

**Route 322-Rowan West Campus Regional
Redevelopment Plan**

Mantua Township

**Block 261, Lot(s) 1-3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9,
9.02, 10-13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19-25**

**Note: Block 261, Lot(s) 7.03 & 9.01 are included as
taxed with adjacent Harrison Lot(s) 9.01 & 5,
respectively, of Block 1**

Harrison Township

**Block 1, Lot(s) 1-4, 4.01, 5, 5.01, 6-9, 9.01, 10, 10.01, 11-
13; Block 2.02, Lot(s) 1, 4-10; Block 4, Lot(s) 1, 4-8, 10-
16; Block 24.02, Lot 1**

**Note: Block 2.01, Lot(s) 1 & 1.01 are not included in this
Redevelopment Plan. Refer to the Inspira Hospital
Redevelopment Plan amended May 1, 2018**

Borough of Glassboro

Block 333, Lot 1; Block 350, Lot 1

Regional Redevelopment Plan

*Township of Mantua
Township of Harrison
Borough of Glassboro
Gloucester County, New Jersey*

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NJ License #05400

Revised April 2019
Revised March 2019
Revised August 2018
June 2018
MC Project No. MUT-001

The original of this report was signed and sealed in
accordance with NJAC 13:41-1.36



Regional Redevelopment Plan for

Route 322 - Rowan West Campus Townships of Mantua and Harrison, Borough of Glassboro

Gloucester County, New Jersey

As Recommended by the Mantua Township
Planning Board:

August 21, 2018 – Resolution No. 2018-17

Adopted by the Governing Body:

September 17, 2018 – Ordinance O-7-2018

As Recommended by the Harrison Township
Planning Board:

August 16, 2018 – Resolution 41-2018

Adopted by the Governing Body:

September 4, 2018 – Ordinance 29-2018

As Recommended by the Borough of
Glassboro Planning Board:

March 5, 2019 – Resolution R-19-07

Adopted by the Governing Body:

March 12, 2019 – Ordinance #19-05

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FIGURES

1. Regional Context Map
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1. INTRODUCTION

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

Both the Township of Mantua and the Township of Harrison have followed the process outlined by the LRHL and designated the Route 322-Rowan West Campus in Need of Redevelopment and have authorized the creation of a plan as summarized below. The Borough of Glassboro has designated the referenced property as an area in need of rehabilitation pursuant to the LRHL.

MANTUA TOWNSHIP'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Redevelopment Investigation of Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 (Note: Block 261 Lot(s) 7.03 and 9.01 included as taxed with adjacent Harrison Lots 9.01 & 5, Block 1):

Mantua Township Committee by Resolution No. R-114-2015 (adopted September 21, 2015), directed the Township's Land Use Board to conduct a Preliminary Investigation of the area in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law. The Land Use Board, following a public hearing on the matter, adopted Resolution No. 2015-31 on December 15, 2015, recommending that the area be designated as an "area in need of redevelopment (Condemnation Redevelopment)" since the Blocks / Lots identified satisfy one or more of the criteria set forth in N.J.S.A. 40A: 12A-5.

Mantua Township Committee, by Resolution R-157-2015 (adopted December 21, 2015), and based upon the investigation undertaken by the Mantua Township Land Use Board and the recommendation of the Land Use Board, designated the area as an "area in need of redevelopment," pursuant to the Redevelopment Law.

Said resolution resolved that the redevelopment area is a "Condemnation Redevelopment Area" and that this redevelopment area determination shall authorize the municipality, to the extent permitted by law, to exercise the power of eminent domain to acquire any property in the delineated area as well as those powers set forth in N.J.S.A. 12A-8. Rowan University was designated to serve as the Redeveloper of the Condemnation Redevelopment Area identified in this resolution.

Said resolution further resolved that a copy of this resolution designating an area in need of redevelopment be made available to, and notice of this designation be served upon, each owner of property within the redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Land Use Board process, pursuant to the Redevelopment Law.

By Resolution R-79-2018, adopted May 7, 2018, the Committee of the Township of Mantua directed Maser Consulting to draft a Redevelopment Plan for the property identified as **Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25** on the tax maps of the Township of Mantua. (Note: Lot(s) 7.03 & 9.01 also included as taxed with adjacent Harrison Lot(s) 9.01 & 5, Block 1).

Mantua Township's Land Use Board following a public hearing on the matter adopted resolution No. 2018-17 recommending the adoption of the Redevelopment Plan. Mantua Township Committee by Ordinance O-7-2018 adopted the Route 322 Rowan West Campus Regional Redevelopment Plan.

HARRISON TOWNSHIP'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Redevelopment Investigation of Block 4, Lot 1:

In 2011, a Preliminary Investigation was undertaken to investigate Block 4, Lot 1, the parcel immediately adjacent to the Study Parcels on Block 4. According to that report, the site [Block 4, Lot 1] has severely constrained access to the point where it may be said that there is almost a total lack of access. At the very least, access to the site is well below standards necessary to provide safe ingress and egress to the parcel should it be developed. The site is isolated, remote and located approximately 4,000 feet from Route 322 with access only from a narrow, single lane dirt road. Therefore, despite the parcel's proximity to Route 322 and Route 55, from a planning perspective, the parcel is remote due to its lack of direct access. Based on planning experience, private capital is unlikely to invest in the improvement and construction of a 4,000-foot road that would be necessary to develop this parcel. These same conditions persist and are consistent with the findings of this report. As a result of that 2011 Preliminary Investigation, Harrison Township designated Block 4, Lot 1 an Area in Need of Redevelopment.

Redevelopment Investigation of Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, 13; Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 & 10; Block 4, Lots 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16; Block 24.02, Lot 1

Harrison Township Committee by Resolution No. 059-2014 (adopted January 22, 2014) authorized the Joint Land Use Board to conduct a Preliminary Investigation of the Rt. 55 project (which is now referred to as West Campus) to determine whether the subject area is an Area in Need of Redevelopment. The Joint Land Use Board (JLUB) noticed the property owners and published in the paper 2 consecutive weeks for the public hearing held on August 6, 2015, and by Resolution 35-2015 (adopted September 3, 2015) the JLUB recommended to Township Committee that the area be recommended as an "Area in Need of Redevelopment."

By Resolution 184-2015 (adopted August 17, 2015) the Township Committee resolved that the studied areas are to be designated as Condemnation Redevelopment Areas and an area in need of redevelopment according to the criteria of N.J.S.A. 40A:12A-5.

By Resolution No. 128-2018, the Harrison Township Governing Body executed a shared services agreement with the Township of Mantua and further via subsequent resolutions 129-2018 and 130-2018, the Committee of the Township of Harrison authorized Maser Consulting per the shared services agreement to draft a Redevelopment Plan for the property identified as **Block 4, Lot 1** and **Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, 13; Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 & 10; Block 4, Lots 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16; Block 24.02, Lot 1** on the tax maps of the Township of Harrison.

Harrison Township's Joint Land Use Board following a public hearing on August 16, 2018 recommended the adoption of the Redevelopment Plan. The Harrison Township Committee by Ordinance 29-2018 adopted the Route 322 Rowan West Campus Regional Redevelopment Plan.

GLASSBORO BOROUGH'S PLANNING PROCESS AND AUTHORIZING RESOLUTIONS

Rehabilitation Investigation for Borough of Glassboro of Block 333, Lot 1 and Block 350, Lot 1

The entirety of the Borough of Glassboro was deemed in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14 in 2003 per Resolution R-59-03. Designating an area in need of rehabilitation permits a municipality all the powers of redevelopment except eminent domain. As an area in need of rehabilitation, a redevelopment plan may be prepared independently or as part of a more comprehensive redevelopment plan. In conjunction with the Township of Harrison and the Township of Mantua, the Council of the Borough of Glassboro authorized Maser Consulting to draft a redevelopment plan for the property identified on tax maps as **Block 333, lot 1 and Block 350, Lot 1** to be included in the Route 322 Rowan West Campus Regional Redevelopment Plan.

Glassboro Borough's Planning Board following a public hearing on March 5, 2018 recommended the adoption of the Redevelopment Plan. The Borough of Glassboro's Council by Ordinance #19-05 adopted the Route 322 Rowan West Campus Regional Redevelopment Plan.

The regional redevelopment plan as described herein has been prepared for the Route 322 – Rowan West Campus Regional Redevelopment Area within the Townships of Mantua and Harrison and the Borough of Glassboro, Gloucester County through a shared services agreement for the economic and social benefit to their communities at large. The formulation of this regional redevelopment plan will establish a shared framework to guide the future development of their respective portions of the project area, promote tourism and leverage the assets of all three municipalities.

2. LOCAL REDEVELOPMENT HOUSING LAW REQUIREMENTS

Pursuant to Section 40A:12A-7 of the New Jersey Local Redevelopment Housing Law (LRHL), redevelopment plans shall include for the planning, development, redevelopment or rehabilitation of the project area sufficient to include the following:

- 1) The plan 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 provisions for the temporary and permanent relocation, as necessary, of displaced residents and businesses in the project area.
- 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 the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c398 (C.52:18A-196 et al.).
- 6) Description of the plan relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
- 7) All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

3. REGIONAL REDEVELOPMENT AREA

The regional redevelopment area includes a total of 29 (31 including the properties currently taxed with adjacent Harrison lots) properties within Mantua Township situate north of the Harrison Township border on the north side of U.S. Route 322 and a total of 41¹ properties (previously a total of 49 properties encompassing the same area) within Harrison Township that straddles U.S. Route 322 to the north and south of this major U.S. highway and 2 properties within the Borough of Glassboro. The entire regional redevelopment area is east of NJSH 55 and is located at the exit 50 interchange at U.S. Route 322. These arterial connectors serve as critical linkages to Rowan University's main campus in Glassboro as well as their host communities, Mantua and Harrison Townships, which house their west campus facilities. (Refer to Figure 1 which shows the regional location of the redevelopment area as compared to these elements.)

The Route 322-Rowan West Campus Regional Redevelopment Plan includes the lot(s) outlined below:

¹ After a recent subdivision/redivision for the purposes of the Inspira Hospital component

Mantua Township	Harrison Township
Block 261 , Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 & 25	<i>*Per 2016 Inspira subdivision</i> Block 1 , Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 & 13
<i>Note: Block 261, Lot(s) 7.03 & 9.01 are included as taxed with adjacent Harrison Lot(s) 9.01 & 5 of Block 1</i>	*Block 2.02 , Lots 1, 4, 5, 6, 7, 8, 9 & 10
Glassboro Borough	Block 4 , Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16
Block 333 , Lot 1 Block 350 , Lot 1	Block 24.02 , Lot 1 <i>Note: Block 2.01, Lots 1 & 1.01 are not included in this redevelopment plan. They are subject to the adopted Inspira Hospital Redevelopment Plan and the project's subsequent approved site plan.</i>

It should be noted that original Block 2.02, Lot(s) 1.01, 1.02, 1.03, 1.04, 2 & 3 and Block 4, Lot 2 in Harrison Township are not listed above as they were consolidated and/or re-divided as part of the 2016 Inspira subdivision.

As noted above, Block 2.01, Lot(s) 1 & 1.01, which are part of the overall U.S. Route 322-Rowan West Campus redevelopment area will not be subject to the requirements of this regional redevelopment plan. Inspira Hospital, which is the selected redeveloper for those lots, is subject to the recently adopted "Inspira Hospital Redevelopment Plan, dated April 3, 2017, Amended May 1, 2018" and is currently under construction. In addition, Block 4, Lot 1 in Harrison Township, which was deemed In Need of Redevelopment via a separate investigation, has been included in this regional redevelopment plan area boundary, and as such will be subject to the requirements of this regional redevelopment plan.

Accommodations have been included in this regional redevelopment plan for a master shared main entrance to be aligned with a new County connector road, shared access drives and shared services that are intended to accommodate both Inspira Hospital's development and the future development proposed with this plan.

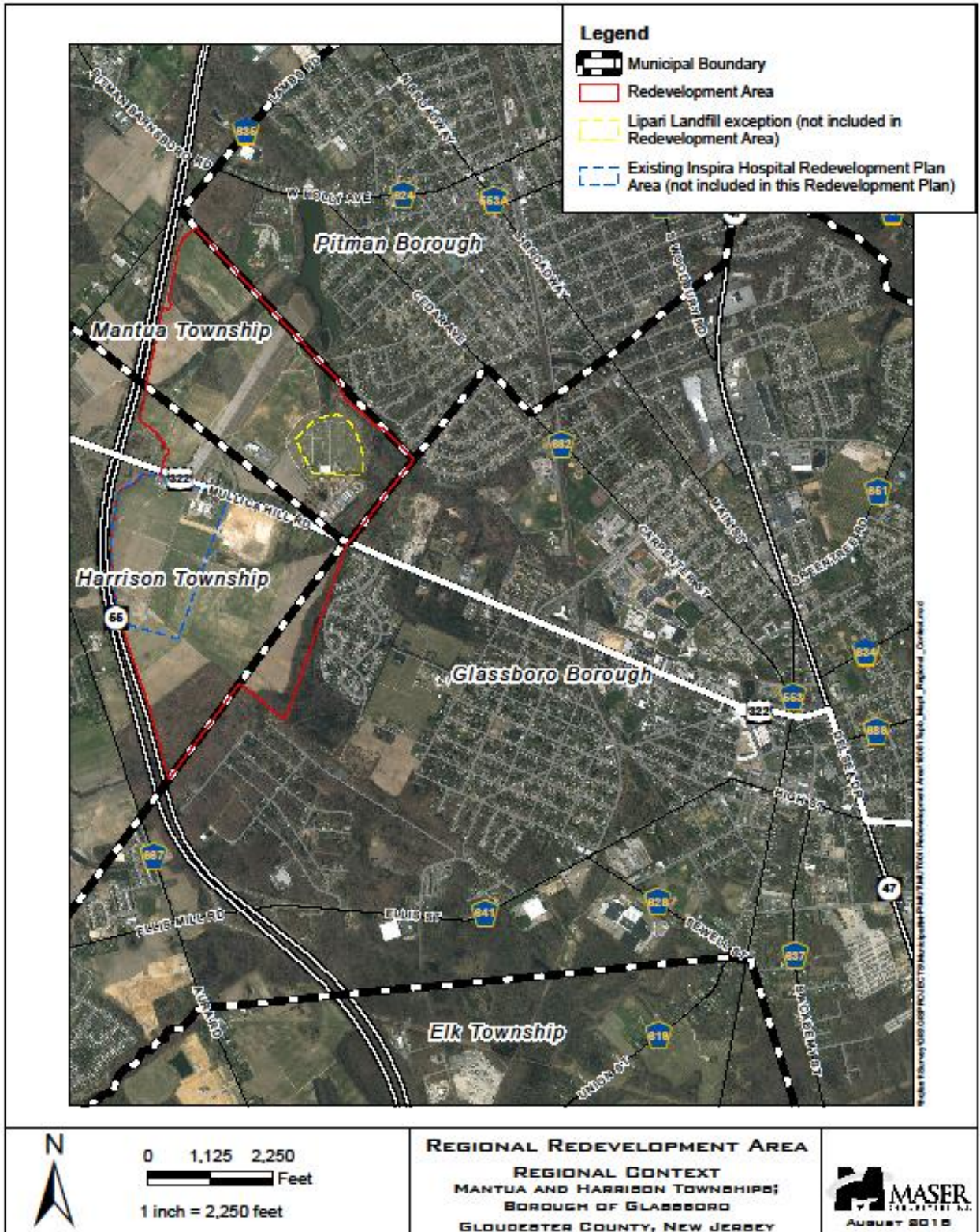


Figure 1.0 – Regional Context Map

3.1 SURROUNDING LAND USES

The redevelopment area as previously cited is off the Exit 50 interchange (50A/east and 50B/west) of NJSH 55 and straddles U.S. Route 322 to the east of this interchange up to its border with the Borough of Glassboro and including several Rowan owned lots within Glassboro along its border with Harrison Township. Along the northeast boundary is the Borough of Pitman which primarily contains single-family residential uses. To the southeast at its border with the Borough of Glassboro, uses directly adjacent consist of single-family development and contain scattered commercial along the U.S. Route 322 highway. The redevelopment areas western boundary is immediately adjacent to NJSH Route 55 and across the highway's right-of-way are properties in both Harrison and Mantua Townships. Existing uses in these areas primarily consist of rural residential and farmland with a few scattered commercial uses along U.S. Route 322. It should be noted that future development plans for this area west of the NJSH 55 interchange include a major mixed-use redevelopment plan of nearly 400± acres within Harrison Township along its U.S. Route 322 corridor.

(Refer to Aerial View map in Appendix C)

3.2 PROPERTY DESCRIPTION

The lots designated as an Area in Need of Redevelopment, as previously listed in their preliminary investigations for both Mantua and Harrison Townships, were revised by subdivision for the purpose of the Inspira Hospital Development Plan. The lots associated with the Inspira Hospital Development Plan, as shown and noted on all relevant mapping herein, are subject to the Inspira Hospital Redevelopment Plan as well as their site plan approval and are not included in this regional redevelopment plan.

The U.S. Route 322-Rowan West Campus Regional Redevelopment Area which is for the express purpose of mutually beneficial regional economic and tourism development, consists of 252 acres in Mantua Township, 200 acres in Harrison Township and 40 acres in the Borough of Glassboro, situate along both sides of U.S. Route 322 at the intersection of NJSH 55 and U.S. Route 322, also known as Mullica Hill Road. The boundary of this regional redevelopment plan area is defined on all referenced mapping within this report.

Rowan University's main campus in Glassboro sits less than two (2) miles east and the Historic town of Mullica Hill is approximately four (4) miles west. Rowan University owns a significant portion of the properties within the regional redevelopment area. The University's development of this area to date includes several Athletic Playing Fields on the south side and the initial phase of the South Jersey Technology Park improvements on the northern section.

At various times in the past these properties have been used for farming and associated uses with a few homes and areas of commercial uses. The Preliminary Investigations in 2015 resulted in the Mantua and Harrison Township's portion of the redevelopment area being designated an "Area in Need of Redevelopment." The Borough of Glassboro was designated an area in need of rehabilitation in 2003. Several adjacent Rowan owned

parcels as previously listed within the Borough are included in this regional redevelopment plan.

3.3 ENVIRONMENTAL CONSTRAINTS

As shown on the Environmental Constraints map, there are areas related to the Chestnut Branch and Plank Run tributaries that have associated wetlands of intermediate and exceptional resource values that also have associated buffer requirements that will influence the plan.

The Chestnut Branch and Plank Run tributaries, both extending from nearby Alcyon Lake located in adjacent Pitman Borough, traverse the northern edge of the redevelopment area particularly affecting subject redevelopment plan properties in Mantua Township. These waterways also have associated 100-year flood zone designations. Plank Run also extends across the northeast quadrant of the redevelopment parcels within Harrison Township and the Borough of Glassboro, particularly influencing the plan development on the south side of U.S. Route 322.

(Refer to Environmental Constraints Map in Appendix C)

3.4 EXISTING ZONING

Mantua Township

The Redevelopment area in Mantua Township is zoned both FLX Flex Space District and PC Planned Commercial District. The intent of the FLX District is to promote the development of office buildings, warehouses and distribution facilities. The intent of the PC District is to promote the commercial development of large tracts of land in a unified form near principal arterial or collector roads in the municipality.

The applicable sections of the Township of Mantua Zoning Code are located in Chapter 230, Land Development, Article IV: District Regulations for both the FLX (§ 230-23) and PC (§ 230-22).

(Refer to Existing Zoning map in Appendix C)

Harrison Township

The majority of the Redevelopment area in Harrison Township is presently zoned INS Institutional District, with a small portion of lots located along the southern border of the Township with the Borough of Glassboro, zoned as C-55 Flexible Planned Industrial-Commercial District. The intent of the INS District is to provide regulations for public and quasi-public land uses, allow for the continuation of institutional uses and to insure the compatibility of those uses with the surrounding land use. The intent of the C-55 District is to provide and encourage development of flexible planned industrial sites and planned commercial centers.

The applicable sections of the Township of Harrison Zoning Code are located in Chapter 225, Zoning, Article VIII: INS Institutional District (§ 225-61 & 63) and Chapter 225, Zoning, Article III: Commercial Districts (C-55 § 225-18.1).

(Refer to Existing Zoning map in Appendix C)

Glassboro Borough

The redevelopment area in the Borough of Glassboro is zoned R-5, Low Density Residential District. The intent of the R-5 district is to provide a variety of residential design options in order to control access to abutting streets, provide recreation areas and open spaces and avoid encroachment on environmentally sensitive areas.

The applicable sections of the Borough of Glassboro's zoning code are located in Chapter 107, Development Regulations and Zoning, Article VI, Residential Districts (§ 107-99).

(Refer to Existing Zoning map in Appendix C)

4. DETERMINATION OF NEED

Mantua and Harrison Townships conducted the required Preliminary Investigations to determine the Area in Need of Redevelopment and the Borough of Glassboro conducted a determination of need investigation to determine the entirety of the Borough as an Area in Need of Rehabilitation based on the statutory criteria outlined by the New Jersey Local Redevelopment and Housing Law. The following is a summary of each municipality's conclusions:

Mantua Township Preliminary Investigation Conclusions

As stated in the Conclusions section of the Mantua Township Preliminary Investigation, dated December 2015:

3.2.d conclusion (relative to Block 261, Lot(s) 1, 2, 3, 7.01, 7.02, 8, 10, 11,13, 14.01 & 16.01 – Agricultural Properties – page 11):

“This report concludes that the Block and Lots enumerated above meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of:

- an ESA conducted by Whitestone Associates;
- a review of aerial photography; and
- an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in orchard and other agricultural uses.

It is the determination of this report that the Study Parcels have been historically used for deleterious land uses which have left a residual contaminating effect on the land. Pollution associated with agricultural use has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well

documented health effects which will persist unless remediated. As a result of these findings it is clear that the deleterious land use of the Study Parcels is detrimental to the safety, health, morals, and welfare of the community. Furthermore, such contamination is likely to hinder the future development of the site unless the community is able to exercise its Redevelopment.”

3.3.f conclusion (relative to Block 261, Lot(s) 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 & 25 – Likely Contamination from Lipari Landfill – page 15):

“It is the conclusion of this report there is a high likelihood that contaminated surface and groundwater seeped out of the landfill and onto Study Parcels within a 1.0 km radius and 2.5 km radius of the Lipari Landfill, although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. As a result, this report concludes that the proximity of deleterious land uses to the Study Parcels is likely to pose a serious negative threat to the safety, health, morals, or welfare of the community. Since many of these parcels were also historically associated with agricultural uses that would have used toxic chemicals in farming operations, it is likely that there will be overlapping contamination issues which can complicate the remediation process.”

3.4.c conclusion (relative to Block 261, Lots 1, 3, 3.01, 4, 4.01, 6, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 2, 20, 21, 22, 23, 24, 25 – page 16):

“This report concludes that the Blocks and Lots enumerated are sufficiently remote and lack means of access to developed sections or portions of the municipality so as not to be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting them to those roadways.”

4.1.d conclusion (relative to Block 261, Lot 9 – Integral to Redevelopment Area “Section 3” property – page 18):

“It is the finding of this report that Block 261, Lot 9 should be included in the Area in Need of Redevelopment designation under the Section 3 Criteria.”

