

RANCOCAS WOODS REDEVELOPMENT PLAN



MOUNT LAUREL TOWNSHIP

Burlington County, New Jersey

JULY 2023

Adopted by the Township Council on _____, 2023

By Ordinance 2023-_____

Prepared By:



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The original of this document was signed and sealed in accordance with New Jersey Law.

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INTRODUCTION

PLAN OVERVIEW

This redevelopment plan covers the Creek Road area of the Rancocas Woods neighborhood in northern Mount Laurel Township, from the intersection of Creek Road and Marne Highway, up towards the intersection of Creek Road and Fleetwood Avenue. The following properties are included as a part of this Redevelopment Plan:

- Block 101.03, Lots 11, 12, 13, 14, 15, 16, 16.01
- Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17
- Block 101.15, Lots 1, 2, 60, 61, 62, 62.01, 63
- Block 205.01, Lots 1, 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30

The Rancocas Woods community is made up of a series of local small businesses, primarily artisan businesses such as craft stores, antique shops, and specialty retail stores that serve the Mt Laurel community and surrounding neighborhoods along the Rancocas Creek and Marne Highway area in Burlington County.

This Redevelopment Plan proposes small scale infill redevelopment within the Rancocas Woods area. This is a non-condemnation redevelopment area as per the resolutions and studies designating the properties, and it is anticipated that the majority of the existing buildings and businesses within the area will remain. The primary goal of this redevelopment plan is to enhance and complement the existing character and business community of Rancocas Woods and not necessarily to remove or replace the majority of the structures.

The vision for the area is expansion and complimentary infill of the Rancocas Woods village, as well as larger development projects along the Marne Highway frontage to serve as an anchor for the village. Rancocas Woods and Creek Road should be the Township's primary "Main Street" and serve as a community gathering place and unique commercial destination.

PURPOSE OF AND STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

Redevelopment is the process of rebuilding a previously developed area of a community that has fallen into a state of disrepair. This can involve the acquisition and demolition of existing structures and facilities if needed to make way for new improvements. Redevelopment planning is the process of determining how the redevelopment of particular properties can best improve a community, and using local government powers to encourage development and growth where it otherwise would be unlikely to happen.

New Jersey laws allow for a municipality to utilize redevelopment as a tool to stimulate economic development and improve conditions on properties that meet certain statutory criteria that qualify them as being "in need of redevelopment." Redevelopment as a planning instrument offers

a number of potential benefits to the City. Through redevelopment, the City is allowed more flexibility to negotiate with and potentially offer financial incentives to potential developers than is otherwise available through standard land development procedures. Under redevelopment the City can take a more proactive approach to improving targeted areas. This can be used as a means to stimulate development where it might not occur through market forces and private capital alone.

The Township of Mount Laurel designated Block 101.03, Lots 11, 12, 13, 14, 15, 16, and 16.01; Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, and 17; Block 101.15, Lots 1, 2, 62.01, 63; Block 103.01, Lot 40; and Block 205.01, Lots 1, 2, 3, 4, 5, 26, 27, 28, 29, and 30 as an Area In Need of Redevelopment by Resolution 19-R-104 adopted on April 22, 2019. The Township later designated Block 101.15, Lots 60, 61 and 62, as well as Block 205.01, Lots 24 and 25 by Resolution 23-R-163 adopted by the Council on August 15, 2023. These properties collectively make up the Redevelopment Area. Copies of the Resolutions designating the properties can be found in Appendix C.

As per the initial resolutions requesting the investigations into the Area, this redevelopment plan does not permit the condemnation of any private property.

Once designated as an area in need of redevelopment, an area shall be developed in accordance with a redevelopment plan. According to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;
- Proposed land uses and building requirements in the project area;
- 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;
- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans to:
 - a) The Master Plans of contiguous municipalities;
 - b) The Master Plan of the County in which the municipality is located, and;
 - c) The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act."

- Additionally, a redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and
- The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.

This document sets forth the Redevelopment Plan for the aforementioned parcels, including permitted land uses, bulk requirements, and design standards for proposed development within the Study Area.

AREA BOUNDARIES AND NEIGHBORHOOD CONTEXT

GEOGRAPHIC CONTEXT

The Redevelopment Area is located in the northeastern section of the Township and directly adjacent to Hainesport Township. The parcels are situated on along Creek Road and Marne Highway (County Road 537). The site is approximately 13 miles east of the City of Camden. The area consists of approximately 24 acres in size and contains 37 tax parcels.

Block 101.03, Lots 11, 12, 13, 14, 15, 16, and 16.01 have frontage along Creek Road. The parcels primarily contain businesses, although Lot 12 consists of a vacant parcel. The parcels are surrounded by Fleetwood School to the west across Creek Road, and the Rancocas Woods single-family neighborhood to the north and east.

Block 101.12, Lots 11, 12, 13, 14, 15, 16, and 17 have frontage along Creek Road and are developed with businesses. Lot 10 on the east side of the Block has frontage on Woolmans Lane, while Lots 16 and 17 have frontage on Conestoga Lane. These parcels are currently undeveloped, and function largely as the rear or service areas of the businesses on Creek Road. The parcels are surrounded by single-family detached dwellings to the north and east, and Fleetwood School is across Creek Road to the west.

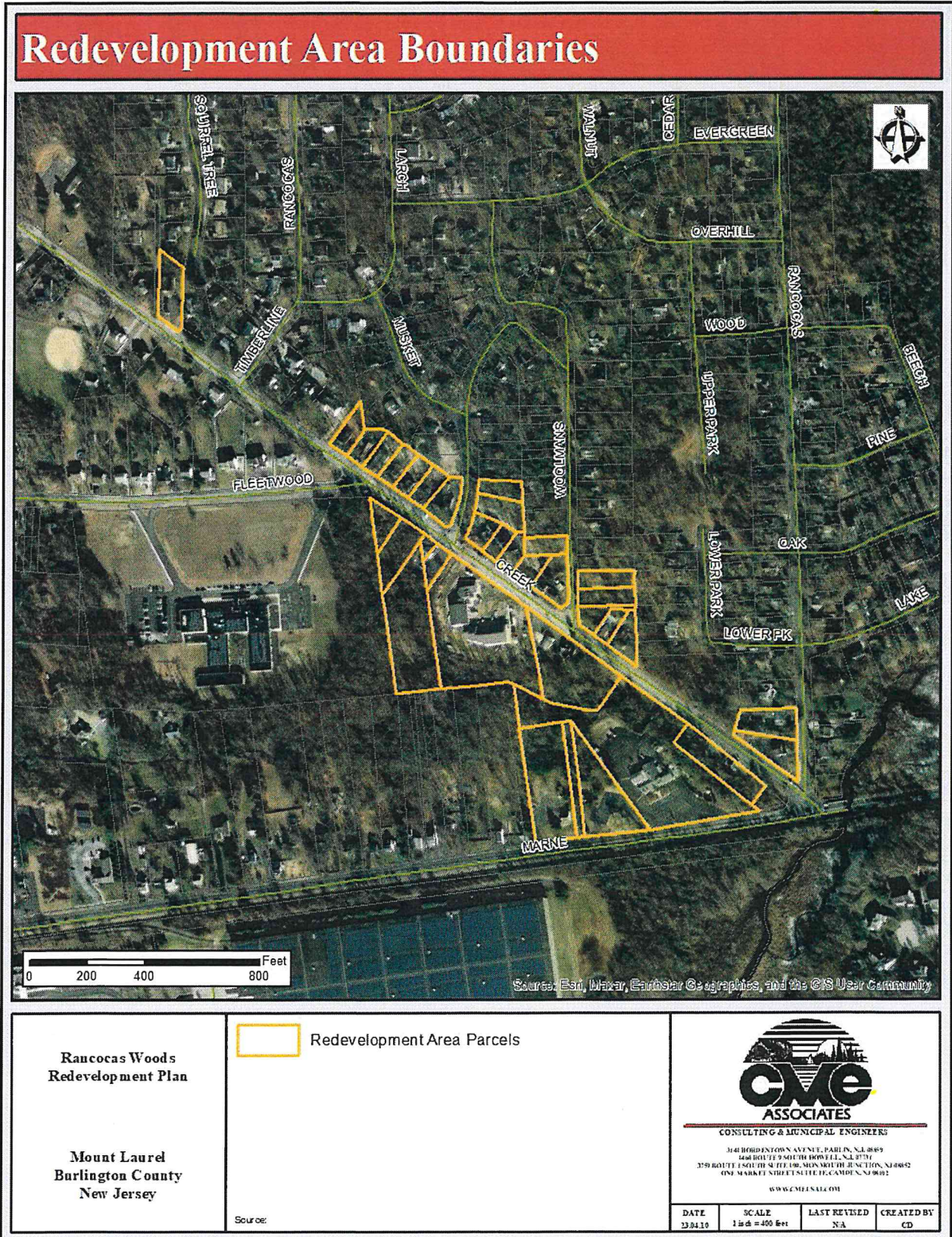
Block 101.15 stretches from Rancocas Boulevard at Marne Highway, along Creek Road to Woolmans Lane. Lots 1 and 2 have frontage along Rancocas Boulevard. The parcels contain small office businesses. Lot 62 has frontage on Creek Road and Woolmans Lane. The lot consists of a vacant parcel. The parcel is surrounding by single-family detached to the north. Lots 62.01 and 63 have frontage along Creek Road. The parcels contain businesses. Lots 60 and 61 have frontage on Woolmans Lane, and have been functioning as an informal parking lot serving the businesses on Creek Road. Single-family detached dwellings are located to the north of the parcels.

