

**BURLINGTON COUNTY  
BRIDGE COMMISSION**

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**Commissioners**  
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James D. Fattorini  
Troy E. Singleton

October 26, 2016

Ms. Linda Semus, Township Clerk  
Township of Mansfield  
3135 Route 206 South, Suite 1  
Columbus, New Jersey 08022

**Re: Columbus Village Economic Development Opportunity -2 Redevelopment Plan**

Dear Ms. Semus:

The Department of Economic Development and Regional Planning has completed the above document for the Township, which the Township Committee adopted by ordinance last evening. Enclosed please find one (1) original signed and sealed copy for your files. I will also be sending an electronic copy by email to your office.

If you have any questions, please feel free to contact me. Thank you.

Sincerely,

Mark A. Remsa, PP, AICP, LLA, ASLA  
Director

**Enclosures**

CC: Michael Fitzpatrick, Township Administrator  
↓ Ashley Jolly, Planning Board Secretary – w/encl  
John Jeffers, Executive Director, Burlington County Bridge Commission - w/encl

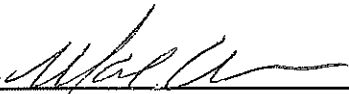


**TOWNSHIP OF MANSFIELD  
COLUMBUS VILLAGE  
ECONOMIC DEVELOPMENT OPPORTUNITY - 2  
REDEVELOPMENT PLAN**

**For the Columbus Village  
Economic Development Opportunity-2  
Redevelopment Area  
Block 36, Lots 13, 14.01, 14.02, 14.03, 15 and 16**

**Prepared for:  
The Township of Mansfield**

**Prepared by:  
Burlington County Bridge Commission  
Department of Economic Development and Regional Planning  
August 2017**



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**New Jersey Professional Planner  
Mark A. Remsa, AICP, PP, LLA, ASLA, Director  
License No. 33LI00403900**

**The following staff also contributed to the completion of this plan:  
Edward E. Fox, III, AICP, PP, Regional Planning Coordinator  
Linda Wong, GIS Specialist**

*An original copy of this document is signed and sealed and filed with the municipal clerk.*

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**I. INTRODUCTION**

**A. Purpose**

In N.J.S.A. 40A:12A-7a., the Local Redevelopment and Housing Law (LRHL) provides:

"[n]o 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 project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both..."

The chief purpose of this redevelopment plan is to encourage the redevelopment of commercial buildings and vacant attached two-unit residential dwelling units located at the southwestern corner of Main Street and Atlantic Avenue. These buildings were identified in the 2015 Columbus Village Determination of Redevelopment Needs Study. In addition, this redevelopment plan is intended to amend the Township's existing assumptions and regulations about land use planning, site design and building requirements to correlate with the Master Plan's local objectives and the continued reliance upon septic systems to process sewage.

**B. Definitions**

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the LRHL, are pertinent to this redevelopment plan:

Redevelopment -- means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the 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.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

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Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need or rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

**C. Redevelopment Plan Outline**

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the project area..." The LRHL requires the outline to indicate the following information:

- "1. The relationship of the redevelopment plan to definite local objectives;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation of residents from a project in the redevelopment area, as necessary;
4. The identification of property located in the redevelopment area which is to be acquired according to the redevelopment plan; and
5. The relationship of the redevelopment plan to intergovernmental planning."

This redevelopment plan consists of the following sections:

- I. Introduction
  - A. Purpose
  - B. Definitions
  - C. Redevelopment Plan Outline
- II. Identification of Areas
  - A. Identification of Properties
  - B. General Description
- III. Redevelopment Plan
  - A. Relationship to Local Objectives
  - B. Proposed Land Uses and Building Requirements
  - C. Temporary/Permanent Resident Relocation
  - D. Identification of Proposed Property Acquisitions

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- E. Relationship to Intergovernmental Planning
- IV. Affordable Housing Provisions
- V. Relationship to Municipal Development Regulations
- VI. Local Master Plan Consistency

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**II. IDENTIFICATION OF AREAS**

**A. Identification of Properties**

Map 1 shows the respective designated redevelopment areas.

**1. Columbus Village Economic Development Opportunity - 2 Redevelopment Area**

The 1.05-acre Columbus Village Redevelopment Area contains six (6) tax parcels that are indicated below.