Harrison Township Preliminary Investigation Conclusions

As stated in the Conclusions section of the Harrison Township Preliminary Investigation, dated July 2015:

3.2.d conclusion (relative to Block 2.01, Lot(s) 1.01 & 1; Block 4, Lot 2 – Agricultural Properties – page 15):

“This report concludes that the Neale Orchard (Block 2.01, Lots 1 and 1.01; Block 4, Lot 2) and its surrounding lands (those Study Parcels located on Blocks 1, 2.01,

2.02, and Block 24.02) meet the statutory requirement for being designated an Area in Need of Redevelopment as a result of

- an ESA conducted by Whitestone Associates,
- a review of aerial photography, and
- an understanding of the historic role of pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants in orchard and other agricultural uses.

It is the determination of this report that the Study Parcels have been historically used for deleterious land uses which have left a residual contaminating effect on the land. The pollution identified in the Whitestone Associates ESA has likely lead to, among other problems, heavy metal accumulation in soils. Such contamination has well documented health effects which will persist unless remediated. As a result of these findings it is clear that the deleterious land use of the Study Parcels is detrimental to the safety, health, morals, and welfare of the community. Furthermore, such containment is likely to hinder the future."

3.3.d conclusion (relative to Block 1, Lot(s) 1-10.01 – Likely Contamination from Lipari Landfill – page 17):

"It is the conclusion of this report there is a high likelihood that contaminated surface and groundwater seeped out of the landfill and onto Study Parcels north of Route 322 (Block 1, Lots 1 through 10.01) although the exact extent of such contamination is impossible to determine without a costly and extensive environmental impact assessment. Since many of these parcels were also historically associated with agricultural uses similar to those on Neale Orchard, it is likely that there will be overlapping contamination issues which can complicate the remediation process."

3.4.c conclusion (relative to Rowan Athletic Fields principally located on Block 2.02, Lot(s) 3, 4 & 5 with access through Block 2.02, Lot(s) 1 & 1.01 – Integral to Redevelopment Area "Section 3" property – page 18):

"It is the finding of this report that the finding that the parcels should be designated an Area in Need of Redevelopment remain valid despite the change of use on a portion of a few parcels."

4.2.d conclusion (relative to Block 4, Lot(s) 4-16 – page 22):

This report concludes Block 4, Lots 4 through 16 are sufficiently remote and lack means of access to developed sections or portions of the municipality so as not to be developed through the instrumentality of private capital. This is principally due to the lack of access to major roadways and the cost prohibitive nature of connecting them to those roadways.

Glassboro Borough Preliminary Investigation Conclusion

As stated in the Resolution R-59-03, dated February 3, 2003, based on a finding that 1) more than half their housing stock within the Borough is at least fifty years old; 2) the majority of the water and sewer infrastructure within the Borough is at least fifty years old and is in need of repair or substantial maintenance; and 3) a program of rehabilitation as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote the overall development of the community, the Borough of Glassboro was determined to be an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14.

5. VISION, GOALS AND OBJECTIVES

The Townships of Mantua and Harrison along with the Borough of Glassboro have come together to formulate the Route 322-Rowan West Campus Regional Redevelopment Plan which will encompass the respective portions of the Route 322 Redevelopment Area in order to establish a shared framework to guide future development and leverage the assets of the three municipalities.

5.1 VISION

The collaborative vision on behalf of Mantua and Harrison Townships as well as the Borough of Glassboro, in conjunction with Rowan University for the regional redevelopment planning for Rowan's West Campus, includes the following:

- Creation of a Regional Economic Development Redevelopment Plan (to include Mantua's 252 acres, Harrison Township's 200 acres and Glassboro Borough's 40 acres on Rt. 322 Rowan's West Campus);
- Partnership with local, county and state agency's related to traffic, traffic studies, expansion of bypass, public safety matters, permitting, etc. as redevelopment occurs;
- Shared services agreement where needed;
- Coordination of Water & Sewer Utility hook up service for the entire project area; and
- PILOT/Tax agreements (in accordance with the LHRL) that allow for revenue sharing per project site between the three municipalities.

5.2 GOALS & OBJECTIVES

In order to facilitate the desired redevelopment vision, the Regional Redevelopment Plan outlines the following objectives that are based on input received, as well as framing the redevelopment of the site consistent with the agreements described above. The Regional Redevelopment Plan objectives include the following:

- To provide appropriate design and performance standards to guide and facilitate the redevelopment of the property in a manner consistent with the overall redevelopment goal;
- To create a vehicular circulation pattern in the Regional Redevelopment Area which gives consideration to pedestrians and cyclists as well as vehicles,

and which seeks to reduce conflict points among these transportation modalities, and coordinates vehicular intersections to improve traffic and pedestrian safety;

- To encourage high quality architectural design and construction of new buildings and facilities within the Redevelopment Area which reflect the objectives and standards of Mantua Township, Harrison Township, Glassboro Borough and Rowan University;
- To encourage the creative use of landscape material as an integral design element to the Regional Redevelopment Plan and to reflect consideration of native species, seasonal interest, the texture and shape of blossoms and foliage, and resistance to disease;
- To limit impervious surface coverage within the proposed development area and in the balance of the Regional Redevelopment Area and utilize innovative stormwater management control techniques to lessen the negative impact of redevelopment on the quality, quantity and rate of stormwater runoff from the Regional Redevelopment Area; and
- To provide a clear and defined system of vehicular, bike and pedestrian circulation connecting the redevelopment area with regional trail networks and mass transit systems.

6. RELATIONSHIP TO LOCAL OBJECTIVES

Mantua and Harrison Townships along with Glassboro Borough, through shared services agreements and in conjunction with Rowan University, hope to not only encourage the development of these regionally beneficial parcels, but to ensure that the development that takes place here is comprehensively planned and coordinated. A diverse tech park and a sports/entertainment related complex is envisioned. This development has the potential to cultivate significant commercial ratables, increased tourism and economic benefits to the host municipalities, as well as the surrounding communities at large.

The Regional Redevelopment Plan advances a number of objectives put forth in Mantua and Harrison Township's Master Plans as well as Glassboro Borough's Master Plan and is substantially consistent with the intent of these Master Plans. The Master Plans recognize that areas along major arterials are important opportunities for growth and development that can generate economic and social benefits to their respective communities. Much of the area has been zoned commercial in order to capitalize on this condition and the Regional Redevelopment Areas location at the junction of two major regional roads.

The plan respects these conditions and seeks to take their Master Plan's visions for this area even further. Relevant master plan objectives to the intent of the proposed regional redevelopment plan are outlined below:

Mantua Township Master Plan

The recently completed 2018 Master Plan Reexamination for Mantua Township (awaiting adoption by the Land Use Board), identifies problems and objectives for the Township. Many of these are related to the intent of the proposed Redevelopment including:

- Commercial growth has not kept pace with residential development. While residential development has already reached 44% of its theoretical build out acreage, commercial development has only reached 2%. A disparity between the commercial and residential growth rates may leave residents with inadequate consumer choices in the local area as well as inflated property tax rates. (page 3)
- Establish planning and design standards so that new developments are of a scale and intensity that is compatible with the Township's historic and natural environmental characteristics. (page 4)
- Position the southerly end of Route 55 for commercial development complimentary to the current efforts in Glassboro. (page 4)
- Encourage the development of new businesses and the expansion of existing businesses in appropriate areas, which result in jobs that can be filled by the residents of the Township. (page 5)
- Encourage patterns of development that create connections between the various development areas, that facilitate walking and biking to schools, libraries, cultural facilities, parks, shops, employment, and nearby neighborhoods. (page 5)
- Ensure that investment in infrastructure supports a sustainable pattern of land uses which build on past public investment in roads, schools, utilities and public open space. (page 5)
- Support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages.
- Take steps to assure that the impacts of large commercial developments in adjacent communities do not adversely affect the mobility of citizens in Mantua and that the Township retains its ability to achieve its Master Plan Goals and Objectives.
- Section 7 of the Master Plan Reexamination addresses Recommendations Concerning the Incorporation of Redevelopment Plans and lists the West Campus Redevelopment Plan with the following description:

A Preliminary Investigation of the subject area was authorized by resolution (R-114-2015) on September 21, 2015, and a recommendation was adopted by the Mantua Land Use Board of a resolution (2015-31) on December 21, 2015, designating this as an "area in need of redevelopment" pursuant to the Redevelopment Law.

The Redevelopment Plan was developed for the area of Mantua Township on the eastern side of Route 55 bordered by Pitman to the north, Harrison Township to the south and Glassboro to the East. This area designated as Block: 261, Lots: 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24, 25, was defined as a "Commendation Redevelopment Area, and Rowan University was designated to serve as the Redeveloper of the Condemnation Redevelopment Area.

Harrison Township Master Plan

The following are relevant objectives from the Harrison Township Master Plan Reexamination, Gloucester County, NJ (Dated: December 2015, revised per Planning Board comments, January 21, 2016), as written by GroupMelvinDesign.

A. Township Goals for Planning and Development

4. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township. Encourage the protection of prime agricultural lands within the Township. (page 8)
7. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses. (page 8)

C. Commercial Development Objectives

Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be provided.

This goal may be achieved through the following:

1. Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township. (page 9)

D. Circulation System Objectives

The circulation system for the Township should provide safe and efficient movement of goods and people and should be integrated with that of County and State. To achieve this goal, planning should:

1. Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic. (page 9)

F. Utilities System Objectives

1. Consideration of the extension of the water and sewer systems in order to promote the development of land. (page 10)

I. Employment Objectives

1. The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this

goal, planning should promote the development of clear industrial uses, office-warehouse uses, and commercial services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development. (page 11)

Glassboro Borough Master Plan

The Borough's most recent comprehensive Master Plan, prepared December 7, 2004, expressed a strategic vision and outlined community goals, achievements and objectives to achieve a balance of land use involving state-of-the-art light industrial/office uses, modern commercial enterprises, maintaining general continuity with traditional features to provide for social, economic and educational needs of all current and future residents of the municipality which includes their commitment to the following:

- Planning effectively for the future of the Borough.
- Facilitating a robust economy by actively supporting economic development in the commercial and industrial sectors that create employment opportunities.
- Servicing the community equitably and with full public participation involving a broad range of programs and services that foster physical, social and cultural well-being.
- Contributing to regional smart growth.
- Protecting Glassboro's natural environment.
- Achieving an attractive physical landscape within our build environment.
- Promoting cultural and ethnic diversity.
- Fostering an providing equitable support and caring for all residents.
- Encouraging an enabling residents and others to take pride in Glassboro as a great place to live, work, shop, play or visit.

The master plan recognized that redevelopment and revitalization were key elements in achieving the above goals. Their subsequent master plan re-exam in 2010 continued to express the positive impact that redevelopment efforts have made in realigning revitalization of their town center as its necessary role in continuing to meet their goals of promoting beneficial economic growth, development and renewal.

7. RELATIONSHIP TO OTHER PLANS

This section of the report discusses any significant relationship of the Route 322-Rowan West Campus Redevelopment Plan to the Master Plan of Gloucester County, the State Development and Regional Redevelopment Plan as well as the Connections 2040 Plan for Greater Philadelphia and any adjacent municipalities. This requirement of the LRHL is intended to link redevelopment planning to the regional planning at large goals and objectives.

GLOUCESTER COUNTY DEVELOPMENT MASTER PLAN

The Gloucester County Development Master Plan was adopted in 1982. The Redevelopment Plan is fully consistent with the Gloucester County Master Plan, which expresses the desire to:

- Direct growth into already developed and developing areas to reduce costs of providing public facilities and services
- Maintain the viability of existing developed areas
- Conserve natural resources

It is also consistent with the intention of the County Plan to:

- Maintain and enhance the County's existing urban areas
- Encourage the continued growth of a viable, diversified County economic base
- Encourage a growth pattern that will concentrate rather than disperse development throughout the County

Gloucester County is currently preparing the 2050 Master Plan which will update the Land Use and Transportation Element of the Master Plan. The 2050 Master Plan was expected to be completed in June 2016.

NEW JERSEY STATE REDEVELOPMENT AND PLAN

The State Planning Commission recognizes the importance of the idea of sustainable development. The adopted 2001 State of New Jersey Development and Redevelopment Plan (SDRP) is intended to serve as a guide for public and private sector investment in New Jersey's future. The State Planning Area Map indicates that most of the area is within the: PA2 Suburban Planning Area, with a small portion along the northeastern border of the site with Pitman and a portion of the southeastern border with Glassboro Borough labeled as PA1 Metropolitan Planning Area.

In the Suburban Planning Area (PA2), the State Plan's intention is to:

- provide for much of the state's future development;
- promote growth in Centers and other compact forms;
- protect the character of existing stable communities;
- protect natural resources;
- redesign areas of sprawl;
- reverse the current trend toward further sprawl; and
- revitalize cities and towns.

In the Metropolitan Planning Area (PA1), the State Plan's intention is to:

- provide for much of the state's future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

(Information cited above is from the New Jersey State Development and Redevelopment Plan, adopted March 1, 2001).

Regional Redevelopment planning to support regional growth advances one of State Plan's primary goals which is to revitalize the State's towns and cities.

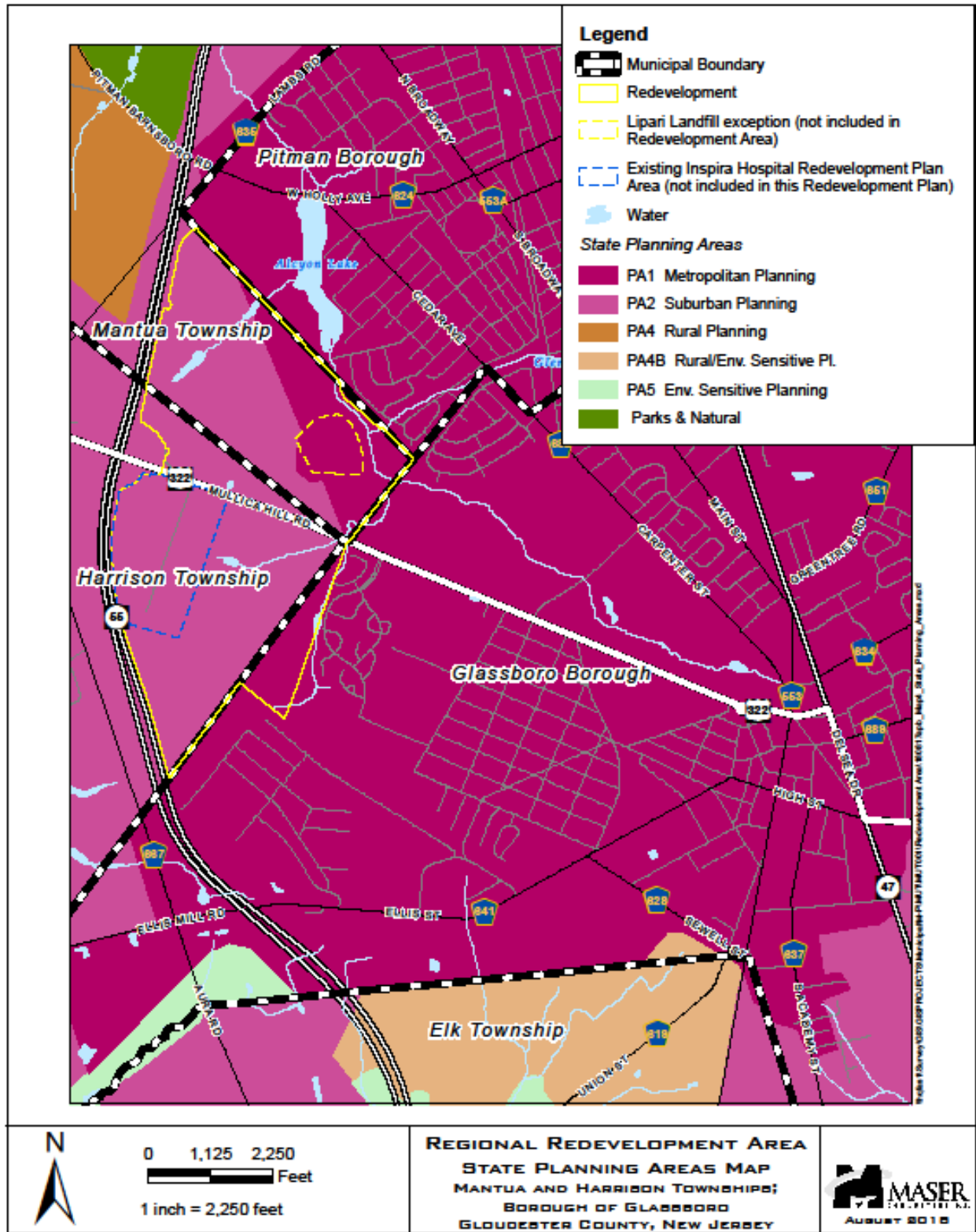


Figure 2.0 – State Planning Area Map

2012 Draft Final State Strategic Plan

The 2012 State Strategic Plan (SSP) is New Jersey's revised State Development and Redevelopment Plan designed to meet the statutory charges of the State Planning Act. The SSP was intended to be adopted by the State Planning Commission in November 2012 but was postponed due to Super Storm Sandy. The State Planning Commission is revising the SSP to incorporate disaster planning goals in light of Super Storm Sandy.

The overall purpose of the SSP is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey. The State Strategic Plan contains the following four goals:

Goal #1: Targeted Economic Growth – Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan. It should be noted that this new plan does not include a map, nor does it include planning area designations as the 2001 plan did.

The proposed Regional Redevelopment Plan also advances many if not all of the goals outlined in the State Strategic Plan.

Overall, the proposed Regional Redevelopment Plan addresses the intents of the State Plan, while providing employment opportunities and adding needed assets to nearby older communities.

CONNECTONS 2040 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission (DVRPC) created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby Mantua Township, Harrison Township and the Borough of Glassboro. The Connections 2040 Plan includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, four *Core Plan Principles* are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following are relevant to this Plan.

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan.
- Create Livable Communities. The 2040 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. Key policy approaches for these communities focus on preservation and limiting development, and include limited expansion of infrastructure systems, preservation of a rural lifestyle and village character, support for continued farming, and enhanced natural resource protection. Livable communities in these areas include rural centers that have an identifiable main street, a mix of uses, higher densities than their surrounding uses, and a true sense of place.
- Build the Economy. The primary impact that the Mantua and Harrison Route 322 Rowan West Campus Redevelopment Plan can have on the economy is through the sustainable development of this area to provide jobs and opportunities and to create a sense of place. Additionally, the Connections 2040 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes freight centers, increased accessibility, and congestion and environmental impact reduction for transit in the region. Again, construction of the Gloucester County Light Rail which is mapped to pass through Mantua would have a significant impact on multimodal transit in the greater area with the potential to establish bus links to the Redevelopment Area in the future.

ADJACENT MUNICIPALITIES

Pitman Borough Zoning and Adjacent Land Use

The Borough of Pitman is situated along the northeastern boundary of the Redevelopment area and runs along the entire length of Mantua Township from Route 55 to its boundary with the Borough of Glassboro. The northwestern area, closest to Route 55 is Zoned P, Park Conservation and contains Alcyon Lake Park with ballfield areas and other open space associated with the Chestnut Branch Tributaries. The southeastern area is Zoned R-A, Residential District and is comprised of a developed neighborhood of single family detached dwellings.

8. REDEVELOPMENT PLAN

This chapter provides the process and land use requirements for the effective and comprehensive development of the Route 322-Rowan West Campus Regional Redevelopment Plan area.

8.1 PERMITTED USES

EXISTING ZONING:

The underlying zoning within both Mantua and Harrison Townships as well as within the Borough of Glassboro, as previously outlined in Section 3.4, remains in place. However, any proposed development within the Route 322-Rowan West Campus Regional Redevelopment Plan area boundary shall be subject to the plan's overlay zoning.

The proposed zoning overlay, as shown on the Redevelopment Plan map found in Appendix C, are outlined below.

(RSE) REGIONAL SPORTS AND ENTERTAINMENT COMPLEX REDEVELOPMENT ZONE OVERLAY

1. Purpose

To provide a set of permitted uses that are complimentary to and encourage desirable growth in the Regional Sports and Entertainment Complex Redevelopment Plan area, as outlined on the Redevelopment Plan map.

2. Permitted Uses

- Recreation and entertainment related uses, including:
 - a. Playing Field Areas (Turf and Synthetic, with Sports Lighting)
 - b. Indoor Arenas/Concert Halls
 - c. Covered Multipurpose Playing Facilities
 - d. Outdoor Stadium with Running Track
 - e. Associated Retail and Sales Area Uses
 - f. Associated Entertainment Areas
 - g. Associated Restaurant (food / beverage) uses
 - h. Hotels
 - i. Personal Service Shops
 - j. Sports Bars
 - k. Game Rooms
- Educational and/or Athletic uses related to the University
- General business offices, including marketing and data processing associated with the above permitted uses.

3. Permitted Accessory Uses

- Accessory uses and structures are permitted that are customarily incidental and subordinate to or within the same building in the case of Mixed-Use buildings, as a principal permitted use.
- Electrical vehicle charging stations.

- Parking lots and/or structures.
- Swimming pools and sports courts, as part of hospitality development.
- Stormwater management facilities.
- Signage.
- Solar.

(TPL) TECH PARK / LIGHT INDUSTRIAL REDEVELOPMENT ZONE OVERLAY

1. Purpose

To provide a set of permitted uses that are complimentary to and encourage desirable growth in the Tech Park / Light Industrial Redevelopment Plan area, as outlined on the Redevelopment Plan map.

2. Permitted Uses

- Educational and office uses related to the University:
 - a. Scientific research laboratories.
 - b. University Administrative offices.
 - c. Classrooms as associated uses.
 - d. Incubator spaces.
- General business offices, including administrative, banking, data processing, executive, professional, sales or other uses of the same general character.
- Warehouse, storage house or distribution center, including a truck terminal. (The definition of "warehousing" shall be limited to inside storage of goods intended for distribution and personal property goods for individual storage. The storage of goods and materials of any kind and nature outside is prohibited.)
- Light industrial uses.
- Research, development and testing of new products, laboratories.
- Aquaponics and related Sustainable Agricultural Uses, including Greenhouses.
- Recreation and Entertainment related uses associated with the Regional Sports and Entertainment Redevelopment Plan area, such as offsite parking facilities, bus depot or similar.
- Mail-order merchandise facility.
- Hospital and Health Related Services.
- Printing, publishing, lithographing, binding or similar processes.

- Substations for electric and gas utilities, sewerage lift stations, water pumping stations, or similar public utilities facilities, not to include cellular towers.

3. Permitted Accessory Uses

Accessory uses and structures are permitted that are customarily incidental and subordinate to or within the same building in the case of Mixed-Use buildings, as a principal permitted use.

- Electrical vehicle charging stations.
- Parking lots and/or structures.
- Stormwater management facilities.
- Signage.
- Solar.

8.2 IMPLEMENTATION

Any site and/or subdivision plan application for new construction for parcels within this Regional Redevelopment Plan Area shall be in accordance with the requirements of this Regional Redevelopment Plan and all applicable ordinances and regulations of Mantua Township, Harrison Township and Glassboro Borough. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the municipality's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the associated municipality's Governing Land Use Code and be submitted by the redeveloper to the associated approving authority/municipal land use board so that compliance with the Regional Redevelopment Plan can be determined. Review by the governing municipal land use board including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable municipal ordinances and executed shared services agreement.

