Redevelopment Plan

Zurbrugg Mansion

Delanco Township, New Jersey

May 5, 2008





Township of Delanco
Burlington County
New Jersey

Prepared for:
Delanco Township Committee

Prepared by:

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I. Introduction

The Township of Delanco desires to revitalize the area commonly referred to as the Zurbrugg Mansion property, comprised of Block 1202, Lots 1.01-1.03 and the Delaware River waterfront Lots 1.01 and 1.02 in Block 1201, (hereinafter referred to as "Zurbrugg Mansion Redevelopment Area"), to simultaneously preserve the Mansion and grounds and to enhance the economy of the Township not only by adding the Mansion and associated buildings to the municipal tax rolls, but by creating an economically viable use of the Mansion. The Township has determined that the most effective planning and implementation strategy to accomplish its goals is the redevelopment process in accordance with State statute. The first step of that process was the designation of the site as "an Area in Need of Redevelopment."

On April 10, 2006, the Township Committee authorized the Planning Board to undertake an investigation to determine whether the area is in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq*., (The "LRHL"). On June 20, 2006, the Township Committee designated the area as a Redevelopment Area. A redeveloper was selected after a public Request for Proposal process, and on April 14, 2008, a Redevelopment Agreement was finalized between the Township Committee and the Redeveloper for redevelopment of Block 1202. The April 14, 2008 Redevelopment Agreement is hereby incorporated by reference. The Township will retain the waterfront property, Block 1201, to be utilized as public open space.

This Redevelopment Plan has been prepared to codify certain contents of the Redevelopment Agreement and to provide a means by which the Planning Board can review development applications related to the area. This Plan has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, "no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both..."

II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the redevelopment of the Zurbrugg Mansion Redevelopment Area. Per the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. The proposed land uses and building requirements in the Redevelopment Area;
3. Adequate provision for temporary and permanent relocation as necessary of residents in the Redevelopment Area including an estimate of the extent to which decent, safe, and sanitary dwelling units will be available to them in the existing local housing market;
4. The identification of property located in the Redevelopment Area which is to be acquired in accordance with the Redevelopment Plan; and
5. Any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities; the Master Plan of the County in which the municipality is located; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, C.398 (C52:18A-196 *et al.*)

III. Description of Zurbrugg Mansion Redevelopment Area

A. General Description

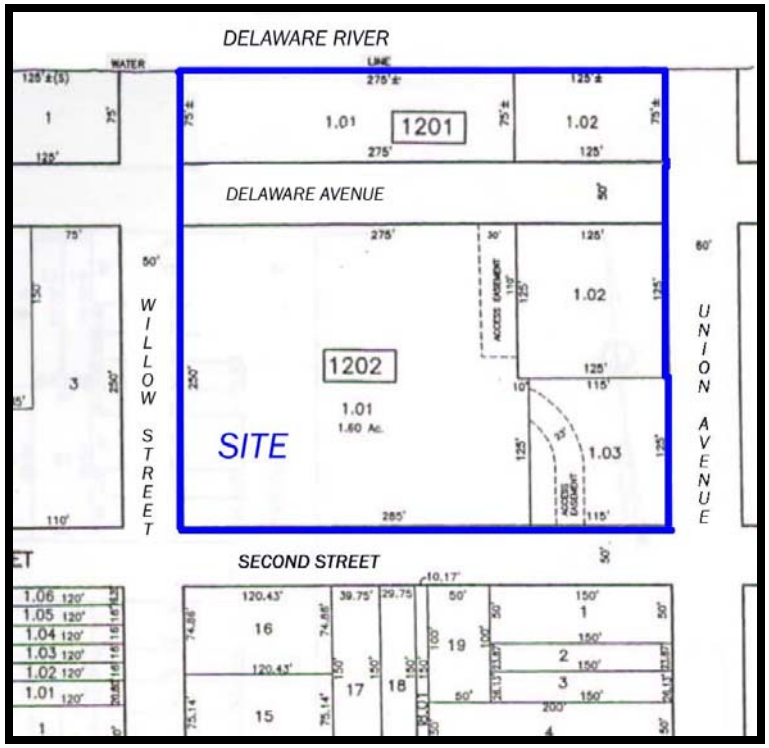
The Zurbrugg Mansion Redevelopment Area consists of the Township-owned Zurbrugg Mansion site and riverfront property with an address of 531 Delaware Avenue, consisting of Block 1202, Lots 1.01-1.03 and Block 1201, Lots 1.01-1.02, as designated on the Township of Delanco Tax Maps. The Redevelopment Area is comprised of approximately 2.99 acres.

