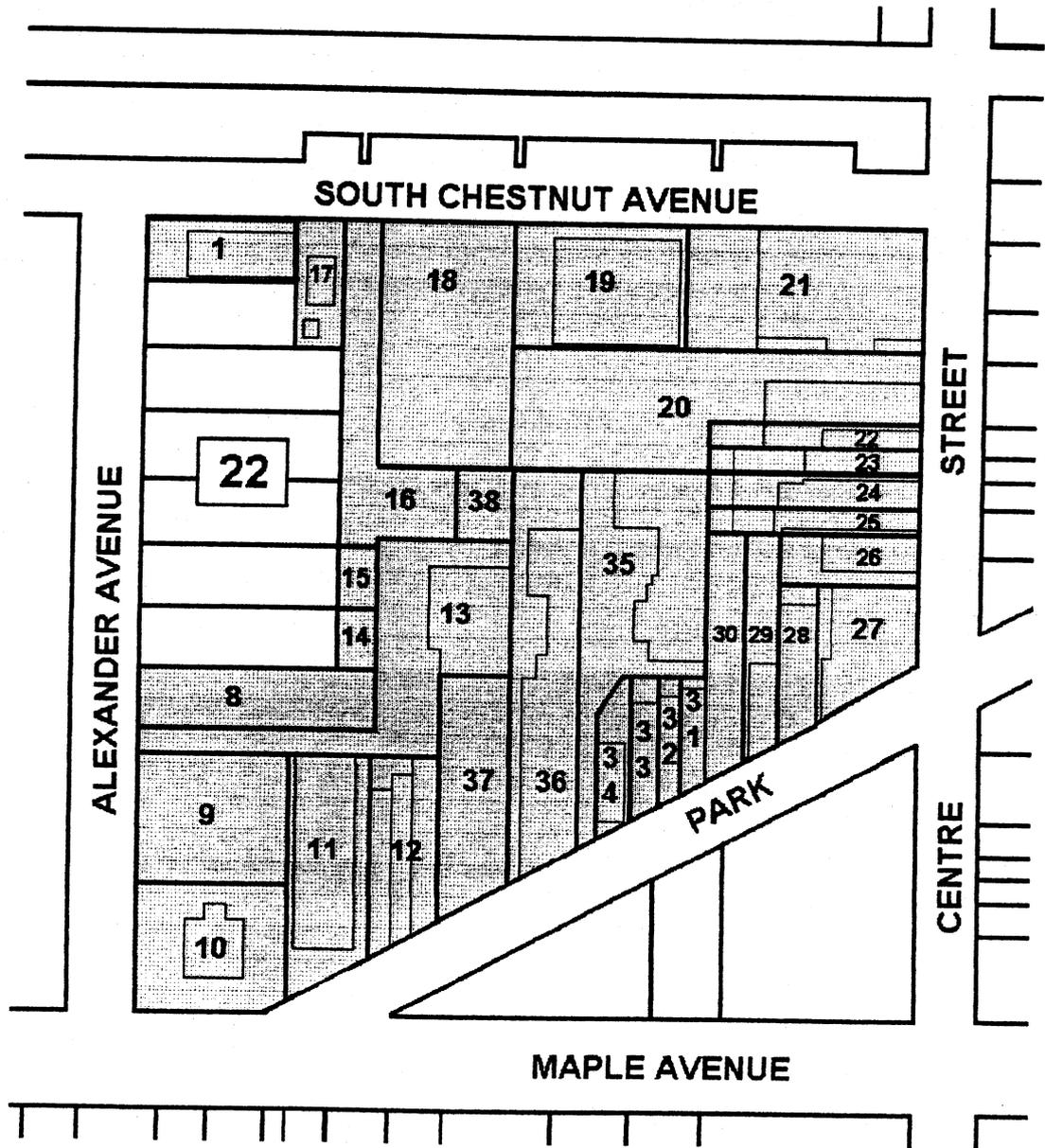


**CENTRE STREET  
REDEVELOPMENT PLAN**

**BOROUGH OF MERCHANTVILLE  
COUNTY OF CAMDEN  
CAMDEN COUNTY IMPROVEMENT AUTHORITY  
JANUARY 9, 1996**



**Centre Street Redevelopment Plan**

 **Redevelopment Area**

**CENTRE STREET  
REDEVELOPMENT PLAN**

**BOROUGH OF MERCHANTVILLE  
COUNTY OF CAMDEN**

**ADOPTED BY BOROUGH: FEBRUARY 12, 1996  
N.J.S.A. 40A-12A**

**PREPARED BY:**



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# I. INTRODUCTION

**The Centre Street Redevelopment Plan** follows a determination by the governing body of the Borough of Merchantville that the study area is an "area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law" of the State of New Jersey (N.J.S.A. 40A:12A et seq.)

