

Industrial Rehabilitation Areas Redevelopment Plan

401 Creek Road	Block 2100	Lot 11
450 Creek Road	Block 2000	Lot 13.01
500 Creek Road	Block 2000	Lot 13.04
740 Coopertown Road	Block 1900	Lot 1.01

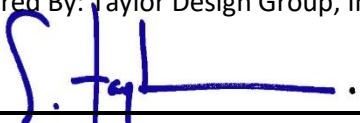
Delanco Township, New Jersey

Delanco Township
Burlington County, New Jersey
February 29, 2024

ADOPTED COPY



Prepared By: Taylor Design Group, Inc.



Scott D. Taylor, PP, AICP, LLA, LEED-AP
*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

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**Amended November 26, 2024
Page 13 Only**

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I. Introduction

The Delanco Township Committee has determined that it is in the best interest of the Township to facilitate the utilization and revitalization of certain lands within the Township, particularly when such use advances specific planning and land use goals and objectives of the Township.

The Township has determined that the most effective planning and implementation strategy to accomplish this utilization and revitalization is the redevelopment process in accordance with *NJ Local Redevelopment and Housing Law* (LRHL), N.J.S.A. 40A:12A et seq. This Redevelopment Plan will become the formal planning document for the development of the area and will establish the standards and development regulations to facilitate same.

The general purpose for designating an area under the *Local Redevelopment and Housing Law* is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately, and requiring responsible public intervention.

Redevelopment Plan Preparation Process

Rehabilitation Area Designation Reports dated November 30, 2023, prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, of Taylor Design Group, were undertaken to determine whether certain identified parcels on Creek Road and Coopertown Road could be designated as an *Area in Need of Rehabilitation* pursuant to the criteria set forth in N.J.S.A. 40A:12A-14 of the *NJ Local Redevelopment and Housing Law*.

The Creek Road report evaluated the following parcels:

401 Creek Road	Block 2100	Lot 11
450 Creek Road	Block 2000	Lot 13.01
500 Creek Road	Block 2000	Lot 13.04

The Coopertown Road report evaluated the following parcels:

720 Coopertown Road	Block 1900	Lot 12
730 Coopertown Road	Block 1900	Lot 3
740 Coopertown Road	Block 1900	Lot 1.01

As set forth in 40A:12A-14a, a delineated area to be considered to be an “Area in Need of Rehabilitation” if the governing body of the municipality determines by Resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that the parcels exhibit certain specific criteria as set forth in the LRHL.

The reports determined that all six parcels did in fact qualify to be designated as an Area in Need of Rehabilitation pursuant to the criteria set forth in the NJ Local Redevelopment and Housing Law N.J.S.A. 40A:12A-14.

As required by the *Local Redevelopment and Housing Law*, the Township Committee submitted the Reports and proposed resolutions to the Delanco Joint Land Use Board for review at its December 5, 2023 meeting, and requested that the Joint Land Use Board make any recommendations regarding the proposed resolution, including any recommended modifications thereto.

On December 18, 2023, the Delanco Township Committee adopted Resolution No. 2023-143 designating the identified Creek Road Parcels as an Area in Need of Rehabilitation, and

Resolution No. 2023-144 designating the Coopertown Road Parcels as an Area in Need of Rehabilitation.

This Redevelopment Plan includes the following parcels:

401 Creek Road	Block 2100	Lot 11
450 Creek Road	Block 2000	Lot 13.01
500 Creek Road	Block 2000	Lot 13.04
740 Coopertown Road	Block 1900	Lot 1.01

There were two additional parcels in the overall designated Coopertown Road Rehabilitation Area which are not the subject of this Redevelopment Plan; they are 720 Coopertown Road (Block 1900; Lot 12), and 730 Coopertown Road (Block 1900; Lot 3).

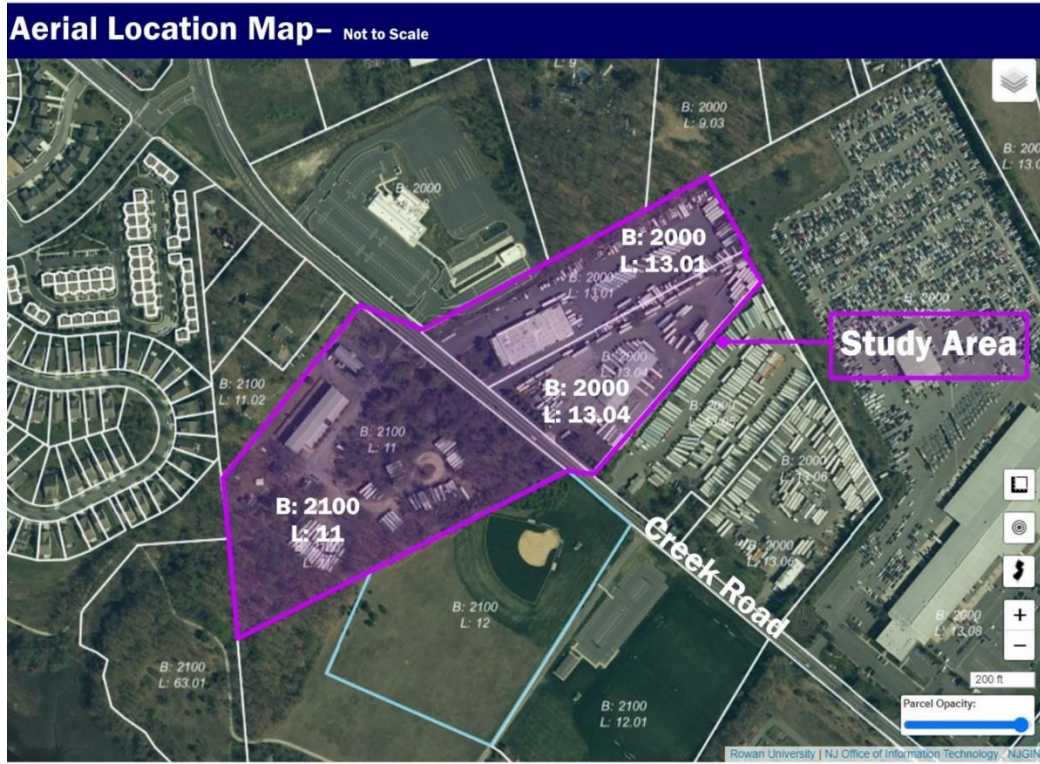
As permitted by Statute, this Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within the designated Rehabilitation Area.

