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DELANCO TOWNSHIP

REDEVELOPMENT PLAN

AUGUST, 2002

Adopted August 5, 2002
Ordinance 2002-9

INTRODUCTION

The Delanco Township Redevelopment Plan has been prepared pursuant to the statutory authority of New Jersey's Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

A document entitled "Preliminary Investigation: Area In Need For Redevelopment," ("Preliminary Investigation") on file with the Township Clerk and the Joint Land Use Board Secretary, was prepared by the Burlington County Office of Economic Development and Regional Planning, in conjunction with the Delanco Township Joint Land Use Board, in May 2002. The report set forth an assessment of existing conditions of certain properties within the Township of Delanco, as required in N.J.S.A. 40A:12A-6, which conditions currently serve as obstacles to improving the function, safety, vitality, appearance, convenience, and desirability of those areas determined to be "in need of redevelopment". The Delanco Township Committee had authorized this redevelopment study through the adoption of Resolution 2002-76, adopted May 6, 2002.

The Delanco Township Committee has determined to serve as the "redevelopment entity", and will implement a series of redevelopment strategies to overcome obstacles to the comprehensive improvement of the areas identified by the Joint Land Use Board as being "in need of redevelopment".

The areas are identified as follows, and are more specifically spelled out in the "Preliminary Investigation" at pages two (2) and three (3). The areas are as follows:

1. Section #1: This Section includes privately held properties on Coopertown Road near the Edgewater Park Township line that are unimproved or contain buildings being used primarily for storage. This Section is in the eastern portion of Delanco Township and is zoned Planned Industrial ("PI").

2. Section #2: This Section is also primarily zoned Planned Industrial and is located along the Edgewater Park Township boundary; however, it is on Creek Road in the southeastern portion of the Township. The area consists of one commercial enterprise. It also has a large tract in the Highway Commercial District ("C-1"), which property abuts Route 130 consisting of several abandoned, vacant and/or uninhabitable structures. There is a Township owned parcel, through foreclosure, referred to as the Brunetti property.

The primary thrust, therefore, of Delanco's Redevelopment Plan is to seek strategies to remove barriers to new investment, business, and job creation, and to deliver a wider range of industrial and commercial opportunities. The Township further intends to undertake infrastructure improvements within the proposed redevelopment areas. Toward that end, the Township Committee will implement governmental initiatives and private sector partnership initiatives.

CONDITIONS REQUIRING STRATEGIC RESPONSES

The Joint Land Use Board's "Preliminary Investigation: Area in Need of Redevelopment" identified pervasive substandard conditions throughout the redevelopment area. These conditions form the basis for Redevelopment Plan strategies to substantially improve the function, appearance, character, safety and vitality of the redevelopment area. Among the conditions requiring attention in the Redevelopment Plan are the following:

(a) Deterioration, obsolescence, vacant and/or in need of repair, such as buildings that are unsafe, broken down, and/or falling into disrepair --- said conditions were found to exist in Section 2 of the redevelopment area;

(b) Discontinuance and disrepair of buildings previously used for industrial and commercial purposes -- said conditions were found to exist in Sections 1 and 2 of the redevelopment area;

(c) Unimproved vacant land that has remained so for a period of ten years or more -- these conditions were found to exist in Sections 1 and 2;

(d) Detrimental conditions to the public health, safety and welfare, including buildings and improvements that are dilapidated, obsolete, faulty in arrangement or design, consisting of excessive land coverage, and/or with an obsolete layout -- this condition was found to exist in Sections 1 and 2;

(e) Diverse ownership of the property resulting in lack of proper utilization of areas and stagnant or not fully productive condition of land potentially useful and valuable --- this condition was found to exist in Section 2;

GOALS

The Redevelopment and Housing Law provides that no redevelopment project shall be undertaken except in accordance with a Redevelopment Plan adopted by Ordinance. The Redevelopment Plan shall indicate "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". The following are the goals and objectives of the Delanco Township Redevelopment Plan:

1. The Planned Industrial ("PI") Zone should serve as the Township's central opportunity to enhance the Township's ratable base.

