

**Block 154, Lot 8
Redevelopment Plan**

July 03, 2013

City of Woodbury, NJ

Plan Prepared by:

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1.0 Introduction

A. Introduction

On May 14, 2013, the City of Woodbury, through Resolution #13-105, adopted the recommendation of determination by the combined Planning/Zoning Board to designate Block 154, Lot 8 (commonly known as “The Woodbury Country Club”) as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A-12A-1. This conclusion was based upon a Preliminary Investigation (titled “Redevelopment Needs Study”) conducted by Group Melvin Design. Group Melvin was authorized to prepare that Preliminary Investigation by Resolution #13-83, which passed on March 26, 2013.

B. Site Description

Block 154, Lot 8, (commonly known as the “Woodbury Country Club”) is an irregular lot generally bounded to the East by the border with Deptford Township, to the North by Cooper Street, to the West by Evergreen Avenue, and to the South by East Barber Avenue.

Figure 1 identifies the location and surrounding environs of Block 154, Lot 8

C. Redevelopment Planning in New Jersey

New Jersey’s Local Redevelopment and Housing Law 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 Redevelopment Process

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the City’s Master Plan. Recognizing the Planning Board’s role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.

Figure 1. Map of Block 154, Lot 8



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4. The Governing Body may act on this recommendation by adopting a resolution designating the area an “Area in Need of Redevelopment.” The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
 5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
 6. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to City’s Zoning Ordinance.

Only after completion of this process is the City able to exercise the powers granted to it under the State Redevelopment Statute.

The process has been used successfully across the state 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.

Preliminary Investigation (Needs Study)

On May 14, 2013, the City of Woodbury, through Resolution #13-105, recommending Block 154, Lot 8 (commonly known as “The Woodbury Country Club”) be designated as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A-12A-1. It determined that Block 154, Lot 8 meet the following statutory criteria listed in the Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1):

D – Obsolete Layout and Design

E – Underutilization

H – Smart Growth Consistency

This conclusion was based upon a Redevelopment Needs Study conducted by Group Melvin Design.

2.0 Redevelopment Plan Goals and Objectives

A. The Redevelopment Plan Vision

Figure 2 (page 8) represents the Vision Plan for the redevelopment area. It is expected that redevelopment will substantially conform to this illustrative site plan.

The plan identifies major features and improvements associated with each of the land uses described above: streets, buffers, stormwater management areas, open space, building locations, parking lots, and pathways, among others. Paths on the residential parcel and on the Campus parcel are required of those developments respectively. Additional paths may be necessary subject to Redevelopment Entity review. As importantly, Figure 2 substantially represents the permitted footprint of the buildings and their relationship to adjacent land uses.

The Redevelopment Plan proposes the demolition and removal of on-site buildings and to replace these features with the following land uses:

1. A single-family detached residential subdivision on the western side of the site. A maximum of 9 (nine) single-family lots, no smaller than 20,000 square feet each, will face onto a cul-de-sac that exits onto South Bayard Avenue.
2. A single-family detached residential subdivision on the eastern edge of the site. A maximum of 9 (nine) single-family lots, no smaller than 20,000 square feet each, will face onto a cul-de-sac that exits onto Golf Drive. A maximum of two (2) single-family homes, no smaller than 20,000 square feet each, will face onto Golf Drive.
3. The construction of a Campus with (1) a Post Acute Rehabilitation Facility with no more than 150 beds, (2) a Long Term Care Facility with no more than 100 beds, and (3) an Assisted Living Specialized Facility with no more than 100 beds. All buildings will be approved by the New Jersey Department of Health.
4. A publicly accessible, well-signed, contiguous open space that measures no less than 15 acres. The open space will preserve as much of the natural terrain and existing trees as feasible. The open space will have well maintained lakes, a public parking facility, and a handicap-accessible trail system that connects to on- and off-site locations.
5. Pedestrian and vehicular circulation shall substantially conform to the details found in Figure 2. This includes, but is not limited to:
 - a. Vehicular access points shall be provided to the Campus along Cooper Street and along South Evergreen and East Barber Avenue.
 - b. Internal road ways shall be designed in a “park like” boulevard manner and shall be tree lined.
 - c. Residential areas shall be served by cul-de-sacs off of existing residential streets. Cul-de-sacs shall have substantial internal landscape features similar to those drawn in Figure 2.

B. Local Goals and Objectives - City of Woodbury

The Comprehensive Master Plan of The City Of Woodbury, adopted in December of 2006, has the following planning principles that, "will inform our actions and when necessary be the deciding factor." (page 2)

1. Create pedestrian friendly, active and well maintained street environments.
2. Create safe environment – streets and neighborhoods.
3. Maintain and promote the benefits of a economically and socially diverse community.
4. Encourage downtown economic vitality and growth
5. Enhance design features that ensures a safe and pedestrian friendly downtown.
6. Preserve open spaces.
7. Reinforce historic and cultural heritage.
8. Assist business that will enhance the goals.
9. Maintain extensive promotions that make the City a special place.

The primary goal of the City is to reestablish itself as a major business and commerce center in Gloucester County. It aims to maintain a viable and desirable community in which to live, work and recreate in a clean and safe environment.