This Redevelopment Plan will provide a mechanism for the orderly planning and development of **a portion of** the designated Rehabilitation Areas, and has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, *“no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both...”*

The following maps illustrate the overall designated Rehabilitation Areas from the November 30, 2023 Investigation Reports.

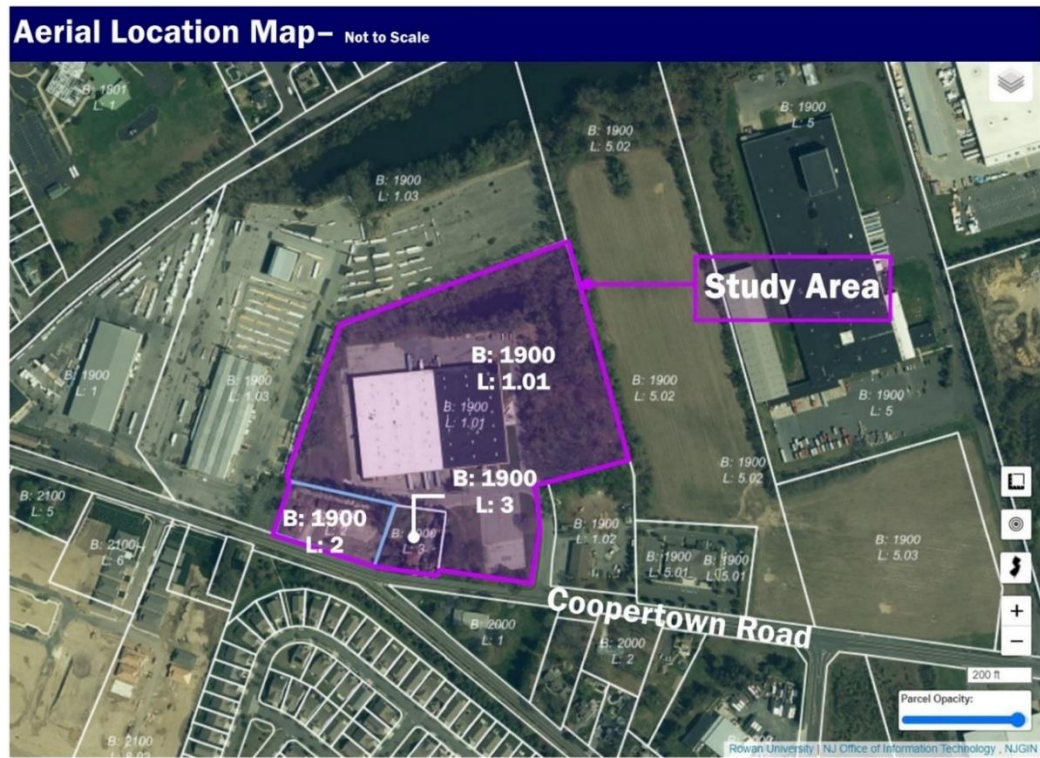
Aerial Location Map- Creek Road Parcels

Aerial Imagery courtesy of Google.



Aerial Location Map- Creek Road Parcels

Aerial Imagery courtesy of Google.



II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the development of the herein identified parcels. In accordance with the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

- 1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;*
- 2. Proposed land uses and building requirements in the project area;*
- 3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*
- 4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;*
- 5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C52:18A-196 et. al.);*
- 6. A housing inventory of all affordable housing units to be removed;*
- 7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan;*
- 8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

III. Description of the Project Areas

Parcel Descriptions

401 Creek Road Block 2100 Lot 11

This 11.68 Acre parcel is located within the I-3 Modified Industrial Zoning District.

According to available tax data, the industrial and office buildings on the site were constructed in 1971 and 1973 and included a 12,800 SF building. The caretaker's residence and associated garage and shed structures were constructed in 1948 and thereafter.

The site contains four (4) principal structures containing approximately 20,000 SF, and multiple uses including a vacant, 3,110 SF office or adult habilitation (day care) building; 14,300 SF manufacturing building with offices, manufacturing, and unspecified interior storage; journeyman (building trade or craft) shop; and a residential dwelling. There are at least 3 accessory sheds and a propane tank storage area located on the site. The site improvements include parking, circulation aisles, loading areas, fences, and limited landscape improvements with approximately 100,000 SF of impervious coverage.

450 Creek Road Block 2000 Lot 13.01

This 4.81 Acre parcel is located within the I-3 Modified Industrial Zoning District.

The existing improvements include a 23,321 SF masonry building with overhead doors, primarily used for truck maintenance with limited office space. The site improvements include poorly maintained asphalt circulation drives, asphalt and gravel parking areas, front yard landscaping bed, radio tower, building mounted and freestanding light fixtures. The building was used for truck and trailer repair and the bulk of the tract provided parking for tractors and trailers for repair, sales, and leasing.

500 Creek Road Block 2000 Lot 13.04

This 4.34 Acre parcel is located within the I-3 Modified Industrial Zoning District.

The existing site improvements include an approximately 14,200 SF warehouse and repair facility with small office. The remainder of the site includes asphalt and gravel outdoor storage for trucks, trailers, and a limited number of recreational boats.

In 1994, 1995, and 2006, site plan waivers were granted to permit a truck terminal, temporary parking and storage of trailers, and warehouse and distribution center, respectively. No washing of trailers or vehicles was permitted, and fueling was not provided, though the 1995 Resolution cites that the existing tanks on the property are to be removed. The 2006 Resolution proposes a warehouse and distribution facility, with fueling tanker trucks, and freight loading and unloading. The 2006 Resolution cites that the first and only site plan for the site was perfected in 1968.

