

**Redevelopment Plan
Interstate 295 and Florence-Columbus Road Area
Mansfield Township, Burlington County, New Jersey**

**Block 44, Lots 1, 2, 4 and 5.01;
Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8;
Block 45.03, Lot 1; and
Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12.**

**Prepared for:
The Township of Mansfield**

**Prepared by:
Burlington County Bridge Commission
Department of Economic Development and Regional Planning
Revised November 2015**



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

INTRODUCTION

A. Purpose

In N.J.S.A. 40A:12A-7a., the Redevelopment and Housing Law (RHL) 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 Township of Mansfield plans to undertake redevelopment activities within the redevelopment area delineated in a preliminary investigation establishing parcels known as Block 44, Lots 1, 2, 4 and 5.01, Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8, Block 45.03, Lot 1 and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 as a redevelopment area.

Pursuant to Resolution 2004-126 adopted by the Township Committee, the Mansfield Planning Board was directed to conduct a preliminary investigation to determine whether Block 44, Lots 1, 2, 4 and 5.01, Block 45.01, Lots 2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8, Block 45.03, Lot 1 and Block 47.01, Lots 3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12 should be designated as a redevelopment area. On October 23, 2004, the Planning Board held a public hearing on preliminary investigation, found the area to qualify as an area in need of redevelopment and recommended the Township Committee adopt the preliminary investigation designating the area as an area in need of redevelopment. On March 23, 2005, the Township Committee adopted Resolution 2005-3-15 establishing certain parcels delineated in the Investigation to be a redevelopment area.

Subsequent to determining the area delineated in the Investigation to be a redevelopment area, the Township Committee prepared this Redevelopment Plan (Plan) according to the requirements set forth in N.J.S.A. 40A:12A-1 et seq.

B. Definitions

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

Redevelopment -- means clearance, replanning, 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.

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 of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

C. Organization of Redevelopment Plan

The redevelopment plan is presented as the following sections:

- I. Identification of redevelopment area
 - a. Identification of properties
 - b. General description

- II. Redevelopment plan outline
 - a. Relationship to local objectives
 - b. Proposed land uses and building requirements
 - c. Temporary/permanent resident relocation
 - d. Identification of proposed property acquisitions
 - e. Relationship to intergovernmental planning

- III. Affordable housing provisions

- IV. Relationship to municipal development regulations

- V. Local master plan consistency

I. IDENTIFICATION OF REDEVELOPMENT AREA

A. Identification of Properties

The following properties identified by block and lot numbers as assigned by the Tax Assessor of the Township of Mansfield are located within the proposed redevelopment area:

