

NEW EGYPT REDEVELOPMENT PLAN

**TOWNSHIP OF PLUMSTED
OCEAN COUNTY, NEW JERSEY**



Prepared by:

David Glynn Roberts, AICP/PP, LLA, LEED AP ND/BD&C



NEW EGYPT REDEVELOPMENT PLAN

Prepared for:

The Plumsted Township Committee

Township of Plumsted



March, 2004

AMENDMENT #1: July 2005 per Ord. No. 2005-15

Second Revision: January, 2009 – DRAFT

Third Revision: February 2010 – DRAFT

Fourth Revision: May 2010 – Per OSG Comments – DRAFT

Fifth Revision: July 2010 – Grant Closeout

AMENDMENT #2 Per Ord. No. 2014-07

AMENDMENT #3: Signage Requirements per Ord. No. 2015-09

AMENDMENT #4 – Not Approved

AMENDMENT #5: Block 40, Lots 10 & 18

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The original of this report was signed and sealed in accordance with NJSA 45-14-12

David Glynn Roberts, PP #LI 03081/ AICP#5192

A handwritten signature in blue ink that reads "David Glynn Roberts". The signature is written in a cursive style with a large, stylized "D" at the beginning.

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Introduction

The goal of this report is to provide a mechanism to realize a coordinated program of redevelopment and rehabilitation for the New Egypt Area of the Township of Plumsted. This area was authorized for redevelopment investigation by the Plumsted Township Committee in 2003.

The proposed New Egypt Redevelopment Plan provides for redevelopment and rehabilitation in the area designated as the “Town Center” by the New Jersey State Planning Commission (See Map 1). The area within the Town Center boundaries was designated as an Area In Need Of Rehabilitation (rehabilitation area) under Section 14 and 15 of the Local Redevelopment and Housing Law (NJSA 40A: 12A-1, et seq.) of 2003. The C-4 Zone of the Plumsted Zoning Ordinance, which encompasses the boundaries of the downtown business district, was designated as an Area In Need Of Redevelopment (redevelopment area) in March of 2004. The redevelopment area was expanded in January of 2009 to include Block 40, Lot 10 and Block 27, Lots 20, 21, 22, 24, 25, 26 and 27.

Portions of Block 27, Lots 20, 21, 22, 24 and 26 within the C-4 Zoning District were included in the original Redevelopment Area and listed by Block and Lot, but not included on the map delineating the Redevelopment Area. The majority of those eight lots, which are several hundred feet in depth, are in the designated Rehabilitation Area (see Map 1A).

Block 40, Lot 10 is a former farm property of 158 acres that is located in the center of a larger area bounded by Evergreen Road to the east, County Route 537 to the North, Province Line Road and Jacobstown Road to the west, and Main Street/Maple Avenue to the south. Most of the larger area is within the Town Center Rehabilitation Area, but the subject property is essentially land-locked by either properties owned by others and developed for residential or commercial uses, or natural barriers (see Map 1A). Lot 18 is adjacent to Lot 10 and is 9.89 acres in size (per tax map) with 300 feet of frontage (per tax map) on Province Line Road, with lot depths of between 1,462.39 and 1,419.18 feet. Lot 10 is separated from access to Evergreen Road to the east by the Crosswicks Creek, which cuts through the Town Center Rehabilitation Area between CR 537 (Monmouth Road) and the Township’s “downtown New Egypt” (the “Downtown”) to the south.

This Redevelopment Plan includes provisions for the planned development of existing vacant land in a portion of the rehabilitation area as a retirement community and encourages the development and expansion of properties in the Plumsted Industrial Park and vacant



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light industrial land areas in order to promote Plumsted's light industrial economic potential. In addition, the Plan promotes the rehabilitation and infill construction of higher density housing types and mixed-use buildings in the downtown redevelopment area.

This Redevelopment Plan does not replace existing zoning within the rehabilitation or redevelopment areas, although it does change the extent of the area designated for the Light Industrial Zone with Planned Residential Retirement Community (PRRC) by eliminating Block 40, Lot 7 from the Overlay (see Map 2). However, specialized bulk and design standards, and additional uses will be overlaid onto sections of the rehabilitation and redevelopment areas to promote specific types of development.

The area within the Redevelopment Area identified for a planned age-restricted residential development project is located on Block 40 and contains Lots 10, and 18. This area's borders include commercial and residential uses to the south; farmland and residential uses to the north; Province Line Road to the west; and Crosswicks Creek to the east, with farmland adjacent to the creek along the eastern bank. The New Egypt Downtown Redevelopment area encompasses the entire C-4 zone, which includes the downtown segments of Main Street and Maple Avenue, and was expanded in 2008 to include Block 40, Lot 10, as well as the portions of Block 27, Lots 20-27 that were not in the originally designated C-4 District. On November 6, 2019 the Township Committee designated Lot 18 and reaffirmed Lot 10 as being included in the Area In Need of Redevelopment based on a recommendation by the Planning and Land Use Board on October 1, 2019.

The New Egypt Redevelopment Plan will create a more vibrant, culturally interesting and attractive downtown area to serve as a "Growth Center" to attract new businesses and shoppers (from Plumsted and surrounding areas). In July 2003, The National Main Street Center (NMSC) (a program of the National Trust for Historic Preservation) issued a report called *Getting the Ducks in a Row* following a thorough investigation of the Main Street downtown area in New Egypt. The NMSC resource team -- comprised of business development specialists, planners, engineers, and architects from New Jersey and Washington, D.C. -- worked closely with New Egypt stakeholders to formulate strategies for economic and physical revitalization. NMSC recommended a number of steps that New Egypt should take in order to successfully revitalize the downtown area. These include the following:

1. Prioritizing sewer service
2. Developing a building improvement plan and make architectural improvements.
3. Establishing maintenance and historic district ordinances as legal tools to address problem buildings.



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4. Promoting financial incentives to encourage improvements.
5. Allowing zoning to guide the use of building spaces.

These recommendations were taken into account when formulating The New Egypt Redevelopment Plan. The Plan calls for the installation of a sanitary sewer system in the Town Center area; and rehabilitation and infill development complemented by façade and other design improvements to buildings in the downtown area. The introduction of bulk and design standard overlays will “guide the use of building spaces.” In addition, designating an area “in need of redevelopment” allows the Township to establish a Revenue Allocation District to help finance public improvements such as streetscape improvements and the installation of sanitary sewer lines.

Getting the Ducks in a Row states, “Not enough people are currently shopping downtown to support a vibrant retail district” (p 24). To bring more shoppers into New Egypt, a significant barrier to development must be addressed: residences and businesses in the area currently rely on septic systems. A “vibrant retail district” means that enough people live in the district to maintain a sense of activity and become “stakeholders” in ensuring the success of the area. Currently, a number of residences in the downtown area have vacancies that cannot be filled because the property’s on-site septic system cannot handle additional waste. In addition, new restaurants and other small businesses cannot open in the downtown Main Street area for the same reason. The NMSC resource team commented on overcoming this underutilization, “Desired improvements to the Main Street district will be greatly expedited with the introduction of a municipal sewer system. This planned improvement should be a priority...”. The New Egypt Redevelopment Plan includes recommendations for creating a new sewer system serving properties on Evergreen Road, North Main Street, Main Street and Maple Avenue within the downtown.

