

**Borough of Runnemede  
Camden County, New Jersey**

**Redevelopment Plan**

**Entirety of Blocks 40-52; 32-39; 21-23; 25; 27-29**



**November 2019**

**Recommended to Borough by the Joint Land Use Board after a public hearing on \_\_\_\_\_, 2019 with Resolution \_\_\_\_\_.**

**Adoption by Borough Council in accordance with Ordinance \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_ 2019.**

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The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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### MAPS

MAP 1 Runnemede Borough Zoning Map with Redevelopment Area

## I. Introduction

The properties within the Redevelopment Area of the Borough of Runnemede were designated by Borough Council as a Non-Condemnation Area in Need of Redevelopment in accordance with Resolution 19-39 on March 5, 2019. The Preliminary Redevelopment Needs Investigation Report, dated February 2019, as well as the findings of fact in Resolution 19-08 provide an overview of the Borough's redevelopment planning process, a description of the study area, an outline of the redevelopment area and rehabilitation area criteria set forth in New Jersey's Local Redevelopment and Housing Law, a review of the relationship of the study area to the Borough's Master Plan and the State Plan, and each report explains the conditions that warranted the redevelopment designation.

By utilizing the redevelopment planning tools provided in N.J.S.A. 40A:12A-1 et. seq., the Borough aims to enhance opportunities for reuse, revitalization, and redevelopment of the designated properties and to provide a planning framework that sets a high standard for development and is also responsive to ever-changing market conditions. The Borough's Redevelopment Plan supports redevelopment and revitalization that will benefit the Borough overall.

The properties listed in section IIA below have been designated as an Area in Need of Redevelopment. Following designation, the next step in the redevelopment planning process is for the Borough to prepare and adopt this Redevelopment Plan to govern redevelopment of the Redevelopment Area. The Redevelopment Plan will enable the Borough to support and implement a coordinated and proactive land use plan for the area; and will afford Redevelopers the opportunity and ability to market or potentially develop the properties in accordance with the Redevelopment Plan. In the event of more than one Redeveloper being involved, the redevelopers shall work together in a coordinated effort.

The Borough's intent in initiating the redevelopment planning effort has been to enable the use of additional tools to facilitate and encourage private investment in the designated Redevelopment Area; and to allow the Borough to use its experience and concerns for the long term well-being of the municipality to foster positive change in this underutilized area. The adopted Redevelopment Plan will provide guidance as to the future use and design of the designated Redevelopment Area, but will also be flexible enough to accommodate an array of possible redevelopment scenarios. The Redevelopment Plan will provide a framework to guide redesign of and investment in the designated area in a manner consistent with the Borough's overall vision.

Since the area described in section IIA below has been designated as an Area in Need of Redevelopment, the Borough Council, as the Redevelopment Entity, is empowered to adopt a redevelopment plan to proactively set forth a vision for the Redevelopment Area, facilitate change by working with property owners and potential redevelopers, acquire land and buildings, and sell publicly owned property within the redevelopment area without public bidding to a chosen redeveloper, as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) (LRHL). The Redevelopment Entity's functions and powers are further described in section IIE below.

The Redevelopment Plan is both a regulating document and a tool that the Borough will use to stimulate revitalization, investment, and redevelopment activities within the designated area. Though the Redevelopment Plan standards take the specific site conditions and constraints into consideration, and aim to achieve the objectives for the particular Redevelopment Area, the Plan also maintains some standards that are generally consistent with the underlying Zoning and General Requirements for All Districts within the Borough Code so that unifying design elements and characteristics will tie the entire area together. The Redevelopment Plan will be adopted by ordinance in accordance with the requirements of the LRHL (N.J.S.A. 40A:12A-7).