Block 103.01, Lot 40 is the northernmost property within the Redevelopment Area and is detached from the rest of the area. The parcel has frontage along Creek Road north of Willow Way. The site is developed with a mixed-use building, which contains office and residential uses.

Block 205.01 is located on the southwest side of Creek Road, south of Fleetwood Avenue and north of Marne Highway. Lots 1, 2, 24, 25, 29, and 30 all have frontage along Creek Road. Lots 3, 4, and 5 have frontage only along Marne Highway. Most of the properties are currently developed with business uses, except Lots 24 and 25 which are vacant, and Lot 29 which is developed with a new townhouse development of converted former office space.

The underlying zoning of the area is primarily the NC district, while some lots are located within the R-1 district.

The full extent of the Redevelopment Area is illustrated on the aerial image map on the following page.



EXISTING LAND USE PATTERNS

Currently, the Redevelopment Area primarily consists of small businesses and offices. There are several parcels that are wooded or completely vacant. Surrounding the Redevelopment Area is the Rancocas woods neighborhood of single-family homes. To the immediate west of the Redevelopment Area is Fleetwood Elementary School.

Due to its interchange with I-295 approximately 1 mile north of the Redevelopment Area, Creek Road serves as a major thoroughfare for truck traffic, where heavy trucks travel at high speeds on Creek Road between Marne Highway and I-295. The road also has 90-degree on-street parking spaces that require vehicles to back out into the street to exit the parking space. This combination makes the road relatively unsafe for pedestrians and bicyclists, as well as for the vehicles leaving a parking space. This traffic pattern does not lend itself to Creek Road and the Rancocas Woods business community serving as a shopping destination.

Currently the commercial corridor of Creek Road is disconnected. There are several blocks of retail stores and shops that are separated by vacant lots that serve to segregate the area and make them read as distinct and different places, rather than as a part of the same business community. In particular the gap between the east and west sides of Woolmans Lane do not necessarily function as one cohesive whole retail corridor despite having similar businesses on each side. The lack of proper sidewalks coupled with overgrown vacant spaces on the corner forms isolated spaces rather than an interconnected network of businesses. This lack of connectivity is obstructing the potential of the overall area to grow as a traditional commercial corridor.

ENVIRONMENT

The southern portion of the redevelopment area is identified as potential habitat for special concern and state endangered species. There are also wetlands located along the southern portion of the redevelopment area per the New Jersey Department of Environmental Protection (NJDEP) Mapping. Any potential redevelopment of this area would require that a Letter of Interpretation (LOI) be obtained by the developer, to determine the presence and type of wetlands and the required buffer width.

REDEVELOPMENT PLAN, VISION, GOALS, AND OBJECTIVES

PLAN VISION

The Rancocas Woods corridor along Creek Road will serve as a community gathering space and focal point for cultural attractions in Mount Laurel Township. The area will remain as an informal village of small boutique retail stores, restaurants, and other complimentary businesses that will be a hub for economic activity, and a source of local pride.

PLAN GOALS AND OBJECTIVES

Goals:

- A. Encourage new development to increase tax ratables within Mount Laurel Township.
- B. Build a critical mass of business in the area to make the Rancocas Woods village a regional destination for shopping and entertainment.
- C. Protect and enhance the village like character and charm of the community
- D. Improve neighborhood physical appearance
- E. Attract new businesses and investment

Objectives:

- A. Encourage small scale infill development among the existing shops with limited interruption to existing business
- B. Create a pedestrian friendly environment along the entire Creek Road corridor within the Area
- C. Reduce conflicts between pedestrian activity and truck/vehicular traffic on Creek Road by prioritizing pedestrian safety
- D. Provide space for off-street parking without interfering with pedestrian activity on Creek Road, or with the operation of existing business

RELATIONSHIP TO TOWNSHIP REGULATIONS

RELATIONSHIP LAND DEVELOPMENT REGULATIONS

The standards contained within this Redevelopment Plan shall serve as an overlay to the Township's existing regulations. All NC Neighborhood Commercial District and R-1 Residential District principal and accessory uses, bulk requirements, general provisions, and design standards, as applicable shall remain in place. Any development project within this Redevelopment Area may utilize either the standards found within the underlying zoning, or the standards found within this Redevelopment Plan. However, for any redevelopment project that selects to utilize the standards of this Plan, the regulations found herein shall govern the development of that project. Where no specific standards are otherwise provided in this Redevelopment Plan, the regulations and requirements found in the Township Code shall apply.

DEFINITIONS

The definitions found within the Township Zoning code at Chapter 154-5 shall apply, except as otherwise noted herein.

- ***Artisan Craft Maker Space and Vending Space***— a space intended for use and occupancy by a micro-business where small-scale production and/or sales of general goods and merchandise may occur. Such production shall not include any kind of activity that would be considered noxious or a nuisance to adjacent properties.
- ***Beer Garden / Beer Hall*** – A space used primarily for serving and consuming alcoholic beverages on the premises. The space may be shared by multiple vendors. For the purposes of this plan this term shall be inclusive of establishments that serve wine, mead, or other alcoholic beverages and is not intended to apply only to those that serve beer.
- ***Kitchen Incubator Space***— A commercial kitchen or multiple commercial kitchen spaces in a single building that are shared by separate restaurants or food related businesses for use in preparing or producing food or beverages either for sale or consumption on the premises or to be packaged and sold elsewhere.

DEVELOPMENT PROCEDURES

All development applications within the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Mount Laurel Township Code.

Where a proposed change of tenancy or site alteration is proposed which would not require a subdivision or site plan approval as per the Township's Site Plan Review (Chapter 124) or Subdivision (Chapter 138) ordinances, Planning Board review shall not be necessary and a building or zoning permit may be issued by the appropriate construction or zoning official.