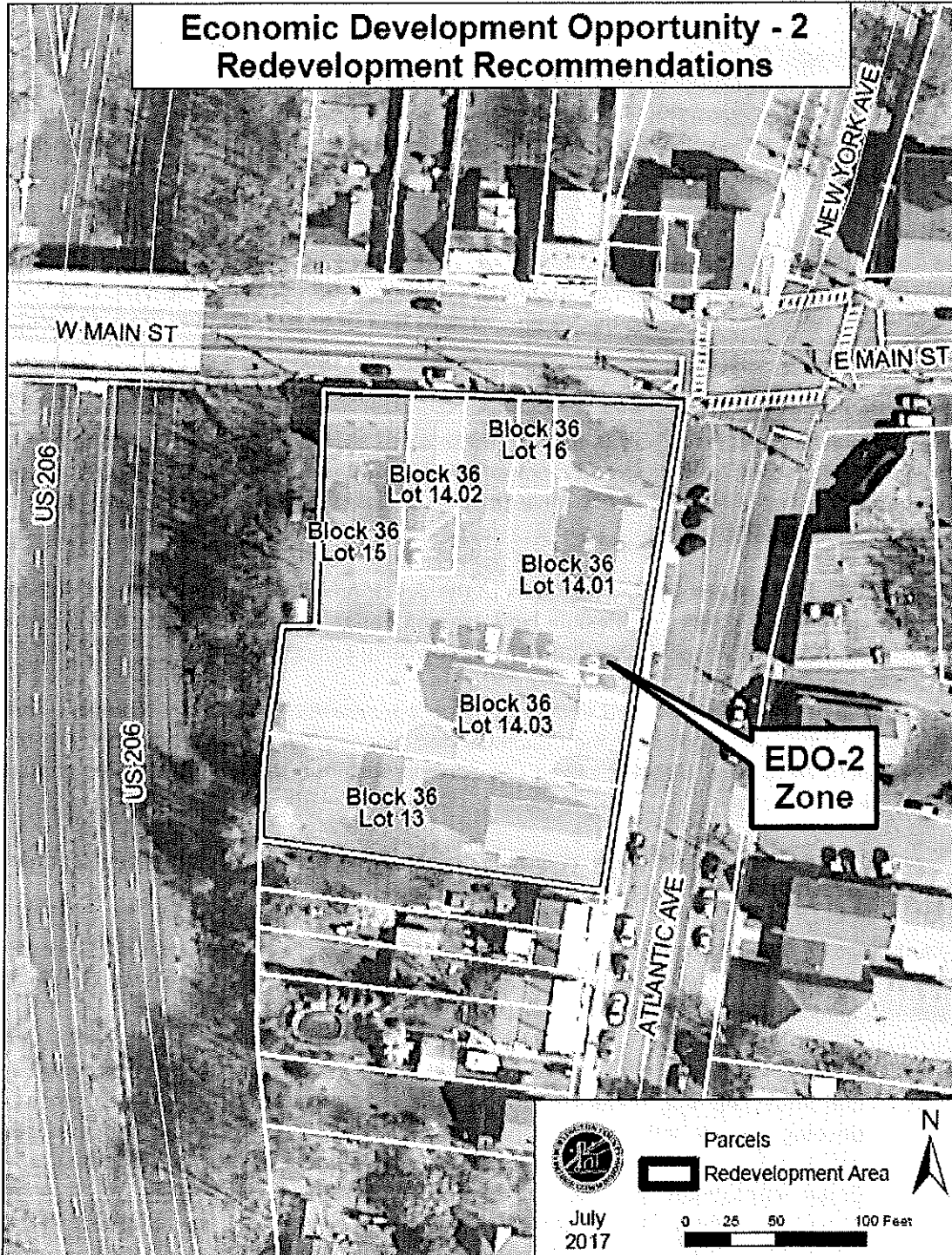
<b>Block</b>	<b>Lot</b>	<b>Property Location</b>	<b>Use</b>	<b>Zoning</b>	<b>Acreage</b>
36	13	207 ATLANTIC AVE.	Hair Salon and 2 Apartments	C-1	0.25
36	14.01	271 ATLANTIC AVE.	Restaurant	C-1	0.42
36	14.02	24430 W. MAIN ST.	Jewelry and Antiques Store and 1 Apartment	C-1	0.07
36	14.03	231 ATLANTIC AVE.	Post Office	C-1	0.17
36	15	24414 W. MAIN ST.	Vacant Attached 2-Family House	R-4	0.14
36	16	W. MAIN ST.	Part of Lot 14.01 in Block 36	C-1	--

**B. General Description**

The preceding table indicates the tax parcel numbers, addresses, land use descriptions, zoning and acreages of the properties in the designated Columbus Village Redevelopment Area. The condition of these properties has changed little from that described in their respective 2015 redevelopment needs studies.



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**III. REDEVELOPMENT PLAN**

**A. Relationship to Local Objectives**

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

"Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements."

**1. Land Uses:**

Mansfield Township's 2016 Reexamination Report of the Master Plan contained a vision of balance of "town and county" for Mansfield Township. The Reexamination Report provided eleven policy objectives to guide the township toward achieving this vision. At least four of these objectives are advanced by this redevelopment plan:

**A. Land Use Policy Objectives.**

*No. 3. Development and redevelopment in these areas should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in farmland preservation and open space preservation have been made.*

This redevelopment plan responds to the development and redevelopment objective by providing creative and flexible land use and design techniques that are included in the new EDO-2 Economic Development Opportunity zoning district.

*No. 5. Guide development and redevelopment opportunities into more compact forms in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes which have been retrofitted, or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities.*

This redevelopment plan responds to the objective for steering development and redevelopment into Columbus Village.