To fund the sewer line and a sewer treatment facility to service it, the Township expects to utilize this Redevelopment Plan to enable a public/private partnership with a designated developer that will enable the development of portions of Block 40 with a Planned Residential Retirement Community (PRRC). Both parties will likely share in the cost of constructing a treatment plant and installing sewer lines. This Plan anticipates that the redeveloper of the planned retirement community, or a separate redeveloper, will pay for construction of a sewer treatment system as part of a redeveloper agreement authorized through the adoption of this Plan. Potentially, the redeveloper of the wastewater collection and treatment system would pay for or install the system in conjunction with the development of the retirement community and be reimbursed through connection fees as properties along Evergreen eventually connect to the system to remedy failed or inadequate onsite septic systems, however several alternative financing approaches could be taken.



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The cost of extending the sewer line in Main Street and Maple Avenue within the C-4 redevelopment area may have to be publicly financed through bonds amortized through revenues generated by Redevelopment Area Bonds (RABs) and other public-private sources, including connection fees collected by the Municipal Utilities Authority and Payments In Lieu Of Taxes (PILOTS) collected in the expanded C-4 Redevelopment Area or Town Center Rehabilitation Area. Investments made by properties in the downtown, such as rehabilitation of substandard buildings, renovation of dwelling units previously vacant due to lack of septic capacity and possibly even the cost of connecting to the new sanitary sewer system, could be encouraged through low-interest loans offered by the Special Improvement District and 5-year tax abatements on the improvements.

Many properties in the designated Redevelopment Area along Main Street and Maple Avenue will benefit from the sewer system. Most of the downtown area is located in the 100-year flood hazard area of the Crosswicks Creek. The related shallow depth to groundwater makes it difficult to support and sustain septic systems. These buildings were created before current health codes that would have required much larger lots and greater separation between septic systems for public health reasons. In fact, it is likely that downtown New Egypt would not have been permitted to be built at anywhere near the traditional “Main Street” density if modern health codes had been in place at the time. In addition, septic systems are prone to leakage. By not effectively dealing with the current inadequate septic situation in New Egypt, there is a risk that septic tanks could fail in the future. This could contaminate the property housing the septic system and also cause problems for surrounding properties with intact septic systems.

As with the downtown area, the limitations of septic systems in the Town Center’s Industrial zones, specifically the Plumsted Industrial Park and vacant light industrial land areas, are barriers to economic development. It is the intent of this Plan that the sewage treatment system be designed to meet the capacity of the entire Town Center and that the Ocean County 208 Water Quality Management Plan be amended to include the Town Center boundaries as the sewer service area. These boundaries will be finalized through the Plan Endorsement Process.

The New Egypt Redevelopment Plan provides a comprehensive economic development strategy by focusing on improving and revitalizing the downtown retail area and undeveloped areas zoned for light industry through the sewage treatment facility constructed in conjunction with a planned age-restricted residential development of an adjacent tract – with each being a potential valuable source of jobs and tax revenue for Plumsted. The downtown would, in turn, be the center of retail goods and services for the



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new residents of the Planned Residential Retirement Community and be accessible to them by vehicle, bicycle or on foot. The retirement community would also be equally accessible to the newly developing municipal governmental complex along Evergreen Road that already includes a new high school, municipal building and library facility. It is also anticipated that a demand for consolidated medical and professional office space could be generated along Route 537 adjacent to the PRRC overlay district to serve the new senior residents and existing residents of the Town Center.

Finally, the citizens of Plumsted will benefit from the Plan by its effect on land use outside of the New Egypt Town Center area. With only residences and businesses in the New Egypt Town Center able to access the proposed sewer system, a community growth boundary will effectively be created around the Town Center and a “Smart Growth Vision” can be realized. The same sanitary sewer service limitations that currently leave the downtown area underutilized will continue to deter development on surrounding land. By concentrating development in a specific geographic area, the Township of Plumsted will be applying “Smart Growth” principles to preserve the surrounding open spaces and the rural character that make Plumsted a unique and beautiful place.

This planned and controlled development within the Town Center growth boundary will also have a profound effect on the Township fiscal structure. If 150 acres of the proposed PRRC overlay district within this Redevelopment Plan is developed at an overall gross density of four dwelling units per acre, yielding approximately 500 units at an approximated value of \$250,000 each, the project would be worth about \$125,000,000. At the current tax rate of \$2.885 per \$100 of assessed valuation, the potential tax ratable value of the project could be \$3.6 million dollars. Because the Plan requires that the PRRC development be a gated, private community and the Township will not be accepting the internal road system a part of the public street system, it is also likely that the costs associated with municipal services would be minimal because the project would provide its own street maintenance, snow plowing, garbage collection, recreation and possibly even security, without generating new school-age children, pursuant to a redevelopment agreement.

Based on the above, the potential public benefit extends beyond just the solution to the cost of providing sewer service within the downtown redevelopment area and the Town Center and thereby controlling growth. It extends to the fiscal benefit of the entire Township.

In the ten years since the redevelopment process was started for the New Egypt Town Center the Township has pursued various alternatives for establishing availability of a



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wastewater treatment system that would address the substandard on-site septic systems within the downtown with no definite solution. This Plan was amended in 2014 to anticipate the possibility that the redevelopment of the PRRC Overlay may have to rely on on-site wastewater systems that will alter the housing types and density.



1.0 The Redevelopment Plan

1.1 Redevelopment Goals and Objectives

The goals of the New Egypt Redevelopment Plan are:

1. To transform underutilized buildings and properties in the New Egypt Downtown Redevelopment Area into fully productive uses; and
2. To serve as the guiding document required for the Township Committee and Planning Board.
3. To achieve a “Smart Growth Vision” that channels residential and commercial development into designated areas in order to preserve open space in surrounding sections of Plumsted.

The objectives of the redevelopment plan are to:

1. Create land use and building requirements specific to the redevelopment area and that are sensitive to the community’s needs for an economically viable, pedestrian-friendly downtown providing retail goods and services within walking distance of an existing and newly developed supportive residential population, and a fully productive Plumsted Industrial Park.
2. Create a sewer system within the Town Center to address public health and welfare issues caused by failing, inadequate or improperly designed septic systems in the downtown C-4 Redevelopment Area and overcome existing underutilization of properties in both the Redevelopment Area and Town Center Rehabilitation Area.
3. Provide opportunities for retention and expansion of existing commercial ventures and neighborhood retail services and attraction of new community-based retail goods and services to the downtown and industrial zone;
4. Utilize high quality design standards in construction of new residential and mixed-use development;
5. Utilize high quality design standards and relevant preservation methods in rehabilitating buildings in the downtown area;