## **II. Redevelopment Plan**

The Runnemede Borough Council will serve as the Redevelopment Entity responsible for preparation of and the execution of the Redevelopment Plan. This Redevelopment Plan specifically addresses the project area consisting of the entirety of Blocks 40-52, 32-39, 21-23, 25, 27-29. The Redevelopment Plan includes an outline for the planning, development and redevelopment of the project area in accordance with the LHRL (N.J.S.A. 40A:12A-1 et. seq.). The Borough Council, acting as the Redevelopment Entity, acknowledges that refinements to the Redevelopment Plan may be necessary from time to time in order to ensure that the Plan is responsive to current conditions and that it continues to reflect the Borough's evolving goals and objectives. Alterations to the Redevelopment Plan will be made by ordinance in accordance with the requirements of N.J.S.A. 40A:12-7. Pursuant to New Jersey law, all pre-existing uses, types and design of structures , parking and traffic are permitted

### **A. Area Description**

The Redevelopment Area consists of parcels situated on the east and west side of Black Horse Pike from Clements Bride Road to the New Jersey Turnpike. The majority of the parcels located within the Study Area, along Black Horse Pike, are located in the C, Commercial district, which is located along the Black Horse Pike corridor. There are properties also located within the Study Area in the R-1 Residential District, the GO General Office District, and the P Public District.

The analysis of the parcels within the redevelopment area have been compiled into a matrix in Appendix A.

### **B. Local Goals**

The general goals set forth below provide the framework for the Redevelopment Plan. The goals will guide implementation of the plan and realization of the vision for revitalization of these properties.

1. Enable the use of additional tools as permitted by the Local Redevelopment and Housing Law to facilitate and encourage private investment in the redevelopment area.
2. Provide guidance as to the future use and design of the designated properties, and maintain sufficient flexibility to accommodate an array of possible redevelopment scenarios.

3. Highlight opportunities to remove deteriorated and outdated buildings and to reinvent and revitalize the redevelopment area properties with modernization, adaptive reuse, or redevelopment, consistent with smart growth principles.
4. Create land use, design, and building requirements specific to the Redevelopment Area properties that are compatible with the adjacent land uses and neighborhoods, and that provide sufficient development opportunity to encourage investment and redesign.
5. Encourage cooperation among adjacent property owners to enable coordinated design and connectivity among adjacent properties and within neighborhoods.
6. Provide for maximization of private investment through the attraction of qualified developers.

### **C. Proposed Land Uses in Redevelopment Area**

The development and design requirements for the Redevelopment Area are intended to provide a framework that permits creative redevelopment, while also encouraging reconfiguration of site improvements and new construction. The Runnemede Borough Zoning Map has been amended to include the locations of the Redevelopment Area. All changes of use and redevelopment proposals require site plan approval as set forth in section E below.

The development regulations set forth in this Redevelopment Plan shall constitute an overlay zoning district within the Redevelopment Area and shall supersede the underlying zoning requirements in the event that a redeveloper has been designated and a redevelopment agreement has been entered into by the Borough for the parcel in question. In the event that no redeveloper has been selected and no redevelopment agreement has been entered into, the underlying zoning shall continue to apply and all land use matters pertaining to such parcels shall continue to be governed by the underlying zoning.

Potential redevelopers shall approach Borough Council, in its capacity as the Redevelopment Entity, to initiate a dialogue about becoming the designated Redeveloper for a particular site.<sup>1</sup> In order to avail themselves of this Redevelopment Plan, any redeveloper must enter into a Redevelopment Agreement with the Borough. All potential redevelopers are encouraged to work with the Borough in developing a concept plan that embodies the intent of the Redevelopment Plan and conveys the redeveloper's intentions for the site. Once a qualified redeveloper is chosen and designated, the establishment of a Redevelopment Agreement may streamline the redevelopment process, delineate time lines, benchmarks, expectations, roles and responsibilities, and may open opportunities to support project feasibility.

All provisions of the Runnemede Borough Code not specifically amended or revised in the Redevelopment Plan are incorporated by reference. In the event of conflict between the Borough Code and the Redevelopment Plan, the Redevelopment Plan Regulations shall prevail.

