

REDEVELOPMENT PLAN

EASTAMPTON TOWN CENTER

**TCO Town Center Commercial/Office
Zoning District, Western Section
At Monmouth Road (C.R. 537) and
Woodlane Road (C.R. 630)
Block 503, Lots 5 and 6
Eastampton Township
Burlington County, New Jersey**



**Prepared for
Township of Eastampton
Burlington County, New Jersey**

**Prepared by
Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A.
10 Dewberry Court
Mount Laurel, New Jersey 08054**

Prepared July 2021

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**The original copy of this document was signed and sealed according to
state requirements.**

REDEVELOPMENT PLAN

EASTAMPTON TOWN CENTER

**TCO Town Center Commercial/Office Zoning District
Western Section at Monmouth Road (C.R. 537) and
Woodlane Road (C.R. 630)**

Township Mayor and Council

**Dominic Santillo, Mayor
Anthony Zeno, Deputy Mayor
Robert Apgar, Councilman
Eddie Besko, Councilman
Jay Springer, Councilman**

**Kim-Marie White, R.M.C., C.M.C., M.M.C., Q.P.A.
Township Manager/Municipal Clerk**

**Albert Marmero, Esq.
Township Attorney**

**Staci Arcari, P.E.
Township Engineer**

**Kathleen Newcomb
Township Zoning Officer**

**Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A.
Township Planner**

Land Use Board

George Johnstone, Chairperson

Dominic Santillo, Mayor	Jay Springer, Councilman
John Adams	Sean Flower
Gene Blair	Walter Maluchnik
Jim Bayles	Ricardo Rodriguez
Dan Chieco	Ralph Taylor

**Jill C. Torpey
Board Administrator**

**David Serlin, Esq.
Board Attorney**

**Staci Arcari, P.E.
Board Engineer**

**Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A.
Board Planner**

I. INTRODUCTION

A. Purpose

In 1999, the Township of Eastampton designated, by adoption of resolution number R-1999-36, portions of the municipality as an area in need of redevelopment, which included Block 503, Lots 5 and 6 that are the subject of this redevelopment plan. Township Council adopted by ordinance no. 1999-05 the initial redevelopment plan in 1995. The 1995 redevelopment plan was subsequently amended by ordinance no. 2001-12 in 2001, ordinance numbers 2003-05 and 2003-10 in 2003, and ordinance number 2005-14 in 2005. These changes are manifested in sections 540-88 – 113 of Chapter 540, Zoning of the Eastampton Township Municipal Code.

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

[N]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both...

This redevelopment plan amends sections of Chapter 540 that pertain to the redevelopment of Block 503, Lots 5 and 6.

B. Definitions

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

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

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

to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

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

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

C. Outline for Redevelopment Plan

The LRHL requires all redevelopment plans to “include an outline for the planning, development, redevelopment, or rehabilitation of the project area...” (N.J.S.A. 40.A.:12.A.-7.a.). The following required items for the outline are provided in this redevelopment plan according to the LRHL:

1. The relationship of the redevelopment plan to definite local objectives;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation of residents from a project in the redevelopment area, as necessary;
4. The identification of property located in the redevelopment area which is to be acquired according to the redevelopment plan;
5. Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan;
6. An inventory of all affordable housing that are to be removed as a result of the implementation of the redevelopment plan;
7. A plan for the provision of a comparable affordable housing unit that is to be removed as a result of the implementation of the redevelopment plan.

The LRHL provides that the redevelopment plan “may include the provisions of affordable housing...” (N.J.S.A. 40.A.:12.A.-7.b.).

The state statute provides the following information be provided in the redevelopment plan (N.J.S.A. 40.A.:12.A.-7.c. and d.):

1. The relationship of the redevelopment plan to pertinent municipal development regulations; and
2. Consistency of the provisions of the redevelopment plan to the municipal master plan.

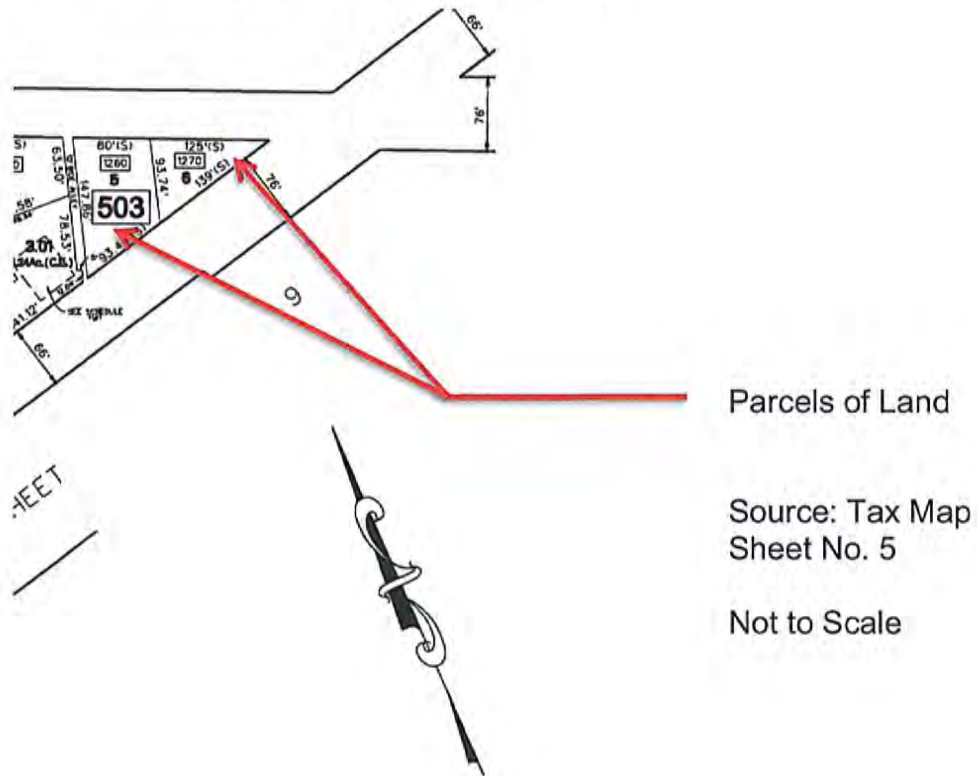
II. IDENTIFICATION OF REDEVELOPMENT AREA

A. Identification of Property

The property that is the subject of this redevelopment plan is shown on Map No. 1 and contains the following parcels of land:

<u>Block Number</u>	<u>Lot Number</u>	<u>Current Use</u>
503	5	Vacant office
503	6	Vacant dwelling

