

**Township of Gloucester
Planning Board Agenda
February 25, 2014
7:30 P. M.**

**Salute to the Flag
Opening Statement
Roll Call
Swear in Board Professionals
General Rules**

Meeting will start at 7:30 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – December 10, 2013

Minutes for Memorialization – January 28, 2014

RESOLUTIONS FOR MEMORIALIZATION

Legends Karting, LLC #141004CUCSPW	Conditional Use, Bulk C, Site Plan Waiver	(Pending)
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APPLICATIONS FOR REVIEW

College Drive	Block: 13103, Lots: 2 & 25
Redevelopment Study	Block: 13107, Lot: 1
Preliminary Investigation	Block: 13108, Lot: 1
Report	Block: 13109, Lots: 1 & 1.01
	Block: 14002, Lots: 17, 18, 19, 20, 21, 23, 24, 25 & 30
	Block: 14002, Portions of Lot: 1, 16, 22 & 26

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, December 10, 2013

Chairman Kricun called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pearce	Present
Ms. Washington	Absent
Chairman Kricun	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for memorialization

Mr. Jones made a motion to approve September 24, 2013 minutes, seconded by Mr. Pearce.

Roll Call:

Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Chairman Kricun	Yes

Resolutions for memorialization

Lena DiMartino #131041CM	Minor Subdivision Block: 1306 Lot: 11 & 12
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Chairman Kricun	Yes

There were not any applications on the agenda; however, there was someone from the public wishing to speak.

Michael Ward, Esq. spoke with Mr. Lechner about the John Hooper Major Subdivision application in 2006-2007. Mr. Hooper came in front of the board to build 20 houses called briar lake phase 3 the previous two were approved and build over the past 15 years on northern edge of GEMS landfill. This was a one or two-year approval process with concerns brought up by the board. 2007 after the presentation and board engineer everything was satisfactory but the board turned down the application. Both developer and client appealed to superior court and the judge stated that there wasn't a lot of reason but sided with the board. At that point in time Mr. Hooper dropped out and Mr. Ward's client again pursued it with the appellate division. Michael McKenna, Board Solicitor argued at the appellate court then in 2011 the decision was reversed. They sent it back in front of the board that they get their preliminary and final subdivision for the lots. For the past few years they have been trying to figure out a way to continue. Mr. Brennan pointed out that most of the members that sat on the board at that time are no longer on the present board. With that they cannot approve something they do not have any knowledge of. A letter was sent this past spring to Mr. Lechner on proceeding. Mr. Lechner suggested coming in and making a presentation for the current board. The township has everything they need for a resolution to be put together.

Mr. Brennan spoke with Mr. Ward that this is a unique situation. They will need to work out how this approval is going to go thru. The current Board engineer does have an issue with some environmental concerns that weren't discussed in 2007.

Chairman Kricun feels they should submit an application and to present something to the board. Personally he would have to abstain from voting since he has no knowledge of prior testimony.

Mr. Ward continued that he feels they need to talk with Mr. Bach and work on any issues. He absolutely agrees of not voting on anything that you have no knowledge. He also feels that it would be a problem for the current board to vote on a resolution that they have never heard prior testimony.

December 10, 2013

Mr. Lechner stated that he hasn't looked at the plan since. A short discussion followed for the plans and a way to inform the new board members of the plans.

Mr. Ward and Mr. Brennan are going to try and work out any issue.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 28, 2014

Mr. Jones called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mr. Owens	Absent
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	Absent

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Jones seated Ms. Pinolini for Ms. Costa and Mr. Dority for Mr. Owens

Minutes for memorialization

Mr. Mercado made a motion to approve minutes from November 26, 2013, seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Ms. Washington	Yes

Mr. Mercado made a motion to approve minutes from January 14, 2014, seconded by Mr. Guevara.

Roll Call:

Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Ms. Pinolini	Yes

Resolutions for memorialization

No resolutions for memorialization

Applications for Review

#141003RDSPW Thomas Greeno	Site Plan Waiver Block: 10501 Lot: 11
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Appearing before the board was Thomas Greeno the applicant. Also present was Mr. Butcher and Dan Dalton, whom were sworn in.

Mr. Greeno informed the board that his plans are to do new blacktop, landscape and exterior lighting. He will also be replacing windows in the building.

Mr. Lechner added that the property has been unused for the last 10 years. Mr. Greeno has appeared before Council and the resolution was passed at their last meeting.

Mr. Bach was in support of the application. He just brought, to the applicants, attention to follow the comments. Make sure that there is no drainage onto the property next door and also some information on lighting. The only concern is a need for an updated survey. A minimum base survey would be sufficient. The last suggestion was to talk with an engineer in reference to sight safety and a record plans. Mr. Greeno was in agreement with all of Mr. Bach's comments.

Mr. Lechner wanted to bring to Mr. Greeno's attention of the specific requirement for blacktop that he listed in his report.

Mr. Lechner also questioned on the time frame for all the improvements to be completed and make that a condition. Mr. Greeno replied that he wants things to get done quickly, however, with the winter season that might be hindered. Once the spring time comes in he believe that's everything would be able to get started and hope to have it all done within the next 6 months. Mr. Greeno also added that the building is going to represent his business and wants it to have aesthetic

appeal. As time goes on he would like to spend more money in doing more improvement on the exterior. They have been in business for 10 year now and have been renting for the past 7. Right now they are located off of Church Street in Blackwood. They have out grown the office space they have now. There are five (5) employees and most of that are technicians that are on the road. They load up, small pick-ups, and are on the road the rest of the day. There really aren't any customers that will be visiting the building. Most of the clients they go to.

With nothing from the Board, chairman Jones; open the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Brennan stated the motion would be conditioned to the applicant complying with the reports within six (6) months.

Mr. Lechner inquired that when pavements are done they need to see that they are done properly and who will check that? Mr. Bach replied due to the small scope of work, no bond or performance guarantee that Mr. Lechner can handle the review. Mr. Bach will be there for any guidance and will assist with a completion report.

Ms. Washington made a motion to approve the applicant with the conditions, seconded by Mr. Mercado.

Roll Call:

Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Ms. Washington	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

College Drive Redevelopment Study & Preliminary Investigation Report

**Township of Gloucester
Camden County, New Jersey**

February 5, 2014

Prepared by:

TM
ASSOCIATES
11 Tindall Road
Middletown, NJ 07748

THE ORIGINAL OF THIS DOCUMENT HAS BEEN SIGNED
AND SEALED IN ACCORDANCE WITH NEW JERSEY LAW



**Stan Slachetka, PP, AICP
New Jersey Professional Planner
License No.: LI-03508**

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February 5, 2014

Introduction

The purpose of this report is to determine whether or not certain properties in the Township of Gloucester qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L.1992, Chapter 79 (the "LRHL"). The Study Area is shown on the accompanying Study Area mapping (See Figures 1 and 2.) and includes the following tax parcels:

- Block 13103, Lots 2 and 25
- Block 13107, Lot 1
- Block 13108, Lot 1
- Block 13109, Lots 1 and 1.01
- Block 14002, Lots 17, 18, 19, 20, 21, 23, 24, 25, and 30
- Block 14002, Portions of Lots 1, 16, 22, and 26

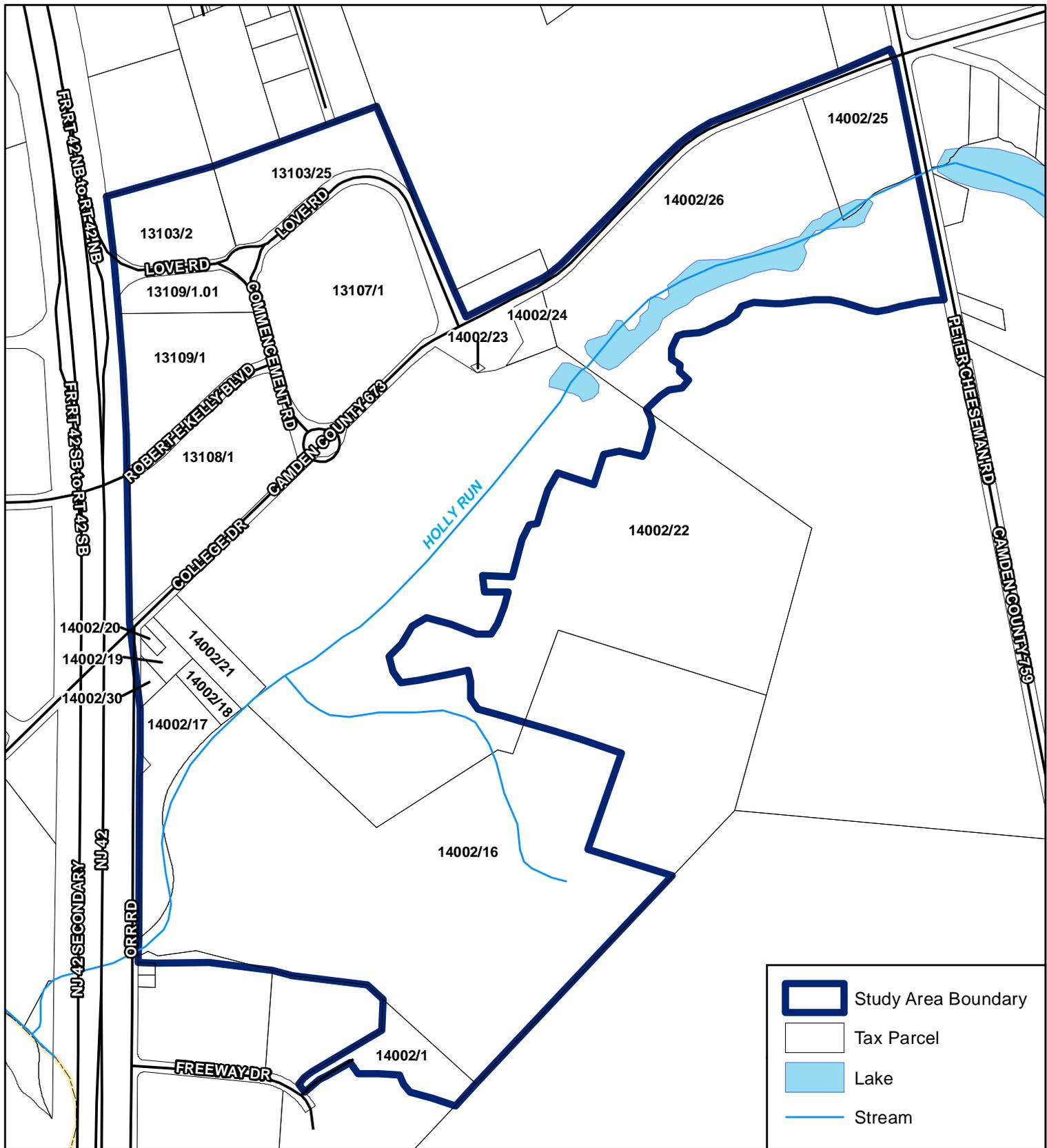
This report is written pursuant to Section 6 of the LRHL (N.J.S.A. 40A:12A-6a), which states the following:

No area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992. C.79 (C.40A:12A-5). ... The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of a municipality.

The Council of the Township of Gloucester adopted a resolution requesting that the Planning Board undertake a preliminary investigation as to whether or not the Study Area qualifies as an area in need of redevelopment pursuant to the LRHL.

This report serves as the "statement setting forth the basis for the investigation," which is required by the LRHL [N.J.S.A. 40:12A-6b(1)]. In accordance with N.J.S.A. 40:12A-6b(5):

After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is in need of redevelopment.



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**Figure 1: Redevelopment Study Area
 College Drive Redevelopment Study
 Gloucester Township
 Camden County, New Jersey**

PREPARED BY: ARR, 8/27/12, Revised through 1/25/13
 SOURCES: NJGIN, NJDOT, NJDEP, Gloucester Township
 FILE PATH: H:\GTRP\00011\GIS\Projects\FIGURE_1_Study_Area_Parcel_LETTER.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**Figure 2: Redevelopment Study Area
 College Drive Redevelopment Study
 Gloucester Township
 Camden County, New Jersey**

0 275 550 1,100
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Prepared by: ARR, January 19, 2011, Revised August 27, 2012
 Source: T&M Associates - Tax Parcel; NJDOT - Roads;
 NJDEP - Stream, Lake; USGS - 2007 Aerial Photography
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

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Study Area Description

Properties Located in the Study Area

The Study Area consists of a total of 19 parcels located in near the intersection of College Drive and Route 42 in Gloucester Township. The Study Area has frontage on New Jersey Route 42, College Drive (Camden County Route 673), Peter Cheeseman Road (Camden County Route 759) and Triangle Lane. The tax lots in the Study Area are listed on the official tax map of the Township as:

- Block 13103, Lots 2 and 25
- Block 13107, Lot 1
- Block 13108, Lot 1
- Block 13109, Lots 1 and 1.01
- Block 14002, Lots 17, 18, 19, 20, 21, 23, 24, 25, and 30
- Block 14002, Portions of Lots 1, 16, 22, and 26

A description of these properties and how they meet the statutory criteria is provided in Appendix A.

Existing Land Uses¹

Figure 3A depicts MOD-IV land use classifications while Figure 3B depicts existing land uses and land cover as mapped by the New Jersey Department of Environmental Protection (NJDEP) in 2007. Existing land uses also were evaluated as part of the site visit and field analysis conducted as part of this study.

According to the land use and land cover data, the study area consists predominantly of undeveloped forested area, wooded wetlands, and crop and pastureland. Some residential and commercial/services uses are present within the study area. Recreational and industrial uses are also present within the study area. Tax assessment data generally corresponds with the land use cover mapping from NJDEP, with some minor exceptions.

¹ Existing Land Uses within the Study Area have been determined using MOD-IV Data. In the case of certain properties, MOD-IV data may not indicate the existing use of a property. These cases have been noted on the individual property information sheets contained in Appendix A.

February 5, 2014

Based on field inspections, the existing land uses within the study are varied, and include agricultural, residential, vacant, public, commercial and industrial uses. Land uses within the Study Area are as follows:

Public: Publicly-owned property is the predominant land use the Study Area, primarily owned by Camden County College. This includes the generally wooded and undeveloped areas of the Camden County College campus, as well as wooded and undeveloped lots located on the north side of College Drive. Publicly-owned properties include Block 13103, Lot 25; Block 13107, Lot 1; Block 14002, Lots 16, 17, 18, 22, 23, 24, 25, and 26.

Residential: Block 14002, Lots 19, 20, and 30 are classified as residential properties according to Township tax records. However, the former residence on Lots 19 and 20 was demolished in 1998 and the two lots are currently being used for commercial purposes. There is an existing single-family residence on Lot 30 in Block 14002. A portion of this residential use appears to extend into Lot 17, which is owned by Camden County College. Block 13108, Lot 1 also contains a residential dwelling as part of the former farmstead on that lot as described below.