### **PERMITTED USES**

The list of permitted uses in the Redevelopment Area is provided below. Use types shall be located in accordance with the Map of this redevelopment plan. All uses are subject to the requirements of the Redevelopment Plan Design Standards, Runnemede Borough Land Use and

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<sup>1</sup> Potential redevelopers include current owners as well as prospective investors and buyers.

Zoning Ordinance or as otherwise stated in this plan. Uses permitted by specific provision of the Municipal Land Use Law shall also be permitted in the Redevelopment Area.

A. Permitted Uses in Redevelopment Area:

1. All permitted uses within the underlying zoning districts are permitted within the entire designated Redevelopment Area, regardless of underlying zoning boundaries with the exception of R-1 permitted uses.
2. Office buildings (up to 3 stories)
3. Apartment Buildings with a minimum of six (6) units (Up to 4 stories)
4. Townhouses developments of six (6) units or greater
5. Mixed use buildings consisting of first floor retail, second story residential and office uses permitted. A maximum of four (4) stories shall be permitted.
6. Municipal or Private Parking Lot

Permitted Uses in Underlying C zoning include:

A. Permitted buildings, structures and uses. Only the following shall be permitted:

- (1) Shopping centers.
- (2) Department stores.
- (3) Medical and dental offices.
- (4) Business offices.
- (5) Offices of government agencies.
- (6) Retail stores.
- (7) Banks (including drive-through lanes).
- (8) Day-care facilities.
- (9) General personal and business services.
- (10) Funeral parlor.
- (11) Theater.
- (12) Grocery and supermarket.
- (13) Bakery and deli.
- (14) Private educational facilities, such as dance instruction or martial arts.
- (15) Restaurants and taverns, not including fast-food, drive-in or drive-through.

B. Conditionally permitted uses. The following uses are permitted only in accordance with the requirements of § 395-24:

- (1) Outdoor dining in accordance with the requirements of § 395-24C(2).
- (2) Fast food restaurants without drive-through or window facilities in accordance with the requirements of § 395-24C(3).
- (3) Fast food restaurants with drive-through or window facilities in accordance with the requirements of § 395-24C(4).
- (4) Wholesale merchandise or servicing shall only be permitted if it is incidental and subordinate to a primarily retail business.

Permitted Uses in Underlying GO zoning include:

General office uses for professional and commercial offices. The office use must be 75% of the total floor area.

Permitted Uses in Underlying P zoning include:

- A. Purpose. The purpose of the Public/Quasi-Public Lands District (P) is to identify lands owned and managed by governmental and public educational bodies for a public purpose within the Borough as well as recognize the existence of public utility facilities and structures that may be privately owned, but which are regulated by the state and provide a necessary service to the public.
- B. Permitted principal uses. In the Public/Quasi-Public Lands District, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
  - (1) Municipal and other governmental buildings.
  - (2) Municipal and other governmental parks, playgrounds, recreation fields, conservation land, and other passive and active open space.
  - (3) Government owned and operated college, elementary, secondary or nursery school, administrative office, or other educational institution (does not include a business or trade school, dance studio, or similar use for profit).
  - (4) Government owned and operated libraries.
  - (5) Government owned and operated museums.
  - (6) Government owned and maintained rights-of-ways.
  - (7) Public utilities such as: electrical substations and equipment, pumping stations, metering stations, water tanks, etc.
  - (8) Railroad facilities.
  - (9) Government owned and operated stormwater management facilities.

Prohibited Uses in Redevelopment Area

Prohibited uses shall be determined as part of a redevelopment agreement.

In addition, the following uses are specifically prohibited within the Redevelopment Area:

- 1. Single Family Detached Dwellings
- 2. Any use which utilizes, stores, processes, or disposes of toxic substances which may pose a threat to surface or ground water quality is prohibited. This shall in no way prohibit the use of ordinary household cleaners or chemicals used in the normal course of business.
- 3. Underground fuel storage tanks (except as permitted as an ancillary use by State law).
- 4. Industrial uses and warehouses are specifically prohibited.
- 5. Any other use that is not specifically listed as a permitted use.