740 Coopertown Road Block 1900 Lot 1.01

This 14.33 Acre parcel is located in the I-3 Modified Industrial Zoning District.

The site contains the Stylex manufacturing building and associated accessory uses including but not limited to the existing outdoor parking and storage of trailers adjacent to, and behind the building, but not within the front parking lot.

According to available tax data, the building was constructed in 1978. The Building and site appear to be in generally good condition, and are generally well maintained. It was noted during our site visit that the paved parking areas on site have been recently resurfaced, and potentially expanded from their prior footprint.

Township Context

Delanco Township is a suburban municipality located in Burlington County at the confluence of the Rancocas Creek and Delaware River, extending east toward Route 130. The municipalities contiguous to Delanco include the Townships of Riverside, Delran, and Willingboro, and Beverly City.

IV. Redevelopment Plan Vision, Goals & Objectives

Township Vision

The Township's vision is to promote cohesive commercial development; and provide opportunities for investment in light industrial uses.

Encouraging rehabilitation of the study area to complement the nearby and adjacent industrial uses will help create a cohesive built environment. The overall vision of the Redevelopment Plan is to create an industrial and commercial area that will contribute to the success of Delanco, by providing opportunities for economic growth through development of vacant or underutilized land.

Township Master Plan & Past Redevelopment Plans

Since the 2009 Master Plan, the Township evaluated the Creek Road by-pass construction and the impacts of the by-pass on existing and proposed land uses. One of the 2009 Master Plan goals recommended continued reexamination of ordinances regarding industrial and commercial uses and their impacts, evaluating standards for setbacks, minimum lot area, landscaping, parking, and buffers.

Redevelopment Plan Goals & Objectives

A. Plan Goals – Encourage investment in industrial uses that have historically occurred in Delanco that support trucking and freight logistics services.

B. Plan Objectives

Enhance the built environment and improve the aesthetics of trucking and freight storage and operations.

Reduce industrial use impacts upon residential uses and districts and public areas, including parks and circulation.

Provide land uses that support logistics, including trucking and freight logistics services, with appropriate design, lighting and landscaping requirements.

V. Land Use Plan

Relationship to Township Land Development Regulations

The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of permitted uses, bulk standards, off-street parking and loading requirements, and general design standards, as more fully set forth below, for the following properties.

401 Creek Road Block 2100 Lot 11

450 Creek Road	Block 2000	Lot 13.01
500 Creek Road	Block 2000	Lot 13.04
740 Coopertown Road	Block 1900	Lot 1.01

The Redevelopment Plan adopts and incorporates by reference *Chapter 50 (Land Use Procedures)*, *58 (Fair Housing)*, *77 (Off-Street Parking)*, *91 (Site Plan Approval)*, *100 (Subdivision of Land)*, *110 (Zoning) of the Township of Delanco*, and all other applicable land use regulations and codes of the Township of Delanco that are not expressly modified herein.

Where regulations of this Plan conflict with the Township’s development regulations, this Plan shall control; where they do not conflict, the Township’s development regulations shall apply.

Site Plan and/or Subdivision Application and Approval

The Delanco Township Joint Land Use Board, pursuant to the provisions of the L.R.H.L. N.J.S.A. 40A:12A-13 and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., shall conduct site plan and subdivision review as applicable, for any proposed development in the Area, upon submission of a complete application for development, consistent with the NJ Municipal Land Use Law and Local Ordinances.

Exceptions from Standards

Bulk or “c” variances per N.J.S.A. 40:55D-70(c) from the development requirements, and design waivers per N.J.S.A. 40:55D-51 from the standards set forth by this Redevelopment Plan may be necessary in certain limited circumstances. In such instances, the Joint Land Use Board may grant variances and waivers, where it is demonstrated that such relief will not substantially impair the intent of the Redevelopment Plan and will not present a substantial detriment to the public health, safety and welfare, consistent with the Municipal Land Use Law.

Any use or “d” variances per N.J.S.A. 40:55D-70(d) from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (10 feet or 10% of the maximum height) within the Redevelopment Plan Area shall be permitted only by means of an amendment of this Redevelopment Plan by the Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this Plan. For conditional uses, if the conditional use requirements are satisfied but there need to be deviations from other development requirements, such deviations shall be considered by the Planning Board without any need to amend this Redevelopment Plan.

Provisions Related to Off-Site Improvements

The extent of the Redeveloper’s responsibility for any installation or upgrade of infrastructure related to its project, whether on-site or off-site, shall be as outlined in a Redevelopment Agreement. All infrastructure improvements shall comply with applicable local, state, and federal codes including the Americans with Disabilities Act.

Creation of the I-3R Industrial Rehabilitation Area Zoning District

This Redevelopment Plan hereby creates and establishes the *I-3R Industrial Rehabilitation Area Zoning District (I-3R)* which is applicable to and shall govern the development of the identified parcels. The boundaries of this Zoning District are the lot limits of the parcels identified in this Plan.

As permitted by Statute, this Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within the designated Rehabilitation Area.

VI. District Standards– I-3R Industrial Rehabilitation Area Zoning District

All proposals and Site Plan applications shall comply with the standards set forth in this Redevelopment Plan as well as the Zoning and Land Use Ordinances, and all other applicable land use regulations and codes of the municipality that are not expressly modified herein.

The Site Plan Drawings and Architectural Elevations shall be submitted to the Redevelopment Entity/Township Committee for review and approval prior to any hearing by the Joint Land Use Board as set forth above. For development on any of the parcels within the *I-3R Industrial Rehabilitation Area Zoning District*, the following standards shall apply:

401 Creek Road- Block 2100; Lot 11

A. Permitted Principal Uses

1. All uses permitted in the I-3 Modified Industrial District.
2. A truck and trailer repair and service facility with accessory outdoor trailer storage as more fully described below, and as shown on the concept plan below.