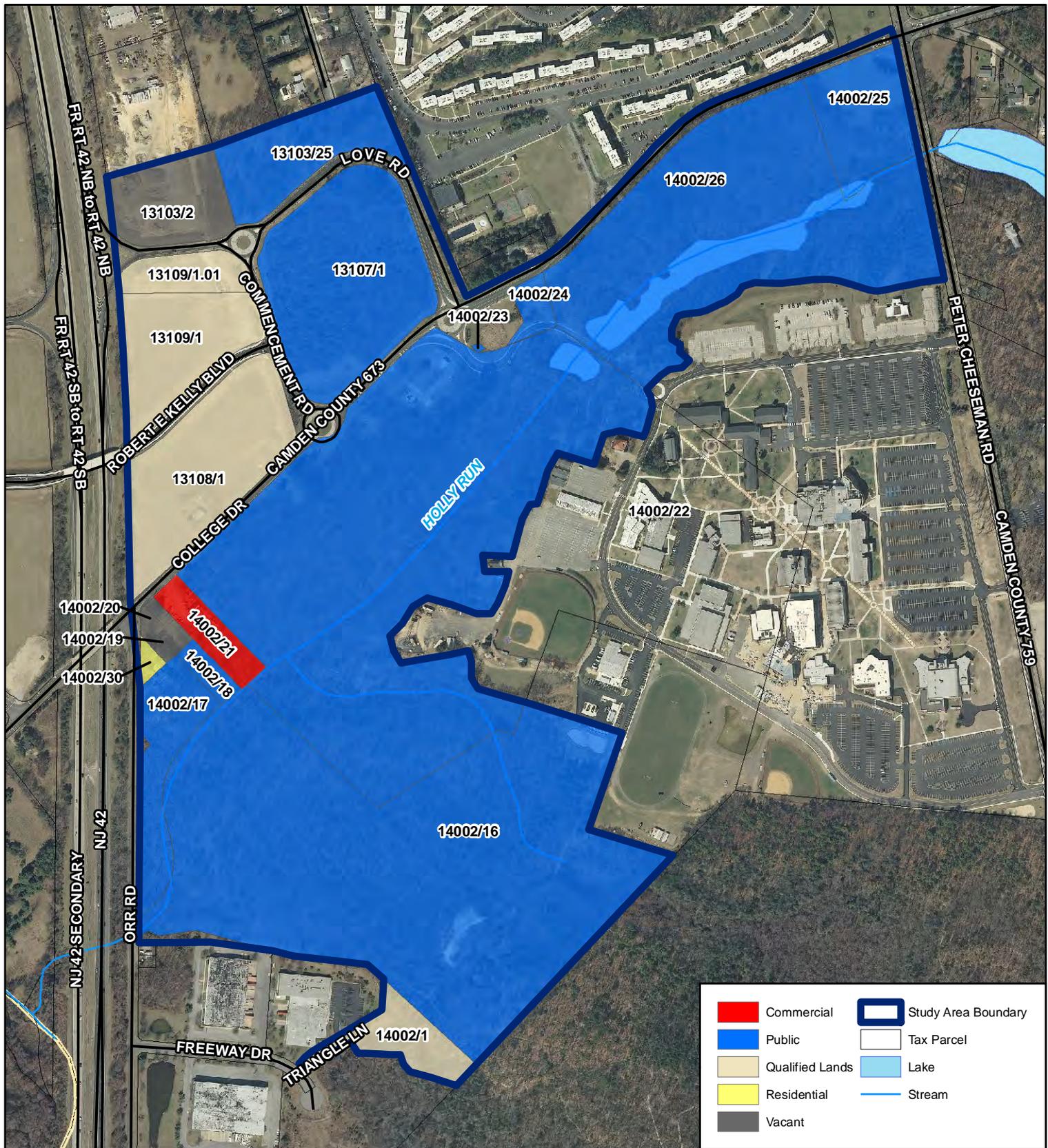
Qualified Farms and Woodlands: Block 13109, Lots 1 and 1.01, and the majority of Block 13108, Lot 1 are classified as qualified farmland. A one acre portion of Block 13108, Lot 1 contains a residential dwelling unit and is listed separately as a residential farmstead in the Township tax assessment records. As described herein, the farm was originally located on one lot (Block 13103, Lot 1) at the time of the adoption of the governing body resolution. This lot was subdivided into two lots now separated by the Robert E. Boulevard right-of-way and the newly constructed bridge abutment and overpass over Route 42. Block 14002, Lot 1 is classified as qualified woodland according to tax records.

February 5, 2014

Commercial: Block 14002, Lot 21 is the only property within the study area to be classified as a commercial property pursuant to Township Tax records, although Lots 19 and 20 are currently being used for commercial purposes in association with Lot 21. State Land Use Land Cover data indicates a small commercial area on Lot 22 in Block 14002 proximate to the new roundabout. This area is developed with a small one-story masonry office building currently used by the engineering firm working on the regional road improvements and a utility building and fenced equipment area leased by the College to a local cable television company.

Vacant: Block 13103, Lot 2 is the only parcel within the study area classified as vacant land pursuant to Township tax assessment records. However that parcel is currently being used for soil excavation and storage and as a part of the industrial use on adjoining lots as described in the property analysis sheets. As noted previously, a substantial portion of the publicly-owned lots in the study area are vacant and wooded as shown in the aerial photograph in Figure 2, with the developed portions of Lots 16, 22 and 26 in Block 14002 associated with the Camden County College campus located outside of the study area.

Land uses adjacent to the study area vary widely. Areas to the north and east of the study area have been developed with a mix of low density single family, multi-family development, and industrial uses. A business park that contains light industrial, warehouse and distribution uses abuts the study area to the southwest. The Camden County College campus is located immediately to the southeast of the study area.



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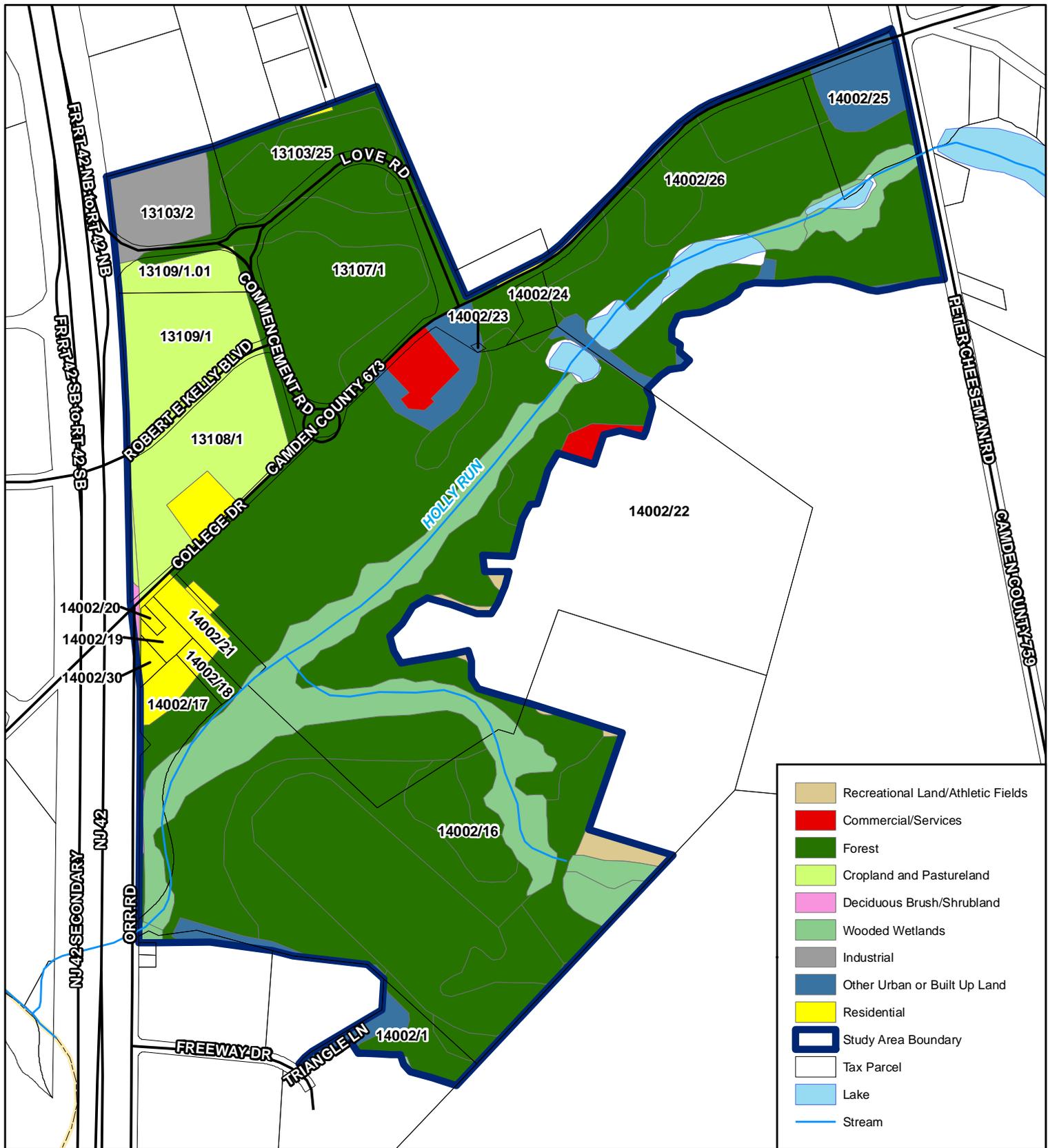


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**Figure 3A: MOD-IV Land Use Classifications
 College Drive Redevelopment Study
 Gloucester Township
 Camden County, New Jersey**

Prepared by: ARR, April 15, 2011, Revised through January 25, 2013
 Source: T&M Associates - Tax Parcel; NJDOT - Roads;
 NJDEP - Stream, Lake, Land Use/Cover (2007)
 H:\GTRP\00011\GIS\Projects\FIGURE_3A_Study_Area_MOD_IV_Use.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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Figure 3B: Land Use/Land Cover - 2007
College Drive Redevelopment Study
Gloucester Township
Camden County, New Jersey

Prepared by: ARR, January 19, 2011, Revised through January 25, 2013
 Source: T&M Associates - Tax Parcel; NJDOT - Roads;
 NJDEP - Stream, Lake, Land Use/Cover (2007)
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

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Environmental Constraints

As shown in Figure 4, Holly Run, which feeds into Grenloch Lake to the west of Route 42, bisects the study area from northeast to southwest and generally parallels College Drive through study area. As a result, portions of the study area are located within the 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). Portions of the study area, specifically those areas adjacent to the stream bed, contain freshwater wetlands as mapped by the NJDEP. Unnamed tributaries of Holly Run are located on Lots 1 and 16 of Block 14002, and are also associated with wetland areas.

Block 14002, Lot 27, which is located adjacent to the Study Area contains one of only three “A-ranked”² occurrences of swamp pink in New Jersey. Swamp pink, a perennial plant species belonging to the lily family, has been listed as a threatened species by the U.S. Fish and Wildlife Service since 1988. The college has been coordinating the protection of this swath of swamp pink and its habitat with the U.S. Fish and Wildlife Service since 2008. The college conducted a survey of swamp pink habitat on its campus in 2008, which was verified by the Fish and Wildlife Service in early 2009. In a letter dated February 26, 2009, the Fish and Wildlife Service recommended adopting College-wide best management practices (BMPs) to protect existing Swamp Pink habitat. The Service also provided preliminary recommendations for four (4) separate management areas, which were devised based on the swamp pink survey conducted by the college and verified by the Service. Finally, the Service recommended preserving Block 14002, Lot 27 through a permanent conservation easement and enhancing the recreational value of the lot through the development of a recreation and education plan for the lot. The college and Service continue to work together to protect and enhance the existing swamp pink habitat on Block 14002, Lot 27.

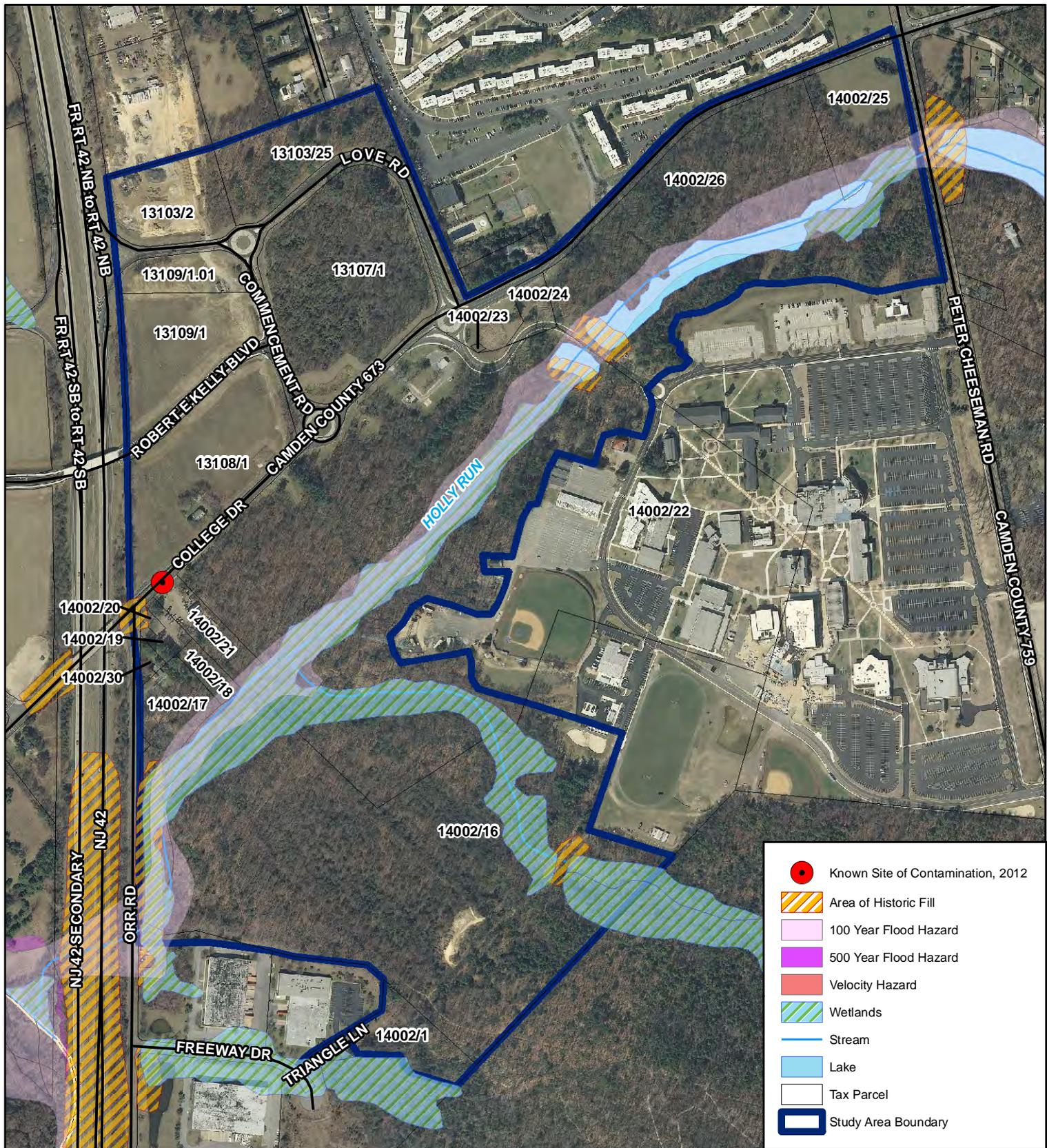
² A and B Ranked occurrences are of the highest conservation priority due to large plant numbers and high-quality habitat, and protection of A and B Ranked occurrences is critical to the survival and recovery of the species.

