{2,5} The bulk standards set forth above for the Traditional Neighborhood Zone shall apply to five (5) residential lots to be created by subdivision in accordance with the terms of the Seventh Amendment to the Redevelopment Agreement dated June 9, 2021.

³ The lot must be served by public sanitary sewer and public water.

⁴ Any detached garage with living space above shall be limited to a height of 25 feet, shall not contain a kitchen, may not be used as a home office or other private use that would generate visits from the public or is otherwise inappropriate to the neighborhood at the discretion of the Planning Board.

⁵ These uses may be permitted within the Commercial Zone but at the discretion of the Planning Board.

Bulk Standards Stafford Business Park			
Bulk Items	AH-20 Zone	Traditional Neighborhood Zone ⁶	Commercial Zone
Tract Area	Range of 2% to 5% of the gross area of the site	Max of 65% of the gross area of the site	Range of 20% to 45% of the gross area of the site
Lot Area	N/A	For detached single-family: 5,500 sq ft For attached single-family: 2,400 sq ft	For an attached group of stores considered one building: 43,560 sq. ft.
Max. Density	20 units per acre	5.25 units per acre age restricted 4.1 units per acre non age restricted	
Minimum Lot Width	50 feet	For detached single-family: 50 feet ⁷ For attached single-family: 24 feet	150 feet
Minimum Lot Depth	50 feet	100 feet	150 feet
Minimum Front Yard Setback	N/A	20 feet without an alley, 10 feet with an alley ⁸	50 feet from ROW
Minimum Side Yard Setback	N/A	For detached single-family: 5 feet (one side), 10 feet (combined) For attached single-family: 0 feet. Alley perpendicular requires 3 feet	
Minimum Rear Yard Setback	N/A	For detached single-family: 10 feet without an alley, 5 feet with an alley For attached single-family: 5 feet	
Minimum Perimeter Setback	25 feet		50 feet
Maximum Building Height	50 feet/3 stories	35 feet	50 feet ⁹
Maximum Building Coverage			
Maximum Lot Coverage			80%
Maximum Distance between Buildings	40 feet	For attached single-family: 15 feet	
Minimum Distance between Principal Building and Parking Areas	15 feet (except for access aisles or driveways to garages and/or carports)		
Minimum Distance between Residential Building and Stafford Business Park Zone	50 feet		
Maximum number of units per building	30 units for family units 120 units for age restricted units	8 units	
Minimum Open Space	30%	10%	20%
Minimum accessory building setbacks		Side and Rear Yards- 5 feet	

⁶Pinelands Development Credits shall be acquired and redeemed for thirty percent of the residential units in the Traditional Neighborhood Zone (excluding affordable units in the AH-20 Zone).

⁷ Corner lots do not require the lot width to be greater than or equal to the minimum lot depth.

⁸ Front porches which do not rise above the height of the floor level or the ground floor may encroach into the front yard setback up to a maximum of 5 feet. Steps or stairs associated with front porches may encroach entirely into the front yard setback. A porch may include a roof overhang which may also encroach into the front yard setback up to a maximum of 5 feet. Any porch with roof overhang that encroaches into the front yard setback shall not be enclosed or screened in any way other than by a railing or other safety feature.

⁹ Height may exceed 50 feet for architectural features such as spires, cupolas, clock towers, at the Board's discretion, provided it is non-habitable space.

SECTION 4 ACQUISITION AND RELOCATION

4.1 PROPERTIES TO BE ACQUIRED

This plan does anticipate the use of eminent domain powers to be exercised by the Township in order to implement the Plan, as most of the subject properties are under public ownership. However eminent domain may be used to clear any encumbrances on title necessary to assemble said parcels.

4.2 ON-SITE RELOCATION

There are a number of quasi-public facilities in the redevelopment area that may be relocated from their current place of business, but will remain within the redevelopment study area. These include the New Jersey Motor Vehicle Commission, the Ocean County Recycling Center, the Ocean County Resource Center, the Ocean County Garage, and the Ocean County Animal Shelter.