The primary structure located within the Redevelopment Area is the Zurbrugg Mansion. The mansion is a late-Georgian-style dwelling with Carriage House commissioned in 1910 by the Zurbrugg family to the eminent Philadelphia architect, Frank Furness. The Mansion was used by the family as a residence for many years, and was later sold. In 1949, the Mansion was licensed for 40 boarders and 15 nursing home patients under the name Bible Presbyterian Home. A private assisted living facility secured approval to use the building as an assisted living residence in 1990. The residence for the elderly was closed following a bankruptcy around 2002, and since that time the Mansion has been unoccupied. The Township purchased the property in late 2005 in order to secure control of the site.

The Mansion and Carriage House are intact, and most of the buildings' original architecture has been preserved to-date, although some maintenance has been deferred and the exterior of the buildings require some improvement.

B. Identification of Properties

The following Tax Map section illustrates the location of Block 1202, Lots 1.01-1.03 and Block 1201, Lots 1.01-1.02, which are included in the Zurbrugg Mansion Redevelopment Area.



Source: Delanco Township Tax Map Sheet 12.

IV. Redevelopment Goals & Objectives

A. Vision

The Township of Delanco is a Delaware River town, and contains a number of stately residences along the river. No residence is more remarkable than the Zurbrugg Mansion, which although not listed in the State or National Registers of Historic Places, is considered a local landmark by the Township. Preservation of the Mansion and Carriage House is a high priority and a costly endeavor. The Zurbrugg Mansion Redevelopment Plan creates an opportunity to promote the historical significance of the site and the town, to preserve the significant structures and public access to the waterfront and to provide affordable senior housing.

B. Redevelopment Area Goals & Objectives

1. Plan Goals

- To preserve the cultural and historic assets of the property.
- To create a use of the property that is compatible with the existing neighborhood.
- To retain vistas and public access to the Delaware River waterfront.

2. Plan Objectives

- To the greatest extent possible, preserve the exterior architecture of the Mansion and Carriage House to retain their historic significance. Preservation of the interior architecture of the structures where possible is ideal.
- To positively impact the surrounding neighborhood by creating compatible use of the land and by enhancing the beauty and prestige of the property.
- To preserve the open, estate environment of the site.
- To continue public access to the Delaware River waterfront.

V. Land Use Plan

A. Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of bulk standards, use, residential density and off-street parking and loading requirements. Where regulations of this Plan conflict with the Township's development regulations, this Plan shall control; where they do not conflict, the Township's development regulations shall apply. Development applications for this Redevelopment Area shall be reviewed and approved by the Planning Board. The Redevelopment Plan adopts and incorporates by reference Chapters 50 (Land Use Procedures), 58 (Fair Housing), 77 (Off-Street Parking), 91 (Site Plan Approval), 100 (Subdivision of Land), 110 (Zoning) and all other applicable land use regulations of the Township of Delanco that are not expressly modified or superseded herein.

B. Exceptions from Standards

Variation per N.J.S.A. 40:55D-70(c) from the development requirements and design standards set forth by this Redevelopment Plan may be necessary in certain limited circumstances. In such instances, the Planning Board may grant reasonable deviations from bulk, parking or design requirements if the designated redeveloper or property owner demonstrates that such design exception(s) will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

- Generally satisfy the Redevelopment Plan's goals and objectives;
- Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
- Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed, or adjacent or nearby properties;

- Generally enhance the overall development plan for the tract;
- Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan; and,
- Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development;

Deviations per N.J.S.A. 40:55D-70(d) from the uses permitted in the Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

Other than deviations from bulk, parking or design requirements, the Planning Board shall not have authority to grant deviations from this Redevelopment Plan.

C. Provisions Related to Off-Site Improvements

The extent of the Redeveloper's responsibility for any installation or upgrade of infrastructure related to its project, whether on-site or off-site, shall be as outlined in the Redevelopment Agreement. All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan. All utilities shall be placed underground.

D. Creation of Zurbrugg Mansion Redevelopment District (ZRD)

The Zurbrugg Mansion Redevelopment District (ZRD) is hereby established to contain the entirety of the Zurbrugg Mansion Redevelopment Area. This district has been created to provide an opportunity for revitalization of the Mansion, Carriage House, estate grounds and the Delaware River waterfront. Permitted uses will include those that have been deemed by the Township to be most compatible with the surrounding residential neighborhood, and are those that will make revitalization financially possible while still preserving the main structures on-site and the existing waterfront vistas.

