

VOORHEES TOWN CENTER REDEVELOPMENT PLAN-Phase II



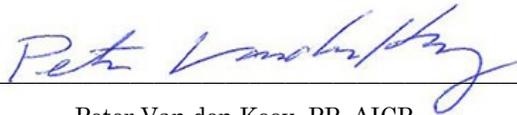
VOORHEES TOWN CENTER REDEVELOPMENT PLAN
Phase II

Date: December 28, 2018

Prepared for
Voorhees Township



By



Peter Van den Kooy, PP, AICP
License No. 5918



Malvika Apte, PP, AICP
License No. 6056

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A. Purpose

The purpose of this Redevelopment Plan, hereinafter referred to as the “Plan”, is to establish a framework to guide future development and redevelopment within the Plan Area. The zoning, design standards and guidelines within this Plan are meant to revitalize the area, provide incentives for development and ensure that Voorhees Town Center redevelops as the commercial core of the Township, as it once was. The idea is to create a live, work, and play hub for Voorhees Township by spurring growth to construct new structures and renovate/rehabilitate the existing mall.

The zoning and design standards in this Plan shall overlay the Township’s current Unified Land Development Ordinance (ULDO), as it pertains to the Plan Area. This Redevelopment Plan shall supersede any existing redevelopment plans within the Plan Area. Where this Plan is silent on regulatory language, the existing zoning and site plan regulations found in Title XV– Land Usage shall apply.



Existing Entrance to Mall

B. Statutory Basis for Redevelopment Plan

The Township of Voorhees designated Block 150.01, Lots 1, 2, 5, & 5.01 as an Area In Need of Redevelopment by resolution on May 14, 2018.



Further, Block 150.01 Lots 1, 2, and 5.01 were designated as a Condemnation Area in Need of Redevelopment, while Lot 5 was designated as a Non-Condemnation Area in Need of Redevelopment. Lot 3 was not designated as an Area in Need of Redevelopment since it is part of the Phase I mixed use redevelopment of Voorhees Town Center.

This Redevelopment Plan, known as Voorhees Town Center Redevelopment Plan Phase – II, is for the area identified as Block 150.01 Lots 1, 2, 5, and 5.01. The boundary map on Page 9 provides an outline of this area.

Additionally, Lots 4, 4.04, and 7 have not been designated as an Area in Need of Redevelopment and are therefore not part of this Redevelopment Plan. However, for a comprehensive redevelopment of the entire Voorhees Town Center, we recommend that the selected redeveloper make the redevelopment design complementary and compatible with these aforementioned lots which are geographically key to development of this area as a whole.

The Voorhees Town Center Redevelopment Plan– Phase II provides a comprehensive revitalization strategy for the Phase II portion of Voorhees Town Center. The Plan encompasses the salient components of the existing zoning of the Plan Area and of surrounding areas (i.e., Voorhees Town Center – Phase I), while adding components relevant to the evolving needs for revitalization of this portion of the site.

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) 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 the redevelopment plan;
- Any significant relationship of the redevelopment plans to:

The Master Plans of contiguous municipalities;

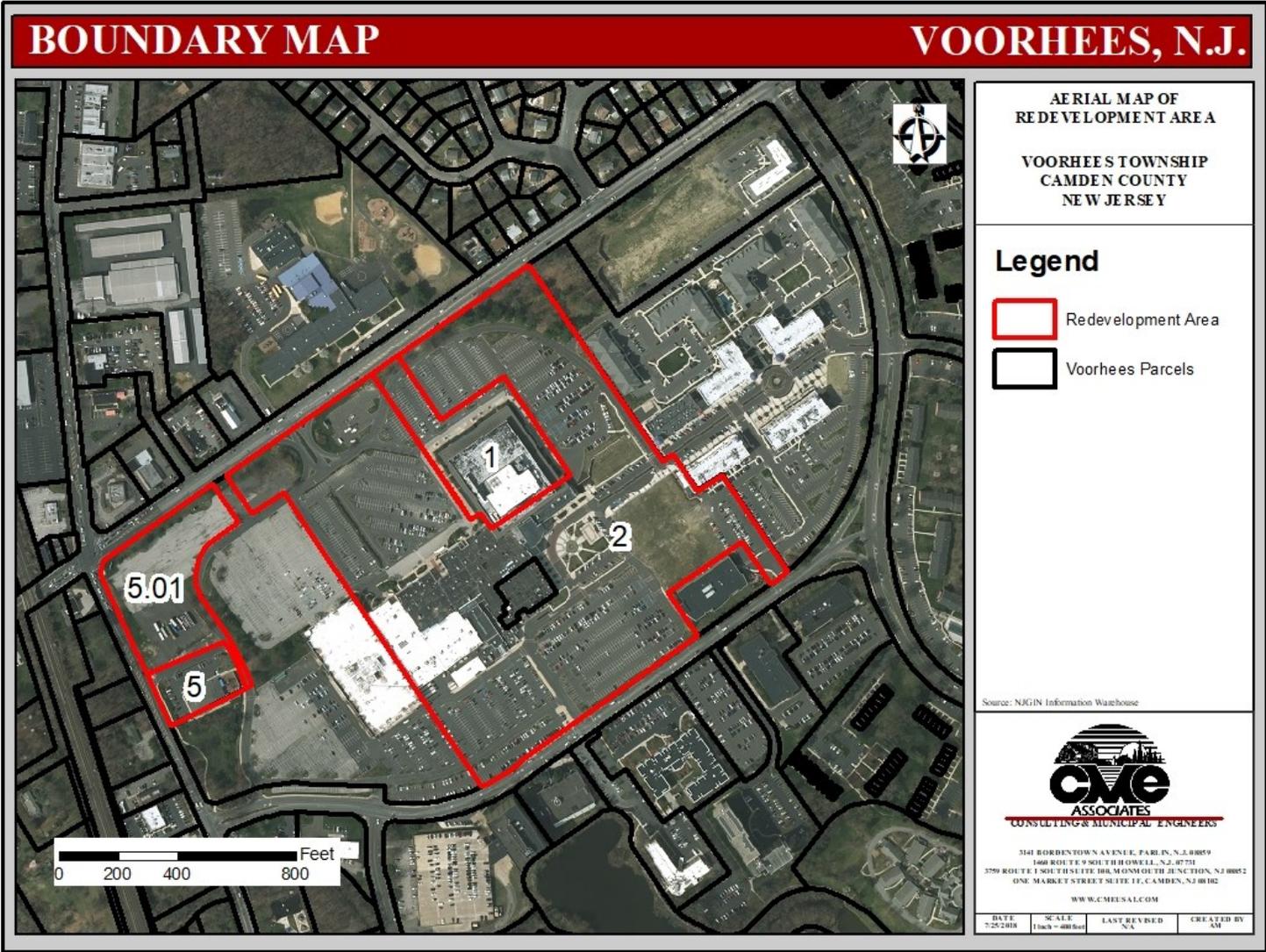
The Master Plan of the County in which the municipality is located, and;