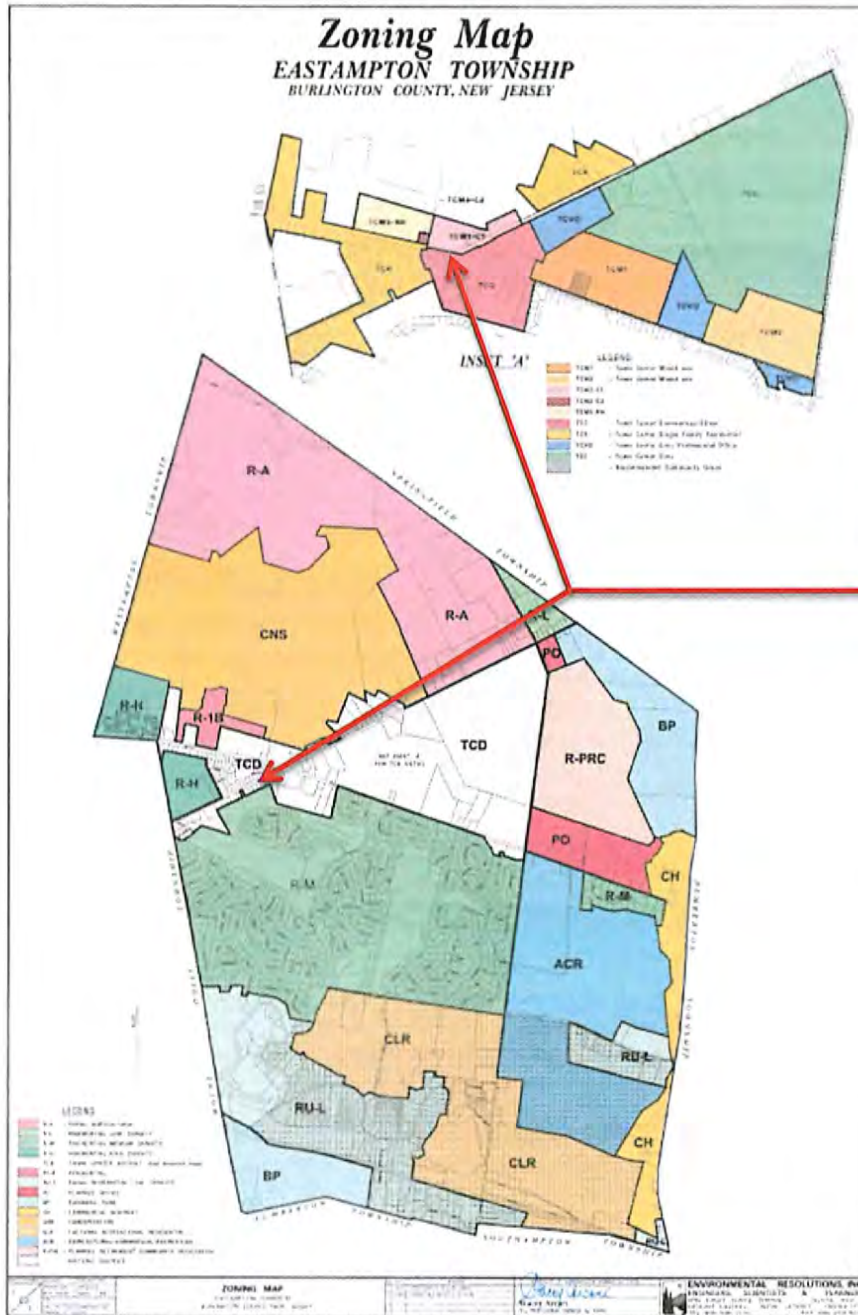
Map No. 1 – Tax Map Parcels



B. General Description of Property

The property that is the subject of this redevelopment plan is located at the western side of the intersection of Monmouth Road (C.R. 537) and Woodlane Road (C.R. 630) within the Town Center District of Eastampton Township. Map No. 2, which is taken from the Zoning Map, shows the location of the property within municipality.

Map No. 2 – Location of Property on Zoning Map



Property

Source:
Zoning Map

Not to Scale

Map No. 3 shows an aerial view of the property taken from Google Earth on July 1, 2021. A vacant two-story frame dwelling is located on Lot 6 in Block 503, which is situated on the eastern portion of the property. On the western portion of the property, a vacant office building in a former two-story frame dwelling with a parking lot is located on Lot 5 in Block 503. The parking lot gains access from Woodlane Road from the north and Monmouth Road from the south.

Map No. 3 – Aerial View of Property



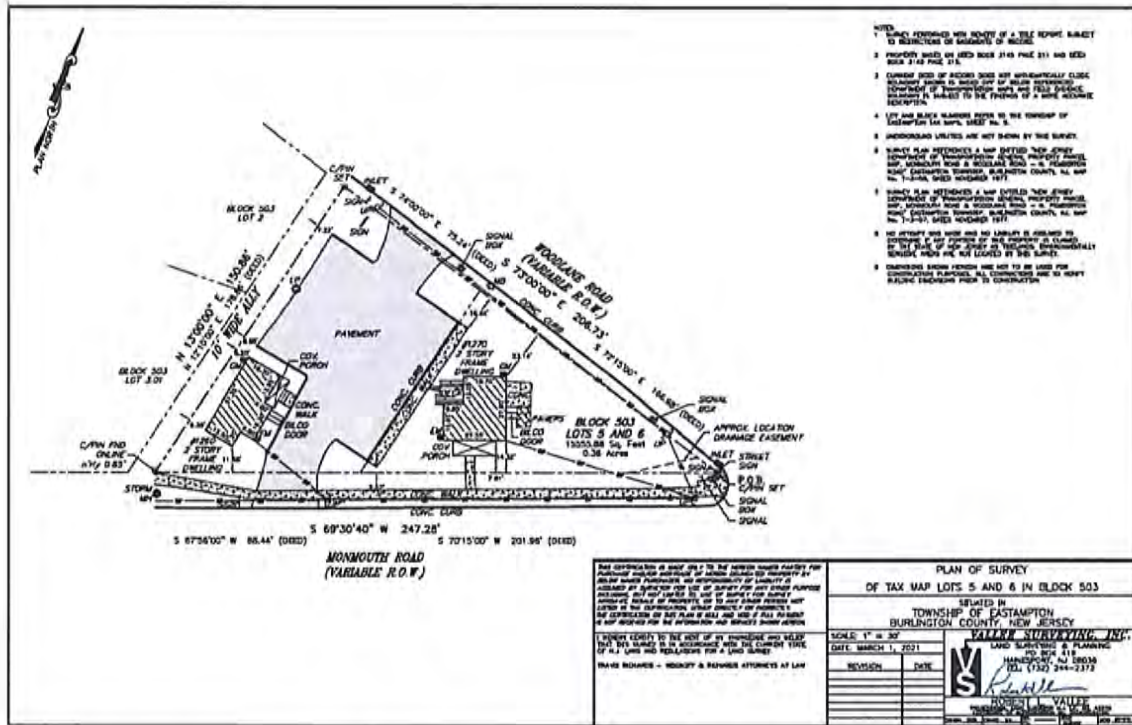
Source: (<https://earth.google.com/web/@40.00539567,-74.76559457,30.62676926a,163.24649585d,35y,0h,0t,0r>)

Not to Scale

The property contains 0.36 acres of land and has almost 207 feet of frontage along Woodlane Road, about 247 feet of frontage along Monmouth Road and almost 151 feet along a ten-foot wide alley right-of-way, which lacks physical

cartway improvements. Map No. 4 is a copy of the Plan of Survey prepared for the property.