E. District Standards- Zurbrugg Mansion Redevelopment District (ZRD)

1. Concept Plan

   A concept plan has been accepted as part of the Redevelopment Agreement and is contained herein. The plan entitled "The Zurbrugg Site, Layout Exhibit" prepared by Henderson and Bodwell, LLP, last revised April 15, 2008, shall be substantially adhered to. The standards enumerated herein are intended to supplement and clarify the intent of the Concept Plan. A Protected Trees Concept Plan has also been prepared and accepted as part of the Redevelopment Agreement and shall also be substantially adhered to. Substantial deviation from either the Concept Plan or the Protected Trees Concept Plan shall be approved by the Township Committee through an amendment of the Redevelopment Agreement and an amendment to this Redevelopment Plan.

2. Permitted Principal Uses on Block 1202:

   a. Independent Senior Housing, up to 24 units, in the Zurbrugg Mansion. "Independent Senior Housing" shall mean units designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. Section 3607; and be designed to meet the needs of, and are exclusively for, an age-restricted segment of the population such that all of the units are occupied by at least one person who is 55 years of age or older, in accordance with the Act, and that children under the age of 18 are prohibited from occupancy.

   b. Not more than 8 residential townhouse units. "Townhouse units" shall mean single-family dwelling units in a row of not more than 3 units in which each unit has its own access to the outside, no unit is located over another unit, and the units share Common Elements such as driveways, parking areas, open space, maintenance and/or landscaping;" and

   c. Not more than 1 single-family unit in the existing Carriage House.

3. Permitted Principal Uses on Block 1201: Township-owned open space, limited to passive recreation.

4. Permitted Accessory Structures and Uses on Block 1202 in accordance with this Plan:
   a. Trash enclosures;
   b. On-site parking;
   c. Gazebos and outdoor sitting areas;
   d. The existing perimeter wall;
   e. Signs;
   f. Gang mailboxes, the location which shall be approved by the Governing Body with final approval subject to the Post Master;
   g. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

5. Permitted Accessory Structures and Uses on Block 1201:
   a. Gazebo;
   b. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

6. Zoning Standards:
   a. Independent Senior Housing:
      (1) Existing interior common spaces on the first floor including the living room, dining room and library shall be retained to the extent feasible.
   h. Approval from the Township Committee shall be sought for modifications to the exterior of the Zurbrugg Mansion and the Carriage House, and the interior common spaces in the Mansion, prior to the issuance of a building permit. Modifications shall be consistent with the existing architecture and shall retain important design elements.
      (2) The Mansion may be expanded by up to 12 feet in width on the exterior 3 sides of the existing rear addition as specified on the Concept Plan.
      (3) Existing building and porch setbacks to Delaware Avenue, Union Avenue

and Willow Street shall not be decreased. The building shall be set back at least 40 feet from Second Street.

(4) Permitted building height shall be no taller than the existing structure.

(5) The Independent Senior Housing shall contract with a private trash and recycling hauler.

(6) Required parking shall be as specified on the Concept Plan contained herein and shall be shared with the other residential uses on site. Spaces shall be marked with bollards or similar structures.

(7) Public Events and Access to the Mansion:

(a) Public events that access the interior of the Mansion building and the grounds are encouraged, when not incompatible with the Independent Senior Housing operations.

(b) All public events shall be subject to the approval of the management of the Independent Senior Housing use, and shall provide at least 6 months notice to the Management prior to commencement.

(c) At minimum, the Mansion shall be available to the public, at no charge, for the following events:

(i) The winter carriage rides during the month of December;

(ii) As a location for no fewer than 3 concerts during the spring/summer months; and

(iii) As a stop on the annual Garden Tour and Tea.

b. Residential Townhouse Units and Carriage House:

(1) Bulk standards for the residential townhouse units shall be as follows:

(a) Maximum building height: 2.5 stories, 35 feet.

(b) Minimum building height: 2 stories, 30 feet.

(c) Minimum front yard setback to Delaware Avenue: 10 feet; minimum

average 30 feet.

(d) Minimum front yard setback to Willow Street: 10 feet.

(e) Minimum front yard setback to Union Avenue: 5.6 feet.

(f) Minimum front yard setback to Second Street: 20 feet.

(g) Steps to the units may encroach into the required setbacks by no more than 4 feet beyond a front porch.

(h) Units shall be attached side-to-side as indicated on the Concept Plan, provided however that the minimum distance between buildings shall be 10 feet.

(i) Unenclosed porches no deeper than 8 feet in depth may encroach into the required yards, however shall be set back at least 1' from the property line and shall not overhang the perimeter brick wall. Porches shall be at least 7 feet in depth.

(j) Approval from the Township Committee shall be required for exterior design and materials of the residential units and the interior floor plan of the townhouse units prior to the issuance of a building permit. Design and materials shall be consistent with the existing architecture of the Zurbrugg Mansion and Carriage House and shall complement important design elements of those structures.