6. Provide infrastructure improvements to streets, curbs, sidewalks, and drainage.

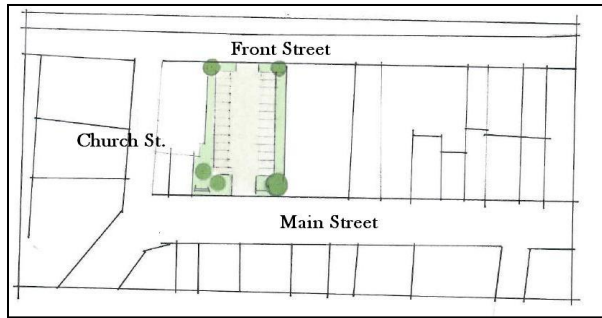
VISION PLAN AND COMMUNITY DESIGN GUIDE

In 2007, the Township received a Smart Future Grant and Main Street Smart Growth Grant from the Office of Smart Growth to prepare a Community Design Guide and complete a Plan Endorsement Petition to reinstate the town center. As part of Plan Endorsement, the Township is required to perform a community visioning process and adopt a Vision Statement of community consensus of its intended future. The Township began the community visioning process and held three public workshops where information was gathered, surveys were given and made available on the Township's website, and materials related to the community including maps, photos and conceptual plans were presented by the Plan Endorsement Advisory Committee and the Township's planning consultant for review and discussion by the community. The workshops were advertised and conducted from the Municipal Building and during the Township's New Egypt Day Fair. These workshops encouraged the public and Township stakeholders to relate their vision of Plumsted Township, and to freely express their visions, opinions, and concerns.





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*Examples of parking and pedestrian circulation changes that will enhance
the downtown area in New Egypt.*



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Vision Plan and Community Design Goals and Objectives

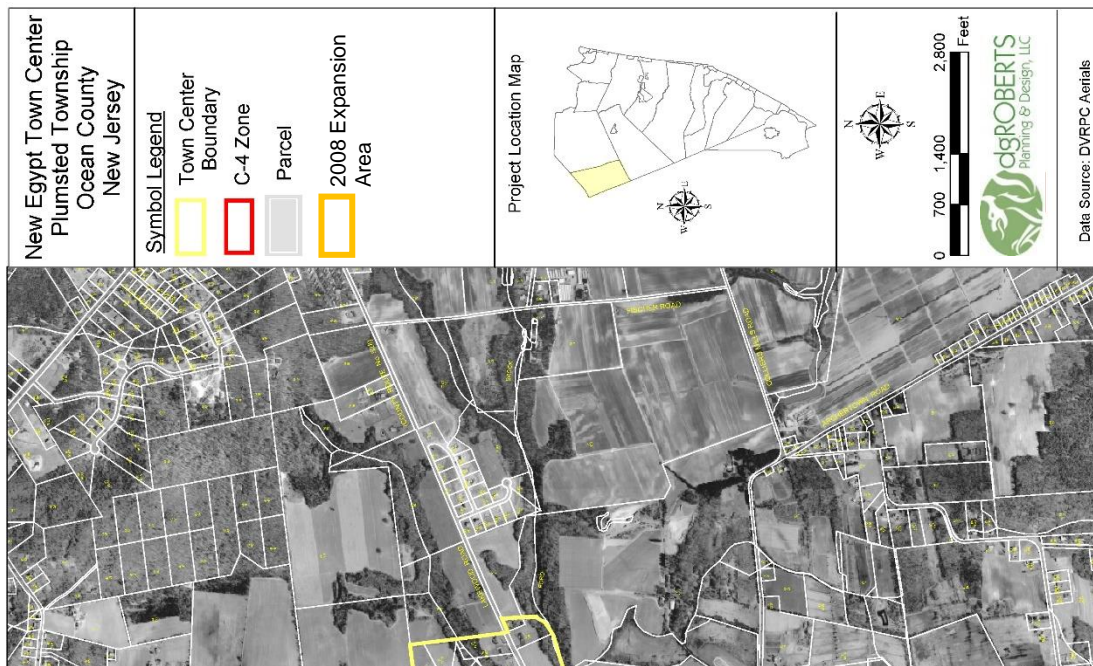
As a result of the Township's community visioning process, the following goals and objectives were realized:

Goals

1. Preserve the small-town, unique rural character of Plumsted.
2. Complement the existing historic architecture.
3. Enhance the pedestrian orientation of the downtown and encourage streetscape design that is inviting and on a human scale.
4. Provide sufficient and accessible parking to encourage the Core to be the center of activity for residents and visitors alike.
5. Communicate the community's vision for the Downtown core area.

Objectives

1. Create building and design requirements specific to Plumsted that are sensitive to the character of adjacent uses.
2. Provide ample opportunities for local and regional retail and commercial uses.
3. Provide infrastructure improvements, involving streets, sidewalks, curbs, public open space, and parking.
4. Provide an avenue of opportunity and incentives for homeowners and business-owners to rehabilitate their property.
5. Allow for the preservation of agricultural land and undeveloped open space outside the downtown to promote environmental sustainability, the area's character and viewsheds.





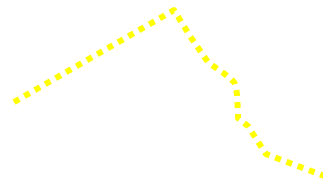
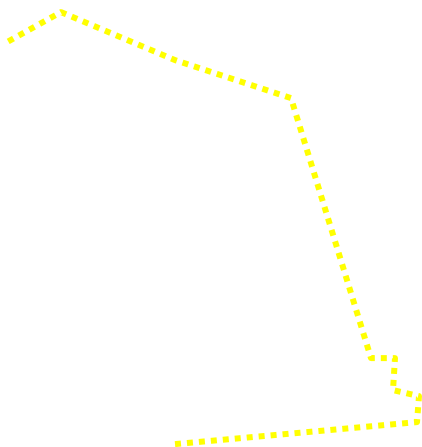
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MAP 1A
Redevelopment Area Map (C-4 Zone)