Through the Master Plan, the City of Woodbury has embraced the following primary goals:

- Preserve and protect the character of established residential neighborhoods.
- Preserve and protect the natural heritage, both environmental and cultural.
- Balance new development and ratables with the needs of the community.
- Continue the dialogue among the citizens and businesses regarding the needs and concerns of neighborhoods and the business community.
- Preserve and improve open space systems.
- Encourage economic and employment growth specifically in the central business district.
- Preserve and protect the historic character of the downtown and surrounding areas.
- Maintain, enhance and further develop a strong "sense of place" in the downtown distinctive to Woodbury.
- Revise the land use ordinances to insure compatibility with new growth demands for housing, commercial and industrial uses within the community.

3.0 The Redevelopment Vision

A. Structure and Powers of Redevelopment Entity

The City Council shall serve as the Redevelopment Entity. The Redevelopment Entity shall review proposals, may request supplemental information and, at its discretion, determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement.

By acting as the Redevelopment Entity, the City Council can streamline the process from resolution to construction and ensure that development remains true to the intentions of the City's Master Plan and this Redevelopment Plan.

The Redevelopment Entity has the right to designate developers and/or redevelopers who may negotiate with property owners in the redevelopment area to execute the Plan. Although it is not foreseen at this time, the Redevelopment Entity will be responsible for any exercise of the power of eminent domain.

Redevelopment of the site is subject to all requirements found in the City of Woodbury subdivision and site plan ordinance and all relevant design standards except as specified and/or modified herein and as received and approved by the Redevelopment Entity.

B. Land Uses

1. The land uses, building requirements and design standards stipulated in this Plan are intended to allow for the development of:
 - a. 20-lot single-family detached residential units,
 - b. A Campus comprised of three buildings supported by a permanently-preserved contiguous open space that is publicly accessible.

C. Land Use Scenario

1. **Single-family detached houses:** The redeveloper shall be required to construct a maximum of twenty (20) single-family detached houses as shown on Figure 2. (*See Section 6.0 of this Plan for regulations governing these Single Family Homes.*)
 - a. Nine (9) single-family detached residential units will be located on Sub-Area A on Figure 3. Each lot will be no smaller than 20,000 square feet each. Buildings will face onto a cul-de-sac that exits onto South Bayard Avenue.
 - b. Nine (9) single-family detached residential units will be constructed on Sub-Area B on Figure 3. Each lot will be no smaller than 20,000 square feet. Homes will face onto a cul-de-sac that exits onto Golf Drive.
 - c. Two (2) single-family homes will be constructed that face onto Golf Drive. Lots will be no smaller than 20,000 square feet each.

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- d. Each subdivision shall contain and address pedestrian and bicycle circulation, public residential street construction, stormwater management, street tree plantings, street lights, and buffering.
2. **The Campus:** The redeveloper shall be required to construct a Campus with the following buildings and amenities. *(See Section 4.0 of this Plan for regulations governing this Campus)*
- a. Building #3 on Figure 2 will be a Post-Acute Rehabilitation Facility with no more than 150 beds. The building will be a maximum of 100,000 square feet and located substantially in the same position as the building expressed in Figure 2. The overall square footage may be accommodated in dependencies that are connected to the main building by hyphens.
 - b. Building #2 on Figure 2 will be a Long Term Care Facility, with no more than 100 beds. The building will be constructed to the east of the main entrance, as drawn. The building shall be a maximum of 33,000 square feet.
 - c. Building #1 on Figure 2 will be an Assisted Living Facility with no more than 100 beds, specializing in Alzheimer/Dementia care. The building will be constructed to the west of the main entrance off of Cooper Street, as drawn. The building shall be a maximum of 46,000 square feet. Approximately 4,000 square feet will be devoted to service, and 3,250 square feet to office and staff areas. The remaining square footage (approximately 37,725 square feet) shall be devoted to patient areas.
 - d. The Campus shall contain and address pedestrian and bicycle circulation, private driveway access/egress, parking lot construction, stormwater management, solid waste collection and disposal, street tree plantings, street lights including parking lot lights, and buffering.
 - e. All Campus buildings are permitted to have service areas for loading, kitchens, laundry facilities, maintenance areas, minimal office/administrative areas, recreational spaces, dining/bistro areas, and exterior patio/porch areas as approved by the Redevelopment Entity.
3. **Open Space:** The redeveloper shall construct and make available to public use 15 acres of permanently-preserved contiguous open space that is publicly accessible and well-maintained. This open space will be located on Sub-Area D of Figure 3. *(See Section 5.0 of this Plan for regulations governing this open space)*
- a. The open space will preserve as much of the natural terrain and existing trees as feasible.
 - b. The open space will have well maintained landscapes, lakes, a public parking facility, a gazebo, and a handicap-accessible trail system that connects to on- and off-site locations.
 - c. Site Stormwater management is permitted in the Open Space, according to the restrictions outlined in this document.
4. **Phasing**
- a. The order of construction of housing, infrastructure, parking, open space and all other on-site improvements shall be worked out as part of the Redevelopment Agreement with the City.