(k) Architecture of the building façades shall be designed to create the appearance of a larger single-family structure rather than smaller individual units.

(l) Exterior materials shall include brick and Hardiplank® fiber-cement lap siding or approved equal. The use of vinyl siding shall be specifically prohibited.

(2) Bulk standards for the Carriage House shall be as follows:

(a) The building walls shall not be expanded and the building shall not be increased in height.

(b) The existing patio areas shall be expanded by no more than 20 percent.

(3) Required parking shall be as specified on the Concept Plan contained herein and shall be shared with the residential units in the Mansion.

(4) The perimeter brick wall shall be maintained except for driveway openings as depicted on the Concept Plan.

c. Accessory Structures:

(1) Other than necessary handicapped ramps and platforms for HVAC equipment and the structures indicated on the Concept Plan, no additional permanent accessory structures shall be added to the site except as otherwise permitted herein.

(2) Other than the existing perimeter walls that are to be retained, only "living" fences comprised of vegetative material shall be permitted, unless specifically approved by the Planning Board.

(3) Trash enclosures shall be constructed of masonry on 3 sides and shall be at least 6' in height. The masonry sides shall be faced to match the perimeter brick walls, the Mansion, the Carriage House or shall match the existing frame shed. Trash receptacles shall not be permitted at any time along Delaware Avenue.

(4) Signage

(a) The purpose of the sign standards is to promote and protect the public health, safety, and welfare by reducing the visual clutter within the area. Sign standards and design should complement the architecture of the buildings in color, form, materials and placement. All signs on a site shall be located so as to achieve their purpose without constituting hazards to vehicles and pedestrians. Signs should not block windows, be placed on roofs, or block architectural features of buildings. All signs shall be harmonious with other signs on the site.

(b) One freestanding or facade sign shall be permitted on the Mansion tract in relation to either the Independent Senior Housing or the entire

project, and it shall comply with the following standards, subject to Planning Board approval:

(i) The style of the sign shall be monument, wall hanging, or post and gibbet.

(ii) Maximum height: 6 feet above grade

(iii) Maximum area: 12 square feet; and

(iv) Illumination shall be permitted by external means only.

(c) Additional signage shall be permitted in relation to the residential units that indicate the street number or address of the units.

7. Design Standards

The bulk regulations, controls and restrictions are designed to provide guidelines for the physical development of the Redevelopment Area. It is the intent of this Redevelopment Plan to encourage creativity and freedom of design while still maintaining the character of the existing site.

Pursuant to N.J.S.A. 40A:12A-7(5)c, the Standards of this Redevelopment Plan set forth herein shall amend and supersede all pertinent provisions of the Land Development Ordinance. In the event that there are any discrepancies or conflict, the standards set forth herein shall govern in all respects.

a. Building Design & Architecture

Georgian architectural styles are desired in the Area, and all units constructed within the Redevelopment Area shall adhere to and complement the historic architecture of the existing Mansion and Carriage House.

b. Building Size & Mass

(1) All structures should be situated as shown on the Concept Plan, having proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open spaces, access to public rights-of-way and off-street parking, height, and bulk. In particular,

with respect to light, sun shading of adjacent single family residential areas shall be minimal.

(2) Groups of related buildings should be designed to present a harmonious appearance in terms of building silhouette, architectural style and scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions and modulation, entry way placement and location, signage, and landscaping.

(3) Buildings shall be designed so as to have attractive, finished appearances from all public spaces and streets, and adjacent residential uses.

(4) All pedestrian entryways shall be prominent, well-lit and separate from service entrances. Primary building entrances should be clearly defined through the use of detailed paving, architectural treatment, and site furnishings.

d. Lot Layout:

(1) Separate Tax Lots may be created to contain the Townhouse Units, the Carriage House, the Mansion and the Common Elements. The lots shall be configured to minimize conflicts with cross-access.

(2) Cross-access agreements shall be made between the Mansion, the Carriage House and Townhouse Units for access, parking, landscaping and maintenance.

c. Site Layout and Parking Design

(1) Site Layout

(a) The site layout shall be arranged so as to provide a strong relationship between building facades and the viewshed to the Delaware River and the street.

(b) The columns at the corners of Union Avenue and Willow Street at Delaware Avenue shall be reconstructed.

(c) The following pedestrian circulation enhancements are recommended:

(i) Improve the streetscape elements of the area including new decorative sidewalks, site furnishings and amenities, and pedestrian-scale lighting.

(ii) Enhance pedestrian safety between Block 1202 and 1201 by providing an improved pedestrian connection via the installation of a decorative crosswalk across Delaware Avenue.