*No. 6. Development and redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes should not exceed the carrying capacity of the area and should maintain or enhance the character of the surrounding environment.*

This redevelopment plan responds to the objective for maintaining the carrying capacity and enhancing and maintaining the character of the surrounding environment when developing and redeveloping the villages, hamlets and nodes. The plan requires development and redevelopment of the redevelopment area in Columbus Village to obtain appropriate permits for utilizing the existing septic system or, if necessary, providing a new septic system. The plan also provides architectural design requirements to protect and enhance the village character.

*No. 7. Provide an opportunity for residential and non-residential development in clustered land*

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*development (CLD) patterns and traditional neighborhood design (TND) patterns in Hedding, Kinkora, Georgetown, and Columbus Centers and planned Nodes.*

This redevelopment plan responds to the traditional neighborhood design objective in the villages, hamlets and nodes by recommending the existing buildings remain to maintain the surrounding land use patterns in Columbus Village and to provide onsite and on-street parking.

*No. 10. Plan and zone for a wide range of land uses and users in Columbus and planned Nodes, in order to achieve communities that are more balanced.*

This redevelopment plan responds to the objective for providing a wide range of land uses and users in Columbus Village by setting forth the new EDO-2 Economic Development Opportunity zoning district that provides an expanded list of permitted uses in the redevelopment area.

*No. 11. Seek to better integrate different land uses, and remove or mitigate physical barriers between them.*

This redevelopment plan responds to the objective for integrating different land uses and removing physical barriers between them by permitting a wider range of commercial uses and allowing on-street parking.

*No. 14. Ensure efficient and beneficial utilization of scarce land resources, including parking, to strengthen the diversified and compact nature of Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.*

This redevelopment plan responds to the utilization of scarce land resources objective by encouraging the reuse of existing buildings. Renovating and upgrading existing buildings are encouraged.

**C. Economic Development Policy Objectives.**

*No. 8. Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support identified and appropriate roles for Hedding, Kinkora, Georgetown, and Columbus and planned Nodes within the regional marketplace.*

This redevelopment plan responds to the development objective for the villages and hamlets in Mansfield Township by providing greater flexibility in the types of uses permitted in the redevelopment area to respond to market demand.

*No. 10. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.*

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This redevelopment plan responds to the objective for government to be supportive of redevelopment in the township by providing greater flexibility in the types of uses permitted in the redevelopment area and considering the opportunity for tax abatement for the redevelopment of existing buildings.

*No. 11. Guide opportunities for economic development into pedestrian- and transit-supportive Hedding, Kinkora, Georgetown, and Columbus and planned Nodes and target new jobs to these locations, where appropriate.*

This redevelopment plan responds to the objective for guiding economic development opportunities to the township's villages and hamlets to take advantage of pedestrian- and transit-supportive settings by focusing on redeveloping a portion of Columbus Village.

**H. Redevelopment Policy Objective.**

*No. 1. Encourage environmentally appropriate redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes to accommodate growth that would otherwise occur in these areas.*

This redevelopment plan responds to the objective for encouraging appropriate redevelopment in the township's villages and hamlets by promoting the redevelopment of portion of Columbus Village. The plan provides a flexible range of uses that are compatible with surrounding residential and commercial uses.

**K. Coordination Policy Objectives.**

*No. 2. Coordinate efforts of various state agencies, county and municipal governments to establish regional approaches to the planning and provision of facilities and services in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.*

This redevelopment plan responds to the objective for coordinating efforts with multiple governmental agencies for planning the future of the township's villages and hamlets. This plan incorporates the recommendations for revitalizing and preserving villages as set forth in the 2010 *Northern Burlington County Growth and Preservation Plan*, which was a regional planning initiative.

*No. 3. Create public/public and public/private partnerships to locate, facilitate, coordinate and implement new development and redevelopment in Hedding, Kinkora, Georgetown, and Columbus and planned Nodes.*

This redevelopment plan responds to the objective to create partnerships to facilitate development and redevelopment of Mansfield's villages and hamlets by fostering private sector to participate in the redevelopment of a portion of Columbus Village.

**2. Density:**

Since all development in the redevelopment area is restricted to non-residential uses, residential density is not an issue for consideration. The intensity of non-residential uses permitted in the

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redevelopment area is limited to a maximum floor-area-ratio of 0.35, which, in general, reflects existing conditions. Higher floor-area-ratios of existing buildings are grandfathered.

**3. Improved Traffic and Public Transportation:**

The redevelopment plan does not recommend any change to existing traffic or public transportation systems. It recognizes the 2014 Master Plan Circulation Element, which identifies the proposed Columbus Bypass through the existing farm fields on the southwest side of Columbus village. This bypass, which is an element of the proposed Transfer of Development Rights (TDR) street regulating plan, is expected to reduce significant truck traffic through the village, especially within the Rehabilitation Area and Redevelopment Areas. As such, it should help make these areas more conducive for a mix of residential and commercial uses typically found in village centers.