Map No. 4 – Plan of Survey of the Property



III. REDEVELOPMENT PLAN

A. Relationship to Local Objectives

The LRHL, at N.J.S.A. 40.A.:12.A.-7.a.(1), requires a redevelopment plan to indicate:

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

The 2016 Master Plan Reexamination Report for Eastampton Township made no recommendations to change the 1998 Master Plan’s original recommendations to create a Town Center. Regulations for creating a Town Center District in a redevelopment plan were initially adopted in 1999, repealed and amended in 2001, 2003 and 2005 in a new redevelopment plan, and subsequently codified in the Township’s Zoning Ordinance, Chapter 540.

The initial redevelopment plan for the Eastampton Town Center, in which the property that is the subject of this redevelopment plan, provided the following vision that was set forth in section 540-90.A. and B. of the Zoning Ordinance:

The vision for the future of Eastampton is to establish a harmonious and unified pattern of development that promotes an all-around healthier quality of life, a balance of land uses, multimodal [sic] transportation options, and a uniquely identifiable sense of place rich in physical, cultural, social and economic opportunities for all residents.

The vision is derived from the guidance by the goals and objectives of the Township's Master Plan and recommendations derived from the community workshops of 2003/2004 captured in the results of the Visual Preference Survey and the Demographic, Market and Policy Questionnaire, the results of which are on file with the Township Clerk.

Section 540-90.C. indicated that the vision can be achieved by implementing the following redevelopment area objectives:

- (1) Create a sense of place through the use of an overlay transect zoning system and related design standards for the vacant areas of the redevelopment area.
- (2) Eliminate obsolete buildings and faulty arrangements through the various strategies permitted under the Redevelopment and Housing Law.
- (3) Promote flexible mixed-use development that will strengthen and diversify the community's tax base.
- (4) Create employment opportunities for Eastampton residents throughout the development area.
- (5) Provide residents with a variety of easily accessible retail, personal, cultural and professional services throughout the redevelopment area.
- (6) Create a range of housing opportunities appropriate and convenient for the continuum of age groups in order to diversity the community's housing stock and economic base.
- (7) Create alternative transportation options to and within the redevelopment area by providing for ample sidewalks, bicycle facilities and transit stops.
- (8) Provide attractive and functional recreational facilities, greens and plazas with corresponding programming throughout the redevelopment area.

Given the vision for the Town Center in the initial redevelopment plan, this redevelopment plan comports with that vision and advances local objectives in the following manner.

1. Relationship to Definite Local Objectives

This redevelopment plan will permit a mix of residential and non-residential land uses on the property. A building having a maximum of three stories with non-residential commercial uses provided on the first floor and residential uses on the two upper floors will be permitted. The redevelopment plan will permit a maximum of eight apartment units on the property, yielding a density of 22.22 dwelling units per acre. This mix of residential and non-residential uses complement other mixed-use developments within the Town Center District, such as the two recently constructed Fieldstone apartment and commercial developments that front along Woodlane Road where one is located just northwest of the property and the other one is situated east of the property on the other side of Monmouth Road. The permitted mixed-use development on the property advances objective no. 3 regarding the promotion of flexible mixed-use development that will strengthen and diversify the community's tax base.

In addition to advancing objective no. 3, the redevelopment plan continues the Township's efforts to create a sense of place, the Town Center, which consists of a dense mix of residential and non-residential uses thereby advancing objective no. 1. It also advances object nos. 5 and 7 by providing easily accessible retail and personal services on the first floor of the permitted building and constructing and/or repairing sidewalks, respectively, within the walkable Town Center. With the provision of apartments on the upper floors of the permitted building the redevelopment plan advances objective no. 6 by creating market-rate apartments within the Town Center. The redevelopment plan contemplates razing the two obsolete frame structures and replacing them with a modern mixed-use building thereby advancing objective no. 2.

Lastly, the redevelopment plan advances objective no. 8 by contemplating the provision of a formal public space with seating and possibly a town clock that marks the important crossroad intersection of the Town Center. The public space may be provided by dedicating the corresponding land in fee or by easement to Eastampton Township, the details of which would be determined in a developer's agreement executed with the Eastampton governing body.

2. Land Uses and Building Requirements

A mix of residential and non-residential uses is permitted on the property. The maximum number of stories permitted for a mixed-use building on the property is three, with non-residential commercial uses provided on the first floor and residential uses on the two upper floors. Mixed-use development is permitted in other sections of the Village Core of the Town Center District, such as the 2011

Eastampton Town Center: Phase Two Redevelopment Plan for TCM3-C1 overlay zone and the 2012 Eastampton Redevelopment Plan for the TCO overlay zone.

The proposed land uses and building requirements for the property depart from the mix of residential and non-residential uses permitted in the TCO overlay zone for the Town Center District. They are provided in section III.B. of this redevelopment plan.

3. Density of Population

The density permitted on the property is 22.22 dwelling units per acre, which equates to a total of eight dwelling units in the form of apartments over first floor commercial space. While the master plan of Eastampton lacks specific goals and objectives for population density within the Town Center, subsequent redevelopment plans prepared for the Town Center provide insight into permitted maximum residential densities. The 2011 Redevelopment Plan for Eastampton Town Center: Phase Two (the Fieldstone development known as Eastampton Place West) permits a maximum density of 24 dwelling units per acre. The 2012 Redevelopment Plan for residential component of the Eastampton Village Center (the Fieldstone development known as Eastampton Place) in the TCO Town Center Commercial/Office overlay zone for the TCD Town Center District contemplated a maximum density of 10 dwelling units per acre. Both redevelopment plans for the Fieldstone developments permitted a mix of commercial uses on the first floor of the buildings that front along Woodlane Road.

The maximum density of approximately 22 dwelling units per acre and the mixing of commercial uses on the first floor permitted by this redevelopment plan fit into this density scheme for the Town Center.

4. Improved Traffic and Public Transportation

While no new traffic improvements to the surrounding roads are contemplated, sidewalks along Woodlane Road where none currently exist will be provided and the sidewalks and curbing existing along Monmouth Road will be repaired and upgraded. These improvements advance transportation and circulation facilities for pedestrians in the Town Center.

The ingress and egress for the property will be altered to improve circulation. The full-movement driveway at Woodlane Road will be changed to a right-in only driveway so as to avoid vehicles from exiting and entering the site by crossing multiple lanes that are too close to the intersection of Woodlane and Monmouth Road. The Monmouth Road driveway will be moved farther west from the roadway intersection and maintained with full movements. A traffic signal

easement at the “tip” of the property near the roadway intersection will be provided to Burlington County.

5. Public Utilities

The property is located within a sewer service area in the Town Center District and has public sanitary sewer and water service. The redevelopment of the property will connect into these utilities.