REDEVELOPMENT AGREEMENT – A MANDATORY CONDITION

Land use approvals granted utilizing zoning under the Route 322 – Rowan West Campus Regional Redevelopment Plan shall contain a mandatory condition that a Redevelopment Agreement must be entered between the host municipality and the applicant as a mandatory condition of preliminary and/or final approvals, as applicable.

REDEVELOPMENT ENTITY

The Governing Bodies of Mantua Township, Harrison Township and the Borough of Glassboro will serve as the Redevelopment Entities for their respective redevelopment or rehabilitation areas and are responsible for the implementation of the Regional Redevelopment Plan.

APPLICATIONS FOR DEVELOPMENT

Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Regional Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Regional Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the municipality and their designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Regional Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

- a. To allow a use not specifically permitted within the redevelopment district;
- b. Exceeding the maximum density allowed for any permitted use;
- c. Exceeding the maximum building or structure height as measured in feet and/or stories;
- d. To allow a deviation from any contractual obligations of the redeveloper to the municipality(s); or
- e. Any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d.

AMENDMENTS TO THE REDEVELOPMENT PLAN

This Regional Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law.

ACQUISITION

The Redevelopment Area within the Townships of Harrison and Mantua were designated as Condemnation Redevelopment Areas, which means eminent domain is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. for this Redevelopment Area. No property is anticipated to be acquired by eminent domain pursuant to this plan. The Glassboro properties designated as an area in need of rehabilitation, does not allow the use of eminent domain.

RELOCATION

As this Redevelopment Area is currently primarily undeveloped or would be developed by the respective owner, it is anticipated there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Plan.

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, there were no housing units in the Redevelopment Area that are affordable to low- and moderate-income households. As such, there is no need for the provision of affordable replacement housing.

9. GENERAL DESIGN GUIDELINES

The purpose of the guidelines in this Section is to provide direction in the design and implementation of this Plan. The use of the term “should” indicate a preferred and desirable standard, and the use of the term “shall” refers to mandatory regulatory guidelines.

The development and construction codes of the host municipalities, Mantua Township and Harrison Township, shall be followed, as well as any applicable Gloucester County standards. The guidelines listed are intended to offer a cohesive, organized, and workable standard, for the Redevelopment Plan area.

Changes and deviations can be granted by the applicable Joint Land Use Board and the County, unless otherwise specified in this Plan.

9.1 GUIDING PRINCIPLES

- All structures shall be constructed with compatible architectural themes, with appropriate variations in design to provide attractiveness throughout either side of the redevelopment areas. The architectural theme shall include buildings, signage, fencing, lighting, paving, curbing, landscaping and other similar and related physical features and amenities.
- All building walls facing any public street, customer parking area or residential area shall be suitably finished for aesthetic purposes.
- Provisions shall be made to allow for sound barriers and fencing to provide security and safety within the Redevelopment Plan areas, where deemed appropriate by the respective planning board. Sound barriers shall be allowed up to 20' in height and perimeter fencing to 8' height. Landscape is to be provided to soften both sides of fencing and sound barriers, where deemed appropriate by the respecting planning board.
- Provision shall be made for a visually pleasing, inviting, and safe pedestrian circulation, as related to the use, and where deemed appropriate by the respective planning board.
- Provision shall be made for a clear delineation between vehicular circulation, service / loading access and pedestrian access, relative to the needs of said use and as deemed appropriate by the respective planning board.

- Provision shall be made for flexible and varied outdoor spaces and landscaped green spaces at grade levels to support Office and Commercial users, relative to the needs of said use and as deemed appropriate by the respective planning board.
- Site improvements shall incorporate and support bicycle use and public transit whenever possible, and where deemed appropriate by the respective planning board.

9.2 GENERAL REQUIREMENTS

- The Regional Redevelopment Plan can be executed in stages according to a phasing plan submitted by the selected redevelopers and approved by the Joint Planning Boards of each subject municipality. The phasing plan shall be executed in accordance with a municipal development agreement. The land owners, developer, and Township shall enter into the agreement embodying all details regarding compliance with this article to assure binding nature thereof for the overall tract and its development. The agreement shall be in the recordable form and shall be so filed, at applicant's expense, with the county recording officer.
- All buildings and uses within the Regional Redevelopment Plan areas shall be served by public sanitary and water facilities. Such facilities shall be subject to the approval of applicable agencies which may have jurisdiction over such development. An application should include the estimated demands of the proposal for all water, sewer facilities and from the appropriate source, stating the availability of such capacity or lack thereof. Such statement shall also include the estimated time table for the use of such water and sewer, and a certification reflecting preliminary approval from the sources of such water/sewer services.
- Structures shall have architectural features and amenities that create aesthetic value to their face walls and the development at large. Exterior building elevations must be reviewed for conformance with this requirement and approved as part of the overall site plan review process by the respective planning board.
- New street furnishings, lighting, and signage, etc., shall be compatible in design, materials, color and scale.
- Creative use of materials is encouraged to provide pedestrian scale in the texture and form of hardscape and softscape, in pavement, trees and plantings, amenities, (i.e. transit shelters, site lighting, benches, bicycle racks, furnishings, planters, bollards, waste receptacles, etc.,) along all street frontages to protect and enhance safe and pleasant pedestrian movement and in the interior site as appropriate.
- Clearly delineate loading areas and truck access.
- All pathways shall incorporate measures for pedestrian and vehicular safety and shall comply with State and Federally mandated ADA requirements.

9.3 GENERAL BULK AND AREA REQUIREMENTS

As a general rule the following guidelines should be applied to new development and buildings:

- Maximum Lot Coverage of 75% is permitted.
- Maximum Building Coverage of 40% is permitted.
- Minimum Building Setback from Route 55 Right of Way – 75 ft.
- Minimum Building Setback from Route 322 Right of Way – 75 ft.
- Minimum Building Setback from Access Road Right of Way – 50 ft.

9.4 SIGNAGE

A Comprehensive Signage Plan, presenting specific sign typology and design to be used throughout the Redevelopment Plan area shall be provided with the first preliminary site plan application for review and approval by the associated approving authority/municipal land use board. It is the intent of this requirement that a consistent theme shall be provided throughout each overlay area.

Examples of types of signs include; wayfinding signs, monument signs for the area, monument signs for the various users and building identifications, façade signage per building type, directory signs, street signs and traffic control signs. Signage plan should include: permitted number of each sign type, dimensions, materials, colors, fonts and graphics and method of signage lighting.

Users should also specify any intentions of employing temporary or event related signage or other methods of identification and marketing.

Once a Comprehensive Sign Plan has been submitted and approved by the associated approving authority/municipal land use board, it shall supersede the requirements of the Township's or Borough's Land Use Ordinances.

9.5 CIRCULATION

Main Access

The proposed redevelopment plan areas are proposed to be served by the main arterial road, US Route 322, at a signalized intersection that is proposed to be located on Route 322 at the present entrance to the Southern New Jersey Technology Park. This intersection is to be developed to provide access to both the north and south Redevelopment Plan areas and to allow for safe master ingress and egress via Route 322 is anticipated to be aligned with a new County connector road proposed through the southern Harrison redevelopment area and an adjacent Glassboro area to provide a connection complete to Ellis Mill Road.

Internal Circulation and Connection

The internal circulation for both the north and south Redevelopment Plan areas is yet to be determined, however the intention is to have the main access intersection, where the present entrance to the Tech Park is currently located, along with the proposed County connector road, provide primary access to all of the Regional Redevelopment Plan areas.

Internal connections within the southern portion of the Redevelopment Plan area should be considered such that potential linkages to areas south and east of the Regional Redevelopment Plan area can be accommodated.

Traffic Calming

Textured crosswalks and painted lines should be used to provide traffic calming.

Pedestrian/Bike System

A pedestrian crossing should be provided at the proposed signalized intersection of Route 322 and entrance road.

Internal pedestrian sidewalks should be provided between the primary uses and the site should be designed to encourage and support walkability within the redevelopment area.

A 10-foot-wide asphalt multi-purpose County Bike Trail is proposed along the northeastern boundary of the Redevelopment Plan area. It should be investigated as to how this trail can be incorporated and developed as part of the overall site improvements as shown in the Mantua Township 2018 Master Plan Re-examination.

Mass Transit

A transit stop should be investigated to be placed at the main entrance to the Redevelopment Plan areas and Route 322 with related improvements (i.e. benches, trash receptacles, landscaping, sidewalk access, bus shelter and lighting) and appropriate signage. All benches and shelters shall be handicap accessible.

Connection and/or extension of regional transportation networks should also be further investigated and incorporated where appropriate.

9.6 PARKING

Parking requirements shall follow local ordinance outlines for intended usage, with the following requirements being added relative to specific event related parking that potentially exceeds all standards:

1. Parking shall not be located directly on the Redevelopment Plan's main internal circulation drives.
2. On-street parking can be provided as part of a comprehensive streetscape design approach in some areas where deemed appropriate.
3. Parking garages are permitted and shall be designed to be entered from side streets or service drives that are visually screened from public streets or walkways. (See local codes for additional requirements).
4. The following parking standards are offered as guidance for Event Parking

Retail	1 / 200 sf
Restaurant	1 / 100 sf

Bars	1 / 50 sf
Indoor Arenas	1 / 3 permanent seats
Hotels	1 / Room + service parking
Soccer Fields	50 / Field + parking for major special events
Stadium	1 / 3 seats
Tennis Courts	16 / court + parking for spectators at 1/3 permanent seats
Indoor Multi-Purpose Field	5 / 1,000 sf
Baseball Fields	50 / Field + parking for spectators at 1/3 permanent seats

It is acknowledged that additional parking needed for major special events will require supplemental offsite facilities. Such provisions if necessary shall be addressed at the time of site plan approval.

9.7 LIGHTING

A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the area shall be provided with the first Preliminary Site Plan application for review and approval by each associated approving authority/municipal land use board. It is the intent of this requirement that a consistent theme shall be provided throughout, and plans should address parking areas, streets, walkways and building lighting.

1. All street lighting fixture heads and posts shall be black in color. Other finishes may be allowed, subject to the associated approving authority/municipal land use board.
2. All parking area lighting fixture heads and posts shall be black.
3. All streets and parking areas shall meet Township standards for minimum illumination.
4. Parking lot lighting fixtures generally should be no more than 25 feet in height with an average of 2.6 foot candle illumination to be maintained within parking lots.
5. Pedestrian scaled lighting, less than 16 feet in height, shall be provided at a rate of 1 fixture per every 100 linear feet of pathway with an average of 0.5 foot candle illumination must be maintained within the developable foot print.
6. Light fixtures attached to the exterior of a building are encouraged. These fixtures shall be architecturally compatible with the style, materials and colors of such building.

7. Sports Field Lighting shall be allowed in the playing field areas providing that the lighting meet the acceptable industry standards for safe play and the requirement of 0 (zero) footcandles overwash at the property lines.
8. All lighting should be designed to reduce sky-glow and increase night sky access, improve nighttime visibility through glare reduction and reduce adverse effects on wildlife environments through the installation of fixture integrated lighting controls.
9. Automatic controls should be installed that turn-off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours.

9.8 STORMWATER RUNOFF MITIGATION PLAN

Guiding Principles

For all new construction governed by this Regional Redevelopment Plan, the management of stormwater runoff shall be designed to utilize Low Impact Development techniques and Best Management Practices (BMPs) intended to maximize recharge, remove pollutants and to capture rainwater for irrigation use in place of potable water sources. All stormwater management basins should investigate the use of bioretention and may include a network of stormwater wetlands, bioswales, rain gardens and the equivalent.

Best Management Practices

Any redevelopment project governed by this Regional Redevelopment Plan shall strive to minimize impervious cover and meet all applicable local, county and state design regulations and include a Runoff Mitigation Plan showing that the stormwater management design elements have investigated and where appropriate included an appropriate combination of non-structural Best Management Practices. The Plan shall show how the design:

1. Utilizes permeable areas to allow more infiltration of runoff into the ground through such means as biofiltration, filter strips, swales, infiltration trenches, green roofs and/or permeable pavement, and/or;
2. How it directs runoff to permeable areas and/or utilize stormwater storage for re-use or infiltration by such means as orienting roof runoff towards permeable surfaces, drywells, French drains, or other Best Management Practices (BMPs) rather than directly to large basin areas.
3. Uses cisterns, retention structures, or rooftops to store precipitation or runoff for re-use;
4. Designs curbs, berms, or the like to avoid isolation of permeable or landscaped areas.

A Runoff Mitigation Plan must also include a plan for the maintenance of all BMP's requiring on-going maintenance and include the applicant's statement accepting responsibility for all structural and treatment control and BMP maintenance.

9.9 ARCHITECTURE

Materials

Building facades visible from any main and or internal street should consist of brick, stone, cast stone, or other high quality material.

The maximum height of any building located within the Regional Redevelopment Area shall be 10 stories in the RSE redevelopment zone overlay and 5 stories in the TPL redevelopment zone overlay.

Building exteriors should have vertical and/or horizontal offsets or similar features to vary the façade or create visual breaks on the exterior, where deemed appropriate for the intended use. Long, blank, windowless, monotonous, uninterrupted walls or roof planes are discouraged.

Building wall offsets, including projects and recesses, such as balconies, canopies, awnings, and other architectural details, are encouraged.

Rooftop heating, ventilating, and air conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes, and other telecommunications receiving devices are encouraged to be screened or otherwise specially treated to be inconspicuous as viewed from the primary to secondary street and adjacent properties.

In order to reduce the "Heat Island Effect", roofing materials for at least 75% of the roof area of all new buildings in the Redevelopment Area should have a Solar Reflectance Index (SRI) of at least 29 for roofs with a slope greater than 2:12 and an SRI of 78 for roofs with a slope of 2:12 or less.

Entrances

All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, overhangs, or canopies. These elements shall be compatible with the style and materials of the building. Entrances may also be defined by planters.

9.10 LANDSCAPE ELEMENTS

Guiding Principles

Plant selection should conform to the following general design principles as much as possible:

- Landscape plants should be native species and typical full specimens
- All landscape plant material must conform to the American Association of Nurserymen Standards (AAN) for quality at the time of installation.
- All plant selections should emphasize deer resistant species.

- Local soil conditions and water availability should be a consideration in the plant selection process. All plants shall be tolerant of the specific site conditions.
- Landscaping shall not inhibit access by emergency vehicles or inhibit visibility within required vehicular sight triangles.
- An appropriate variety of tree and shrub species should be provided to avoid die-out due to species-specific diseases.

Street Tree Details

Street trees should be provided on both sides of all streets within the Redevelopment Plan Area.

The number of street trees should average a spacing of one for every 60 linear feet of property frontage.

Trees should be a minimum of two and one-half to four inches caliper, based on ANA standards.

Trees shall be disease resistant and tolerant of road salts and air pollution.

Street Tree species should be grouped together to create a canopy effect.

Branching height should bear a relationship to the size and species of tree but shall have a minimum clearance height of seven feet above grade before branching begins.

In addition to these requirements street trees should be provided in accordance with (LEED-ND NPD Credit 14, "Tree-Lined and Shaded Streets") outlines.

Buffer Widths and Design

Landscape buffers shall be provided at various locations throughout the Regional Redevelopment Plan area to provide visual screening and possible sound breaks, break up the imposition of massive areas of hard surfacing, and provide seasonal coloration and textural interest. The buffers shall include:

1. A mass and variety of deciduous and/or evergreen species along the road and highway frontage.
2. Shrubs within the buffer shall primarily include evergreen species, although deciduous plants may be used. This landscape mass shall be interspersed with ornamental and evergreen trees to provide for a natural, random and visually interesting plant scheme.
3. Selection of plants species shall provide for a variety and mixture of native landscaping. Native species and varieties should be heavily considered based upon their susceptibility to disease, shapes, seasonal display, textures, flowers, and foliage.
4. The plant quantities constituting the buffer should include:

- Shade Trees one per 100 linear feet of frontage.
 - Shrubs averaging 25 per 100 linear feet of frontage.
 - Ornamental and Evergreen trees averaging four per 100 linear feet of frontage.
 - Lawn or groundcover to complete the required buffer area.
5. Required plantings in the buffer areas shall meet the minimum size requirements at time of planting:
 - Shade Trees in buffer planting can be installed at 2" to 2 ½" cal.
 - Shrubs: planted size is to be a minimum of 24 inches to 36 inches in height.
 - Ornamental trees: planted size is to be a minimum of six feet to eight feet in height.
 - Evergreen trees: planted size is to be a minimum of five feet to six feet in height.
 6. Fences and walls can be used for decorative purposes as well as for screening and buffering purposes. All fences and walls shall be designed as integrated parts of the overall architecture and site elements.
 7. The creation of berms is encouraged to elevate plantings and to provide additional screening.
 8. When adjacent to service areas or loading docks, additional landscaping shall be provided within the buffer area.

In an attempt to provide a cohesive appearance to the entire redevelopment area the following standards are intended to be compatible with the Inspira Hospital Redevelopment Plan.

1. Buffer Zones along frontage of Route 55 shall be a minimum of 60 feet wide, with planted areas of 25 feet wide.
2. Buffer Zones along frontage of US Route 322 shall be a minimum of 50 feet wide, with planted areas of 20 feet wide.

A 10-foot-wide bituminous multi-purpose path shall be provided with the location to be approved by the associated approving authority/municipal land use board.

If applicable, bike/pedestrian improvements shall also be consistent with the Gloucester County bike/pedestrian master plan.

The Landscaping in this area shall provide a visual break but not necessarily a complete screening. Shade trees and evergreens shall be the base with the remainder of the landscape organized into masses and groupings to be reviewed and approved by the associated approving authority/municipal land use board.

3. Buffer Zones along the proposed County connector road to adjacent parking areas shall be 40 feet wide.

A minimum 3.0-foot-high berm within this area is required when the parking areas front directly on the County connector road.

A minimum 8-foot-wide multi-purpose path shall be provided along the County connector road and where otherwise deemed appropriate by the associated approving authority/municipal land use board.

If applicable, bike/pedestrian improvements shall also be consistent with the Gloucester County bike/pedestrian master plan.

Street trees spaced every 40 ft. shall be on the street side of the sidewalks.

4. Parking setbacks along interior access drives other than the proposed County connector road shall be 25 feet.
5. Perimeter Buffer Zones adjacent to residential properties shall be a minimum of 150 feet wide.

Site Protection and General Planting Requirements

Topsoil Preservation - Topsoil moved during the course of construction shall be stockpiled, tested and stabilized prior to redistribution on all regraded surfaces so as to provide even cover to all disturbed redevelopment areas and stabilized by seeding or planting. A soil erosion and sediment control plan shall be prepared in accordance with state standards and approved by the County Soil Conservation District prior to any soil disturbance.

Removal of Debris - All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of in accordance with the law. To the extent possible, materials should be diverted from the solid waste stream and reused on-site, with a goal of recycling or salvaging at least 50% of nonhazardous construction and demolition debris.

Existing mature trees and wooded areas should be located on the existing conditions survey and be preserved to the greatest extent practical in the design of the development.

Planting Specifications

- Deciduous trees shall have a minimum 2 1/2 inch caliper measured 6 inches above the ground surface at time of installation.
- Evergreen trees shall have a minimum height of 6 feet at planting.
- Sizing of shrubs shall be allowed to vary depending on setting and type of shrub.
- Only nursery-grown plant materials shall be acceptable horticultural standards.
- Dead or dying plants shall be replaced during the following planting season and guaranteed by the landscape contractor for a period of one year.
- All plant materials, planting practices, and specifications shall be in accordance with the "American Standards for Nursery Stock" by the American Association of Nurserymen Standards.
- All selected plant species selected should be hardy for this particular climatic zone and appropriate in terms of function and size.

- Landscaping within sight triangles shall not exceed a mature height of 30 inches and shade trees shall be pruned up to a ten (10) foot branching height above grade.

Parking Lots

Interior parking lot landscaping should provide the following as a minimum requirement:

- A screen planting consisting of a hedge or other approved landscaping design component, not less than 3 feet in height shall be provided between all off street parking areas and any internal or external roadway.
- A planting island, a minimum of 9 feet wide by 18 feet long, shall be placed at the end of all single or double bays of parking with intermittent islands required, appropriately spaced, at the discretion of the respective planning boards.
- Islands shall be placed opposite each other in adjacent rows or parking.
- The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.
- Each 9' x 18' planting island as defined above, is recommended to contain one (1) shade tree. Additionally, the island shall be planted with shrubs, ornamental grasses or other approved landscaping design as deemed appropriate by the respective planning board.
- Shrubbery shall be less than 3 feet and shade trees shall have foliage no lower than 7 feet in height to provide for safe visibility.
- Plants shall be selected for high drought tolerance or irrigation shall be provided that uses nonpotable water supplies such as captured rainwater or greywater.
- All plantings within landscaped islands shall be set back 2 feet from the curb.

Trash Enclosures

All stand-alone trash enclosures shall be screened by a solid masonry wall on three sides and heavy-duty gate closures. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that is a minimum of 6 feet tall at planting.

Landscape Plan

A landscape plan prepared by a landscape architect, licensed by the New Jersey State Board of Architects and Landscape Architects shall be submitted with an application to the Planning Boards for Site Plan Approval. The landscape plan shall include the following information:

1. Existing and proposed underground and above ground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc.
2. Existing wooded areas, rock outcroppings and existing and proposed water bodies.
3. Location of individual existing trees noted for preservation within the area of development and thirty (30) feet beyond the limit of the disturbance.

4. Existing and proposed topography and location of all landscaped berms.
5. Indicate location, species and sizes of all proposed shade trees, ornamental trees, evergreen trees and shrubs and areas for lawns or any other ground cover. Different graphic symbols shall be used to show the location and spacing of shade trees, ornamental trees, evergreen trees, shrubs and ground cover. The size of the symbol must be representative of the size of the plant shown to scale.
6. A plant schedule indicating botanical name, common name, size at time of planting (caliper, height and spread), quantity, root condition and any special remarks (spacing, substitutions, etc.) for all plant material proposed.
7. Plants within the plant schedule shall be keyed to the landscape plan utilizing the first letter of the botanical plant name (i.e., *Acer rubrum* = AR).

9.11 MAINTENANCE

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, landscaping and lighting must be maintained in good condition and repaired by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:

1. Prompt removal of all snow, litter, trash, refuse, and wastes.
2. Lawn mowing.
3. Tree and shrub pruning.
4. Landscape watering.
5. Keeping exterior lighting and mechanical facilities in working order.
6. Keeping lawn and garden areas alive, free of weeds, and attractive.
7. Keeping parking areas, driveways, and roads in good repair.
8. Complying with all government health and police requirements, including maintenance of ADA accessible routes of travel.
9. Striping of parking areas and repainting of improvements.
10. Repair of exterior damages to improvements in a timely manner.