Figure 2. Vision for the Redevelopment Project Area



Figure 3. Sub-Areas within Redevelopment Project Area



4.0 Campus Standards

A. Location

1. The Campus and corresponding open space will be located on Sub-Areas C and D on Figure 3.
2. All buildings of the Campus will be located on Sub-Area C on Figure 3.
3. The Complex will be supported by an adjacent open space, with public access easements, located within the Sub-Area identified as "D" on Figure 3. (See **Section 3.E.** of this Plan for regulations governing this open space)

B. Bulk Requirements for Campus Building #3

1. Uses - A Post-acute Rehab Facility with no more than 150 beds.
2. Building #3 will be substantially configured and located as drawn on Figure 2.
3. Building footprint - maximum 100,000 square feet which may be accommodated in dependencies that are connected to the main building by hyphens.
4. Minimum setback from municipal boundary with Deptford Township - 200 feet.
5. Minimum setback from existing residential homes that share a lot line with Block 154, Lot 8 that front onto East Barber Avenue - 475 feet.
6. Minimum setback from property line of single family units to be constructed on Sub-Area A on Figure 3 - 275 feet.
7. Minimum setback from property line of single family units to be constructed on Sub-Area B on Figure 3 - 250 feet.
8. Maximum building height – 1 story - maximum 25 feet.

C. Bulk Requirements for Campus Building #2

1. Uses - Long-Term Specialized Care Facility.
2. Building #2 will be substantially configured and located as drawn on Figure 2.
3. Building footprint - maximum 33,000 square feet.
4. Beds - maximum of 100
5. Minimum setback from existing residential homes that share a lot line with Block 154, Lot 8 that front onto Cooper Street - 145 feet.
6. Minimum setback from Cooper Street - 300 feet.

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7. Minimum setback from property line of single family units to be constructed on Sub-Area B on Figure 3 - 100 feet.
 8. Maximum building height – 1 story - maximum 25 feet.

D. Bulk Requirements for Campus Building #1

1. Uses - An Assisted Living Facility Specializing in Alzheimer/Dementia care with no more than 100 beds.
2. Building #1 will be substantially configured and located as drawn on Figure 2.
3. Building footprint - maximum of 46,000 square feet.
4. Minimum setback from Cooper Street - 170 feet.
5. Minimum setback from existing residential homes that share a lot line with Block 154, Lot 8 and front onto South Bayard Street - 145 feet.
6. Maximum building height – 1 story of approximately 25 feet.

E. Mobility

1. Car Parking

- a. The redeveloper will construct a minimum of 280 and a maximum of 300 parking spaces to service the three facilities.
- b. All parking will be set back a minimum of 50 feet from existing and proposed residential property lines.
- c. All parking will be buffered from existing and proposed residential lots according to Section 170-7.4.E of the Woodbury Land Use code.

2. Bike Parking

- a. The redeveloper will provide one bike parking space for each 4,000 square feet of building area.
- b. Bike parking must be located within 100 feet of the main entrance of the building it services.
- c. As much as one-half (1/2) of required bike parking for a building can be provided for employees in a locked room or area enclosed by a fence with a locked gate. Such areas must be exclusively dedicated to bike storage.

F. Architecture

1. All architecture and materials are subject to approval by the Redevelopment Entity.
2. Block 154, Lot 8 is surrounded principally by a suburban residential neighborhood. The proposed institutional buildings require dexterity to blend with this context. Therefore, it is important that all buildings be designed to enhance qualities at the human and residential scales. This can be achieved utilizing horizontal and vertical breaks at prescribed rhythms to reflect the scale of the neighborhood.
3. There shall be special attention paid to the architectural form and the quality of materials. Building materials shall be carefully selected, following traditional architectural principles.
4. All structures shall be designed with traditional materials, massing and form, rhythms, and roof lines. There shall be no long horizontal runs of building without building offsets.
5. There are to be no blank facades. All facades must provide windows and façade offsets and breaks.
6. Horizontal breaks are regulated through the maximum or minimum distance allowed between vertical elements (such as, but not limited to bays, windows, building offsets, etc.) that break the horizontal plane. Vertical breaks are regulated through the maximum or minimum distance allowed between horizontal elements (such as, but not limited to horizontal bands, windows, building offsets, cornices, etc.) that break the vertical plane.
 - a. The maximum distance between horizontal breaks on the front and side façade shall be 20 feet. Rear facades should be a maximum of 30 feet.
 - b. The maximum distance between vertical breaks on the front, side, and rear façade shall be 20 feet.
 - c. Building offsets used to meet the vertical or horizontal break requirement must represent a difference of at least one (1) foot from adjacent façade planes.
 - d. Maximum distance between horizontal building offsets on the front and side facades shall be sixty (60) feet.
 - e. Decorative bands or material changes shall be done to reinforce traditional building architecture.
 - f. Allowable horizontal and vertical breaks may include, but are not limited to the following:
 - i. Water table
 - ii. Dormers
 - iii. Bays
 - iv. Gables

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- v. Recessed entries
 - vi. Decorative Cornices
 - vii. Vertical Windows in a recessed plane from the exterior wall
 - viii. Horizontal bands of material offsets and/or material changes

G. All HVAC, utility boxes, and telecommunication systems

1. Whether located on the ground or roof, all HVAC, utility boxes, and telecommunication systems must be screened from public view and from view of adjacent properties.
2. If these systems are located on the ground, screens must be designed to blend with the architecture of the principal building, and, where appropriate, include landscaping. No utility boxes may be located on the front facades of the building. Noise shall be baffled.
3. If these systems are located on the roof, screens must be designed to blend with the architecture of the principal building. Architectural elements will be used to screen the systems from both the street and from the ground level of adjacent properties.