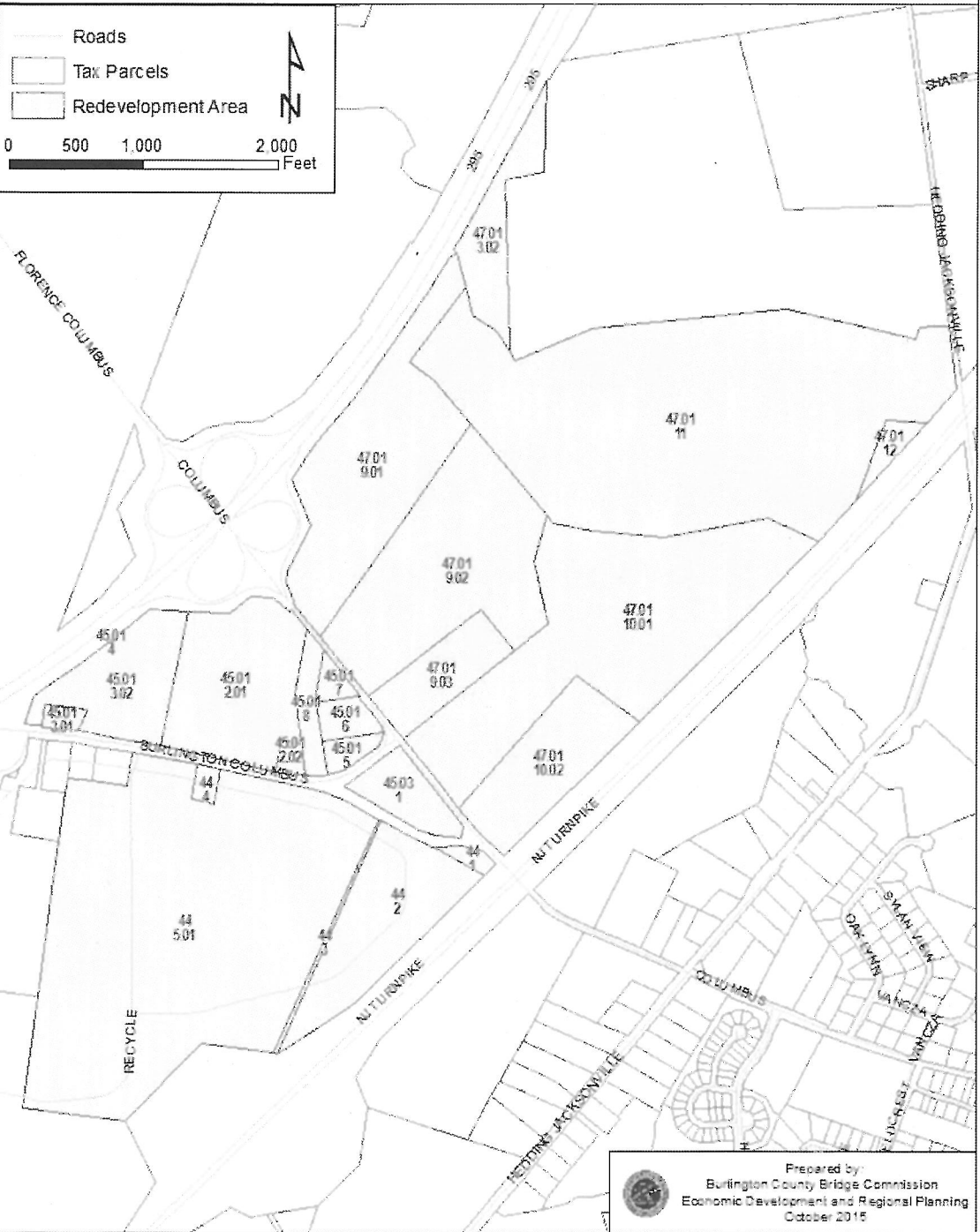
<u>Block Number</u>	<u>Lot Number(s)</u>
44	1, 2, 4 and 5.01
45.01	2.01, 2.02, 3.01, 3.02, 4, 5, 6, 7 and 8
45.03	1
47.01	3.02, 9.01, 9.02, 9.03, 10.01, 10.02, 11 and 12

The map at the end of this document graphically portrays the foregoing block and lot numbers based on Mansfield Township tax map sheet no. 9.

B. General Description

The redevelopment area, which contains over 520 acres, is located in the western portion of Mansfield Township at Interchange 52 of Interstate 295 (I-295) in the vicinity of the municipal boundary with Florence Township. Interchange 52 is a full interchange with connections to Florence-Columbus Road (County Route 656). Columbus Road (County Route 543) intersects County Route 656 in the southern portion of the redevelopment area. Within the redevelopment area is a mix of industrial, institutional, governmental, agricultural and commercial uses. One of the dominant land uses is the Burlington County Solid Waste Facility which contains a landfill and transfer station. Another dominant use is the former Vanco facility, which is a former industrial use that is now vacant. During the aftermath of Super Storm Sandy, the Vanco property was used as temporary storage for automobiles that were damaged during the storm. The site is clear of the damaged vehicles and lies fallow. The commercial use is the New Jersey Renaissance Faire, which is a non-conforming use in ODL Office, Distribution, Laboratory zoning district that corresponds with the redevelopment area.

Interstate 295 and Florence-Columbus Road Redevelopment Area



II. REDEVELOPMENT PLAN OUTLINE

A. Introduction

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 section of the redevelopment plan provides an outline that includes the foregoing requirements.

B. 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.

The Township of Mansfield Planning Board reexamined the master plan for the Township of Mansfield and adopted a new master plan in 2001. The Planning Board of Mansfield Township is currently reexamining this master plan.