Appendix A

Mantua Township Resolutions

Resolution R-114-2015, September 21, 2015

Resolution No. 2015-31, December 15, 2015

Resolution R-157-2015, December 21, 2015

Resolution R-79-2018, May 7, 2018

Resolution No. 2018-17, August 21, 2018

Ordinance O-7-2018, September 17, 2018

RESOLUTION R-114-2015

**MANTUA TOWNSHIP
GLOUCESTER COUNTY**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF MANTUA
AUTHORIZING THE LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCKS 260,
261 AND 261.01 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANTUA
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“Redevelopment Law”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area including eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a “Condemnation Redevelopment Area”; and

WHEREAS, the Township Committee of the Township of Mantua, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, The Township of Mantua governing body wishes to direct the Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Land Use Board to conduct such an investigation regarding said area/properties.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Mantua, County of Gloucester and State of New Jersey as follows:

1. The Land Use Board of the Township of Mantua is hereby directed to undertake a preliminary investigation to determine whether Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 is a Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and
2. The staff of the Land Use Board and its consultants are hereby directed to assist the Land Use Board in conducting the area in need of redevelopment investigation; and
3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Land Use Board for immediate action; and
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

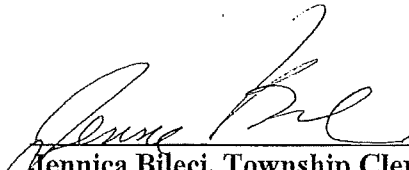
THIS RESOLUTION WAS DULY ADOPTED by the Township Committee of the Township of Mantua on this 21st day of **September, 2015**, at a Regular Meeting held in the Township Municipal Building, 401 Main Street, Mantua, New Jersey 08051.

TOWNSHIP OF MANTUA

By: _____


PETER SCIRROTTO, MAYOR

ATTEST:


Jennica Bileci, Township Clerk

	Scirrotto	Lawrence	Zimmerman	Silvanio	Legge
YES	/	/	✓	✓	✓
NO					
ABSTAIN					
ABSENT					

RESOLUTION NO. 2015-31

**RESOLUTION OF THE MANTUA TOWNSHIP JOINT LAND USE BOARD
RECOMMENDING TO THE GOVERNING BODY OF THE TOWNSHIP OF
MANTUA THAT CERTAIN LOTS IN BLOCK 261; LOTS 1, 2, 3, 3.01, 4, 4.01, 6, 7.01,
7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24
AND 25 ON THE MANTUA TOWNSHIP TAX MAP BE DESIGNATED AS AN AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1, *et seq.* (the "Law") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, by way of Resolution No. R-114-2015 adopted September 21, 2015, the Governing Body of the Township of Mantua authorized and directed the Township Joint Land Use Board ("Board") to conduct a preliminary investigation to determine whether the area consisting of land designated as Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; and Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 as shown on the Mantua Township Tax Map (the "study area"), meets the criteria set forth in the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, as required by Section 6 of the Redevelopment Law, Township Resolution No. R-114-2015 specifies that a redevelopment area designation of the lands shall be as a Condemnation Redevelopment Area such that the Township may use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, *et seq.*; and

WHEREAS, by Resolution #2015-24, the Board authorized and directed its planning consultant, Robert F. Melvin, AICP/PP, to conduct a preliminary investigation to determine whether the study area, or any part thereof, meets the requirements of the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, the Board received the report of Robert F. Melvin, dated December 2015, including a map showing the boundaries of the area being considered for redevelopment and the location of the individual parcels therein, along with the investigation study and findings of Robert F. Melvin, a copy of which is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, at the recommendation of the Board's and Township's professionals, the following properties will be excluded from redevelopment at this time: Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04 and Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 and Block 261, Lot 7.

WHEREAS, in accordance with the procedural requirements of the Redevelopment Law, the Board ordered that the map and investigation report be on file with the Board Secretary a minimum of ten days prior to the hearing and were made available for inspection by interested parties and the public; and

WHEREAS, a public hearing was held on December 15, 2015 after proper notice in full compliance with State statute, wherein the investigation report was presented and explained to the Board and the public, and the Board and public had an opportunity to comment and be heard regarding the potential designation of the study area as an area in need of redevelopment; and

WHEREAS, during the hearing, the Board considered the testimony of the following witness(es):

- Robert Melvin, AICP/PP of Group Melvin Design, Board Planning Consultant

WHEREAS, the Board reviewed the investigation report, heard the oral presentation of its professionals, and considered the comments and presentation of the public, if any; and

WHEREAS, based upon the foregoing, the Board makes the following findings:

1. The study area consists of numerous parcels located near Route 55 and Route 322 within the Township.
 - a. The study area is comprised of lands owned predominantly by the State Board of Education / Rowan University.
2. The study area is zoned FLX Flex Space District and PC Planned Commercial District. The intent of the FLX District is to promote the development of office buildings, warehousing, and distribution facilities. The intent of the PC District is to promote the commercial development of large tracts of land in a unified form near principal arterial or collector roads in the municipality.
3. Based upon the investigation report and the testimony provided by the Board's Planning Consultant during the hearing, the Board finds and determines that certain parcels within the study area meet the criteria for designation as an area in need of redevelopment as set forth in the Redevelopment Law. Specifically, the Board finds that the properties located in Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 meet the criteria set forth in N.J.S.A. 40A:12A-5.d (criterion "D" of the Redevelopment Law). The Board finds that the property located in Block 261, Lot 9 meets the criteria set forth in N.J.S.A. 40A:12A-3 ("Section 3 Criteria" of the Redevelopment Law) because its inclusion is found necessary for the effective redevelopment of the area of which it is a part.


WHEREAS, for the foregoing reasons, the Board finds that the study area, comprised of the lands designated as Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11,

12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 on the Mantua Township Tax Map, meet the established threshold of eligibility under the statutory criteria of the Redevelopment Law, and is therefore suitable to be declared an area in need of redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Mantua Township Joint Land Use Board, as follows:

1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. Having made the findings set forth above, it is hereby recommended to the Governing Body of the Township of Mantua the lands identified as Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 be considered and designated as an area in need of redevelopment and that the Governing Body take such actions as may be necessary, after public notice and hearing, to make said determination according to law.
3. The Board recognizes and acknowledges that the study area is comprised substantially of lands that are part of Rowan University's "West Campus" and that any redevelopment plan for the area will be undertaken to facilitate and assist the University in proceeding with development of its West Campus, and therefore, the Board recommends that Rowan University be simultaneously designated as the Redevelopment Entity for the Redevelopment Area.
4. The Board recognizes and acknowledges that, despite the Township's identification of the study area as a "Condemnation Redevelopment Area," the Township does not have the ability to condemn lands owned by the State. However, with respect to those areas not owned by the State Board of Education / Rowan University, the Township reserves the right to use condemnation in the Condemnation Redevelopment Area.
5. The Board recommends that the Governing Body of the Township of Mantua authorize and direct the Mantua Township Joint Land Use Board and its professionals and consultants to work with the University and prepare a redevelopment plan, for consideration by the Governing Body of the Township of Mantua, which will set forth the goals and objectives for this redevelopment and outline the actions to be taken to accomplish same.
6. A copy of this Resolution shall be forwarded to the Township Administrator and Municipal Clerk for distribution to the Mantua Township Committee.

LAND USE BOARD
OF MANTUA TOWNSHIP

By: 
Henry Stanley, Chairman

Attest:

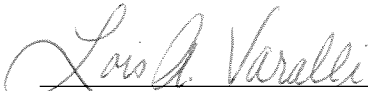

Lois A. Varalli, Secretary

ROLL CALL VOTE ADOPTING RESOLUTION

Those in favor: *Acton, Bamford, Harris, Legge, Mayer, Stanley, Monte, deMers, Masciulli* Those Opposed: *-0-*
Those abstaining: *-0-*

The foregoing is a true copy of a Resolution adopted by the Land Use Board of Mantua Township at its meeting held on December 15, 2015, as copied from the minutes of said meeting.

Dated: *12-15-15*


Lois A. Varalli, Secretary

RESOLUTION R-157-2015

**TOWNSHIP OF MANTUA
GLOUCESTER COUNTY**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANTUA, DESIGNATING BLOCK 261, LOTS 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02,
8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and
25 AS A CONDEMNATION AREA OF THE CITY IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq., grants broad powers to municipalities to create and implement redevelopment plans for areas determined to be in "need of redevelopment;" and

WHEREAS, by Resolution No. R-114-2015 on September 21, 2015, the Township of Mantua directed the Township's Land Use Board to conduct a Preliminary Investigation of Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; and Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Township Committee of Mantua Township has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described areas within the municipality; and

WHEREAS, the Township of Mantua Land Use Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries, and prepared a Preliminary Investigation Report dated November 2015 through its Planner, Group Melvin Design (the "Preliminary Investigation Report") as required by the Redevelopment Law including certain portions of the area to be considered Condemnation Redevelopment Areas pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

WHEREAS, on December 15, 2015, the Township of Mantua Land Use Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, the Mantua Township Land Use Board recognized and understood that, despite the Township Committee's identification of the study area as "Condemnation Redevelopment Area", the Township does not have the ability to condemn lands owned by the State; and

WHEREAS, the Mantua Township Land Use Board recognized that the study area is comprised substantially of lands owned by Rowan University and any redevelopment plan for the area is being done to assist Rowan's ability to proceed with the development of its West Campus; and

WHEREAS, the Township of Mantua Land Use Board adopted Resolution No. 2015-31, recommending that Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 be designated as an "area in need of redevelopment (Condemnation Redevelopment)" since the Blocks /Lots identified satisfy one or more of the criteria set forth in N.J.S.A. 40A:12A-5;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mantua, that based upon the investigation undertaken by the Mantua Township Land Use Board, and the recommendation of the Land Use Board following a public hearing on the matter, that the area identified as Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25, on the Mantua Township Tax Map, be and is hereby designated as an "area in need of redevelopment," pursuant to the Redevelopment Law.

NOW THEREFORE, BE IT FURTHER RESOLVED by the Township Committee of Mantua Township that a copy of this Resolution designating Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 as an area in need of redevelopment be made available to, and notice of this designation be served upon, each owner of property within redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Land Use Board process, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED that the redevelopment area is a "Commendation Redevelopment Area" and that that this redevelopment area determination shall authorize the municipality, to the extent permitted by law, to exercise the power of eminent domain to acquire any property in the delineated area as well as those powers set forth in N.J.S.A. 12A-8.

BE IT FURTHER RESOLVED that Rowan University be and hereby is designated to serve as the Redeveloper of the Condemnation Redevelopment Area identified in this resolution.

BE IT FURTHER RESOLVED by the Township Committee of Mantua Township that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

ADOPTED at a regular meeting of the Township Committee of the Township of Mantua held on December 21, 2015

TOWNSHIP OF MANTUA

By: _____

Peter Scirrotto
PETER SCIRROTTO, MAYOR

ATTEST:

Pamela LeVine, Dep Clerk
Pamela LeVine, Township Deputy Clerk

	<u>Scirrotto</u>	<u>Lawrence</u>	<u>Zimmerman</u>	<u>Silvanio</u>	<u>Legge</u>
<u>YES</u>	✓		✓		✓
<u>NO</u>					
<u>ABSTAIN</u>					
<u>ABSENT</u>		✓		✓	

RESOLUTION R-79-2018

**MANTUA TOWNSHIP
GLOUCESTER COUNTY**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MANTUA, DIRECTING MASER CONSULTING TO DRAFT A REDEVELOPMENT
PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 261, LOTS 1, 2, 3, 3.01, 4, 4.01,
6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23,
24 and 25 ON THE TAX MAPS OF THE TOWNSHIP OF MANTUA**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq., grants broad powers to municipalities to create and implement redevelopment plans for areas determined to be in "need of redevelopment;" and

WHEREAS, by Resolution No. R-114-2015 on September 21, 2015, the Township of Mantua directed the Township's Land Use Board to conduct a Preliminary Investigation of Block 260, Lots 13, 13.01, 13.02, 13.03, 13.04, 14, 14.01, 15, 15.02, 16, 16.01, 16.02 and 16.04; Block 261; Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25; and Block 261.01, Lots 14, 15, 15.01, 15.02, 15.03, 16, 16.03, 16.04 and 17 in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Township of Mantua Land Use Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries and a Preliminary Investigation Report dated November 2015 through its Planner, Group Melvin Design (the "Preliminary Investigation Report") as required by the Redevelopment Law including certain portions of the area to be considered Condemnation Redevelopment Areas pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

WHEREAS, on December 15, 2015, the Township of Mantua Land Use Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, the Mantua Township Land Use Board recognized and understood that, despite the Township Committee's identification of the Study Area as a "Condemnation Redevelopment Area", the Township does not have the ability to condemn lands owned by the State; and

WHEREAS, the Mantua Township Land Use Board recognized that the Study Area is comprised substantially of lands owned by Rowan University and any redevelopment plan for the area is being done to assist Rowan's ability to proceed with the development of its West Campus; and

WHEREAS, the Township of Mantua Land Use Board adopted Resolution No. 2015-31, recommending that Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 be designated as an "area in need of redevelopment (Condemnation Redevelopment)" since the Blocks/Lots identified satisfy one or more of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, by Resolution No. R-157-2015 on December 21, 2015, the Township Committee of Mantua Township after reviewing and considering the Preliminary Investigation Report, the recommendation of the Land Use Board and the Resolution of the Land Use Board, as well as any comments of the public and the criteria set forth at N.J.S.A. 40A:12A-5 for determining an area to be in need for redevelopment, designated Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 as an "area in need of redevelopment (Condemnation Redevelopment)" (the "Redevelopment Area") pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee of Mantua Township desires to authorize J. Timothy Kernan, P.E., P.P., C.M.E., of Maser Consulting, P.A. to prepare a Redevelopment Plan for the Redevelopment Area;

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mantua that J. Timothy Kernan, P.E., P.P., C.M.E., of Maser Consulting, P.A. is authorized and directed to prepare a Redevelopment Plan for the property identified as Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 on the Tax Maps of the Township of Mantua, including an outline for the planning, development and redevelopment thereof pursuant to N.J.S.A. 40A:12A-7 and present same to the Land Use Board and Township Committee.

BE IT FURTHER RESOLVED, that the Township is authorized to execute a contract with J. Timothy Kernan, P.E., P.P., C.M.E., of Maser Consulting, P.A. related to the review and preparation of a Redevelopment Plan for the Redevelopment Area.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

ADOPTED at a regular meeting of the Township Committee of the Township of Mantua held on May 7, 2018.

TOWNSHIP OF MANTUA

By: _____

PETER SCIRROTTO, MAYOR

ATTEST:

JENNICA BILECI, Township Clerk

	Scirrotto	Zimmerman	Legge	Lukens	Layton
YES	✓	✓	✓	✓	✓
NO					
ABSTAIN					
ABSENT					

RESOLUTION NO. 2018-17
OF THE MANTUA TOWNSHIP JOINT LAND USE BOARD
RECOMMENDING THE ADOPTION OF THE ROUTE 322-
ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT
PLAN PURSUANT TO THE LOCAL REDEVELOPMENT
AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40:12A-6* of the Redevelopment Law, the Township Committee of the Township of Mantua, in the County of Gloucester, New Jersey (the “**Committee**”) must authorize the Joint Land Use Board of the Township (the “**Land Use Board**”) to conduct an investigation of whether a proposed area is a redevelopment area and make recommendations to the Committee; and

WHEREAS, the Committee by Resolution R-114-2015, adopted September 21, 2015, pursuant to the Redevelopment Law, authorized and directed the Land Use Board to undertake a preliminary investigation to determine if a specific area located in the Township of Mantua, commonly known as the Route 322-Rowan West Campus Area and consisting of Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 on the Tax Maps of the Township of Mantua (together, the “**Redevelopment Area**”) constituted an area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on December 15, 2015, the Land Use Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and by Resolution 2015-31 made a recommendation to the Committee to determine that the Redevelopment Area constituted an area in need of redevelopment; and

WHEREAS, by Resolution 157-2015, adopted on December 21, 2015, the Committee determined that, based upon the recommendations of the Land Use Board, the Redevelopment Area should be designated an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the Committee caused Timothy Kernan, P.P. of Maser Consulting P.A. to prepare a plan for the Redevelopment Area, entitled the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 (the “**Redevelopment Plan**”), attached hereto as **Exhibit A**; and

WHEREAS, the Redevelopment Plan encompasses parcels located within and/or adjoining the boundaries of the Township of Mantua, Township of Harrison, and Borough of Glassboro, and aims, in part, to establish a shared framework to guide future development and leverage the assets of each municipality; and

WHEREAS, Timothy Kernan of Maser Consulting P.A., at a duly noticed and constituted public meeting on August 21, 2018, presented the Redevelopment Plan to the Land Use Board and public explaining the exhibits, analysis, general recommendations and proposed development standards set forth in the Redevelopment Plan; and

WHEREAS, the Land Use Board at its hearing took sworn testimony from Mr. Kernan and from members of the public with respect to the proposed Redevelopment Plan; and

WHEREAS, after discussion by the members of the Land Use Board of the subject Redevelopment Area, the proposed Redevelopment Plan, existing zoning of the Redevelopment Area, as well as a review of the relationship of the proposed Redevelopment Plan to the Township Master Plan in light of Mr. Kernan's testimony, and an opportunity for public comment, the Land Use Board moved to find that the goals and objectives set forth in the Redevelopment Plan are substantially consistent with the Master Plan of the Township of Mantua pursuant to *N.J.S.A. 40A:12A-7(d)*, and to recommend to the governing body that it adopt the proposed Redevelopment Plan concerning the Redevelopment Area pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, in the opinion of the Land Use Board, the adoption of the Redevelopment Plan is necessary and desirable in order to accomplish the effective redevelopment of the Redevelopment Area, and such redevelopment would be in the best interests of the Township and its residents.

NOW THEREFORE, BE IT RESOLVED by Joint Land Use Board of the Township of Mantua, County of Gloucester, and State of New Jersey:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Land Use Board hereby affirms that the Redevelopment Plan is consistent with and designed to effectuate the Township's Master Plan and the Land Use Board recommends to the Committee that the Redevelopment Plan attached hereto as **Exhibit A** be adopted by the Committee in order to accomplish the effective redevelopment of the Redevelopment Area.

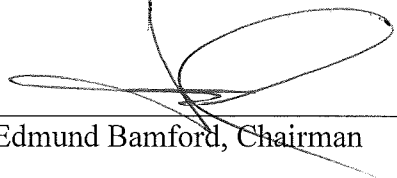
Section 3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 4. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.

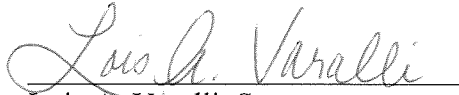
Section 5. This Resolution shall take effect upon final passage.

This is a Resolution memorializing the vote taken by the Mantua Township Joint Land Use Board at the aforesaid meeting and is hereby adopted at the meeting held on August 21, 2018.

JOINT LAND USE BOARD
OF MANTUA TOWNSHIP

By: 
Edmund Bamford, Chairman

ATTEST:

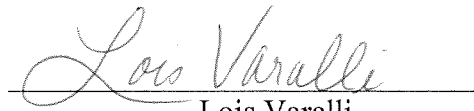

Lois A. Varalli, Secretary

ROLL CALL VOTE ADOPTING RESOLUTION

Those in favor: *Acton, Bamford, Harris, Monte, deMers, Merigliani,*
Howard
Those abstaining: *-0-*
Those opposed: *-0-*

CERTIFICATION

I hereby CERTIFY that the foregoing is a true copy of the Resolution adopted by the Mantua Township Land Use Board at a duly advertised meeting held on August 21, 2018, at which a quorum was present.


Lois Varalli
Land Use Secretary

ORDINANCE O- 7 -2018

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING THE ROUTE 322-ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 261, LOTS 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 AND 25 ON THE TAX MAPS OF THE TOWNSHIP OF MANTUA

WHEREAS, the Township Committee of the Township of Mantua, County of Gloucester, State of New Jersey (“**Township Committee**”) has designated an area known as the Route 322-Rowan West Campus Regional Redevelopment Area and identified as Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 on the Township of Mantua Tax Maps (the “**Redevelopment Area**”), as an area in need of redevelopment; and

WHEREAS, by Resolution No. R-79-2018 adopted on May 7, 2018, the Township Committee authorized and directed Maser Consulting, P.A. to prepare the Route 322-Rowan West Campus Regional Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Township of Mantua Land Use Board is to review the Route 322-Rowan West Campus Regional Redevelopment Plan and report on and make recommendations to the Township Committee, including, without limitation, whether or not the Route 322-Rowan West Campus Regional Redevelopment Plan is consistent with the Master Plan of the Township of Mantua; and

WHEREAS, upon the Township of Mantua Land Use Board’s review of the Route 322-Rowan West Campus Regional Redevelopment Plan and report and recommendations on same, the Township Committee intends to adopt the Route 322-Rowan West Campus Regional Redevelopment Plan attached hereto as **Exhibit A**; and

WHEREAS, the Route 322-Rowan West Campus Regional Redevelopment Plan includes an outline for the planning, development and redevelopment of property located in the Township of Mantua, Township of Harrison, and Borough of Glassboro and establishes a shared framework to guide future development and leverage the assets of each municipality.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Mantua, County of Gloucester, State of New Jersey, that:

SECTION 1. Pursuant to *N.J.S.A. 40A:12A-7e*, the Township of Mantua Land Use Board has reviewed the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 and has provided its report and recommendations to the Township Committee—including, without limitation, that the Route 322-Rowan West Campus Regional Redevelopment Plan,

Revised August 2018 is consistent with the Master Plan of the Township of Mantua—prior to the second reading of the herein ordinance.

SECTION 2. Pursuant to Township of Mantua Land Use Board’s review of the Route 322-Rowan West Campus Regional Redevelopment Plan and report and recommendations on same, the Township Committee pursuant to the authority granted to it by *N.J.S.A. 40A:12A-7*, hereby adopts the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 attached hereto as **Exhibit A**.

SECTION 3. Pursuant to the provisions of *N.J.S.A. 40A:12-7c*, the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 hereby supersedes applicable provisions of the Township of Mantua Land Use Ordinance. In so doing the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 shall constitute an explicit amendment to the Township Zoning Map to identify Block 261, Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 and 25 as the boundaries of the area regulated by the Route 322-Rowan West Campus Regional Redevelopment Plan. The official Zoning Map shall be amended to henceforth coincide with the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 6. This ordinance shall take effect after final approval and publication according to law.

TOWNSHIP OF MANTUA

By: _____

PETER SCIRROTTO, MAYOR

ATTEST:


JENNICA BILECI, Township Clerk

Introduced: August 20, 2018

	Scirrotto	Zimmerman	Lukens	Layton	Legge
YES	✓	✓		✓	✓
NO					
ABSTAIN					
ABSENT			✓		

Public Hearing held: September 17, 2018

	Scirrotto	Zimmerman	Lukens	Layton	Legge
YES	✓	✓		✓	✓
NO					
ABSTAIN					
ABSENT			✓		

Appendix B

Harrison Township Resolutions

Resolution No. 059-2014, January 22, 2014

Resolution No. 35-2015, August 6, 2015

Resolution No. 184-2015, August 17, 2015

Resolution No. 128-2018, June 4, 2018

Resolution No. 129-2018, June 4, 2018

Resolution No. 130-2018, June 4, 2018

Resolution No. 41-2018, August 16, 2018

Ordinance No. 29-2018

RESOLUTION NO. 059-2014

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN LOTS IN BLOCKS 1, 2.01, 2.02, 4
and 24.02 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area including eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Condemnation Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 qualify as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/properties.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Harrison, County of Gloucester and State of New Jersey as follows:

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 is a Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

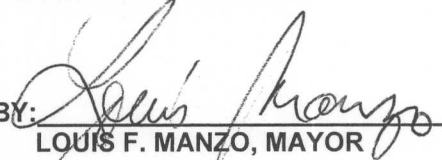
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

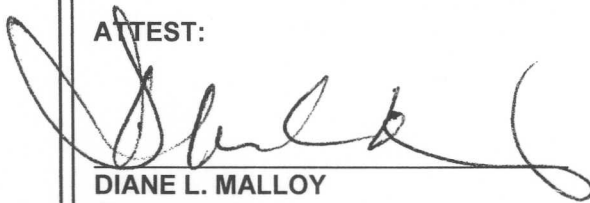
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on January 22, 2014.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

ATTEST:

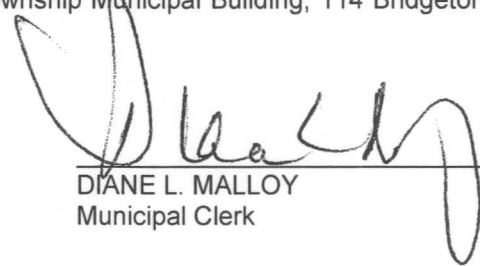


DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
Clowney	✓			
Diggons				
Heim				✓
Shearer	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on January 22, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.