The State Development and Redevelopment 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

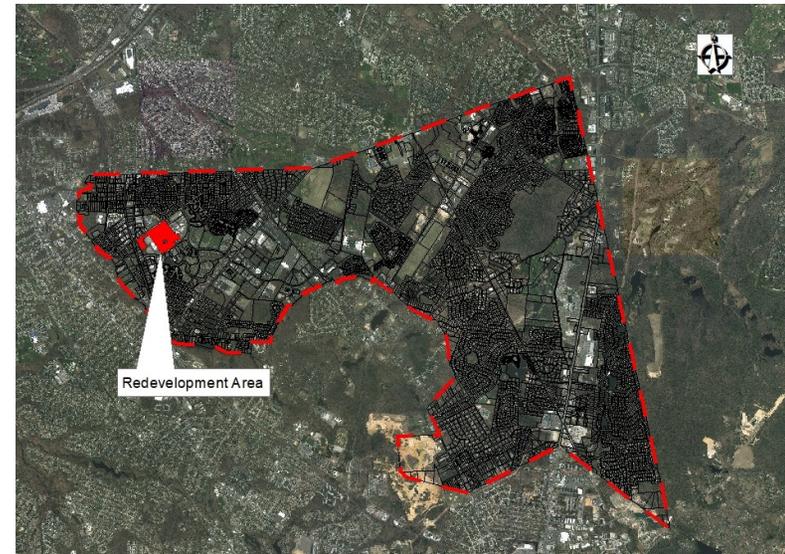
- The redevelopment plan shall describe its relationship to pertinent municipal development regulations, including consistency with the municipal master plan.



A. Location

Voorhees Town Center is located in the north-western portion of the Township, in the Echelon Neighborhood. Renamed Voorhees Town Center in 2007, the site was previously known as the Echelon Mall. The Voorhees Town Center is essentially comprised of two major sections. The eastern section was the focus of Phase I of the Voorhees Town Center’s redevelopment. This portion includes a mixed-use structure featuring 253,000 square feet of small specialty shops, as well as approximately 425 residential units, of which 25 are designated as affordable.

The Phase II portion of the Voorhees Town Center redevelopment project encompasses the western portion of the site and is the “Plan Area” of this Redevelopment Plan. This area contains the mall, surrounding parking area, and a day care/child care center. The Plan Area excludes Lot 4 which contains the anchor department store known as Boscov’s, Lot 4.04 which contains the Township Municipal Offices, and Lot 7 which contains an office complex.



Regional Location Map
Source: CME

The site, which was once the Echelon Airfield and, later, the Delaware Valley Airpark, was developed by The Rouse Company in 1969. The indoor shopping center opened as the “Echelon Mall” in 1970. Built with the intent of being the commercial center of the Township of Voorhees, the mall began with 1,127,308 square feet of leasable area, making it the second largest mall in South Jersey, after the Cherry Hill Mall. In the

late 1990s, the family entertainment center, known as, “Exhilarama”, and the “General Cinema” movie theater, were both demolished and replaced with additional parking.

Currently, the mall is made up of two floors with a combined retail floor area of 664,380 square feet. The mall began to decline rapidly in the 2000s, with its vacancy rate hitting nearly 75% by 2005. In 2011, Voorhees Township’s municipal offices relocated to the Town Center, making Voorhees Town Center the third mall in the United States anchored by municipal offices. The municipality’s occupancy reduced the vacancy rate of the mall to less than 50%. However, in early 2017 one of the mall’s anchors, Macy’s, announced its closing, leaving Boscov’s as the single anchor chain located in the mall. The closing of Macy’s recreated the vacancy issue that the mall experienced in the early 2000s and increased the risk for other mall tenants to vacate the site as visitor numbers dwindle.

There are several factors that have contributed to the decline of the mall including:

- Age: The mall is nearly 50 years old and is showing signs of aging.
- Online shopping: With the advent of online shopping, brick and mortar stores are losing ground.
- Demographics and consumer habits: With the new demographics and changing habits of consumers, the mall, as a commercial retail site, is not attracting a critical mass of consumers. Many consumers are now looking for experience-based retail uses, commonly known as Experiential Retail.

B. Neighborhood Overview

Voorhees Town Center, located within the Echelon neighborhood in the northwestern portion of the Township, is surrounded by a mix of land uses. Immediately to the northwest, across Somerdale Road, is the Osage Elementary School with open space for play grounds and baseball fields. In close proximity to the school are several different commercial buildings, including a Domino’s Pizza,

SECTION II - The Redevelopment Area

Award Self Storage facility, Action Auto World, Sears Outlet, the Voorhees Tune and Lube, and The Center for Family Services—an alcoholism treatment facility.