B. Area and Bulk/Dimensional Requirements

1. All dimensional requirements/bulk standards shall comply with the I-3 Modified Industrial District standards.

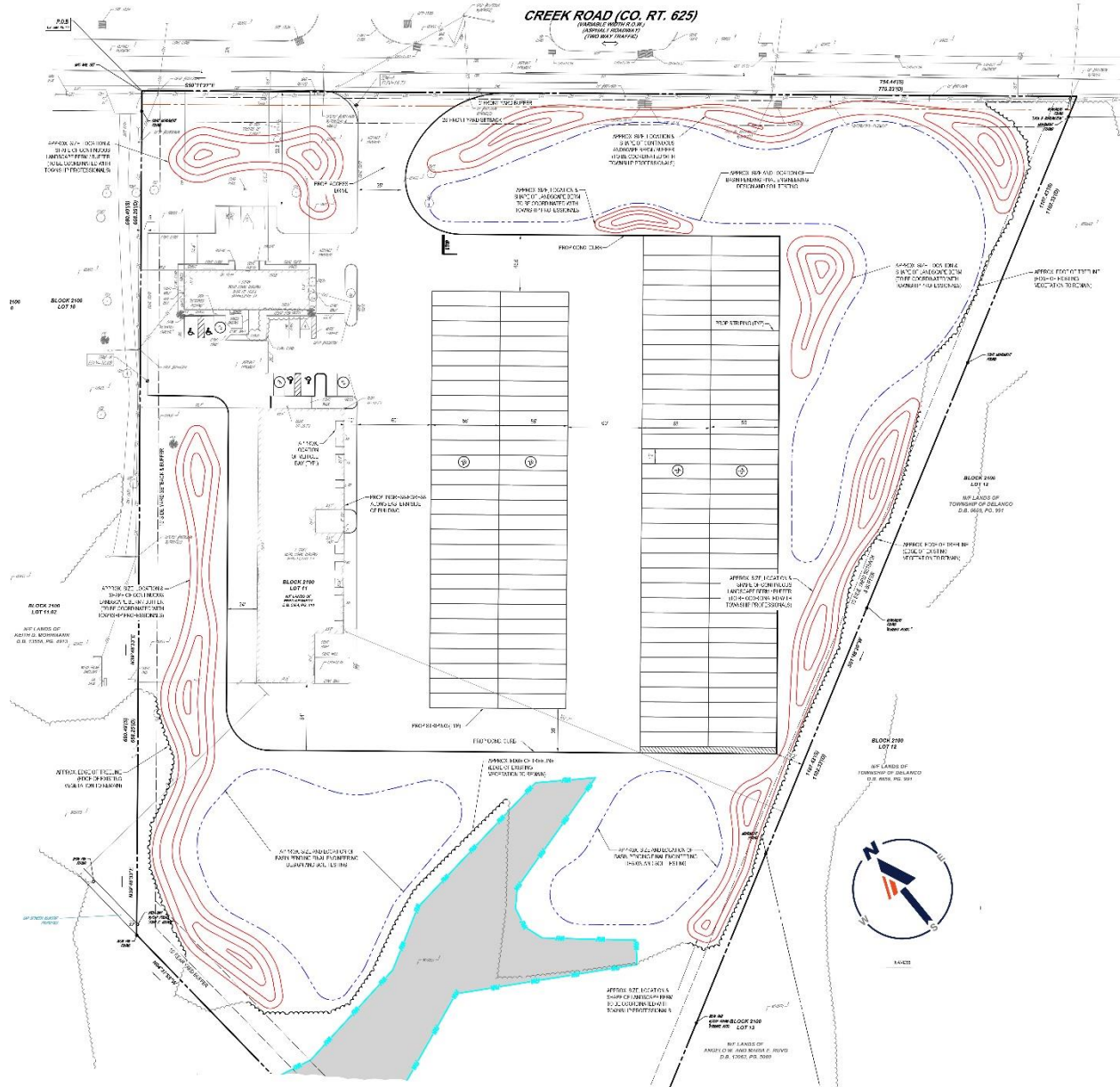
C. Permitted Conditional Uses

1. All conditionally permitted uses in the I-3 Modified Industrial District.

D. General Project Parameters

1. The proposed project consists generally of the following:
 - A truck and trailer repair and service facility
 - Approximately 17 Car Parking Spaces
 - Approximately 10 Vehicle Service/repair bays
 - Approximately 124 Trailer Parking Spaces
 - Stormwater Management consistent with new DEP regulations
 - Buffering and Landscaping

A portion of the Concept Plan is inserted below. A full-size version is included as Appendix A.



450 Creek Road- Block 2000; Lot 13.01

A. Permitted Principal Uses

1. All uses permitted in the I-3 Modified Industrial District.
2. A vehicle-freight distribution and fleet transportation support facility, having substantially similar operations to the present use as approved by Delanco Township Joint Land Use Board Resolution 2023-4.

B. Area and Bulk/Dimensional Requirements

- 1. All dimensional requirements/bulk standards shall comply with the I-3 Modified Industrial District standards.

C. Permitted Conditional Uses

- 1. All conditionally permitted uses in the I-3 Modified Industrial District.

500 Creek Road- Block 2000; Lot 13.04

A. Permitted Principal Uses

- 1. All uses permitted in the I-3 Modified Industrial District.
- 2. A freight distribution facility, as presently approved by the Delanco Township Joint Land Use Board Resolution 2006-24.

A.3. When owned and operated jointly with 450 Creek Road, this tract includes all permitted uses authorized for 450 Creek Road.

B. Area and Bulk/Dimensional Requirements

- 1. All dimensional requirements/bulk standards shall comply with the I-3 Modified Industrial District standards.

C. Permitted Conditional Uses

- 1. All conditionally permitted uses in the I-3 Modified Industrial District.

740 Coopertown Road- Block 1900; Lot 1.01

A. Permitted Principal Uses

- 1. All uses permitted in the I-3 Modified Industrial District.
- 2. A furniture design and manufacturing facility with accessory distribution, including but not limited to the existing outdoor parking and storage of trailers adjacent to, and behind the building, but not within the front parking lot.