6. Recreational and Community Facilities

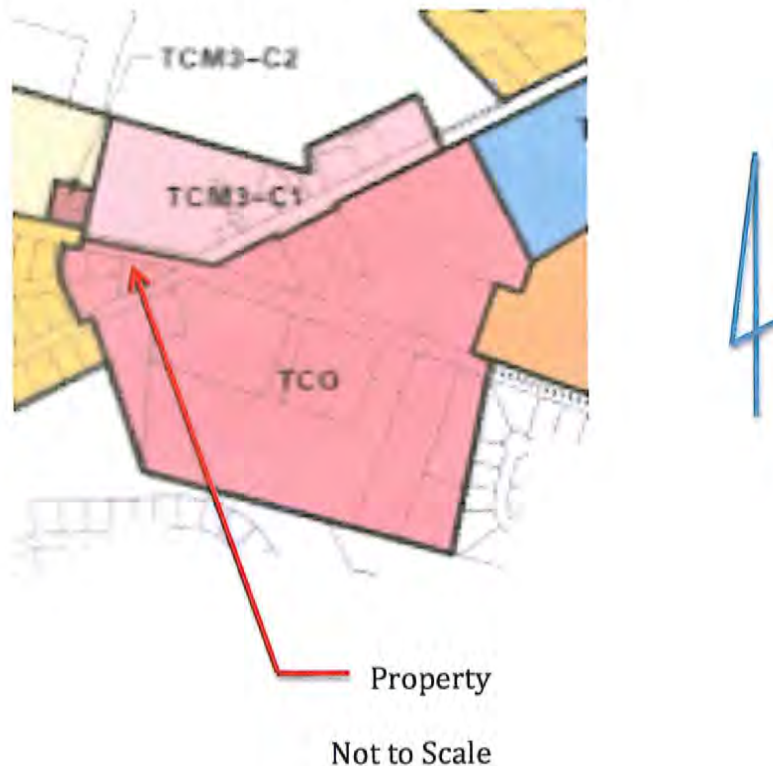
The redevelopment plan advances objective no. 8 by contemplating the provision of a formal public space with seating and possibly a town clock that marks the important crossroad intersection of the Town Center. As previously indicated, the public space may be provided by dedicating the corresponding land in fee or by easement to Eastampton Township, the details of which would be determined in a developer’s agreement executed with the Eastampton governing body.

B. Proposed Land Uses and Building Requirements

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

Proposed land uses and building requirements in the project area.

Map No. 5 – Enlarged Inset 'A' of Zoning Map



The property is located in the TCO Town Center Commercial/Office overlay zone for the TCD Town Center District. Map No. 5 is an enlargement of Inset 'A' of the Eastampton Township Zoning Map that shows the location of the property in the TCO overlay zone.

This redevelopment plan amends the following sections of Chapter 540 that pertain to the initial redevelopment plan for the Town Center District, the TCO overlay zone and Lots 5 and 6 in Block 503 (the property); sections of Chapter 540 that are not amended by this redevelopment plan shall remain in effect:

§ 540-98 Transect (T1) Village Core.

E. Permitted principal uses in the TCO Zone of the T-1 Transect District:

(1) Permitted commercial uses:

(a), (b), (c), and (d) – The principal uses set forth in these paragraphs shall be permitted on the first floor of a building constructed on the property. Restaurants, cafes, coffeehouses and eateries may have outdoor dining, which shall not contribute toward required onsite parking.

(e) and (f) – The principal uses set forth in these paragraphs shall be prohibited on the property.

(g) – The principal uses set forth in this paragraph, except for dentists, doctors, optometrists, opticians and other related health care professions, shall be permitted on the property.

(h) – This is a new paragraph that permits microbreweries and micro-distilleries with a tasting room on the property. Indoor and outdoor dining, as regulated for microbreweries and micro-distilleries by the State of New Jersey, shall be permitted on the property. Onsite parking does not have to be provided for seating in outdoor dining areas.

(2) Mixed-use buildings that have commercial uses on the first floor as permitted above and up to eight (8) residential apartments on the second and third floors shall be permitted. The maximum residential density permitted on the property shall be 22.22 dwelling units per acre. Subparagraphs (a)[1] through [3] shall not apply to this redevelopment plan.

- I. Parking and loading requirements shall comply with § 540-57, 58 and 59 and § 540-99.C.(13), except for the following provisions of these sections that are amended:

§ 540-57.D. Off-street parking may be provided in any yard space for commercial uses but shall not be closer than fifteen (15) feet to any street line or five (5) feet to any other property line.

§ 540-57.F. The driveway from Woodlane Road shall provide only a right-in movement to access the property and shall be no more than eighteen feet (18) feet wide along the driving lane. The driveway from Monmouth Road shall provide full movement for ingress and egress to and from the property. The width of the driveway along its driving lane shall be no more than twenty-four (24) feet. The width of the driveways at the street curb line for Woodlane Road and Monmouth Road shall be approved by the Land Use Board Engineer and the Burlington County Planning Board.

§ 540-57.G. When a parking area for four or more vehicles adjoins a residential area, a planted buffer strip at least five (5) feet wide shall be provided between the parking area and the adjoining property.

§ 540-57.M. This is a new section. Onsite parking does not have to be provided for seating in outdoor dining areas for restaurants, cafes, coffeehouses, eateries, microbreweries and micro-distilleries.

§ 540-58.B.(1) This is a new subsection. In addition to requiring two (2) parking spaces per dwelling unit, at a minimum one (1) parking space shall be assigned to each dwelling unit by demarcating the space with signage and pavement markings.

§ 540-58.U. This is a new section. Microbreweries and micro-distilleries: one (1) space for every three (3) seats in the tasting room.

§ 540-59.A. For the property off-street loading may be permitted on-site within the driving aisle of the parking lot. Deliveries shall be coordinated in such a manner so as to avoid conflicts with daytime operations of the commercial uses and during the hours of 7 p.m. to 7 a.m. to avoid disturbing onsite residents and surrounding residential uses.

§ 540-99.C.(13)(d) Off-street parking may be provided in any yard space for commercial uses but shall not be closer than fifteen (15) feet to any street line or five (5) feet to any other property line.

§ 540-99 Town Center District Standards.

- A. Uses. This section is superseded by the amendments made to § 540-98.E.
- B. Area and yard requirements:
 - (1) Commercial and mixed-use buildings:
 - (a) Lot area: minimum of 15,000 square feet.
 - (b) Minimum lot width shall not apply to the property.
 - (c) Minimum lot depth shall not apply to the property.
 - (d) Front yard setback: zero (0)-foot minimum and five (5)-foot maximum. All other provisions of this paragraph shall apply to the property.
 - (e) Side yard. The property shall have one (1) side yard, which is formed by its western property line that fronts along the 10-foot wide alley right-of-way. This frontage along the alley right-of-way shall not be considered a front yard. This redevelopment plan recommends the Township of Eastampton vacate the 10-foot wide alley right-of-way and offer half of the right-of-way to the adjoining property owners. If the owners of adjoining Lots 2 and 3.01 in Block 503 are uninterested in acquiring half of the right-of-way, the entire right-of-way should be offered to the owner of the property. If the alley right-of-way is vacated and half or all of the right-of-way becomes part of the property, the new property line shall be considered a side lot line from which the side yard setback shall be measured. The minimum side yard setback to a principal building on the property shall be fifty (50) feet, and the minimum side yard setback to accessory uses, such as a parking lot, trash/recycling enclosure and similar structures and improvements, on the property shall be five (5) feet.