Angled parking occurs in undefined spaces in the vicinity of Block 36, Lots 14.01 along Atlantic Avenue. Parallel parking occurs in the shoulder along West Main Street next to Lots 14.02 and 15 in Block 36. The redevelopment plan recommends providing striping for angled on-street parking along Atlantic Avenue in the vicinity of Block 36, Lot 14.01 and markings for parallel on-street parking along West Main Street in the vicinity of Block 36, Lots 14.02 and 15.

**4. Public Utilities:**

New Jersey American Water Company supplies potable water to the rehabilitation and redevelopment areas. The projects proposed in this redevelopment plan will amount to only a moderate increase in water supply needs, which will be within the Township's permitted allocation. Buildings within the redevelopment area are served by individual septic systems. Changes of use of the existing buildings must comply with state health regulations for septic systems. New buildings must comply with these regulations as well.

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**B. Proposed Land Uses and Building Requirements**

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

"Proposed land uses and building requirements in the project area."

**Proposed Land Use and Building Standards**

The redevelopment plan recommends that the Township Council amend the zoning ordinance and the zoning map to create the new EDO-2 Economic Development Opportunity district for the redevelopment area. The following regulations shall be provided for the EDO-2 district:

**Permitted uses.**

In the EDO-2 Economic Development Opportunity District, land, buildings or premises shall be used by right only for one or more of the following uses:

**A. Residential Uses:**

- (1) Existing residential apartments over existing non-residential uses are grandfathered.
- (2) New residential apartments and residential dwellings are prohibited.
- (3) The conversion of existing residential dwellings into a permitted non-residential use shall be prohibited from having new apartments constructed within the existing or expanded building.

**B. Public Uses:**

- (1) Post office.
  - (2) Library and museums.
  - (3) Government buildings, facilities and uses.
- (1) Banks and Finance, Insurance and Real Estate (FIRE) Services:
- (1) Banks and Credit Unions
  - (2) Finance, Insurance and Real Estate offices
- (2) Eating and Drinking Establishments:
- (1) Full-Service Restaurants (patrons order and are served while seated and pay after eating)
  - (2) Restaurants that offer a combination of full-service and take-out (patrons order inside the premises and are served food and non-alcoholic drinks that are consumed off premises) without a drive-through facility
  - (3) Brew Pubs that serve food prepared on-premises and beer brewed on-premises in accordance with New Jersey state regulations (patrons order and are served while seated and pay after eating)

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- (3) Personal and Household Services:
  - (1) Dry-cleaning and Laundry Services, excluding laundromats
  - (2) Footwear and Leather Goods Repair
  - (3) Hair, Nail, Skin, Diet and Weight Care Services
  - (4) Tailoring and Dressmaking
  - (5) Barber- and Beautician Shops
  
- (4) Retail Sales Establishments:
  - (1) Antiques and Collectibles
  - (2) Art Dealers and Galleries
  - (3) Artist Studios, Arts and Craft production and sales
  - (4) Audio, Gaming and Video Sales / Rentals
  - (5) Automobile Parts and Supplies Sales
  - (6) Bakeries and Baked Goods Stores
  - (7) Beer, Wine, and Liquor Stores
  - (8) Books, Newspapers, Magazines, Music and Periodicals
  - (9) Clothing, Accessories and Shoe Stores (New and Used)
  - (10) Computer and Telecommunication Device Stores
  - (11) Dry Goods, Notions and Variety Stores
  - (12) Electronics and Appliance Stores
  - (13) Florists
  - (14) Food Markets, Groceries and Supermarkets
  - (15) Furniture and Home Furnishings Stores
  - (16) Hardware Stores

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- (17) Health and Personal Care Stores
- (18) Jewelry, Luggage and Leather Goods Stores
- (19) Office Supplies, Stationery and Gift Stores
- (20) Pet and Pet Supplies Stores
- (21) Pharmacies
- (22) Photography Studios and Photographic Supplies
- (23) Sporting Goods, Hobby, Book, and Music Stores
- (5) Administrative and Support Services:
  - (1) Business Support Services
  - (2) Professional Offices including, but not limited to, attorneys, accountants, bookkeepers, engineers, surveyors, architects and related design professionals, and similar professional services
  - (3) Real Estate and Insurance Offices
  - (4) Copying, Photocopying and Printing Services
  - (5) Mailing, Packaging and Labeling Services
  - (6) Travel Arrangement and Reservation Services
- (6) Medical Offices for doctors, dentists and other licensed medical professionals
- (7) Childcare Centers and Children's Daycare Facilities

Accessory uses.

Only the following accessory uses shall be permitted:

- A. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.
- B. A restaurant, cafe, coffee shop or bakery shall be permitted to operate outdoor cafes in adjacent courtyards, plazas and on sidewalks as an accessory use, provided pedestrian circulation and access to store entrances shall not be impaired and the following standards and guidelines are met:
  - (1) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and to the entrances of the establishment shall be free of tables and other encumbrances.