Behind the elementary school, also north of the site, lies a single-family residential neighborhoods and the Ashland Church. To the northeast, beyond Echelon Road, are multi-family residential units, the Maiaroto Sports Complex, and additional single-family residential units. To the immediate southwest is the PATCO train line as well as a mix of offices, including Concord Engineering Group, Robert Michael Communications, the Law Offices of Eric A. Shore, and the M. Allan Vogelsson Voorhees Regional Branch of the Camden County Library System. South of the Plan Area is the Yardley Commons, a retirement community, Brookdale Echelon Lake an assisted living facility, Camden County partnership organization, and the apartment complexes known as Echelon Towers and The Vista Apartments.

The Town Center is within walking distance to six

distinct NJ Transit Bus Stops including Burnt Mill Rd at Somerdale Rd, Burnt Mill Rd at Laurel Rd, mall entrance between Boscov's and space formerly occupied by Macy's (north side of the mall), Laurel Rd at Britton Pl., Echelon Rd at Laurel Rd, and Echelon Rd at Abitare Blvd. These stops are on the 403, 451, or 459 bus routes, which service approximately 150 persons per day. Route 403 departs Voorhees Town Center every 20-30 minutes for the Lindenwold PATCO station and can be utilized as a transfer to and from Philadelphia. Route 451 departs the Town Center every 45-60 minutes, and connects to Camden's Walter Rand Transportation Center. Route 459, which typically leaves every 30-45 minutes, connects to both the Lindenwold PATCO station and the Avandale Park & Ride in Sicklerville. The Plan Area is only 1.5 miles (nine minute bus ride) from PATCO's Lindenwold Train Station, only 1.1 miles from PATCO's Ashland Train Station and 2.6 miles from PATCO's Woodcrest Station (servicing approximately 1,880 riders per day). This plethora of transportation options creates a

SECTION II - The Redevelopment Area

unique site with an excellent combination of pedestrian, vehicular, bus, and train connections not commonly found in South Jersey suburbs.

The entirety of the Voorhees Town Center is located in the Town Center (TC) Zone, which was adopted and implemented into the Township's Zoning Code after the completion of the last redevelopment process in 2007. The Township's TC Zone was established as part of a vision to create a multi-use Planned Unit Development anchored by a major shopping mall, which would supplement the residential sectors of the redevelopment. Since the inception of this vision, New Jersey has endured large shifts in the conceptual framework regarding new development, economics, and the way residents perceive the built environment.

Considering the shift in expectations since the inception of the TC Zone, the Plan Area is a prime candidate for an enhanced and refined future land use visioning. There is great potential to include transit-oriented municipal and community

facilities, which could enable the creation of a traditional neighborhood development that is environmentally efficient, pedestrian friendly, and accommodating to the needs of the community.

This section describes the consistency between the Redevelopment Plan and Voorhees's Master Plan, along with an analysis of how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to the Master Plans of adjacent municipalities, Camden County's Master Plan, and the New Jersey State Development and Redevelopment Plan.

A. Voorhees Township Master Plan

The Township of Voorhees adopted its most recent Master Plan Reexamination Report in 2012. Although the most recent Master Plan Reexamination does not address the Redevelopment Area, the Report identifies goals for redeveloping properties within the Township, by stating the following: to “encourage revitalization and redesign of obsolete, under-used, deteriorating properties. The Local Redevelopment and Housing Law may be employed as a tool, where appropriate in accordance with the law, to avert and reverse a trend toward decline.” In addition, the 2012

Master Plan Reexamination Report identified the following goals and objectives regarding guiding future growth and development within Voorhees Township.

- Upgrade, preserve, and increase the economic and aesthetic vitality of the existing commercial and industrial areas, while being sensitive to adjacent and existing uses.
- Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing of low, moderate, and work force housing opportunities and choices, that will enhance the quality and contribute to the value of the community;
- Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas in Voorhees by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation.

Overall, the proposed Redevelopment Plan is

consistent with the goals of the Township Master Plan.

B. Plans of Adjacent Municipalities

The Redevelopment Area is located within Voorhees Township and is not within 200 feet of a municipal boundary. Therefore, this redevelopment plan should have minimal impact on the planning efforts of any adjacent municipalities.

C. Camden County Master Plan

The 2014 Camden County Master Plan locates the Redevelopment Area in the “Priority Growth Investment Area”, which is classified as “an area where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized.” Currently, the Redevelopment Area is located along an established transportation corridor and is within a sewer service district. As a result, the Redevelopment Area is able to take advantage of the existing infrastructure network. The Redevelopment Plan is consistent with the

Camden County Master Plan.

D. State Development and Redevelopment Plan

The State Plan Policy Map classifies the Redevelopment Area as a part of Planning Area 1 (PA-1). This area is known as the Metropolitan Planning Area, and is the area most 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 cities, 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.

SECTION IV - Plan Vision, Goals and Objectives

A. Plan Vision

The vision of Voorhees Town Center Redevelopment Plan – Phase II, is to redevelop this area as a live, work, and play destination consisting of a mix of complementary uses including commercial, residential, recreational, and experiential uses. The idea is to create a regional hub that would attract various commercial uses and provide an economic boost for this region.