February 5, 2014

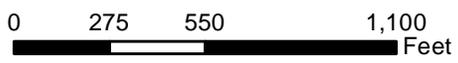
The Study Area contains one (1) site that is listed on the NJDEP's most recent (2012) Known Contaminated Site List (KCSL). (See Figure 4) This site is referenced as Site Number 42125 on the KCSL, and is identified in State records as being located on Block 14002, Lot 21 (a.k.a., "Pure Stream, Inc.")³. NJDEP data indicates that case is currently active and the site has a remedial level of "D". The NJDEP Site Remediation Program's 1989 Case Assignment Manual notes that sites with a remedial level of "D" are particularly threatening and exhibit high complexity with regard to remedial action. Sites with a "D" remedial level contain multiple contaminants, some of which are present at high concentrations, from unknown sources that impact soils, groundwater, and potential surface waters and potable water resources. It is also noted that direct contact with contaminated soils may be particularly hazardous.

According to public records available through NJDEP, remedial action is currently being taken at the site. A Licensed Site Remediation Professional has been retained, and public notice has been issued. The site remediation process is ongoing.

³ NJDEP PI #002011.



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**Figure 4: Environmental Constraints
 College Drive Redevelopment Study
 Gloucester Township
 Camden County, New Jersey**

Prepared by: ARR, January 19, 2011, Revised through January 25, 2013
 Source: T&M Associates - Tax Parcel; NJDOT - Roads;
 NJDEP - Stream, Lake, Known Contaminated Sites (2009), Wetlands, Area of Historic Fill;
 FEMA - Flood Hazard Areas
 H:\GTRP\00011\GIS\Projects\
 FIGURE_4_Study_Area_Environmental_Constraints_LETTER.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

February 5, 2014

Zoning

The Study Area is located within the IN (Institutional), GI (General Industrial), and BP (Business Park) zone districts (See Figure 5). A description of the permitted uses and bulk and yard requirements of these zones is provided below.

IN (Institutional) Zone District

According to the Gloucester Township Land Use Ordinance, the Institutional district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality.

The following properties within the study area are located within the IN Zone:

- Block 14002, Lots 16, 22, 23, 24, 25 and 26

Permitted principal uses in the IN district include:

- Fraternal and social lodges or clubs and all associated functions, including but not limited to athletic, political, social and cultural functions;
- Hospital and sanatorium;
- Home for the aged, long term care facility, assisted living facility, or residential health care facility;
- House of worship, facility for religious orders or similar religious institution;
- College, private or public elementary, secondary or nursery school or other educational institution for academic institution, but not to include a business or trade school, dance studio or similar commercial use;
- Public or private community center;
- Cemetery;
- Municipal use;
- Theater for performing arts;
- Museum;
- Library; and
- Parks and playgrounds, conservation land and other open space.

The table below describes the area, yard, height, and building coverage requirements of the IN Zone:

Use	Lodge, Club, Municipal Use and Open Space	House of Worship, Theater, Library, Museum, Community Center	Other Use
Minimum Lot Area	1 acre	2 acres	5 acres
Minimum Lot Frontage	150 ft.	200 ft.	400 ft.
Minimum Lot Width	150 ft.	200 ft.	400 ft.
Minimum Lot Depth	200 ft.	300 ft.	400 ft.
Minimum Tract Perimeter Setback	N.A.	N.A.	75 ft. ⁽¹⁾
Minimum Front Yard	50 ft.	50 ft.	75 ft. ⁽¹⁾
Minimum Side Yard	25 ft.	25 ft.	10 ft.
Minimum Rear Yard	35 ft.	35 ft.	10 ft.
Maximum Building Coverage	25%	25%	20%
Maximum Lot Coverage	70%	65%	55%
Maximum Building Height	35 ft.	40 ft.	4 stories or 60 ft., whichever is less
Accessory Building Minimum Yard Depths and Height Limitations			
Minimum Front Yard	N.P.	N.P.	N.P. ⁽²⁾
Minimum Side Yard	20 ft.	20 ft.	75 ft.
Minimum Rear Yard	20 ft.	25 ft.	75 ft.
Maximum Height	12 ft.	15 ft.	20 ft.
Minimum Distance to Other Building	15 ft.	20 ft.	20 ft.
Parking Area Setback			
From Front Property Line	25 ft.	25 ft.	50 ft.
From Side Property Line	20 ft.	20 ft.	50 ft.
From Rear Property Line	25 ft.	25 ft.	50 ft.

(1) Tract perimeter and front yard setback shall be increased to 100 ft. for any building in excess of 2 stories.

(2) Excepting guardhouses or security checkpoints, in which case the setback shall be a minimum of 20 feet.

N.A. = Not applicable.

N.P. = Not permitted.

GI (General Industrial) Zone District

The General Industrial (GI) Zone District intended for individual manufacturing, assembly, and contracting uses for a wide variety of small industries, but excluding nuisance and heavy industries.

The following properties within the study area are located in the G-I Zone:

- Block 14002, Lots 17, 18, 19, 20, 21 and 30

Permitted principal uses within the GI Zone include:

- Administrative activities and offices;
- Auto body shop, including vehicle customization; automotive upholstery;
- Contractor's equipment and materials storage yard and building;
- Light manufacturing of beverages, cosmetics, pharmaceuticals, printing and publishing, confections, food products, (exclusive of meat and fish packaging, sauerkraut, vinegar, yeast and the rendering of fats and oils), ceramics, clothing, plastics, electrical goods, furniture, millwork and wood products, hardware, tools, dyes, patterns, scientific and optical instruments, duct work ,handicraft products, electronics and small arts assembly and/or manufacture;
- Machine shop, welding shop, tool and die shop;
- Packaging and box manufacturing from previously prepared materials;
- Personal and household storage (e.g., self-storage), household and office moving and storage;
- Public utility service yard and substation;
- Sawmill;
- Scientific or industrial research, engineering, laboratory, testing or experimental laboratory or similar establishment for research or product development;
- Terminal facilities for public transportation;
- Warehousing and wholesale establishments;
- Wholesale and retail sale of building and landscaping materials; horticultural nursery;
- Municipal and government buildings, emergency services and facilities;
- In those areas marked on the Zoning Map with cross-hatching and labeled as "special restrictions", uses listed in §417.B.2, -3, -9, -11 and -13 shall not be permitted uses within such areas.
- Newspaper publishing and job printing.
- General service and repair shops, including carpenter, cabinet making, furniture repair, plumbing or similar shops.
- Office use of builder, carpenter, contractors, exterminators, electrician, furriers, masons, painters, plumbers, roofers, upholsterers and similar establishments.

Conditional uses include:

- Trucking terminals;
- Maintenance and repair of vehicles, whether as a principal or accessory use, in excess of 10,000 lb. gross vehicle weight;
- Indoor commercial recreational and leisure facilities including but not limited to roller and ice skating, gymnasium, batting cages, indoor golf, model car racing, tennis, and racket ball;
- Adult cabaret, adult media store, adult motion picture theater, adult shop and massage parlor, but not include video-viewing booths or arcade booths; and
- Tattoo Parlors.

Each of the conditional uses listed above is governed by a prescribed set of conditions that must be satisfied in order for the use to be permitted within the zone.

The area, yard, height and building coverage requirements of the GI Zone are contained in the table below:

GI Zone District Requirements	Required
Minimum Lot Size	30,000 s.f.
Minimum Lot Width	100 ft.
Minimum Lot Depth	150 ft.
Maximum Building Coverage	30%
Maximum Lot Coverage	60%
Maximum Front Setbacks	15 ft.
Minimum Side Yard	15 ft.
Minimum Rear Yard	15 ft.
Maximum Height	35 ft.
Maximum FAR	0.30

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BP (Business Park) Zone District

The Business Park (BP) district is intended for comprehensively planned office and combined office and manufacturing or warehouse uses in single or multi-tenant buildings. On sites meeting certain criteria, development of planned commercial sites combining office and retail uses is also included.

The following properties within the study area are located within the BP Zone:

- Block 13103, Lots 2 and 25
- Block 13107, Lot 1
- Block 13108, Lot 1
- Block 13109, Lots 1 and 1.01
- Block 14002, Lot 1

Permitted principal uses within the BP district are as follows:

- Office
- Office Parks
- Research and engineering offices and laboratories
- Combinations of office and manufacturing, as permitted, and/or warehousing of goods and materials associated with the business;
- Planned commercial development incorporating any of the above;
- Governmental use;
- Public utility uses;
- Warehousing and/or distribution of goods and materials; building area not to exceed 50,000 square feet

Conditional uses include:

- Shopping centers;
- Hotels;
- Conference centers;
- Warehousing and distribution of goods and materials; and
- Adult cabaret, adult media store, adult motion picture theater, adult shop or massage parlor, but not to include video-viewing booths or arcade-booths;

The following table describes the area, yard, height and building coverage requirements of the BP district:

Use	Use other than Planned Commercial Development	Planned Commercial Development	Pad Site ⁽¹⁾
Minimum Tract Area	5 acres	10 acres	N.A.
Minimum Lot Area	5 acres	2 acres	1 acre
Minimum Lot Frontage	400 ft.	200 ft.	150 ft.
Minimum Lot Width	400 ft.	200 ft.	150 ft.
Minimum Lot Depth	400 ft.	300 ft.	200 ft.
Minimum Tract Perimeter Setback	N.A.	50 ft.	N.A.
Minimum Front Yard	100 ft.	50 ft.	50 ft.
Minimum Side Yard	25 ft.	20 ft.	10 ft.
Minimum Rear Yard	50 ft.	35 ft.	10 ft.
Maximum Lot Coverage	60%	70%	70%
Maximum Building Height	2 stories	3 stories ⁽²⁾	2 stories
Maximum FAR	0.25	0.35	N.A.
Accessory Building Minimum Yard Depths and Height Limitations			
Minimum Front Yard	N.P.	N.P. ⁽³⁾	N.A.
Minimum Side Yard	25 ft.	20 ft.	N.A.
Minimum Rear Yard	50 ft.	35 ft.	N.A.
Minimum Distance to Other Building	20 ft.	20 ft.	N.A.
Parking Area Setback			
From Tract Perimeter	N.A.	50 ft.	50 ft.
From Front Property Line	50 ft.	25 ft.	50 ft.
From Side Property Line	20 ft.	20 ft.	10 ft.
From Rear Property Line	25 ft.	25 ft.	10 ft.

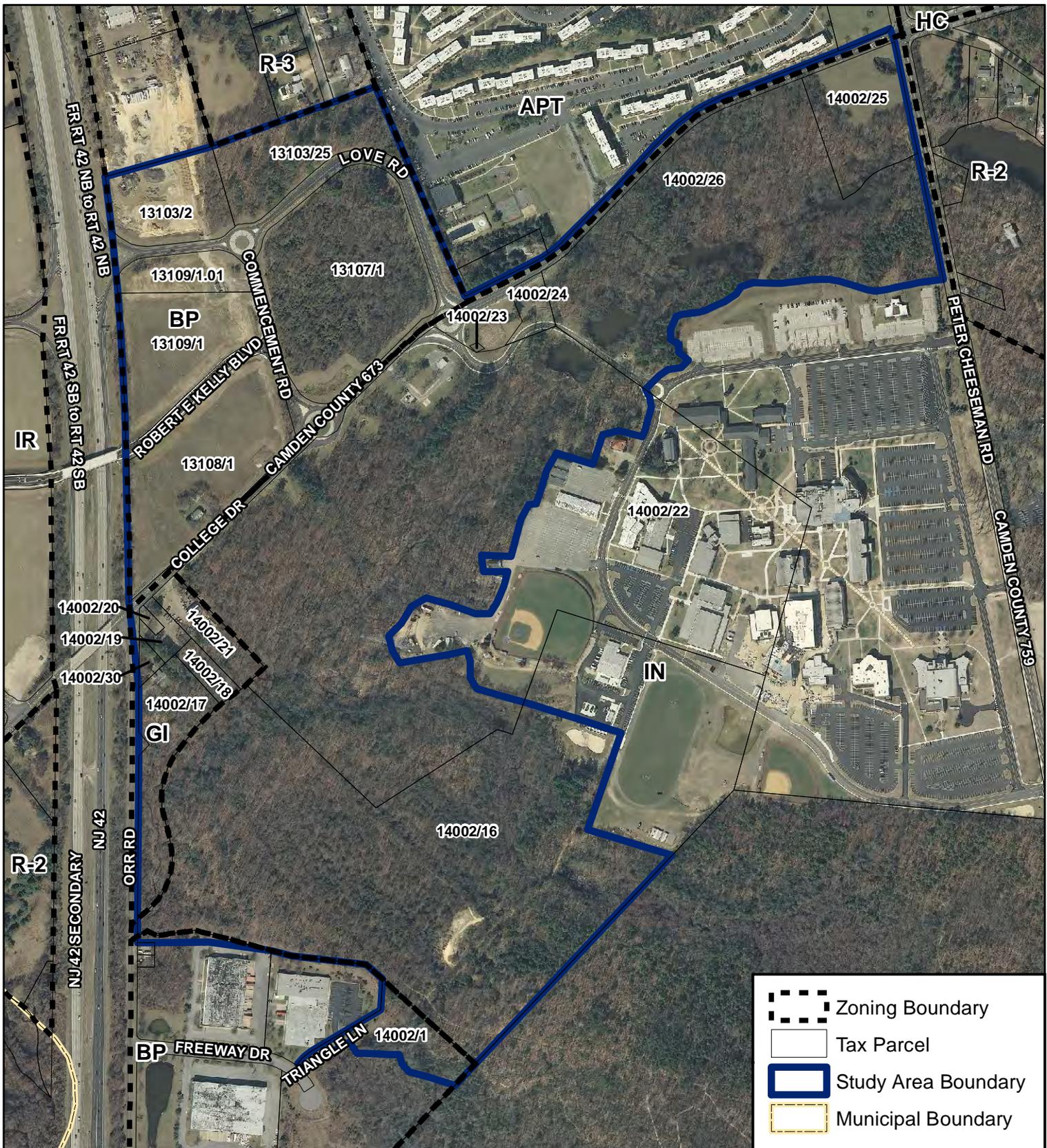
(1) Only permitted within planned commercial developments.

(2) Excepting that hotels may be four stories.

(3) Excepting guardhouses or security checkpoints, in which case the setback shall be a minimum of 20 feet.

N.A. = Not applicable.

N.P. = Not permitted.



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0 275 550 1,100
 Feet

**Figure 5: Zoning
 College Drive Redevelopment Study
 Gloucester Township
 Camden County, New Jersey**

Planning Context

The College Drive area, including portions of the Study Area and areas adjoining the Study Area, has been the subject of several public and private planning initiatives and community visioning efforts over the last several years. These studies have focused on the coordinating local and regional planning efforts with the Route 42 intersection improvements currently under construction and the opportunity for development and redevelopment of the area resulting from these improvements. Key planning initiatives include:

- 1999 Township Master Plan
- 2005 Master Plan Reexamination Report
- Cooper Medical Services Redevelopment Plan adopted by Gloucester Township in June 2006
- Route 42 & College Drive Land Use and Transportation Study prepared for the NJ Department of Transportation in November 2007
- Proposed Land Use Planning Recommendations for the Camden County College campus prepared by Bach Associates, PC, for the Camden County College in October 2009.