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- (2) Outdoor cafes not occupying sidewalks shall be delineated by permanently placed planters, fencing and/or walls. Outdoor cafes occupying sidewalk areas shall be delineated by moveable enclosures.
- (3) Awnings, canopies or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- (4) Outdoor cafes shall provide outdoor trash receptacles.
- (5) Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- (6) Outdoor entertainment is prohibited.
- (7) Outdoor cafes shall be located a minimum of 50 feet from all residential lot lines.
- (8) Operators or owners of establishments with outdoor cafes shall be responsible for trash pick-up and shall maintain a litter-free and well-kept appearance within and immediately adjacent to the outdoor cafe.
- (9) Outdoor cafes shall not be entitled to additional signage, beyond what is permitted for the main use.

Area and Bulk Regulations.

Since the redevelopment, area is irregular in shape and occupied by several existing buildings and structures that are intended to be retained, no minimum lot area and lot dimensions shall be required. Notwithstanding, the following bulk requirements shall be provided:

A. Minimum Lot Area:

- (1) The lot area for all existing buildings shall be grandfathered.
- (2) The lot area for new construction of a non-residential building shall be at least 6,000 square feet for a corner lot and 5,000 square feet for all other lots.
- (3) The lot area for the expansion of an existing building shall be at least 6,000 square feet for a corner lot and 5,000 square feet for all other lots.

B. Minimum Lot Width:

- (1) The lot width for all existing buildings shall be grandfathered.
- (2) The lot width for new construction of a non-residential building shall be at least 50 feet.

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(3) The lot width for the expansion of an existing building shall be at least 50 feet.

**C. Minimum Lot Depth:**

(1) The lot depth for all existing buildings shall be grandfathered.

(2) The lot depth for new construction of a non-residential building shall be at least 75 feet.

(3) The lot depth for the expansion of an existing building shall be at least 75 feet.

**D. Minimum Front yard:**

(1) The front yard setbacks for all existing buildings shall be grandfathered.

(2) Five (5) feet minimum for new construction of non-residential buildings.

(3) Five (5) feet minimum for the expansion of an existing building, except for when existing buildings are closer than five (5) the existing setback shall be grandfathered.

**E. Side yards:**

(1) The side yard setbacks for all existing buildings shall be grandfathered.

(2) Non-residential building to an abutting lot with a non-residential use may be zero (0) feet.

(3) Expansion of an existing building to an abutting lot with a non-residential use may be zero (0) feet.

(4) New construction of a non-residential building to an abutting lot with a residential use shall be at least ten (10) feet.

(5) Expansion of an existing buildings to an abutting lot with a residential use shall be at least ten (10) feet.

(6) New construction of parking spaces to an abutting lot shall be at least ten (10) feet.

**F. Rear yards:**

(1) The rear yard setbacks for all existing buildings shall be grandfathered.

(2) New construction of a non-residential building to an abutting lot with a residential use shall be at least twenty-five (25) feet.

(3) Expansion of an existing building to an abutting lot with a residential use shall be at least twenty-five (25) feet.

(4) New construction of a non-residential building to an abutting lot with a non-residential use shall be at least ten (10) feet.

(5) Expansion of an existing building to an abutting lot with a non-residential use shall be at least ten (10) feet.

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**G. Maximum Building Height:**

- (1) The building height for all existing buildings shall be grandfathered.
- (2) The building height for new construction shall not exceed thirty-five (35) feet.
- (3) The building height for expanded existing buildings may match the height of the existing building when the height exceeds thirty-five (35) feet and shall not exceed thirty-five (35) feet when the existing height is less than thirty-five (35) feet.

**H. Maximum Lot Coverage:**

- (1) The lot coverage for all existing buildings shall be grandfathered.
- (2) The lot coverage for new construction shall not exceed seventy-five percent (75%).
- (3) The lot coverage for expanded existing buildings shall not exceed seventy-five percent (75%).

**I. Maximum Floor Area Ratio:**

- (1) The floor-area-ratio for all existing buildings shall be grandfathered.
- (2) The floor-area-ratio for new construction shall not exceed thirty-five one hundredths (0.35).
- (3) The floor-area-ratio for expanded existing buildings shall not exceed thirty-five one-hundredths (0.35).

**Other Regulations.**

- A. Where a public sewerage system is not provided, issuance of certificates of occupancy shall require approval from the County Board of Health of a private septic system sufficient to meet the use's requirements.
- B. All new and remodeled construction shall be designed to reflect the pedestrian scale of a traditional village and be consistent with the architectural standards in § 65-15 A. through § 65-15 T.
- C. To continue the existing village development pattern, off-street parking lots shall be located in the rear of the premises and shall not in the front yard along Main Street or Atlantic Avenue.
- D. Shared parking is encouraged for all parking lots within the redevelopment area. Applicants may reduce the total amount of parking that they are required to provide if they demonstrate, at the time of site plan review, that the total amount of parking to be provided for the combined uses will be available. In calculating the total amount of parking available, applications shall submit a shared parking analysis report using procedures consistent with the report "*Shared Parking*" published by the Urban Land Institute (ULI) in cooperation with the Institute of Traffic Engineers (ITE), or with other subsequent updated materials published by ITE. An applicant who seeks to

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employ a shared parking approach must:

- (1) Be under the control of a single entity or document that they have entered into a binding agreement authorizing the shared parking arrangement; the applicant shall be required to file a report three years from date of final development approval with the Zoning Office documenting that it is continuing to satisfy its parking requirement;
- (2) Provide the shared parking on the same block as the parcel to be developed or a contiguous block, unless otherwise approved; and
- (3) Provide clear informational signage directing vehicles to the associated parking area(s).