**The purpose of the Centre Street Redevelopment Plan** is to support and encourage redevelopment of land in the Central Business District, to improve the economic climate, to provide increased housing and economic opportunities, and to regulate redevelopment activities in the best interest of public health, safety and welfare.

**The Camden County Improvement Authority** has prepared a Redevelopment Plan for the Centre Street area. The proposed redevelopment plan will diminish the under-utilization of land, replace obsolete site and structural conditions and increase the functioning of social and physical services vital to residents of the borough and the region.

## II. STATUTORY REQUIREMENTS

The "Local Redevelopment and Housing Law " of the State of New Jersey states the following specific requirements for a redevelopment plan:

### **N.J.S.A. 40A:12A-7.**

a. 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 project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project 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 (C.52:18A-196 et seq.).

b. 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.

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of

the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" P.L.1975, c. 291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

d. All 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 may adopt 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.

e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation

concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise

any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section. L.1992, c.79§7.II.

### **III. GOALS**

A successful municipality is a prudent guardian of the land within its borders. The municipal master plan must provide for a variety of land uses to meet the needs of the residents. The implementation of the master plan must be continuously monitored and adaptations pursued when physical, environmental and social changes occur. Deleterious uses must be discouraged; deteriorated property must be repaired or replaced; substandard property must be improved; and, obsolete conditions must be eliminated. The goal of the Centre Street Redevelopment Plan is to assist the Borough of Merchantville in adapting its implementation of the Borough Master Plan for the benefit of the public welfare.

## IV. OBJECTIVES

- A. Prevent further deterioration of the built environment.
- B. Promote the overall development of the community.
- C. Foster physical development that will be most conducive to the social and economic improvement of the borough and the region.
- D. Encourage the highest and best use of land and property.
- E. Facilitate full utilization of the land.
- F. Eliminate obsolete structure and non-conforming uses that detrimentally affect surrounding properties.
- G. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
- H. Allow the replacement of substandard and outdated structures and uses.
- I. Require adherence to the highest design standards.
- J. Strengthen social, economic and development patterns.
- K. Increase economic opportunities in the Borough of Merchantville.
- L. Improve the health and welfare of the residents of the borough
- M. Advance public-private partnership efforts for the improvement of the economic environment.

## V. PROPOSED ACTIONS

- A. Acquisition of privately owned parcels that are vacant, substandard, obsolete, or underutilized.
- B. Removal of cross easements which are detrimental to improvement of the area.
- B. Clearance of outdated and substandard structures and site conditions.
- B. Formulation of a public/private partnership for the construction of senior housing and complementary facilities..
- C. Provision of improved retail commercial opportunities.
- D. Provision of public improvements necessary to service and support development..

## VI. BOUNDARY DESCRIPTION

The boundaries of the Centre Street Redevelopment Area were delineated by the governing body of the Borough of Merchantville in their resolution designating the study area as an "area in need of redevelopment." The Centre Street Redevelopment Area includes the property designated as follows on the tax maps of the Borough of Merchantville:

Block	Lots
22	1, 17, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38

The boundary map attached and made a part of this plan delineates the boundaries of the redevelopment area.

## **VII. OWNERSHIP**

The attached chart identifies property owners in the designated redevelopment area as shown on the tax records of the Borough of Merchantville.