B. Area and Bulk/Dimensional Requirements

- 1. All dimensional requirements/bulk standards shall comply with the I-3 Modified Industrial District standards.

C. Permitted Conditional Uses

- 1. All conditionally permitted uses in the I-3 Modified Industrial District.
- 2. Warehouse and/or distribution uses provided, subject to the following conditions:

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- a. The maximum building coverage for the principal building shall not exceed thirty percent (30%)
- b. The principal building shall have no more than one (1) trailer loading door/dock for every 5,000 square feet of gross floor area, as defined.

Design and Performance Standards

The following design and performance standards supplement the design and performance standards of the Township Ordinances for the identified parcels. In the event of a conflict between the general design and performance standards and this Redevelopment Plan, this Redevelopment Plan shall govern. Any deviation from these requirements shall not require a variance, but shall be evaluated as a design waiver.

Building Design Standards

1. All development proposals for new building(s) or expansion of the existing building(s) by 30% or more shall be submitted to and approved by the Redevelopment Entity/Township Committee prior to any Site Plan or Subdivision hearing at the Joint Land Use Board, unless waived by the Redevelopment Entity/Township Committee . This shall include all materials and colors depicted for all facades. A development proposal for a permitted use in the I-3 Modified Industrial District, shall not require review and approval by the Redevelopment Entity/Township Committee.
2. All new buildings, or expansions of the existing building(s) by 30% or more, shall be designed to have an attractive, finished appearance from all public spaces and public streets, and shall employ architectural forms, materials and colors that reduce the visual mass of the structures and their imposition upon the streetscape.
3. All new buildings, or expansions of the existing building(s) by 30% or more, shall be designed to avoid straight, unbroken façade lines and roof lines. Facades shall have dimensional articulation in the façade plane, or in finish materials or colors, every 70 linear feet along the frontages.
4. All new buildings, or expansions of the existing building(s) by 30% or more, shall have major building entrances defined by architectural elements such as recesses, projected overhangs or similar features.
5. For all new buildings, or expansions of the existing building(s) by 30% or more, areas of flat roof used for mechanical equipment shall be screened from view of public areas, streets, driveways and parking lots.
6. Trash and recycling areas, compactors, and dumpster storage areas shall be effectively screened from adjacent roads or sites by solid masonry enclosures, at least six feet in height, but not greater than eight feet in height, finished to complement the principal building. These enclosures should be planted where practical to soften the appearance of the structure. Enclosure gates shall be solid panels affixed to a rigid metal frame.

7. All noise from HVAC, fans, exhaust equipment, generators, and other sources shall comply with applicable Township, County and State noise requirements.
8. When required to meet State and municipal sound requirements, sound attenuation fences or barriers may be required to minimize noise impacts to nearby residential properties as determined by the Redevelopment Entity or the Joint Land Use Board, in accordance with applicable State and Township regulations. Such new fences or barriers shall employ a warm, muted, earth-tone color scheme to complement the building colors, and deemphasize their presence.
9. Bicycle parking racks should be provided in conjunction with all development.

Sustainable Building Practices- All Components

To the extent feasible, sustainable site and building practices are encouraged to reduce a project's dependency upon natural resources. Compliance with these practices is encouraged. Any deviation from these items shall not require a variance or a design waiver.

These practices may include, but are not limited to, the following:

1. Install operable windows, awnings, shading devices, and roof vents to reduce reliance on HVAC units;
2. Consider the utilization of solar or other renewable energy sources.
3. Maximize building and window insulation to conserve energy and reduce energy costs;
4. Encourage the use of recycled building and site materials, and the recycling of construction debris;
5. Create shaded parking areas to reduce reliance on automotive air conditioning; Parking lot trees may be utilized to satisfy the intent of this section.
6. Where practical, plant native or naturalized vegetation to minimize water, pesticide, and herbicide usage and to create foraging opportunities for wildlife.
7. All development shall comply with all current NJ Stormwater Regulations, and green infrastructure shall be utilized to manage stormwater on the site to help reduce the amount of runoff and improve the quality of water that enters the watershed system.
8. All development must provide electric vehicle charging stations as required by law.

Lighting

A. Lighting.

- 1) All areas shall receive adequate but not excessive illumination in accordance with applicable Township Ordinances.
- 2) All exterior lighting shall be full cut-off or dark sky compliant fixtures, except for accent lighting, which must be expressly approved by the Joint Land Use Board.
- 3) All light fixtures shall have a correlated color temperature of not more than 3,000° Kelvin.

- 4) Pole mounted and building mounted lights may not exceed 30 feet in height.
- 5) Lighting levels should be reduced overnight to security levels if the business is not in operation.
- 6) Lighting shall not exceed 0.0 foot-candles off site at any property line in common with an adjacent residential use or Zoning District.

VII. Affordable Housing, Property Acquisition, & Relocation

Affordable Housing

There are no existing or proposed affordable housing units to be removed in conjunction with this Redevelopment Plan, so no replacement plan is required.

All development shall pay the applicable mandatory affordable housing development fees.

Identification of Proposed Property Acquisitions

There are no proposed property acquisitions contemplated or permitted by this Plan. The **Redevelopment Plan Area** is designated as a “**Rehabilitation Area**”, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., which does not permit the condemnation of land, or the use of eminent domain.

Temporary/ Permanent Resident Relocation

The project area is not currently occupied by residents or housing of any type. Therefore, no relocation is necessary.

Plan Relationship to Definitive Local Objectives

Contiguous Municipalities

The municipalities that border Delanco Township include the Townships of Riverside, Delran, and Willingboro, and Beverly City. The Rehabilitation Area is anticipated to benefit the surrounding municipalities by strengthening the economic viability of existing industrial sites and through the development of underutilized or vacant land. As primarily existing facilities, the proposed changes in the plan are not anticipated to negatively impact the surrounding communities.