- (f) Height: maximum of three (3) stories and forty-eight (48) feet.
- (g) Maximum impervious coverage: Eighty percent (80%).
- (h) Maximum building length: Sixty-five (65) feet.
- (i) Parking:
 - [3] The provision that requires “parking lots shall be placed in the rear of the building(s)” shall be deleted. The remaining requirements of the sub-paragraph shall remain in effect.
- (l) Sidewalks fronting commercial property shall be a minimum of five (5) feet and a maximum of sixteen (16) feet in width.

C. Design standards for all zones in the Town Center District.

(13)(d) – See the amendment provided above for § 540-98.I.

This redevelopment plan sets forth the following additional provisions for the property:

1. The redevelopment plan authorizes the Land Use Board to grant bulk variances and design exceptions for the development of the property.
2. Signage on the property shall comply with §§ 540-48 through 53.
3. The eastern “tip” of the property shall be dedicated in fee or as an easement to the Township of Eastampton for the purpose of providing public open space, which may be developed as a formal sitting area with landscaping and a town clock or other feature that creates a landmark for crossroads of Monmouth and Woodlane Roads. A portion of the public space may be used as an outdoor dining area in conjunction with a restaurant, cafes, coffeehouses and eateries that occupy the first floor of the mixed-use building. A developer’s agreement shall be executed with the Township of Eastampton to establish:
 - a. The amount of the property that shall be dedicated to the Township of Eastampton for open space purposes;

- b. The method by which the dedication of the open space shall be dedicated to the Township of Eastampton, such as in fee or an easement;
 - c. The responsibilities, duties and obligations of the eating establishment on the property for the cost and execution of maintenance, repair and upkeep of the outdoor dining area in the public open space;
 - d. The requirement of the developer of the property that shall be responsible for designing, constructing and installing the improvements and landscaping for the public open space to the satisfaction of the Township of Eastampton, minus the landmark feature which will be the responsibility of the Township of Eastampton to raise funds for the purchase and installation of the feature;
 - e. The area of the public open space that shall dedicated as an easement for traffic signal purposes to Burlington County;
 - f. The process to accept and approve easements for public improvements, such as sidewalks, storm drainage infrastructure and other improvements that have a public purpose, to be located on the public open space; and
 - g. Other provisions that may arise during the course of the Land Use Board and the Mayor and Council reviewing the site plan application and relative redevelopment documents pertaining to the property.
4. When a microbrewery, a micro-distillery or a restaurant that either has a liquor license or permits bring-your-own alcoholic beverages to be consumed with a meal from the restaurant, the consumption of alcoholic beverages in the public open space portion of the property shall be prohibited and shall be permitted in a designated outdoor area next to the building exclusive of the public open space on the property. The designated outdoor area shall not exceed nine hundred (900) square feet and shall be separated from the street line by a five (5)-foot wide area landscaped with evergreen plants that are maintained at a three (3)-foot height. A three (3)-foot high fence, which evokes wrought iron construction, or masonry wall shall be provided in the landscaped area along the street line and the public open space. A moveable awning, a trellis, a pergola or a combination of these structures may be constructed over the designated outdoor area without violating front yard setback requirements for accessory uses.
5. The developer of the property shall be obligated to comply with all applicable municipal, county and state regulations that apply to the development of the property.

C. Temporary/Permanent Resident Relocation

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

Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

Since the two structures existing on the property are vacant, no residents will be displaced by the implementation of this redevelopment plan. Therefore, this temporary/permanent resident relocation requirement does apply to this redevelopment plan.

D. Identification of Proposed Property Acquisitions

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

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

No properties within the redevelopment area are proposed to be acquired for the implementation of this redevelopment plan.

E. Relationship to Intergovernmental Planning

The LRHL, at N.J.S.A. 40.A.:12.A.-7.a.(5), requires the redevelopment plan indicate:

Any significant relationship of the redevelopment plan to (a) the master plan of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52.:18.A.-196 et al.)

1. Contiguous Municipalities

a. Lumberton Township

Lumberton Township is located more than two miles south of the property that is the subject of this redevelopment plan. It shares a

portion of Eastampton Township's southern municipal boundary in the vicinity of Route 38 near the Waste Management landfill. Redeveloping the property with a mixed-use building would have no negative effect on Lumberton Township.

b. Mount Holly Township

A portion of Eastampton's western municipal boundary is shared with Mount Holly Township. The property is located about 1,300 feet from the Mount Holly municipal boundary. The lands in Mount Holly adjacent to the municipal boundary are planned for residential development and zoned R-1 Residence District that permits single-family dwellings on 15,000-square foot lots. The lands in Eastampton between the municipal boundary and the property are planned for residential development and zoned RH Residential High Density (developed with garden apartments) and TCR Town Center Residential (developed with mostly 11,250-square foot lots). Redeveloping the property with a mixed-use building would have no negative effect on Mount Holly Township.

c. Pemberton Township

Pemberton Township is located more than two miles from the property that is the subject of this redevelopment plan and shares Eastampton's eastern municipal boundary that is formed by Route 206. Redeveloping the property with a mixed-use building would have no negative effect on Pemberton Township.

d. Southampton Township

Southampton Township is located more than two-and-one-half miles from the property that is the subject of this redevelopment plan. It shares a portion of Eastampton's southern municipal boundary. Redeveloping the property with a mixed-use building would have no negative effect on Southampton Township.

e. Springfield Township

Springfield Township shares Eastampton's northeastern municipal boundary and is located more than two miles from the property that is the subject of this redevelopment plan. Redeveloping the property with a mixed-use building would have no negative effect on Springfield Township.

f. Westampton Township

Westampton Township is located about one-half mile north of the property that is the subject of this redevelopment plan. It shares Eastampton's northwestern municipal boundary. The lands in Westampton that are adjacent to the Eastampton municipal boundary are planned for residential development and are zoned R-3 Residential District, which permits a variety of residential development ranging from one-acre lots served by septic systems and individual wells to 20,000-square foot lots and multifamily dwellings developed at 10 units per acre served by public sewers and water supply. Redeveloping the property with a mixed-use building would have no negative effect on Westampton Township.

2. Burlington County

Burlington County lacks a county master plan. The county has relied on the 2001 New Jersey State Development and Redevelopment Plan as its master plan. In 2008, the county prepared, with the participation of thirteen municipalities in the Northern Burlington County region that includes Eastampton Township, a growth and preservation plan (GAPP).