2. Aesthetic improvements throughout the redevelopment area should result in an architecturally attractive, and physically and visually uncluttered, clean and

improved environment, which will be visible from road frontages and the light rail;

3. Standards should provide for attractive signage, consistent with aesthetic and architectural themes, throughout the redevelopment area. Signage should be scaled to appropriate sizes, heights and placement, which complement the character of the area, in question.

4. Standards should be developed along Coopertown and Creek Roads to overcome prior obsolete arrangements, and encourage development that is better integrated to take advantage of Route 130 and adjoining and nearby commercial opportunities.

5. Opportunities to utilize Township-owned land, including the Brunetti property, and/or other vacant properties, to return same to the Township's ratable base.

6. The Township's infrastructure requirements should be reviewed to ensure that they are brought current, and encourage public safety, health and welfare concerns. Said infrastructure should be understood to include sewer, road and storm drainage, curb, sidewalk, street lighting, roadway and paving concepts; and where possible, sharing of said infrastructure by and between different and surrounding property owners, which should be encouraged.

REDEVELOPMENT PLAN STRATEGIES

The Redevelopment Area is generally comprised of two areas: Section 1 incorporates industrial properties along Coopertown Road; Section 2 incorporates industrial and commercial properties along Creek Road. Both are generally accessed by Route 130.

The Redevelopment Plan for Section 1 along Coopertown Road focuses on utilization of Block 1900, Lots 6 and 8. These properties are currently under diverse ownership, and the Township is actively in discussions with a redeveloper regarding these properties. The properties total approximately 80 acres, and the Township is working to attract the redeveloper and ensure that the properties are developed with good planning and layout.

As to Section 2, the Redevelopment Plan calls for the area to be the focus of new development. This is particularly so with regard to the Brunetti property, which is Township-owned through tax foreclosure. The Township is in the process of cleaning up the Brunetti property and preparing it for sale to a developer. This will result in the renovation, or more likely the removal and replacement, of a dilapidated building on the property. The Township recognizes Burlington County's efforts to acquire a portion of Lot 3 in Block 2200 fronting along the Rancocas Creek, encourages such acquisition by the County, and does not intend to redevelop said lands targeted for open space acquisition.

The Redevelopment Plan calls for the adoption of incentives to property owners and/or prospective property owners, to privately redevelop existing vacant properties in this Section.

In this regard, the Redevelopment Plan recognizes that many existing buildings are dilapidated and deteriorating; and that incentives need to be offered to redevelop these sites. The Redevelopment Plan further recognizes the existence of an overall undeveloped area for industrial and commercial activity consistent with the zoning of the area. The Township intends to encourage redevelopment of the sites, as well as the offering of incentives, such as tax abatement, to entice the redevelopment of same, and possibly low interest loans.

REDEVELOPMENT PLAN INCENTIVES

In preparing the Redevelopment Plan for the Delanco Township redevelopment area, the Township has identified a series of "efforts and commitments", which need to be brought to the area to encourage redevelopment of existing vacant buildings, dilapidated and deteriorated structures, and vacant unimproved areas. These include the following:

Tax Abatement:

New Jersey's "Five-Year Tax Exemption and Abatement Law", N.J.S.A. 40A:21-1, et seq., offers substantial incentives to existing businesses, and to attract new businesses, within the redevelopment area, by reducing the tax liability associated with new construction, reconstruction, and rehabilitation during a five-year period. This mechanism permits the Township to forgive or abate taxes, or a portion of taxes, which would otherwise be due on new construction, additions or improvements, or other substantial renovations, by limiting the increased assessment on the improved value during the subsequent five-year tax period. The Redevelopment Plan provides for tax abatement for new construction, or substantial improvements to existing properties, which will encourage participation in, and the success of, the redevelopment area.

In addition, the "Long Term Tax Exemption Law", N.J.S.A. 40A:20-1, et seq., offers similar incentives, but provides for longer terms up to thirty (30) years restricted to "limited-dividend entities" as defined by the Law. The Township will utilize this tool to provide for long-term tax abatement for new construction, or substantial improvements to existing properties.