Enhancing the industrial corridors not only benefits Delanco but also surrounding municipalities because the development will create more jobs and economic activity in the area. Redeveloping underutilized land, in predominantly developed areas, avoids suburban sprawl. Encouraging new industrial investment in close proximity to existing industrial uses will create a better-quality built environment consistent with the existing land use pattern.

Burlington County

Burlington County is the largest county in the State of New Jersey, consisting of 819 square miles. Burlington County does not have a county master plan, but provides corridor studies, farmland preservation and open space plans, none of which are applicable to this area. The County has generally relied upon the New Jersey State Development and Redevelopment Plan

and the Pinelands Comprehensive Management Plan for its land use policy for the county as a whole. The County is generally supportive of infill projects that utilize existing roadways and infrastructure.

State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan (SDRP) sets forth the following statewide goals:

Goal #1: Revitalize the State's Cities and Towns

Goal #2: Conserve the State's Natural Resources and Systems

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6: Provide Adequate Housing at a Reasonable Cost

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

The SDRP seeks to encourage redevelopment in areas where infrastructure already exists to reduce sprawl, reuse sites, and enhance the built environment.

According to the 2001 State Development and Redevelopment Plan (SDRP) the Rehabilitation Area is located within the Suburban Planning Area (PA2). According to the SDRP, the intent of this Planning Area is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

The adopted State Plan of 2001 seeks to encourage redevelopment in areas where infrastructure already exists to reduce sprawl, reuse sites, and enhance the built environment. This Redevelopment Plan satisfies that overarching goal.

VIII. Administrative and Procedural Requirements

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, following the required procedures of the LHRL as amended.

Duration of the Redevelopment Plan

The Redevelopment Plan, which may be amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of the Redevelopment Plan and execution of a Redevelopment Agreement.

Redevelopment Entity

The Township Committee of the Township of Delanco shall serve as the Redevelopment Entity.

Redeveloper Selection

The Township Committee/ Redevelopment Entity may designate qualified redeveloper(s) to undertake work to implement the provisions of this Redevelopment Plan, in accordance with the provisions set forth in the Local Redevelopment and Housing Law (LRHL).

The existing property owners, their affiliates, tenants, successors-in-interest and/or assignees shall be presumptively qualified to be designated as redeveloper(s), and the Township shall not unreasonably fail to designate the existing property owners, their affiliates, tenants, successors-in-interest and/or assignees as redeveloper(s).

Redevelopment Plan Effectuation

Upon the adoption of this Redevelopment Plan pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), as set forth in 40A:12A-8 Effectuation of development plan; the Township Committee/Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the area designated in the plan.

As a designated “**Rehabilitation Area**”, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., **the condemnation of land, or the use of eminent domain is not permitted.**

In order to carry out and effectuate the purposes of this Act and the terms of the Redevelopment Plan, the Township Committee/Redevelopment Entity may, in strict accordance with and as specifically stated in the ***NJ Local Redevelopment and Housing Law*** (LRHL), N.J.S.A. 40A:12A et seq.:

- a. *Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29).*
- b. *Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22).*
- c. *Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), provided that the land or building is located within (1) an area that was determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area.*
- d. *Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.*

- e. *Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.*
- f. *Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area.*
- g. *Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.), lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.*
- h. *Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this act.*
- i. *Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area.*
- j. *Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.*
- k. *Request that the planning board recommend, and governing body designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas.*
- l. *Study the recommendations of the planning board or governing body for redevelopment of the area.*
- m. *Publish and disseminate information concerning any redevelopment area, plan or project.*

n. Do all things necessary or convenient to carry out its powers.

Redevelopment Agreement(s)

Pursuant to the Local Redevelopment and Housing Law (LRHL), the Township Committee as Redevelopment Entity *may*, in its discretion, enter into a redevelopment agreement with a landowner, developer or designated redeveloper. Such redevelopment agreement shall not unreasonably require the payment of fees or contributions other than those fees and contributions that reasonably defray the Township's costs.

Severability

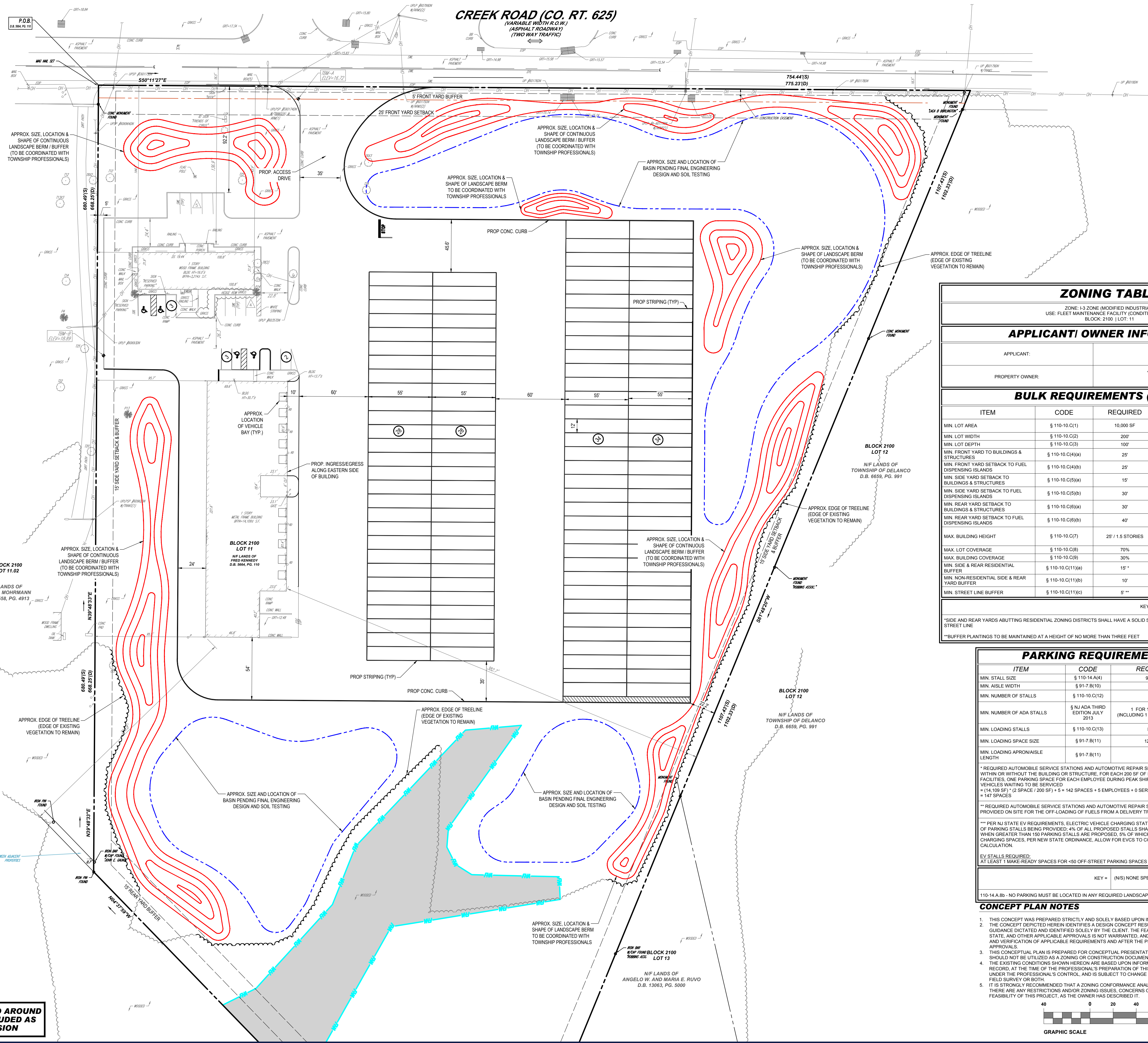
If any provision of this **Redevelopment Plan** shall be adjudged by the courts to be invalid, such adjudications shall apply only to the provision so adjudged and the remainder of the Plan shall be deemed valid and effective.