H. Building Materials and Colors.

1. Permitted Primary Materials: Brick, Stone and/or Cultured Stone.
2. Permitted Secondary: Stucco or Synthetic stucco.
3. Foundation: Stone
4. Shed, overhang, Porte-cochère, and accessory roof material: painted green or gray raised seam metal or shingles.
5. Prohibited: Vinyl.
6. Ratio of Materials: the building facade should substantially conform to the following ratio of principle material, secondary material, trim, and windows:
 - a. Primary Material: 30-40%
 - b. Secondary Material: 20-35%
 - c. Window: 15-25%
 - d. Trim: 10-15%
7. Color of building materials and paints shall be traditional, earth tones.
8. Foundation walls of poured concrete or concrete masonry units (CMU) shall be exposed no more than 24 inches above the ground and the walls shall have a finish of brick, local fieldstone, or patterned brick-form poured concrete.

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9. The combination of materials on a building façade shall be appropriate to its style and design. All sides of buildings shall be made of the same materials.
 10. Transitions between materials shall be architectural and part of the overall design of the façade. Where stone meets brick, there should be a cap on the lower material.

I. Roofs

1. Primary roofs shall be flat and not be pitched. Secondary roofs may be flat or pitched.
2. Permitted Roof Materials.
 - a. White Poly-Vinyl Chloride (PVC).
 - b. White Thermoplastic Polyolefin (TPO).
 - c. "Extensive" Green Roofs, those with less than six (6) inches of growing medium, shall be permitted. This shall not be interpreted to allow roof decks or regular access except maintenance. Such roofs must be installed by a professional skilled in their installation.
3. Flat roof-mounted solar panels shall be permitted.
 - a. Structurally attached solar panels installed on a building with a flat roof shall not project vertically above the parapet.
 - b. The solar energy systems shall not be visible from the street or from the ground level of adjacent properties.
 - c. To the extent possible, architectural features will prevent adjacent property owners from viewing the systems from second story windows and balconies.
 - d. Solar panels may not be mounted to the roof of garages or accessory structures.
 - e. Solar panels may not be ground-mounted.
 - f. All wiring leading to and from solar energy systems must be installed below the roof structure or installed under ground.
 - g. Systems may not extend beyond the edge of the roof on which it is mounted. Systems shall be set back from the roof edge by a minimum of one (1) foot.
 - h. Solar Parking Canopies are subject to design review by the Redevelopment Entity.

J. Windows and Glazing

1. Windows shall be un-tinted or tinted green. Mirror or reflective glass is not permitted.
2. Spandrel glass is permitted.

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3. The exterior face of non-bay windows and doors shall be recessed by at least 2 inches from the plane of the façade in which they are placed in order to create shadow lines and a more interesting façade.
 4. Roof cornice or soffit shall be a minimum of 12 inches above upper edge of windows.

K. Signs

1. One free-standing identification sign at each entrance is permitted. The sign shall be a maximum of 6 feet high, with a maximum 32 square foot sign face and limited to providing the name and property address. The sign shall be indirectly lit from the ground. Landscaping shall be provided to screen ground mounted lights.
2. Internal way-finding signs are allowed. The Redeveloper will present a comprehensive sign package for review and approval by the Redevelopment Entity.

L. Ground Heat Exchange

1. Ground Source Heat Pump (GSHP) System are allowed on Sub-Areas C and D, Figure 3. GSHPs shall be defined as a heating and/or cooling system that transfers heat to or from the earth in which the naturally occurring, ambient ground temperature (prior to GSHP operations) is 90 degrees Fahrenheit or less.
2. All Ground Source Heat Pump systems will be approved by a engineer licenced by the State of New Jersey.
3. GSHP must be closed loop systems. Close-looped systems are those that do not allow fluid to discharge or escape of into the subsurface. Systems that withdraw groundwater and discharges it back to an aquifer or other water body are prohibited. What the GSHP industry refers to as a standing column well is, for the purpose of these guidelines, an open-loop well.
4. GSHP will be Energy Star rated or have been tested and approved by Underwriters Laboratories (UL)
5. All pipes used in closed loop ground heat exchangers shall be high density polyethylene, polybutylene, or other material approved by a engineer licenced by the State of New Jersey.
6. All drilling of holes, in excess of twenty-five (25) feet below the surface of the ground, must be conducted by New Jersey licensed well drillers.
7. All above ground electrical equipment shall be screened and buffered in accordance with section 170-7.4 of the Woodbury Land Use Code and to the satisfaction of the Redevelopment Entity.

5.0 Open Space Standards for the Assisted Living Campus

A. Requirement for Open Space

1. As part of the Campus, the redeveloper shall construct and make available fifteen (15) acres of permanently-preserved, publicly-accessible, well-maintained, and contiguous open space on the land identified as Sub Area D on Figure 3. The open space will conform to the following regulations.
 - a. The redeveloper will provide public access easements for the open space that clearly indicate the hours it is open and the permitted activities on site. At a minimum, the open space will be open to the public during daylight hours.
 - b. The open space will have well-maintained landscaping, lakes, walking paths, public parking facility, and a gazebo.
 - c. The open space will be supported by ten (10) parking spaces located substantially in the same place as indicated on Figure 2.
 - d. Stormwater basins servicing other portions of the site shall be allowed in the Open Space. However, a minimum of 12 acres of the Open Space must be unencumbered by stormwater basins.