DESIGN STANDARDS

Landscaping and Buffers

- 1. In addition to required side and rear yard setbacks, year-round landscaped buffers are required between all commercial uses and residential uses and/or zoning.
- 2. A 10 foot landscaped buffer with a 6 foot solid fence is required between all existing single family residential uses and commercial uses, to be located on the commercial property.



3. Proposed commercial uses that are adjacent to multi-family uses require a year-round landscaped 5 foot buffer.

### Building and Site Design Standards

- A. Purpose. The purpose of the design standards is to encourage high quality design with unifying design characteristics that over time will lead to implementation of the Borough's vision for an attractive, cohesive, and vibrant business district. The design standards provide guidance for an overall coordinated design scheme with consideration for rooflines, façade material, colors, landscaping, parking lot location, walkways, lighting, and signage.
- B. Architectural Treatment. Architectural design features should be employed to create visual interest at the street level, and to integrate the building with the surrounding area. Buildings should be reflective of a neighborhood scale, to reduce the impact of large buildings, and evoke a sense of place. Site plan applications should be accompanied by architectural plans consisting of floor plans and elevations of areas visible to the general public. Each new building, redevelopment, or renovation has the potential to set a standard for high quality design.
  1. The following architectural treatments are encouraged:
    - a. Brickwork should be incorporated where practicable as a unifying material across individual buildings.
    - b. Each building or use with a door to the outside must have a prominent entryway flanked by large first floor windows, and a walkway leading from the entryway to the public realm.
    - c. Entryways for commercial buildings should provide shelter for pedestrians, such as awnings or porticos.
    - d. Building facades should be broken up at 25 to 50 foot intervals with façade variations or projections and recesses at least two feet in depth.
    - e. Upper and lower cornice lines should be articulated
    - f. All sides of a building visible to the public should be designed with the same treatment as the front façade.
    - g. Variations in rooflines (parapets) shall be used to completely screen HVAC and roof mounted equipment, to provide interest and reduce the scale of large buildings.
    - h. The exterior cladding of masonry nonresidential structures shall be finished in brick or unpainted ornamental or textured concrete masonry units.
    - i. Roof materials may consist of architectural shingles, slate, or standing seam metal.
    - j. Outdoor seating for restaurants should be delineated with decorative fencing, walls, or bollards, and landscaping

2. The following architectural treatments are discouraged:
  - a. vinyl, aluminum, or T111 on commercial building fronts.
  - b. Smooth face concrete masonry units (CMU), whether painted or not, are discouraged
  - c. Illuminated, neon, or neon-like façade treatments.
  - d. Air conditioning units are discouraged along any street front.
  
- C. Public Street Edge. Buildings and sites should be designed to ensure differentiation between public and private space.
  1. Well-defined means of entry and exit with prominent doorways and windows will support a pedestrian friendly and visually appealing district.
  2. Landscaping, planters or architectural features are encouraged to define the street edge.
  3. On street parking should be incorporated into the streetscape where possible.
  4. Entryways. Multiple uses may be permitted in one building, but each retail or personal service use must have a separate and prominent entrance from the outside available for public use.
  
- D. Additional design Guidelines for Retail and Commercial Store fronts:
  1. Retail store fronts should have large display windows and prominent entryways. The bottom edge of street-facing windows on the ground floor should not be more than 3.5 feet above the sidewalk.
  2. Entryways for commercial buildings should provide shelter for pedestrians with awnings, porticos, or arcades.
  3. Pedestrian amenities such as benches, landscape walls, traditional lighting should be incorporated into the site design where possible.
  4. Façade projections should be incorporated to create a pedestrian scale and character.
  5. A minimum of 50% of the ground floor façade area between two and eight feet in height should be transparent.
  6. Corner buildings must hold the spatial definition of the intersection with special architectural treatment and landscaping responding to both street frontages.
  7. Loading is not permitted in the front yard area. Where space permits, loading spaces should be at the rear of the site.
  8. Parking lots should be shielded with landscaping and surrounded by decorative fencing where appropriate.
  