DIANE L. MALLOY
Municipal Clerk

RESOLUTION NO. 35-2015

**RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD
RECOMMENDING TO THE GOVERNING BODY OF THE TOWNSHIP OF
HARRISON THAT CERTAIN LOTS IN BLOCKS 1, 2.01, 2.02, 4 AND 24.02
ON THE HARRISON TOWNSHIP TAX MAP BE DESIGNATED
AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1, *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, by way of Resolution No. 059-2014, adopted January 22, 2014, the Governing Body of the Township of Harrison authorized and directed the Harrison Township Joint Land Use Board (“Board”) to conduct a preliminary investigation to determine whether the area consisting of land designated as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, as shown on the Harrison Township Tax Map (the “study area”), meets the criteria set forth in the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, as required by Section 6 of the Redevelopment Law, Township Resolution No. 059-2014 specifies that a redevelopment area designation of the lands shall be as a Condemnation Redevelopment Area such that the Township may use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, *et seq.*; and

WHEREAS, the Board authorized and directed its planning consultant, Robert F. Melvin, AICP/PP, to conduct a preliminary investigation to determine whether the study area, or any part thereof, meets the requirements of the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, the Board received the report of the Board Planner, dated July, 2015, including a map showing the boundaries of the area being considered for redevelopment and the location of the individual parcels therein, along with the investigation study and findings of the Board Planner, a copy of which is attached hereto as Exhibit “A” and made a part hereof; and

WHEREAS, in accordance with the procedural requirements of the Redevelopment Law, the Board ordered that the map and investigation report be on file with the Board Secretary a minimum of ten days prior to the hearing and were made available for inspection by interested parties and the public; and

WHEREAS, a public hearing was held on August 6, 2015 after proper notice in full compliance with State statute, wherein the investigation report was presented and explained to

the Board and the public, and the Board and public had an opportunity to comment and be heard regarding the potential designation of the study area as an area in need of redevelopment; and

WHEREAS, during the hearing, the Board considered the testimony of the following witness(es):

- Ben Bryant, AICP/PP of Group Melvin Design, Board Planning Consultant, and
- Gregory Scardigli, 93 Zee Road, resident; and

WHEREAS, the Board considered the statement of Steven D. Weinstein, Esquire, General Counsel and Senior Vice President for Governmental Relations of Rowan University, dated August 6, 2015, endorsing the adoption of the Area in Need Study read into the record during the hearing; and

WHEREAS, the Board reviewed the investigation report, heard the oral presentation of its professionals, and considered the comments and presentation of the public, if any; and

WHEREAS, based upon the foregoing, the Board makes the following findings:

1. The study area consists of numerous parcels located to the east of Route 55 within the Township. It is a triangular shaped area essentially bounded to the north by the Township border with Mantua Township, to the east/southeast by the Township border with Glassboro Borough, and to the west/southwest by Route 55.
2. The study area is comprised of publicly and privately owned lands. More specifically:
 - a. Block 1, Lots 1, 2, 4, 5, 6, 8, 9, 9.01, and 11; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lot 2; and Block 24.02, Lot 1 are owned by Rowan University and affiliated State entities. These lands comprise a portion of Rowan University's "West Campus."
 - b. Block 1, Lot 13 and Block 4, Lots 4 and 9, are owned by the State of New Jersey – Department of Transportation.
 - c. Block 4, Lots 6, 8, 10, 11, 12, 13, 14, 15 and 16 are owned by the Township.
 - d. The remaining parcels are privately owned.
3. A vast majority of the study area is located in the Institutional zoning district, which is designed to provide regulations for public and quasi-public land uses and to insure the compatibility of those uses with the surrounding land uses. A small number of parcels are located in the Flexible Planned Industrial – Commercial District (C-55), which is designed to provide and encourage development of flexible planned industrial sites and planned commercial centers.
4. Based upon the investigation report and the testimony provided by the Board's Planning Consultant during the hearing, the Board finds and determines that all parcels within the

study area meet the criteria for designation as an area in need of redevelopment as set forth in the Redevelopment Law. Specifically, the Board finds that the properties located in Blocks 1, 2.01, 2.02 and Block 4, Lot 2 meet the criteria set forth in N.J.S.A. 40A:12A-5.d (criterion “D” of the Redevelopment Law); that Lots 4 through 16 in Block 4 meet the criteria set forth in N.J.S.A. 40A:12A-5.c (criterion “C”); and that those portions of the study area comprising approximately 20 acres located on Block 2.02, Lots 1, 1.01, 1.02, 2, 3, 4, 5 and 6 recently improved with an athletic complex for the University’s practice fields meets the criteria set forth in N.J.S.A. 40A:12A-3 as the area is necessary for the effective redevelopment of the area of which it is a part.

WHEREAS, for the foregoing reasons, the Board finds that the study area, comprised of the lands designated as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 on the Harrison Township Tax Map, meet the established threshold of eligibility under the statutory criteria of the Redevelopment Law, and is therefore suitable to be declared an area in need of redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Harrison Township Joint Land Use Board, as follows:

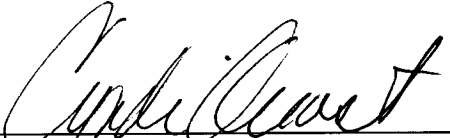
1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. Having made the findings set forth above, it is hereby recommended to the Governing Body of the Township of Harrison that the lands identified as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, be considered and designated as an area in need of redevelopment and that the Governing Body take such actions as may be necessary, after public notice and hearing, to make said determination according to law.
3. The Board recognizes and acknowledges that the study area is comprised substantially of lands that are part of Rowan University’s “West Campus” and that any redevelopment plan for the area will be undertaken to facilitate and assist the University in proceeding with development of its West Campus, and therefore, the Board recommends that Rowan University be simultaneously designated as the Redevelopment Entity for the Redevelopment Area.
4. The Board recognizes and acknowledges that, despite the Township’s identification of the study area as a “Condemnation Redevelopment Area,” the Township does not have the ability to condemn lands owned by the State.
5. The Board recommends that the Governing Body of the Township of Harrison authorize and direct the Harrison Township Joint Land Use Board and its

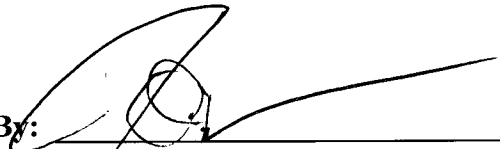
professionals and consultants to work with the University and prepare a redevelopment plan, for consideration by the Governing Body of the Township of Harrison, which will set forth the goals and objectives for this redevelopment and outline the actions to be taken to accomplish same.

6. A copy of this Resolution shall be forwarded to the Township Administrator and Municipal Clerk for distribution to the Harrison Township Committee.

ATTEST:

**HARRISON TOWNSHIP JOINT
LAND USE BOARD**

By: 
Cyndi Quast, Secretary

By: 
Joseph D. Pacera, Chairman

The foregoing Resolution was adopted at a regular meeting of the Harrison Township Joint Land Use Board on September 3, 2015.


Cyndi Quast, Secretary

RESOLUTION NO. 184-2015

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
DESIGNATING PORTIONS OF THE TOWNSHIP OF HARRISON (BLOCK 1, LOTS 1, 2,
3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 AND 13; BLOCK 2.01, LOTS 1
AND 1.01; BLOCK 2.02, LOTS 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 AND 10;
BLOCK 4, LOTS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16; AND
BLOCK 24.02, LOT 1 AS A CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by Resolution, to determine whether, according to the criteria set forth therein that any area of the municipality is an area in need of redevelopment, and that, where warranted by consideration of the overall conditions and requirements of the community, the finding of need for redevelopment may extend to the entire area of the municipality; and

WHEREAS, the Governing Body has determined that the following Blocks and Lots within the municipality satisfy one, or more, of the criteria set forth in N.J.S.A. 40A:12A-5: Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1; and

WHEREAS, the Governing Body has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described areas within the municipality; and

WHEREAS, on January 22, 2014, the Governing Body adopted Resolution No. 59-2014 authorizing the Joint Land Use Board to conduct a preliminary investigation to determine whether the aforementioned properties are areas in need of redevelopment as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

WHEREAS, on August 6, 2015, pursuant to N.J.S.A. 40A:12A-6, the Harrison Township Joint Land Use Board conducted a public hearing; considered the Preliminary Redevelopment Investigation Report prepared by the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, dated July, 2015 entitled "Preliminary Investigation (Redevelopment)" of Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, attached hereto; and reviewed and considered the proposed Resolution designating an area, or areas, of the municipality in need of redevelopment as well as considered the evidence presented to the Joint Land Use Board regarding satisfaction of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on August 6, 2015, the Joint Land Use Board concurred with the Governing Body's determination and recommended that the delineated area be designated as an Area in Need of Redevelopment (Condemnation Redevelopment) since the following Block/Lots satisfy one or more of the criteria set forth in N.J.S.A. 40A:12A-5: Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1; and

WHEREAS, the Joint Land Use Board recognized that the study area is comprised substantially of lands part of Rowan's West Campus and any redevelopment plan for the area is being done to assist Rowan's ability to proceed with development of its West Campus, and therefore, the Board recommends that Rowan be designated as the Redevelopment Entity simultaneous with the designation as an area in need of redevelopment; and

WHEREAS, the Board recognized and understood that, despite the Township Committee's identification of the study area as a "Condemnation Redevelopment Area", the Township does not have the ability to condemn lands owned by the State.

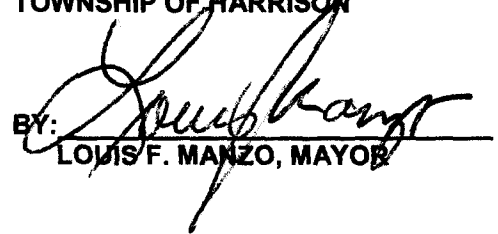
NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Harrison, that the following Areas within the municipality are designated as Condemnation Redevelopment Areas and an area in need of redevelopment according to the criteria of N.J.S.A. 40A:12A-5: Block 1, Lots 1,2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1.

BE IT FURTHER RESOLVED, that the Redevelopment Area is a Condemnation Redevelopment Area and that this redevelopment area determination shall authorize the municipality, to the extent permitted by law, to exercise the power of eminent domain to acquire any property in the delineated area, as well as those powers set forth in N.J.S.A. 40A:12A-8.

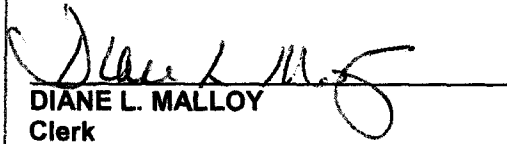
BE IT FURTHER RESOLVED, that Rowan University be and hereby is designated to serve as the Redeveloper of the Condemnation Redevelopment Area identified in this Resolution.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on August 17, 2015.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

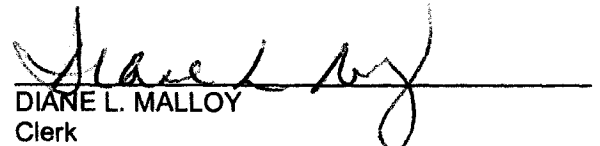
ATTEST:


DIANE L. MALLOY
Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
Clowney	✓			
Diggons				✓
Heim	✓			
Shearer				✓

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on August 17, 2015 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Clerk

RESOLUTION NO. 128-2018

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
HARRISON AUTHORIZING THE MAYOR'S EXECUTION OF A SHARED SERVICES
AGREEMENT BETWEEN THE TOWNSHIP OF HARRISON AND THE TOWNSHIP OF
MANTUA FOR THE DEVELOPMENT OF A REGIONAL REDEVELOPMENT PLAN FOR THE
ROUTE 322 REDEVELOPMENT PROJECT AREA**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq., grants broad powers to municipalities to create and implement redevelopment plans for areas determined to be in "need of redevelopment"; and

WHEREAS, by Resolution No. 224-2011 on December 28, 2011, the Township Committee of the Township of Harrison after reviewing and considering the Preliminary Investigation Report, the recommendation of the Planning Board, the Resolution of the Planning Board recommendation for Redevelopment designation, as well as any comments of the public and the criteria set forth at N.J.S.A. 40A:12A-5 for determining an area to be in need for redevelopment, designated as Block 4, Lot 1 as "condemnation redevelopment area" (the "Redevelopment Area") pursuant to the Redevelopment Law; and

WHEREAS, by Resolution No. 184-2015 on August 17, 2015, the Township Committee of the Township of Harrison, in accordance with the Redevelopment Law, and after reviewing and considering the Preliminary Investigation Report, the recommendation of the Joint Land Use Board, the Resolution of the Joint Land Use Board recommending Redevelopment designation, as well as any comments of the public and the criteria set forth at N.J.S.A. 40A:12A-5 for determining an area to be in need for redevelopment, designated Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.01, Lots 1 and 1.01, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16, and Block 24.02, Lot 1, as an "area in need of redevelopment (Condemnation Redevelopment)" pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township of Harrison and the residents of the Township of Harrison to enter into a Shared Services Agreement with the Township of Mantua to provide for the creation of a regional redevelopment plan that will allow for the harmonious redevelopment of the Route 322 Redevelopment Project Area substantially in the form attached hereto; and

WHEREAS, N.J.S.A. 40A:65-1 et seq., the Uniform Shared Services and Consolidation Act, authorizes the municipalities to enter into shared services agreements to accomplish any function which either local unit could perform on its own in an effort to reduce local expenses funded by property taxpayers and ratepayers; and

WHEREAS, the Harrison Township parcels which will be considered in the Regional Redevelopment Plan are identified on the Harrison Township Municipal Tax Map as: Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16, and Block 24.02, Lot 1.

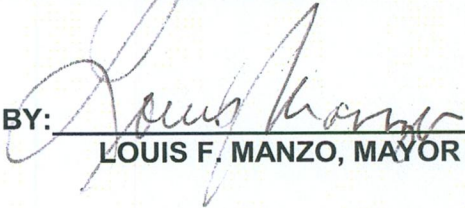
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Harrison, County of Gloucester, State of New Jersey, and such other Township officials and employees as may prove necessary, are hereby authorized and directed to execute a Shared Services Agreement with Harrison Township to permit the development of a regional redevelopment

plan for the Route 322 Redevelopment Project Area in a form approved by the Solicitor that is substantially similar to the form attached hereto.


BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on June 4, 2018.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

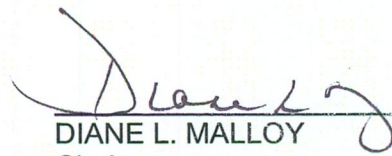
ATTEST:


DIANE L. MALLOY
Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Heim	✓			
Gangemi	✓			
Jacques	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on June 4, 2018 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Clerk

RESOLUTION NO. 129-2018

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
HARRISON AUTHORIZING MASER CONSULTING TO DRAFT A REDEVELOPMENT PLAN
FOR THE PROPERTY IDENTIFIED AS BLOCK 1, LOTS 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9,
9.01, 10, 10.01, 11, 12, AND 13, BLOCK 2.02, LOTS 1, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 4,
LOTS 1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 AND 16, AND BLOCK 24.02, LOT 1 ON THE
TAX MAP OF THE TOWNSHIP OF HARRISON**

WHEREAS, the Local Redevelopment and Housing Law (“Redevelopment Law”), N.J.S.A. 40A:12A-1, et seq., grants broad powers to municipalities to create and implement redevelopment plans for areas determined to be in “need of redevelopment”; and

WHEREAS, by Resolution No. 128-2018 on June 4, 2018, the Harrison Township governing body authorized execution of a Shared Services Agreement with the Township of Mantua to commence the creation of a Regional Redevelopment Plan for the Route 322 Redevelopment Project Area which project area consists of numerous parcels located within and/or adjoining the municipal boundaries of the Township of Mantua and the Township of Harrison; and

WHEREAS, the Shared Services Agreement provides, in part, that Maser Consulting, P.A. has been retained by the Township of Mantua to prepare the Regional Redevelopment Plan for the proposed Route 322 Redevelopment Project Area; and

WHEREAS, the proposed Study Area is comprised substantially of lands owned by Rowan University and any redevelopment plan for the area is being done to assist Rowan’s ability to proceed with the development of its West Campus; and

WHEREAS, by Resolution No. 224-2011 on December 28, 2011, the Township Committee of the Township of Harrison after reviewing and considering the Preliminary Investigation Report, the recommendation of the Planning Board, the Resolution of the Planning Board recommendation for Redevelopment designation, as well as any comments of the public and the criteria set forth at N.J.S.A. 40A:12A-5 for determining an area to be in need for redevelopment, designated as Block 4, Lot 1 as “condemnation redevelopment area” (the “Redevelopment Area”) pursuant to the Redevelopment Law; and

WHEREAS, by Resolution No. 184-2015 on August 17, 2015, the Township Committee of the Township of Harrison after reviewing and considering the Preliminary Investigation Report, the recommendation of the Joint Land Use Board, the Resolution of the Joint Land Use Board recommendation for Redevelopment designation, as well as any comments of the public and the criteria set forth at N.J.S.A. 40A:12A-5 for determining an area to be in need for redevelopment, designated as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.01, Lots 1 and 1.01, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16, and Block 24.02, Lot 1 as a “condemnation redevelopment area” pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee of Harrison Township desires to authorize J. Timothy Kernan, P.E., P.P., C.M.E., of Maser Consulting, P.A. to prepare a Redevelopment Plan for the Redevelopment Area for the purposes set forth in the Shared Services Agreement between the Township of Mantua and the Township of Harrison.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Harrison, County of Gloucester, State of New Jersey, that J. Timothy Kernan, P.E., P.P., C.M.E., of Maser Consulting, P.A. is authorized and directed to prepare a Redevelopment Plan for the property identified as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16, and Block 24.02, Lot 1 ("Redevelopment Area") on the Tax Maps of the Township of Harrison, including an outline for the planning, development and redevelopment thereof pursuant to N.J.S.A. 40A:12A-7 and present same to the Harrison Township Joint Land Use Board and Township Committee.

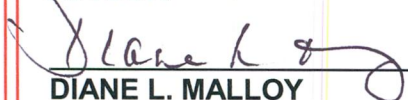
BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on June 4, 2018.

TOWNSHIP OF HARRISON

BY: 
 LOUIS F. MANZO, MAYOR

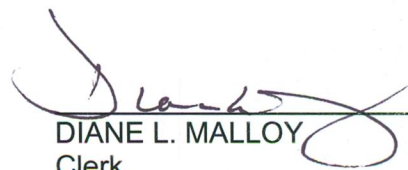
ATTEST:


 DIANE L. MALLOY
 Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Heim	✓			
Gangemi	✓			
Jacques	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on June 4, 2018 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


 DIANE L. MALLOY
 Clerk



Engineers
 Planners
 Surveyors
 Landscape Architects
 Environmental Scientists

500 Scarborough Drive
 Suite 108
 Egg Harbor Township, NJ 08234
 T: 609.390.1927
 F: 609.390.0040
 www.maserconsulting.com

May 23, 2018

VIA E-MAIL & U.S. MAIL

Michelle Bruner
 Mantua Township Economic Development Coordinator
 401 Main Street
 Mantua, NJ 08051

Re: Proposal for Professional Services
 Route 322-Rowan West Campus Redevelopment Plan
 Mantua Township and Harrison Township, Gloucester County, NJ
MC Proposal No. MUT-001P

Dear Ms. Bruner:

Maser Consulting P.A. is pleased to submit this proposal to provide professional planning services for the preparation of a Redevelopment Plan for the above-referenced area which includes the following parcels:

<i>Mantua Township</i>	<i>Harrison Township</i>
Block 261 , Lots 1, 2, 3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10, 11, 12, 13, 14.01, 16.01, 17.01, 18, 18.01, 18.02, 19, 20, 21, 22, 23, 24 & 25	Block 1 , Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 & 13 Block 2.01 , Lots 1 & 1.01 *Block 2.02 , Lots 1, 4, 5, 6, 7, 8, 9 & 10 *Block 4 , Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16 Block 24.02 , Lot 1 <i>*Per recent Inspira subdivision</i>

This proposal is divided into four sections as follows:

- Section I – Scope of Services
- Section II – Schedule of Fees
- Section III – Township Responsibilities
- Section IV – Business Terms and Conditions
- Section V – 2018 Rate Schedule
- Section VI – Client Authorization



SECTION I SCOPE OF SERVICES

PHASE 1.0 Preparation of Redevelopment Plan

Maser Consulting will prepare a Redevelopment Plan which 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 in the redevelopment area. To fulfill the requirements of Section 7 of the Local Redevelopment and Housing Law, the redevelopment plan shall at a minimum contain the following:

1. Its relationship to “definite” local objectives regarding land uses, population density, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. The proposed land use and building requirements in the redevelopment project area;
3. A plan for the temporary and permanent relocation of displaced residents and businesses, including an estimate of available housing;
4. Any property that may be proposed to be acquired in accordance with the redevelopment plan;
5. Its relationship to the master plans of contiguous municipalities, the county master plan and the State Development and Redevelopment Plan;
6. Its relationship to the development regulations of the municipality (e.g. whether the plan supersedes existing zoning or constitutes an overlay zone); and
7. A provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the redevelopment plan implementation.

The redevelopment plan will be based on the Townships’ redevelopment goals and the overall vision for Rowan University’s West Campus. Preparation of concepts, mapping and presentation materials are included in this task.

Phase 1.0 Fee **\$ 25,600.00**

PHASE 2.0 MEETINGS AND COORDINATION

Maser Consulting will attend up to three (3) meetings for the development of the draft plan and up to six (6) meetings for the presentation of the redevelopment plan to the Committees and Land Use Boards of Mantua and Harrison Townships as part of the approval process.

Phase 2.0 Fee **\$ 16,200.00**



PHASE 3.0 REPRODUCTION COSTS/REIMBURSEABLE EXPENSES

A PDF of the draft redevelopment plan will be emailed to the Townships for distribution. Hard copies of the redevelopment plan to be printed for distribution and any other miscellaneous reproduction costs or reimbursable expenses will be based upon Maser's 2018 rate schedule.