2008 Expansion

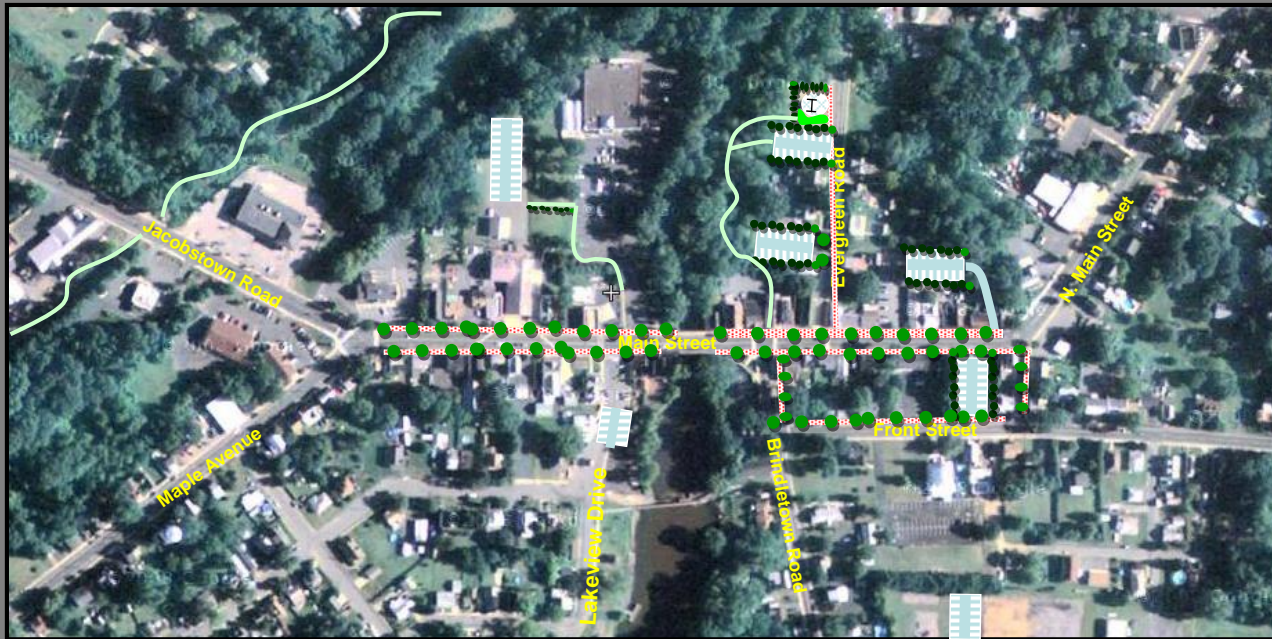




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DOWNTOWN NEW EGYPT



VISION PLAN



1.2 Schedule of Land Use and Development Requirements

1.2.1 Definitions

All terms used herein shall have the same meaning as defined in the Township of Plumsted Zoning Ordinance unless otherwise specified in this redevelopment plan.

1.2.2 Permitted Uses

New redevelopment or rehabilitation projects constructed in the Town Center Rehabilitation Area or the Expanded C-4 (Downtown) Redevelopment Area shall be used in accordance with the permitted uses in this Section.

1.2.2.1 Planned Residential Retirement Community Overlay

The area shown on the Land Use Plan & Zoning Map as “PRRC Overlay”, consisting of Lots 10, 12, 18, 19, 20, and 24 in Block 40, will continue to permit development pursuant to the Light Industrial (LI) Zone as provided in the Plumsted Zoning Ordinance. However, as was stated, this Redevelopment Plan provides for an alternative approach to development of the PRRC Overlay that anticipates the development of a portion of the LI zone in the Redevelopment Area on Lots 10 and 18 as either a planned residential retirement community or an age-targeted neighborhood with a mixture of standard single family homes, “starter” homes and “empty-nest” homes. The public purpose to be accomplished through this Plan is a public-private partnership in the form of a redeveloper agreement. This redeveloper agreement will facilitate the construction of a public wastewater treatment plant within the Town Center Rehabilitation Area that will serve not only the proposed planned retirement community, but the growth needs of the entire Town Center, as well as the revitalization efforts within the C-4 (Downtown) Redevelopment Area where septic limitations are acute. In addition, the planned retirement community will be connected to and supported by downtown goods and services rather than incorporating convenience retail uses on site. This purchasing power will help to fuel a sustainable downtown revitalization of downtown New Egypt.

1.2.2.2 Permitted Uses In Underlying LI Zoning District

According to the Township of Plumsted Ordinance, permitted uses in the LI Zone include:

- A. Activities of a limited industrial or manufacturing nature, or industrial or manufacturing nature, or industrial process which does not involve the emission of toxic, obnoxious, or corrosive fumes, dust, vapor, odor or gas, nor



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- objectionable noise, glare, flashes or effluents in excess of the performance standards listed below.
- B. Research, testing, dental or similar laboratories.
 - C. Professional or commercial office or administrative buildings.
 - D. Warehouse or terminal facilities.
 - E. Lumber yard or similar storage areas.
 - F. Retail sale of products produced or manufactured on the premises of a principal use.
 - G. Radio or T.V. towers.
 - H. Farming and agricultural uses
 - I. Child care centers.
 - J. Essential services.

For purposes of this redevelopment plan, the existing land use and development standards and regulations for the Light Industrial Zone, as provided in the Plumsted Zoning Ordinance shall continue to apply to this zone within the Town Center Rehabilitation Area, except that a truck depot or other commercial use generating excessive tractor-trailer traffic on local and County roads shall not be permitted within the PRRC Overlay Zone or within the Downtown Redevelopment Area. In addition, all office or industrial parks or complexes shall have private internal roads that are not to become accepted as part of the Township's public street system.

1.2.2.3 Permitted Uses In PRRC Overlay

- A. Planned Residential Retirement Community- PRRC shall mean a gated, private community with manned entrance security, being totally self-contained with no part of its internal roads to be accepted by the Township as part of the public street system. The PRRC shall be developed on one (1) or more parcels of land with a contiguous total acreage of at least fifty (50) acres forming a land block to be dedicated to the use of the planned retirement community; through its corporation, association or owners. The land shall be restricted by bylaws, rules, regulations and restrictions of record, and services for the benefit of permanent residents of communities which require that residents comply with the provisions, stipulations and restrictions regarding senior communities allowing occupancy of units by persons fifty-five (55) years of age or older, as contained in the Federal Fair Housing Act, as amended in 1988. Nothing herein shall prohibit a spouse from residing in such a development who is under the age of fifty-five (55) years, provided that such spouse is married to a person who is a minimum of fifty-five (55) years of age. A surviving spouse under the age of fifty-five may continue to live within the PRRC upon the death of the age-qualified spouse. Ownership of



residential units and the area comprising a PRRC may be in accordance with the provisions of N.J.S.A. 46:8B-1 et seq., or the ownership may be as is commonly referred to as “fee simple” with open space to be maintained through assessment against property owners within the confines of the community.

Permitted Uses for the Planned Residential Retirement Community Overlay Zone, hereinafter referred to as “PRRC,” include the following:

1. Single-family dwellings, detached.
2. Single-family dwellings, attached per requirements of *1.4.1*.
3. Multi-family housing unit types per requirements of *1.4.2*.
4. Recreation, cultural and medical facilities for the sole use of residents of the community and their guests, including but not limited to the following:
 - a. Clubhouse.
 - b. Swimming pool
 - c. Recreational Courts (Tennis, Basketball, etc)
 - d. Shuffleboard courts.
 - e. Horseshoe courts.
 - f. Picnic grounds (including barbeque grills).

Recreational and cultural facilities are limited to the foregoing, so that the applicant may propose alternative facilities with its submission. All such facilities shall be subordinated to the residential character of the community, and no advertising shall be permitted.

5. Essential services, including the wastewater treatment plant and public potable water wells and treatment.
6. Permitted accessory uses include necessary accessory buildings and uses including facilities for maintenance, administration, streets and off-street parking facilities and utilities.
- B. Age-Targeted Residential – Should it be determined that a suitable solution cannot be found for treatment and disposal for a centralized wastewater system, this Plan provides for an alternative that permits single family detached and “twin home residential development on 40,000 square foot minimum lots. A minimum of 20% of the housing units shall be designed to attract “empty nest” or “active adult” households in that the master bedroom suite is on the first floor and the additional



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bedrooms and separate bath are on the second floor. A minimum of 20% of the housing units shall be targeted to first-time homebuyers and may either be on lots of reduced size based on lot averaging subject to on-site wastewater disposal requirements, or in a “twin” home designed to look the same as a standard single family home, but with two separate units sharing a common wall (zero lot line). These units may be situated on corners of the proposed street layout so that each unit faces one of the two corner streets. The same recreational and accessory uses permitted under (A) above shall be permitted, but not required, for the Age-Targeted Residential development.