Bibliography

1. NJ Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq..
2. Township of Delanco, Resolution 2023-143, dated December 18, 2023.
3. Township of Delanco, Resolution 2023-144, dated December 18, 2023.
4. Rehabilitation Area Designation Report-Creek Road Parcels, prepared by Taylor Design Group Inc., dated November 30, 2023.
5. Rehabilitation Area Designation Report- Coopertown Road Parcels, prepared by Taylor Design Group Inc., dated November 30, 2023.
6. "Policy Map of the State Development and Redevelopment Plan" State of New Jersey Department of State, Office of Planning Advocacy. April 6, 2021.
7. Delanco Township Master Plan 2009
8. Conceptual Site Plan, prepared by Bohler Engineering, Inc., 1 sheet, dated January 30, 2024.

Appendix A-

Concept Plan, prepared by Bohler Engineering Inc., dated January 30, 2024.



CREEK ROAD (CO. RT. 625)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

APPROX. SIZE, LOCATION & SHAPE OF CONTINUOUS LANDSCAPE BERM / BUFFER (TO BE COORDINATED WITH TOWNSHIP PROFESSIONALS)

APPROX. SIZE, LOCATION & SHAPE OF CONTINUOUS LANDSCAPE BERM / BUFFER (TO BE COORDINATED WITH TOWNSHIP PROFESSIONALS)

APPROX. SIZE AND LOCATION OF BASIN PENDING FINAL ENGINEERING DESIGN AND SOIL TESTING

APPROX. SIZE, LOCATION & SHAPE OF LANDSCAPE BERM (TO BE COORDINATED WITH TOWNSHIP PROFESSIONALS)

BLOCK 2100 LOT 10

BLOCK 2100 LOT 11.02
N/P LANDS OF KEITH D. MOHRMANN D.B. 13558, PG. 4913

BLOCK 2100 LOT 11
N/P LANDS OF FRED FARMER D.B. 3664, PG. 110

BLOCK 2100 LOT 12
N/P LANDS OF TOWNSHIP OF DELANCO D.B. 6659, PG. 991

BLOCK 2100 LOT 12
N/P LANDS OF TOWNSHIP OF DELANCO D.B. 6659, PG. 991

BLOCK 2100 LOT 13
N/P LANDS OF ANGELO W. AND MARIA E. RUVO D.B. 13063, PG. 5000

ZONING TABLE

ZONE: I-3 ZONE (MODIFIED INDUSTRIAL)
USE: FLEET MAINTENANCE FACILITY (CONDITIONAL USE)
BLOCK: 2100 | LOT: 11

APPLICANT/ OWNER INFORMATION

APPLICANT:	CRITERION GROUP, LLC 28-18 STEINWAY STREET ASTORIA, NEW YORK 11103
PROPERTY OWNER:	401 CREEK ROAD INDUSTRIAL LLC PO BOX 6362 DELANCO, NJ 08075-0689

BULK REQUIREMENTS (I-3 ZONE)

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 110-10.C(1)	10,000 SF	11.34 AC. (502,807 SF)	NO CHANGE
MIN. LOT WIDTH	§ 110-10.C(2)	200'	754.4'	NO CHANGE
MIN. LOT DEPTH	§ 110-10.C(3)	100'	853.7'	NO CHANGE
MIN. FRONT YARD TO BUILDINGS & STRUCTURES	§ 110-10.C(4)(a)	25'	136.9'	NO CHANGE
MIN. FRONT YARD SETBACK TO FUEL DISPENSING ISLANDS	§ 110-10.C(4)(b)	25'	N/A	N/A
MIN. SIDE YARD SETBACK TO BUILDINGS & STRUCTURES	§ 110-10.C(5)(a)	15'	35'	NO CHANGE
MIN. SIDE YARD SETBACK TO FUEL DISPENSING ISLANDS	§ 110-10.C(5)(b)	30'	N/A	N/A
MIN. REAR YARD SETBACK TO BUILDINGS & STRUCTURES	§ 110-10.C(6)(a)	30'	61.9'	210.8'
MIN. REAR YARD SETBACK TO FUEL DISPENSING ISLANDS	§ 110-10.C(6)(b)	40'	N/A	N/A
MAX. BUILDING HEIGHT	§ 110-10.C(7)	25' / 1.5 STORIES	130.7' / 1 STORY (E)	NO CHANGE
MAX. LOT COVERAGE	§ 110-10.C(8)	70%	20.0% (100,616 SF)	40.1% (201,679 SF)
MAX. BUILDING COVERAGE	§ 110-10.C(9)	30%	4.0% (19,996 SF)	3.4% (17,323 SF)
MIN. SIDE & REAR RESIDENTIAL BUFFER	§ 110-10.C(11)(a)	15'	5' (E)	NO CHANGE
MIN. NON-RESIDENTIAL SIDE & REAR YARD BUFFER	§ 110-10.C(11)(b)	10'	53'	22.2'
MIN. STREET LINE BUFFER	§ 110-10.C(11)(c)	5' **	92.2'	NO CHANGE