B. Goals and Objectives

The objectives of the Redevelopment Plan are as follows:

- Provide a mixture of land uses that will encourage a live, work, and play environment and reduce dependence on vehicular transportation;
- Create public spaces to accommodate a variety of outdoor social functions and events that will enhance the Township identity and pride;
- Utilize practicable Smart Growth Planning Principles in the redevelopment of Voorhees Town Center. Some of the principals of Smart Growth Planning to be implemented at this site include:
 - ◇ Permit mix of land uses that will create a live, work, and play atmosphere;
 - ◇ Promote rehabilitation and adaption of the existing mall structure, excluding Lots 4.04 and Lot 4;
 - ◇ Create range of housing opportunities and choices;
 - ◇ Create walkable neighborhoods;
 - ◇ Foster distinctive attractive communities with a strong sense of place;
 - ◇ Provide a variety of transportation choices;
 - ◇ Encourage community and stakeholder collaboration in development decisions;
- Create a center that represents a unique, attractive, and memorable destination for visitors and residents;

SECTION IV - Plan Vision, Goals and Objectives

- Encourage lively pedestrian-oriented activity areas and gathering places through promotion of high quality urban design;
- Encourage pedestrian-oriented development at densities and intensities that will help promote transit usage, interconnected uses, and businesses;
- Accommodate off-street parking in a convenient manner that promotes shared parking between compatible uses and does not interfere with the free flow of street networks and building facades;
- Encourage traditional neighborhood elements such as sidewalks, public spaces, green spaces, street grids, street trees, and mixed uses that support pedestrian activity, human interaction, public safety, mass transit, and easy access to goods and services;
- Encourage commercial development and retrofitting that emphasizes quality architecture, shared access parking, transit-friendly facilities, pedestrian circulation, appropriate intensification of buildings, extensive landscaping (especially in parking areas), avoidance of blank or windowless walls, and a reduction of oversized parking areas.

A. Voorhees Town Center – Phase II Concept Plan

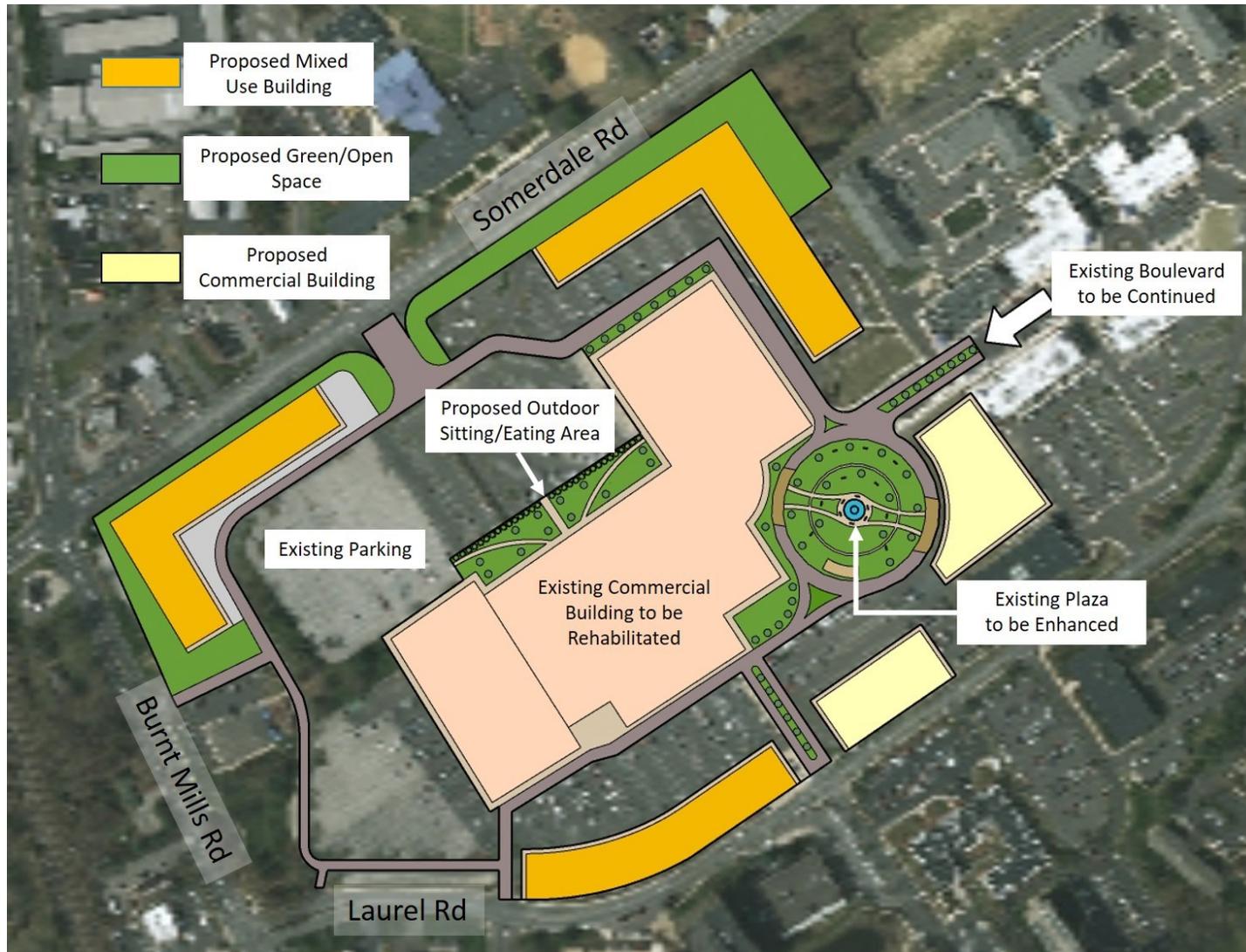
As mentioned, the Phase I portion of the Voorhees Town Center is a mixed use development providing retail on ground level and apartments above.

For the Phase II Redevelopment Area, a concept is envisioned which would create a mixture of residential and commercial uses with green space to provide high quality housing opportunities and retail and service markets for local and regional patrons, all while preserving the suburban nature of the Township.

The Conceptual Massing Plan illustrated on the following page is a representative plan that conceptually demonstrates a layout showing massing of buildings, placement of public space and a conceptual flow of traffic. This conceptual plan may be used as a base to create a more

detailed and comprehensive plan for the area.

Full build out of the Phase II portion is likely to require several years, multiple phases and a number of redevelopers. The standards presented herein are meant to provide some degree of flexibility to account for market and regulatory fluctuations, while ensuring that the goals and objectives of the Redevelopment Plan are achieved. To ensure conformance with this Redevelopment Plan, a designated redeveloper must prepare a more detailed conceptual plan as it pertains to the subject redevelopment parcel. The redeveloper(s) shall demonstrate how the applicable portions of the overall concept will be incorporated into this portion of the redevelopment. The redeveloper's concept must be discussed with the professionals of the Township prior to the redeveloper making formal application to the Planning Board.