Development Financing:

Below market interest loans to property owners within the redevelopment area are available through the State Economic Development Administration. In addition, the Township

will work to secure below market interest rate loans from community banking institutions through the Federal Community Reinvestment Act. Further, the Township will use its best efforts to create a pool of money in an effort to "buy down" the interest rates on loans, as an incentive for investment in new development and redevelopment responsive to the goals of this Redevelopment Plan. Funds collected from loan repayment under the redevelopment loan reserve should be offered for reinvestment to create an additional funding source for improvements within the redevelopment area, thereby establishing a "revolving loan fund" which the Township can continue to use in future years to ensure the continued viability of the Redevelopment Plan, even after new improvements and renovations to existing buildings have been completed. This revolving loan fund may be used for rehabilitation of existing properties, addressing structural, infrastructure, and aesthetic improvements (landscaping, signage, façade, etc.) as well as for attracting new development or new construction.

Below market interest rate loans may also be available through the Burlington County Bridge Commission, which has recently been designed by the State of New Jersey as an Improvement Authority to assist municipalities with redevelopment projects.

GOVERNMENT GRANTS

The Township will continue to pursue Community Development Block Grants ("CDBG") through the County of Burlington; transportation trust fund monies through the State of New Jersey; and New Jersey Environmental Infrastructure Trust ("NJEIT") Program monies, as well as other similar sources of funding.

ECONOMIC DEVELOPMENT COMMITTEE

The Township will consider the creation of an Economic Development Committee, to serve as an *ad hoc* Board to advise the governing body and the Joint Land Use Board, and to

assist the municipality in identifying economic development strategies. The Township Committee will continue to encourage the activities of this volunteer group.

FAST TRACK APPROVAL PROCESS

This initiative will provide for expedited review and approval of local development proposals within the redevelopment area. Included among the strategies for fast track approvals are expedited concept plan review, and an expedited hearing process, which may involve the scheduling of special Joint Land Use Board meetings to review specific redevelopment area proposals. Technical assistance to applicants and businesses within the redevelopment area, by members of the Township's administrative and professional staff, as well as the Burlington County Department of Economic Development and Regional Planning, the State of New Jersey Department of Transportation, the Delaware Valley Regional Planning Commission, and other applicable State, County and local agencies are encouraged as part of this Redevelopment Plan to assist in expediting the approval process.

ACQUISITION

The Local Housing and Redevelopment Law permits the local redevelopment entity (in this case, the Township Committee) to acquire such real property within the redevelopment area as may be necessary for carrying out the purposes of the Redevelopment Plan. N.J.S.A. 40A:12A-8(b)(c). In this regard, the Redevelopment Plan specifically identifies the following properties which, if they do not become the subject of private redevelopment within a reasonable time period and through reasonable negotiation between private parties, shall be eligible for acquisition by the Township, either through negotiation or eminent domain under the Eminent Domain Act of 1971, N.J.S.A. 20:3-1, et seq.:

Block 1900, Lot 6 (205 Coopertown Road, "James J. Martin & Sons site"); and

Block 1900, Lot 8 (1000 Coopertown Road, "Saras, Inc. site").

These properties are depicted on a map at Page 8 of the Preliminary Investigation discussed at pages 1 and 3 of Exhibit F to same.

The future implementation of the Redevelopment Plan that may require acquisition of additional lands and properties if the private marketplace, and the incentives outlined within this Plan, fail to spontaneously produce the rehabilitation and redevelopment goals outlined herein. Notwithstanding the authority vested in the redevelopment entity to so acquire these properties, it is the intent of this Plan to limit public acquisition to those cases where private property owners are unwilling to conform to the goals and objectives outlined in the Redevelopment Plan; and to further limit said acquisition to properties in the industrial and commercial districts along Coopertown and Creek Roads near the Route 130 corridor.

MASTER PLAN RELATIONSHIPS

State Plan: The New Jersey State Development and Redevelopment Plan (SDRP) , adopted in 1992 and readopted in 2001, has, as a policy guide, a State Plan Policy Map (SPPM) based on the concepts of planning areas, centers and environs.