(iii) Provide exterior bicycle racks.

(2) Vehicular Circulation

(a) The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.

(b) Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.

(3) Sidewalks, Curbs and Traffic Calming Devices

(a) On public rights-of-way, sidewalks shall conform to existing concrete sidewalks.

(b) Sidewalks located on-site shall consist of both hardscape and softscape areas. On hardscape areas, brick pavers or decorative concrete should be proposed for new locations, and concrete should be proposed to match extensions to existing sidewalks. On softscape areas, gravel, or a permeable equivalent shall be proposed.

(c) Curb materials shall match existing curb, both on-site and off-site.

(4) Driveway Widths, Aprons, Grades, and Materials

(a) Driveway widths shall be in accordance with the attached Concept Plan.

(b) Existing driveway aprons disturbed by construction and any new aprons

shall be equivalent to the existing aprons for surface treatment.

(c) Driveways shall be constructed of gravel, except as regulated for handicapped accessibility and for the driveway aprons onto adjoining public streets.

(5) Parking

(a) Off-street parking in the Redevelopment Area shall comply with the number of spaces and layout as indicated on the attached Concept Plan. Minimum parking space size shall be 9' x 16', with 9' x 18' as the standard.

(b) Parking areas shall be constructed of pervious material.

(c) Parking lots shall be provided with a perimeter visual screen to adjacent uses. Shade trees shall be planted a maximum 50 feet on-center with low hedge plantings, in addition to any existing walls, to achieve visual screening.

(d) On-street parking shall be permitted on the property side of Second Avenue, Willow Street, and Union Avenue.

d. Stormwater Management

(1) The stormwater management system shall use the following guidelines, to the greatest extent possible:

(a) The Redevelopment Area's stormwater management system shall comply with the NJDEP Stormwater Management regulations to the extent practical.

(b) Non-structural design methods are to be used to the greatest extent feasible.

(c) Non-roof impervious surfaces should be minimized and should break up or disconnect the flow or runoff over impervious surfaces.

(d) For stormwater management purposes, landscaping which encourages

retention and minimizes the use of lawns, fertilizers, and pesticides is recommended.

(2) In addition, stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff by 50% of the anticipated load from the developed site, expressed as an annual average. To achieve this standard the redeveloper intends to construct all new driveways and parking areas of a gravel surface with a variable thickness granular base course. Within the variable thickness base course will be an underdrain system connecting to underground recharge facilities.

(3) As stormwater rate and volume controls do not apply to sites discharging to tidal flooding locations, the redeveloper shall use subsurface recharge as a part of the overall drainage design for the site.

e. Lighting

(1) The Land Use Procedures Ordinance under §110-21 'Lighting' shall govern the site plan and any proposed subdivision of the Redevelopment Area.

(2) All new fixtures should be cut-off fixtures to minimize glare impacts on the surrounding community, as approved by the Planning Board.

f. Landscaping

(1) Improvements should be implemented to enhance the visual environment of the Area and to capitalize on the existing landscape amenities in the Area. Landscape encompasses vegetation both existing and proposed, and other materials such as streetlights and benches.

(2) The existing brick wall shall be retained (except for driveway access openings).

(3) The trees as specified on the Concept Plan shall be preserved on site for the remainder of their life. Tree removal is subject to field inspection by the Township Landscape Architect and Certified Tree Expert.

(4) In addition, the Redevelopment Plan seeks to accomplish the following in the Redevelopment Area:

(a) Enhance the front yard areas including streetscapes;

(b) Create formal tree lined avenues;

(c) Preserve existing vegetation where possible, through selective clearing and vegetative protections;

(d) Promote landscaped parking areas, site furnishings, and depressed curbs where appropriate;

(e) Preserve waterfront views and promote the creation of public areas.

g. Streetscape Standards

(1) The materials, patterns and finishes of all sidewalks within a public right of way should match the existing Township streetscape. The final colors, materials, and patterns shall be as established by the Township.

(2) Street and directional signage, street lighting, furnishings and amenities, and plantings should be aesthetically unified, and complementary to the architecture as established in this plan and in the downtown.

VI. Redeveloper's Ownership Structure

A. The Redeveloper shall secure a site plan approval and Site Plan/Condominium Plan approval for the entire Redevelopment Area. The residential units shall be sold in the form of fee-simple condominiums with individual ownership of each unit and an undivided interest in the common elements. The Redeveloper shall create a Master Deed that will specify the Common Elements.