1. Master Plan Objectives and Policies

The 2001 master plan provided the following objectives and related policies for the Township's planning, development and land use programs:

- a. To protect the rural landscape of the Township through the preservation of significant, productive agricultural and other open lands.
- b. To preserve the historic town character and charm.
- c. To provide a comprehensive recreation opportunity to all Township citizens through the creation of an effective and integrated network of recreation facilities.
- d. 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.
- e. To encourage, control and direct the extension of public infrastructure, namely, water and sewer service, to appropriate areas of the Township in order to achieve the goals of this Master Plan while preventing the unintended expansion of development-inducing infrastructure which is inconsistent with this Master Plan.
 - f. To require the use of effective design standards which result in pleasing and compatible development for both residential and non-residential developments.
 - g. To provide for a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township.
 - h. To effectively meet the need for expanded community services resulting from planned development.
 - i. To recognize the need to protect the equity interests of the farmland owners whose use of the land for agricultural purposes has defined Mansfield Township's identity as a rural farming community.

The following discussion explains the relationship of the redevelopment plan to the foregoing objectives and related policies:

- a. The Township of Mansfield is in the process of preparing a transfer of development rights (TDR) program to balance the protection and preservation of agricultural and open lands with the development of the municipality. While the redevelopment area partially consists of agricultural lands, it is planned for industrial growth because of its close proximity to Interchange 52 of I-295 for vehicular access and the Burlington County Solid Waste Facility that has an active landfill which is undesirable for nearby lands to be developed with residential uses. In essence, redeveloping the area with industrial uses while balancing growth and preservation throughout the municipality with a TDR program achieves the objective of preserving "significant, productive agricultural and other open lands."
- b. The redevelopment plan concentrates on an area of Mansfield Township that lacks historic resources and is separated by almost two miles from Mansfield's historic Columbus Village. The objective of preserving Mansfield's "historic town character and charm" is irrelevant to the redevelopment plan.
- c. The focus of the redevelopment area is to encourage industrial development. The objective of providing recreational opportunities to Mansfield residents is irrelevant to the redevelopment plan.
- d. The redevelopment plan encourages "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" thereby achieving this objective of the master plan. The redevelopment area is the appropriate location for large-scale office, industrial and laboratory development given its location next to the interstate highway interchange and the County's solid waste facility, which covers over 100 acres. The redevelopment plan provides for these types of non-residential development.

- e. The redevelopment plan contemplates the extension of water and sanitary sewers to serve development in the redevelopment area, which is one of the few areas of Mansfield that is intended to receive such infrastructure. The redevelopment area is designated Planning Area 2 Suburban (PA2) in the 2001 *New Jersey State Development and Redevelopment Plan*. Areas designated PA2 are intended to be served by water and sanitary sewer infrastructure.
- f. The redevelopment plan applies the zoning and design standards of Mansfield Township's land use legislation Chapters 16B, 19A, 22, 27, 41, 44A, 48, 50, 60A, 60B, 63A and 65 to the development of the redevelopment area.
- g. The redevelopment plan provides for "a sound and integrated pattern of development which minimizes the potentially negative impacts of traffic on all communities within the Township" by planning for direct access to I-295 via County Route 656. Most of the anticipated vehicular traffic, particularly trucks, will be generated from I-295. Some traffic will come from New Jersey Turnpike Exit 6 that connects with U.S. Route 130 and County Route 656. Little traffic is anticipated from the east along County Route 656. Since the redevelopment area is separated from the residential areas and Columbus Village, the area developed as office, industrial and laboratories will not negatively impact the community's in Mansfield Township.
- h. The redevelopment plan provides for a new employment center in Mansfield Township. Demand for new community services will be negligible resulting from the redevelopment area developed as an employment center.
- i. The equity of farmland owners in the redevelopment area will be maintained because of the area is planned to be developed as non-residential uses. No reductions in the intensity of development of the redevelopment area is proposed.