**OWNERSHIP**

BLOCK	LOT NO	STREET	OWNER	OWNER ADDRESS
22	1.00	44 W CHESTNUT AVE	HERITAGE ENTERPRISES	216 WILSON RD TURNERSVILLE 08012
22	8.00	23 ALEXANDER AVE	ATTANASIO MARIE	7 HERITAGE TERRACE JACKSON, NJ 08527
22	9.00	25 ALEXANDER AVE	ATTANASIO MARIE	7 HERITAGE TERRACE JACKSON, NJ 08527
22	10.00	23 W MAPLE AVE	UNITED JERSEY BANK SOUTH N A	301 CARNEGIE CENTER PRINCETON, NJ 08543
22	11.00	31 W PARK AVE	LAMANCUSA SANTO & MARIE	31 W PARK AVE MERCHANTVILLE, NJ 08109
22	12.01	29 W PARK AVE	TROPEA RUDOLPH J & MARY	29 W PARK AVE MERCHANTVILLE, NJ 08109
22	12.02	25 W PARK AVE	LAMANCUSA, SANTO & MARIE	31 W PARK AVE MERCHANTVILLE, NJ 08109
22	13.00	23 W PARK AV	ATTANASIO MARIE	7 HERITAGE TERRACE JACKSON, NJ 08527
22	14.00	ALEXANDER AVE	ATTANASIO MARIE	7 HERITAGE TERRACE JACKSON, NJ 08527
22	15.00	ALEXANDER AVE	ATTANASIO MARIE	7 HERITAGE TERRACE JACKSON, NJ 08527
22	16.00	W CHESTNUT AVE	JOHN F MEADE INC	7 HERITAGE TERRACE JACKSON, NJ 08527
22	17.00	40 W CHESTNUT AVE	S&N GROUP INC	20 W CHESTNUT AVE MERCHANTVILLE NJ 08109
22	18.00	W CHESTNUT AVE	JOHN F MEADE INC	4420 N RT 130 PENNSAUKEN NJ 08109
22	19.00	20 W CHESTNUT AVE	JOHN F MEADE INC	20 W CHESTNUT AVE MERCHANTVILLE NJ 08109
22	20.00	12 S CENTER ST	THE GOODMAN FAMILY PARTNERSHIP	20 W CHESTNUT AVE MERCHANTVILLE NJ 08109
22	21.00	2 S CENTER ST	COLLINS HALL ASSOCIATES	1753 COUNTRY CLUB DRIVE CHERRY HILL, NJ 08003
22	22.00	16 S CENTER ST	MUTSCHLER N COURTNEY	2 S CENTRE ST MERCHANTVILLE, NJ 08109
22	23.00	18 S CENTER ST	HERTNECK RAYMOND J & CYNTHIA	218 OLD RIVER ROAD MAYS LANDING NJ 08330
22	24.00	20 S CENTER ST	SAHOS AGLAIA	15 CLIFTON AVE MERCHANTVILLE, NJ 08109
22	25.00	22 S CENTER ST	WIRTH G HERBERT JR & NOEL C	505 MERCER ST CHERRY HILL, NJ 08002
22	26.00	24 S CENTER ST	SAFFOS STELIOS & ROSE	22 S CENTRE ST MERCHANTVILLE, NJ 08109
22	27.00	26 S CENTER ST	SINGER MICHAEL	234 PLYMOUTH PLACE MERCHANTVILLE, NJ 08109
22	28.00	5 W PARK AVE	STRIDICK PAUL G & JANICE W	1117 SPRUCE ST PHILADELPHIA, PA 19107
22	29.00	7 W PARK AVE	ROMISHER, GARY P & SIVYA & DAVID L	5 W PARK AVE MERCHANTVILLE, NJ 08109
22	30.00	9 W PARK AVE	ZELMANOVICH SONYA	511 GATEWOOD RD CHERRY HILL, NJ 08003
22	31.00	11 W PARK AVE	ZELMANOVICH SONYA	105 CRANFORD ROAD CHERRY HILL, NJ 08003
22	32.00	13 W PARK AVE	PAULL PETER N & KATHLEEN T	105 CRANFORD ROAD CHERRY HILL, NJ 08003
22	33.00	15 W PARK AVE	D'ASCENZO JOSEPH A & MARY H	117 COLWICK RD CHERRY HILL, NJ 08002
22	34.00	17 W PARK AVE	TARANTINI VINCENT & BARBARA	15 W PARK AVE MERCHANTVILLE, NJ 08109
22	35.00	17 W PARK AVE	BENOFF CHARLOTTE	17 W PARK AVE MERCHANTVILLE, NJ 08109
22	36.00	W PARK AVE	LEVINE BLOCK FURMAN ET AL	519 48TH ST PENNSAUKEN, NJ 08110
22	37.00	W PARK AV	ATTANASIO MARIE	1025 COLLINS AVE COLLINGSWOOD, NJ 08107
22	38.00	19 W PARK AVE	LEVINE BLOCK FURMAN ET AL	7 HERITAGE TERRACE JACKSON, NJ 08527
				1025 COLLINS AVE COLLINGSWOOD, NJ 08107