Regular maintenance and minor repair shall not require Planning Board review and approval.

No deviations from the standards found within this Plan may be granted by the Planning Board or Zoning Board of Adjustment which would result in permitting a use that is not a permitted use within this Redevelopment Plan, or any other deviation from the standards of this plan that would result in a “d” variance pursuant to N.J.S.A. 40:55D-70.d. Any ‘d’ variance shall be addressed as an amendment to the Plan by the Governing Body, rather than via variance relief through the Township’s Zoning Board of Adjustment.

The Planning Board shall have the authority and may grant deviations from the standards of this Redevelopment Plan which would result in a “c” variance pursuant to N.J.S.A. 40:55D-70.c et seq., to the same extent that they may grant relief from such requirements under normal subdivision and site plan review processes.

The Planning Board may also grant exceptions or waivers from the design standards of this Plan. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Plan.

Redevelopment of the Area may be conducted and permitted in multiple phases. Subdivision and/or site plan applications that are intended to be completed in phases should include a phasing plan identifying the specific improvements proposed for each phase.

LAND USE PLAN

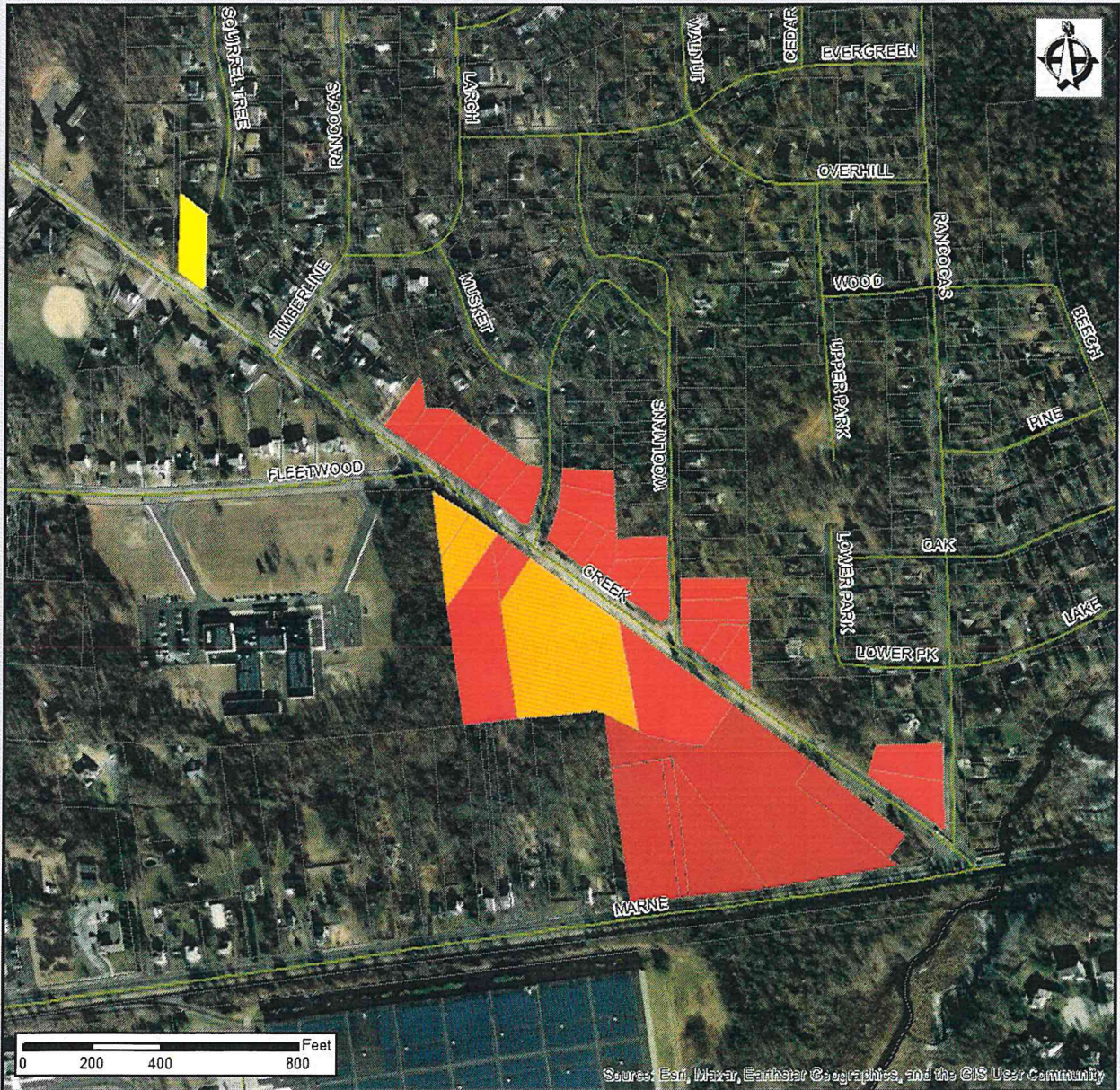
ZONING REQUIREMENTS

The intent of this plan is to be flexible in terms of the uses permitted, and to permit a broad range of retail commercial uses in a compact informal village setting, as well as limited residential development to support the commercial corridor.

The Redevelopment Area shall be split into four distinct land use districts:

- I. The Village Commercial District
- II. The Village Residential District
- III. The Gateway Commercial District
- IV. The Office Commercial District

Land Use Districts



Rancocas Woods
Redevelopment Plan

Mount Laurel
Burlington County
New Jersey

- Gateway Commercial
- Village Commercial
- Village Residential
- Office Commercial

Source:



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DATE	SCALE	LAST REVISED	CREATED BY
23/01/10	1 inch = 400 feet	NA	CD

Village Commercial District

The Village Commercial district makes up the heart of the Rancocas Woods business area. It consists of the majority of the smaller parcels that have frontage along Creek Road from Marne Highway up to Fleetwood Avenue.

District Standards

A. Purpose

The intent of the Village Commercial district is to permit a range of retail commercial uses along with restaurants within a flexible arrangement of small-scale structures in order to facilitate the development of a retail village composed of active commercial uses. The district shall permit multiple types of small-scale businesses that will be a regional cultural, shopping, and dining destination. New development should reflect the scale and intimate character of the existing businesses in Rancocas Woods.

A conceptual site plan illustrating a potential building and circulation layout for this district can be found in Appendix A. This conceptual plan is intended as a reference only, and is not intended to be controlling or regulatory.

B. Permitted Principal Uses:

1. General retail sales and service businesses
2. Artisan craft maker spaces and vending spaces
3. Restaurants (excluding drive thru services)
4. Food trucks or mobile food vendors
5. Bars or taverns
6. Micro-brewery
7. Brew pub
8. Craft distillery
9. Winery
10. Winemaking instructional facility
11. Banks
12. Entertainment venues such as theaters (indoor or outdoor)
13. Art galleries
14. Medical or professional offices
15. Any use substantially similar in character to those listed above.

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Outdoor seating areas
4. Patios and decks
5. Sheds and storage structures
6. Fences
7. Utilities, including roof mounted solar panels
8. Any use or structure that is customary and incidental to the principal use of the property

D. Permitted Conditional Uses:

1. Residences shall be permitted provided that the following conditions are satisfied:
 - a. At least one off-street parking space shall be provided for each residence.
 - b. Residences must be located on an upper floor of a building, except for any necessary entryway or staircase to provide access to the residence.
 - c. Separate garbage and recycling storage areas for the residences must be provided on site.
 - d. The residence(s) may serve as accessory to the commercial uses on site, or they may be an additional principal use.
2. Off-street parking facilities shall be permitted as principal uses provided that the following conditions are satisfied:
 - a. The parking lot shall not have direct frontage on Creek Road.