KEY: (E) EXISTING; (N) NON-CONFORMITY; (V) VARIANCE REQUIRED

*SIDE AND REAR YARDS ABUTTING RESIDENTIAL ZONING DISTRICTS SHALL HAVE A SOLID SIX-FOOT HIGH FENCE ENDING 20 FEET FROM THE STREET LINE
**BUFFER PLANTINGS TO BE MAINTAINED AT A HEIGHT OF NO MORE THAN THREE FEET

PARKING REQUIREMENTS (I-3 ZONE)

ITEM	CODE	REQUIRED	PROPOSED
MIN. STALL SIZE	§ 110-14.A(4)	9' X 18'	9' X 18'
MIN. AISLE WIDTH	§ 91-7.B(10)	24'	22.8' (E)
MIN. NUMBER OF STALLS	§ 110-10.C(12)	147*	177** (V)
MIN. NUMBER OF ADA STALLS	§ NJ ADA THIRD EDITION JULY 2013	1 FOR 1-25 SPACES (INCLUDING 1 VAN ACCESSIBLE)	4 SPACES (INCLUDING 2 VAN ACCESSIBLE)
MIN. LOADING STALLS	§ 110-10.C(13)	N/A**	124
MIN. LOADING SPACE SIZE	§ 91-7.B(11)	12' X 60'	12' X 55' (W)
MIN. LOADING APRON/AISLE LENGTH	§ 91-7.B(11)	63'	60' (W)

* REQUIRED AUTOMOBILE SERVICE STATIONS AND AUTOMOTIVE REPAIR SERVICES AND GARAGES: 2 PARKING SPACES, EITHER WITHIN OR WITHOUT THE BUILDING OR STRUCTURE, FOR EACH 200 SF OF FLOOR AREA DEVOTED TO REPAIR OR SERVICE FACILITIES. ONE PARKING SPACE FOR EACH EMPLOYEE DURING PEAK SHIFT; AND AT LEAST 5 PARKING SPACES FOR PARKING VEHICLES WAITING TO BE SERVICED = (14,109 SF) * (2 SPACE / 200 SF) + 5 = 142 SPACES + 5 EMPLOYEES + 0 SERVICE STALLS (TRAILER STALLS UTILIZED) = 147 SPACES
** REQUIRED AUTOMOBILE SERVICE STATIONS AND AUTOMOTIVE REPAIR SERVICES AND GARAGES: ADEQUATE SPACE MUST BE PROVIDED ON SITE FOR THE OFF-LOADING OF FUELS FROM A DELIVERY TRUCK TO ON-SITE STORAGE TANKS (N/A)
*** PER NJ STATE EV REQUIREMENTS, ELECTRIC VEHICLE CHARGING STATIONS SHALL BE REQUIRED BASED UPON THE NUMBER OF PARKING STALLS BEING PROVIDED. 4% OF ALL PROPOSED STALLS SHALL BE EVCS (ELECTRIC VEHICLE CHARGING STATIONS) WHEN GREATER THAN 150 PARKING STALLS ARE PROPOSED. 5% OF WHICH MUST BE ADA COMPLIANT. ELECTRIC VEHICLE CHARGING SPACES, PER NEW STATE ORDINANCE, ALLOW FOR EVCS TO COUNT AS DOUBLE, UP TO 10% FOR ZONING CALCULATION
EV STALLS REQUIRED: AT LEAST 1 MAKE-READY SPACES FOR ~50 OFF-STREET PARKING SPACES
KEY: (N) NONE SPECIFIED; (V) VARIANCE REQUIRED; (E) EXISTING NON-CONFORMING; (W) WAIVER
110-14.A.8b - NO PARKING MUST BE LOCATED IN ANY REQUIRED LANDSCAPE BUFFER AREA (Rev. 1/2023)

- CONCEPT PLAN NOTES**
- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
 - THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DISTRICTED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
 - THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
 - THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE PROFESSIONAL OF RECORD, AT THE TIME OF THE PROFESSIONAL'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER THE PROFESSIONAL'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
 - IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.
- GRAPHIC SCALE 1 INCH = 40 FEET

TREES AND LANDSCAPING WITHIN AND AROUND THE PROPOSED BERMS WILL BE INCLUDED AS PART OF THE SITE PLAN SUBMISSION

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: JM210945
DRAWN BY: AJH
DATE: 01/30/2024
CAD ID.: JM210945-CPTG-0A

CONCEPT PLAN

FOR

CRITERION
CORPORATION GROUP LLC

PROPOSED FLEET MAINTENANCE FACILITY

MAP: 21 | BLK: 2100 | LOT: 11
401 CREEK ROAD
DELANCO TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
10000 MIDLANC DRIVE, SUITE 410W
MOUNT LAUREL, NJ 08054
Phone: (856) 930-4000
Fax: (856) 930-4001
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GAS191700 & M6000122

A. TAMOUS

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 46184
PENNSYLVANIA LICENSE No. 73909

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1

ORG. DATE - 01/30/2024

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