Master Plan

The Gloucester Township Master Plan was adopted in 1999 and reexamined pursuant to the Municipal Land Use Law in 2005. The Township Master Plan provides goals, objectives, and policies intended to guide future development in the Township while also providing a framework for ensuring that the Township is able to provide essential services to its residents. The Master Plan establishes the following overall goals:

- Guide the physical and economic development of the Township toward the goals in this Master Plan, thereby benefitting the public health, safety, and welfare.
- Provide for the harmonious and efficient allocation and arrangement of land uses and the protection of property values in Gloucester Township and surrounding municipalities.

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- Preserve environmentally sensitive lands from development or other potentially damaging influences.
- Preserve and enhance the character of the built environment through the encouragement of good design.
- Promote the preservation of historically significant structures and districts that represent the diversity of architectural styles in the Township.
- Encourage and promote the social interaction of groups and individuals to maintain the strength of the community.
- Provide for efficiency and economy in governmental administration.
- Balance the needs of pedestrian, bicycle and vehicular circulation within and through the Township.

With regard to land use, the Master Plan sets forth the following objectives:

- Direct new development and redevelopment to places in relation to their transportation and environmental capacities.
- Discourage the introduction of incompatible land uses.

With regard to future land use, the Land Use Plan Element of the Master Plan specifies the following goal:

- Reduce blighting influences through improved standards for development.

2005 Master Plan Reexamination Report

The 2005 Reexamination Report addressed the redevelopment activities of the Township in accordance with the requirements of the Municipal Land Use Law. Included in this analysis was a review and analysis of the previously established goals for the Township regarding redevelopment. Regarding the relationship of redevelopment to Land Use, the 1999 Master Plan specified the follow objective:

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- Direct new development and redevelopment to places in relation to their transportation and environmental capacities.

This objective was reaffirmed in the 2005 Master Plan Reexamination Report.

Among the assumptions upon which the 1999 Master Plan recommendations were based was the following:

- The development of Gloucester Township from a rural to suburban pattern is nearly complete. Land use issues will increasingly be focused on redevelopment.

The 2005 Reexamination Report noted that this assumption continued to apply in Gloucester Township and that there were no significant changes in the assumptions forming the foundation of the Master Plan. However, the Reexamination Report also noted the following “point of interest” that would need consideration by the Township in relation to this assumption:

- As the Township reaches build-out conditions redevelopment and adaptive re-use of the existing built environment will continue to be a very important planning issue. The ability to develop infill parcels and redevelop the built environment will be crucial to ensuring a vibrant stable community and high quality of life.

Interchange Redevelopment Plan (formerly Cooper Medical Services Redevelopment Plan)

In 2006 the Township Council adopted the Cooper Medical Services Redevelopment Plan to govern the redevelopment of the former Jarnap Farm site, located across Route 42 from the study area. The redevelopment plan established the Interchange Redevelopment District (IR). The purpose of the IR District is to provide opportunities for comprehensively planned development including mixed land uses incorporating office, commercial, and residential uses.

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In 2011, the Township amended the original redevelopment plan to reflect the completion of the Route 42 interchange and the expectation “that the development of the Redevelopment Area will involve a variety of commercial, professional, residential and mixed uses.” The Amendment included a change to the title of the Plan from the *Cooper Medical Services Redevelopment Plan* to the *Interchange Redevelopment Plan* to acknowledge the impact of the completed interchange on the intent and vision for the Redevelopment Area. In addition, the amended plan acknowledges the economic downturn as documented in the Permit Extension Act of 2008, and State and Federal Programs that were expanded to spur economic recovery, especially in redevelopment areas. The goals and objectives of the amended redevelopment plan are as follows:

- Provide a framework for the integration of land uses within a plan that complements the development of the Route 42 and College Drive interchange;
- Implement smart growth planning principles, such as, but not limited to, mixed land uses, a range of housing types, uses that complement existing community assets, multi-modal transportation solutions, walkable neighborhoods, and preservation of critical environmentally sensitive areas;
- Provide opportunities for design characteristics that are architecturally attractive and contribute to the community’s sense of place while maintaining scenic vistas and creating new visual terminations;
- Provide redevelopment opportunities for a variety of land uses that are substantially consistent with the Township Master Plan, the Route 42 and College Drive interchange improvements, regional planning goals, and existing land development patterns;
- Provide opportunities for redevelopment that improve the physical and functional layout of the redevelopment area in an effort to promote social and economic improvement of the Township and the region;
- Provide a physical development plan that supports the community’s vision and the goals and objectives of the transportation network of the Route 42 and College Drive interchange, including multi-modal transportation solutions, while maintaining maximum flexibility for future land uses for the site;

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- Preserve and protect the deciduous wetlands and other environmentally sensitive areas of the site;
- Insure that the redevelopment of the property generates revenue for the Township; and
- Guide redevelopment activities in the best interest of public health, safety and welfare.

Route 42 & College Drive Land Use and Transportation Study

As part of the planning and development of the Route 42 interchange improvements, the NJDOT conducted a series of visioning workshops and design charrettes in 2007. Members of the Advisory Group who participated included representatives of the Township, NJDOT, the Camden County Improvement Authority, Cooper Health, Camden County College and the New Jersey Office of Smart Growth. The report summarizing the results of the charrettes and workshops was published in November 2007.

The stated purpose of the study was to:

- Develop an interchange design that improves local and regional access.
- Identify improvements that relieve congestion at NJ Route 42 interchanges.
- Develop a plan that is consistent with New Jersey's Smart Growth principles and objectives.
- Provide multi-modal transportation solutions.

The "Preferred Interchange Concept" (i.e., new roads, bridge, round-a-bouts, etc.), which have been completed, are intended to facilitate the creation of a new "college town" organized along the reconfigured road network and new interchange east of Route 42 within the redevelopment study area. The college town concept envisions the creation of a new mixed-use retail/office/residential center serving the college and surrounding area.

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The new road network is structured on a block concept that provides for multiple street connections, decentralizes and distributes traffic, and maximizes access. The plan also proposes a new entrance to the Camden County College on College Drive in addition to the existing access road, which would go through Lot 22 in Block 14002. This new road network has resulted in a significant reconfiguration of the parcels and lot layout north of College Drive as reflected in the accompanying parcel mapping and property description and analysis sheets.

Camden County College Land Use Plan

The Camden County College Land Use Plan was prepared for the college by Bach Associates in 2009. The Plan provides recommendations for rezoning and development around the new Route 42 interchange and the new road network that is being constructed north of the campus.

The proposed Land Use Plan that accompanies the plan proposes a framework to guide the future development of the college and the surrounding area. The stated goals of the Camden County College Land Use Plan according to the College are to:

- Establish development regulations and design guidelines to ensure that the requirements set clear expectations for potential developers and investors.
- Promote new community and economic development opportunities through development and redevelopment of underutilized land in areas deemed appropriate for growth and targeted development.
- Encourage consolidation and/or re-subdivision of land for flexible accommodation of various retail, office, light industrial, and commercial recreation uses.
- Enhance and stabilize the tax base.
- Preserve valuable natural resources.
- Utilize public and private partnerships and creative funding mechanisms as incentives to encourage and spur development.

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- Ensure that improvements to the pedestrian realm incorporate sidewalks and crosswalks, street trees and landscaping in the public and semi-public realms, street furniture such as benches, trash receptacles, and street lights, and bicycle facilities.
- Encourage the consolidation of multiple lots and the creation of planned developments carried out by a single entity or coordinated development carried out by separate entities.
- Encourage the location of land uses appropriate to the local context, maintaining flexibility in permitted uses, condition upon compliance with design standards.

The Land Use Plan envisions a Parks and Recreation Overlay that would preserve a substantial portion of the southern area of the College property associated with the wetlands and Swamp Pink habitat in this area. A proposed Planned Highway Overlay along College Drive and proximate to the new Route 42 interchange and road network would permit a range of retail, restaurant, service, professional office, research and development and related uses. A new Business Flex Park Overlay permitting warehouses and light industrial uses would govern Block 14002, Lot 16 north of the existing business park located on Orr Road.

The proposed plan was presented to the Township's Planning Board, but neither the Planning Board nor the Township Committee has formally endorsed the plan.

Redevelopment Area Criteria

Pursuant to Section 5 of the LRHL (N.J.S.A. 40A:12A-5), an area may be determined to be in need of redevelopment if it meets one or more of the following statutory criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a

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negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Furthermore, the LRHL permits the inclusion of parcels that do not meet the statutory criteria if they are necessary for effective redevelopment of the proposed redevelopment area:

A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the

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inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3.).

H Criterion: Smart Growth Consistency

The LRHL was amended in 2003 to add a new “h” criterion to the list of statutory criteria. The “h” criterion permits a municipality to designate an area in need of redevelopment if “the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

Smart growth is an approach to planning that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment and enhances and rebuilds existing communities. Currently, the Office of Planning Advocacy (OPA) in the New Jersey Department of State defines smart growth as “well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation.” Smart growth is epitomized by compact, transit accessible, pedestrian-oriented, and environmentally sustainable development. Smart growth may exhibit one or more of the following characteristics:

- Mixed land uses
- Compact, clustered community design
- A wide range of housing choices and opportunities
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Open space, farmland, and scenic resource preservation
- Development directed to existing communities and infrastructure
- Sustainable design
- A variety of transportation options

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An analysis of the applicability of the “h” criteria typically involves a review of the existing land use arrangements within the study area to determine if they currently reflect the principles or characteristics of smart growth and how these conditions are related to some specific adverse impact on the community.

As described in the preceding sections of this report, the study area along College Drive and the area adjoining new interchange on Route 42 has been the target of smart growth planning efforts on behalf of the Township, as well as regional and state-wide planning agencies and organizations. As noted previously, the NJDOT conducted a series of visioning workshops and design charrettes in 2007, which included representatives of the Township, NJDOT, the Camden County Improvement Authority, Cooper Health, Camden County College and the New Jersey Office of Smart Growth. The agreed upon vision established in these workshops (the “Preferred Interchange Concept”) is consistent with New Jersey’s smart growth principles and objectives, which includes multi-modal transportation solutions that would benefit the region. The Preferred Interchange Concept proposes the creation of a new “college town” organized along the reconfigured road network and new interchange east of Route 42 within the redevelopment study area. The college town concept envisions the creation of a new mixed-use retail/office/residential center serving the college and surrounding area.

This approach to the future development of the study area also is consistent with the goals and objectives of the Interchange Redevelopment Plan, which governs development to the west of the new interchange. The Interchange Redevelopment Plan is designed to integrate the land use development land uses within a plan that complements the development of the Route 42 and College Drive interchange, including the portion of the study area located along College Drive and the newly created road network surrounding the interchange. The goal of the plan is to implement smart growth planning principles in the redevelopment area, including mixed land uses, a range of housing types, uses that complement existing community assets, multi-modal transportation solutions, walkable neighborhoods, and preservation of critical environmentally sensitive areas.

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In addition, the study area is located in the Metropolitan Planning Area (PA1) within the New Jersey State Development and Redevelopment Plan. The State has designated this area to provide for much of the State's future development, with an emphasis on revitalizing cities and towns, promoting growth in compact forms, stabilizing older suburbs, redesigning areas of sprawl, and protecting the character of existing neighborhoods.

Based on the foregoing, designating the portion of the study area proximate to the new Route 42 interchange and along College Drive in need of redevelopment and the adoption of a redevelopment plan for the area would be consistent with smart growth planning principles adopted pursuant to law or regulation as specified in the "h" criterion of the statute. Specifically, an adopted redevelopment plan would effectively control the form of development within the study area to ensure that the smart growth principles established in the Route 42 & College Drive Land Use and Transportation Study and the adjoining Interchange Redevelopment Plan would be implemented in accordance with the Township's vision for the area.

An effective approach to the implementation of these principles would benefit both the Township and advance regional planning goals and objectives by promoting economic growth and development at a location targeted by state and regional planning agencies for new growth and development. Conversely, the failure to effectively implement these objectives would have an adverse impact on the Township and region by reducing opportunities for economic recovery. A well-documented economic downturn has occurred since 2008. As the Legislature highlighted in the Permit Extension Act of 2008, "[t]here exists a state of national recession, which has drastically affected various segments of the New Jersey economy, but none as severely as the State's banking, real estate and construction sectors."⁴ This economic downturn has had an adverse economic impact on the region. Designation of the area in need of redevelopment and the adoption of a redevelopment plan for the area would promote smart growth objectives and encourage new sustainable growth and development in the study area would benefit the Township, the region, and the State.

⁴ N.J.S.A. 40:55D-136.2

Based on the foregoing analysis, the following properties in the study area proximate to the Route 42 interchange and along College Drive would meet the “h” criterion of the statute:

- Block 13103, Lots 2 and 25
- Block 13107, Lot 1
- Block 13108, Lot 1
- Block 13109, Lots 1 and 1.01
- Block 14002, Lots 23, 24 and 25, and those portions of Lots 22 and 26 in the study area

While the properties listed above technically meet the “h” criterion of the statute, the Board should understand the implications of designating any of these properties in need of redevelopment solely on the “h” criteria. As noted in the most recent edition of *The Redevelopment Handbook*:

“Since its inclusion in the LRHL, the “h” criterion has been used sparingly and often with caveats offered by planning professionals as to its use in designating an area in need of redevelopment. Unlike the other statutory criteria in the LRHL, the “h” criterion’s focus tends to be on the future redevelopment of the area rather than on existing conditions. It also essentially equates the elimination of “blight” with the advancement of “smart growth” principles. While these principles are defined in law, a determination that the area is or is not consistent with smart growth may be subjective and less reliant on an objective analysis of existing conditions and empirical evidence. Accordingly, municipalities are cautioned not to rely exclusively on the “h” criterion in designating an area in need of redevelopment, particularly if it is anticipated that property may be acquired by eminent domain.”⁵

As described in the analysis above, the portion of the study area proximate to the Route 42 interchange and along College Drive meet the “h” criterion. However, these properties do not meet any of the other criteria of the statute, with the exception of: Block 13103, Lot 2; Block

⁵ *The Redevelopment Handbook: A Guide to Rebuilding New Jersey's Community's* (2nd Edition), Stan Slachetka and David Roberts, NJ Department of Community Affairs, February 2012.

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14002, Lot 23; and, a portion of Block 14002, Lot 22. Therefore, the Board should be cognizant of the issues involved in designating such properties in need of redevelopment and make its decision accordingly.

Redevelopment Analysis

Properties In Need of Redevelopment

A careful analysis of the Study Area's existing land use, site layout, and physical characteristics was conducted using tax records, statewide Geographic Information System (GIS) data, information provided by the Township, and visual field inspections for each property. The analysis indicates that all or a portion of eight (8) of the 19 properties in the Study Area meet one or more of the criteria specified in Section 5 of the LRHL (not including the "h" criterion) and may be designated in need of redevelopment as follows:

- Block 13103, Lot 2
- Block 14002, Lots 17, 18, 19, 21, and 23 and portions of Lots 16 and 22

The detailed analysis of these properties and how they meet the statutory criteria are provided in the attached property analysis sheets in Appendix A.