E. Area, Yard, and Bulk Requirements:

1. There is no minimum lot area or building setback requirements on individual lots for any structure or property being used for a permitted use listed above.
2. All buildings shall be setback a minimum of 10 feet from any public Right-of-Way.
3. All buildings shall have a minimum building to building setback of 5 feet.
4. The maximum permitted building height shall be 2 stories or 35 feet. However, any building that will be greater than 15 feet in height shall be setback at least 50 feet from any Right-of-Way or adjacent property line.

5. There is no maximum building or lot coverage requirement for individual lots within the district. The maximum impervious coverage limit for the entirety of the district shall be 60 percent.
6. A landscaped perimeter buffer of at least 12 feet in width should be provided along any property line that is adjacent to a residential use. For any off-street parking lot, the minimum perimeter landscaped buffer may be reduced to be at least 5 feet in width. No such buffer is required for any residential use within the Redevelopment Area.

F. Additional Zoning Requirements:

1. Multiple principal uses or structures shall be permitted on a single lot.
2. No off-street parking is required of any individual business or use within the district. Parking shall be addressed on a redevelopment area-wide scale, through the continued use of on-street parking on Creek Road, and other publicly available parking in off-street parking lots to serve the area.
3. No outdoor storage of any materials shall be permitted. All storage of goods or merchandise shall occur within an enclosed facility.

The images below represent the intended scale and character of new development in the Village Commercial district:



Village Residential District

The Village Residential district is located centrally along the southern side of Creek Road.

District Standards

A. Purpose

The intent of the Village Residential district is to enable a townhouse residential community to support the businesses in the Rancocas Woods area.

B. Permitted Principal Uses:

1. Attached single-family residences (townhouses)
2. Two-family residences

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Patios and decks
4. Sheds and storage structures
5. Fences
6. Utilities, including roof mounted solar panels
7. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. Minimum Lot Area – 2,000 square feet per dwelling unit
2. Minimum Lot Width – 20 feet per dwelling unit
3. Minimum Front Yard – 10 feet
4. Minimum Side Yard – 10 feet
5. Minimum Rear Yard – 40 feet
6. Maximum Impervious Coverage – 60 percent per tract
7. Maximum Building Height – 3 stories / 40 feet
8. Off-street parking and circulation shall be setback a minimum of 5 feet from any side or rear property line.
9. Off-street parking shall not be permitted in a front yard.

E. Additional Zoning Requirements:

1. No accessory structure shall be permitted within a front yard.
2. Porches, stoops, steps, balconies, bay windows, or other architectural features attached to the principal building may be permitted to encroach into a required front yard or rear yard setback by up to 6 feet. Such features may encroach into a required side yard setback by up to 3 feet.
3. Off-street parking shall be required at a minimum ratio of 2 spaces for each residential unit.
4. The maximum permitted residential density shall be 45 residential dwellings within the Village Residential district as a whole.
5. Individual townhouse residences may be constructed on individual fee simple lots, or a townhouse development project may be constructed with multiple units on a single lot.

Gateway Commercial District

The Gateway Commercial district consists of the parcels at the intersection of Creek Road and Marne Highway in the southern end of the Redevelopment Area. These parcels have their primary frontage on Marne Highway, and shall serve as a southern gateway into the Rancocas Woods area.

District Standards

A. Purpose

The intent of this district is to serve as a transitional space between the highway corridor of Marne Highway and the smaller scale neighborhood village setting of Rancocas Woods on Creek Road. The district shall permit a similar range of uses compared to the Village Commercial district, but is intended to accommodate a larger building or group of buildings.

B. Permitted Principal Uses:

1. General retail sales and services
2. Restaurants (excluding drive thru services)
3. Food trucks or mobile food vendors
4. Catering halls
5. Kitchen incubator spaces
6. Beer gardens
7. Bars or taverns
8. Micro-brewery
9. Brew pub
10. Craft distillery
11. Winery
12. Winemaking instructional facility
13. Banks
14. Entertainment venues such as theaters (indoor or outdoor)
15. Art galleries
16. Medical or professional offices
17. Any use substantially similar in character and intensity to those listed above.

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Outdoor seating areas at restaurants
4. Patios and decks
5. Sheds and storage structures
6. Fences
7. Utilities, including roof mounted solar panels
8. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. There is no minimum lot area requirement for individual parcels within the Gateway Commercial district.
2. A landscaped perimeter buffer of at least 20 feet in width shall be provided along any property line that abuts a residential use that is located outside of the Redevelopment Area.
3. All buildings shall be setback a minimum of 10 feet from Creek Road.
4. All buildings shall be setback a minimum of 35 feet from Marne Highway.
5. All buildings shall have a minimum building to building setback of 15 feet.
6. The maximum permitted building height shall be 3 stories or 45 feet.
7. There is no maximum building or lot coverage requirement for individual lots within the district. The maximum impervious coverage limit for the entirety of the district shall be 70 percent.
8. Off-street parking and circulation spaces shall be setback a minimum of 10 feet from any street.

E. Additional Zoning Requirements:

1. Multiple principal uses or structures shall be permitted on a single lot.
2. Off-street parking shall be provided for businesses within this district at a ratio consistent with Section 154-69 of the Township zoning code.
3. No outdoor storage of any materials shall be permitted. All storage of goods or merchandise shall occur in an enclosed facility.

Office Commercial District

The Office Commercial district is made up of just one property, the outlier parcel in the northern end of the Redevelopment Area that has frontage on Creek Road, but is not contiguous with the rest of the Redevelopment Area.

District Standards

A. Purpose

The intent of this district is to allow for the continued use of this property as a professional office space within a building that maintains its residential character and appearance.

B. Permitted Principal Uses:

1. Any use permitted within the R-1 district
2. Professional office uses

C. Permitted Accessory Uses:

1. Off-street parking
2. Trash enclosures
3. Patios and decks
4. Sheds and storage structures
5. Fences
6. Utilities, including roof mounted solar panels
7. Any use or structure that is customary and incidental to the principal use of the property

D. Area, Yard, and Bulk Requirements:

1. All development within the Office Commercial district shall be constructed in conformance with the bulk and dimensional requirements of the R-1 zoning district.

E. Additional Zoning Requirements

1. Off-street parking shall be provided at a ratio of at least 1 space per 400 square feet of floor area for any professional office use.
2. Any residential use shall provide at least 2 spaces per dwelling.