B. Ownership, maintenance, and security

1. Ownership of the park property will be determined at the time of a Redevelopment Agreement.
2. Insurance, maintenance, and security will be addressed in the Redevelopment Agreement.

C. Landscaping Plan

1. A landscape plan for the public access open space shall be prepared by the redeveloper and submitted to the Redevelopment Entity for review and approval. That Plan will conform to Section 170-7.4 of the Woodbury Land Use Code. The plan shall include:
 - a. An itemized planting schedule for all proposed trees, shrubs, and ground cover.
 - b. Quantities, details and locations of all proposed amenities including, but not limited to, lighting, bicycle racks, trash receptacles, and benches.
 - c. Construction details for all parking areas and pathways.
2. The Redeveloper will present a plan for the preservation and/or replacement of existing vegetation for review and approval by the Redevelopment Entity. That Plan will conform to Section 170-7.4 of the Woodbury Land Use Code. Furthermore, to the greatest extent practical, landscaping will:

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- a. preserve all healthy existing trees 18 inches DBH (diameter-at-breast height, measured 4 ½ feet above ground level).
 - b. preserve existing topography. Changes in topography should improve views and/or enhance user experience of the landscape.
3. The Redeveloper shall prepare and submit for Redevelopment Entity's review and approval all information necessary for the Redevelopment Entity to determine maintenance needs of the Open Space.

D. Stormwater

1. Should any portion of the Open Space be used for stormwater management, those areas shall be designed to enhance the aesthetic attributes of the proposed development. These areas are required to be designed and landscaped to Redevelopment Entity's satisfaction.
2. No more than 3 acres of Open Space may be dedicated to stormwater management.
3. Stormwater management basins in the open space shall be substantially designed and located as shown on Figure 2.

E. Signs

1. The Open Space will be clearly identified as "open to the public" on a sign at automotive and pedestrian entrances. Each sign will indicate the hours the space is open. With approval by the Redevelopment Entity, said sign may also indicate allowable or prohibited uses of the site.

F. Trails

1. Although the trail system may take a form different than that depicted on Figure 2, the trail system will make connections to all on- and off-site locations as drawn on Figure 2.
2. All trails shall be six (6) feet wide and constructed of bituminous material. Trails will comply with ADA Accessibility standards.

G. Fees

1. If the Redeveloper meets the above requirements, the Redeveloper shall not be responsible for any additional Open Space fees.

6.0 Single-Family Detached Dwelling Unit Standards

A. Location

1. Nine (9) single-family detached residential units will be located on the area identified as Sub-Area A on Figure 3 and substantially configured as expressed in Figure 2.
2. Nine (9) single-family detached residential units will be constructed on the area identified as Sub-Area B on Figure 3 and substantially configured as expressed in Figure 2.
3. Two (2) single-family homes will be constructed that face onto Golf Drive, in the area identified as Sub-Area B on Figure 3, and substantially configured as expressed in Figure 2.

B. Bulk Standards

1. Minimum lot size – 20,000 square feet.
2. Minimum lot depth – 200 feet.
3. Minimum front yard setback – 50 feet.
4. Minimum side yard setback – 15 feet.
5. Minimum rear yard setback – 25 feet.
6. Minimum side or front yard setback from Golf Drive - 40 Feet
7. Not more than 25% of the area of each lot may be occupied by buildings.
8. Maximum lot coverage (impervious) - 35%.
9. Minimum off-street parking will conform to RSIS standards.
10. No building shall exceed 35 feet in height.

C. Approvals

1. All architecture and materials are subject to approval by the Redevelopment Entity.

D. Principal Building Requirements.

1. The building shall be oriented to the primary street and provide pedestrian access from the primary street.
2. If applicable, porches shall address the primary street.

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3. Blank facades are not permitted on the principal building. Any façade facing a public street shall incorporate fenestration for a minimum of 20% of the façade area. All other facades shall incorporate fenestration for a minimum of 15% of the façade area.
 4. Foundation plantings are required to screen foundation walls of facades facing streets.

E. Garages and other Accessory Structures.

1. The architectural design of all garages shall be consistent in material, roof pitch, exterior materials, and color to the house.
2. Attached garages shall be recessed from the front of the house a minimum of 20 feet and appear secondary in massing to the principal building. If there is a porch on the front of the house, the garage shall be recessed a minimum of 20 feet from the front façade of the house.
3. Detached garages shall be located behind the house.
4. Sheds shall only be located behind the house.

F. Massing, scale and variety.

1. The architecture shall be of a scale that provides an appropriate rhythm of solids and voids. Homes shall be a minimum of 3,500 square feet (exclusive of basements and garages) and shall be two full floors high.
2. Building massing shall be varied by employing a variety of architectural elements such as porches, bay windows, dormers, and varying planes or setbacks.
3. Outdoor spaces and entry porches shall be integral components of a residence.
4. Façade components shall be in proportion to related components (i.e., the proportion of a column to its base and entablature and the width of a column to its height).
5. To avoid excessive uniformity, adjacent identical facades are not permitted for houses.
6. Single-family side and rear elevations shall have a minimum of three architectural features such as windows, doors, pent roofs, dormers, and chimneys. Blank side facades are not permitted.