C. 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."

The redevelopment plan incorporates and adopts the following chapters of the Township of Mansfield ordinances: Chapter 16B "Driveway and Apron Construction Standards;" Chapter 19A "Right to Farm;" Chapter 22 "Flood Damage Prevention;" Chapter 27 "Land Use Procedures;" Chapter 41 "Rezoning of Land;" Chapter 44A "Site Plan Review;"

Chapter 48 "Stormwater Control;" Chapter 50 "Subdivision of Land;" Chapter 60A "Trees, Shrubbery and Landscaping;" Chapter 60B "Tree Removal;" Chapter 63A "Water Resource Buffer Conservation Zones;" Chapter 65 "Zoning;" and Chapter A70 "Land Use Fees."

The redevelopment plan maintains the ODL Office, Distribution, Laboratory District zoning for the parcels of land in the redevelopment area. The ODL provisions of sections 65-41 through 45.1 shall apply to the use and development of land in the redevelopment area.

The Planning Board of the Township of Mansfield is authorized to issue, at its discretion, variances and exceptions or waivers from the bulk standards provisions of Chapter 65 "Zoning."

D. 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."

No existing residences will be disturbed or eliminated in the redevelopment area. Therefore, resident relocation does not apply to this redevelopment plan..

E. 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."

At this time, the redevelopment plan does not contemplate acquiring any properties in the redevelopment area. In the event the need should arise to acquire property, the redevelopment plan will be amended accordingly.

F. 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

The Township of Mansfield shares common boundaries with the Bordentown Township to the north, Chesterfield Township to the northeast and east, Springfield Township to the south, and Florence Township to the west. The redevelopment area is located in the western portion of Mansfield Township, which abuts Florence Township. The lands in Florence that are next to Mansfield are zoned SM Special Manufacturing and GM General Manufacturing, which take advantage of their close proximity to

Interchange 52 of I-295. The ODL zoning in the redevelopment area is compatible with the industrial zoning in Florence Township.

2. Burlington County

Burlington County does not have a county land use master plan. However, the County has prepared regional plans, one of which applies to Mansfield Township. That regional plan is *Northern Burlington County Growth and Preservation Plan* (GAPP) prepared October 2008. This plan includes 13 municipalities in the northern portion of Burlington County, including Mansfield Township. The GAPP is a planning framework for guiding future development in the area of the county that is considered to be its "farmbelt." In the GAPP the redevelopment area is designated as a "node" of industrial and Burlington County resource recovery uses and development. According to the GAPP, "[n]odes are special, single-purpose non-residential districts generally located at major crossroads..." (71) The redevelopment plan that provides for industrial and solid waste recovery is consistent with the recommendations of the GAPP.

3. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted by the New Jersey State Planning Commission June 12, 1992. The SDRP was reexamined, and a new plan adopted in 2001. A third SDRP has been undergoing the process of cross-acceptance from which a draft plan has been prepared. Notwithstanding, the draft SDRP has not progressed toward adoption during which this redevelopment plan was written. Therefore, this redevelopment plan utilizes the adopted 2001 SDRP. The SDRP designates the redevelopment area of the Township of Mansfield as part of the PA2 Suburban Planning Area, which "is generally found in suburban growth corridors." (194) SDRP policies for the PA2 "provide for much of the state's future development." (196) The redevelopment plan will promote the following PA2 policy objectives of the *2001 SDRP* (197-199):

Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

The redevelopment plan's primary focus is to facilitate the redevelopment of an area of Township of Mansfield that has experienced a decline, particularly former light industrial and commercial buildings located within the downtown business district. The redevelopment area is well served by sanitary sewers, public water and a complete road network. The intent of the redevelopment plan is to capitalize on the efficiencies of the existing infrastructure and the concentrated development patterns that surround the redevelopment area.

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

The redevelopment area is devoid of existing housing and no future housing is planned. The location of the redevelopment area that will be an employment center is located conveniently for workers to access via I-295.

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

The redevelopment plan speaks directly to this economic development objective by encouraging economic development in a "Node" that is identified in the 2001 SDRP. This specialized "Node" deals with the development of an area that surrounds the County's solid waste facility which is appropriate for non-residential development and inappropriate for residential development. The nature of the anticipated non-residential growth in the redevelopment area is transportation/distribution/logistics-related, which will take advantage of excellent access to I-295 for operations. As the "Node" grows it will have sufficient concentrations of employers that make it suitable for providing employee shuttles and, perhaps, other forms of public transport.