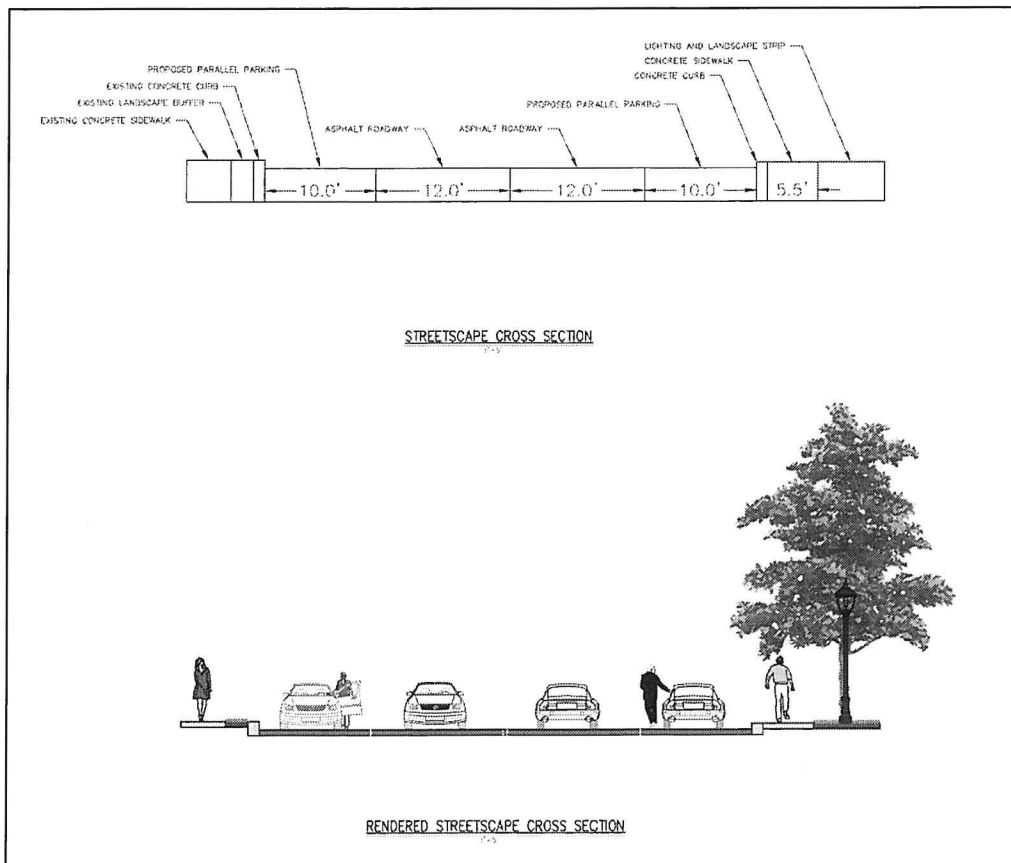
DESIGN STANDARDS

All development within the Redevelopment Area shall conform to the following design standards. Any deviation from the following standards requires a waiver or exception pursuant to N.J.S.A. 40:55D-51.

Parking & Circulation Standards

A. Circulation Requirements

1. Creek Road shall be improved in accordance with the streetscape plan and street section below:
 - a) 12-foot wide travel lane in each direction
 - b) Sidewalk along the frontage with a minimum width of 5 feet.
 - c) Parallel parking on each side of street
 - d) Pedestrian scaled street lighting shall be provided along the sidewalk, either within the landscape strip, or adjacent to the sidewalk.



The conceptual streetscape improvements plan in Appendix A includes further details for proposed pedestrian infrastructure.

2. For individual site plan applications, the street improvement requirements listed above for Creek Road may be waived by the Planning Board provided that the proposed site plan would not interfere with or preclude the Township from constructing these improvements at a future date.
3. Sidewalks shall be provided within all public Rights-of-way within the Redevelopment Area. Sidewalks shall have a minimum width of 5 feet.
4. Crosswalks shall be provided across all intersections within the Redevelopment Area.
5. Internal pedestrian paths shall be permitted within the Redevelopment Area to provide individual access to commercial buildings and areas. These paths shall be a minimum of 8 feet in width, and may be constructed of asphalt, concrete, crushed stone, or similar materials.
6. Stop bars shall be provided at all intersections and at end of all drive aisles.
7. Conflicts between pedestrians and vehicles should be minimized to the extent possible via crosswalks or a change in material within the roadway.

B. Parking Requirements

1. Off-street parking stalls shall have a minimum width of 9 feet and a minimum depth of 18 feet.
2. On-street parallel parking spaces shall have a minimum width of 8 feet and a minimum depth of 20 feet.
3. Primary automobile entry and exit drive aisles shall be a minimum of 10 feet wide for one-way and a minimum of 20 feet wide for two-way traffic driveway aisles.
4. Off-street parking shall be provided in a side or rear yard to the extent feasible.

Architectural Design Standards

A. Commercial Buildings

1. Commercial buildings shall be designed to reflect the character and scale of the existing Rancocas Woods businesses on Creek Road. Cottage style, or log cabin style buildings are encouraged.
2. Creative decoration on building facades is encouraged. Any building wall may consist of a decorative or artistic mural, mosaic, or similar work of art.
3. Blank, or featureless walls shall be avoided.

4. Architectural elements and treatments shall be provided along all building facades to provide a visually interesting design.
5. Primary building entrances shall face the public Right-of-Way or an internal pathway as applicable.
6. All mechanical equipment shall be screened from public view.

B. Residential Buildings

1. Buildings shall be designed to be attractive from all vantage points which are visible from the street.
2. Primary entrances to residences should be emphasized with appropriate architectural treatments such as canopies, gabled porticos, arches, or some other framing to distinguish the entrance from the rest of the facade.
3. Building frontages shall include porches, stoops, patios, and/or decorative landscaping framing entrances and providing visual depth to the building façade.
4. Colors, materials, and architectural features should be coordinated on all exterior elevations to achieve a continuity, and harmony of design amongst all buildings and facades of buildings.

Signage Standards

- A. All signage shall be consistent with the signage regulations of the Township's zoning code, found in Article XII Signs, Chapters 154-81 through 154-92.8 as applicable.

Landscaping and Buffering Design Standards

- A. All areas of a site not proposed to be occupied by buildings or circulation space shall be attractively landscaped with a mixture of grasses, shrubs, flowering bushes, shade trees, ornamental trees, and evergreen trees.
- B. Required landscaped buffers shall be composed of a dense mixture of evergreen trees and shrubs, so as to create an effective visual screen. Landscape buffers of at least 12 feet in width shall include two staggered rows of evergreen plantings within the buffer. Landscape buffers of less than 12 feet in width may consist of one row of evergreen plantings.
- C. Fences within any required buffer area shall have a maximum height of 6 feet, and shall be made of either wood or vinyl, or similar materials. No chain link fences shall be permitted.
- D. Commercial parking lots shall be required to provide a minimum of one deciduous shade tree for every 10 parking spaces. Shade trees shall be provided within curbed planting islands, or within 5 feet of the perimeter of the parking lot.
- E. A minimum of 10 percent of any commercial parking area shall be devoted to landscaping.

- F. Shade trees shall be provided along the frontage of all streets, spaced no greater than 50 feet on center. Shade trees shall be located either within a landscaped strip between the sidewalk and the curb, or within 10 feet of the curb of the roadway if no such landscape strip exists.
- G. Deciduous trees shall have a minimum of 2-1/2 inch caliper at the time of planting, and shall have a height of at least 6 feet.
- H. Tree removal and replacement:
 - 1. Any tree removed on site with a trunk diameter breast height (DBH) of 6 inches or more shall require replacement on site at the following ratios:

Tree Replacement Requirements		
Tree to be Removed (DBH)	Number of Replacement Trees	Minimum Caliper of Replacement Trees
6"-12"	1	2.5"
12"-18"	1	3.0"
18"-24"	2	2.5"
Greater than 24"	3	3.0"

- 2. An applicant shall receive a credit at a 1:1 ratio for any tree greater than 6" DBH that is preserved on site within the limit of disturbance line.
- 3. Replacement trees may be planted at an off-site location if it is demonstrated that the site cannot accommodate the required number of compensatory replacement trees.

Lighting Design Standards

- A. Pedestrian scaled lighting fixtures substantially similar to the fixture found in Appendix B of this Plan shall be installed along all pedestrian walkways and sidewalks.
- B. Levels of illumination shall be consistent with all other requirements found in the Township Code.