G. Roofs

1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style. Variation in roof forms between buildings assures variety and creates interest in massing compliance.
2. Permitted roofing materials:
 - a. Standing metal seam (limited to grey)

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- b. Copper
 - c. Cedar
 - d. Shakes
 - e. Natural or artificial slate
 - f. Architectural asphalt shingles
3. Roof forms shall be simple without excessive street facing gables, and be appropriate to the style of the house.
 4. The pitch of gable and hip roof shall be between 7 to 12 through 14 to 12 with the exception of stoops and porches which may be a minimum of 3 to 12.
 5. Shed roofs shall be permitted only when the ridge is attached to an exterior wall of the building. The pitch shall be between 3 to 12 and 14 to 12.
 6. Vertical or pseudo mansard type of roof forms and bubble-type skylights are prohibited.
 7. Dormers are permitted provided they adhere to the typical design of the applied style. Roofs with a minimum slope of 3 to 12 or hipped or gabled with a slope that matches the principal roof.
 8. Roof vents or projections are not encouraged, however, such projections shall be painted to match the color of the main roof.
 9. Gutters shall be of half-round design; downspouts and leaders shall be of round design; and shall be copper, painted aluminum, or painted galvanized metal and may be covered.

H. Cornices and Eaves.

1. All eaves shall be continuous, unless overhanging a porch or balcony.
2. Cornices shall appropriately reflect traditional proportioning and detailing consistent with the style of the building.
3. Eaves of the main roof shall project a minimum of 8 inches from the point at which the roof meets the exterior wall. Eaves on dormers and other special elements may vary in size based on style of architecture.

I. Materials.

1. Building walls shall have an exterior finish of the following materials or approved equivalent:
 - a. Smooth cut cedar shingles (4 inches to 8 inches exposed to weather) shall be permitted on all house types.
 - b. Wood clapboard siding (4 inches to 8 inches exposed to weather) shall be permitted.

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- c. Wood beaded siding (7 inches exposed to the weather) shall be permitted.
 - d. Brick or stone. Mortar joints shall not exceed ½ inch.
 - e. Cement fiber clapboards or shingles, such as Hardiplank (four inches to eight inches exposed to weather) or approved equal material shall be permitted.
 - f. Stucco, parging, or approved similar products shall be permitted subject to the condition that for all residential there shall be no long, uninterrupted expanses of the material and that predetermined location of any necessary expansion joints shall be carefully considered for architectural appropriateness.
2. House foundation walls of poured concrete or concrete masonry units (CMU) which face a street shall be exposed no more than 24 inches above the ground unless the walls show a finish of brick, local fieldstone, finished poured concrete or patterned brick-form poured concrete.
 3. The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.
 4. A change in the dominant facade material may only be made when there is at least a 6 inch break in the façade of that building or a nominal 6 inch wide piece of trim is used to separate materials.
 5. Garage doors shall be built of wood, embossed hardboard, embossed steel, aluminum or fiberglass and shall have clear glass and/or raised panels.
 6. Any exposed foundation that is patterned brick (formed concrete) shall be painted the same color as the primary façade material.
 7. Transitions between materials shall be architectural and part of the overall design of the façade. Where brick (or stone) meets siding, or where stone meets brick, there should be a cap on the lower material. Where siding meets another material (shingles for example, on a gable), there should be trim board at the transition, generally double the width of the corner trim boards.

J. Windows and doors.

1. Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
2. The exterior face of windows and doors shall be recessed by at least 2 inches from the plane of the façade in which they are placed in order to create shadow lines and a more interesting façade.

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3. Window and door treatments shall be of uniform character:
 - a. Patterns of glazing shall be appropriate to the style of the architecture.
 - b. Dormer windows shall be consistent with lower level window style.
 - c. Shutters shall not be applied to box or bay windows.
 4. Divided light windows and doors are permitted if they are true divided lights. Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch and the mullion is made of wood, fiberglass, aluminum, or other acceptable composite material. Plastic shall be prohibited.
 5. Roof cornice or soffit shall be a minimum of 12 inches above upper floor windows.
 6. Front doors shall be wood, steel, or fiberglass paneled in a traditional style.

K. Porches, decks, and columns.

1. All front steps shall be masonry. No wood front steps are permitted.
2. Porches are not a required element.
3. Porches shall be defined as roof structures supported by columns. Roofs shall be pitched forward with a slope of 3:12. Porches shall generally be located on the front of the residence (front entry porch) facing the sidewalk, but may occasionally be located on the side of a dwelling. The size of porches shall be a minimum of 6 feet deep from the front wall of the dwelling to the enclosed porch rail and a minimum of 10 feet long. Porches must meet all required setbacks.
4. Porch railings shall be of wood, wrought iron, composite or steel, and shall be painted or stained. Pressure-treated railings are prohibited.
5. The space below decks and porches which is visible from nearby public property and/or rights-of-way shall be skirted.
6. Columns shall match the overall proportions of the house. The style and design of the column shall be consistent with traditional detailing and shall match the design and style of the overall house. Columns shall be a minimum 5" by 5" square or a minimum of 8" diameter.
7. Durable wood, or an approved equivalent, concrete, masonry, or suitable synthetic wood products which appear to be traditional wood flooring are to be used for porch and covered portico flooring that are visible from a public right-of-way. Pressured treated wood flooring is prohibited.
8. Patios may be located in side and rear yards not readily visible from a public right-of-way or sidewalks and pathways.
9. Decks shall be located in rear yards and designed to be compatible with the house and lot. Decks shall meet the minimum setbacks of the accessory structures on the lot.