Properties In Need of Redevelopment—H Criterion

The following properties meet the "h" criterion of the statute:

- Block 13103, Lots 2 and 25
- Block 13107, Lot 1
- Block 13108, Lot 1
- Block 13109, Lots 1 and 1.01
- Block 14002, Lots 23, 24, 25, and portions of Lots 22⁶ and 26

This is described in the section of the report describing the "h" criterion. Please note that Lot 2 in Block 13102 and Lot 23 in Block 14002 meet both the "h" criterion and one of the other statutory criteria as described in the property analysis sheets in Appendix A.

⁶ A portion of Lot 22 at the southernmost corner of the tract is completely isolated from the remainder of the lot and the Camden County campus by a tributary to Holly Run and associated wetlands. Due to lack of access resulting from environmental constraints and topography this area is not likely to be developed through private capital. This portion of the site meets the "c" criterion and the remainder of the site meets the "h" criterion as described in the text and shown in Figure 6.

Properties Needed for the Effective Redevelopment of the Area

Finally, Lot 1 in Block 14002 is needed for the effective redevelopment of the area to provide access to adjoining Lot 16 as described in property analysis sheet in Appendix A.

Summary of Conclusions

The foregoing recommendations are summarized in the accompanying Findings Map (Figure 6). More detailed site descriptions and the results of this analysis are presented in the accompanying property analysis sheets in Appendix A.

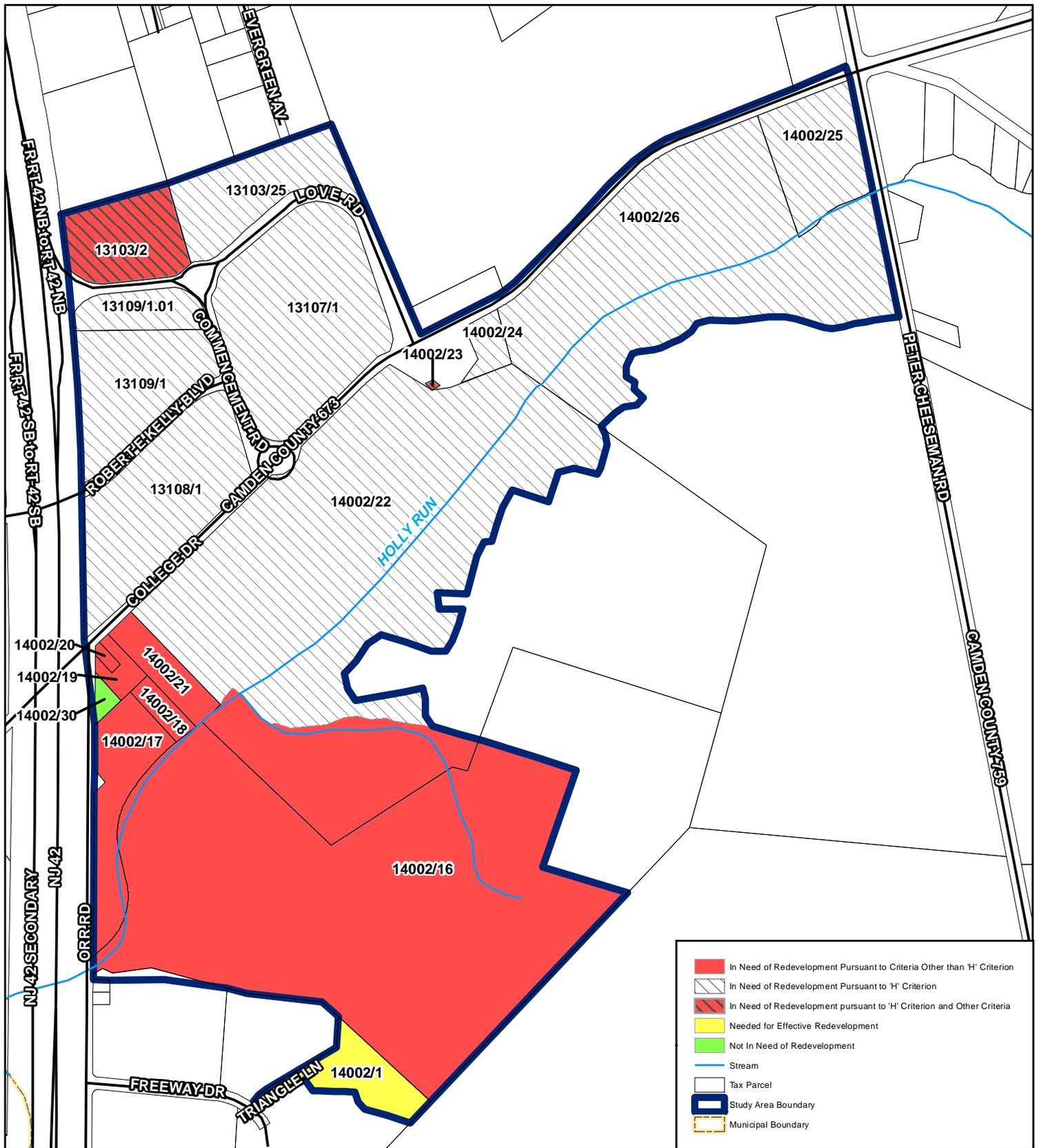
Block	Lot	Criteria
13103	2	D, H
	25	H
13107	1	H
13108	1	H
13109	1	H
	1.01	H
14002	1	Needed for the effective redevelopment of the area
	16*	C
	17	C
	18	C
	19**	D
	20**	D
	21	D
	22*	C, H***
	23	C, H
	24	H
	25	H
	26*	H
	30	Not in need of redevelopment

Notes:

*Portion of Block 14002, Lots 16, 22, and 26 in the study area

**Block 14002, Lots 19 and 20 are evaluated together.

***A portion of Block 14002, Lot 22 meets the “c” criterion and a portion meets the “h” criterion



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Figure 6: Findings
College Drive Redevelopment Study
Gloucester Township
Camden County, New Jersey

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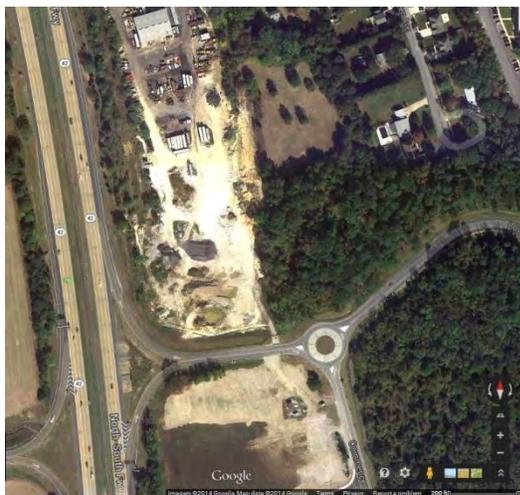
Appendix A: Property Analysis Sheets

Township of Gloucester
College Drive Redevelopment Study

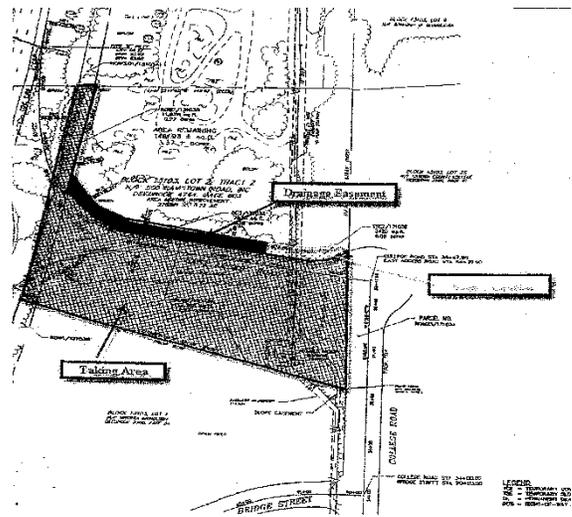
Block: 13103	Lot: 2	Use: Industrial
Owner's Name: 500 Davistown Road, Inc.		Zoning District: BP
Property Location: 600 Davistown Road		Area: 3.51 acres
Owner's Address: PO Box 286 Blackwood, NJ 08012-0286		



Aerial of site and adjoining Lots 3.01, 3 and 4 showing site on right prior to acquisition for road right of way.



Property shown after right of way acquisition.



Map of property acquisition for right-of-way

Continued on next page...

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Continued from previous page...



View of site from south showing drainage feature in foreground and soil and rock storage piles. Note the lack of fencing or other means to control access to the site.



View of site from south showing debris and overgrowth along the site's southern portion.

Continued on next page...

Continued from previous page...



View of site showing dirt and stone piles in foreground and excavation of soils along east side of site.



Area showing general location of utility easement and access driveway from CCC Way in foreground.



Debris pile on lot. Note also soil excavation and exposed slopes.



Area showing drainage easement and storm drainage features on southern portion of site adjacent to the new access road, also showing the relatively visible and exposed nature of the site from the public right of way.

Continued on next page...

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Condition: Block 13103, Lot 2 is located in the BP (Business Park) Zone and is currently used as a storage yard for the storage of building and landscaping materials and the quarrying of sand. The site adjoins Route 42 and has frontage the newly created access road that provides access to and from east-bound Route 42. The site contains an existing utility easement located along the eastern property boundary. The site is in common ownership with adjoining Lot 3.01, which is not in the redevelopment study area.

The site could potentially be accessed from the access road to Route 42 by an existing informal stone driveway. However, this access is currently blocked by two large concrete pipes and concrete Jersey barriers. The remainder of the driveway is an unimproved dirt path. Access along the remaining frontage is limited due to an existing drainage easement and storm drainage feature. The site can be accessed from Davistown Road located north of the site via an access easement through adjoining Lots 4, 3, and 3.01. However this access road is unmarked and only partially improved and requires traveling through the existing industrial uses and storage areas to the north of the site through a relatively haphazard and chaotic site circulation pattern.

Soil has been excavated from the site as shown in the photographs above, with various piles of stones, rocks and debris in proximity to the new access road. There is no fencing or other means of controlling access to the site and the various soil, stone and debris piles and exposed and unstabilized slopes near the public right of way which creates an attractive nuisance and a potentially hazardous condition.

With the property taking for the new right of way, the storage and excavation activity, which was previously in the rear of the tract and buffered, is now at the property frontage in the front yard of the lot and is both highly visible and accessible. Although visible from a highly trafficked roadway, there is no buffering or screening of the use from the adjoining right of way.

Given the reconfiguration of the roadway layout in the area, the site exhibits an obsolete design and layout, which represents a deleterious land use having an adverse impact on adjoining areas.

Redevelopment Criteria Summary:

<input type="checkbox"/>	<p>A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings Because there are no buildings on the site, this criterion does not apply.</p>
<input type="checkbox"/>	<p>B: Discontinuance/abandonment of commercial or industrial buildings The site is currently being used for commercial and industrial purposes and does not appear to be abandoned, therefore this criterion does not apply.</p>
<input type="checkbox"/>	<p>C: Unimproved privately-owned land/publicly-owned land The land is privately-owned as is currently being used as described in the conditions analysis. Therefore, the 'c' criterion does not apply.</p>
<input checked="" type="checkbox"/>	<p>D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site may be designated in need of redevelopment due pursuant to the 'd' criterion. Given the reconfiguration of the roadway layout in the area, the site exhibits an obsolete design and layout. With the property taking for the new right of way, the storage and excavation activity, which was previously in the rear of the tract, is now at the property frontage and is highly visible and accessible. Not only is this inconsistent with the future planning and land use arrangements for the area. This condition also creates a potentially hazardous condition. There is no fencing or other means of controlling access to the site and the various soil, stone and debris piles and exposed and unstabilized slopes near the public right of way creating an attractive nuisance. Accordingly, the use of the site represents a deleterious land use having an adverse impact on adjoining areas.</p>

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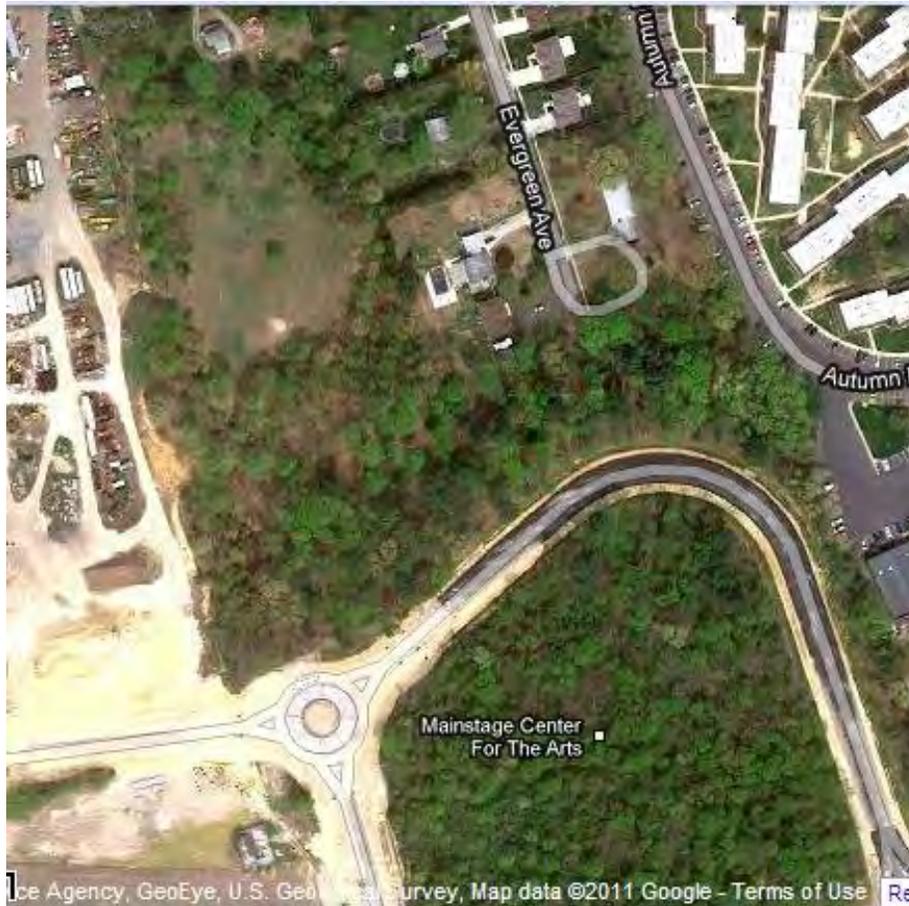
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<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions Although the site is affected by a drainage and utility easement, there do not appear any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	F: Areas in excess of five contiguous acres destroyed or adversely impacted by fire, flood, or other natural disaster Not relevant
<input type="checkbox"/>	G: Urban Enterprise Zone (Tax Abatement and Exemptions only) Not relevant
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles As currently developed, the property is not consistent with smart growth planning principles. See discussion of applicability of the "h" criterion to the study area in report text.
Status: The property is in need of redevelopment.	

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Township of Gloucester		
<i>College Drive Redevelopment Study</i>		
Block: 13103	Lot: 25	Use: Vacant
Owner's Name: Camden County College		Zoning District: BP
Property Location: 311 College Drive		Area: 5.06acres
Owner's Address: 311 College Drive Blackwood, NJ 08012		



Lot 25 shown above with frontage on new access road and roundabout. Lot 1 is situated between Lot 1 in Block 13103 to the west, Evergreen Avenue to the north and the Autumn Ridge Apartments to the east

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Lot 25 is shown to the left with frontage along new access road to roundabout and Route 42.



Lot 25 is shown to the right along access road leading to roundabout.