RELATIONSHIP TO LOCAL OBJECTIVES

This Redevelopment Plan is consistent with Mount Laurel Township's objectives regarding appropriate land uses, traffic, population density, public utilities, and recreational or community facilities. The Plan will be consistent with the population density for the Township and is not anticipated to adversely affect traffic along Creek Road and Marne Highway and the surrounding roads.

MOUNT LAUREL TOWNSHIP MASTER PLAN

The Township of Mount Laurel adopted its most recent Master Plan Reexamination Report in 2017. The Re-exam Report outlines the goals and objectives that were previously identified in the Township's 2006 Master Plan. This Redevelopment Plan sets the standards and requirements to redevelop a key area of the Township and is consistent with the Master Plan including the following goals from the 2017 Master Plan Reexamination Report that relate to redevelopment within the Township.

- To preserve and enhance the character and living quality for all residents in all parts of the Township.
- To guide future land development and community facilities to meet the needs of residents while ensuring that new development is compatible with existing developments.
- To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses.
- To ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible.
- To provide for a balanced economic base and a source of employment through utilization of non-residential lands.

The proposed redevelopment plan is consistent with the Re-examination Report.

PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located within 300 feet of the municipal boundary with Hainesport Township.

Hainesport Township adopted its Master Plan in 1996. The Master Plan recommends that North Marne Highway, west of the Mount Holly by-pass, should be rezoned from office to residential uses. The Plan also recommends that road improvements should be provided for the entire length of Marne Highway accommodate additional vehicular traffic. In 2008, the Township adopted a Master Plan Reexamination Report. The Master Plan Reexamination Report does not specifically address the Township's boundary, which is adjacent to the Redevelopment Area.

BURLINGTON COUNTY HIGHWAY MASTER PLAN

The 2017 Burlington County Highway Master Plan classifies the Redevelopment Area as a Business Center. Moreover, a Business Center is classified as “business parks dominated by office space. They are significant traffic generators during the rush hours and are usually complemented by transit routes near the site. Short-term strategies include employee ridesharing. Depending on the type of business, long-term strategies could aim to increase the density of the center with retail and residential uses.” Currently, the Redevelopment Area is located near a County roadway and is within a sewer service district.

The intent of this Redevelopment Plan is to support and grow the business community of Rancocas Woods as a regional commercial center and source of civic pride. This Plan is consistent with the intent of the County’s Highway Master Plan.

BURLINGTON COUNTY PARKS AND OPEN SPACE MASTER PLAN

The County’s Parks and Open Space Master Plan provides a guide for future land preservation and park development throughout Burlington County. The Plan does not specifically address the Redevelopment Area. This Redevelopment Plan does not conflict with the County’s goals for parks and open space.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Plan Policy Map classifies the Redevelopment Area as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is targeted for future growth and redevelopment by the New Jersey State Development and Redevelopment Plan (SDRP). The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan’s intentions for this area are to provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the trend toward further sprawl; and revitalize cities and towns. This Redevelopment Plan furthers the State Plan’s intentions.

REDEVELOPMENT PLAN ACTIONS

Outline of Proposed Actions

Any redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

Properties to be Acquired and Relocation

Acquisition of privately-owned property and displacement or relocation of any residents or businesses within the Redevelopment Area will not be necessary to effectuate the Redevelopment Plan. Acquisition of private property through eminent domain has not been authorized as a part of this Redevelopment Plan.

Infrastructure

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

Utilities

A Redeveloper shall arrange with the servicing utility for the underground installation of the utility's distribution lines and service connections in accordance with the provisions of the applicable Standard Terms and Conditions incorporated as a part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.

Other Actions

The Redeveloper's Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer, and stormwater service, as well as sidewalks, curbs, streetscape improvements, street lighting, and on- or off-site traffic controls and roadway improvements required.

Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in the Township's Code is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in Mount Laurel Zoning Ordinance is hereby

amended to include a reference to this Redevelopment Plan constituting such overlay zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan for said overlay zoning district shall supersede the Development Regulations of the Township of Mount Laurel, if the applicant elects to submit the application in accordance with this Plan. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

On-Site and Off-Site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to the redevelopment of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redeveloper's agreement with Mount Laurel Township or the relevant external agency or authority.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect until the governing body of the Township of Mount Laurel elects to remove any such authority of this plan, through the adoption of an ordinance repealing, replacing, or amending this Redevelopment Plan.

The applicant for development shall provide a proposed timing schedule including the terms and conditions intended to protect the interests of the public and the residents and non-resident occupants of any section of the development prior to completion of each section as well as prior to completion of the entire development. Each section of the development shall coordinate the applicant's interest with the public interest, and such things as the size of each phase, financing costs, bonding, and mixed uses, with logical infrastructure improvements that function properly at the end of each section. Logical infrastructures shall include, but not be limited to, the water distribution system and fire hydrants, sewage collection and treatment system, coordinated on-site circulation systems, off-tract road improvements, dedicated open space, and stabilized soil and stormwater control facilities.

Completion of Redevelopment

Upon the inspection and verification by Mount Laurel Township that the redevelopment has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

Severability

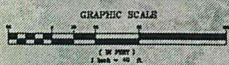
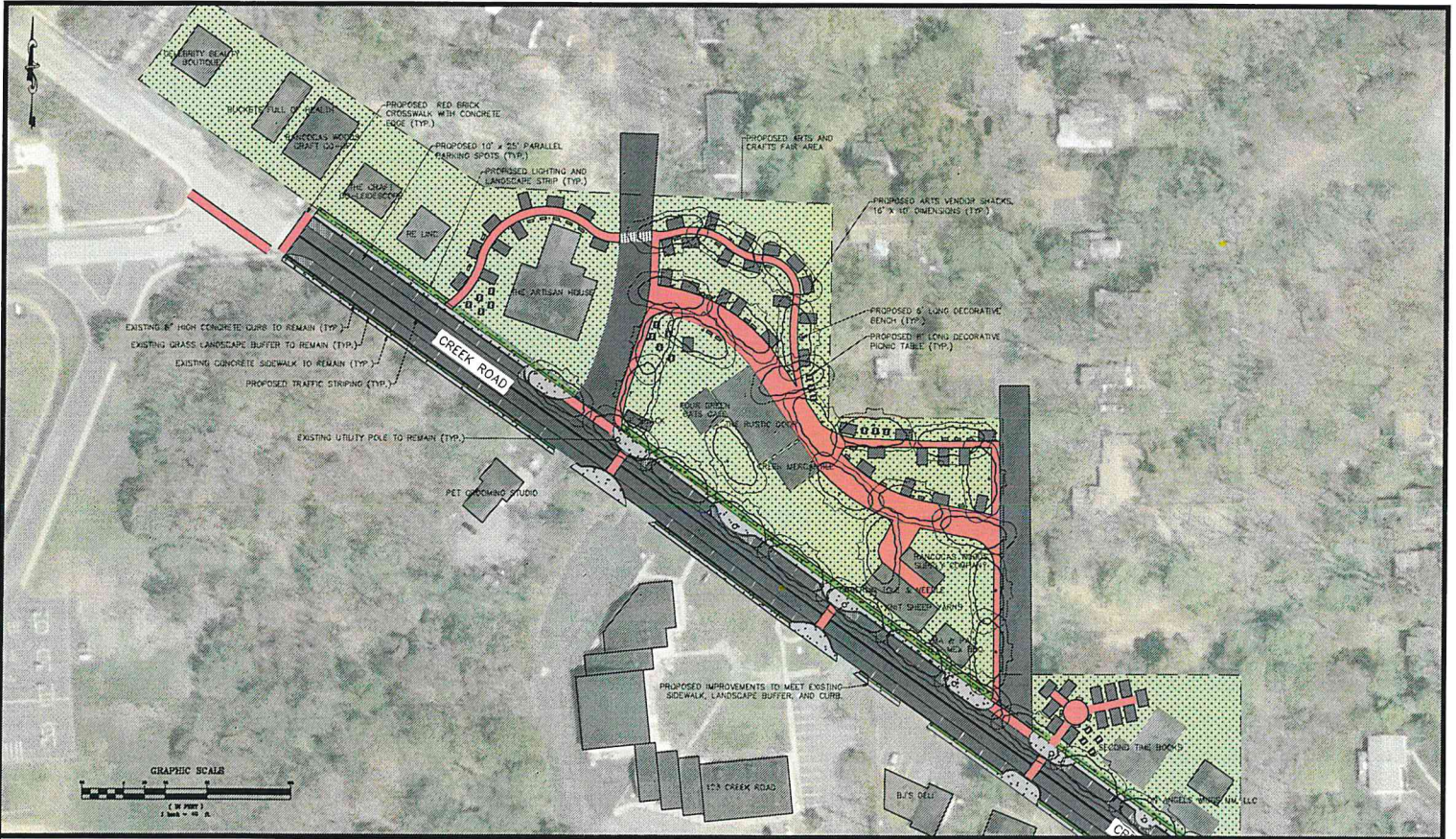
If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment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