7.0 Site-wide Standards

A. Landscaping and buffering.

1. Landscaping and buffers shall meet the requirements of Section 170-7.4 of the Woodbury Land Use code.
2. All perimeter and interior streets shall be planted with street trees and shall adhere to Section 170-7.4.D of the Woodbury Land Use code.
3. For those areas determined by the Redevelopment Agreement to be the responsibility of the Redeveloper, the Redeveloper shall provide a plan for the ongoing maintenance of all buffers, landscaping, light fixtures, site amenities, and basins to be reviewed and approved by the Redevelopment Entity.
4. Along South Evergreen Avenue to the west of the proposed residential homes on Sub-Area A (Figure 3), the Redeveloper shall construct and maintain a buffer that includes a privacy fence and vegetation sufficient to screen it from the public right of way. That buffer shall also adhere to section 170-7.4 of the Woodbury Land Use Code.

B. Stormwater Management.

1. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:
 - a. Preservation of natural areas.
 - b. The use of native ground covers.
 - c. The use of vegetative filters and buffers.
 - d. Minimizing parking and driveway areas.
 - e. Minimizing impervious surfaces.
 - f. Providing disconnects between impervious areas.
 - g. The use of vegetated roofs.

D. Connectivity

1. Streets will be substantially located and designed as drawing on Figure 2.
2. As part of the approvals process, the project will make a formal application to the County regarding impacts on adjacent County Roads. County requests for traffic studies and/or improvements will be addressed in the development agreement.
3. Although the pedestrian circulation system may take a form different than that depicted on Figure 2, the system will make connections to all on- and off-site locations as drawn on Figure 2.
4. The Redeveloper will prepare a plan that identifies internal pedestrian and bike connectivity for review and approval by the Redevelopment Entity. The Plan will demonstrate how such a network will connect with neighborhoods adjacent to Block 154, Lot 8.

E. Utilities

1. Instillation of on- and off-site infrastructure improvements necessary to service the site program shall be the sole responsibility of the Redeveloper.

F. Loading, Refuse Collection, and Service Utility Areas.

1. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened and landscaped to reduce visibility from any neighboring property or adjacent street. Evergreen trees and shrubs shall be planted to successfully obscure the view of the facilities throughout the year.
2. The required method of screening for dumpsters and trash compactors shall consist of brick or masonry walls and metal and wood gates compatible in color and texture with building walls that extend 1 foot above the highest point of the dumpster or trash compactor. A buffered landscape strip shall be required where necessary. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.
3. All containers shall be visually screened with both a durable, noncombustible enclosure and evergreen trees and shrubs, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted in a side setback or between a street and the front of a building.
4. Dumpsters and loading areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 100 feet to a property line.

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5. Transformers located on the ground shall be screened to the satisfaction of the Redevelopment Entity. Screens shall not interfere with use and/or maintenance requirements of the transformers. Transformers will be located a minimum of 175 feet from any existing and/or proposed residential property lines.
 6. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts the lot line of any adjoining residential property or district. Noise impacts shall be required to meet City and State requirements. The applicant shall provide an effective litter management plan, subject to Planning Board review and approval. Such management plan shall be submitted with an application for preliminary approval.
 7. An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.
 8. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
 9. Buildings shall be able to provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.

8.0 Property Acquisition

A. Eminent Domain

Block 154, Lot 8 is privately owned. The City of Woodbury reserves the right to use eminent domain.

B. Relocation Analysis

City officials will not have a need for temporary or permanent relocation of a business and/or residents since the site is devoid of any business or residents.

C. Infrastructure and Public Improvements

All roadway, sewer, and water infrastructure must be in place prior to the issuance of the first residential building permit for any of the residential parcels within the Redevelopment Plan area.

The Redevelopment Area falls within the existing City Sewer Service Area. New sewer laterals will be required to service anticipated site development.

Any new utility lines constructed to serve the Redevelopment Area will be buried underground in accordance with City of Woodbury's ordinances.

9.0 Affordable Housing

The Redeveloper shall comply with all affordable housing statues, regulations and/or ordinances promulgated by the State of New Jersey, and of its agencies, and/or the City of Woodbury.

Based on Woodbury's current Round 3 Affordable Housing Report, the residential housing units associated with this plan will not generate additional affordable housing need for the City of Woodbury. Based on this, the Redeveloper will not be responsible for the provision of Affordable Housing Units.

10.0 Implementation

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of the City of Woodbury. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the City's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the City of Woodbury's Land Use Code and be submitted by the redeveloper to the Redevelopment Entity so that compliance with the Redevelopment Plan can be determined. Review by the Planning Board, including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable City ordinances.

11.0 Relationship to Other Plans

A. Relationship to Woodbury Master Plan

The Redevelopment Plan Vision is consistent with the goals of the City of Woodbury as outlined in Section 2.0 Redevelopment Plan Goals and Objectives. The Redevelopment Plan supports the City's goal to maintain and promote the benefits of an economically and socially diverse community while preserving and protecting the character of established residential neighborhoods. The Plan will encourage economic and employment growth and provide opportunities for residents to work, live, and age in Woodbury.