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

The redevelopment plan contemplates the expansion of the 2001 SDRP designated "Node" that is served by Interchange 52 of I-295. From a regional view the redevelopment area developed with industrial uses complements the major industrial "Node" that has developed along U.S. Route 130 in nearby Florence and Burlington Townships. This other "Node" has excellent access to New Jersey Turnpike Exit 6 from Route 130. The Mansfield redevelopment area

is considered to be an expansion of this regional industrial employment center. The Florence/Burlington "Node" is served by the New Jersey Transit RiverLINE light rail transport system and New Jersey Transit bus lines. As the Mansfield redevelopment area develops with industrial uses, the opportunity to extend shuttles from the light rail station in Florence will mature.

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

The redevelopment area is part of the 2001 SDRP "Node," around which residential uses are discouraged and non-residential uses are encouraged to avoid conflicts with the County solid waste facility. Areas around the edge of the redevelopment area are rural and are encouraged to be preserved, such as the farmland in nearby Florence Township. Mansfield Township is in the process of preparing a transfer of development rights (TDR) program that is designed to preserve farmland, including farmland around the edges of the redevelopment area.

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

Although the redevelopment area does not contemplate having agricultural activities, the planning activities of Mansfield reflect efforts to preserve farmland through a TDR program. See discussion above.

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

The redevelopment plan does not contemplate any recreational areas in the redevelopment area. Recreational facilities are provided elsewhere in Mansfield Township where residential communities exist.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive opportunities available under the state's redevelopment

statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The redevelopment area, which is principally an industrial single-use "Node," is situated around Interchange 52 of I-295. This "Node" is unique in that it features the County solid waste facility. Developing the area with non-residential uses is compatible with the solid waste facility.

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

No historic sites exist within the redevelopment area.

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

The public infrastructure that serves the redevelopment area is in relatively good condition. Water and sanitary sewers must be extended to the redevelopment area.

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

The very ideology of this policy is embodied in the spirit and thrust of the redevelopment plan. The redevelopment plan is a progressive initiative undertaken by Township of Mansfield to facilitate redevelopment in one of the areas of the community that needs it.

III. AFFORDABLE HOUSING PROVISIONS

A. Introduction

In N.J.S.A. 40A:12A-7b., the RHL 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."

1. Inclusionary Housing

No residential dwellings are proposed in the redevelopment area. Therefore, the provision of inclusionary housing does not apply to the redevelopment plan.

2. Rehabilitation

No dwellings exist in the redevelopment area. Therefore, rehabilitation of substandard housing does not apply to the redevelopment plan.

IV. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

A. Introduction

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

The redevelopment plan incorporates and adopts the following chapters of the Township of Mansfield ordinances: Chapter 16B "Driveway and Apron Construction Standards;" Chapter 19A "Right to Farm;" Chapter 22 "Flood Damage Prevention;" Chapter 27 "Land Use Procedures;" Chapter 41 "Rezoning of Land;" Chapter 44A "Site Plan Review;" Chapter 48 "Stormwater Control;" Chapter 50 "Subdivision of Land;" Chapter 60A "Trees, Shrubbery and Landscaping;" Chapter 60B "Tree Removal;" Chapter 63A "Water Resource Buffer Conservation Zones;" Chapter 65 "Zoning;" and Chapter A70 "Land Use Fees."

The redevelopment plan maintains the ODL Office, Distribution, Laboratory District zoning for the parcels of land in the redevelopment area. The ODL provisions of sections 65-41 through 45.1 shall apply to the use and development of land in the redevelopment area.

VII. LOCAL MASTER PLAN CONSISTENCY

In N.J.S.A. 40A:12A-7d., the RHL 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."

The redevelopment plan is consistent with the Township's 2001 master plan and is designed to effectuate the master plan. Section III.B of the redevelopment plan provides an outline of how the redevelopment plan relates to and effectuates the master plan. Specifically, in section III.B.1-2 of the redevelopment plan discusses the master plan policies and objectives.

In summary, the redevelopment plan is consistent with the recommendations of the 2001 master plan and is designed to effectuate the policies and objectives of the master plan.