The GAPP provides a vision for the region that is based on balancing growth and preservation. The following vision statements of the GAPP apply to the redevelopment plan for the property:

- New growth and development that occurs in the form of livable, lively hamlets, villages and towns which are the result of redeveloping existing centers and developing new centers, and avoiding low-density rural and suburban sprawl that consume vast amounts of the countryside.
- Housing stock that is attractive and accessible to households and individuals of diverse social backgrounds and economic means.
- Land use patterns that support multiple modes of transportation including, but not limited to, the pedestrian, bicycle, automobile, buses and farm equipment, and reduce reliance on single-occupancy vehicles.

The GAPP recommended numerous policies to achieve the balance of growth and preservation in the region. The following policies are provided in the GAPP for Eastampton's vision for creating a new town center that pertains to the property in this redevelopment plan:

- There are a number of existing Places within North Burlington County's Suburban (PA2) planning areas. All of these have sewer service and the ability to provide service to adjacent tracts that may be appropriate to accommodate additional growth in accordance with the planning areas' policy objectives...
- Eastampton Village in Eastampton Township, at the border of the Suburban (PA2) and Rural (PA4) planning areas, have been planned to be a center-based, mixed-use community that would provide a Community of Place for a municipality that is otherwise a bedroom suburb of the Mount Holly Regional Center.

Redeveloping the property with a mix of residential and non-residential use in the core of Eastampton's Town Center District advances these GAPP vision statements and policies.

3. State Development and Redevelopment Plan

In 2001, the New Jersey State Planning Commission reexamined the *New Jersey State Development and Redevelopment Plan* (SDRP) and adopted a new one. The SDRP designates the Town Center redevelopment area in Eastampton Township as part of the Suburban (PA2) Planning Area, which "...is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development." (194) SDRP policies for PA2 encourage maintenance, reinvestment and redevelopment to occur within such areas of the state. This redevelopment plan promotes the following PA2 policy objectives of the SDRP provided on pages 198 and 199 of the 2001 plan:

Land Use: Guide development and redevelopment into more compact forms – Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses, and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as parkland, farmland, or partially developed low-density uses without compromising the Planning Area's capacity to accommodate future growth.

This redevelopment plan advances the SDRP land use objective and Eastampton's vision and planning objectives to create a town center anchored by the crossroads of Monmouth and Woodlane Roads. New high-density, mixed-use development that flanks the property has occurred in the Town Center District. Redeveloping the property with high-density, mixed-use at the intersection of the two county roads represents the continuation of implementing Eastampton's town center vision and the advancement of the SDRP land use objective for PA2.

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

This redevelopment plan permits mixed-use development consisting of commercial uses on the first floor and residential apartments on the two upper floors. As previously discussed, the permitted density is in line with other mixed-use development in the Town Center District. The county-sponsored B1 BurLINK bus service, which runs from Beverly City where it connects with the RiverLINE light rail passenger service to Pemberton Township, has stops in the Town Center District. The B3 BurLINK bus service also originates in Pemberton Township but terminates in Willingboro Township. Both BurLINK routes connect with New Jersey Transit buses in Mount Holly Township. The density of the Town Center District encourages walking and bicycling and suitable for future public bus service should it be provided. The location of the Town Center District provides access to convenience shopping and services as well as nearby recreational and cultural facilities, such as Eastampton schools and parks and Burlington County's Smithville Park and historic mansion and grounds.

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

This redevelopment plan permits commercial development on the first floor of a future building on the property. This commercial use will spur future economic development in the Town Center District and provide opportunity for job creation. It will add to the growing commercial development in the Town Center District.

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

As indicated in the discussion about this redevelopment plan advancing SDRP housing objectives, the Town Center District in which the property is located is served by county-sponsored bus service, is suitable for future New Jersey Transit bus service and supports pedestrian and bicycle usage.

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

This redevelopment plan requires a portion of the property be preserved as public open space that is developed into a formal sitting area with a landmark

feature, such as a town clock. Redeveloping the property directs development away from undeveloped land and to the property that has two obsolete structures that will be replaced.

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

The redevelopment area in which the property is located does not contain agricultural lands or uses, nor is it contemplated to have agricultural activities.

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

This redevelopment plan requires a portion of the property to be preserved as public open space that is developed as a formal sitting area and contains a landmark feature, such as a town clock, within the Town Center District of Eastampton Township.

Redevelopment: Encourage redevelopment efforts in existing Centers and single-use areas, which can be redeveloped into mixed-use areas, and areas within walking distance of train stations or other major public transit facilities. Redevelop at transit-supportive densities, while creating pedestrian-oriented environments. Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

This redevelopment plan is part of a larger planned, mixed-use redevelopment area intended to create a new

Town Center for Eastampton Township. The Town Center District is envisioned to be redeveloped with compact, high-density, mixed-use projects that are walkable and supportive of bicycling and future transit bus service. This redevelopment plan permits dense, mixed-use development on the property.

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

The property that is in the redevelopment area contains no historically significant buildings

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

The redevelopment area in which the property is located is served by public roads, sanitary sewers and water supply. The portion of the site fronting along Monmouth Road has sidewalks; however, the property's Woodlane Road frontage lacks sidewalks. This redevelopment plan requires sidewalks be provided along Woodlane Road.

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

The intent and purpose of this redevelopment plan are focused on realizing the town center vision for the redevelopment area. This redevelopment plan represents another mechanism for creating a new Town Center in Eastampton. It is based on the policies, principles, goals and objectives of the SDRP and the county-sponsored GAPP.

IV. AFFORDABLE HOUSING PROVISIONS

The LRHL, at N.J.S.A. 40.A.:12.A.-7.b., provides:

A redevelopment plan may include the provision of affordable housing in accordance with the Fair Housing Act, P.L.1985, c.222 (C.52:27.D-301 et seq.) and the housing element of the municipal master plan.

This redevelopment plan does not require affordable housing to be provided as part of the development of the property. At the time of preparing this redevelopment plan, Eastampton Township was engaged in the declaratory judgment process to obtain court approval of its housing element and fair share plan that requires the development of affordable housing be provided elsewhere in the municipality. Residential and nonresidential development fees, which shall be deposited into the Eastampton Township Affordable Housing Trust Fund, shall be imposed on the redevelopment of the property pursuant to Chapter 130 Affordable Housing of the Eastampton Township Code.

V. RELATIONSHIP TO MUNICIPAL DEVELOPMENT REGULATIONS

The LRHL, at N.J.S.A. 40.A.:12.A.-7.c., requires:

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

In 1999, the Township Council amended Chapter 540, Zoning of the Eastampton Township Code to include Article XVII, Redevelopment Plan, §§ 540-88 through 108 to codify the provisions of the 1999 redevelopment plan and subsequent amendments for the 533-acre redevelopment area in which the property is located.

Section III.B., Proposed Land Uses and Building Requirements of this redevelopment plan provides specific development regulations that depart from those that are set forth in Chapter 540. Those divergent regulations of this redevelopment plan and the reasons for differing from Chapter 540 are summarized and discussed below.

§ 540-98 Transect (T1) Village Core.

E. Permitted principal uses in the TCO Zone of the T-1 Transect District:

(1) Permitted commercial uses:

(a), (b), (c), and (d) – The principal uses set forth in these paragraphs shall be permitted on the first floor of a building constructed on the property. Restaurants, cafes, coffeehouses and eateries may have outdoor dining, which shall not contribute toward required onsite parking.