Illustrative Conceptual Massing Plan for Phase II Redevelopment Plan Area, for reference only

B. Land Use Standards

The list of permitted uses in the redevelopment area is provided below. Any combination of permitted uses is allowed. Additionally, the intent of this plan is to retain all existing commercial uses and tenants. Therefore, all would continue to be permitted under this redevelopment plan.

All uses are subject to the requirements of this Redevelopment Plan and/or the Township of Voorhees' Unified Land Development Ordinance (ULDO). Uses permitted by specific provision of the Municipal Land Use Law shall also be permitted in the Redevelopment Area.

B.1 Permitted Uses

Limited Residential

1. Townhouses and/or stacked townhouses.
2. Multifamily units above commercial uses.
3. Live / work units.

4. Multifamily dwellings.
5. Hotels / conference centers.
6. Senior housing including assisted living/ memory care / independent / active adult units.

Retail Goods and Services

1. Retail and commercial merchandise and service establishments.
2. Banks and financial institutions.
3. Business, corporate, and professional offices.



*Example of mixed use development – Phase I Voorhees Town Center
Source: Google maps*

4. Health clubs, gymnasiums and spas.
5. Day-care centers and preschools.
6. Standalone large format retail establishments, including department stores.

Institutional Uses

1. Libraries.
2. Municipal and other governmental offices including law enforcement training and operations facilities.
3. Medical offices and health care facility and



services.

4. Educational services and facilities.
5. Business incubators / coworking office spaces.

Food and Lodging Establishments

1. Restaurants and other establishments serving food and beverage to the general public such as restaurant, café, delicatessen, tavern, retail



*Example of outdoor cafes
Source: Urban Land Institute*

bakery, confectionary or ice cream shop, all potentially including outdoor dining.

- Hotels and extended stay establishments provided they are not used as single room occupancies, transient or residential hotels, or boarding houses that allow occupancy for more than 45 days.



Example of Experiential Retail

Source: Urban Land Institute

Picture Above: Seasonal fashion show event outside retail stores.

Picture right above: Restaurants with bike parking

Picture right below: Seasonal holiday events



Experiential Retail

1. Indoor / outdoor recreation areas.
2. Microbreweries with beer gardens.
3. Distilleries, wine bars and bars.
4. Cigar lounge.
5. Sports and entertainment uses.
6. Public parks, plazas.
7. Movie theatres / amphitheaters.
8. Restaurants, cafeterias, coffee shops and other such eating and drinking establishments.
9. Comedy clubs
10. Concert / music venues
11. Banquet halls and special event spaces.
12. Arcades and gaming stores.
13. Aquariums



*Seasonal events: Art shows, Farmers Market
Source: Lakeline Mall, Austin*

B.2 Permitted Temporary Uses

Temporary uses in the Town Center area are subject to Voorhees Township's ULDO or as otherwise provided for by the Township Council on a case by case basis. Temporary uses include, but are not limited to:

1. Street vendors in commercial areas; including food trucks.
2. Farmer's market.
3. Seasonal outdoor retail sales.
4. Outdoor arts and crafts show, antique shows, flea markets or group activities within outdoor gathering areas and parking areas.
5. Outdoor entertainment such as music, concerts and performing groups in commercial areas.
6. Community sponsored events.
7. Street festivals with or without alcohol.



Outdoor Movie Event
Source: King of Prussia Mall, PA

8. Outdoor and indoor movie showing in commercial areas.
9. Charitable sporting events

B.3 Permitted Accessory Uses

Accessory uses and structures that are customarily incidental and subordinate to, and located on the same lot as a principal permitted use, are permitted. Accessory uses include but are not limited to:

1. Off street parking.
2. Parking garages.
3. Trash enclosures.
4. Outdoor seating areas.
5. Street furniture.
6. Fences.
7. Signs.
8. Utilities.
9. Electric car charging stations.
10. Rooftop seating and dining areas.
11. Community gardens.
12. Rooftop solar arrays.



Rooftop dining areas
Source: Commonwealth, Charlottesville, VA

B.4 Prohibited Uses

Any use that is not expressly permitted in Section B.1 through B.3 of this plan is hereby prohibited, including but not limited to the following:

1. Automobile or other vehicle sale and service or repair establishments, including vehicle body repair, vehicle painting or washing.
2. Gasoline service station and filling station.
3. Adult uses.
4. Billboard signs.
5. Sale of firearms.
6. Self -service storage facilities.
7. Junkyards.

C. Bulk Standards

C.1 The following are the area and bulk standards per type of building. The setbacks are from the Redevelopment Area boundary.

Building Type	Min. Lot Size	Setback			Height Sty / ft.
		Front (ft.)	Side One / both	Rear (ft.)	
Townhomes	No min	15	5 / Not required	15	3.5 / 50
Stacked Townhouses	No min	15	5 / Not required	15	4 / 60
Live / work units	No min	15	5 / Not required	15	2.5 / 35
Senior Housing / Active Adult	No min	20	5 / Not required	20	4 / 60
Multi-Family	No min	20	20	20	4 / 60
Office	No min	30	20	20	5 / 75
Retail	No min	30	20	20	3 / 50
Mixed Use with Ground Floor Retail	No min	30	20	20	4 / 60
Hotel	No min	30	20	20	5 / 75

C.2 Additional Standards

1. Impervious Coverage: Maximum permitted impervious coverage in the Redevelopment Area is 90%.
2. Open Space: A minimum of 10% of the overall Redevelopment Area is to be open space.
3. Density: Overall residential density for the entire Redevelopment Area shall not exceed a total of 330 units. The maximum number of townhouses and/or stacked townhouses shall be 180 units. The remaining units shall be developed as a combination of senior and/or live work units.
3. The total density shall not include hotel rooms. The maximum number of hotel rooms shall not exceed 125 rooms.
4. Minimum distance between buildings:
Front wall to front wall: 30 feet
Minimum separation between buildings: 10 feet
5. Landscaping and Buffer:
A minimum buffer width of 25 feet is required between all non-residential uses and residentially developed property.