APPENDICES

Appendix A – Conceptual Village Commercial Layout and Streetscape Improvements

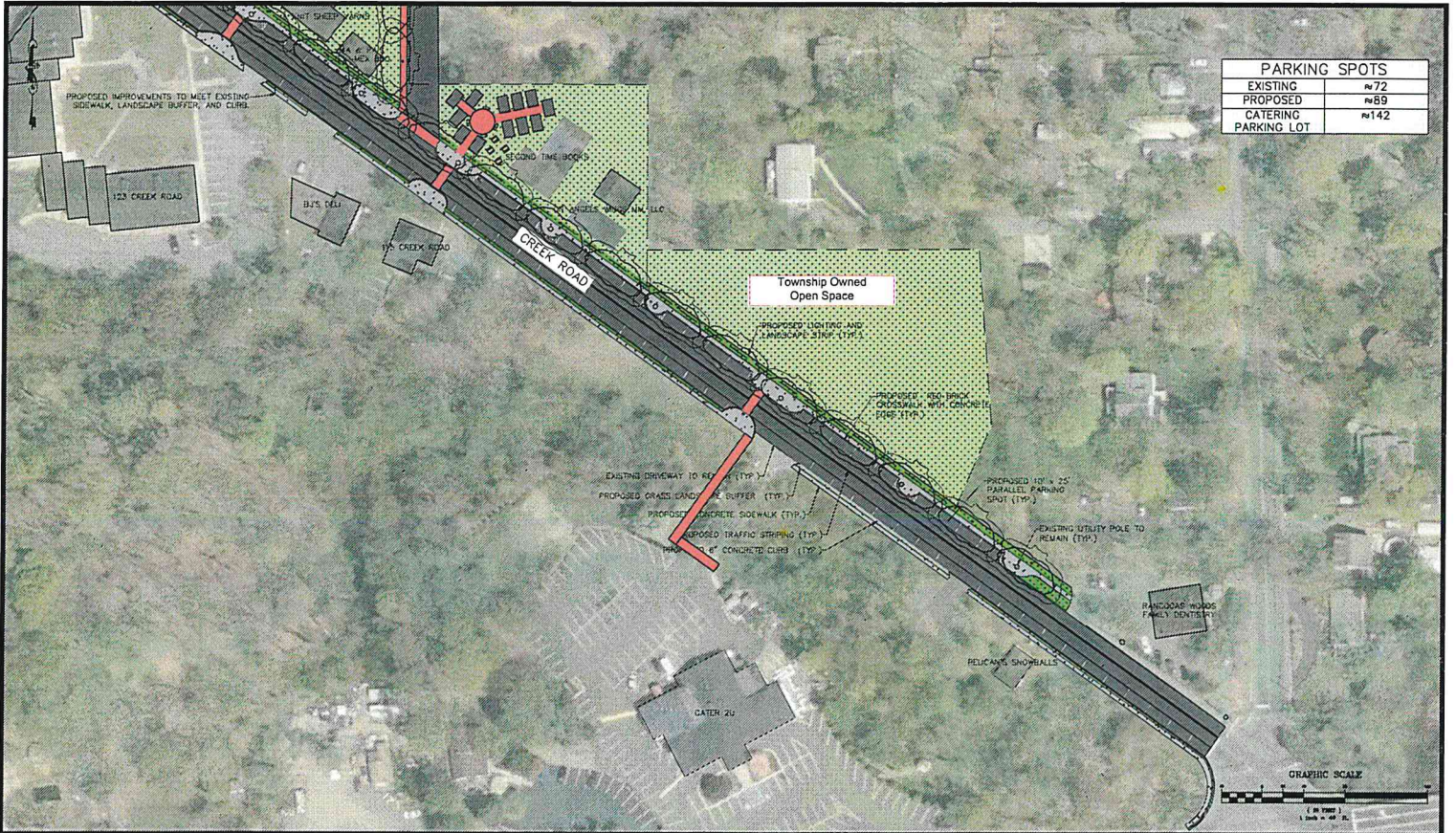
Appendix B – Specifications for Preferred Lighting

Appendix C – Governing Body Resolutions



RANCOCAS WOODS STREETScape CONCEPT MASTER PLAN

MOUNT LAUREL TOWNSHIP, BURLINGTON COUNTY, NJ



RANCOCAS WOODS STREETScape CONCEPT MASTER PLAN

MOUNT LAUREL TOWNSHIP, BURLINGTON COUNTY, NJ

1843LED Carson City



f v in

Features & Benefits

Electronic Driver

Fixture includes a high efficiency driver with a THD less than 20% and a high power factor greater than .9. The driver is dimming capable using a 0-10v signal.

Bernberg Select Finishes

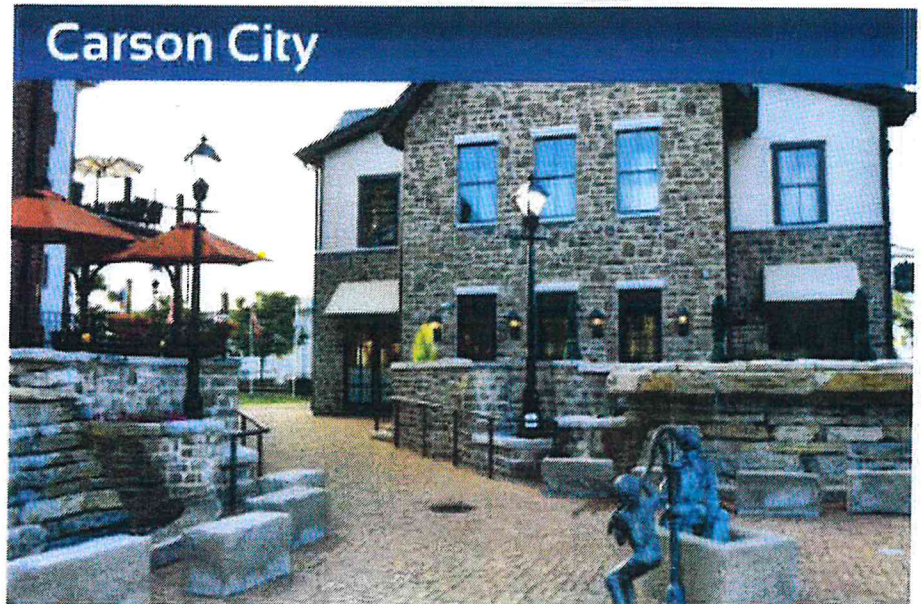
Available with Bernberg Select Finishes in Verde Green, Swedish Iron, and Old World Gray Textured for a traditional aesthetic.