Condition:

Block 13103, Lot 25 is a wooded vacant parcel that was subdivided in preparation for the construction of the new Route 42 interchange and associated access roadways leading to Camden County College. The property is located north of College Drive and is undeveloped.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly-owned, but has access to a new right-of-way and does not have any apparent environmental constraints or other factors that would prevent its development by private capital. Therefore, the 'c' criterion does not apply.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G' Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

Status: The property is not in need of redevelopment.

Township of Gloucester
College Drive Redevelopment Study

Block: 13107	Lot: 1	Use: Vacant
Owner's Name: Camden County College		Zoning District: BP
Property Location: 311 College Drive		Area: 11.51 acres
Owner's Address: 311 College Drive Blackwood, NJ 08012		



Aerial of Lot 1 showing tract after right-of-way acquisition and development of adjoining roads and roundabouts.

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Roundabout on College Drive in foreground showing Lot 1 to left side of new access road.

Condition: Block 13107, Lot 1 is a newly created lot resulting from the acquisition of right-of-way to allow for the construction of the new roadway network proximate to the Camden County College providing access to the new Route 42 interchange just north of College Drive. The lot is currently wooded and vacant. The lot was previously used for agricultural purposes, but has not been farmed for the last several decades.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly-owned and has been vacant and undeveloped for more than 10 years, but has access to a new right-of-way and does not have any apparent environmental constraints or other factors that would prevent its development by private capital. Therefore, the 'c' criterion does not apply.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G' Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

Status: The property is in need of redevelopment.

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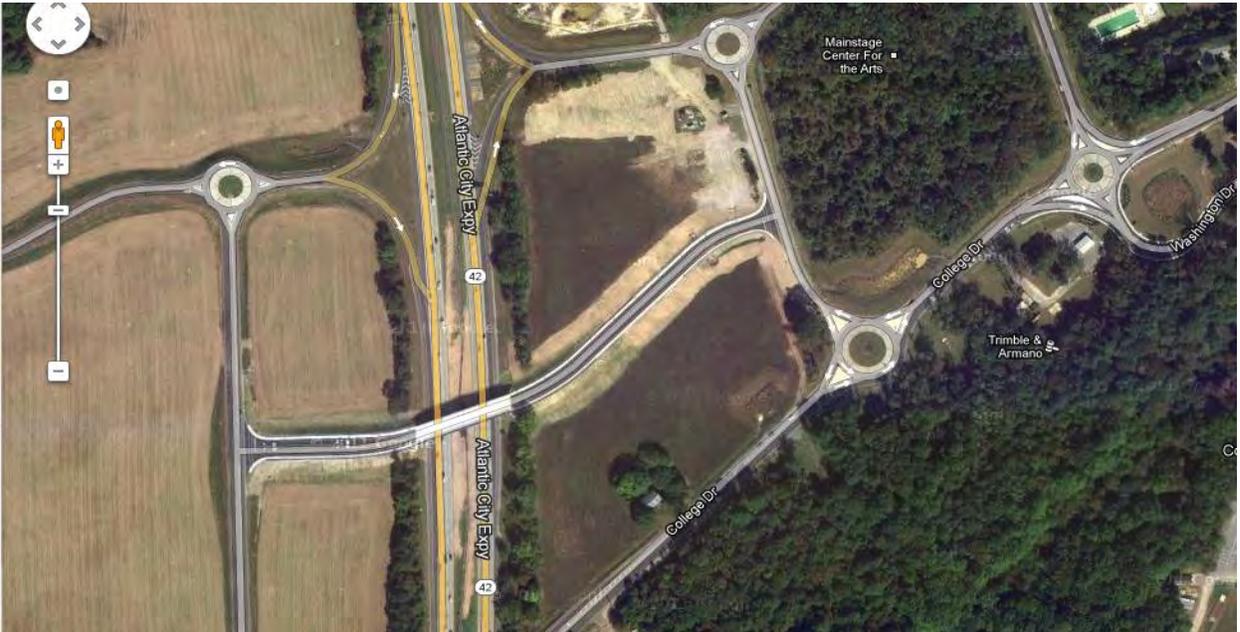
Township of Gloucester College Drive Redevelopment Study	
Block: 13108 Lot 1* Block: 13109 Lot 1* and 1.01	Use: Residential/Farm
Owner's Name: Virginia Nicholson/Nicholson Land, LLC	Zoning District: BP
Property Location: 221 College Drive	Area: 14.49 acres total all lots Block 13108, Lot 1: 4.9 acres Block 13109, Lot 1: 7.57 acres Block 13109, Lot 1.01: 2.02 acres
Owner's Address: 43 West Church Street Blackwood, NJ 08012	*Formerly Block 13103, Lot 1



Property prior to right of way acquisition and construction of bridge abutments and overpass showing farm fields and residential dwelling fronting on College Drive.

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The property after the right of way acquisition and construction of bridge abutments and overpass shown to the right of Route 42. Lot 1 in Block 10108 is located below the new road and bridge and Lots 1 and 1.01 in Block 10109 are above the road and bridge the photograph.

Residential farmstead building on College Drive



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Agricultural field before bridge construction.



Regrading and bridge abutment and roadbed under construction.



Construction equipment, materials and grading material during construction

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Looking east at Lot 1 in Block 13108 from the completed overpass and bridge abutment



View looking west toward Lot 1 in Block 13109 and the completed overpass and bridge abutment. The utility building in the foreground is located within a fenced area on Lot 1.01.

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Condition: Portions of this property were formerly identified as Block 13103, Lot 1. The site was an existing farm property, commonly known as the Nicholson farm, containing one (1) residential dwelling unit and approximately 13 acres previously used for agricultural purposes. Both new tax lots, with the exception of a one acre portion of the property associated with the residential farmstead, is listed as qualified farmland in Township tax assessment records.

The roadway and bridge across Route 42 and the new access ramps to the north of the property has resulted in the taking of a substantial portion of the property, essentially dividing the property in two. The two new lots include Lot 1 in Blocks 13108 and 13109 and were created with the creation of the Robert E. Boulevard right-of-way. The Route 42 overpass has been completed and is open to traffic. A utility building identified on the subdivision map as an AQUA NJ Water Booster Station was constructed concurrent with the overpass and bridge abutment improvement and is located in Lot 1.01. The subdivision map indicates that no easement information is currently available relative to this structure.

According to Township tax assessment records, the dwelling was constructed in 1958, contains 3 bedrooms. The exterior condition of the building was classified as being in average condition with an older shingle roof. Observations from the site visit to the site confirmed the building conditions and no signs of substantial deterioration or dilapidated conditions were observed. No interior inspection of the dwelling was conducted.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings The existing dwelling is in average condition based on an exterior examination of the structure.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings located on site. Therefore, 'b' criterion is not applicable.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is in use and the 'c' criterion is not applicable.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site had previously been used for agricultural purposes. Currently there is significant site work being done on the tract in connection with the construction of the new road and bridge. While the site exhibits an obsolete layout in relation to the new road layout and lot configuration (i.e., its use as an agricultural farm site has been significantly impacted), there is no evidence that this is detrimental to the safety, health, morals, or welfare of the community.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions Although the property has now been subdivided into two separate lots, there does not appear to be any title or ownership problems or unique factors regarding the configuration of either lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G' Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

Status: The property is in need of redevelopment pursuant to the "h" criterion.

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Township of Gloucester		
<i>College Drive Redevelopment Study</i>		
Block: 14002	Lot: 1	Use: Qualified Farmland
Owner's Name: Mimosa Development		Zoning District: BP
Property Location: Freeway Drive		Area: 10.33 acres (2.59 acres within study area)
Owner's Address: 701 Cooper Road, Suite 7 Vorhees, NJ 08043		



Aerial photograph showing Lot 1 in Block 14002 and the portion of the Lot included in the redevelopment study area.

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Aerial photo of Lot 1 in relation to Triangle Lane and adjoining light industrial and warehouse buildings.

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The terminus of Triangle Lane, looking east.



Edge of pavement of Triangle Lane, looking East toward Lot 16.



Improved area of Triangle Lane looking West toward Freeway Drive

Condition: Block 14002, Lot 1 is located in the southwestern portion of the study area. Only the northeasterly portion of the property is located in the study area, which is isolated from the remainder of the lot due to the presence of wetlands and an existing conservation easement. The property is part of a subdivision that created the adjoining business park, which includes several warehouse and distribution facilities.

The property includes Triangle Lane, which is a private roadway off Freeway Drive that services the existing business park. Triangle Lane is partially improved as shown in the accompanying photographs. The remainder of Triangle Lane consists of a grassed area, which terminates at a wooded area near Lot 16.

The portion of Lot 1 included in the Study Area is needed to provide access to Lot 16.

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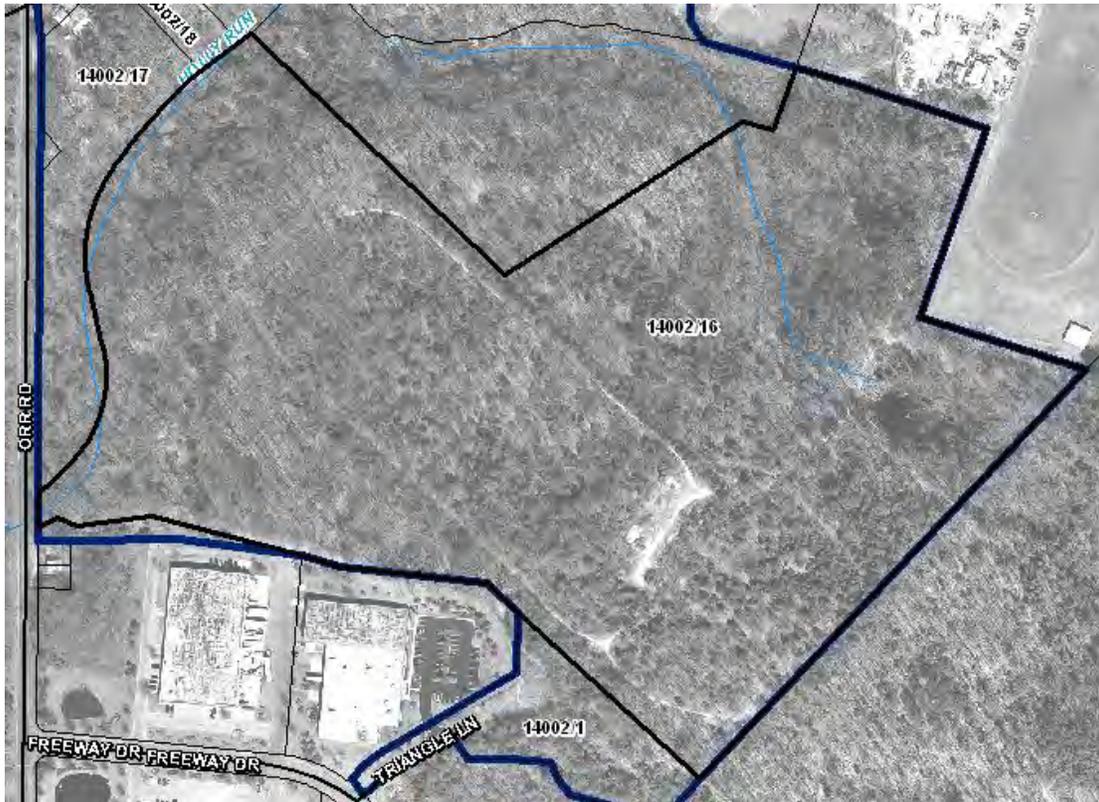
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Redevelopment Criteria Summary:

<input type="checkbox"/>	<p>A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.</p>
<input type="checkbox"/>	<p>B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.</p>
<input type="checkbox"/>	<p>C: Unimproved privately-owned land/publicly-owned land The property is vacant and has been vacant for more than 10 years. The existing wetlands and conservation easement provides some limitation to the private development potential of the lot. However, the lot is not being included pursuant to the 'c' criterion.</p>
<input type="checkbox"/>	<p>D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.</p>
<input type="checkbox"/>	<p>E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.</p>
<input type="checkbox"/>	<p>The 'F,' 'G' and 'H' Criteria are not relevant.</p>

Status: This property is needed to provide public access to Block 14002, Lot 16, and thus is needed for the effective redevelopment of the area.

Township of Gloucester		
<i>College Drive Redevelopment Study</i>		
Block: 14002	Lot: 16	Use: Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive		Area: 56.75 acres (43.22 acres within study area)
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial photograph of Lot 16 in Block 14002 showing area of site within redevelopment study area.

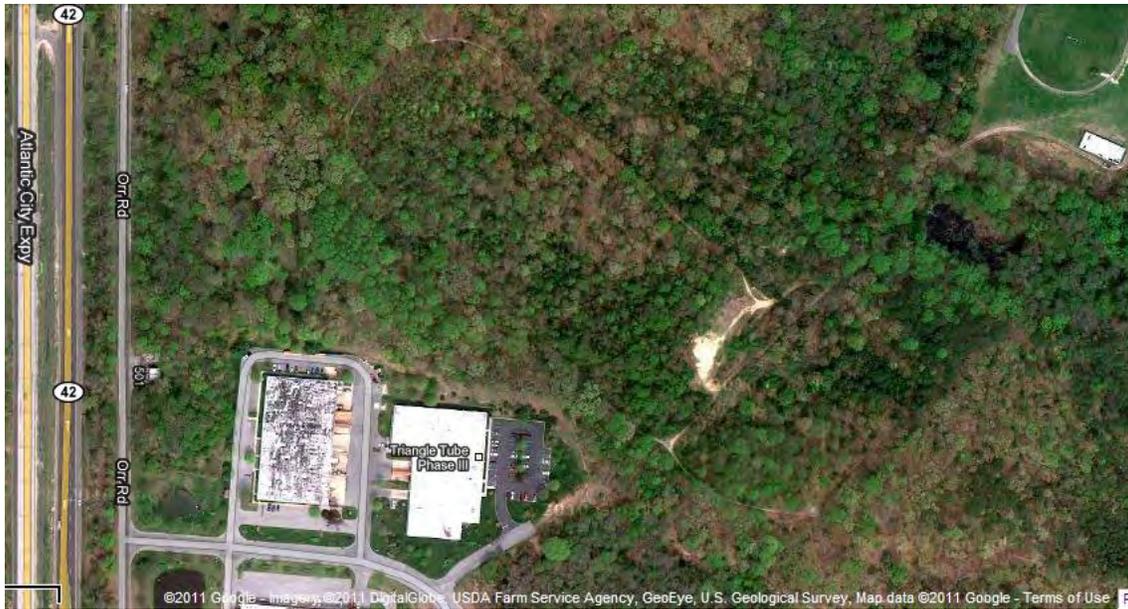
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Aerial of Lot 16 looking south toward Triangle Lane and Freeway Drive, with Orr Road and Route 42 to the right (West) and the Camden County College to the left (East).



Aerial of Lot 16 showing walking paths, industrial uses to the west and athletic fields of the Camden County College Campus to the east.