## VIII. MASTER PLAN PROVISIONS

The Master Plan of the Borough of Merchantville was adopted June 26, 1990. The plan describes the redevelopment area as part of the new B-1 Central Business District and supports continuation of the emphasis on retail commercial uses on the street level floors along Centre Street and Park Avenue frontages. Methods of encouraging and supporting retail commercial growth in the downtown area comprise a major portion of the plan.

The Master Plan proposes the restraint of apartment and office uses on the ground floor of property fronting on Centre Street and Park Avenue and the encouragement of office uses on the second floor. This proposal has been adopted by the borough and is enforced through the Zoning Ordinance. The Master Plan also encourages the development of office space in the interior of the study block. Although such development is permitted in the zoning ordinance, it has not occurred and is not likely to occur in the near future.

The need for newly developed office space has greatly diminished since the adoption of the Merchantville Master Plan. Overbuilding and

reductions in corporate growth during the previous decade have left an excess of vacant office space in the region. Real estate experts presently estimate that 24% of the office space available in the region is vacant. Lenders are unwilling to participate in new office construction where the vacancy rate is high and no major office space is reported to be under construction in the region. Conditions beyond the control of local government have defeated the Master Plan goal of converting the interior of Block 22 to office space, however, other borough needs can be satisfied by a different concept for this area. The need for continuous flow of retail space and the need for senior housing, identified in the 1990 Master Plan, can be satisfied by the effective usage of land in the Central Business District.

Studies and experience have shown that shoppers are more likely to frequent a shopping area where there is a dense concentration and continuous flow of retail stores. The prohibition of street level offices on Centre Street and Park Avenue is intended to maximize the potential of the available commercial land as well as to prevent interruption in the flow of shopping. In a relatively small downtown area, such as Merchantville, the responsibility to provide for a prudent use of land is intensified by the limited amount of land available. Restructuring of the downtown area to

provide increased retail space will eliminate the underutilization of land, increase the density of land use to a level appropriate in a Central Business District and improve the economic climate of the Borough of Merchantville.

Elimination of excess curb cuts partnered with creation of well designed parking areas and safe pedestrian pathways in the interior of Block 22 will reduce underutilization of land and benefit the public welfare. Converting some of the existing vehicle pathways to pedestrian pathways will attract pedestrian shoppers to the interior of the subject block and encourage the development of retail space fronting on the pathways. A well landscaped and well lighted plaza in the center of the redevelopment area would initiate the conversion of existing space at the rear of properties fronting on Park Avenue and Centre Street to attractive retail space. An open plaza could be provided as Borough property or as an amenity to adjoining senior housing.

The need for senior housing is clearly delineated in the Merchantville Master Plan. Based on 1980 census data, the Senior Housing section of the Master Plan notes that "the elderly population aged 65 and over is continuing to grow as a percentage of total population." In 1960, seniors

were 15.9% of the population; in 1970, 18.5%; in 1980, 19.8%. One of every five person in the borough was 65 years or older despite the fact that seventeen percent of senior residents had migrated out of the borough. Recognizing that out-migration was caused in part by a lack of suitable senior housing opportunities in the borough, the Master Plan recommends that every effort be made to provide for or allow the construction of affordable housing for the elderly population.

The steadily increasing senior population percentage reversed sharply in the 1990 census. Between 1980 to 1990, the population over age 65 dropped from 19.8% to 15.2%. This drop does not parallel the increase in senior population experienced in the state and in the County. In 1980, 11.6% of New Jersey residents were age 65 or over; in 1990, 13.4% were age 65 or over. In 1980, 10.4% of Camden County residents were age 65 or over; in 1990, 12.1% were age 65 or over. In 1994, the Camden County Senior Citizen's Housing Needs Study reported that between 1980 and 1990 the population of Merchantville increased by 3.10%. but the population aged 60 years or older decreased by 18.41%. During the same period the population of Camden County increased 6.81% and the population over age 60 increased 1.3%. When compared with trends experienced in the state and county, the diminished percentage of senior

residents in the Borough of Merchantville is seen not as a natural phenomena but as an indication that a substantial number of borough residents approaching retirement age choose to relocate to other municipalities.