Phase 3.0 Fee ALLOWANCE \$4,000

PHASE 4.0 ADDITIONAL SERVICES

Meetings above those in Phase 2.0 will be billed hourly. Any services above and beyond those in Phase 1.0 and Phase 2.0 will be billed hourly in accordance with the 2018 rate schedule.

Phase 4.0 Fee HOURLY

SECTION II SCHEDULE OF FEES

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

Phase 1.0	Preparation of Redevelopment Plan	\$25,600.00
Phase 2.0	Meetings and Coordination	\$16,200.00
Phase 3.0	Reproduction Costs/Reimbursable Expenses (Allowance)	\$4,000.00
Phase 4.0	Additional Services	HOURLY

Maser Consulting will commence work upon receipt of either a resolution approving the proposal or a copy of the executed client contract authorization. Maser anticipates project completion to adopt this redevelopment plan on Monday, July 16, 2018, subject to any unanticipated delays presented to Maser by the municipalities.

SECTION III TOWNSHIP RESPONSIBILITIES

The Townships, along with their redevelopment counsel, shall prepare and be responsible for the following:

1. Coordination of all meetings and hearings;
2. Advertising of all meetings and hearings; and
3. Preparation of all meeting notices, resolutions, ordinances, etc.

We want to thank the Townships for providing the opportunity to perform this most important work. If you have any questions or require clarifications regarding the scope of work, please do not hesitate to call our office.



SECTION IV
MASER CONSULTING P.A.
BUSINESS TERMS AND CONDITIONS

Maser Consulting P.A. agrees to provide professional services under the following terms and conditions:

The term Client referenced herein is the person, persons, corporation, partnership, or organization referenced in the proposal between Maser Consulting P.A. and said Client.

1.0 SCOPE OF SERVICES:

Services not set forth in the Scope of Services, are excluded from the Scope of Services, and Maser Consulting P.A. will assume no responsibility to perform such services under the base contract. In situations where a written contract is not executed or where additional services becomes necessary during the course of the project, Maser Consulting P.A. may provide such services using our Technical Staff Hourly Rate Schedule in effect at the time of services. The hourly rates listed in our Technical Staff Hourly Rate Schedule are adjusted semi-annually and the Client shall be billed at the rates that are in effect at the time of service.

Since there are substantial costs to stop and restart a project once it is underway, should a project's progress be halted at any time by the client, for any reason, Maser Consulting P.A. reserves the right to charge a restart fee and/or to renegotiate the remaining fees within the contract.

These Business Terms and Conditions are applicable for any additional professional services rendered for this project including, but not limited to, change orders, client service authorization forms, etc.

2.0 STANDARD OF CARE:

In performing services, we agree to exercise professional judgment, made on the basis of the information available to us, and to use the same degree of care and skill ordinarily exercised in similar circumstances and conditions by reputable consultants performing comparable services in the same locality. This standard of care shall be judged as of the time the services are rendered, and not according to later standards. Reasonable people may disagree on matters involving professional judgment and, accordingly, a difference of opinion on a question of professional judgment shall not excuse a Client from paying for services rendered. NO OTHER REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IS MADE.

3.0 INVOICES:

Maser Consulting P.A. bills its Clients on a monthly basis using a standard invoice format. This format provides for a description of services performed and a summary of professional fees, expenses, and other charges. For more detailed invoicing requests, Maser Consulting P.A. reserves the right to charge for invoice preparation time by staff members. Monthly invoices will be submitted based upon percentage of services completed and reimbursable expenses. Any comments or discrepancies, relative to invoices shall be submitted in writing within fourteen (14) days or the account will be considered correct.

For professional services billed on an hourly basis, Maser Consulting P.A. reserves the right to invoice all overtime services performed by our employees using our Technical Staff Hourly Rate Schedule in effect at the time of services at ONE AND ONE-HALF TIMES our standard hourly rate for those employees.

Expenses incurred for services, equipment, and facilities not furnished by Maser Consulting P.A. are charged to the Client at cost plus an up-charge not to exceed 15 percent of the invoice for said services.

Client shall pay Maser Consulting P.A. for reimbursable expenses, including, but not limited to, application fees, printing and reproduction, mileage, courier and express delivery service, special/overnight mailings, facsimile transmissions, specialized equipment and laboratory charges, and costs of acquiring materials specifically for the Client. Reimbursable charges will be added to each monthly invoice and are part of Client's responsibility.

4.0 PAYMENT:

Maser Consulting P.A. bills are payable in full UPON RECEIPT and payment is expected within thirty (30) days. We reserve the right to assess a late charge of 1.5 percent per month for any amounts not paid within 45 days of the billing date. In the event payment is not made according to the terms and conditions herein, the matter may proceed to a collections agency or to an attorney for collection. Client shall be responsible for fees charged by the collections agency and/or attorney's fees incurred to collect the monies owed. Should the matter proceed to court, client shall also be responsible for court costs.

In addition, where payment is not received in accordance with the terms of this contract, Maser Consulting P.A. reserves the right to withdraw any applications to federal, state, or local regulatory agencies / boards filed on behalf of the client with the understanding that these applications are the property of Maser Consulting P.A. Maser Consulting P.A. will provide you with written notification two (2) weeks prior to taking any action to withdraw an application submitted on behalf of the client. If payment of all outstanding invoices is not received within two (2) weeks of receipt of this letter, Maser Consulting P.A. will withdraw all pending applications for the project.

5.0 RETAINER:

Maser Consulting P.A. reserves the right to request a retainer from the Client prior to the commencement of services on a project. While retainers are collected prior to the start of a project, the retainer is held to the end of the project, and will be applied to the final invoices. Retainers are not applied to the beginning of the project.

6.0 RIGHT OF ENTRY/JOBSITE:

Client will provide for right of entry for Maser Consulting P.A. personnel and equipment necessary to complete our services. While Maser Consulting P.A. will take all reasonable precautions to minimize any damage to the property, it is understood by the Client that in the normal course of our services some damage may occur, the correction of which is not part of this Agreement.

Client shall furnish or cause to be furnished to Maser Consulting P.A. all documents and information known to the Client that relate to the identity, location, quantity, nature or characteristics of any hazardous or toxic substances at, on, or under the site. In addition, the Client will furnish or cause to be furnished such other information on surface and subsurface site conditions required by Maser Consulting P.A. for proper performance of its services. Maser Consulting P.A. shall be entitled to rely on the accuracy and completeness of Client provided documents and information in performing the services required under this Agreement and Maser Consulting P.A. assumes no responsibility or liability for their accuracy or completeness.

Maser Consulting P.A. will not direct, supervise, or control the work of Client's contractors or their subcontractors. Maser Consulting P.A. shall not have authority over or responsibility for the construction means, methods, techniques, sequences, or procedures and Maser Consulting P.A.'s services will not include a review or evaluation of the contractors (or subcontractor's) safety precautions, programs or measures.



Maser Consulting P.A. shall be responsible only for its activities and that of its employees on any site. Neither the professional activities nor the presence of Maser Consulting P.A. or its employees or subcontractors on a site shall imply that Maser Consulting P.A. controls the operations of others, nor shall this be construed to be an acceptance by Maser Consulting P.A. of any responsibility for jobsite safety.

7.0 UTILITIES:

In the execution of our services, Maser Consulting P.A. will take reasonable precautions in accordance with the professional standard of care to avoid damage or injury to subterranean structures or utilities. The Client agrees to hold Maser Consulting P.A. harmless and defend and indemnify Maser Consulting P.A. for any claims or damages to subterranean structures or utilities, which have not been marked-out under the One-Call system or are not shown or are incorrectly shown on the plans furnished.

8.0 TERMINATION OR SUSPENSION OF SERVICES:

Should Client fail to make payments when due or is otherwise in material breach of this Agreement, Maser Consulting P.A. at their election may suspend services at any time after PROVIDING WRITTEN NOTICE TO THE CLIENT until payments are brought current. Maser Consulting P.A. shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension and the Client agrees to indemnify and hold Maser Consulting P.A. harmless from any claim or liability resulting from such suspension.

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Maser Consulting P.A. shall be paid for service performed to the termination notice date plus reasonable termination expenses.

In the event of termination, or suspension for more than three (3) months, prior to completion of all services contemplated by the Agreement, Maser Consulting P.A. may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of Maser Consulting P.A. in completing such analyses, records and reports.

9.0 SUBCONSULTANTS/SUBCONTRACTORS:

Maser Consulting P.A. prefers that its Clients directly retain others whose services are required in connection with a project (e.g., drillers, analytical laboratories, transporters, other experts, etc.), except in unusual circumstances. As a service, we will advise Clients with respect to selecting other such subconsultants/subcontractors and will assist Clients in coordinating and monitoring their performance. In no event will we assume any liability or responsibility for the work performed by other subconsultants/subcontractors, or for their failure to perform any work, regardless of whether we hire them directly as subconsultants/subcontractors, or only coordinate and monitor their work. When Maser Consulting P.A. does engage a subconsultant/subcontractor on behalf of the Client, the expenses incurred, including rental of special equipment necessary for the work, will be billed as they are incurred, at cost plus an up-charge not to exceed 20 percent of the invoice. By engaging us to perform services, you agree to defend, indemnify and hold Maser Consulting P.A. its directors, officers, employees, and other agents harmless from and against any and all claims, losses, liabilities, damages, demands, costs, or judgments arising out of or relating in any way to the performance or non-performance of work by another subconsultant/subcontractor. In addition, Client agrees to pursue recovery of and assert any claims based upon its loss, expenses and/or damages solely and directly against those subconsultants/subcontractors. In consideration of such indemnity and waiver, Maser Consulting P.A. agrees to assign its rights and/or claims against those subconsultants/subcontractors pursuant to the subconsultants/subcontractors agreements with Maser Consulting P.A. to the Client.

10.0 AGREED REMEDY:

Maser Consulting P.A. shall be liable to the Client only for direct damages to the extent caused by Maser Consulting P.A.'s negligence in the performance of its services. UNDER NO CIRCUMSTANCES SHALL MASER CONSULTING P.A. BE LIABLE FOR INDIRECT, CONSEQUENTIAL, PUNITIVE, SPECIAL, OR EXEMPLARY DAMAGES, OR FOR DAMAGES CAUSED BY THE CLIENT'S FAILURE TO PERFORM ITS OBLIGATIONS. With regard to services involving hazardous substances, Maser Consulting P.A. has neither created nor contributed to the creation or existence of any actually or potentially hazardous, radioactive, toxic, or otherwise dangerous substance or condition at any site, and its compensation is in no way commensurate with the potential liability that may be associated with a substance or site.

To the fullest extent permitted by law, the total liability, in the aggregate, of Maser Consulting P.A. and Maser Consulting P.A.'s officers, directors, employees, agents and consultants to Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of in any way related to Maser Consulting P.A.'s services, the Project or this Agreement, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of contract or breach of warranty shall not exceed the total compensation received by Maser Consulting P.A. under this Agreement, not including reimbursable expenses and any subconsultant/contractor fees rendered on the project.

It is intended by the parties to this Agreement that Maser Consulting P.A.'s services in connection with the project shall not subject Maser Consulting P.A.'s individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Maser Consulting P.A., a New Jersey corporation, and not against any of Maser Consulting P.A.'s employees, officers or directors.

11.0 LIABILITY TO THIRD PARTIES:

The Client agrees to be solely responsible for, and to defend, indemnify, and hold Maser Consulting P.A. harmless from any and all liabilities, claims, damages and costs (including reasonable attorney's fees and defense costs) by third parties arising out of, or in any way related to, our performance or non-performance of services, except claims for personal injury, death, or personal property damage to the extent caused by the sole negligence, gross negligence or willful misconduct of employees of Maser Consulting P.A.

12.0 INDEMNIFICATION:

Maser Consulting P.A. shall maintain, at its own expense, Workers Compensation Insurance, Comprehensive General Liability Insurance and Professional Liability Insurance at all times and will, upon request, furnish insurance certificates to the Client.

To the fullest extent permitted by law, Client shall indemnify, defend and hold harmless Maser Consulting P.A. and its agents, officers, directors and employees, subcontracts or consultants (herein for the remainder of this section collectively referred to as Maser Consulting) from and against all claims, damages, losses and expenses, whether direct, indirect or consequential or punitive, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from the services of Maser Consulting or any claims against Maser Consulting arising from the acts, omissions or work of others, unless it is proven in a court of competent jurisdiction that Maser Consulting is guilty of negligence, gross negligence, or willful misconduct in connection with the services and such negligence, gross negligence, or willful misconduct was the sole cause of the damages, claims, and liabilities.

Client agrees to defend, indemnify and hold harmless Maser Consulting from and against all claims, damages, losses and expenses, direct or indirect, and consequential damages, including but not limited to fees and charges of attorneys and court, and arbitration costs, brought by any person or entity, or claims against Maser Consulting



which arise out of, are related to, or are based upon, the actual or threatened dispersal, discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalis, toxic chemical, radioactive materials, liquids, gases, or any other material, upon it or into the surface or subsurface soil, water or watercourse, objects, or any tangible or intangible matter.

To the fullest extent permitted by law, such indemnification shall apply regardless of the fault, negligence breach of warranty or contract, or strict liability of Maser Consulting This indemnification shall not apply to claims, damages, losses, or expenses which are determined by a court of competent jurisdiction to be the sole result of negligence or willful misconduct by Maser Consulting of obligations under this Agreement.

13.0 ASSIGNS:

The Client may not delegate, assign, sublet, or transfer his duties or interest in the Agreement without written consent of Maser Consulting P.A. Maser Consulting P.A. shall not, in connection with any such assignment by the Client, be required to execute any documents that in any way might, in the sole judgment of Maser Consulting P.A., increase Maser Consulting P.A.'s contractual or legal obligations or risks, or the availability or costs of its professional or general liability insurance.

The Agreement shall not create any rights or benefits to parties other than the Client and Maser Consulting P.A., and nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or Maser Consulting P.A. Maser Consulting P.A.'s services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against Maser Consulting P.A. because of this Agreement of Maser Consulting P.A.'s performance or nonperformance of services hereunder.

14.0 OWNERSHIP AND RESTRICTION ON REUSE OF DOCUMENTS:

All drawings, calculations, reports, plans, specifications, computer files, field data, notes, and other documents and instruments ("Documents") prepared by Maser Consulting P.A. are and remain the property of Maser Consulting P.A. as instruments of service. The Documents may not be copied by the Client or others on extensions of this project or on any other project. The Client agrees not to use Maser Consulting P.A.'s Documents for marketing purposes, for projects other than the project for which the Documents were prepared by Maser Consulting P.A., or for future modifications to this project, without Maser Consulting P.A.'s express written permission. Any reuse or distribution to third parties without such express written permission or project-specific adaptation by Maser Consulting P.A. will be at the Client's sole risk and without liability to Maser Consulting P.A. or its employees, subsidiaries, independent professional associates, sub consultants, and subcontractors. The Client shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless Maser Consulting P.A. from and against any and all expenses, fees, demands, liabilities, suits, actions, claims, damages or losses including attorneys' fees and costs, arising out of or resulting from such unauthorized distribution or reuse of Documents.

Computer files are not considered part of deliverables unless specifically requested or required by the signed contract. If computer files are required, Maser Consulting P.A. shall provide Client files subject to the following conditions:

The Client must execute our standard Electronic Media Release form prior to any distribution of files. The Client recognizes that data, plans, specifications, reports, documents or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, it is understood that electronic files provided to the Client are for informational purposes only and are not intended as an end-product. Maser Consulting P.A. makes no representation of any warranties, either expressed or implied, regarding the fitness or suitability of the electronic documents. Accordingly, the Client agrees to waive any and all claims against Maser Consulting P.A. and Maser Consulting P.A.'s consultants relating in any way to the unauthorized use, reuse or alteration of the electronic documents. Any unlicensed use or reuse of the documents without our written consent will constitute a violation of our copyright. Only original plans and reports of the most recent date bearing the signature and the embossed seal of the professional will be considered documents of record.

Maser Consulting P.A., shall maintain in its storage facility, samples collected as part of their services provided for a period of three (3) months after issuance of final reports. After the three (3) month time limit, all samples will be disposed of in accordance with appropriate regulations at the time. Extended storage of samples can be arranged at an additional cost to be established on a project by project basis.

15.0 GENERAL CONDITIONS:

Maser Consulting P.A. shall not be responsible for the delays caused by factors beyond its reasonable control, including but not limited to delay due to accidents, an act of God, fire, hurricane, flood, explosions, strike, boycott or other labor dispute, failure of the Client to furnish timely information or approve or disapprove of Maser Consulting P.A.'s services or work product, delays caused by faulty performance by the Client or contractors of any level, or by acts of Government, which, in the opinion of Maser Consulting P.A., could not have been reasonably foreseen and provided for, such delay will entitle Maser Consulting P.A. to an extension of time in performing its Services. If there is any increase in the total cost of providing Services by reason of any such delay, Maser Consulting P.A. will notify Client of particulars, and Client will pay for such increase. When such delays beyond Maser Consulting P.A.'s reasonable control occur, the Client agrees that Maser Consulting P.A. shall not be responsible for damages, nor shall Maser Consulting P.A. be deemed in default of this Agreement.

The fees quoted in this proposal assume that upon authorization, this project will commence through to completion without a stop work order from the Client. Should a stop work order be received from the Client before completion of the project or any task, additional fees may be required to restart the project.

16.0 ENTIRE AGREEMENT:

This Agreement comprises the final and complete Agreement between the Client and Maser Consulting P.A. It supersedes all prior or contemporaneous communications, representations, or Agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly, has had the opportunity to have questions explained by independent counsel and is satisfied with the terms and conditions contained herein. Amendments to this Agreement shall not be binding unless made in writing and signed by both the Client and Maser Consulting P.A.

To the extent Client provides its own Agreement and that Agreement conflicts with or is silent with respect to any term or condition expressed herein, these conditions shall prevail and shall be binding upon the parties.



SECTION V – 2018 RATE SCHEDULE

**TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NJ
 TECHNICAL STAFF RATES**

BILLING TITLES	HOURLY RATES
Senior Technical Director	180.00
Technical Director.....	175.00
Project Manager	165.00
Senior Project Specialist.....	155.00
Project Specialist.....	145.00
Technical Professional	135.00
Technical Specialist.....	125.00
Specialist	115.00
Senior Data Technician	105.00
Senior Technical Assistant.....	95.00
Technical Assistant.....	85.00
Data / Field Technician	75.00
Survey Crew – 2 Man.....	200.00
Survey Crew – 1 Man.....	175.00
Expert Witness	300.00
Sr. LSRP.....	235.00
LSRP	210.00

REIMBURSABLE EXPENSES

General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals).....	Cost
Sub-Consultants/Sub-Contractors	Cost + 25%
Mileage Reimbursement*.....	0.56 / Per Mile
Plotting	3.75 / Each
Computer Mylars / Color Plots	50.00 / Each
Photo Copies	0.10 / Each
Color Photo Copies	1.75 / Each
Document Binding	3.00 / Each
Compact Disk CD/DVD.....	75.00 / Each
Exhibit Lamination (24" x 36" or larger).....	Cost + 20%
Initial Digital Signature.....	250.00
Additional Digital Signatures.....	50.00 / Each

* Mileage reimbursement subject to change based upon IRS standard rate.

RATES ARE EFFECTIVE THROUGH DECEMBER 31, 2018



SECTION VI – CLIENT CONTRACT AUTHORIZATION

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

WITNESS:

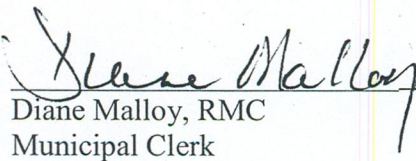
MANTUA TOWNSHIP

Jennica Bileci, MPA, RMC
Township Clerk

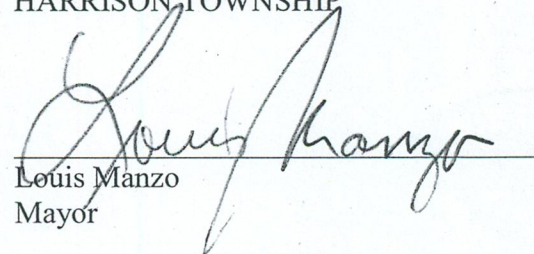
Pete Scirrotto
Mayor

WITNESS:

HARRISON TOWNSHIP



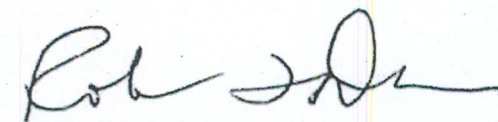
Diane Malloy, RMC
Municipal Clerk




Louis Manzo
Mayor

WITNESS:

MASER CONSULTING, P.A.



Robin L. Dunn
Administrative Assistant



J. Timothy Kernan, P.E., P.P., C.M.E.
Principal Associate
500 Scarborough Drive
Suite 108
Egg Harbor Township, NJ 08234

RESOLUTION NO. 130-2018

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
HARRISON AUTHORIZING AWARD OF PROFESSIONAL SERVICES (PLANNER)
CONTRACT TO MASER CONSULTING, P.A. TO PREPARE A REGIONAL
REDEVELOPMENT PLAN FOR AN AMOUNT NOT TO EXCEED \$25,000.00**

WHEREAS, by Resolution No. 128-2018 on June 4, 2018, the Harrison Township governing body authorized execution of a Shared Services Agreement with the Township of Mantua to commence the creation of a Regional Redevelopment Plan for the Route 322 Redevelopment Project Area which project area consists of numerous parcels located within and/or adjoining the municipal boundaries of the Township of Mantua and the Township of Harrison; and

WHEREAS, the Shared Services Agreement provides, in part, that Maser Consulting, P.A. has been retained by the Township of Mantua to prepare the Regional Redevelopment Plan for the proposed Route 322 Redevelopment Project Area; and

WHEREAS, such award of contract shall be made as a non – fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the value of the contract to prepare the Regional Redevelopment Plan will exceed \$17,500.00; and

WHEREAS, as a condition of award of Contract, Maser Consulting, P.A. has or will complete and submit a Business Entity Disclosure Certification to the Township which certifies that Maser Consulting, P.A. (including any individual with an ownership “interest” or control of more that 10% of its profits or assets or 10% of its stock, if a corporation, or any of its principals, partners, officers or directors or their spouses) has not made any reportable contributions to a political or candidate committee in the name of any members of the Township of Harrison Committee, it being understood that the contract will prohibit Maser Consulting, P.A. from making any reportable contributions, contrary to N.J.S.A. 19:44A-20.5, through the term of their contract with the municipality; and

WHEREAS, as a condition of award of Contract, Maser Consulting, P.A. has or will submit a New Jersey Business Registration Certificate; and

WHEREAS, as a condition of award of Contract, Maser Consulting, P.A. has or will complete and submit to the Township, the necessary documents in accordance with the New Jersey Local Unit “Pay to Play” Laws (N.J.S.A. 19:44A-20.4 et. seq.); and

WHEREAS, pursuant to the New Jersey Local Unit “Pay to Play Law, N.J.S.A. 19:44A-20.4 et seq., the Township has sought qualified professionals to provide the services through the use of a “non-fair and open process,” as defined in N.J.S.A. 19:44A-20.7; and

WHEREAS, the Township Committee deems it in the best interests of the Township to award a Contract to Maser Consulting, P.A. to provide the services delineated in the proposal attached hereto dated May 23, 2018 and wishes to provide its approval to the award of contract; and

WHEREAS, the availability of funds has been certified by the Chief Financial Officer;
and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bidding must be publicly advertised.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Committee of the Township of Harrison that a Professional Services Contract be awarded and executed with Maser Consulting, P.A. to provide the aforementioned Regional Redevelopment Plan reflected in the attached proposal dated May 23, 2018 in the sum not to exceed \$25,000.00 which includes preparation of a Regional Redevelopment Plan;

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification, Determination of Value Certification, Political Contribution Disclosure Form and Stockholder Disclosure Certification referenced above be placed on file with this Resolution;

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized to execute the contract and any and all related documents reflected in the proposal with Maser Consulting, P.A. to take any and all actions necessary to complete the intent and purpose of this Resolution;

BE IT FURTHER RESOLVED, that the compensation to be paid to Maser Consulting, P.A. shall be based on the proposal submitted by Maser Consulting, P.A. with the understanding that total compensation for performance under the contract shall not exceed \$25,000.00.