- E. Outdoor Storage and Sales. All sales, repairs, storage of materials and maintenance must be performed inside a building unless an outdoor area for sales or storage has been specifically identified and approved by the Redevelopment Entity with appropriate screening. In no case shall outdoor storage be permitted in any front yard area.

- F. Sidewalks. Sidewalks should be installed along all public streets and along all major private drives. Sidewalks along public streets shall be a minimum of six (6) feet wide and a minimum of four (4) feet wide along private drives. Sidewalks in front of commercial uses shall be a minimum of six (6) feet wide. At intersections and at logical crossing points within parking lots, pavers or textured pavement treatments shall be applied for pedestrian cross walks and for traffic calming purposes. “Bump outs” are also encouraged at pedestrian crossing areas.
- G. Front yard Setback and Parking. At least 50% of the building frontage on each site must fall within the minimum and maximum front yard setback range, and may not be separated from the right-of-way by parking areas. Parking may be located on the sides and at the rear of buildings, and may be located in front of a maximum of 50% of the building frontage.
- H. Trash Enclosures. Each use must provide a location for the storage of trash and recyclable materials. If the materials cannot be stored inside the building, then an enclosure should be provided, and it may not be situated in the front yard area. The enclosure should be constructed of an opaque fence or masonry structure designed to complement the building. A pedestrian access is recommended so the large gates are not continually left open.
- I. Lighting. Parking lot lighting should be designed to incorporate the Borough’s preferred style of lamppost, and building mounted lighting at entryways should also reflect this style.
- J. Driveways should be designed to interconnect with, or provide the potential to connect with, adjacent properties in order to promote connectivity, limit the number of curb cuts along State and County roads, encourage people to combine vehicle trips, provide a safe and efficient internal circulation plan, and relieve congestion on the roadways.
- K. Bicycle racks should be incorporated into site plans in a safe and convenient location.
- L. Measures to enhance sustainability should be considered in planning each site; such as using water and energy efficiently, using sustainable design elements and building materials, installing solar panels to generate power, collecting rainwater for irrigation, reducing waste, generally minimizing impacts to the environment, and ensuring a healthy indoor environment.

## **BULK REQUIREMENTS**

Development in the Redevelopment Area shall conform to bulk standards as agreed upon by the Borough and Redeveloper through the Redevelopment Agreement Process.

## SUBMISSION REQUIREMENTS

In addition to the submission requirements as set forth above and under the Borough of Runnemede - Land Development Ordinance, the following submission requirements and standards shall apply to all redevelopment projects in the Redevelopment Area.

1. A general land use plan at a scale of not less than 1" = 50' indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be determined. The density and intensity of use of the entire planned development shall be set forth, and a residential density and a nonresidential floor area ratio shall be provided.
2. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development; and all parking areas with a calculation showing adequate parking is being provided. A traffic impact report shall be included which shall detail estimated traffic generation on a daily and peak hour basis, the existing traffic on adjacent right-of-way and intersections, impact of proposed traffic, resulting changes in level of service, and means of mitigating impact.
3. A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities.
4. A storm water management plan setting forth the proposed method of controlling and managing storm water on the site with preliminary calculations.
5. An environmental report prepared by an individual or firm qualified by education or experience detailing any remediation necessary and status of same, including copies of all correspondence and reports to any responsible agency.
6. A traffic impact report prepared by an individual or firm qualified by education or experience providing:
  - i. full documentation of existing conditions on adjacent streets which provide direct site ingress/egress, including roadway pavement width, rights-of-way, parking conditions, pavement conditions, sight distances, grades and alignment of the roadway(s). Existing traffic-control devices (traffic signals, speed limits, etc.) shall be described, as well as any pertinent signing or pavement markings;
  - ii. Existing traffic volumes for peak-hour conditions shall be presented with the source of these data denoted;