It is anticipated that the Stafford Township Public Works Garage and the Pinnacle Tower will both remain in their current locations, and the Stafford Township water tower and Andwin Realty will be (or has been) relocated to another portion of the site.

SECTION 5 RELATIONSHIP TO OTHER PLANS

5.1 MUNICIPAL LAND USE AND ZONING

The site is located within several zoning districts. The majority of the site is located within the Business Park (BP) and Business Park Office (BPO) districts. Several parcels are located within the County and State "Special" Zoning Districts.

The site is also located with the Pinelands Regional Growth Area. As indicated within N.J.A.C. 5:94-4.5(a), those properties within the Pinelands area are subject to the land use policies designated in the Pinelands Comprehensive Management Plan and subject to the Pinelands jurisdiction.

All development within the Stafford Business Park Redevelopment Area shall be consistent with the standards of the Pinelands Comprehensive Management Plan and the terms of the June 2006 Memorandum of Agreement amongst Stafford Township, Ocean County and the New Jersey Pinelands Commission, including the Environmental Conditions delineated in Attachment B thereto, as may be amended from time to time..

5.2 SEWER AND WATER

The redevelopment area is within public water and sewer service areas. It is anticipated that mains will be extended to serve the entire project.

5.3 TRANSPORTATION

The redevelopment area is located in proximity to both Route 72 and the Garden State Parkway. The implementation of the Redevelopment Plan includes an opportunity for planned circulation improvements to both access points vis-à-vis Route 72 and Recovery Road, and Exit 63 of the Garden State Parkway.

5.4 RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

Municipalities that border Stafford are Barnegat, Little Egg Harbor and Eagleswood. The redevelopment area is separated from both Little Egg Harbor and Eagleswood by an extensive wooded area. Access is generally limited between the redevelopment area, Little Egg Harbor and Eagleswood due to the lack of a comprehensive roadway network in the southern portion of Stafford.

Barnegat is located to the north of Stafford, and is separated from the redevelopment area by a number of residential developments. Overall, the redevelopment area's proposed residential, neighborhood commercial, and recreational land uses are not anticipated to have a measurable impact on the adjacent municipalities.

5.5 RELATIONSHIP TO COUNTY AND STATE DEVELOPMENT PLAN

5.5.1 Ocean County Master Plan

The Ocean County Master Plan was adopted in December

1988. The Plan indicates that Stafford contains a large area designated as a Pinelands Regional Growth Area, and that the completion of the sewers is expected to allow increased development. As a result, the County Plan depicts the Stafford Business Park area as a High Growth area.

The following County goals are relevant to and compatible with the Stafford Business Park Redevelopment Plan:

- Provide for a broad range of housing opportunities for all income levels and household types.
- Continue the economic development efforts to provide year round employment opportunities and enhance the tax base by encouraging commercial operations to expand.
- Continue to provide a coordinated management program to control spatial development by directing new growth to environmentally suitable areas which can be provided with essential infrastructure and support facilities.

5.5.2 The State Development and Redevelopment Plan

The entire redevelopment area is located within a Pinelands Regional Growth Area as designated by the Pinelands Commission. Regional Growth Areas are lands within the Pinelands area which are capable of accommodating growth while protecting the essential character and environment of the Pinelands.

The State Planning Act recognizes the special statutory status of the New Jersey Pinelands under the Pinelands Protection Act and the State Planning Commission is required to "rely on the adopted plans and regulation of

these entities in developing the State Plan."

The redevelopment plan furthers the following principals of smart growth:

- Mixed land uses
- Compact, clustered community design
- Range of housing choice and opportunity
- Walkable neighborhoods distinctive, attractive communities offering a sense of place
- Open space and scenic resource preservation
- Future development strengthened and directed to existing communities using existing infrastructure
- Predictable, fair and cost-effective development decisions
- Community and stakeholder collaboration in development decision-making

SECTION 6 APPROVAL

6.1 SUBDIVISION/SITE PLAN

Except as otherwise provided in this Redevelopment Plan, any redevelopment project carried out in the Stafford Business Park Redevelopment Area is required to meet the standards and requirements of the Stafford Land Development Ordinance.