Based on the 2001 SDRP, Delanco is located in Planning Area 2 (PA 2). Planning Area 2 is generally located adjacent to the more densely developed Metropolitan Planning Area (PA 1), but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development. Suburban Planning Areas are or will be served by regional infrastructure, except that, outside of Centers and major transportation corridors, there is limited, if any, availability of alternative modes of transportation to the automobile. These areas have generally been designated for growth in municipal master plans.

Under Delanco Township's 1999 Master Plan Update:

> The State Development and Redevelopment Plan (SDRP) adopted in 1992 has developed a resource planning and management structure based on the concepts of center and planning areas...
>
> Based on the 1992 SDRP, Delanco is located in Planning Area 2 (PA2) Suburban Planning Area. PA2 is described as being "generally located adjacent to the more densely developed Metropolitan Area (PA1), but can be distinguished from it by a lack of high intensity Center and by the availability of vacant and developable land." (105) PA2 is served by utilities and infrastructure and are designed for growth.

(1999 Master Plan Land Use Element Update, p. 38).

The 1999 Master Plan Update further considered the following PA2 policy objectives, as it relates to the Township's redevelopment:

> PO3 [Policy Objective 3] Economic Development: Guide opportunities for economic development into Centers that take advantage of public/private partnerships with respect to existing or planned infrastructure.
>
> Response: The master plan encourages economic development in the form of revitalizing the business district and the adaptive reuse of vacant or underutilized industrial facilities." (1999 Master Plan Land Use Element Update, p. 39).
>
> ...
>
> PO9. Public Facilities and Services: Time and sequence the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services.
>
> Response: The village portion of the township (the area located principally between the Delaware River and the railroad) is almost entirely developed and is served by public sanitary sewers and water supply. The Delanco Sewerage Authority is in the process of amending the township's'208 plan in order to serve the industrial area. The master plan recommends upgrading and maintaining the township's utilities and infrastructure in order to sustain Delanco's viability as part of a center.

(1999 Master Plan Land Use Element Update, p. 39-40).

As indicated above, the SDRP was readopted in 2001, following the 1999 Master Plan Land Use Element Update, and the PA2 Policy objectives are now indicated as follows:

> **Policy Objective 1 Land Use:** Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development,

redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as park land, farmland, or partially developed low-density uses without compromising the Planning Area's capacity to accommodate future growth.

Policy Objective 2 Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

Policy Objective 3 Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.

Policy Objective 4 Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other, to Metropolitan Planning Areas and to major highway and transit corridors. Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout. Encourage significant redevelopment and intensification around existing and planned rail stations along transit corridors and ferry stations along waterfronts. Promote flexible (variable route) transit and support employer-operated shuttle services. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development, transportation intermodal hubs, and complementary uses for airport property such as business centers.

Policy Objective 5 Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.

Policy Objective 6 Agriculture: Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

Policy Objective 7 Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional park land and open space either in or within easy access of Centers.

Policy Objective 8 Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

Policy Objective 9 Historic Preservation: Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to develop or redevelop. Coordinate historic preservation with tourism efforts.

Policy Objective 10 Public Facilities and Services: Phase and program the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services. Encourage jurisdictions to locate all public and private community facilities-schools, libraries, municipal buildings, government offices, post offices, civic, cultural and religious facilities, fire stations, etc.-in Centers or in proximity to (within walking distance of) Centers. Central facilities serving a wide population should be located in or near Cores.

Policy Objective 11 Intergovernmental Coordination: Establish regional approaches to the planning and provision of facilities and services. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Centers.

This Redevelopment Plan is consistent with the Policy Objectives of the SDRP. Policy Objective 1 is met by the more effective use of land, currently sitting undeveloped. While zoned for industrial use, the area has remained inactive, and the Plan will help balance the Township's uses with existing residential and commercial uses. Policy Objective 3 is met by guiding industrial use to the industrial zone enabling redevelopment. Planning Objective 4 is met by the

location of the Redevelopment Areas in close proximity to the Route 130 corridor, as well as the light rail line. Planning Objective 8 is likewise met by guiding these redevelopment opportunities in the area which is most suitable. While this is primarily an industrial redevelopment area, commercial parcels are included, and traffic, pedestrian and light rail goals are all advanced. Finally, Planning Objective 11 is met by this very process, as the Township is working closely with the County and utilizing their planning resources in the development and institution of this Plan.