- iii. Projections of traffic to be generated by the proposed development for an average, daily, morning peak hour(s), an average daily, afternoon peak hour(s) and any other peak hour traffic condition deemed applicable as a result of the type and/or location of the proposed generator. Traffic generation rates should be based upon the latest edition of the ITE Trip Generation Handbook or upon local indices which can be substantiated by supporting documentation. Also, a trip distribution relating to the site traffic and the assignment of the site traffic to the adjacent street system shall be provided. The resultant trip distribution/site traffic assignment shall be fully documented. Any assumptions regarding the diversion of existing traffic to or from alternative routes should be clearly specified in the Statement;
  - iv. An assessment of the traffic impact to proposed devoted; including a capacity study of each site impacted intersection or roadway segment. These capacity studies shall be done for existing conditions, site pre-development conditions and site "build-out" conditions. The site build-out analysis shall be based on traffic volumes projected forward to the anticipated build-out year with adjustments for area-wide growth and seasonal traffic flow variations. Capacity determinations shall be based upon normally accepted standards and documentation, with the basis of these capacity analyses clearly indicated and provided as documentation. In the event the project is staged over a period of time, traffic volume projections for each stage with corresponding capacity analyses shall be provided and documented;
  - v. Traffic volume contribution to the overall background traffic at each site impacted intersection and/or roadway segment shall be determined;
  - vi. A determination of any roadway/intersection deficiencies for existing and/or future conditions. Specific recommendations for the resolution of these deficiencies shall also be addressed in the Statement. The Statement shall contain a listing of any and all actions to be undertaken by the applicant to mitigate any traffic problems and, as such, shall be considered a firm offer by the applicant to undertake said actions.
7. Landscaping: A comprehensive landscape plan which provides for shade, buffering to adjacent uses, planting beds within parking areas, foundation plantings adjunct to buildings, and other landscaping elements designed to complement and enhance the overall site and building design.
  8. Architectural design plans consisting of floor plans and elevations of areas visible to the general public, including colors and materials. The features scale and details of the buildings shall demonstrate a comprehensive design approach and shall demonstrate conformance with the requirements in Section g. above.
  9. Elevations shall be prepared consistent with the goals and design intent of the architectural requirements. A materials board depicting the proposed building materials shall be included along with the materials identified on the elevations of the buildings.

## PLANNING BOARD REVIEW

1. In accordance with N.J.S.A. 40A:12A-13, Site plan and subdivision review shall be conducted by the Runnemede Borough Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat. Applications may be submitted for individual buildings, groups of buildings, entire blocks or portions thereof, or a project group.
2. As the zoning standards set forth in this Redevelopment Plan constitute an overlay zoning, this overlay zoning shall only apply in the event that the applicant has been named as a redeveloper by the Borough of Runnemede and entered into a redevelopment agreement with the Borough of Runnemede. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application.
3. Once a Redeveloper has been named by the Borough and the Redevelopment Agreement has been entered into, The Redevelopment Committee and Borough Professional Planner shall review the site plan for consistency with the Redevelopment Plan and report to the Borough Council. After consistency is determined, the
4. The Runnemede Borough Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except those standards and regulations specified in paragraph 4 below, in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c.
5. No deviations shall be granted by the Joint Land Use Board that result in any of the following effects or conditions:
  - a. To allow a use not specifically permitted within the redevelopment district;
  - b. Exceeding the maximum building or structure height as measured in feet and/or stories;
  - c. To allow a deviation from any contractual obligations of the redeveloper to the Borough;
  - d. Any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d require an amendment of this Redevelopment Plan.

### **D. Potential Acquisition of Property**

1. This Redevelopment Area has been designated as a non-condemnation area in need of redevelopment and therefore eminent domain cannot and will not be utilized.