BE IT FURTHER RESOLVED that a copy of this resolution shall be publicly advertised pursuant to NJSA 40A:11-5 et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on June 4, 2018.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY
Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo				
DeLaurentis				
Heim				
Gangemi				
Jacques				

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on June 4, 2018 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

 DIANE L. MALLOY
 Clerk

**RESOLUTION NO. 41-2018 OF THE HARRISON
TOWNSHIP JOINT LAND USE BOARD REPORTING ITS
FINDINGS AND RECOMMENDATIONS ON THE ROUTE
322-ROWAN WEST CAMPUS REGIONAL
REDEVELOPMENT PLAN PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, N.J.S.A.
40A:12A-1, et seq.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40:12A-6* of the Redevelopment Law, the Township Committee of the Township of Harrison, in the County of Gloucester, New Jersey (the “**Committee**”) must authorize the Joint Land Use Board of the Township (the “**Land Use Board**”) to conduct an investigation of whether a proposed area is a redevelopment area and make recommendations to the Committee; and

WHEREAS, by Resolution No. 224-2011, adopted December 28, 2011, the Committee, after reviewing the Preliminary Investigation Report, the recommendation of the Land Use Board, as well as any comments of the public and criteria set forth at *N.J.S.A. 40A:12A-5* for determining an area in need of redevelopment, designated property identified as Block 4, Lot 1 on the Tax Maps of the Township of Harrison as a “condemnation redevelopment area” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, by Resolution 184-2015, adopted August 17, 2015, the Committee, after reviewing the Preliminary Investigation Report, the recommendation of the Land Use Board, as well as any comments of the public and criteria set forth at *N.J.S.A. 40A:12A-5* for determining an area in need of redevelopment, designated the property identified as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13, Block 2.01, Lots 1 and 1.01, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10, Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 and Block 24.02, Lot 1 on the Tax Maps of the Township of Harrison as a “condemnation redevelopment area” (together, with Block 4, Lot 1, the “**Redevelopment Area**”) according to the criteria set forth in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the Committee caused Maser Consulting P.A. to prepare a plan for the Redevelopment Area, excluding the property identified as Block 2.01, Lots 1 and 1.01 on the Tax Map of the Township of Harrison, entitled the Route 322-Rowan West Campus Regional Redevelopment Plan (the “**Redevelopment Plan**”), attached hereto as **Exhibit A**; and

WHEREAS, the Redevelopment Plan encompasses parcels located within and/or adjoining the boundaries of the Township of Mantua and the Township of Harrison and aims, in part, to establish a shared framework to guide future development and leverage the assets of each municipality; and

WHEREAS, Pamela Pellegrini, P.P. of Maser Consulting P.A., at a duly noticed and constituted public meeting on August 16, 2018, presented the Redevelopment Plan to the Land Use Board and public explaining the exhibits, analysis, general recommendations and proposed development standards set forth in the Redevelopment Plan; and

WHEREAS, the Land Use Board at its hearing took sworn testimony from Ms. Pellegrini and from members of the public with respect to the proposed Redevelopment Plan; and

WHEREAS, after discussion by the members of the Land Use Board of the subject Redevelopment Area, the proposed Redevelopment Plan, existing zoning of the Redevelopment Area, as well as a review of the relationship of the proposed Redevelopment Plan to the Township Master Plan in light of Ms. Pellegrini's testimony, and an opportunity for public comment, the Land Use Board moved to find that the goals and objectives set forth in the Redevelopment Plan are substantially consistent with the Master Plan of the Township of Mantua pursuant to *N.J.S.A. 40A:12A-7(d)*; and

WHEREAS, based upon the Land Use Board's review and members' comments on the Redevelopment Plan and the comments of its professionals, as well as public comments presented at the hearing on the Redevelopment Plan, the Land Use Board recommended that the Committee revise the proposed Redevelopment Plan in order to include the property identified as Block 333, Lot 1 and Block 350, Lot 1 on the Tax Maps of the Borough of Glassboro in the Redevelopment Plan to promote, encourage and generate a compatible and productive pattern of land uses in these properties adjoining the boundary of the Township of Harrison; and

WHEREAS, the Land Use Board recommended the proposed Redevelopment Plan be revised to include the Borough of Glassboro properties prior to final adoption by the Committee pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, in the opinion of the Land Use Board, the adoption of the Redevelopment Plan, with the recommended revisions, is necessary and desirable in order to accomplish the effective redevelopment of the Redevelopment Area, and such redevelopment would be in the best interests of the Township and its residents.

NOW THEREFORE, BE IT RESOLVED by Joint Land Use Board of the Township of Harrison, County of Gloucester, and State of New Jersey:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Land Use Board hereby affirms that the Redevelopment Plan is consistent with and designed to effectuate the Township's Master Plan and recommends that the Committee revise the proposed Redevelopment Plan to include the property identified as Block 333, Lot 1 and Block 350, Lot 1 on the Tax Maps of the Borough of Glassboro prior to final adoption by the Committee pursuant to *N.J.S.A. 40A:12A-7(e)*.

Section 3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 4. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.

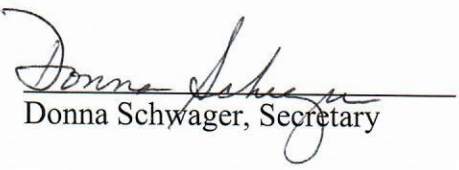
Section 5. This Resolution shall take effect upon final passage.

This is a Resolution memorializing the vote taken by the Harrison Township Joint Land Use Board at the aforesaid meeting and is hereby adopted at the meeting held on August 16, 2018.

JOINT LAND USE BOARD
OF HARRISON TOWNSHIP

By: 
Nancy Kowalik, Chair

ATTEST:


Donna Schwager, Secretary

ORDINANCE NO. 29-2018

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING THE ROUTE 322-
ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT PLAN FOR THE PROPERTY
IDENTIFIED AS BLOCK 1, LOTS 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12,
AND 13, BLOCK 2.02, LOTS 1, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 4, LOTS 1, 4, 5, 6, 7, 8, 10,
11, 12, 13, 14, 15, AND 16, AND BLOCK 24.02, LOT 1 ON THE TAX MAPS OF THE
TOWNSHIP OF HARRISON**

WHEREAS, the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey ("**Township Committee**") has designated an area known as the Route 322-Rowan West Campus Regional Redevelopment Area and identified as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 16, and Block 24.02, Lot 1 on the Township of Harrison Tax Maps (the "**Redevelopment Area**"), as an area in need of redevelopment; and

WHEREAS, by Resolution No. 130-2018 adopted on June 4, 2018, the Township Committee authorized and directed Maser Consulting, P.A. to prepare the Route 322-Rowan West Campus Regional Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Township of Harrison Joint Land Use Board was directed to review the Route 322-Rowan West Campus Regional Redevelopment Plan, dated July 2018 and report on and make recommendations to the Township Committee, including, without limitation, whether or not the Route 322-Rowan West Campus Regional Redevelopment Plan is consistent with the Master Plan of the Township of Harrison; and

WHEREAS, on August 16, 2018 at a public meeting, the Route 322-Rowan West Campus Regional Redevelopment Plan for the Redevelopment Area; and

WHEREAS, the Joint Land Use Board reviewed the Route 322-Rowan West Campus Regional Redevelopment Plan, dated July 2018, and recommended that it be revised to include the property identified as Block 333, Lot 1 and Block 350, Lot 1 on the Tax Maps of the Borough of Glassboro ("**Glassboro Properties**") to promote, encourage and generate a compatible and productive pattern of land uses on these properties adjoining the boundary of the Township of Harrison; and

WHEREAS, it was the recommendation and report of the Joint Land Use Board, as memorialized in Resolution No. 41-2018, that the adoption of the Route 322-Rowan West Campus Regional Redevelopment Plan, with the recommended revisions, is consistent with and designed to effectuate the Township's Master Plan and that the adoption thereof is necessary and desirable in order to accomplish the effective redevelopment of the Redevelopment Area; and

WHEREAS, the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018, attached hereto as Exhibit "A", includes the Glassboro Properties as recommended by the Joint Land Use Board, and

WHEREAS, the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 includes an outline for the planning, development and redevelopment of property located in the Township of Harrison, Township of Mantua, and Borough of Glassboro and establishes a shared framework to guide future development and leverage the assets of each municipality.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, that:

SECTION 1.

Pursuant to *N.J.S.A. 40A:12A-7e*, the Township of Harrison Joint Land Use Board at a public meeting held on August 16, 2018, reviewed the Route 322-Rowan West Campus Regional Redevelopment Plan, dated July 2018 (Revised August 2018) and has provided its report and recommendations to the Township Committee—including, without limitation, that the Route 322-Rowan West Campus Regional Redevelopment Plan should be revised to include the Glassboro Properties, and that the Route 322-Rowan West Campus Regional Redevelopment Plan, with the recommended revisions is consistent with the Master Plan of the Township of Harrison.

SECTION 2.

Pursuant to Township of Harrison Joint Land Use Board's review of the Route 322-Rowan West Campus Regional Redevelopment Plan and report and recommendations on same as memorialized in Resolution No. 41-2018, the Township Committee pursuant to the authority granted to it by *N.J.S.A. 40A:12A-7*, hereby adopts the Route 322-Rowan West Campus Regional Redevelopment Plan (Revised August 2018) attached hereto as Exhibit "A".

SECTION 3.

Pursuant to the provisions of *N.J.S.A. 40A:12-7c*, the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 hereby supersedes applicable provisions of the Township of Harrison Land Use Ordinance. In so doing the Route 322-Rowan West Campus Regional Redevelopment Plan, Revised August 2018 shall constitute an explicit amendment to the Township Zoning Map to identify Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, and 13, Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9, and 10, Block 4, Lots 1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 16, and Block 24.02, Lot 1 as the boundaries of the area regulated by the Route 322-Rowan West Campus Regional Redevelopment Plan. The official Zoning Map shall be amended to henceforth coincide with the Route 322-Rowan West Campus Regional Redevelopment Plan (Revised August 2018).

Section 4.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 5.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

Section 6.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: 
COMMITTEEWOMAN JULIE DELAURENTIS

ATTEST:



DIANE L. MALLOY, Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on August 20, 2018. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on September 4, 2018, at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.



DIANE L. MALLOY
Municipal Clerk

Appendix C

Glassboro Borough Resolutions

Resolution No. 59-03, February 3, 2003

Resolution No. 19-07, March 5, 2019

Ordinance #19-05, March 12, 2019

ADOPTED
FEB 3 2003

RESOLUTION R - 59-03

BOROUGH OF GLASSBORO

WHEREAS, the Borough of Glassboro seeks to encourage all of its citizens to improve their properties and seeks to offer incentives through tax abatement programs to all of its residents as a means of improving the standard and quality of housing and businesses within the Borough; and

WHEREAS, the Construction Code Official has advised the governing body that more than half of the housing stock within the Borough is at least fifty years old; and

WHEREAS, the Construction Code Official has further advised the governing body that a majority of the water and sewer infrastructure within the Borough is at least fifty years old and is in need of repair or substantial maintenance; and

WHEREAS, a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3 may be expected to prevent further deterioration and promote the overall development of the community;


NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Glassboro , County of Gloucester, and State of New Jersey that the Borough of Glassboro is hereby determined to be an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14.

ADOPTED at a meeting of the Mayor and Council of the Borough of Glassboro, County of Gloucester, and State of New Jersey held on February 3, 2003.

BOROUGH OF GLASSBORO


LEO J. McCABE, Mayor

ATTEST:


MARY ANN ASHENFELTER, Clerk

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF
GLASSBORO RECOMMENDING THE PROPOSED REGIONAL REDEVELOPMENT
PLAN FOR ROUTE 322 - ROWAN WEST CAMPUS, BLOCK 333, LOT 1
AND BLOCK 350 LOT 1 IN THE BOROUGH OF GLASSBORO, GLOUCESTER
COUNTY, NEW JERSEY**

WHEREAS, pursuant to Resolution No. 59-03 adopted by the Borough of Glassboro ("Borough") on February 3, 2003, the Borough designated the entire Borough of Glassboro as an "Area in Need of Rehabilitation" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a municipality is entitled to revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the development and rehabilitation of the Borough of Glassboro, the Borough, in conjunction with the Township of Harrison and the Township of Mantua, County of Gloucester, State of New Jersey, previously authorized Maser Consulting, P.A., to prepare a redevelopment plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" ("Redevelopment Plan") for the Borough of Glassboro with regard to Block 333, Lot 1 and Block 350, Lot 1 in the Borough; and

WHEREAS, the Redevelopment Plan encompasses parcels of land located within the Borough which adjoin the boundaries of the overall Redevelopment Plan, which physically adjoin the Township of Harrison, and which will establish a shared framework to guide the future development of each municipality's respective portions of the proposed redevelopment area, promote tourism and leverage the assets of all three communities by providing a comprehensive plan for the planning, development, redevelopment and rehabilitation of the land, including Block 333, Lot 1 and Block 350, Lot 1, in the Borough of Glassboro for the purposes of improving conditions within the Borough; and

WHEREAS, the LRHL grants broad powers to municipalities to create and implement redevelopment plans for property designated as an "Area in Need of Redevelopment" or an "Area in Need of Rehabilitation;" and

WHEREAS, the Redevelopment Plan encompasses parcels containing 40 acres of said lands within the Borough, 252 acres of land in Mantua Township, and 200 acres of land in Harrison Township, all of which is situated along both sides of U.S. Route 322 at the intersection of State Highway 55 and U.S. Route 322; and

WHEREAS, Rowan University, which owns a significant portion of the properties within the Redevelopment Plan area, has been designated as the redeveloper in the Redevelopment Plan and seeks to redevelop said area as part of the Rowan University West Campus; and

WHEREAS, the Redevelopment Plan area includes Block 333, Lot 1 and Block 350, Lot 1, in the Borough of Glassboro; Block 261, Lots 1-3, 3.01, 4, 4.01, 6, 7.01, 7.02, 8, 9, 9.02, 10-13, 14.01, 16.01, 17.01, 18, 18.01, 18.02 and 19-25 in the Township of Mantua; and Block 1, Lots 1-4, 4.01, 5, 5.01, 6-9, 9.01, 10, 10.01, 11-13, Block 2.02, Lots 1, 4-10, Block 4, Lots 1, 4-8, 10-16 and Block 24.02, Lot 1, in the Township of Harrison; and

WHEREAS, on February 7, 2019 Borough Council, pursuant to the requirements of N.J.S.A. 40A:12A-7, adopted Resolution No. 80-2019, that referred the Redevelopment Plan to the Glassboro Planning Board for its review and recommendation to Borough Council within 45 days; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes the Planning Board to issue a report and recommendation to the governing body prior to the adoption of a development regulation, revision or amendment thereto; and

WHEREAS, pursuant to the foregoing, the Planning Board requested that J. Timothy Kernan, PE, PP, CME of Maser Consulting, PA, present a report as to the Redevelopment Plan with regard to Block 333, Lot 1 and Block 350, Lot 1 in Glassboro, to determine whether this Redevelopment Plan will establish a shared framework to guide the future development of said property in the redevelopment area, promote tourism and leverage the assets of said properties in the redevelopment area of the participating municipalities; and

WHEREAS, James Maley, Esquire, Redevelopment Counsel for the Borough, appeared and presented the background, the purposes and the benefits of the proposed Redevelopment Plan for the Borough and introduced J. Timothy Kernan to testify regarding the specifics of said Redevelopment Plan.

WHEREAS, J. Timothy Kernan, PE, PP, CME appeared and testified and presented the report which was marked as Exhibit PB-1 and which made a part of the record herein with respect to the proposed Redevelopment Plan; and

WHEREAS, J. Timothy Kernan, PE, PP, CME testified as to the need for the Redevelopment Plan, the purposes served by the Redevelopment Plan, and whether the Redevelopment Plan will accommodate the stated goals as set forth by the Redevelopment Plan; and

WHEREAS, J. Timothy Kernan, PE, PP, CME testified that the Redevelopment Plan is substantially consistent with the Borough's Master Plan; and

WHEREAS, the public had an opportunity to comment, ask questions and be heard with regard to these issues and provide their input; and

WHEREAS, members of the public appeared or testified at the public hearing with regard to the proposed Redevelopment Plan.

WHEREAS, from the submissions made to the Planning Board, the testimony and evidence presented, including the testimony and evidence of all interested parties and based upon the entire record, the following further findings of facts and conclusions of law were made; to wit:

1. All of the representations set forth in the foregoing "Whereas" paragraphs are hereby incorporated by reference herein as findings of facts.

2. The Planning Board has determined that the Redevelopment Plan is substantially consistent with the Glassboro Master Plan, the concepts of smart growth and the overall plans of the redevelopment area contained in the Redevelopment Plan.

3. The Planning Board has determined that it is in the best interest of the Borough to adopt this Resolution and clearly state that this Resolution, including Exhibit PB-1, shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7 and the Municipal Land Use Law, N.J.S.A., 40:55D-1, et seq., to Borough Council containing the Planning Board's recommendation regarding the adoption of the Redevelopment Plan.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the reports submitted to the Planning Board;

BE IT RESOLVED, by the Planning Board of the Borough of Glassboro, New Jersey, that it hereby recommends to Borough Council, that Borough Council adopt the proposed Redevelopment Plan as set forth herein and that this Resolution shall be considered the report of the Planning Board to Borough Council as required by N.J.S.A. 40A:12A-7(e).

BE IT FURTHER RESOLVED, that this Resolution will be published within ten (10) days of the date of the adoption of this Resolution in the Gloucester County Times or the Sentinel of Gloucester County, which are designated as the official newspapers of publication of the Borough of Glassboro Planning Board.

ROLL CALL VOTE:

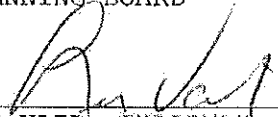
THOSE IN FAVOR: 5

THOSE OPPOSED: 0

THOSE ABSTAINING: 0


Adopted at a regular meeting of the Planning Board of the Borough of Glassboro held on March 5, 2019.

BOROUGH OF GLASSBORO
PLANNING BOARD



LES VAIL, CHAIRMAN

Attest:




GLENN SUDECK, SECRETARY

CERTIFICATION

I hereby certify that this foregoing resolution is a true memorializing resolution, as adopted by the Planning Board of the Borough of Glassboro in accordance with its decision at a regular meeting held on March 5, 2019.

DATED: March 5, 2019



GLENN SUDECK, SECRETARY
BOROUGH OF GLASSBORO PLANNING BOARD

ORDINANCE # 19-05

**ORDINANCE ADOPTING THE ROUTE 322 ROWAN WEST CAMPUS
REGIONAL REDEVELOPMENT PLAN FOR BLOCK 333, LOT 1 AND
BLOCK 350, LOT 1 IN THE BOROUGH OF GLASSBORO, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, on February 3, 2003, the Borough of Glassboro (the "Borough"), in the County of Gloucester, State of New Jersey, designated the entire Borough of Glassboro as an "Area in Need of Rehabilitation" pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the development and rehabilitation of the Borough, the Borough, in conjunction with the Township of Harrison and the Township of Mantua in the County of Gloucester, State of New Jersey, has authorized and directed Maser Consulting, P.A. to prepare a Redevelopment Plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" (the "Redevelopment Plan") for the Borough of Glassboro, specifically Block 333, Lot 1 and Block 350, Lot 1; and

WHEREAS, the Redevelopment Plan encompasses parcels located within the Borough and/or adjoining the boundaries of the Township of Mantua and the Township of Harrison and provides a plan for the planning, development, redevelopment, and rehabilitation of Block 333, Lot 1 and Block 350, Lot 1 for purposes of improving conditions within the Borough; and

WHEREAS, by way of Resolution adopted by the Council of the Borough of Glassboro (the "Borough Council"), jurisdiction over any application for development under this Redevelopment Plan will lay with the Joint Land Use Board of the Township of Harrison subject to the review and recommendations of the Borough Engineer; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted a Resolution referring the attached Redevelopment Plan to the Borough of Glassboro Planning Board (the "Planning Board") for review and approval following introduction and first reading; and

WHEREAS, the Planning Board adopted a Resolution recommending the Borough Council adopt the Redevelopment Plan; and

WHEREAS, the Borough Council has reviewed and accepted the recommendations of the Planning Board and determined that it is in the best interest of the Borough to adopt the Redevelopment Plan to effectuate redevelopment and rehabilitation within the Borough and specifically Block 333, Lot 1 and Block 350, Lot 1; and

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Glassboro as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Borough Council declares and determines that said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Borough, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.; and

Section 3. The Borough Council hereby accepts the recommendations of the Planning Board and adopts the attached Redevelopment Plan entitled "Route 322 Rowan West Campus Regional Redevelopment Plan" for the Borough of Glassboro, specifically Block 333, Lot 1 and Block 350, Lot 1.

Section 4. By way of Resolution adopted by the Borough Council, jurisdiction over any application for development under this Redevelopment Plan will lay with the Joint Land Use Board of the Township of Harrison subject to the review and recommendations of the Borough Engineer; and

Section 5. The Borough Council of the Borough of Glassboro shall have, be entitled to, and is hereby vested all remaining power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 6. The Redevelopment Plan shall supersede any other local development regulations and the Borough of Glassboro Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

Section 9. This Ordinance shall take effect after final adoption and publication according to law.