County Plan: While Burlington County does not maintain a County Master Plan, its Office of Economic Development and Regional Planning issued a study in 1997 entitled "Route 130/Delaware River Corridor Strategic Plan". As stated in the Township's 1999 Master Plan Update: "Delanco Township participated in the planning process for preparing this regional plan. The Township provided input for establishing recommendations for revitalizing the Corridor and for developing Delanco's implementation agenda. Further, the Delanco Committee passed a resolution endorsing the Corridor plan and the plan's submission to the New Jersey State Planning Commission for "Endorsed Plan" status. By preparing this master plan Delanco has achieved the Land Use actions recommendation in the implementation agenda, thus, being compliant with the Corridor plan." (1999 Master Plan Land Use Element update, p. 38). In addition, the County Office of Economic Development and Regional Planning assisted the Township in the establishment of this Plan.

Delanco Township Master Plan: Sections 1 and 2 of the redevelopment area are identified in the Township's 1999 Master Plan Update as providing opportunities for industrial and commercial opportunity. This Redevelopment Plan is consistent with the Township Master Plan for this area. For example, page 30 of the 1999 Master Plan Land Use Element Update

describes the Township's proposed focus on the Planned Industrial district, and the need to consider redevelopment of same:

> The industrial districts should be properly sewered to attract industrial development to vacant and underutilized lands. The use of the railroad as a method of conveying freight to industrial facilities should be encouraged. The road network should be upgraded and improved to facilitate industrial development. A cross-township industrial road connecting Creek Road and Coopertown Road with Burlington Avenue in the northeastern portion of the township should be explored to divert industrial traffic away from the downtown commercial area.

Further, the 1999 Master Plan Land Use Element Update provides the following recommendations, at page 31:

> 2. The industrial districts should be properly sewered to attract industrial development. ...
>
> 4. The road network should be upgraded and improved to facilitate industrial development. A cross-township industrial road connecting Creek Road and Coopertown Road with Burlington Avenue in the northeastern portion of the township should be explored to divert industrial traffic away from the downtown commercial area.

Section 1 and 2 of the redevelopment area are identified in the Master Plan as "I-2 General Industrial land use area ... This area is currently zoned PI Planned Industrial." The area is described as follows:

> The predominant land use in the I-2 area is an industrial use that consists of trucking terminals. Metal fabricators, warehousing facilities, a lumberyard and other general industrial facilities exist in the I-2 area. The township public works yard and a New Jersey Division of Motor Vehicles inspection station are also located in the area. Several single-family dwellings are located along Creek Road and Coopertown Road in the vicinity of the intersection of the two roads. Vacant land and farm fields exist in the area representing the potential for industrial growth.

(1999 Master Plan Land Use Element Update, p. 33).

The 1999 Master Plan Update provides that the following general industrial uses be permitted in I-2 (currently zoned PI):

> [O]ffices and office buildings, wholesale and distribution centers; warehouses; manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings; research and development and laboratory facilities; tradesman and artisan shops, offices and showrooms; and similar industrial facilities. Cafeterias that are part of industrial facilities and serve only the employees of such facilities should be permitted.

Neighboring Municipalities: The following municipalities are contiguous to the Township of Delanco, and the Township's Redevelopment Plan is consistent with and complimentary to their various Master Plans and Redevelopment Plans:

_____Riverside Township: Riverside Township conducted their most recent Master Plan Re-Examination in 1997. In 2000, the Township Committee authorized the Planning Board to conduct a Preliminary Investigation to determine if areas were in need of redevelopment. One contiguous redevelopment area was designated. It includes most of the downtown commercial district. The area is adjacent to Delran Township but not contiguous. In June of 2002, a Redevelopment Plan for the designated redevelopment areas was introduced.