The two story single family detached homes which predominate the housing stock of the borough are often not suitable housing for aging residents. Homes large enough for a growing family often become too large for a retired couple. Landscaping and structural maintenance are not easily combined with physical disabilities and retirement incomes. Persons nearing retirement age frequently move to smaller less expensive housing.

The Borough of Merchantville offers few age appropriate housing opportunities to their retirement age population and forces many seniors to relocate to suitable housing in other municipalities. Unlike Merchantville, municipalities which provide affordable housing for their elderly population did not experience severe reductions in their retirement age population. (See attached chart.)

The development of senior housing on the study block will provide residents of Merchantville with an appropriate housing alternative. Senior citizens will be offered affordable housing opportunities at a convenient

location. Shopping, banking, and daily services will be within walking distance of their homes. The economic climate of the Central Business District will benefit from the increase in residential density in the downtown area and from the addition of new retail space. The Master Plan goals of encouraging retail commercial growth and providing affordable senior housing will be attainable.

Figure 3.

Population Changes of Camden County Cities with Populations of More than 10,000 Persons											
Source: 1980 and 1990 Bureau of Census											
U = Urban											
R = Rural											
All else = Suburban											
Rank by Pop. Size	City/Township		Total Population		% Change	Senior Population 65+		% Change	% Srs. 75+		
	1980	1990	1980	1990	1980-90	1980	1990	1980-90	1980	1990	
1		Camden City (U)	84,910	87,492	+5.39%	12,091	10,014	-17.17%			
2		Cherry Hill	68,785	69,348	+ .81%	8,839	13,968	+58.02%		26	
3		Gloucester Township	45,156	43,476	-3.72%	4,615	4,132	-10.4%		25	
4		Pennsauken	33,775	34,738	+1.86%	6,573	7,297	+11.0%		23	
5		Winslow (R)	20,034	30,087	+50.17%	2,465	3,276	+32.9%		26	
6		Lindenwold	18,196	18,734	+2.96%	1,641	2,177	+32.66%		24	
7		Haddon Township	15,875	14,837	-6.53%	3,983	4,139	+3.9%		21	
8		Collingswood	15,838	15,289	-3.46%	3,665	3,095	-15.5%		26	
9		Bellmawr	13,721	12,603	-8.14%	1,936	2,684	+38.6%		34	
10		Gloucester City	13,121	12,649	-3.59%	2,655	2,598	-2.1%		17	
11		Voorhees	12,919	24,559	+90.4%	1,158	3,061	+164.33%		25	
12		Haddonfield	12,337	11,628	-5.74%	2,663	3,105	+16.59%		27	
										30	

Figure 4.

Population Changes of Camden County Cities with Populations of 2,500 to 10,000 Persons Source: 1980 and 1990 Bureau of Census						
R = Rural All others = Suburban						
City/Township	Total Population		% Change	Senior Population		% Change
	1980	1990	1980-90	1980	1990	1980-90
Audubon	9,533	9,205	-3.44%	2,200	2,091	-4.95%
Barrington	7,418	6,774	-8.68%	1,102	1,350	+22.5%
Berlin Boro	5,786	5,672	-1.97%	785	963	+22.67%
Berlin Township	5,348	5,466	+2.21%	632	748	+18.35%
Clementon	5,764	5,601	-2.83%	1,518	964	-36.49%
Gibbsboro	2,510	2,383	-5.06%	271	349	+28.78%
Haddon Heights	8,381	7,860	-5.49%	1,930	1,974	+2.28%
Lawnside	3,042	2,841	-6.61%	524	591	+12.78%
Magnolia	4,881	4,861	-.41%	652	834	+27.9%
Merchantville	3,972	4,095	+3.10%	994	811	-18.41%
Mt. Ephraim	4,863	4,517	-7.11%	1,174	1,184	+.852%
Oaklyn	4,223	4,430	+4.4%	1,125	1,063	-5.51%
Pine Hill	8,684	9,854	+13.47%	1,090	1,343	+23.2%
Runnemede	9,461	9,042	-4.43%	1,488	1,809	+21.57%
Somerdale	5,900	5,440	-7.80%	831	1,081	+30.08%
Stratford	8,005	7,614	-4.88%	1,066	1,489	+39.68%
Woodlynne	2,578	2,547	-1.2%	522	442	-15.32%
Waterford Township (R)	8,126	10,940	+34.6%	759	1,109	32.1%