## **E. Implementation of Redevelopment Plan**

1. The Runnemede Borough Council is the Redevelopment Entity to implement this Redevelopment Plan (N.J.S.A. 40A:12A-4).
2. Runnemede Borough Council, acting as the Redevelopment Entity, is authorized to take the actions authorized by New Jersey Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) in order to effectuate the plan.
3. The following powers are retained by the Borough in its capacity as Redevelopment Entity:
  - a. Undertake redevelopment projects and issue bonds in support of same.
  - b. Construct improvements to prepare sites for use in accordance with the redevelopment plan.
  - c. Arrange or contract for professional services in support of redevelopment projects and arrange or contract with redevelopers with the undertaking of redevelopment work (and collect revenue from a redeveloper to defray the Borough's costs).
  - d. Lease or convey property within the redevelopment area without public bidding, at prices and terms deemed reasonable
  - e. Arrange or contract with a public agency for the relocation of residents, industry, commerce displaced from a redevelopment area (pursuant to "Relocation Assistance Law" and "Relocation Assistance Act"). This requires a Workable Relocation Assistance Plan (WRAP) and approval of DCA.
  - f. Make plans for carrying out a program of voluntary redevelopment/rehabilitation and plans for the enforcement of laws, codes, and regulations relating to redevelopment.
  - g. Publish or disseminate information concerning any redevelopment area, plan, or project.
  - h. When necessary for the implementation of the Redevelopment Plan, enter into a contract with a redeveloper for any improvement, construction or other work forming a part of this redevelopment plan. The redeveloper may be chosen through a Request for Proposals, a Request for Qualifications or through direct negotiations.
  - i. Enter Agreements with Redevelopers setting forth roles and responsibilities, expectations, obligations, time frames for redevelopment.
  - j. Exercise such other powers as may be vested I the Borough Council, in its capacity as Redevelopment Entity, under N.J.S.A. 40A:12A-22.
4. In the event there is a Redevelopment Agreement between a Redeveloper and the Borough, the Redevelopment Plan standards supersede existing and underlying zoning requirements, and will be accompanied by an amendment to the zoning map showing the locations of the redevelopment area.

5. Approval Process.

- a. Prior to the submission for formal review by the Planning Board, the designated redeveloper shall submit detailed plans to the Runnemede Borough Council and Runnemede Borough Redevelopment Committee for its review. The Runnemede Borough Council shall certify the consistency of the detailed plans with the Redevelopment Plan. The Runnemede Borough Council's approval of such submission shall be based on whether the plans conform to the Redevelopment Plan and the redeveloper agreement. If the Runnemede Borough Council determines that the plans are non-conforming, the Runnemede Borough Council shall advise the designated redeveloper of the issues that give rise to such non-conformance. The designated redeveloper shall then revise the plans and resubmit them as many times as necessary to receive consistency approval from the Runnemede Borough Council. After consistency approval by the Runnemede Borough Council, the designated redeveloper shall submit plans to the Planning Board for its review and approval. Any application submitted to the Planning Board prior to a consistency approval by the Runnemede Borough Council shall be deemed incomplete.

All applications for development within Redevelopment Area shall be submitted to the planning board for site plan/subdivision review and approval in accordance with the requirements of Municipal Land Use Law. The Redeveloper shall be required to furnish escrows and performance guarantees as required by the Runnemede Borough Planning Board (N.J.S.A. 40:55D-53).