**1.2.2.4 Area, Yard, and Building Requirements for
Single-family Detached Units in PRRC**

(1) Table of Bulk Requirements for PRRC

<i>Bulk Items</i>	<i>Redevelopment Plan Requirements</i>
Minimum Lot Area	5,000 sq. ft.
Minimum Lot width	40’
Minimum Front yard setback (Excluding Front Porches)	20’
Minimum Side yard setback (each)	5’ (min); 12’ (combined)
Minimum Rear yard setback	20’
Maximum Residential Density	4 du/acre (gross)
Maximum coverage of impervious surfaces over the entire tract	40%
Maximum building height**	35’
Maximum accessory building height *	25’
Minimum floor space per dwelling unit	1,300 sq. ft.
Minimum Open Space, Recreation Areas, etc.	40% (excluding yards within individual building lots)

****Accessory Buildings are subject to the same setback requirements as principal structures.***

***** Building height shall mean the vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof for flat roofs, to the mean height level (between the eaves and ridge) for gable and hipped roofs, to the deck line for mansard roofs. Architectural features such as cupolas, clock towers, silos and domes not used for human habitation, and chimneys, ventilators, skylights, water tanks and necessary mechanical appurtenances usually carried above the roof level, shall be exempt from the height limitations herein, but only to the height necessary to accomplish their intended purpose.***



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(2) Table of Bulk Requirements for Age-Targeted Residential Development

Bulk Items	Redevelopment Plan Requirements
Minimum Lot Area	40,000 sf
Minimum Lot width	150'
Minimum Front yard setback (Excluding Front Porches)	30'
Minimum Side yard setback (each)	20' (min); 40' (combined)
Minimum Rear yard setback	40'
Maximum coverage of impervious surfaces over the entire tract	40%
Maximum building height**	35'
Maximum accessory building height *	25'

**Accessory Buildings are subject to the same setback requirements as principal structures.*

*** Building height shall mean the vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof for flat roofs, to the mean height level (between the eaves and ridge) for gable and hipped roofs, to the deck line for mansard roofs. Architectural features such as cupolas, clock towers, silos and domes not used for human habitation, and chimneys, ventilators, skylights, water tanks and necessary mechanical appurtenances usually carried above the roof level, shall be exempt from the height limitations herein, but only to the height necessary to accomplish their intended purpose.*

- (3) Setbacks from tract boundary. No building or structure, other than an entrance guardhouse, walls or fences, shall be located within fifty (50) feet of any exterior boundary line of the tract.
- (4) Setbacks from public street right-of-way. No building or structure, other than an entrance guardhouse, walls or fences, shall be located within one hundred (100) feet from any public street or any other public street right-of-way. Nothing contained herein, however, shall prevent the construction of any temporary model homes in an appropriately designated display area, which model homes shall be located at least one hundred (100) feet from any existing public street right-of-way. No such model homes shall be occupied as a residence. Upon completion of the use of such structure as a model home, the structure shall be removed and appropriate steps shall be taken to adequately landscape the area on which the temporary model home(s) had been located.
- (5) Off-street parking. Off-street parking shall be provided in accordance with the requirements of the Residential Site Improvement Standards, as amended, and



pursuant to the requirements of Section **15-5.10 through 15-5.12 and Section 15-5.14 and 15-5.15**, as applicable, of the Township of Plumsted Ordinance.

- (6) All of the residential units in a PRRC shall be constructed on a lot with a minimum area of five thousand (5,000) square feet. A minimum of thirty percent (30%) of the residential units shall be constructed on a lot with a minimum area of six thousand (6,000) square feet.
- (7) A minimum of 40% of the gross land area of the tract for a PRRC shall be set aside for recreation and open space. This area may include the preservation of wetlands, forested areas and other environmentally sensitive lands in accordance with the Plumsted Township woodland protection ordinance. Yard areas within individual building lots for single family or duplex units shall not be counted towards the open space requirement. Active recreation uses must be designed within areas of the site that are not environmentally sensitive or upland forests.
- (8) Multi-family or Single-family attached: units are permitted in a PRRC to a height of 44 feet, subject to design standards requiring placement of taller buildings towards the central portion of the site and requiring grading techniques to minimize the height of the taller buildings. Single-family detached units are subject to Design standards that require such housing types to remain on the perimeter of the site visible from Evergreen, CR 537, Province Line Road or Jacobstown Road.

1.2.2.5 General Development Plan Requirements

The General Development Plan includes, but is not limited to Traffic Impact, Fiscal and Community Facilities and Impact Statements. The planned residential retirement development of 50 acres or more shall meet the submission requirements of a General Development Plan as specified in N.J.S.A. 40:55D-45.2 and shall meet the other provisions of N.J.S.A. 40:55D-45 except as may be modified in a redeveloper agreement between the Township Committee or any redevelopment entity authorized by ordinance of the Township Committee and the developer.

1.2.2.6 Affordable Housing Component

Any planned residential retirement development, or other redevelopment or rehabilitation project constructed pursuant to this Plan shall make a payment in lieu for use by the Township in creating affordable units or construct affordable units of equivalent value pursuant to regulations of the Council On Affordable Housing, or other agency of



jurisdiction pursuant to a redevelopment agreement between the developer and the Township Committee. If the redeveloper chooses to construct affordable units rather than making a payment in lieu, such units shall either be provided as part of the planned residential retirement community, age-targeted residential development, redevelopment or rehabilitation project, or through the creation or rehabilitation of such units elsewhere within the Town Center Rehabilitation Area. If the units are provided outside of the planned residential retirement community, it shall not include units already identified in a Housing Element/Fair Share Plan as being applied to the Township's affordable housing obligation from a prior COAH cycle. All costs to the Township, including professional fees associated with assisting the Township in addressing the impact of a redevelopment or rehabilitation project under this Plan on the Township's affordable housing obligation shall be paid by the developer as specified in a redevelopment agreement between the redeveloper and the Township.

1.3.1 1.2.2.7 Accessory Living Suites

In addition to promoting a variety of housing types and affordability, this Plan recognizes the growing need for young adults to live longer with parents and for one or more aging parents to live with an adult child due to the high cost of housing. This section specifically permits the inclusion of accessory living suites within dwelling units in either 1.2.2.3 (A) or (B). An accessory living suite is defined as one or more rooms within a dwelling unit that may contain not more than one sleeping area or bedroom in combination with a bathroom and an area within a hallway or sitting area or room for a sink, dishwasher and refrigerator but no stove or oven. The accessory suite may be accessed by a separate exterior door, but shall be connected to the main body of the dwelling unit by a common hallway or room and the connection, if accessed by an interior door, shall not be key operated and only able to be locked from the inside, like any other bedroom door. The entire dwelling unit, including the accessory living suite, shall only have one full service kitchen.