B. Ownership of the Independent Senior Housing lot shall be retained by the Redeveloper, or another LLC set up under the equal ownership of the Redeveloper. The Master Deed shall specify the respective rights and obligations of the individual dwelling unit owners and the Independent Senior Housing facility.

VII. Property Acquisition and Relocation

A. Identification of Proposed Property Acquisitions

The Redevelopment Plan does not contemplate the acquisition of any properties by the Redevelopment Entity.

B. Temporary/Permanent Resident Relocation

The Redevelopment Area is not currently occupied by residents. Therefore, no relocation is necessary.

VIII. Plan Relationship to Definitive Local Objectives

A. Township Master Plan

The Redevelopment Plan is consistent with the recommendations of the 1999 Master Plan and the 2007 Reexamination Report, and is designed to effectuate the goals and objectives of the Master Plan. The Redevelopment Plan articulates a vision for the Township based on the Master Plan and sets forth strategies to achieve that vision as it relates to the Redevelopment Area.

The April 2007 Master Plan Reexamination updates the goals and objectives of the 1999 Master Plan; several which this Redevelopment Plan executes:

- Enhance public access to the Delaware River;
- Enhance and redevelop older residential areas;
- Reuse vacant land and underutilized sites;
- Capitalize on the Township's major assets, the Delaware River and Rancocas Creek, by maintaining and increasing access to the waterfront;
- Aggressively protect and preserve the Township's historically significant structures, districts and areas; and
- Strengthen the Township's economic position by encouraging a diverse mix of residential, commercial, professional and industrial uses.

B. Contiguous Municipalities

The municipalities contiguous to Delanco Township include the Townships of Riverside, Delran, and Willingboro, as well as the City of Beverly. The closest point from the Redevelopment Area to any of the surrounding municipalities is nearly 0.5 miles distant. To that end, the Redevelopment Plan for Delanco is not anticipated to impact any of Delanco's contiguous municipal neighbors.

Despite the Redevelopment Area's distance from adjacent municipalities, several objectives set forth in surrounding municipalities' Master Plans do supplement the goals set forth in this Redevelopment Plan. Several of the surrounding Master Plans include the objectives of reusing vacant land and abandoned sites and protecting the historically significant structures.

C. Burlington County

Burlington County does not have a county master plan. The County has generally relied upon the New Jersey State Development and Redevelopment Plan for its land use policy for the County as a whole, however several strategic plans have been prepared for targeted areas. In 1999, the County's Route 130/Delaware River Corridor Strategic Plan was endorsed by the State Planning Commission for the twelve municipalities located in the Route 130 Corridor along the Delaware River. Annual Reports charting the progress of plan implementation area are prepared, the last which was finalized in 2005.

The Strategic Plan does not specifically reference the Redevelopment Area. The Plan does, however, contain several overarching goals with which the adaptive reuse of the Mansion and redevelopment of the grounds in a consistent manner are consistent:

- Encourage Compatible and Complementary Land Uses
- Revitalize Vacant of Obsolete Industrial and Commercial Sites
- Rehabilitate Housing and Preserve Neighborhoods
- Preserve Historic Buildings, Sites and Landscapes
- Enhance Aesthetics

The Redevelopment Plan addresses these goals in the following manner:

- The plan's primary purpose is to retain the Mansion and to create a use for the mansion that is compatible with the neighborhood.
- The existing commercial site (nursing home) is being replaced with a senior housing facility; the site and the mansion will be revitalized.
- The existing Mansion will be rehabilitated in order to preserve the character of the site and the neighborhood.
- The historic Mansion will be preserved, as will the existing character of the surrounding properties.
- Aesthetics of the area will be enhanced via preservation and improvement of the Mansion, preservation of the Delaware River waterfront and the creation of attractive, compatible residential uses on the site that will add value to the property.

Because the Redevelopment Plan proposes adaptive reuse of the Mansion, preservation of the Delaware River waterfront and limited, compatible residential development adjacent to the Mansion, the Redevelopment Plan is also consistent with the Delaware River Heritage Trail concept and the Lower Delaware River Wild and Scenic River concept. The Delaware River Heritage Trail Project has been initiated by the National Park Service, and involves the creation of a looped trail extending along the Delaware River from Trenton to Palmyra in New Jersey, across the Tacony-Palmyra Bridge to Pennsylvania, from Tacony to Morrisville, and back to Trenton via the Calhoun Street Bridges. The trail will connect waterfront parks, promenades, canal towpaths, dike trails, etc. and will provide access to the waterfront and views of the river. The trail is intended to provide an interpretation of the heritage of the Delaware River and the communities that sprang up along the riverfront. The Lower Delaware River Wild and Scenic River Project was initiated by the U.S. Congress in 1992, and authorized the development of a conservation plan for the segment of the Delaware River between Washington Crossing in Mercer County and the Rancocas Creek. This action was taken in conjunction with Congress' authorization of a study of the Lower Delaware River between the Delaware Water Gap National Recreational Area to Washington Crossing for inclusion in the nation's Wild and Scenic River system.