D. Building and Site Design Standards

The following are the building types envisioned for this Town Center.

Townhomes / Stacked Townhomes

Townhomes shall be arranged to face the street if possible. Roofs may be gabled, hip, or flat. Each townhome will have a defined entry.



*Examples of Housing Types
Source: Urban Land Institute, VTC – Phase I, Fair Lawn Promenade*

Multi-Family Development

Multi-family development will follow a building form that creates a pedestrian scale first floor by keeping building form close to the sidewalk, providing transparency where possible and providing breaks in the façade.



Mixed Use Building
Source: Urban Land Institute



Mixed Use with Plaza, Princeton
Source: Princeton

Live / Work

Live / work building types include living units with an attached work space, whether shared in common with other dwelling units as a “common element” of the building or used exclusively by the occupant of the dwelling unit. Live / work unit individual dwelling space shall not exceed more than 900 square feet.

Office

A mix of office uses and sizes within the Town Center is permitted and encouraged. The office spaces may include single or multi-tenant buildings or office mixed with street level retail. Office use is permitted in the mall. The building form would be on par with other mixed use buildings within the Town Center in terms of height, setback from the public sidewalk, and architectural styling.



Mixed Use Building, VTC



*Picture Above: Town Center, FL
Picture Below: Café in Summit, NJ*

Retail

Retail buildings shall be designed so that front façades have architectural breaks resembling individual storefronts. Street level façades must contain at least 50% of storefront area.

Mixed Use Retail / Office

Mixed use buildings shall be built with minimal setback to establish a streetscape. In a multi-tenant building, each shop will have its own



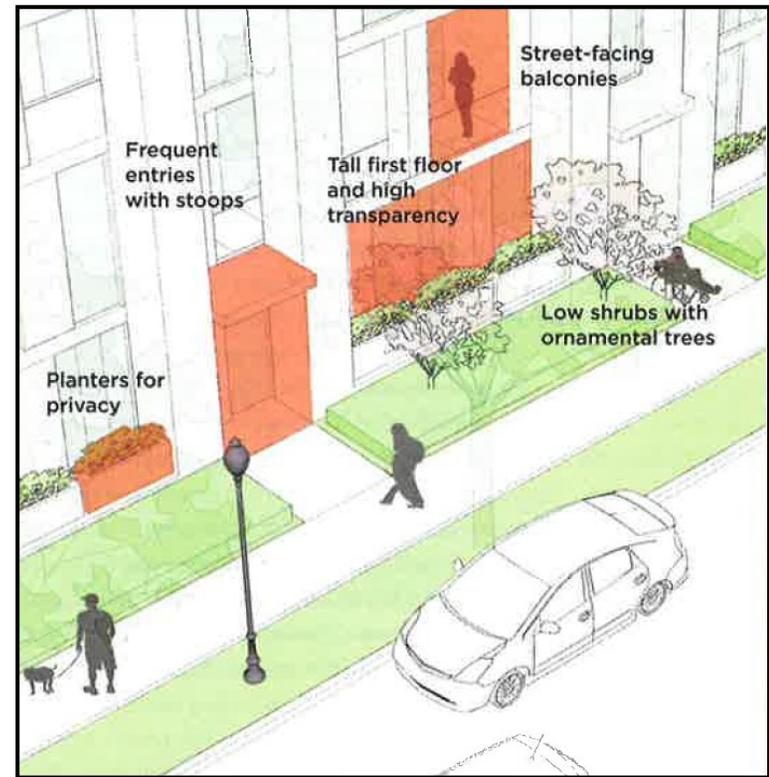
*Picture top: Westin Princeton
Picture bottom: Robbinsville Town Center
Picture left: Boulevard night time*

storefront. The storefronts may either have identical designs or varied designs to express the different businesses.

50% to 70% of the street level facades shall consist of storefronts in order to create a walkable, pedestrian friendly streetscape. All buildings are required to have entrances from the sidewalk. All new sidewalks should extend from the building façade to the curb for the purpose of enabling pedestrian movement and encouraging outdoor eating and gathering spaces.

Mixed Use Multi-Family

Mixed use multi-family buildings shall contain street level retail and residential apartments on the upper floors. Different architectural elements shall be used to differentiate the retail and residential portions. Buildings with multi family uses above retail uses should be oriented towards public open spaces, whenever possible.



Transparent and Vibrant Street
 Source: Montgomery County, APA Planning Publication July 2018

Hotel

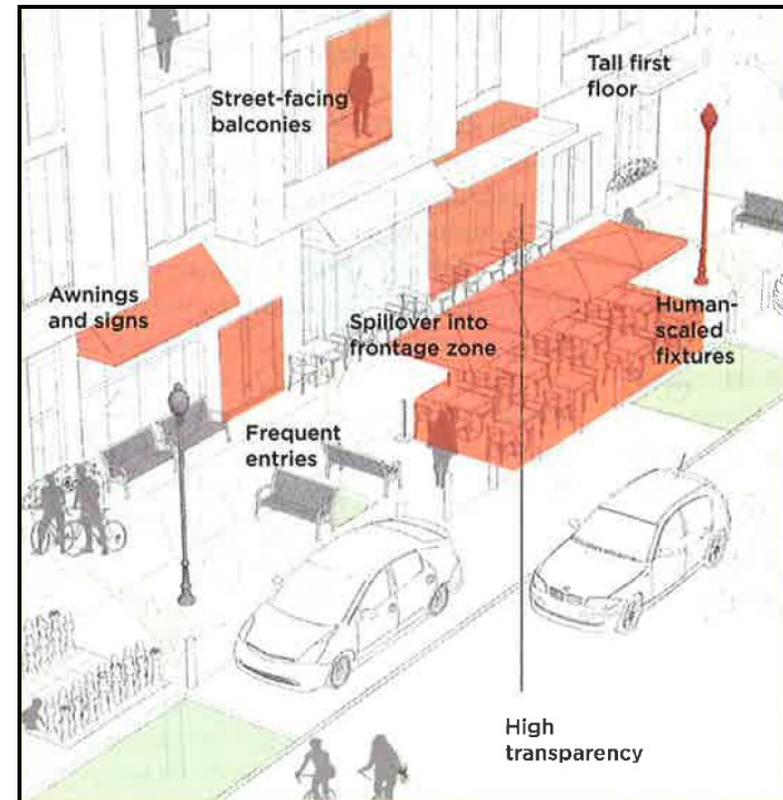
Hotels shall include architectural styles and elements that are consistent with the remainder of the Town Center. The building entrance should be