Warranty

7-year limited warranty (See Support tab for Terms and Conditions.)

Classic 17th century design with modern lighting technology

The 1843LED Carson City series is a large scale, traditionally styled colonial fixture featuring a tapered four-sided cage and roof. The four-paneled roof is appointed with a decorative cast aluminum finish and a hinged roof.





FIXTURE: 1843LED

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

LIGHT SOURCE: -12L30T3-MDL008

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

Number of LEDs: 12 LEDs, 27W for MD_008, 45W for MD_014 (12L)
 Color Temp: 3000K (30)
 Distribution: Type 3 (T3)
 Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 80mA (MDL008)

OPTIONS: -CSA-PEC-FHC

The 1843LED Carson City is a large scale, traditional four-sided colonial fixture that measures 18-1/4" wide. The luminaire shall be provided with a cast aluminum hinged roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The luminaire shall be UL listed in US and Canada.

Lens: Clear Seeded Acrylic (CSA)
 Photocontrol: Electronic Photocell - 120-277V (PEC)
 Frosted: Yes (FHC)
 Hurricane:
 Chimney:

POLE: 4812P4-.125

The 10-1/2" octagonal cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2"

Model: 4800 Springfield (48)
 Height: 12 Ft (12)
 Shaft Type: Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)
 Gauge: 0.125" (.125)

ACCESSORY: LR/

Ladder Rest with ball end shaft on each side of pole

Model: LR*

FINISH: BKT

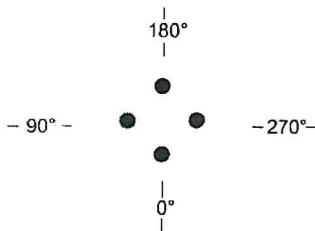
Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation

This assembly, as configured, MEETS AASHTO requirements for wind loading

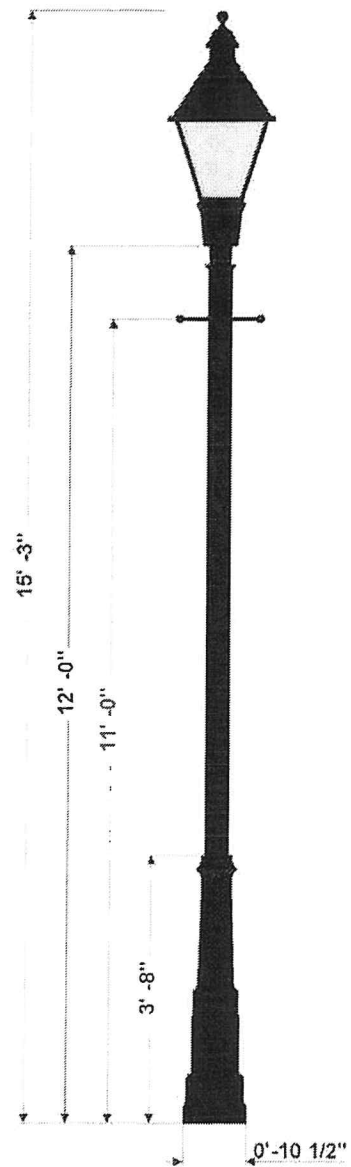
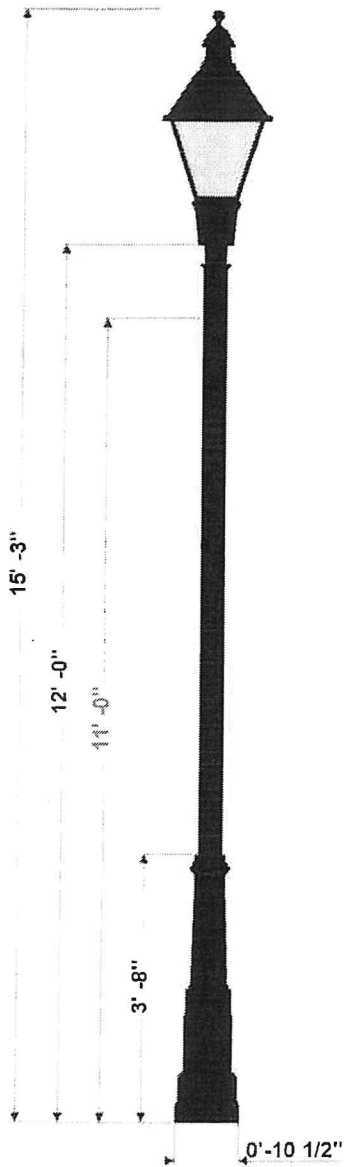
Wind Speed: 90 mph
 Gust Factor: 1.14

Arms and Accessory	Orientation
Ladder Rest (LR)	90, 270



(4) 1/2" X 18" Anchor Bolts, 6-1/2" Bolt Circle, Diamond pattern

Access Door Orientation: 0°
 Street Side Orientation: 180°



Catalog Number: PT-1843LED-12L30T3-MDL008-CSA-PEC-FHC / 4812P4.125 / LR / BKT

MOUNT LAUREL TOWNSHIP

ORDINANCE # 2023-____

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL, BURLINGTON COUNTY, NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE RANCOCAS WOODS REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-1 et seq, permits New Jersey municipalities the authority to utilize redevelopment as a tool to stimulate economic development on particular properties if they are found to meet the statutory criteria necessary for designation; and

WHEREAS, by Resolutions #104-2019 adopted by the Township Council on April 22, 2019, and Resolution 23-R-163 adopted by the Township Council on August 15, 2023, the following properties were designated as an Area in Need of Redevelopment:

- Block 101.03, Lots 11, 12, 13, 14, 15, 16, 16.01;
- Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17;
- Block 101.15, Lots 1, 2, 60, 61, 62, 62.01, 63;
- Block 103.01, Lot 40;
- Block 205.01, Lots 1, 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30; and

WHEREAS, these properties are collectively referred to as the Rancocas Woods Redevelopment Area of the Township of Mt Laurel; and

WHEREAS, as required by the Local Redevelopment and Housing Law, the Council wishes to adopt a redevelopment plan to guide the effective redevelopment of the area in a manner to promote the general welfare of the community; and

WHEREAS, a Redevelopment Plan for the area has been prepared and is attached to this ordinance as Exhibit A; and

WHEREAS, in the interest of furthering the development of this unique neighborhood commercial center of the Township, the Council seeks to adopt the Rancocas Woods Redevelopment Plan included as Exhibit A, as a new zoning overlay district; and

WHEREAS, the amendments to the Redevelopment Plan do not alter the Plan's relationship to and consistency with the Township's Master Plan or the New Jersey State Development and Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED AND ADOPTED, by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Rancocas Woods Redevelopment Plan is adopted as an overlay zoning ordinance.

All other standards, requirements, provisions, and statements of the Township zoning code as previously adopted and amended shall remain in place and in full force and effect.

Repealer, Severability and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

Introduction Date: _____, 2023

	Motion	Aye	Nay	Abstained	Absent	Transmitted
Cohen						
Janjua						
Moustakas						
Pritchett						
Steglik						

Publication Date: _____, 2023

Public Hearing Date: _____, 2023

	Motion	Aye	Nay	Abstained	Absent	Transmitted
Cohen						
Janjua						
Moustakas						

Pritchett						
Steglik						

TOWNSHIP OF MOUNT LAUREL

By:

Stephen Steglik, Mayor

ATTEST:

Meredith Riculfy, Township Clerk

DRAFT