D. State Development and Redevelopment Plan

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) designates Delanco as Planning Area 1 Metropolitan Planning Area. The draft SDRP amendments do not recommend any substantive changes to the Policy Plan Map in Delanco. SDRP policies for Planning Area 1 include redevelopment of declining areas and the utilization of existing infrastructure, which this plan accomplishes, as well as retention of valuable local cultural and historic resources.

IX. Administrative and Procedural Requirements

A. Compliance with COAH Affordable Housing Obligation

Compliance with the Township's Fair Share Plan, COAH's rules and/or a Court Settlement as the case may be shall be as indicated in the applicable Redeveloper's Agreement.

B. Amending the Redevelopment Plan

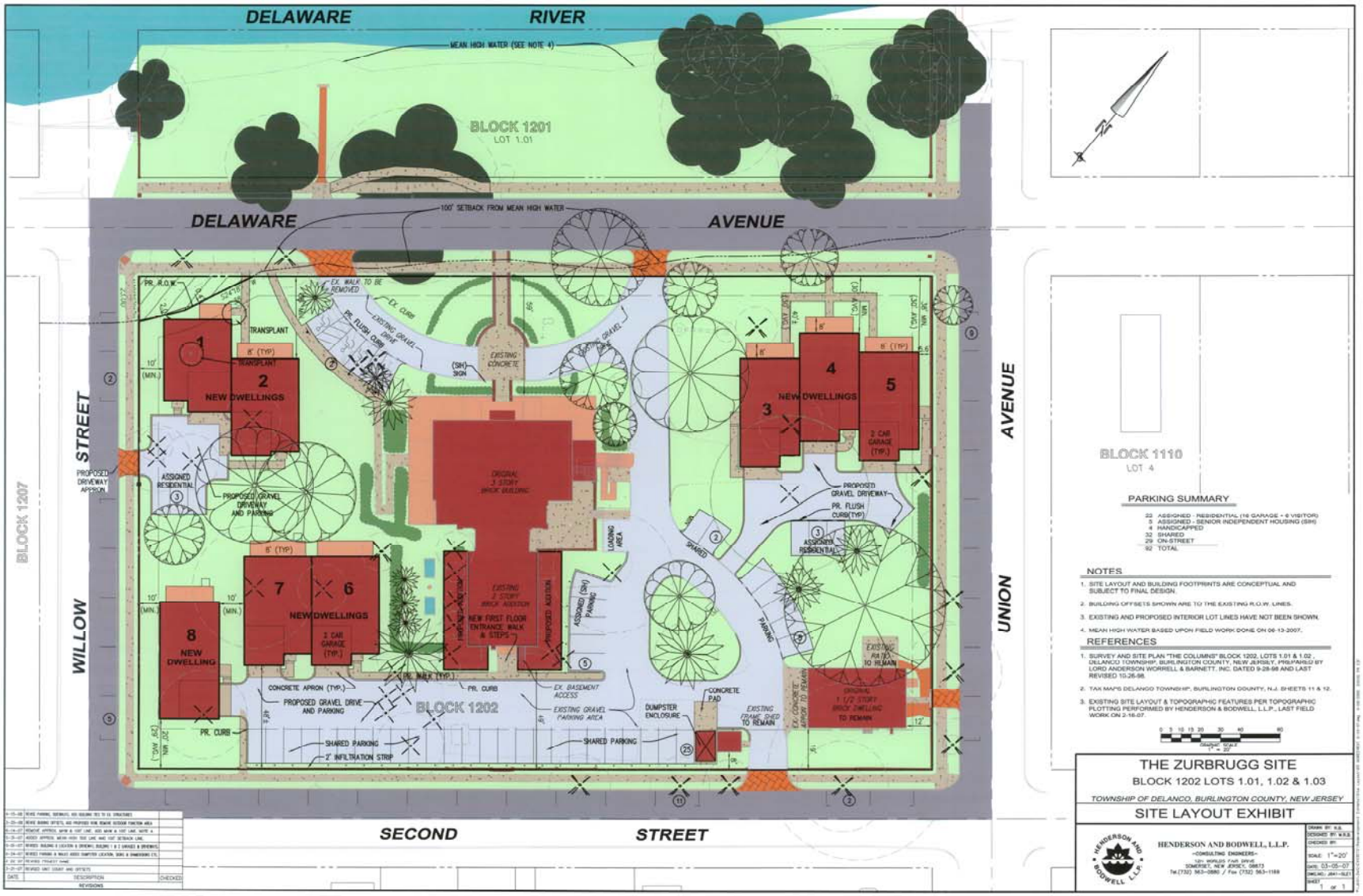
Upon compliance with the requirements of applicable law, the Township Committee of the Township of Delanco may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

C. Duration of the Redevelopment Plan

The Redevelopment Plan, as amended, shall be in full force and until October 1, 2010, when redevelopment of the Area has been completed.