B. Relationship to Deptford Township Master Plan

A portion of the Block 154, Lot 8 shares a boundary with Deptford Township. The following identifies the local goals and objectives of Deptford Township as identified in the 2007 Master Plan of the Township of Deptford.

- Preserve the natural heritage of Deptford
- Maintain the necessary services and capacities to satisfy the needs of present residents and to allow for their well-planned expansion to meet future needs.
- Build on Deptford's existing assets to create a community with stronger connections and well balanced amenities.
- Improve the image of Deptford as an attractive, thriving and productive community.

The Redevelopment Plan Vision is consistent with the goals of the Deptford Township. The Plan will preserve significant amounts of open space while adding local amenities and establishing a more productive region.

C. Relationship to County Master Plan

Gloucester County last updated its Master Plan in 1982. The plan is known as the Gloucester County Development Management Plan. The Development Map contained in the master plan shows that the City of Woodbury falls within an area designated as existing development. The Plan states that existing development areas should be able to accommodate future growth in the form of rehabilitation and infill development.

The Development Map is considered one of the means of managing existing and future growth rather than restricting it. With regard to a growth area: "It is assumed capable of accommodating all future growth that is expected to occur in the County, by reflecting a desire to direct this growth near or within areas of existing development." (p. 75) The County directs growth into existing developed areas to encourage the cost effective expenditure of public investment for public facilities as well as to facilitate and promote permanent open space and farmland preservation within suburban and rural communities.

The Development Management Plan states that existing development areas share common characteristics such as public sewerage and water supply services, schools, roadway and highway infrastructure, and recreational facilities. These areas are the least environmentally sensitive because of their built-up setting. The Plan states: "It is for this reason that the Plan expects and encourages rehabilitation and infilling types of development to occur in these areas, thereby better maintaining and more efficiently utilizing the County's existing physical infrastructure, while also preserving the County's natural resources." The growth areas, "broadly reflect a filling in and expansion of the County's existing development pattern. The Plan therefore strongly encourages that most of the County's future population should occur within these Growth Areas." (p. 77)

On June 25, 1997 the Gloucester County Board of Chosen Freeholders adopted a Farmland Preservation Open Space Protection and Recreational Needs Study which reinforced the desire on the part of the County to direct future development growth into already developed areas like the City of Woodbury. In the Study the City of Woodbury is identified as a "Developed Area" on Map 3-2.1 and within a "Sanitary Sewer Service Area" on Map 3-2.3. At that time the City was also one of the few municipalities in the County that had a domestic water line system in place. The Study's 1990 Generalized Land Use Map noted that 87.3% of the City had been developed. The Study went on to state that City population in 1980 was 10,353 and was projected to reach 10,956 by 2020. The Study was in effect promoting open space and farmland preservation within suburban and rural communities while on the other hand promoting growth and infill development in already developed areas like the City of Woodbury.

Gloucester County submitted a response to the 2004 Preliminary State Development and Redevelopment Plan in a document entitled Final County of Gloucester Cross Acceptance Report dated April 2005. In it, the County's position with regard to the State Plan Policy Map shows a Planning Area 3 designation on and around the Redevelopment Area. Thus, despite the varied growth management designations assigned to this area in their Development Management Plan, the County's most recent report acknowledges that this area in its entirety is appropriately designated for growth.

In 2007 the Gloucester County Northeast Regional Strategic Plan was prepared which offered a regional growth strategy addressing towns, highway corridors, subdivisions and open space for the 14 municipalities in the northeastern portion of the County, including the City of Woodbury. The City is classified as a Town, consistent with the Delaware Valley Regional Planning Commission designation in its long range plan. Goals in the County's Strategic Plan which are applicable to "Towns" including supporting vibrant, fully productive, compact and walkable mixed-use town centers, and stabilizing, maintaining, and expanding the neighborhoods of older towns and boroughs.

The Redevelopment Area is consistent with the goals and vision of the Gloucester County Development Plan and is consistent with the other plans and studies mentioned and noted above. The County Development Plan and the other plan and studies seek to encourage continued growth with a viable and diversified economic base, to maintain and enhance existing urban areas and encourage a growth pattern that concentrates rather than disperses development, and to provide adequate housing opportunities for all portions of the County's population.

D. Relationship to State Development and Redevelopment Plan

The Redevelopment Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 1 (PA 1), the Metropolitan Planning Area, encompasses the site in question. PA 1 is intended 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

According to the State Plan, the following are relevant policy objectives for the Metropolitan Planning Area (p. 191-192):

- **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
- **Natural Resource Conservation:** Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.
- **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
- **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

The Redevelopment Plan will result in efficient and beneficial utilization of scarce land resources; provide

a range of housing types within the City; use open space to reinforce neighborhood and community identity; promote economic development; and maximize active and passive recreational opportunities. As such, the Redevelopment of Block 154, Lot 8 as detailed herein is in accordance with the State Development and Redevelopment Plan (2001).

12.0 General Provisions

A. Zoning Map Amendment

The Zoning Map of the City of Woodbury should be amended to include this Redevelopment Area (Block 154, Lots 8) as identified, discussed, and outlined in this document.

B. Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the City Council may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The City Council may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of City professionals.

C. Validity or Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.