oriented towards public open spaces and plazas, wherever possible.

Design Elements

Overall, the design elements of all proposed building types should be coordinated to create a lively, pedestrian-friendly streetscape within the context of the surrounding development.

Additional design features, such as street furniture, art sculptures, fountains, or other such features to enhance streetscape, may be incorporated. All pedestrian crossings shall utilize easily recognizable materials and colors to distinguish vehicular and pedestrian flow. All new sidewalks should be wide enough to contain street trees, spaced an average of 30 to 40 feet, consistent with the overall landscape plan. To encourage visibility of storefronts, trees should have light foliage and not bear fruit.



Interactive Street

Source: Montgomery County, APA Planning Publication July 2018

All mechanical equipment on top of the roof should be concealed or integrated within the roof form and screened from view of adjacent properties.

E. Parking and Loading

E.1 Parking Standards

The following standards shall be applied for off-street parking:

Residential: Per Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 et seq.).

Office: No parking for the first 400 square feet of each leasable space, then 1 space for each additional 300 square feet of gross leasable floor area.

Retail / Commercial / Personal Service establishments: No parking for the first 350 square feet of each leasable space, then 1 space for each additional 300 square feet of gross leasable floor area.

Restaurants: 1 space per 3 seats based on total seating capacity, plus 1 per employee during maximum shift.

Indoor / outdoor recreation: 1 space per 200 square feet of gross leasable floor area.

Banks: 1 space per 300 square feet of gross leasable floor area.

Day Care / Preschool: 4 spaces per 1,000 square feet of gross leasable floor area.

Requirements for uses not found in this list shall defer to Section 150.16 of Voorhees Township's ULDO.

E.2 Bicycle Facilities

Bike racks, lockers, or bicycle storage rooms shall

be provided in close proximity to commercial and residential uses. Racks may be located at a store entrance or at a central location connected by pedestrian walkways. One bicycle space for every 50 vehicular parking spaces is required.

E.3 Parking Study

Each designated redeveloper shall conduct a parking study to determine the number of on-street and off-street parking spaces required to accommodate overall parking demand of the Plan.

Additionally, it would be required that a parking report be submitted annually to the Zoning Officer to show the current parking demand and the existing parking spaces on site to accommodate the parking demand.

E.4 Shared Parking

Shared parking shall be encouraged for all

commercial and mixed use development and may reduce the requirements by up to 30% of the required calculated parking spaces. When shared parking is proposed to satisfy parking requirements within the Redevelopment Area, a parking report, documenting how adequate supply of parking spaces will be provided, will be required.

E.5 Loading

If necessary, loading and service areas shall be designed, located, and arranged to be of appropriate size for the intended use without interfering with vehicular and pedestrian circulation. The areas are to be screened from public view. Loading docks shall not be located along primary street frontage. Screening and landscaping shall be provided to minimize direct views of the loading areas and their driveways from adjacent properties and public rights of way.

Screening shall be a minimum of six feet height. Recesses in buildings or depressed access ramps may be used.

F. Circulation

There shall be at least one major boulevard / ring road provided within the Redevelopment Area. There shall be other street connections within the Redevelopment Area to accommodate and promote efficient circulation between uses. The circulation of vehicular and pedestrian traffic should be designed in such a way so as to avoid any conflict.

G. Refuse Storage

Shared refuse storage facilities shall be utilized where practical. Refuse storage areas shall be suitably located and arranged for access and ease of collection and shall be enclosed by fence, walls, or other screening methods.

H. Signage

The sign standards of ULDO shall apply. The redeveloper will prepare a comprehensive sign plan, as part of the site plan, which will identify, locate, and illustrate each proposed sign within the redevelopment area. The Sign Plan shall demonstrate that:

- The proposed signage necessary for tenant identification.
- The proposed signage shall not contribute to visual clutter.
- The proposed signage shall complement the architectural style.
- No sign will be illuminated in a manner that permits any light to shine at or cause a nuisance to an adjacent residential use.

I. Lighting

Lighting for buildings and parking areas shall be provided in accordance with Section 154.007 of the ULDO.

J. 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.
- Renewable energy resources (i.e. solar panels) may be permitted and will be regulated by Section 150.17 (C) of the Township Code. Rooftop solar is encouraged.
- The Redevelopment Plan shall be designed to

meet the following goals in regards to utilities:

- ◇ Ensure that water, sewer, electricity, natural gas, and internet services are available and reliable for the proposed use.
- ◇ Protect groundwater and surface water resources from potential contamination as a result of sedimentation and pollutants carried by stormwater through street drains, detention basin outflows, streambed scouring, and from wastewater disposal systems.
- ◇ Require underground installation of all utilities to the maximum extent possible.
- ◇ Any site plan submitted to the Township for development within Redevelopment Area shall submit stormwater documentation for review by the Township Engineer.

K. Definitions

Business Incubators: A use that provides office and coworking spaces for start up companies and businesses.