Reasons: The permitted principal uses set forth in these subparagraphs, such as eateries, personal services, and business services and offices, are permitted on the first floor of the property. These uses are typically located on relatively small lots (less than 20,000 square feet in area) because of their requirement for less gross floor area and their low parking demand. The exception is eating establishments that typically have a higher parking demand; however, because of the limitations of gross floor area on the property that would result in a relatively small eating establishment and is able to have an onsite shared parking scheme, eating establishments can be accommodated on the property. After-hour parking can be accommodated by on-street parking along Woodlane Road. In addition, the property lends itself to a combination of indoor and outdoor dining. Permitting outdoor dining without contributing toward required onsite parking departs from Chapter 540.

(e) and (f) – The principal uses set forth in these paragraphs shall be prohibited on the property.

Reasons: The permitted principal uses set forth in these subparagraphs, which include fitness centers and similar uses, and financial institutions, are too intensive for the property and therefore are prohibited. These uses typically require larger amounts of gross floor area. In the case of financial institutions, they require drive-through banking facilities that cannot be accommodated on the property.

(g) – The principal uses set forth in this paragraph, except for dentists, doctors, optometrists, opticians and other related health care professions, shall be permitted on the property.

Reasons: The permitted principal uses set forth in this subparagraph, which include professional offices, are, in general, suitable for the property because they require less gross floor area and low parking demand. Health care professions are prohibited from the property because of their high parking demand and significant traffic generation throughout the day.

(h) – This is a new paragraph that permits microbreweries and micro-distilleries with a tasting room on the property. Indoor and outdoor dining, as regulated for microbreweries and micro-distilleries by the State of New Jersey, shall be permitted on the property. Onsite parking does not have to be provided for seating in outdoor dining areas.

Reasons: This new provision allows microbreweries and micro-distilleries with a tasting room on the property and indoor and outdoor dining as regulated by the State of New Jersey. Outdoor dining does not contribute toward required onsite parking. These provisions depart from Chapter 540. The objective for permitting these uses is to provide a destination-type businesses to attract patrons to the Town Center District. After-hour parking can be accommodated by on-street parking along Woodlane Road.

(2) Mixed-use buildings that have commercial uses on the first floor as permitted above and up to eight (8) residential apartments on the second and third floors shall be permitted. The maximum residential density permitted on the property shall be 22.22 dwelling units per acre. Subparagraphs (a)[1] through [3] shall not apply to this redevelopment plan.

Reasons: Chapter 540 permits mixed-use buildings in the redevelopment area. This redevelopment plan also permits a mixed-use building on the property and provides a specific maximum density for the property and a definitive distribution of apartments on the two upper floors of the building that may be constructed on the property. These specific regulations are tailored to address the property's unique shape and lot area.

I. Parking and loading requirements shall comply with § 540-57, 58 and 59 and § 540-99.C.(13), except for the following provisions of these sections that are amended:

§ 540-57.D. Off-street parking may be provided in any yard space for commercial uses but shall not be closer than fifteen (15) feet to any street line or five (5) feet to any other property line.

§ 540-57.F. The driveway from Woodlane Road shall provide only a right-in movement to access the property and shall be no more than eighteen feet (18) feet wide along the driving lane. The driveway from Monmouth Road shall provide full movement for ingress and egress to and from the property. The width of the driveway along its driving lane shall be no more than twenty-four (24) feet. The width of the driveways at the street curb line for Woodlane Road and Monmouth Road shall be approved by the Land Use Board Engineer and the Burlington County Planning Board.

§ 540-57.G. When a parking area for four or more vehicles adjoins a residential area, a planted buffer strip at least five (5) feet wide shall be provided between the parking area and the adjoining property.

§ 540-57.M. This is a new section. Outdoor dining for restaurants, cafes, coffeehouses, eateries, microbreweries and micro-distilleries shall not contribute toward the need for required onsite parking.

§ 540-58.B.(1) This is a new subsection. In addition to requiring two (2) parking spaces per dwelling unit, at a minimum one (1) parking space shall be assigned to each dwelling unit by demarcating the space with signage and pavement markings.

§ 540-58.U. This is a new section. Microbreweries and micro-distilleries: one (1) space for every three (3) seats in the tasting room.

§ 540-59.A. For the property off-street loading may be permitted on-site within the driving aisle of the parking lot. Deliveries shall be coordinated in such a manner so as to avoid conflicts with daytime operations of the commercial uses and during the hours of 7 p.m. to 7 a.m. to avoid disturbing onsite residents and surrounding residential uses.

§ 540-99.C.(13)(d) Off-street parking may be provided in any yard space for commercial uses but shall not be closer than fifteen (15) feet to any street line or five (5) feet to any other property line.

Reasons: The departures from the seven foregoing sections of Chapter 540 are designed to address the unique triangular shape and limited area of the property (about 15,000 square feet), in order to provide required onsite parking and loading, a safe onsite circulation system and reasonable screening of the onsite parking lot.

§ 540-99 Town Center District Standards.

- A. Uses. This section is superseded by the amendments made to § 540-98.E.

Reasons: This section of Chapter 540 is repetitive as it relates to § 540-98.E.(1) and (2). This redevelopment plan provides the permitted principal uses that should not be repeated in this section.

- B. Area and yard requirements:

(1) Commercial and mixed-use buildings:

- (a) Lot area: minimum of 15,000 square feet.
- (b) Minimum lot width shall not apply to the property.
- (c) Minimum lot depth shall not apply to the property.
- (d) Front yard setback: zero (0)-foot minimum and five (5)-foot maximum. All other provisions of this paragraph shall apply to the property.
- (e) Side yard. The property shall have one (1) side yard, which is formed by its western property line that fronts along the 10-foot wide alley right-of-way. This frontage along the alley right-of-way shall not be considered a front yard. This redevelopment plan recommends the Township of Eastampton vacate the 10-foot wide alley right-of-way and offer half of the right-of-way to the adjoining property owners. If the owners of adjoining Lots 2 and 3.01 in Block 503 are uninterested in acquiring half of the right-of-way, the entire right-of-way should be offered to the owner of the property. If the alley right-of-way is vacated and half or all of the right-of-way becomes part of the property, the new property line shall be considered a side lot line from which the side yard setback shall be

measured. The minimum side yard setback to a principal building on the property shall be fifty (50) feet, and the minimum side yard setback to accessory uses, such as a parking lot, trash/recycling enclosure and similar structures and improvements, on the property shall be five (5) feet.

(f) Height: maximum of three (3) stories and forty-eight (48) feet.

(g) Maximum impervious coverage: Eighty percent (80%).

(h) Maximum building length: Sixty-five (65) feet.

(i) Parking:

[3] The provision that requires "parking lots shall be placed in the rear of the building(s)" shall be deleted. The remaining requirements of the sub-paragraph shall remain in effect.

(l) Sidewalks fronting commercial property shall be a minimum of five (5) feet and a maximum of sixteen (16) feet in width.