E. Use of on-street parking:

- (1) For lots with existing buildings and improvements that have insufficient space to provide some or all of the required onsite parking, the applicant shall demonstrate that there is sufficient on-street parking available to satisfy the amount of required parking.
- (2) For lots with existing buildings to be expanded and have insufficient space to provide some or all of the required onsite parking, the applicant shall demonstrate that there is sufficient on-street parking available to satisfy the amount of required parking.
- (3) For lots with new construction that have insufficient space to provide some or all of the required onsite parking, the applicant shall demonstrate that there is sufficient on-street parking available to satisfy the amount of required parking.
- (4) When an applicant utilizes on-street parking, the applicant shall provide the required pavement striping and markings for such parking.

F. The Mansfield Township Planning Board shall have the authority to review and adjudicate bulk variance and design exception applications for proposed development in the redevelopment area.

G. Unless otherwise indicated within this redevelopment plan, all provisions of the Township of Mansfield Code shall apply.

H. Short term- and long-term tax abatement of real property improvements associated with development and redevelopment occurring within the redevelopment area may be considered by the Township Committee of the Township of Mansfield. The Township Committee's consideration of tax abatements shall be made on a case- by-case basis.

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**C. Temporary/Permanent Resident Relocation**

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

"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."

Since the redevelopment plan does not contemplate the relocation of any residents of existing apartments, no temporary or permanent resident relocation is required.

**D. Identification of Proposed Property Acquisitions**

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

"An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan."

No properties are identified for acquisition.

**E. Relationship to Intergovernmental Planning**

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

"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 (C.52:18A-196 et seq.)."

**1. Contiguous Municipalities**

- a. **Bordentown Township** – Bordentown Township is located more than two and one-half miles from the redevelopment area. No impacts to Bordentown Township should result from the implementation of this redevelopment plan.
- b. **Chesterfield Township** - Chesterfield Township is located more than three miles from the redevelopment area. No impacts to Chesterfield Township should result from the implementation of this redevelopment plan.
- c. **Springfield Township** - Springfield Township is located about one mile from the redevelopment area. No impacts to Springfield Township should result from the implementation of this redevelopment plan.
- d. **Florence Township** - Florence Township is located about two and one-half miles from the redevelopment area. No impacts to Florence Township should result from the implementation of this redevelopment plan.

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## 2. Burlington County

Burlington County does not have a county master plan. To date, the county has relied upon the 2001 New Jersey State Development and Redevelopment Plan (State Plan). The county is currently working with Mansfield Township and twelve (12) other municipalities in the Northern Burlington County region to implement its 2008 regional growth and preservation plan (GAPP).

The GAPP set forth a vision for the region that is based on a balance of growth and preservation. The Columbus Village Redevelopment Area was identified as a "growth area." Among its several vision statements, the following apply to the redevelopment area:

- New growth and development that occurs in the form of livable, lively hamlets, villages and towns which are the result of redeveloping existing centers, expanding existing centers and developing new centers, and avoiding low-density rural and suburban sprawl that consume vast amounts of the countryside.

The GAPP recommended numerous policies to achieve the balance of growth and preservation for the region. The policies are founded upon the 2001 State Plan and Burlington County's recommendations in the latest cross-acceptance process. The GAPP incorporated the redevelopment area within a "Town Center," which included the village of Columbus and the proposed Transfer of Development Rights (TDR) receiving area. The GAPP's basic objectives in this area are the following:

- To protect the character of existing stable communities;
- To provide for most of the region's future development and redevelopment in compact forms and mixed-use patterns; and
- To redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

The redevelopment plan advances these GAPP policies by amending the uses, area and bulk standards, and establishing design guidelines that fulfill the region's vision and forwards these objectives. The GAPP recognizes that Town Centers include residential neighborhoods, mixed-use downtowns and special-use districts, such as the Columbus Village Redevelopment Area.

## 3. State Development and Redevelopment Plan (State Plan)

The New Jersey State Planning Commission adopted the *New Jersey State Development and Redevelopment Plan* (State Plan) on June 12, 1992. It re-examined and adopted a new State Plan in 2001. The State Plan designates the Columbus Village Redevelopment Area in Mansfield Township as part of the planned village of Columbus in the PA-4 Rural Planning Area. In this planning area, the State Plan's intention is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and

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- Confine programmed sewers and public water services to Centers.