1.2.3 Other Zoning Districts in the Town Center

The Town Center Rehabilitation Area contains several other Zoning Districts, specifically: the **RA-5 Rural Agricultural Zone; R-40 Rural Residential Zone; R-10 Residential Zone; C-2 Commercial Zone; LI Light Industrial Zone; and ROS Recreation-Open Space Zone**. These zoning districts are shown on Map 2, Land Use and Zoning Plan. For purposes of this redevelopment plan, the existing land use and development standards and regulations for these zones, as provided in the Plumsted Zoning Ordinance shall continue to apply to these zoning districts within the Town Center Rehabilitation Area, except that a truck depot or other commercial use requiring



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excessive tractor-trailer traffic on local and County roads shall not be permitted within the PRRC Overlay Zone or Downtown Redevelopment Area.

1.2.4 C-4 Downtown Redevelopment Area

1.2.4.1 Permitted Uses – C4 Redevelopment Area

Single Family Attached and/or Multifamily residential uses shall be permitted on infill parcels in all subareas of the Downtown according to a design plan in which Single Family Attached and/or Multifamily residential uses must include street-level retail in the Downtown Core, but may be developed with or without permitted retail uses in the Residential Fringe or Future Growth Subarea. Any such development within the C-4 Redevelopment Area shall be approved only upon the execution of a redevelopment agreement.

The downtown C-4 Redevelopment Area is zoned C-4 Commercial. For purposes of this Plan, permitted uses in the C-4 Commercial Zone pursuant to this Plan shall supersede the existing provisions of the Plumsted C-4 zoning regulations. Permitted uses shall be limited to the following:

1. The retail sale of goods, which may include the following:
 - a. Grocery Stores.
 - b. Drugstores.
 - c. Dry goods stores.
 - d. Meat and poultry stores.
 - e. Baked goods stores.
 - f. Packaged liquor stores.
 - g. Flower shops.
 - h. Confectionary stores.
 - i. Household supplies stores.
 - j. Stationery supplies, tobacco and periodical/book stores.
 - k. Haberdashery, dress goods and notions.
 - l. Hardware, home improvements (including carpet), plumbing and electrical supplies.
 - m. Shops of artisans and craftsmen.
 - n. Furniture and appliance stores.
 - o. Gift shops.
 - p. Antique and craft shops.



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- q. Taxidermists.
 - r. Home garden centers.
 - s. Farmers markets.
 - t. Pet care and pet supplies.
2. Personal service establishments, which may include the following:
- a. Barbershops and beauty shops.
 - b. Tailoring and dressmaking shops, but not including dry cleaning and laundry facilities, excluding clothes cleaning and Laundromats.
 - c. Shoe repair shops.
 - d. Household, appliance and electronic repair shops.
 - e. Radio and television repair shops.
 - f. Art, music, dance and photography studios
3. Business and professional offices real estate offices, banks and financial institutions, office services.
4. Restaurants, lunchrooms, bars and other eating and drinking establishments, but not including drive-in restaurants.
5. Publication of newspapers and periodicals; printing and photocopying.
6. Federal, State, County and municipal buildings, parking lots, parks and grounds, but excluding schools
7. Funeral homes, including one (1) dwelling unit.
8. Churches and places of worship.
9. Child care centers
10. Theaters.
11. Existing automobile related uses as further specified in this Section.
12. Offices and facilities for businesses in the communications and information industry.
13. Adult-care centers.
14. Instructional facilities.
15. Schools for vocational instruction.
16. Museums and galleries.
17. Indoor recreation facilities.
18. Essential Services
19. Existing Detached single-family dwellings in the Downtown Core Subarea. New Single Family dwellings are permitted in the Residential Fringe and Future Growth Subareas.
20. Existing Two-family dwellings in the Downtown Core Subarea. New Two- Family dwellings are permitted in the Residential Fringe and Future Growth Subareas.



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21. Attached single-family dwellings developments at a maximum density of 6 units per acre.
22. Multifamily dwellings at a maximum density of 6 dwelling units per acre.
23. Bed & Breakfast Inns
24. Clubs, lodges and fraternal organizations.
25. Residences as an upper floor use above a non-residential use otherwise permitted, subject to site plan approval, and further provided that:
 - d. The non-residential use shall be located on the ground floor level.
 - e. Separate access for the residential use is provided.
 - f. Off-street parking for the dwelling unit is provided in accordance with the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21, as amended.
 - g. Minimum dwelling unit requirements: The dwelling unit shall contain complete kitchen, toilet, bathing and not more than two sleeping rooms.
26. Public utility and service structures including supporting facilities (such as pump stations).
27. Child care centers, including “kinder care” and pre-schools.
28. Gyms, Workout or Fitness Centers or Clubs
29. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

For purposes of this redevelopment plan, uses that are not consistent with the downtown retail business district nature of the C-4 Redevelopment Area, specifically automobile related uses that are more appropriately located along major arterials or highways, are not permitted to be expanded on existing sites or newly constructed on sites within the Redevelopment Area or Rehabilitation Area not actively used for such purposes on or before the effective date of this Plan. However, existing uses may be substantially rehabilitated on the same site; or rebuilt in the event of a fire, flood or other natural disaster. Specifically, such uses shall include automobile sales (new or used); automobile repair (body or mechanical); automobile fuel filling station; or automobile storage or towing.

1.3 DOWNTOWN DESIGN GUIDE REQUIREMENTS

Currently, New Egypt can be described as a low density downtown with a historic, agricultural character. The architectural features in the area include elements of gothic revival, Victorian architecture, gable and mansard roofs with dormers and/or returns, multiple chimneys, open air porches with Doric columns, clapboard exterior, all great



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examples of 19th and early 20th century architecture. The potential for New Egypt's downtown lies within the historic character, a walkable downtown, and the existence of the Oakford Lake and Crosswick's Creek as natural amenities in the Downtown that can be enhanced through a network of pedestrian and bicycle pathways.

There are 186 properties within the downtown. The majority of residential properties in this area are owner-occupied /single family, detached dwellings, 46% of which are single family residential use, and average 1.71 stories. Setbacks within the downtown range from 0 to 420 feet. In the greater Plumsted Township, the median housing unit has 6.1 rooms, and 2.90 occupants. The housing stock in Plumsted is aging, with 34% of housing units built before 1960, which provides for many historic architectural styles, many that have been altered or expanded since they were built.

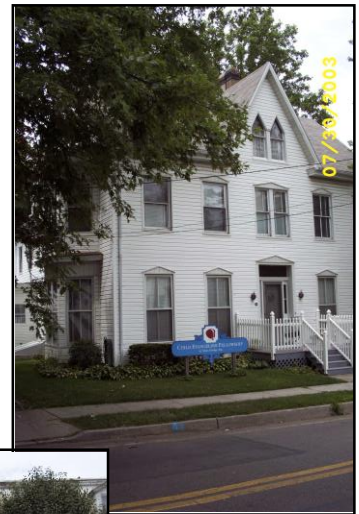
New Egypt Assets

historic character

Block 29 Lot 6



Block 19 Lot 7



Block 38 Lot 8



31 Main Street

walkable
neighborhood

sense of
communiity



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1.3.1 Downtown Analysis

The New Egypt downtown area coincides with the C-4 zoning district, located in the northwest portion of the Township. The downtown has been subdivided into four sub-areas for the purpose of this analysis, as shown on the following table and the Downtown New Egypt Sub-Area Map.