- b. "C" variances may be reviewed and considered by the Planning Board in accordance with Municipal Land Use Law and Borough procedures. "D" Variances may not be granted by the Joint Land Use Board. Instead the Redeveloper must discuss potential changes to use (including the boundaries of use restrictions), height, and set-back requirements with Borough Council and may request that the redevelopment plan be amended by the Borough.
  - c. Redevelopment Agreements. Borough Council, acting as the Redevelopment Entity may enter into a redevelopment agreement with a designated redeveloper in order to identify redevelopment objectives for the site, specify roles and responsibilities of both the redeveloper and the Borough, set forth time frames for performance and completion of the project, identify any required off tract improvements required as part of the redevelopment, and provide for any special tax treatment or incentives for the proposed redevelopment.
6. The Redevelopment Entity is empowered under N.J.S.A. 40A:12A-1 et. seq., N.J.S.A. 40A:21-1, et seq., and N.J.S.A. 40A:20-1 et. seq. to allow for the implementation of alternative tax structures to assist in realizing the redevelopment plan objectives and to make redevelopment projects economically feasible. The establishment of redevelopment agreements including provisions for short term or long term tax abatement or exemption may benefit the Borough by making private investment in the properties attractive and feasible, and by increasing the long term value of the properties. The alternative tax structures may be mutually beneficial for the Borough and the redeveloper. Each project and payment structure shall be subject to an individualized program through negotiation and will be based on the specific circumstances and development budget.



## **F. Master Plan Consistency (State, County, Municipal)**

### **Runnemede Borough Master Plan**

Runnemede Borough's Master Plan Reexamination was adopted in March 2018 and sets forth revisions to the zoning and master plan to more closely meet with the current issues the Borough has faced since the prior 2010 reexamination. It touches on all aspects of the Borough, including redevelopment and economic land development and use within the Borough. The Reexamination focusses on the need for balancing the enhancement and protection of existing residential neighborhoods while facilitating opportunities for revitalization and redevelopment. The Master Plan Reexamination specifically discusses the need to define the "Downtown Area" and the "Highway Commercial Area" along the Black Horse Pike through redevelopment.

The Master Plan is a policy guide that lays out the Borough's overall goals and the steps needed to implement the Borough's vision, but also maintains an awareness that the social, economic and policy environments are dynamic and may change over the ten year planning horizon. The Master Plan lays the foundation to support land use decisions and upon which the recommendations and plans can be incrementally implemented to realize the Borough's goals and objectives. The next Master Plan Reexamination will provide the Borough an opportunity to review the conditions and assumptions that have changed since the adoption of the Master Plan, and to present a clear explanation of the Borough's land use intentions and planning proposals.<sup>2</sup>

The 2018 Master Plan Reexamination was reviewed in its entirety for this planning report. It addresses the recommendations of the land use board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law into the Land Use Plan element of the municipal Master Plan. The Plan specifically addresses this redevelopment area, and discusses the Borough's interest in a healthy, vibrant and attractive business environment.

### **Neighboring Municipality Master Plan Consistency**

The Master Plans of Bellmawr Borough, Barrington Borough, Magnolia Borough, Gloucester Township and Deptford Townships have been reviewed and determined to be consistent with this Redevelopment Plan.

### **County Comprehensive Plan (2014 Land Use Element)**

Related Policy Goals within the County Comprehensive Plan include the following:

*"1. Promote growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.*

*8. Improve multi-modal conditions and land use quality along aging strip arterial corridors."*

### **State of New Jersey Development and Redevelopment Plan (SDRP)**

Redevelopment planning to promote economic development advances one of the State Plan's primary goals which is to revitalize the State's towns and cities.

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<sup>2</sup> In accordance with Municipal Land Use Law (N.J.S.A. 40:55D-89), the Master Plan must be reexamined by the Planning Board at least every ten (10) years.

### **G. Affordable Housing Provisions**

1. The Borough Council, acting as the Redevelopment Entity, reserves the option to amend the Redevelopment Plan as may be necessary to provide ample and appropriate affordable housing opportunities in the Borough.

### **H. Time Limits.**

1. The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied; the conditions that warranted the redevelopment area designation shall be deemed to no longer exist. This shall also be reflected in covenants established between the Borough/Redevelopment Entity and a redeveloper in accordance with N.J.S.A. 40A:12A-9.