Experiential Retail: Stores in which shoppers experience the products in addition to the typical selling and buying of products. For example, a sports store with indoor yoga classes.

Gross Leasable Floor Area: Gross floor area minus the floor area including, but not limited to, such non-leasable area taken up by lobbies, corridors, enclosed machinery rooms, stair and escalators, mechanical and electrical services .

Health Care Facility and Services: A facility or institution, whether public or private, principally engaged in providing health maintenance and the treatment of mental and physical conditions. These establishments may support medical

professionals and their patients, such as medical and dental laboratories and miscellaneous types of medical supplies and services.

Live / Work Unit: A single unit that provides accommodation for both a permitted commercial use and a permitted residential use such as an artist studio or loft. The maximum dwelling space for each individual unit shall not exceed 900 square feet.

Setback: The distance between the street right of way and building.

Streetscape: All of the elements that constitute the physical makeup of a street and that as a group define its character. This includes building facades, street paving, street furniture, landscaping (including trees and other plantings), awnings, signs, and lighting.

L. Traffic and Environmental Impact

Chapter 156 of the ULDO shall apply, including the requirement that the applicant for development shall supply an environmental impact report and traffic study, as required by the ULDO. The traffic study shall contain a comprehensive analysis of all roadways and intersections that will be impacted as a result of the development within the Redevelopment Area, as well as the internal pedestrian and traffic circulation patterns, and access to and from the Redevelopment Area. In the event that, in the opinion of the reviewing Board, traffic improvements are required as a result of the proposed development, the applicant shall be required to pay its fair share cost of those improvements resulting from development. The applicant shall be required to modify its plan, to the extent that the reviewing Board deems

necessary, should the proposed development cause or tend to cause an unsafe traffic condition.

M. Fiscal Impact

The applicant for development shall provide a fiscal report estimating the demand on municipal services to be generated by the development, including any financial impacts to be faced by the Township and the local and regional school districts. This analysis shall include a projection of tax revenues for the Township, impacts on the local and regional school districts, the fire district, and the County, according to a projected timing schedule for completion of the development.

N. Affordable Housing

The redeveloper is responsible for fulfilling any affordable housing obligation generated by the redevelopment activities in the Redevelopment Area, in compliance with the Township of

Voorhees' applicable affordable housing regulations. This obligation shall be met by providing a number of affordable units equaling a minimum of 22% of market rate units proposed. The redeveloper may provide these affordable units off site within the Township of Voorhees.

N.J.S.A. 40A:12A-7 requires an inventory of all units affordable to low and moderate income households defined pursuant to Section 4 of P.L.1985,c 222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan. In response to this requirement, there are no units affordable to low and moderate income households as defined pursuant to Section 4 of P.L.1985,c 222 (C.52:27D-304), that will be removed as a result of implementation of this Redevelopment Plan.

N.J.S.A. 40A:12-A-7 requires a plan for the provision, through new construction or substantial

rehabilitation, of one comparable affordable replacement housing unit for each affordable housing unit (that has been occupied at any time within last 18 months) that is subject to affordability controls and that is identified to be removed as a result of implementation of the redevelopment plan. In response to this requirement, the implementation of this Redevelopment Plan does not result in the removal of any affordable housing unit that is subject to affordability controls.

SECTION VI - Redevelopment Plan Actions

A. Outline of Proposed Actions

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

B. Properties to be Acquired and Relocation

Acquisition of privately-owned property and displacement or relocation of businesses within the Redevelopment Area may or may not be necessary to effectuate the Redevelopment Plan. In the designation of the redevelopment area, Block 150.01, Lots 1, 2, and 5.01 are designated as a Condemnation Area in Need of Redevelopment, and the Township maintains the option of using eminent domain for the aforementioned lots. However, it is to be noted that it is the intent of the Township to retain all existing commercial

enterprise. This may include the relocation of the existing uses within the retrofitted / new structure of the Redevelopment Area.

C. 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.

D. Other Actions

The Redevelopment 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. This may include, but shall not be limited to, the provision of water, sewer, and stormwater services, as well as sidewalks, curbs, streetscape improvements, street lighting, on- or off-site traffic controls and roadway improvements required as a result of the project.

E. Duration of Plan / Timing

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 occupants of the development prior to completion of each section, as well as prior to completion of the entire redevelopment. Each section of the development shall coordinate the applicant's interest with the public interest and on

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.

Phasing:

- No more than 50% of the certificates of occupancy for residential units shall be issued before building permits for at least 30,000 square feet of non-residential area (including redevelopment or new construction) have been issued (provided there is no unnecessary delay in the issuance of the permit).

SECTION VI - Redevelopment Plan Actions

- No more than 75% of the certificates of occupancy for residential units shall be issued before building permits for at least 60,000 square feet of non-residential development (including redevelopment or new construction) have been issued (provided there is no unnecessary delay in the issuance of the permit).

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements, and restrictions with respect thereto, shall be in effect for a period of 30 years from the date of approval of this Plan by the Township Committee.

F. 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.

G. 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.

A. Completion of Redevelopment

Upon the inspection and verification of completeness by an Administrative Officer of Voorhees Township 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.

**B. Amendment to Zoning Map and
Development Regulations**

The Zoning Map referenced in Section 150.12 of the Township's ULDO 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 the ULDO 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 Voorhees. In all other instances, the Development Regulations of the Township shall remain in full force and effect.

C. Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

- (i) The Redevelopment Plan herein has delineated a definitive relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities,

recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

- (ii) The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- (iii) The Redevelopment Plan may require acquisition of certain parcels via condemnation, based on the condemnation designation of Block 150.01, Lots 1, 2, and 5.01. However, as mentioned above, it is the Township's intent to retain the existing commercial enterprises within the Redevelopment Area.
- (iv) The Redevelopment Plan is substantially consistent with the Master Plan for Voorhees Township. The Plan also complies

with the goals and objectives of the Camden County Master Plan and the New Jersey State Development and Redevelopment Plan.