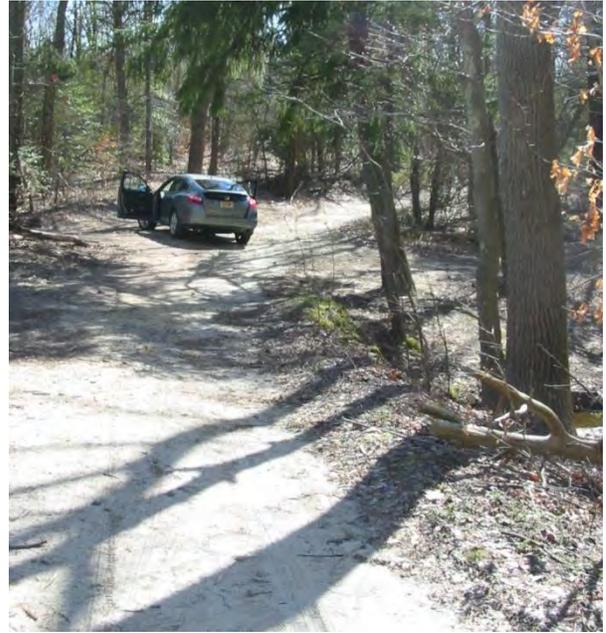
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Dirt path and existing access to the site looking east to the Camden County College campus.



Access to Lot 16 looking west across existing stream crossing showing uneven and unimproved pathway.



Tributary to Holly Run looking northwest on Lot 16 at existing stream crossing location.



Walking trail on Lot 16

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Wetlands and pond on Lot 16 looking southeast from existing stream crossing of tributary of Holly Run.

Condition: Block 14002, Lot 16 is an isolated lot located west of the developed portion of Camden County College. A small portion of the lot is developed with a running track, one building, and an associated parking area. However, only the undeveloped portion of the lot is included within the study area. The undeveloped portion of the lot is isolated from other developed areas by other existing tax parcels. A portion of Holly Run runs north to south through the property. Much of the stream corridor is constrained by wetlands and is located within the FEMA flood hazard area. Additionally, the lot contains a small area of historic fill. The property does not front on any public right-of-way, and is “landlocked” by other tax lots and the existing stream.

Redevelopment Criteria Summary:

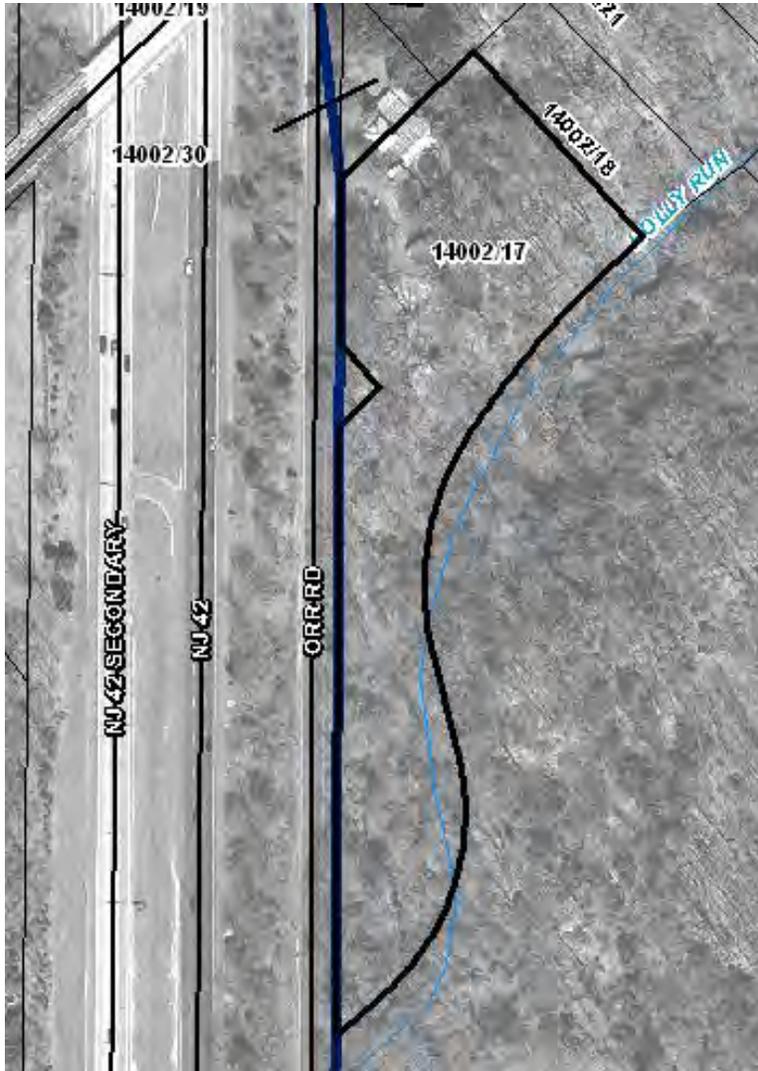
<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the ‘a’ criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the ‘b’ criterion does not apply.
<input checked="" type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. The site also is vacant and has been vacant for more than 10 years. The existing flood plains and wetlands associated with Holly Run and its tributary limits access to the lot from the north, northeast, and west and prevent access from either College Drive or Orr Road. The adjoining lot to the south (Lot 27) is constrained with wetland areas and has one of only three occurrences of swamp pink in New Jersey, an endangered species. Limited access is available to the site via an unpaved and unimproved pathway from the developed area of the Camden County College campus, which crosses the existing tributary to Holly Run. Due to the lack of access of the site due to its location, environmental conditions and topography, the site is not likely to be developed through private capital.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the ‘d’ criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The ‘F’, ‘G’, and ‘H’ Criteria are not relevant.

Status: The property is in need of redevelopment.

Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 17	Use: Vacant
Owner's Name: Camden County College		Zoning District: G1
Property Location: Orr Road		Area: 3.83 acres
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial of Block 14002, Lot 17 showing relationship to Orr Road and Route 42. Note portion of residential use on Lot 30 that has encroached onto Lot 17.

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Aerial photograph of Lot 17 in Block 14002 looking toward Orr Road and Route 42.



Lot 17 as viewed from Orr Road Frontage looking down slope to Holly Run



Boat stored on Lot 17 and informal gravel driveway as part on encroachments from adjoining Lot 30.

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Frontage of Lot 17 along Orr Road. Lot 17 on left.



Sign posted along Orr Road frontage of Lot 17.

Condition: Block 14002, Lot 17 is an undeveloped, wooded lot with frontage on Orr Road. The lot exhibits an irregular shape and is substantially constrained by freshwater wetlands and floodplains, especially on the southerly portion of the lot, where Holly Run traverses the lot before continuing across Route 42 and onto Grenloch Lake. Approximately 1.8 acres of the property remains unconstrained by these features. The lot can be accessed from Orr Road, but no ingress and egress to the lot exists at present due to lack of development on the lot. The area near Holly Run also exhibits steep slope areas, which further constrains the development potential of the lot.

The northern portion of the lot has been encroached on by various improvements and outdoor storage areas for the residence on adjoining Lot 30.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input checked="" type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned by the Camden County College. In addition, the site has been vacant for more than 10 years. The existing stream corridor, flood plains and wetlands prevents the development of the southernmost area of the lot. Existing slopes and topography further limit the private development potential of the lot. Given the impact of environmental constraints and topography the site is not likely to be developed via private capital.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F', 'G', and 'H' Criteria are not relevant.

Status: The property is in need of redevelopment.

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Township of Gloucester <i>College Drive Redevelopment Study</i>		
Block: 14002	Lot: 18	Use: Public
Owner's Name: Camden County College		Zoning District: GI
Property Location: College Drive		Area: 0.77 acres
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial Photograph of Block 14002, Lot 18.

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Aerial photo of Lot 18 looking toward Lot 30 and Orr Road.

Condition: Block 14002, Lot 18 is a vacant and wooded parcel located near the intersection of Orr Road and College Drive. The property does not front on any public roadway, and thus is essentially an isolated and “landlocked” parcel. However, the property is in common ownership with adjoining Lot 17, which has frontage along Orr Road, which could potentially enable access to the lot if Lot 17 were developed. The development potential of the property also is limited due to steep slopes adjoining Holly Run.

The property adjoins Lots 19, 20, and 21, which are developed with a commercial use. Lot 21 is a brownfield site.

Redevelopment Criteria Summary

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the ‘a’ criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the ‘b’ criterion does not apply.
<input checked="" type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. It also is vacant and has been vacant for more than 10 years. It is isolated and landlocked and is not likely to be developed with private capital.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the ‘d’ criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The ‘F’, ‘G’, and ‘H’ Criteria are not relevant.

Status: This property is in need of redevelopment

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Township of Gloucester		
College Drive Redevelopment Study		
Block: 14002	Lot: 19 and 20	Use: Industrial/Vacant
Owner's Name: Robert and Amy Tarves		Zoning District: G1
Property Location: College Drive		Area: 0.75 Acres
Owner's Address: PO Box 282 Blackwood, NJ 08012		



Aerial photo of Lots 19 and 20 showing driveway to former residence on Lot 20 at corner of the Orr Road and College Drive and relationship of the site to the commercial use on adjoining Lot 21 and the residence on adjoining Lot 30.

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Aerial of the site showing how Lots 19 and 20 are currently being used with Lot 21, the storage vehicles on site, and the driveway location proximate to the intersection with College Drive and Orr Road.



Driveway from College Drive to Lots 19 and 20 currently fenced off.



Storage shed on Lots 19 and 20 in poor condition.

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Entrance to the site.



Area on lot showing gravelled parking area, outdoor storage of materials and relationship to adjoining Lot 21.



Palettes stored in front yard area.



Looking into the front yard area.



On-site parking area.

Condition: Block 14002, Lots 19 and 20 are located on College Drive near the intersection of Orr Road. The property is currently used in conjunction with Block 14002, Lot 21 as a contractor's storage yard that houses heavy machinery, storage containers, and building supplies. Block 14002, Lot 21, is listed on the Known Contaminated Sites List as maintained by NJDEP.

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The property is improved with a crushed stone parking and storage area that extends to Lot 21. A variety of cars and industrial vehicles are parked randomly through the site. There is a storage shed near the front of the property that is in poor condition.

An existing driveway to College Drive is fenced and closed. Access to the site is through the driveway and parking and storage area for Lot 21. A chain link fence is located along the frontage of the site. Areas of the site are used for the storage of various materials, including palettes and other building materials.

The site, along with Lot 21, was the subject of a use variance application in 1998 before the Township's Zoning Board of Adjustment to develop the site as a public storage facility. As part of the public hearing on the application, the applicant testified that the site had previously been used as an "oil reclamation facility" but that the NJDEP had ordered the operation closed and that the site be remediated. The application was approved by the Board contingent on the applicant obtaining certification from the NJDEP that the site was no longer contaminated. The approved storage facility was never constructed.

Lot 19 was previously developed with a single family dwelling, which was demolished in 1998. Records in the Township Tax Assessment file indicate that the dwelling was vacant for six years prior to its demolition. According to the information in file, the dwelling had "no water, no sewage, no heating, system, windows broke, roof leaks" and the well had gone bad with "brow(n) water."

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings The former residential dwelling has been demolished and there no other buildings located on site.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings The site is currently being used for an active commercial use; therefore the 'b' criterion is not applicable.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The site is currently being used; therefore the 'c' criterion is not applicable.
<input checked="" type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site currently is the subject of remediation in association with contamination from adjoining Lot 21.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F', 'G', and 'H' Criteria are not relevant.

Status: The property is in need of redevelopment.

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Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 21	Use: Industrial
Owner's Name: Clarke Systems Corporation		Zoning District: GI
Property Location: College Drive		Area: 2 acres
Owner's Address: PO Box 1246 Blackwood, NJ 08012		



Aerial photograph of Lot 21.

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Aerial photograph of Lot 21 looking toward College Drive.



Front entranceway to Lot 21 showing commercial vehicles, and material storage on the site.

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Front entrance to Lot 21 showing material storage and gravel parking area.



Posted environmental investigation and clean-up sign.



Frontage along College Drive and existing chain link fence.

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Equipment and trucks on site, looking toward the Quonset hut in the rear of the site.



Northeast corner of site showing gap in security fence and pallet storage area.

Condition: Block 14002, Lot 21 is located on College Drive near the intersection of Orr Road. The property is currently used as a contractor's storage yard and houses machinery, storage containers, and building supplies. The rear portion of the property towards Holly Run is wooded. The property is listed on the Known Contaminated Sites List as maintained by NJDEP.

According to NJDEP records, the site contains Level "D" Contamination. The NJDEP Site Remediation Program's 1989 Case Assignment Manual notes that sites with a remedial level of "D" are particularly threatening and exhibit high complexity with regard to remedial action. Sites with a "D" remedial level contain multiple contaminants, some of which are present at high concentrations, from unknown sources that impact soils, groundwater, and potential surface waters and potable water resources. It is also noted that direct contact with contaminated soils may be particularly hazardous.

NJDEP records suggest that the site is currently undergoing remediation through the Industrial Sites Recovery Act, and a Licensed Site Remediation Professional has been retained by the property owner to conduct and oversee remediation. The property is also regulated by the Environmental Protection Agency (EPA).

The site includes several buildings and structures, including a Quonset hut located to the rear of the improved portion of the site and a newer storage building located in the central portion of the site. Other structures include two smaller storage sheds. The site includes a crushed stone parking area with a number of construction vehicles and trucks parked in various locations in the yard. Pallets, wire fencing, and other construction materials are stored in various locations throughout the site. The site is fenced with a chain link fence along its frontage. The site appears to be used in conjunction with adjoining Lots 19 and 20.

The site, along with Lots 19 and 20, was the subject of a use variance application in 1998 before the Township's Zoning Board of Adjustment to develop the site as a public storage facility. As part of the public hearing on the application, the applicant testified that the site had previously been used as an "oil reclamation facility" but that the NJDEP had ordered the operation closed and that the site be remediated. The application was approved by the Board contingent on the applicant obtaining certification from the NJDEP that the site was no longer contaminated. The approved storage facility was never constructed.

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Redevelopment Criteria Summary:	
<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings The roof of the Quonset hut in the rear of the site appears to be rusted. The newer storage building appears to be in generally good condition based on exterior views of the building. No on-site or structural inspections of the building were undertaken.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings The site appears to be in use as an active commercial operation; therefore the 'b' criterion is not applicable.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The site is privately owned and current in use; therefore the 'c' criterion is not applicable.
<input checked="" type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is a brownfield site that is having an adverse impact on adjoining properties; therefore the 'd' criterion is met.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F', 'G', and 'H' Criteria are not relevant.
Status: This property is in need of redevelopment.	

February 5, 2014

Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 30	Use: Residential
Owner's Name: Anna P. Orr		Zoning District: GI
Property Location: 1 Orr Road		Area: 0.29 acres
Owner's Address: Little Gloucester and Orr Road Blackwood, NJ 08012		



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Residential dwelling on Lot 30 from Orr Road showing fencing, driveway and addition to main building.



Lot 30 from Orr Road looking toward College Drive



Boat stored behind residence on Lot 30, which encroaches onto adjoining Lot 17.

Condition: Block 14002, Lot 30 is located within the General Industrial (GI) Zone and is developed with a single-family detached dwelling unit, which is a non-conforming use within the zone. The property is located on Orr Road near its intersection with College Drive and is accessed from a driveway on Orr Road.

Aerial photographs and an available survey of the site in tax assessment records indicates that a portion of the residential dwelling and other site improvements, including a pool and a boat, have encroached on adjoining Lot 17.