For sites over 100 acres in size, a concept plan must be submitted to the Planning Board indicating the general location of land uses, parking, on-site circulation, and open space for the entire tract as part of a general planned development (GPD). Site plans, either phased or for the entire project, may be submitted to the Planning Board for

review and approval pursuant to a phasing plan which is incorporated into a Redeveloper Agreement.

SECTION 7 CERTIFICATE OF COMPLETION

7.1 CERTIFICATION OF COMPLETION

Any redevelopment project undertaken under a Redeveloper Agreement executed pursuant to this Plan shall not be deemed complete until a Certificate of Completion is issued by the redevelopment entity based on a determination that all requirements of the Redeveloper Agreement have been fulfilled. Upon issuance of a Certificate of Completion, the parcel upon which the redevelopment project is located shall no longer be in need of redevelopment.

7.2 DURATION OF THE PLAN

The Redevelopment Plan will remain effective until the redevelopment area has been redeveloped, unless earlier terminated by the Township of Stafford.

SECTION 8 AMENDMENTS TO THE REDEVELOPMENT PLAN

8.1 AMENDMENTS TO THE REDEVELOPMENT PLAN

This plan may be amended from time to time in accordance with the procedures of the Local Redevelopment and Housing Law.

APPENDIX A – PROPERTY INFORMATION

Block	Lot	Address	Owner's Name	Mailing Address
25	32.05	315 Cook Road	Stafford Properties Urban Renewal, LLC	500 Barnegat Boulevard North, Building 100 Barnegat, New Jersey 08005
25	32.03	211-241 Stafford Park Boulevard	Stafford Properties Urban Renewal, LLC	500 Barnegat Boulevard North, Building 100 Barnegat, New Jersey 08005
25	32.04	234 Stafford Park Boulevard	Stafford Properties Urban Renewal, LLC	500 Barnegat Boulevard North, Building 100 Barnegat, New Jersey 08005
25	33.02	321 Cook Road	Stafford Family Apartments, LLC	500 Barnegat Boulevard North, Building 100 Barnegat, New Jersey 08005
25	34.04	325 Cook Road	Stafford Properties Residential Urban Renewal, LLC	500 Barnegat Boulevard North, Building 100 Barnegat, New Jersey 08005
25	35.01	333 Haywood Road	Andwin Realty Investors, LLC	360 Oak Avenue Cedar Run, New Jersey 08092
25	62.01	243-245 Stafford Park Boulevard	Costco Urban Renewal, LLC	c/o Costco Wholesale Corporation 999 Lake Drive, Isaquah, Washington 98027
25	32.01	211 Stafford Park Boulevard	Target Stafford Urban Renewal, LLC	c/o Target Corporation 1000 Niccollet Mall, TPS-3155, Minneapolis, MN 55403
25	26	Right of Way	New Jersey Turnpike Authority	581 Main Street, Woodbridge, New Jersey
25	28	Right of Way	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
25	29	Right of Way	Stafford Township	260 East Bay Avenue, Manahawkin, NJ 08050
25	37	379 Haywood Road	Ocean County Garage	Ocean County Municipal Building 101 Hooper Road, Toms River, New Jersey
25	36	357 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
25	38	380 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
25	39	400 Haywood Road	Stafford Township – Landfill Shed	260 East Bay Avenue, Manahawkin, New Jersey 08050
25	40	500 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
13	55	220 Haywood Road	NJ DPT LAW PUB SFTY/NJDOT/DMV/BX600 Support Serv	1035 Parkway Avenue Trenton, NJ 08625

13	60	200 Recovery Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
13	61	320 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08050
13	62	350 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08005
13	63	360 Haywood Road	Stafford Township	260 East Bay Avenue, Manahawkin, New Jersey 08005
13	64	370 Haywood Road	Pinnacle Towers Inc. ATTN: TX Dept.	301 N Cattlemen Road #300, Sarasota FL 34232 500 Barnegat Boulevard North, Building 100
25	34.03	101 Campbell Boulevard	Stafford Properties Apartments Urban Renewal LLC	Barnegat, New Jersey 08005