## **IX. PROPOSED LAND USES**

The Centre Street Redevelopment Plan proposes the addition of multi-family senior housing to the list of uses permitted in the Central Business District. This increase in intensity of use supports the concept of a Central Business District by increasing the intensity of land use to a level that is appropriate in a town center. The Master Plan recommendation for development of senior housing is implemented.

## **X. ZONE PLAN AND ZONING REGULATIONS**

The purposes and provisions of the Zoning Ordinance of the Borough of Merchantville and amended from time to time since the date of adoption are included in this Redevelopment Plan and adopted as part of this plan, specifically including the following amendments and exception:

### **A. PERMITTED USES**

The land within the Centre Street Redevelopment Area is zoned B-1 Central Business District. As described in Article VIII Section 94-33 of the Borough of Merchantville Code, this zone is designed to make special provision for retail sales of goods, services, travel agencies, offices, professional offices, restaurants, banks, financial institutions. Offices and apartments are not permitted on the street level.

The Centre Street Redevelopment Plan permits multi-family senior housing within the boundaries of the Redevelopment Area. An ordinance amending the Zoning Ordinance to include multi-family senior housing as a permitted use in the Central Business Districts is included as part of this plan.

B. HEIGHT AND BULK REGULATIONS

Structures within the B-1 Central Business District are restricted to a maximum height of forty feet and/or three stories.

The Centre Street Redevelopment Plan increases the maximum height to sixty feet for multi-family senior housing structures. The maximum height shall be calculated exclusive of areas not used for human occupancy. Such areas include, but are not limited to, chimneys, ventilators, or necessary mechanical appurtenances usually carried above roof level. Such features shall be constructed only to the height necessary to fulfill their function and shall be specifically approved by the Planning or Zoning Board at the time of site plan approval. An ordinance amending the Zoning Ordinance to allow sixty feet in height as described in senior housing in the Central Business Districts is included as part of this plan.

C. PARKING REGULATIONS

Senior housing in the Centre Street Redevelopment Area shall be excepted from the provision of Article IX which allows off-site parking for development in business districts.

## **XI. DESIGN STANDARDS**

The Centre Street Redevelopment Area constitutes a portion of a residential and business block in the downtown area of the Boro of Merchantville. The Centre Street Redevelopment Plan eliminates the inventory of vacant, obsolete structures and underutilized land, substitutes needed senior housing for unneeded office space, replaces outdated warehouse space with attractive retail opportunities. The purpose of the following design standards is to protect the character of the community and to support the continuing economic development of the area.

### **A. BUFFER AREA**

Development within the specified Centre Street Redevelopment area shall be screened from the residential zone within Block 22 by a landscaped buffer area no less than 10 feet in width. Planting within the buffer area shall be a combination of evergreens and deciduous trees. Evergreens are required to be a minimum height of five feet and deciduous trees to be a minimum height of seven feet. Any deed executed between the designated redevelopment entity and a designated developer shall provide for the continuous maintenance of the described buffer area. When required by the Zoning or

Planning Board, a fence shall be constructed within the buffer area. The maximum height of such fence shall not exceed six feet.

**B. TRAFFIC CIRCULATION**

The layout and design of any site developed under the Centre Street Redevelopment Plan shall include provision for the reduction in the number of curb cuts on Park Avenue and Centre Street and for the reconstruction of the interior pedestrian and vehicle passageways of Block 22. The design of these improvements shall be subject to review and approval by the Planning or Zoning Board at the time of site plan approval.