BOROUGH OF GLASSBORO



JOHN E. WALLACE, III, Mayor

INTRODUCTION 02-26-2019
PUBLIC HEARING 03-12-2019

Attest:


KAREN COSGROVE, Borough Clerk

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Mr. Cossabone	✓			
Mr. D'Alessandro	✓			
Mr. Halter	✓			
Mr. Malandro	✓			
Ms. Miller	✓			










TALLY:

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Appendix D

Maps

- Aerial View
- Existing Zoning
- Redevelopment Plan
- Environmental Constraints
- Circulation Elements Exhibit

- Legend**
-  Municipal Boundary
 -  Blocks
 -  Parcels
 -  Mantua Redevelopment Plan Area
 -  Harrison Redevelopment Plan Area
 -  Glassboro Redevelopment Plan Area
 -  Lipari Landfill exception (not included in Redevelopment Area)
 -  Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
 -  Water

**ROUTE 322 - ROWAN
WEST CAMPUS
REGIONAL
REDEVELOPMENT
AREA**

AERIAL VIEW

**MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO**

GLoucester County
New Jersey



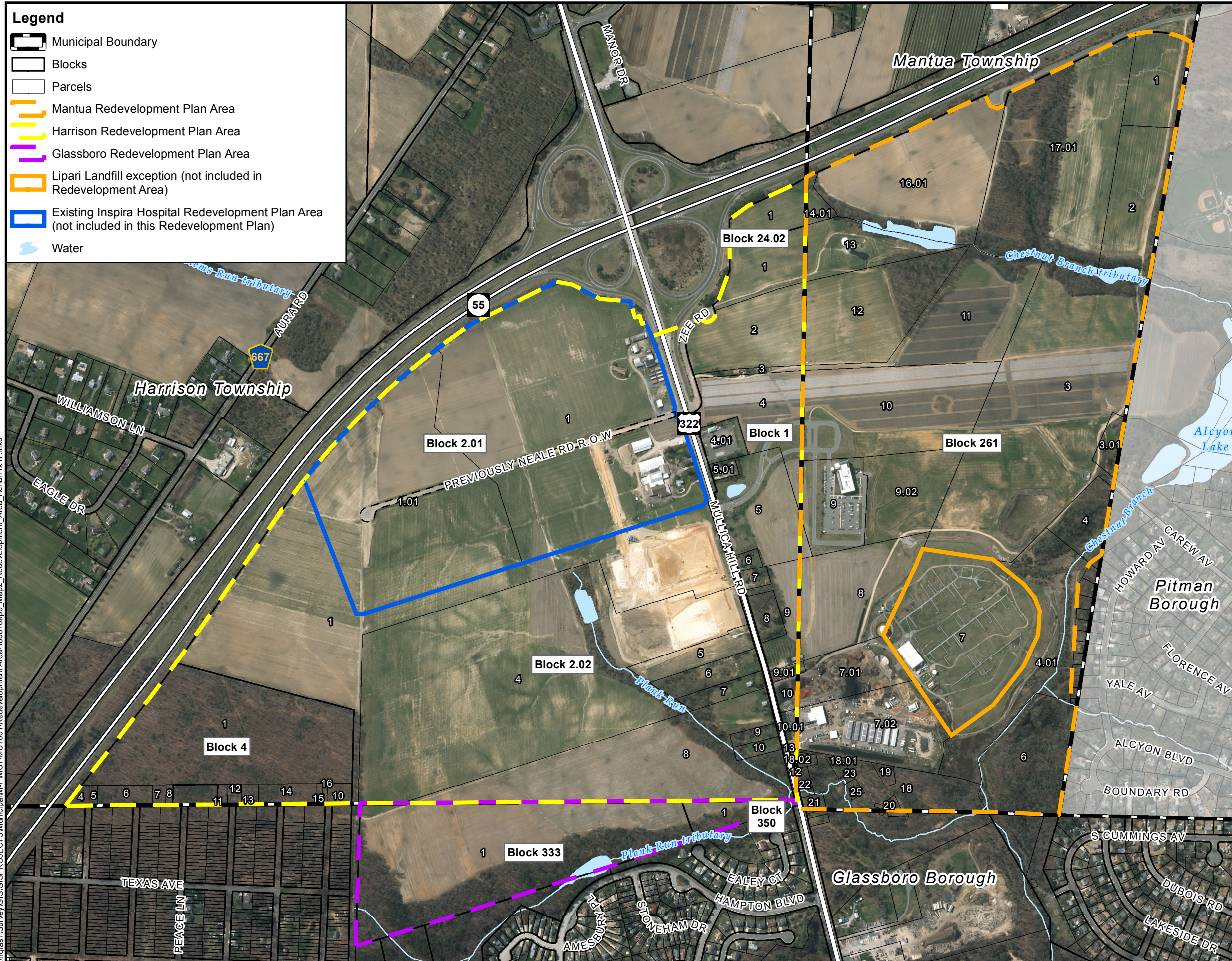
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This map was developed using NJDEP, NJGIN and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



August 2018

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ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

EXISTING ZONING

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO

GLOUCESTER COUNTY
NEW JERSEY



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Feet
1 inch = 700 feet

This map was developed using NJDEP, NJGIN and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

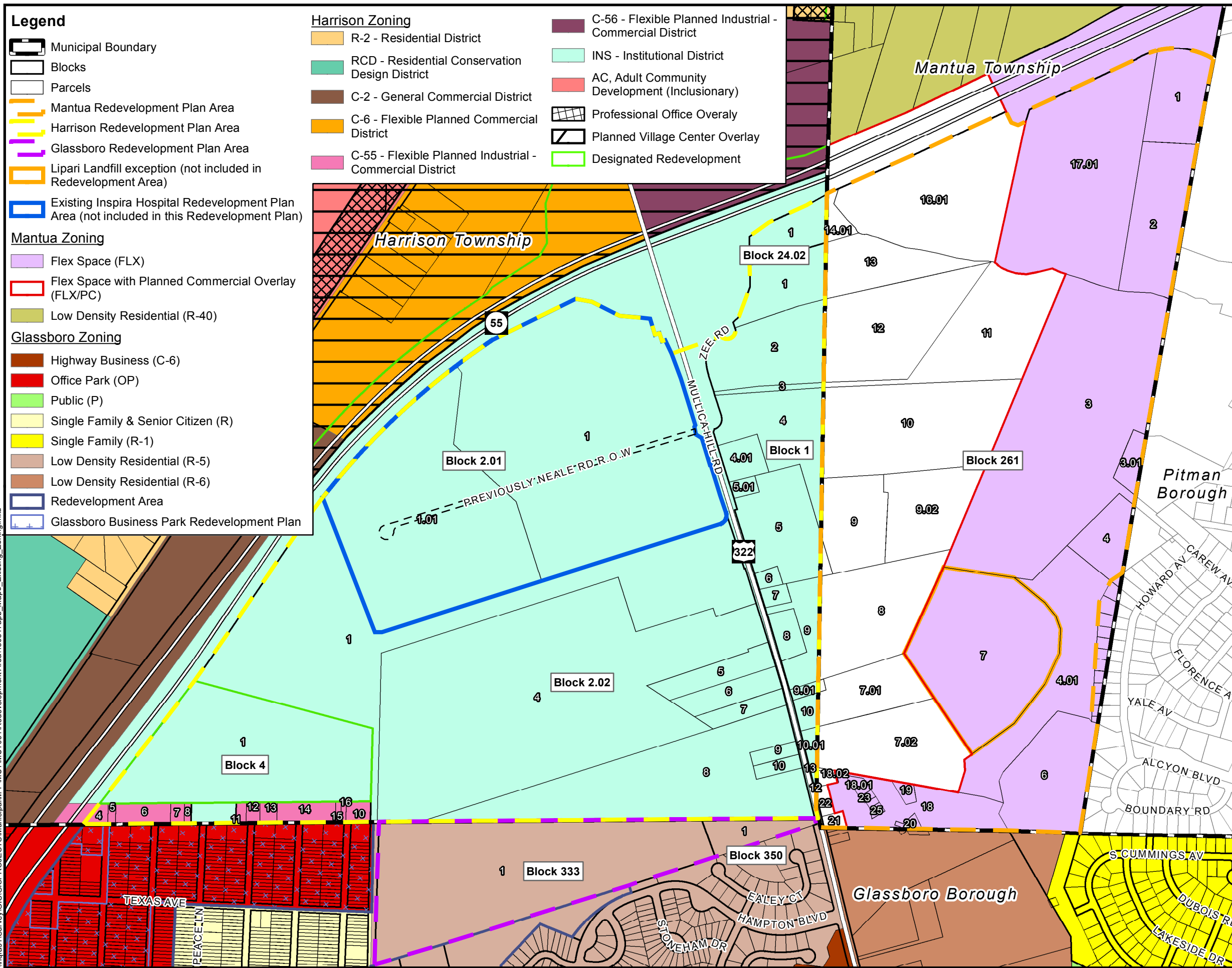


August 2018

- Legend**
- Municipal Boundary
 - Blocks
 - Parcels
 - Mantua Redevelopment Plan Area
 - Harrison Redevelopment Plan Area
 - Glassboro Redevelopment Plan Area
 - Lipari Landfill exception (not included in Redevelopment Area)
 - Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Mantua Zoning**
- Flex Space (FLX)
 - Flex Space with Planned Commercial Overlay (FLX/PC)
 - Low Density Residential (R-40)
- Glassboro Zoning**
- Highway Business (C-6)
 - Office Park (OP)
 - Public (P)
 - Single Family & Senior Citizen (R)
 - Single Family (R-1)
 - Low Density Residential (R-5)
 - Low Density Residential (R-6)
 - Redevelopment Area
 - Glassboro Business Park Redevelopment Plan

- Harrison Zoning**
- R-2 - Residential District
 - RCD - Residential Conservation Design District
 - C-2 - General Commercial District
 - C-6 - Flexible Planned Commercial District
 - C-55 - Flexible Planned Industrial - Commercial District
- INS - Institutional District
 - AC, Adult Community Development (Inclusionary)
 - Professional Office Overlay
 - Planned Village Center Overlay
 - Designated Redevelopment
- C-56 - Flexible Planned Industrial - Commercial District**

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Legend

- | | | | |
|--|--|----------------------------|-----------------------------|
| | Municipal Boundary | Redevelopment Zones | Circulation Elements |
| | Blocks | | |
| | Parcels | | |
| | Mantua Redevelopment Plan Area | | |
| | Harrison Redevelopment Plan Area | | |
| | Glassboro Redevelopment Plan Area | | |
| | Lipari Landfill exception (not included in Redevelopment Area) | | |
| | Water | | |

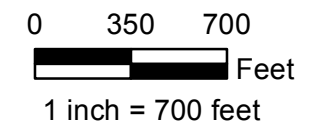
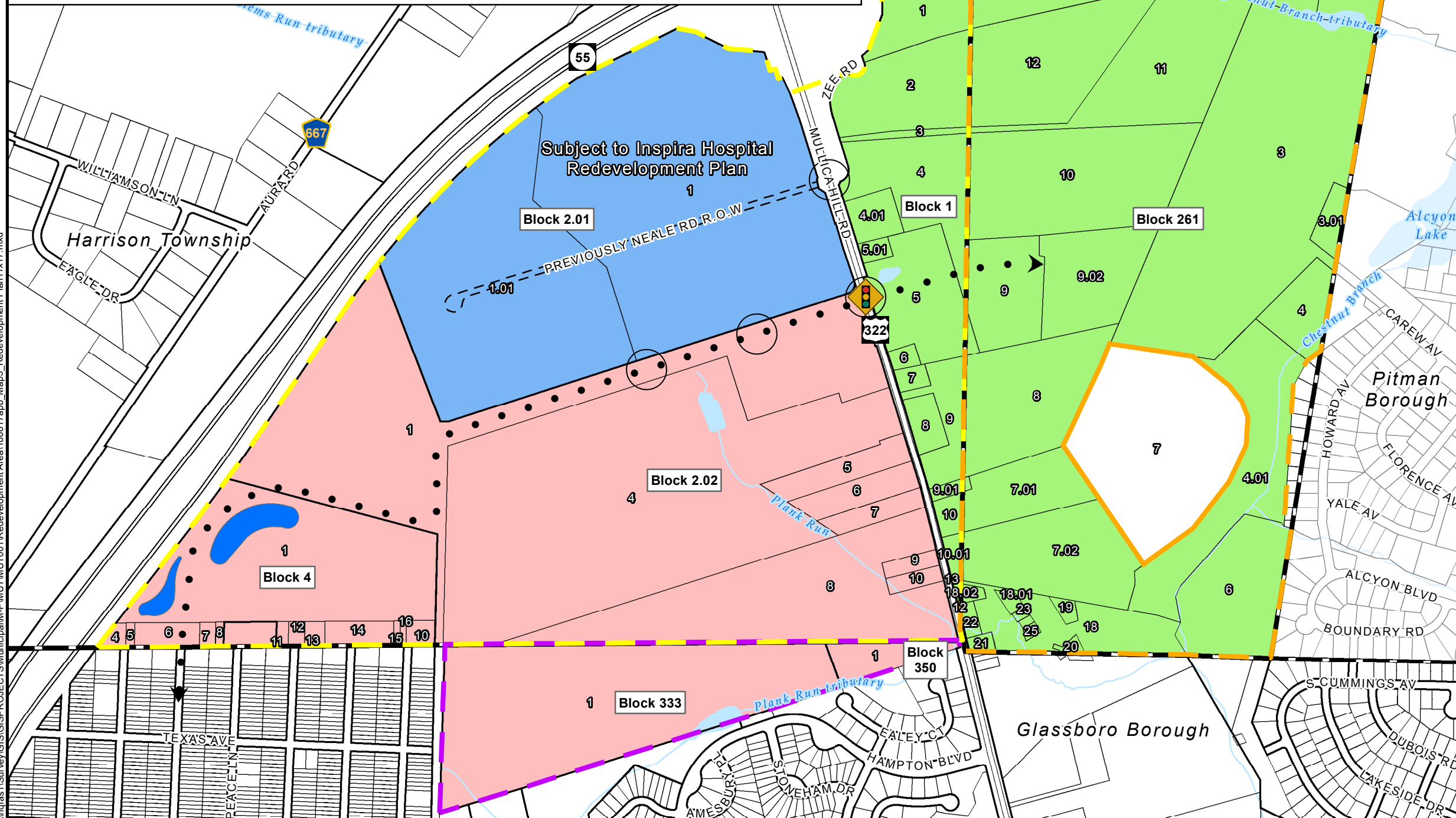
ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

REDEVELOPMENT PLAN

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO

GLoucester County
New Jersey

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August 2018

- Legend**
- Municipal Boundary
 - Blocks
 - Parcels
 - Mantua Redevelopment Plan Area
 - Harrison Redevelopment Plan Area
 - Glassboro Redevelopment Plan Area
 - Lipari Landfill exception (not included in Redevelopment Area)
 - Existing Inspira Hospital Redevelopment Plan Area (not included in this Redevelopment Plan)
- Environmental Constraints**
- 100-year Flood Zone
 - Wetland of intermediate resource value (50 foot buffer)
 - Wetland of exceptional resource value (150 foot buffer)
 - State Threatened Species
 - State Endangered Species
 - Water

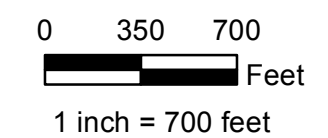
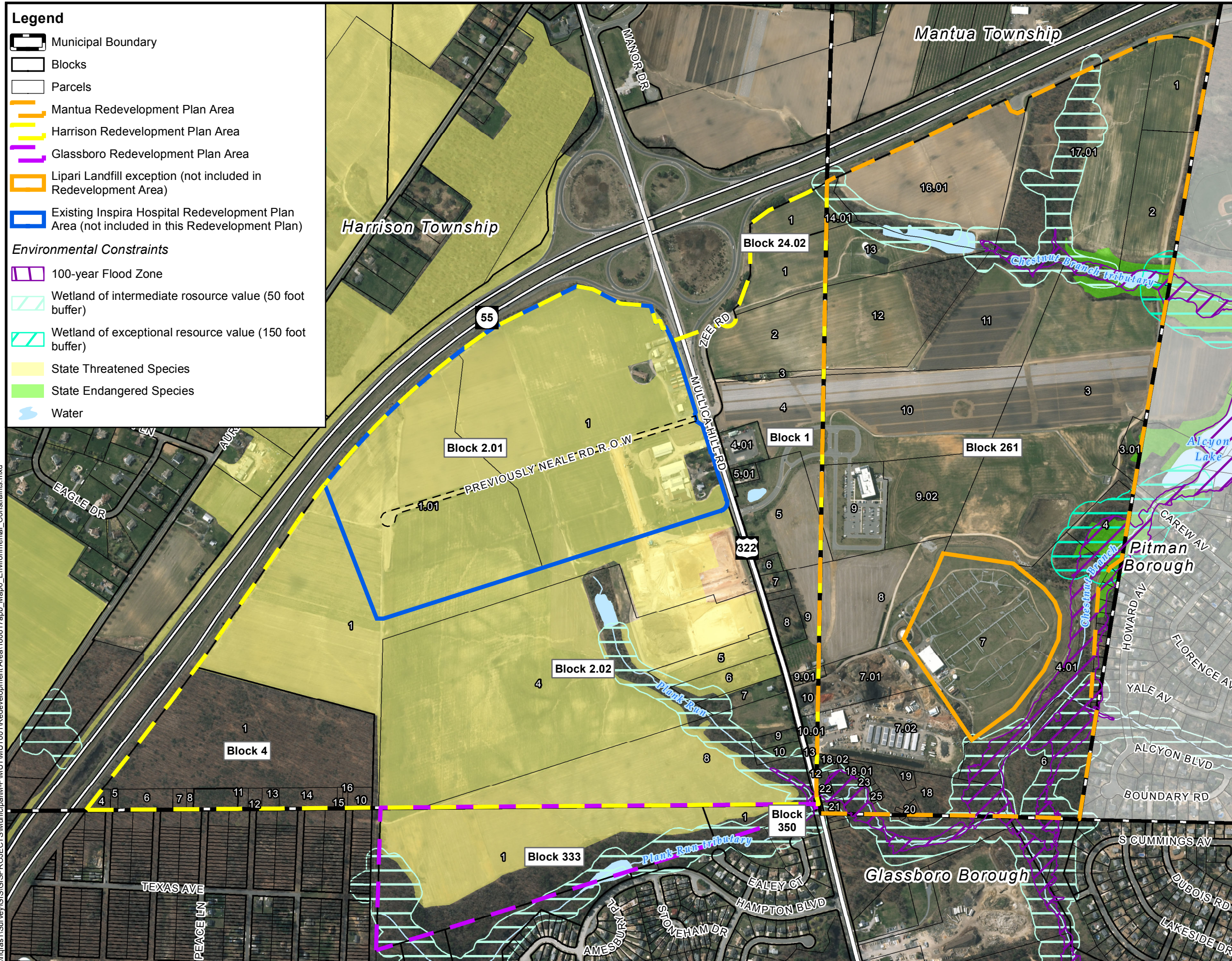
ROUTE 322 - ROWAN WEST CAMPUS REGIONAL REDEVELOPMENT AREA

ENVIRONMENTAL CONSTRAINTS

**MANTUA &
HARRISON
TOWNSHIPS;
BOROUGH OF
GLASSBORO**

GLoucester County
New Jersey

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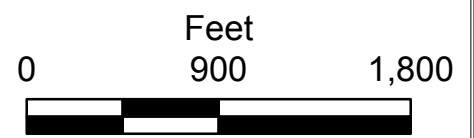
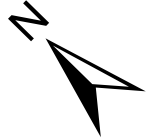
August 2018

ROUTE 322 - ROWAN WEST CAMPUS REDEVELOPMENT AREA

CONCEPTUAL CIRCULATION ELEMENTS

MANTUA & HARRISON TOWNSHIPS; BOROUGH OF GLASSBORO

GLoucester County
New Jersey

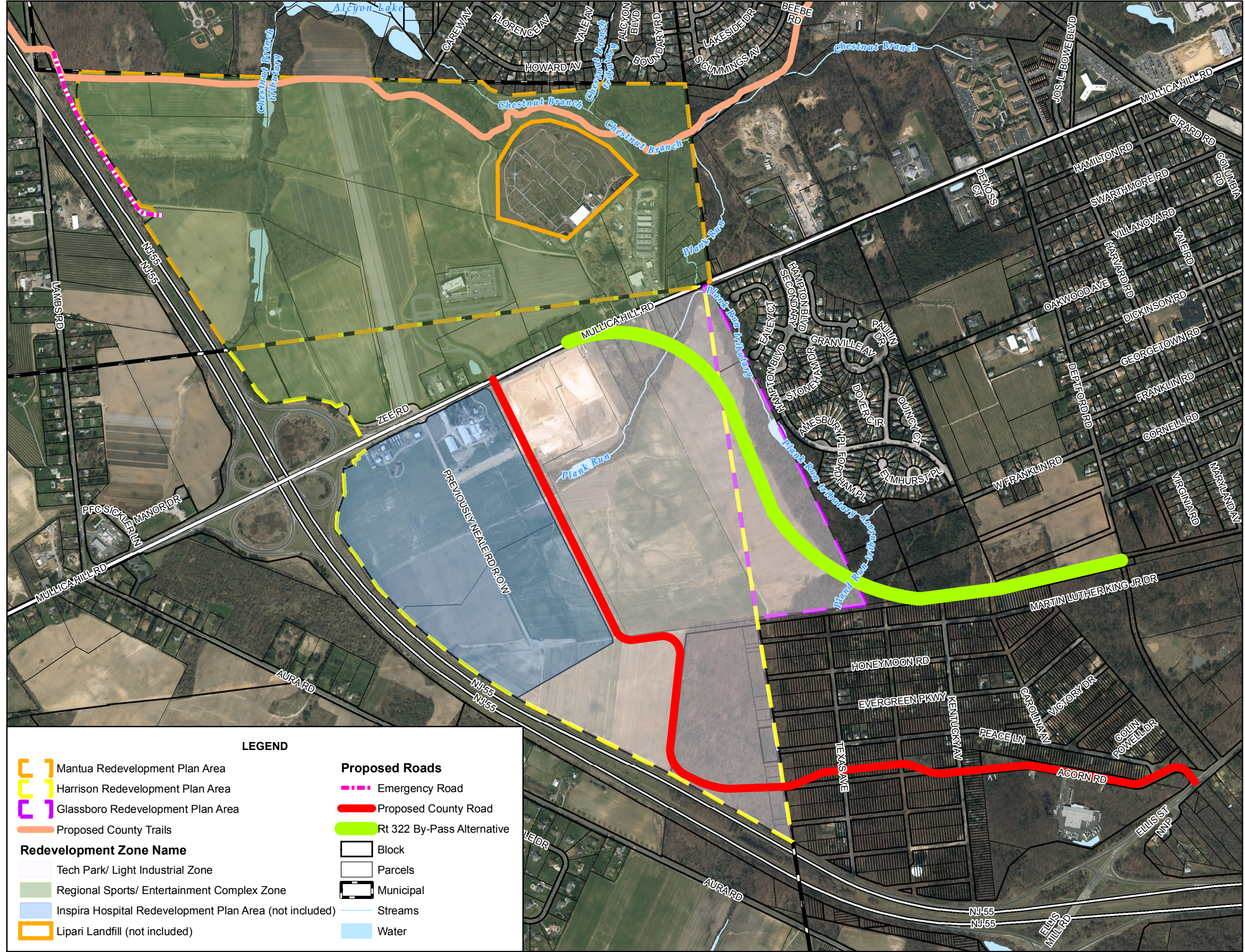


1 inch = 900 feet

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August 2018



LEGEND

- | | |
|---|----------------------------|
| Mantua Redevelopment Plan Area | Emergency Road |
| Harrison Redevelopment Plan Area | Proposed County Road |
| Glassboro Redevelopment Plan Area | Rt 322 By-Pass Alternative |
| Proposed County Trails | Block |
| Redevelopment Zone Name | Parcels |
| Tech Park/ Light Industrial Zone | Municipal |
| Regional Sports/ Entertainment Complex Zone | Streams |
| Inspira Hospital Redevelopment Plan Area (not included) | Water |
| Lipari Landfill (not included) | |