D. Redevelopment Entity

The Township Committee shall serve as the redevelopment entity.


DELAWARE RIVER
MEAN HIGH WATER (SEE NOTE 4)
BLOCK 1201
LOT 1.01
DELAWARE AVENUE
100' SETBACK FROM MEAN HIGH WATER
WILLOW STREET
UNION AVENUE
BLOCK 1207
BLOCK 1202
BLOCK 1110
LOT 4
SECOND STREET
PR. R.O.W.
EX. WALK TO BE REMOVED
PR. FLUSH CURB
EXISTING GRAVEL DRIVE
TRANSPLANT
8' (TYP)
10' (MIN.)
1
2
NEW DWELLINGS
EXISTING CONCRETE
(SH) SIGN
ORIGINAL 3 STORY BRICK BUILDING
ASSIGNED RESIDENTIAL
PROPOSED GRAVEL DRIVEWAY AND PARKING
PROPOSED DRIVEWAY APRON
3
4
5
NEW DWELLINGS
2 CAR GARAGE (TYP.)
PROPOSED GRAVEL DRIVEWAY
PR. FLUSH CURB(TYP)
ASSIGNED RESIDENTIAL
7
6
NEW DWELLINGS
2 CAR GARAGE (TYP.)
8
NEW DWELLING
EXISTING 2 STORY BRICK ADDITION
NEW FIRST FLOOR ENTRANCE WALK & STEPS
PROPOSED ADDITION
LOADING AREA
ASSIGNED (SH) PARKING
SHARED
PARKING
EXISTING GARAGE TO REMAIN
ORIGINAL 1 1/2 STORY BRICK DWELLING TO REMAIN
CONCRETE APRON (TYP.)
PR. WALK (TYP.)
PR. CURB
PROPOSED GRAVEL DRIVE AND PARKING
EX. BASEMENT ACCESS
EXISTING GRAVEL PARKING AREA
DUMPSTER ENCLOSURE
CONCRETE PAD
EXISTING FRAME SHED TO REMAIN
SHARED PARKING
2' INFILTRATION STRIP
PARKING SUMMARY
22 ASSIGNED - RESIDENTIAL (16 GARAGE + 6 VISITOR)
5 ASSIGNED - SENIOR INDEPENDENT HOUSING (SIH)
4 HANDICAPPED
32 SHARED
29 ON-STREET
92 TOTAL
NOTES
1. SITE LAYOUT AND BUILDING FOOTPRINTS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.
2. BUILDING OFFSETS SHOWN ARE TO THE EXISTING R.O.W. LINES.
3. EXISTING AND PROPOSED INTERIOR LOT LINES HAVE NOT BEEN SHOWN.
4. MEAN HIGH WATER BASED UPON FIELD WORK DONE ON 06-13-2007.
REFERENCES
1. SURVEY AND SITE PLAN "THE COLUMNS" BLOCK 1202, LOTS 1.01 & 1.02 , DELANCO TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY, PREPARED BY LORD ANDERSON WORRELL & BARNETT, INC. DATED 9-28-98 AND LAST REVISED 10-26-98.
2. TAX MAPS DELANCO TOWNSHIP, BURLINGTON COUNTY, N.J. SHEETS 11 & 12.
3. EXISTING SITE LAYOUT & TOPOGRAPHIC FEATURES PER TOPOGRAPHIC PLOTTING PERFORMED BY HENDERSON & BODWELL, L.L.P., LAST FIELD WORK ON 2-16-07.
0 5 10 15 20 30 40 60
Graphic Scale
1" = 20'
THE ZURBRUGG SITE
BLOCK 1202 LOTS 1.01, 1.02 & 1.03
TOWNSHIP OF DELANCO, BURLINGTON COUNTY, NEW JERSEY
SITE LAYOUT EXHIBIT
HENDERSON AND BODWELL, L.L.P.
-CONSULTING ENGINEERS-
SOMERSET, NEW JERSEY, 08873
Tel.(732) 563-0880 / Fax (732) 563-1188
DATE
DESCRIPTION
CHECKED
REVISIONS