**C. PUBLIC PLAZA**

Any sub-division or site plan for a site over one acre that is submitted under the regulations of this redevelopment plan shall provide for an open public plaza on the interior of Block 22. The approved site plan for the plaza shall demonstrate landscaping and paving sufficient to provide an attractive center for surrounding retail development at the rear of properties fronting on Park Avenue and Centre Street. Pedestrian pathways shall be shown on the plan to lead from the Plaza to the rear property lines of adjacent

sites, to the senior housing structure, and to Park Avenue and Centre Street frontages. Existing vehicle access drives may be converted to pedestrian pathways to fulfill this requirement. The pedestrian pathways shall be required to be constructed of paving bricks and shall be distinctive from the paving of the vehicle pathways. The design of the plaza, including but not limited to landscaping and paving material shall be approved by the Planning or Zoning Board at the time of site plan approval.

D. LIGHTING

All sites developed under the regulations of this redevelopment plan shall be well lighted in the interest of public safety. Lighting of one foot candle shall be the minimum standard for all sites and for all pedestrian pathways. Light fixtures shall be of a type compatible with the vernacular architecture of the area and shall be shielded from adjacent residential areas. A lighting plan shall be submitted with any application for site plan approval and shall be approved by the Planning or Zoning Board at the time of site plan approval.

E. PARKING

Off-street parking shall be provided as specified in the Zoning Ordinance of the Borough of Merchantville with the following exception:

For senior housing construction, all parking spaces required by ordinance shall be maintained on the same lot as the building. The Borough of Merchantville Zoning Ordinance provision for off-site parking shall not be applicable to any development constructed under the terms of this redevelopment plan.

## **XII. TRAFFIC AND TRANSPORTATION**

The Centre Street Determination of Needs Study reviewed the traffic circulation pattern of the study area and found it deficient. The Centre Street Redevelopment Plan will resolve the problems identified in the Needs Study by eliminating curb cuts on Park Avenue, resolving turning conflicts on that traffic artery, and creating a safe, clearly directed traffic flow in the interior of Block 22 as well as to and from the interior. The traffic flow on all adjacent streets shall benefit from improvements to site ingress and egress design.

## **XIII. DEVELOPMENT REGULATIONS**

- A. The redevelopment entity and the redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A:12A-1 et seq.
  
- B. The designated redevelopment entity or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations the Centre Street Redevelopment Plan and of the Borough of Merchantville, County of Camden and State of New Jersey, except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13) Where there is a conflict between the regulations of the Borough of Merchantville and the regulations of this redevelopment plan, the regulations of this plan shall prevail.
  
- C. The Borough of Merchantville Planning Board specifically reserves the right to review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

- D. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Borough of Merchantville Planning Board. (N.J.S.A. 40:55D-53)
  
- E. One of the purposes of this redevelopment plan is to provide age appropriate housing for senior citizen residents of the Borough of Merchantville. To ensure that the purpose of this plan is served, the designated developer shall give preference to Merchantville residents when choosing occupants for senior housing constructed under the terms of this redevelopment plan.

# XIV. PROPERTY ACQUISITION

The plan for the Centre Street Redevelopment Area includes the following provision for the acquisition of land by the Borough of Merchantville or any other redevelopment entity designated by the governing body of the Borough.

A. TO BE ACQUIRED

Includes property to be acquired for clearance and redevelopment.

Block 22      Lots 16, 18, part of 20, 35, part of 36, 38.

B. MAY BE ACQUIRED

Includes property which may be acquired in order to effectuate the purposes of the redevelopment plan. The Borough of Merchantville reserves the right to acquire the listed property if it is considered detrimental to surrounding uses and/or it encumbers property disposition, clearance or implementation of the redevelopment plan.

Block	Lots
22	8, 9, part of 13, 14, 15, part of 19, part of 21, part of 22, part of 23, part of 24, part of 25, part of 26, part of 29, 30.

C. NOT TO BE ACQUIRED

Includes property not to be acquired for the implementation of this redevelopment plan.

Block 22      1, 10, 11, 12, part of 13, 17, parts of 19, 20, 21, 22,  
23, 24, 25, and 26, 27, 28, part of 29, 31, 32, 33, 34,  
part of 36.

D. The following lots are specifically not included in the redevelopment area and are not to be acquired.

Block 22      Lots 2, 3, 4, 5, 6, 7.