The redevelopment plan's response with the following PA4 policy objectives are shown in italics below:

1. **Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.

*The redevelopment plan addresses these issues by focusing reinvestment in the commercial and civic core of the village of Columbus. The remaining parts of the village and a forested wetlands corridor buffer the redevelopment area from a nearby preserved farm. The redevelopment plan uses innovative techniques to encourage smart growth practices and development patterns.*

2. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*The redevelopment plan recognizes the existing apartments in the redevelopment area and does not permit the provision of additional apartments or the construction of new dwelling units.*

3. **Economic Development:** Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*The redevelopment plan addresses these issues by changing the current residential zoning to a new zoning district (EDO-2) that expands the range of neighborhood commercial uses in the core area. EDO-2 design guidelines will maintain the village's historic and rural character, enhancing tourism opportunities.*

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4. **Transportation:** Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout. Support the preservation of general aviation airports as integral parts of the state's transportation system.

*The redevelopment plan does not change the village's existing transportation network, but does encourage internal cross-access improvements between the redevelopment area's larger properties. The design guidelines also permit shared parking mechanisms and on-street parking to encourage mixed-use development.*

5. **Natural Resource Conservation:** Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

*The redevelopment area does not contain and is not adjacent to any natural open spaces, agricultural lands or sensitive environmental resources.*

6. **Agriculture and Farmland Preservation:** Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

*The redevelopment area does not contain agricultural land or uses, nor is it contemplated to have agricultural activities.*

7. **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

*The redevelopment area does not contain recreational uses, nor is it contemplated to have recreational uses.*



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- 8. Redevelopment:** Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

*The purpose of this redevelopment plan is to encourage redevelopment of a specific portion of Columbus Village, as indicated above.*

- 9. Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with farmland preservation efforts. Coordinate historic preservation with tourism efforts.

*Mansfield Township does not have a historic preservation element in its master plan or any official historic survey, commission or ordinances.*

- 10. Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

*The redevelopment plan recommends requiring septic systems that serve permitted uses to comply with state regulations.*

- 11. Intergovernmental Coordination:** Coordinate efforts of various state agencies, county and municipal governments to ensure that state and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effects of financial institution lending, government regulation, taxation and other governmental policies and programs.

*Mansfield Township and twelve other municipalities are involved in the Northern Burlington County Growth and Preservation Plan (GAPP). This intergovernmental cooperation plan and coordination strategy, which has been endorsed by every municipality in the 239-square mile region, identifies the Columbus Village as an important area for economic development stabilization and growth through center-based development and redevelopment.*

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**IV. AFFORDABLE HOUSING PROVISIONS**

In N.J.S.A. 40A:12A-7b., the LRHL provides "[a] redevelopment plan may include the provision of affordable housing in accordance with the 'Fair Housing Act,' P.L.1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan."

Since the focus is on redeveloping non-residential uses in a highly developed redevelopment area, the redevelopment plan does not have any provisions for affordable housing. The redevelopment plan recognizes the existing apartments in the redevelopment area and prohibits the construction of new apartments or dwelling units.

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**V. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS**

In N.J.S.A. 40A:12A-7c., the LRHL requires "[t]he redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the 'Municipal Joint Land Use Law,' P.L.1975, c.291 (C.40:55D-1 et seq.)."

The redevelopment plan recommends that the Township Committee amend the zoning ordinance and the zoning map to replace the current R-4 Residential zoning district with the new zoning district EDO-2 Economic Development Opportunity in the redevelopment area. The reason for this zoning change is to encourage redevelopment of buildings in the redevelopment area by increasing development options.

Zoning Map.

The Zoning Map shall be revised to reflect the change from R-4 zone to the new EDO-2 zone, which is shown in Section II.A. of this redevelopment plan.

Permitted Uses.

The new EDO-2 zone provides an expanded list of non-residential uses permitted in the redevelopment area. For the permitted uses in the EDO-2 zone, see Section III.B. Permitted Uses A. through I. of the redevelopment plan.

Accessory Uses.

The EDO-2 zone provides for accessory uses that are customarily incidental to the permitted uses and outdoor dining associated with permitted non-residential uses. See Section III.B. Accessory Uses A. and B. of the redevelopment plan.

Area and Bulk Regulations

The EDO-2 zone provides maximum flexibility for reusing and redeveloping the existing buildings in the redevelopment area. See Section III.B. Area and Bulk Regulations A. through I.

Other regulations.

The EDO-2 zone sets forth numerous regulations that are unique to the redevelopment area. Section III.B. Other Regulations A. provides for the use of individual septic systems in the redevelopment area.

Section III.B. Other Regulations B. incorporates the architectural standards that are provided in § 65-15 A. through § 65-15 T. of the Township Code.