Edgewater Park Township: Edgewater Park Township shares Delanco's eastern municipal boundary. Edgewater Park's Master Plan was updated in 2000. Their Redevelopment Plan was adopted in 2000 and recommends a similar mix of commercial, office and light industrial development along Route 130. Compact residential development, in the form of condominiums and small lot age-restricted housing, has occurred along Route 130 in Edgewater Park. The Redevelopment Plan recommends the creation of similar residential uses in the town center option, which provides for mixed development. The planning presented in Delanco Township's Redevelopment Plan is compatible with Edgewater Park's planning.

Willingboro Township: Willingboro's Master Plan was updated in 1997. The Village Mall Shopping Center was designated as a redevelopment area in 1997. A Redevelopment Plan

was adopted in 1998 and is being implemented. Willingboro Township shares a common border with Delanco on the eastern side of Route 130 north of Rancocas Creek.

Delran Township: Delran Township adopted their Master Plan in 1999. In 2002, they conducted a "Preliminary Investigation" and designated five redevelopment areas--three of which are contiguous to Route 130. The northeastern Delanco Township border is shared with Delanco Township but the redevelopment areas are not contiguous. Redevelopment Area I in Delran is approximately 1 mile south of Redevelopment Area II in Delanco. Rancocas Creek separates the two municipalities.

CODE ENFORCEMENT

Effective enforcement of zoning and property maintenance regulations is necessary to achieve revitalized industrial development. Unauthorized expansion of structures, or conversions to alternate uses, without appropriate approvals, lends to a generally deteriorating and debilitating appearance of the area in question. The ability to impose appropriate standards is avoided when improvements are undertaken without appropriate review.

The Preliminary Investigation includes photographs of existing areas within the redevelopment area. Additional photographs should be taken to form a database documenting existing conditions within the redevelopment area, both to serve as a recognition of the need for renovation and redevelopment, as well as a means by which to measure improvement and the success of this Redevelopment Plan.

A public education effort should also be part of the property maintenance improvement effort, to advise both residents and business owners of ongoing redevelopment efforts, initiatives, and the role of property maintenance in ensuring the success of the Redevelopment Plan and the revitalization of the redevelopment area. Many, if not most, property owners will respond with

voluntary efforts to comply with this important aspect of revitalization. However, where voluntary compliance is not forthcoming, the Township must be prepared to act quickly and effectively to eliminate conditions, which degrade the character of the redevelopment area.

Finally, the Township Committee should establish, or direct the Joint Land Use Board to establish, a sub-committee to review whether any Township Ordinances need to modified, added or deleted in order to better regulate development in the Redevelopment Areas. For example, the following issues should be considered: signs, landscaping, buffer requirements, impervious coverage maximums, building height, etc.

SCHEDULE A

PROPERTIES LOCATED IN DELANCO TOWNSHIP REDEVELOPMENT AREA

Section 1

Block 1900	Lot 8
	Lot 7
	Lot 6
Block 2000	Lot 11
	Lot 11.01
	Lot 13
	Lot 13.03

Section 2

Block 2000	Lot 15
	Lot 15.01
	Lot 15.02
	Lot 15.03
	Lot 15.04
Block 2200	Lot 2.01
	Lot 3

TOWNSHIP OF DELANCO
ORDINANCE NO. 2002-9

AN ORDINANCE OF THE TOWNSHIP OF DELANCO, COUNTY OF BURLINGTON, AND STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PLANNED INDUSTRIAL ZONE AND OTHER AREAS, AND AUTHORIZING AND EMPOWERING THE GOVERNING BODY TO TAKE CERTAIN ACTIONS AND PROMOTE CERTAIN PROJECTS, ALL WITHIN THE MEANING AND INTENDMENT OF THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Delanco, County of Burlington, and State of New Jersey as follows:

Article I. Purpose & Intent; Background. It is the purpose and intent of this Ordinance to adopt by reference a certain Redevelopment Plan prepared by the Township Committee dated July 2002, entitled "Delanco Township Redevelopment Plan." This Ordinance is adopted under the authority of N.J.S.A. 40A:12A-1, et seq., the "Local Redevelopment and Housing Law." This Ordinance, and the Redevelopment Plan, adopted herein by reference, are intended to implement a series of redevelopment strategies to overcome certain obstacles to the comprehensive improvement of the Planned Industrial ("PI") Zone and neighboring commercial properties of Delanco Township along Creek and Coopertown Roads, in order to improve the quality of life of the entire community of Delanco Township. The primary thrust of these strategies seeks to remove barriers to new investment, business and job creation through the improvement of what has been a stagnant and undeveloped portion of the Township. The Township will further seek to improve certain infrastructure and other improvements along roads, including sewer.