Downtown Sub-Areas

Downtown Core Area			Highway-Business Fringe Area		
Block		Lot	Block		Lot
17		12-23, 25	19		25
18		1-10, 11.01-11.06, 12	24		7
19		1-24, 26-28	25		1-4, 38
30		1-16	26		1-14, 22, 24
38		1-9, 53	27		1-6, 21
			29		1-14
			500		3,4
Residential Fringe Area			Future Growth Area		
Block		Lot	Block		Lot
10		1, 8-23, 65, 71	14		10-14, 17
16		1-5	26		15-21. 23
17		1-11, 24	27		20, 22-24, 26, 27
			500		2

*portion of lot within C-4 Boundary

Source: RealQuest.com Downtown Property Detail in Reference Section of this Report

Form Based-Zoning

Form based zoning takes into consideration the relationships among the height, mass scale and shape of buildings. The goal is to set certain restrictions and to provide suggestions that ensure:

1. proper light and air to the buildings
2. avoiding a “canyon effect” along streets
3. a variety of architectural styles within each block
4. human-scaled street environments



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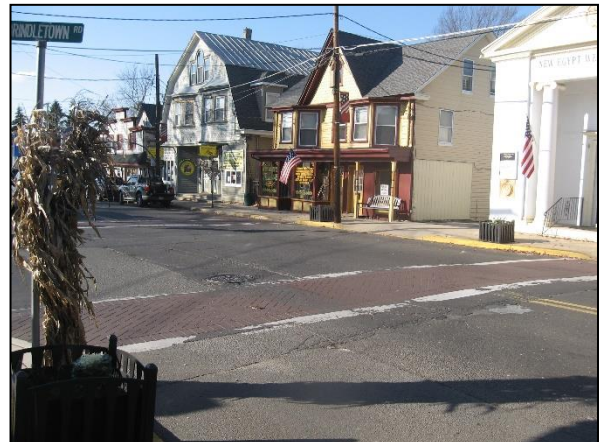
The underlying goal of presenting form-based standards is to accommodate new growth in such a way as to preserve the traditional town-like character of New Egypt. This goal will be accomplished by balancing building size of existing structures and infill through the use of good composition of building elements. Several methods of bringing “human scale” to buildings include the use of setbacks, stepbacks and building breaks.

1.3.2 DESIGN PARAMETERS FOR SUBAREAS:

1.3.2.1 Downtown Core Subarea

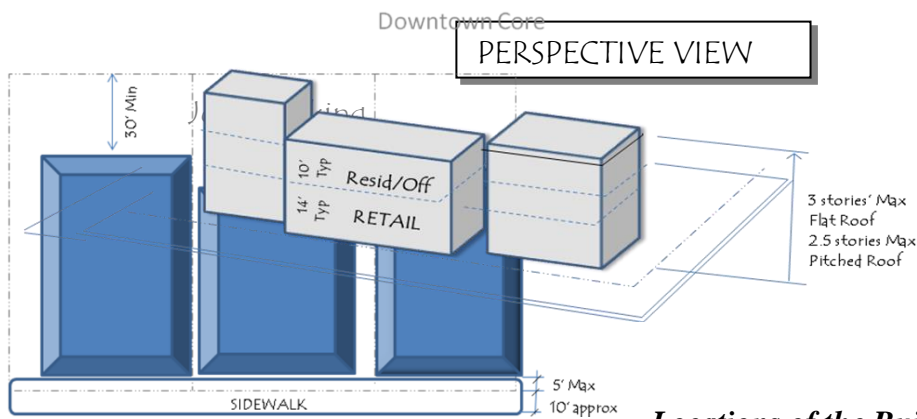
The Downtown Core Area includes properties located along Main Street and Evergreen Road in New Egypt’s central downtown area. This area includes the Oakford Lake, Crosswick’s Creek and many of the area’s businesses. Uses within this sub-area are mostly commercial, and have a small setback along Main Street.

The Design Elements for the Downtown Core area are focused on mixed-use and commercial (retail & office) buildings. Existing buildings in the Downtown Core that are not either mixed-use or commercial in nature will remain as permitted uses and may be expanded or converted if consistent with these Guidelines.





Form-based Standard



Locations of the Buildings

All commercial/retail (and mixed use, including residential uses) buildings must face the street directly, with no parking lots between them and the public sidewalk. Parking lots must therefore adjoin the adjacent side streets and be located to the rear of the principal building, with appropriate pedestrian connections to the building entrances and accommodation for pedestrian alleys between the parking lot and the principal public street and sidewalk.

Facades & Entries

The following standards are excerpted from the LEED ND, Neighborhood Pattern and Design (NPD) Credit 1: “Walkable Streets” for use as requirements in this Plan:

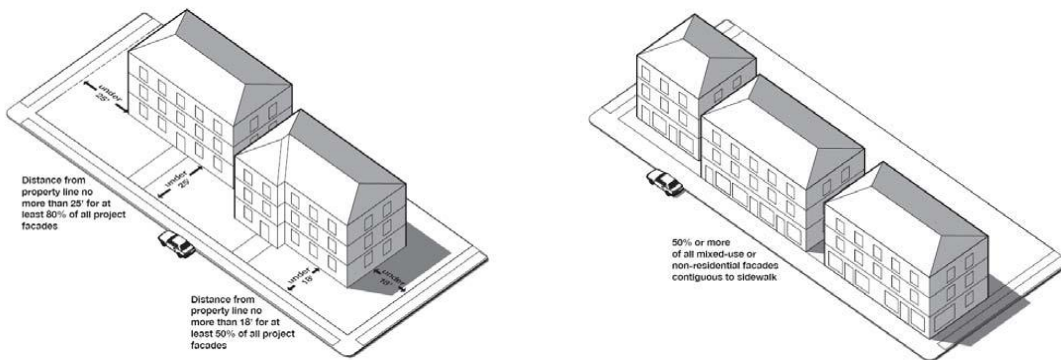
- d. At least 80% of the total linear feet of street-facing building facades in the project are no more than 25 feet from the property line.
- e. At least 50% the total linear feet of street-facing building facades in the project are no more than 18 feet from the property line.
- f. At least 50% of the total linear feet of mixed use and non-residential street-facing building facades in the project are within one foot of contiguous to the sidewalk, or equivalent provision for walking.
- g. Functional building entries occur at an average of 75 feet or less along non-residential or mixed use buildings or blocks.



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- h. Functional building entries occur at an average of 30 feet or less along non-residential or mixed use buildings or blocks (items (d) and (e) are cumulative).