Reasons: The departures from the ten foregoing subparagraphs pertaining to area and yard requirements for commercial and mixed-use buildings set forth in Chapter 540 are designed to address the unique triangular shape and limited area of the property (about 15,000 square feet), in order to provide for a reasonable mixed-use development on the property that advances goals and objectives of the municipal master plan.

C. Design standards for all zones in the Town Center District.

(13)(d) – See the amendment provided above for § 540-98.1.

Reasons: This section is repetitive as it relates to § 540-98.1. and is unnecessary to repeat it when provisions for parking and loading are provided elsewhere in this redevelopment plan.

This redevelopment plan sets forth the following additional provisions for the property:

1. The redevelopment plan authorizes the Land Use Board to grant bulk variances and design exceptions for the development of the property.
2. Signage on the property shall comply with §§ 540-48 through 53.
3. The eastern “tip” of the property shall be dedicated in fee or as an easement to the Township of Eastampton for the purpose of providing public open space, which may be developed as a formal sitting area with landscaping and a town clock or other feature that creates a landmark for crossroads of Monmouth and Woodlane Roads. A portion of the public space may be used as an outdoor dining area in conjunction with a restaurant, cafes, coffeehouses and eateries that occupy the first floor of the mixed-use building. A developer’s agreement shall be executed with the Township of Eastampton to establish:
 - a. The amount of the property that shall be dedicated to the Township of Eastampton for open space purposes;
 - b. The method by which the dedication of the open space shall be dedicated to the Township of Eastampton, such as in fee or an easement;
 - c. The responsibilities, duties and obligations of the eating establishment on the property for the cost and execution of maintenance, repair and upkeep of the outdoor dining area in the public open space;
 - d. The requirement of the developer of the property that shall be responsible for designing, constructing and installing the improvements and landscaping for the public open space to the satisfaction of the Township of Eastampton, minus the landmark feature which will be the responsibility of the Township of Eastampton to raise funds for the purchase and installation of the feature;
 - e. The area of the public open space that shall be dedicated as an easement for traffic signal purposes to Burlington County;
 - f. The process to accept and approve easements for public improvements, such as sidewalks, storm drainage infrastructure and other improvements that have a public purpose, to be located on the public open space; and
 - g. Other provisions that may arise during the course of the Land Use Board and the Mayor and Council reviewing the site plan application and relative redevelopment documents pertaining to the property.

- h. When a microbrewery, a micro-distillery or a restaurant that either has a liquor license or permits bring-your-own alcoholic beverages to be consumed with a meal from the restaurant, the consumption of alcoholic beverages in the public open space portion of the property shall be prohibited and shall be permitted in a designated outdoor area next to the building exclusive of the public open space on the property. The designated outdoor area shall not exceed nine hundred (900) square feet and shall be separated from the street line by a five (5)-foot wide area landscaped with evergreen plants that are maintained at a three (3)-foot height. A three (3)-foot high fence, which evokes wrought iron construction, or masonry wall shall be provided in the landscaped area along the street line and the public open space. A moveable awning, a trellis, a pergola or a combination of these structures may be constructed over the designated outdoor area without violating front yard setback requirements for accessory uses.
- i. The developer of the property shall be obligated to comply with all applicable municipal, county and state regulations that apply to the development of the property.

Reasons: The foregoing new provisions of this redevelopment plan are designed to address the unique triangular shape and limited area of the property, provide for expanded economic development opportunity on the property, and preserve the eastern tip of the property to create public open space with a landmark feature at the important crossroads of Woodlane and Monmouth Roads in the Town Center District.

VI. LOCAL MASTER PLAN CONSISTENCY

The LRHL, at N.J.S.A. 40.A.:12.A.-7.d., requires:

All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

The following goals were included in the 1999 Master Plan for Eastampton Township:

1. Conserve natural resources and systems;

2. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value;
3. Promote beneficial economic growth and development;
4. Protect the environment, and prevent and clean up pollution;
5. Provide adequate public facilities and services;
6. Provide adequate housing at a reasonable cost; and
7. Adopt the purposes of the New Jersey Municipal Law (N.J.S.A. 40:55.D.-2.) to be the goals and objectives of Eastampton Township.

Several objectives were associated with these master plan goals. The use of the redevelopment process was included in goals 1, 3, 4 and 5. The Land Use Plan Element of the Master Plan recommended creating a new town center at the crossroads of Monmouth and Woodlane Roads through rezoning and redevelopment processes. The recommended density was six units per acre.

In 1999, the Township Planning Board recommended the adoption of and the Township Council subsequently adopted the Eastampton Township Town Center Redevelopment Plan for the crossroads area that contained 533 acres. This redevelopment area is delineated as the Town Center District in Chapter 540 of the Eastampton Township Zoning Ordinance. Township Council last amended Article XVII Redevelopment Plan (§§ 540-88 through 108) in 2005, affirming the plan and ordinance amendments and finding them to be consistent with the master plan. It adopted two additional redevelopments: Eastampton Town Center: Phase Two Redevelopment Plan adopted December 12, 2011 (Ordinance 2011-14), and Eastampton Village Center Redevelopment Plan adopted June 25, 2012 (Ordinance 2012-6).

The 2011 Phase Two Redevelopment Plan increased the density to 24 units per acre in order to: be consistent with nearby multifamily communities that had densities greater than six units per acre; provide a reasonable return on investment for redeveloping Lot 13 in Block 300 that had significant cleanup costs; and to accommodate changes in the marketplace that favored higher-density residential communities.

The 2012 Redevelopment Plan amended a portion of the TCO Town Center Commercial/Office overlay zone for the TCD Town Center District. It contemplated a maximum density of 10 dwelling units per acre for Block 900.01, Lots 12.01, 12.05 and 12.06. This amendment was made to address the same issues that were identified in the 2011 Redevelopment Plan.

The 2016 Master Plan Reexamination Report for Eastampton Township recommended the Land Use Plan Element be amended to include the GAPP's regional Vision Statement modified to reflect the Township's unique circumstances:

Eastampton Township is a balance of "town and country" – a place adjacent to the vibrant town of Mount Holly, with an inviting Eastampton Village Center, and the cozy hamlet of Smithville, nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands.

It went onto recommend amending the Zoning Ordinance (Chapter 540) to include the 2011 and 2012 Redevelopment Plans.

This redevelopment plan comports with the Master Plan's vision and goal of creating a Town Center District by permitting a mixed-use building on the signature property located at the crossroads of Monmouth and Woodlane Roads. It recommends the dedication of the eastern tip of the property as public open space with a landmark feature at the crossroads of the Town Center District. This redevelopment plan permits a residential density that is in line with the 2011 Redevelopment and contributes toward the creation of a walkable, higher-density core of the Town Center District. New commercial uses (microbrewery and micro-distillery) are introduced in this redevelopment plan to attract patrons to the Town Center District thereby improving its economic viability.

In conclusion, this redevelopment plan is determined to be substantially consistent with and designed to effectuate the master plan of Eastampton Township.