By Resolution 2002-76, adopted May 6, 2002, the Delanco Township Committee directed the Township Joint Land Use Board to undertake a preliminary investigation to make certain determinations regarding the establishment of a Redevelopment Area within the meaning of the aforementioned Local Redevelopment and Housing Law. In or about May 2002, in response to said Resolution, the Delanco Township Joint Land Use Board, in conjunction with the Burlington County Office of Land Use Planning, issued a report entitled "Preliminary Investigation: Area in Need of Redevelopment" ("Preliminary Investigation"). Thereafter, pursuant to all notices required by law, the Delanco Township Joint Land Use Board conducted a public hearing on this matter, following which hearing, the Joint Land Use Board adopted the aforementioned "Preliminary Investigation." On July 15, 2002, the Township Committee adopted Resolution No. 2002-96, accepting the factual findings set forth in the aforementioned "Preliminary Investigation", and adoption of the geographical boundaries determined therein to define the proposed Redevelopment Area.

Article II. Determination of Area of Need of Redevelopment. The Township Committee hereby finds and determines that the specifically delineated project area, as shown on the maps attached to the Township Committee's "Delanco Township Redevelopment Plan, July, 2002" and as more specifically set forth on the attached schedule of properties within the Redevelopment Area (Schedule A, attached hereto, and made a part hereof), is, in fact, an area in need of redevelopment in accordance with the criteria set forth at N.J.S.A. 40A:12A-5, and

concludes that the Township's Joint Land Use Board has met its obligation to follow the criteria as set forth at said statute, prior to making said recommendation.

Article III. Adoption of Redevelopment Plan. The Township Committee hereby adopts by reference, and incorporates same as if set forth herein at length, the "Delanco Township Redevelopment Plan, June, 2002". In adopting said Plan, the governing body hereby declares and determines that said Plan meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7; provides realistic opportunities for redevelopment in said area; and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. The Township Committee further finds and determines that said Redevelopment Plan is consistent with and conforms to the Township's Master Plan.

Article IV. Powers and Authority of Municipality in Furtherance of Redevelopment Plan. The Township Committee, as the governing body of the Township of Delanco, shall have, be entitled to, and is hereby vested with, all powers and authority available to it in furtherance of the goals and purposes of said Redevelopment Plan. The Township Committee is specifically empowered with, and authorized to undertake, all such actions, proceedings, and undertakings as set forth at N.J.S.A. 40A:12A-1 et seq., including by way of example, and not by way of limitation, those powers set forth at N.J.S.A. 40A:12A-8, -9, -10, -13, -22, -27, -37, -38, -39, et seq.

Article V. Annual Reports. Pursuant to the requirements of N.J.S.A. 40A:12A-43, the Township shall submit an annual report to the Commissioner of the Department of Community Affairs of the State of New Jersey indicating the name, location, and size of all projects undertaken in the Redevelopment Area. In addition, the annual report shall contain such information as the Commissioner shall deem necessary in order to fulfill the reporting requirements of N.J.S.A. 52:27D-3.3

Article VI. Repealer, Severability and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares it intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

THIS IS CERTIFICATION THAT THE ABOVE ENTITLED ORDINANCE WAS PASSED UPON SECOND AND FINAL READING AFTER A PUBLIC HEARING AT A MEETING OF THE TOWNSHIP COMMITTEE ON AUGUST 5, 2002 AT THE MUNICIPAL BUILDING, 515 BURLINGTON AVE.

Janice M. Lohr, RMC
Municipal Clerk

John Browne
Mayor