The property is a small, undersized lot and is located proximate to a parcel currently on the Known Contaminated Sites List (Block 14002, Lot 21). Additionally, it is the only residential use present within the study area, with the exception of the existing farmstead residence located on Block 13108, Lot 1.

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Redevelopment Criteria Summary:	
<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings The existing dwelling appears to be in fair condition from an exterior inspection from the street. No interior inspection of the dwelling was undertaken.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings Criterion 'b' is not relevant.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The site is developed; therefore, criterion 'c' is not applicable.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use. While the lot is undersized and the existing dwelling is non-conforming and encroaches on the adjoining property, there is no evidence that suggests that these conditions currently cause an adverse impact on adjoining properties or the community as a whole.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F', 'G', and 'H' Criteria are not relevant.
Status: Property is not in need of redevelopment.	

February 5, 2014

Township of Gloucester <i>College Drive Redevelopment Study</i>		
Block: 14002	Lot: 22	Use: Public, Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive		Area: 72.5 acres (43.25 acres within study area)
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial photo of Lot 22 looking toward College Drive.

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Northwestern portion of Lot 22 showing new roundabouts and configuration of access road to Camden County College (Washington Drive). Note existing site improvements near roundabout.



Frontage of Lot 22 along College Drive. Lot 22 located on right.



Entrance sign to Camden County College at intersection of new roundabout and access road to the college.

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Condition: Block 14002, Lot 22 contains much of the western portion of the Camden County College campus. The portion of the site in the study area is separated from the developed portion of the campus by Holly Run and its tributary and associated flood plains. The eastern portion of the lot is developed with a variety of campus facilities, including athletic fields, parking areas, and classroom and administration buildings. The northwestern portion of the lot, which is in the study area, is wooded and is largely undeveloped, and is included in the redevelopment study area. Frontage is along College Drive.

The site contains existing development proximate to the new roundabout on College Drive. This includes a one-story masonry building and improvements associated with an existing cable facility. The access road to the Camden County College is located at the boundary of Lot 26 to the northeast.

Holly Run runs across the lot from northeast to southwest. This portion of the lot is marked by substantial slopes leading down to the stream bed. Additionally, portions of the lot contain freshwater wetlands and are located within the FEMA flood hazard area due to the presence of the stream. Holly Run is dammed in the northeast portion of the site, which has created a lake on the property and adjoining Lot 26. This condition has existed for over 80 years based on historic aerials of the area. (See Appendix B)

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input checked="" type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. The existing flood plains and wetlands associate with Holly Run and the lake provides some limitation to the private development potential of the lot. In addition, the slopes associated with the stream provide further constraints to development. However, there are no access problems and the site does appear to have sufficient developable areas. However, a portion of the site at the southernmost corner of the tract is completely isolated from the remainder of the lot and the Camden County campus by a tributary to Holly Run and associated wetlands. Due to lack of access resulting from environmental constraints and topography this area is not likely to be developed through private capital. This portion of the site meets the "c" criterion and the remainder of the site meets the "h" criterion as noted below.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G' Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.
Status: The property is in need of redevelopment.	

Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 23	Use: Public, Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive		Area: 0.03 acres
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial photograph of Block 14002, Lot 23 taken in 2007, which does not show the existing roundabout.

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Condition: Block 14002, Lot 23 is owned by the Camden County College and is located on College Drive. The lot is an exceptionally small outparcel remaining from the acquisition and development of the adjoining roundabout. It is vacant and completely wooded. Lot 23 is associated with Lots 24, 25, 26 and 27 in Township tax assessment records. However, it physically adjoins Lot 22. The site is located near the entrance to Camden County College.

Redevelopment Criteria Summary:	
<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input checked="" type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. The site also is vacant and has been vacant for more than 10 years. The property is a small outparcel associated with adjoining Lot 22. Given its size and limited access, it is not likely to be developed through private capital.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G' are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.
Status: The property is in need of redevelopment.	

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Township of Gloucester

College Drive Redevelopment Study

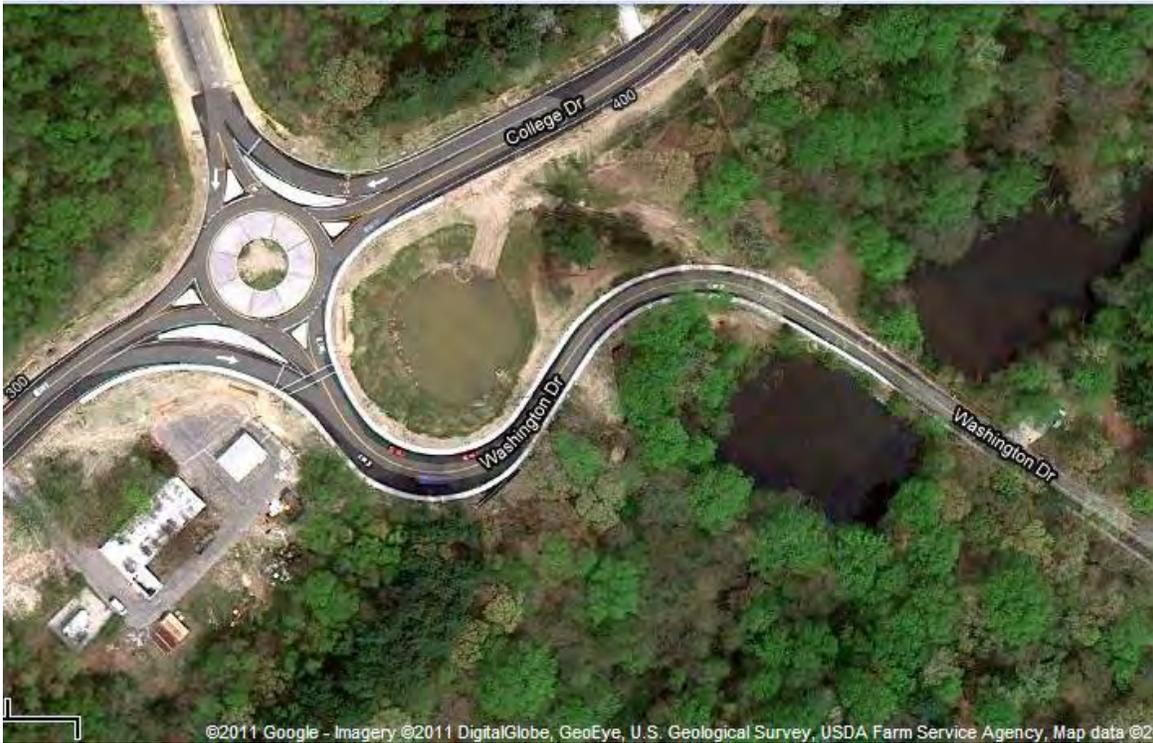
Block: 14002	Lot: 24	Use: Public, Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive		Area: 1.42 acres
Owner's Address: PO Box 200 Blackwood, NJ 08012		



2007 Aerial Photograph of Block 14002, Lot 24. Under the former road layout, the Lot was bisected by the access road to Camden County College.

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Aerial photograph showing the new roundabout and reconfigured access road (Washington Drive) to the Camden County College. Lot 24 is situated between the new retention basin and the existing lake on Holly Run and has frontage on College Drive.

Condition: Block 14002, Lot 24 is owned by the Camden County College and includes a portion of Washington Drive, the access road to the Camden County College. Lot 24 is associated with Lots 23, 25, 26 and 27 in Township tax assessment records. The site has frontage on College Drive and adjoins Lot 26 to the northwest.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property contains the access road to the Camden County College. Given the existing site improvements, it is not vacant and the 'c' criterion does not apply.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The existing access road does not represent a faulty arrangement or design nor an obsolete layout or deleterious land use. Accordingly, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G', Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

Status: The property is in need of redevelopment

February 5, 2014

Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 25	Use: Public, Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive/Peter Cheeseman Road		Area: 4.5 acres
Owner's Address: PO Box 200 Blackwood, NJ 08012		



Aerial of Lot 25 looking south showing corner of College Drive and Peter Cheeseman (a.k.a. Little Gloucester) Road. Holly Run is located to the top of picture behind the woods, which forms the southern boundary of the lot.

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Condition: Block 14002, Lot 25 is owned by the Camden County College and is located at the corner of College Drive and Peter Cheeseman (Little Gloucester) Road. The site is primarily in lawn, with a landscaped feature located in the northeastern corner near the road frontages. The southern portion of the site is wooded. Historically, the property had been farmed, but has not been so for several decades. Lot 25 is associated with Lots 23, 24, 26 and 27 in Township tax assessment records.

Holly Run runs along the southern property boundary and separates the site from the remaining developed area of the Camden College Campus. The areas of the tract proximate to Holly Run are constrained with flood plains and wetlands. Slopes in the area proximate to the stream also impact its development.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. The site also is vacant and has been vacant for more than 10 years. The existing flood plains and wetlands associated with Holly Run, along with the slopes in this area of the site provides some limitation to the private development potential of the lot. However, the site has access on two public roads and appears to have sufficient developable areas.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F' and 'G', Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

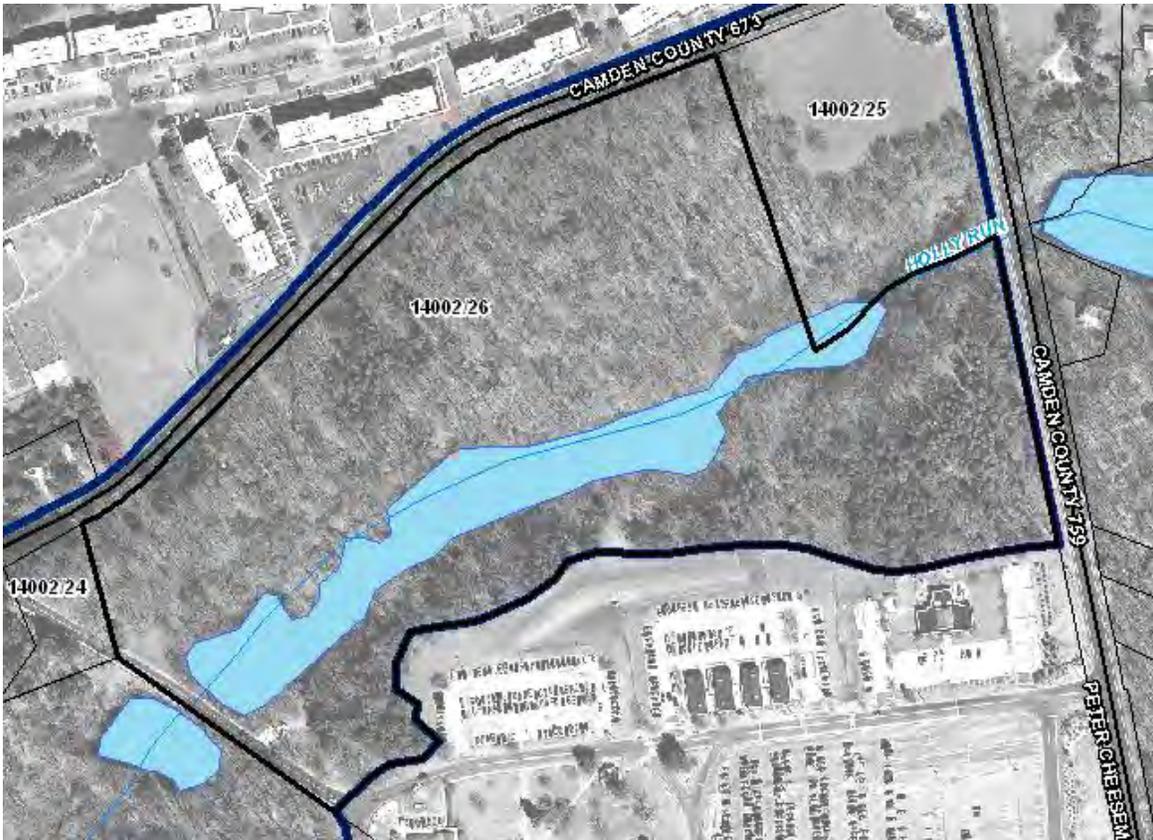
Status: The property is in need of redevelopment

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Township of Gloucester

College Drive Redevelopment Study

Block: 14002	Lot: 26	Use: Public, Vacant
Owner's Name: Camden County College		Zoning District: IN
Property Location: College Drive/Peter Cheeseman Road		Area: 80.5 acres (23.84 acres within study area)
Owner's Address: PO Box 200 Blackwood, NJ 08012		



2007 Aerial Photograph of Block 14002, Lot 26. The northerly portion of the lot is included in the redevelopment study area. The developed portion of the Camden County College is not included.

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Aerial of Lot 26 toward College Drive and Autumn Ridge Apartments to the north and developed area of the Camden College Campus to the south. Note the darker areas showing Holly Run, the existing lake and slopes proximate to the lake and Holly Run. The access road to the Camden County College is shown to the left of the aerial and forms the boundary between Lots 26 and 22 to the west.

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Condition: Block 14002, Lot 26 contains much of the easterly portion of the Camden County College campus and has frontage on College Drive and Peter Cheeseman (Little Gloucester) Road. The northerly wooded and undeveloped portion of the property is contained within the study area. The developed portion of the Camden County College campus is outside of the study area. An access road to the campus is located along the boundary of Lot 26 and Lot 22 to the southwest.

Holly Run runs through the property and essentially separates the developed area of the Lot (which includes the Camden College Campus outside of the study area) from the undeveloped portion of the Lot near College Drive. In addition, there is a smaller wooded portion on the south side of Holly Run with frontage on Peter Cheeseman Road, which adjoins the campus area. The areas of the tract proximate to Holly Run are constrained with flood plains and wetlands. In addition, these areas exhibit substantial slopes that further constrain their ability to be developed. Holly Run is dammed to the west of the site, which has created a lake on the property. This condition has existed for over 80 years based on historic aerials of the area. (See Appendix B)

Historically, the area near College Drive had been farmed, but has not been so for several decades and the prior farm fields have become wooded over time.

Redevelopment Criteria Summary:

<input type="checkbox"/>	A: Substandard, unsafe, unsanitary, dilapidated, or obsolete buildings There are no buildings on site and the 'a' criterion does not apply.
<input type="checkbox"/>	B: Discontinuance/abandonment of commercial or industrial buildings There are no commercial or industrial buildings on site and the 'b' criterion does not apply.
<input type="checkbox"/>	C: Unimproved privately-owned land/publicly-owned land The property is publicly owned. The site also is vacant and has been vacant for more than 10 years. The existing flood plains and wetlands associate with Holly Run and the lake provides some limitation to the private development potential of the lot. In addition, the slopes associated with the stream provide further constraints to development. However, there are no access problems and the site does appear to have sufficient developable areas.
<input type="checkbox"/>	D: Areas with dilapidation, overcrowding, faulty arrangement or design, obsolete layout, deleterious land use The site is wooded and vacant with no site improvements. Therefore, the 'd' criterion does not apply.
<input type="checkbox"/>	E: Stagnant and unproductive condition due to title, ownership, or similar conditions There does not appear to be any title or ownership problems or unique factors regarding the configuration of the lot that would lead to a stagnant and unproductive condition.
<input type="checkbox"/>	The 'F', 'G', and 'H' Criteria are not relevant.
<input checked="" type="checkbox"/>	H: Consistency with smart growth planning principles See discussion of the applicability of the "h" criterion to the study area in report text.

Status: The property is in need of redevelopment