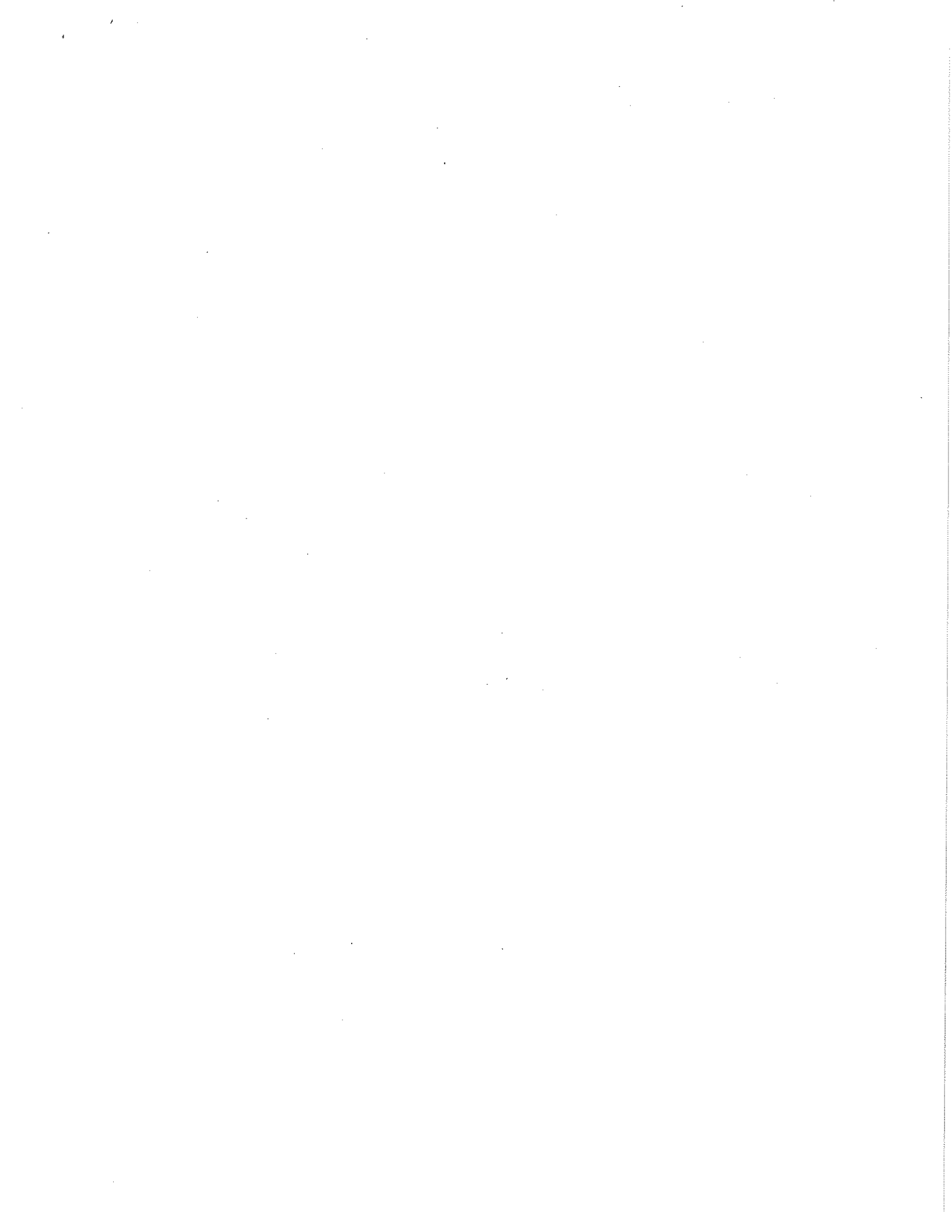
The location of parking lots is provided in Section III.B. Other Regulations C., and shared parking is encouraged under Section III.B. Other Regulations D. Section III.B. Other Regulations E. provides flexibility for providing on-street parking when it can be demonstrated that it is impractical to provide onsite parking.

Section III.B. Other Regulations F. permits the Mansfield Township Planning Board to hear and make decisions on applications that include bulk variances and design exceptions for proposed development in the redevelopment area.

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Section III.B. Other Regulations G. incorporate all provisions of the Township Code unless otherwise indicated in the redevelopment plan.

Tax abatement is addressed in Section III.B. Other Regulations H.



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**VI. LOCAL MASTER PLAN CONSISTENCY**

In N.J.S.A. 40A:12A-7d., the LRHL requires "[a]ll provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan."

This redevelopment plan in the Columbus Village Redevelopment Economic Development Opportunity – 2 Area is substantially consistent with Mansfield Township's Master Plan and is designed to effectuate several of the Master Plan's specific objectives for future development:

- To preserve the historic town character and charm,
- To encourage the development of economic non-residential uses appropriate in location, type and scale which will complement and not conflict with the planning and zoning goals of the Township.
- To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.
- To provide for a sound and integrated pattern of development that minimizes the potentially negative impacts of traffic on all communities within the Township.

This redevelopment plan identifies amendments to the zoning ordinance and zoning map to promote reinvestment in properties in Columbus Village with non-residential uses that are appropriate for village setting in which the redevelopment area is located.