## **XV. REDEVELOPMENT ENTITY AND REDEVELOPER**

### **A. DESIGNATION OF REDEVELOPMENT ENTITY**

If necessary for the implementation of this plan, the governing body of the Borough of Merchantville shall designate a redevelopment entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan.  
(C.40A:12A-4)

### **B. DESIGNATION OF REDEVELOPER**

When necessary for the implementation of this plan, the redevelopment entity authorized by the governing body of the Borough of Merchantville shall enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan. (N.J.S.A. 40A:12A-4(c))

### **C. REDEVELOPER TO RETAIN INTEREST**

The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project.

The redeveloper shall agree not to lease, sell, or transfer interest or

any part thereof without prior written approval of the redevelopment entity.

## **XVI. TIME LIMITS**

### **A. REASONABLE TIME FOR DEVELOPMENT**

The redeveloper of a specific project within the redevelopment area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the duly authorized redevelopment entity and a duly designated redeveloper. (N.J.S.A. 40A:12A-8(f))

### **B. EXPIRATION OF REDEVELOPMENT PLAN**

The provisions and regulations specified in this plan shall continue in effect for a period of 25 years from the date of the adoption of this plan by the governing body of the Borough of Merchantville. The termination of this plan shall in no way permit the land or structures of the redevelopment area to be restricted on the basis of race, creed, color, gender, marital status, gender, age, handicap, familial status or national origin.

## **XVII. GENERAL PROVISIONS**

### **A. DEFINITIONS**

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this plan by reference.

### **B. DISCRIMINATION BAN**

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures within this redevelopment area is restricted upon the basis of race, creed, color, gender, marital status, gender, age, handicap, familial status or national origin.

### **C. PRE-EXISTING APPROVALS**

Any plans or plats approved by the Borough of Merchantville or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

## **XVIII. COMPLIANCE WITH STATUTORY REGULATIONS**

As described below, this redevelopment plan is in full compliance with state statutes.

### **A. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES**

The Centre Street Redevelopment Plan is a comprehensive plan that includes a complete description of the relationship of the plan to the 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.

### **B. PROPOSED LAND USES AND BUILDING REQUIREMENTS**

The Centre Street Redevelopment Plan includes maps and text sufficient to describe land uses and building requirements within the project area.

**C. RELOCATION PROVISION**

1. No residential relocation is proposed in The Centre Street Redevelopment Plan. If relocation becomes necessary, the redevelopment entity shall comply with all applicable statutes, laws and ordinances related to relocation.
  
2. If business relocation becomes necessary, the redevelopment entity shall comply with all applicable statutes, laws and ordinances related to relocation. In addition to any legal requirements, the redevelopment entity shall assist relocated businesses in obtaining suitable new locations and in applying for grants and loans necessary for business improvements. Relocation within the Borough of Merchantville will be encouraged.

**D. IDENTIFICATION OF PROPERTY TO BE ACQUIRED**

The Centre Street Redevelopment Plan identifies each parcel to be acquired by the Block and Lot number as shown on the tax records of the Borough of Merchantville, County of Camden, State of New Jersey.

**E. RELATIONSHIPS TO OTHER PLANS**

The Centre Street Redevelopment Plan has no detrimental effect on the master plans of contiguous municipalities, the master plan of the County of Camden or the State Development and Redevelopment Plan.

**F. RELATIONSHIP TO MUNICIPAL LAND USE LAW**

The Centre Street Redevelopment Plan describes its relationship to the Municipal Land Use Law and creates no conflict with existing local development regulations.

**G. BOROUGH OF MERCHANTVILLE MASTER PLAN**

The Centre Street Redevelopment Plan is substantially consistent with the Borough of Merchantville Master Plan. Adoption of the plan does not constitute a substantial change in the Master Plan of the Borough of Merchantville, because it is consistent with the Master Plan support for the flow of retail space and providing of affordable senior housing.

## **XIX. PROCEDURES FOR AMENDING THE PLAN**

- A. This plan may be amended or revised from time to time upon compliance with the requirements of law, provided that, when the revision or amendment materially affects an owner with an interest in the Redevelopment Area, the borough receives written consent of the current owner whose interest therein is materially affected.
  
- B. Procedures for amending the plan shall be as regulated in the "Local Redevelopment and Housing Law". (N.J.S.A. 40A:12A-7)

## **XX. REPEAL AND SEVERABILITY STATEMENTS**

- A. All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only.
  
- B. If any provision or regulation of this redevelopment plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.