Ground-Level Use & Parking

The following standards are excerpted from the LEED ND, Neighborhood Pattern and Design (NPD) Credit 1: “Walkable Streets” for use as requirements in this Plan:

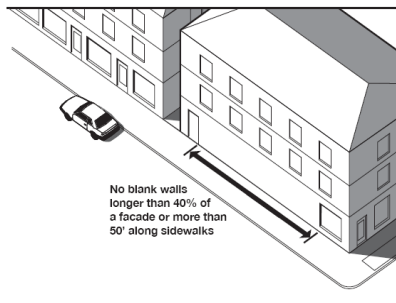
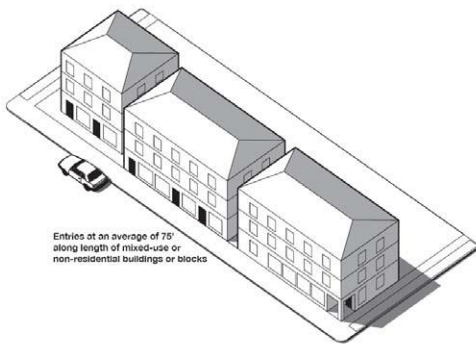
- a. All ground-level retail, service, and trade uses that face a public space have clear glass on at least 60% of their façades between 3 and 8 feet above grade.
- b. No blank walls (without doors or windows) longer than 40% of a façade, or more than 50 feet occur along sidewalks, whichever is less.
- c. Any ground-level retail, service, or trade windows must be kept open and visible (un-shuttered) at night, and this must be stipulated in CC&Rs or other binding documents.
- d. On-street parking is provided on a minimum of 70% of both sides of all new and existing streets including the project side of bordering streets. The percent of on-street parking shall be measured by comparing the length of street designated for parking to the total length of the curb along each street, including curb cuts, driveways, and intersection radii. Space within the parking lane that is occupied by corner bulb-outs (within 24 feet of an intersection), transit stops, and motorcycle/bicycle parking may be counted as “designated for parking in this calculation.
- e. Continuous sidewalks, or equivalent provisions for walking, are provided along both sides of all streets within the project, including the project-side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be



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at least 5 feet wide on residential blocks or 10 feet wide on retail non-residential or mixed use blocks and at least 5 feet wide on all other blocks. Equivalent provisions for walking include woonerfs and all-weather surface footpaths at least 5 feet wide.



Design

The materials and details of these buildings should reflect the character indicated in these guidelines for the residential properties. The form of sloping roofs, like the houses,



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is especially important in realizing this intention. These buildings will generally be no taller than three stories, but many will be only one-story retail buildings where the use of sloped roofs can prevent the Main Street and Maple Avenue frontages from evolving into typical highway strip development and be designed more as a neighborhood center.

Details

Attention to Detail is highly encouraged. Details can take many different forms and should relate to the building's functional use. When correctly applied, details can themselves be the focus of the design. The suggestions herein are intended to provide areas of focus for details that should be a starting point for a range of additional details that would be appropriate.

Building Elements	Building Types								
	Residential				Retail / Office			Parking Entries	Roofs
	Upper Level Apartment *	Duplex/ Townhouses	Single-family	Multifamily	One-Story Storefront*	Two-Story Storefront	Second Floor Commercial		
Doorways		X	X	X	X	X		X	
Storefront assembly					X	X		X	
Fences / Gates		X	X	X				X	
Lighting		X	X	X	X	X		X	
Arcades					X	X		X	
Awning/Canopy		X	X	X	X	X		X	
Signage		X		X	X	X		X	
Porches / Stoops		X	X	X					
Bays	X	X	X	X		X	X	X	
Trellis	X	X	X	X	X	X	X		
Balconies	X	X		X		X	X		
Windows	X	X	X	X		X	X	X	
Screens / Grilles	X	X	X	X		X	X	X	
Roof Types		X	X	X					X
Dormers		X	X	X					X
Cornices		X	X	X					X
Towers									X

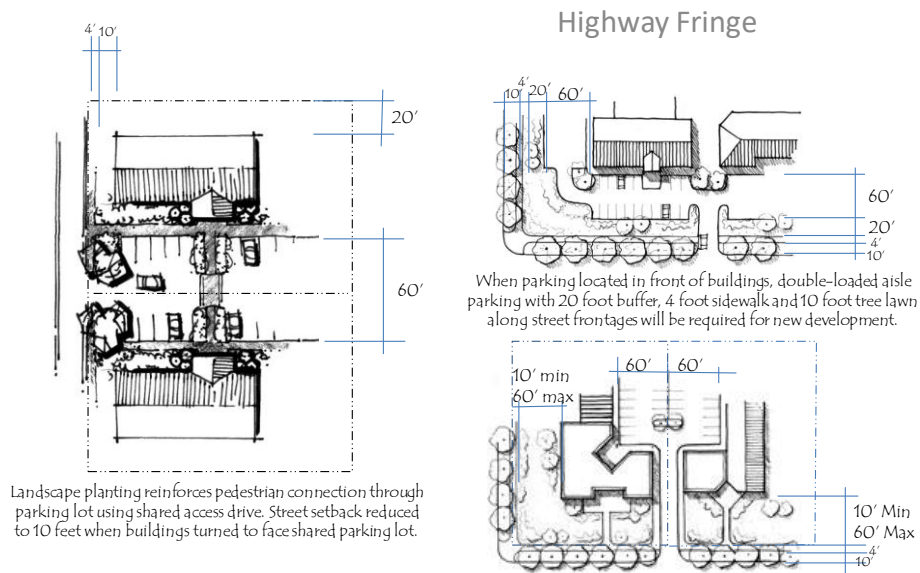


1.3.2.2 Highway Business Fringe Area

The Highway Business Fringe Area is located primarily west of the Maple Avenue and Jacobstown Road intersection in the eastern portion of the downtown, and is characterized by single family residential properties with small setbacks along Maple Avenue, and commercial buildings with front parking and larger setbacks along Jacobstown Road. The buildings in this Sub-Area have strong orientation towards the roadways in which they front.

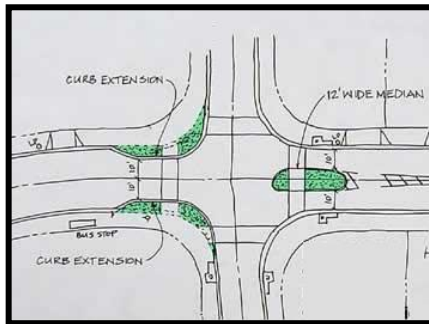
The Design Elements for the Highway Business Fringe Area are geared toward stand-alone retail uses that incorporate on-site parking rather than relying on street parking or municipal parking lots. Infill development of mixed-use buildings, or retro-fitting existing retail buildings into mixed-use buildings are also anticipated in the Highway Business Fringe Area. Design Elements deal with the placement of off-street parking on the site, pedestrian circulation, landscape buffers and shared access.

Form-based Standard





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Strategies such as defined crosswalks, curb extensions (left) and consolidated vehicular access (above) can encourage and enhance the pedestrian experience in the Highway Business Fringe Area.

1.3.2.3 Residential Fringe Area

The Residential Fringe Area is centered along Main Street, stretching from Fort Avenue south to Front Street in the eastern-most portion of the Downtown. This sub-area is mostly residential, with the majority of existing commercial properties situated along Main Street.

The Design Elements for the Residential Fringe Area will focus on consistency with existing residential neighborhood character and the integrity of the New Egypt Downtown Historic District. The location of permitted residential buildings shall be governed by the prevailing existing building heights and yards of comparable buildings in the same block or along the same street frontage.





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1.3.2.4 Future Growth Area

The Future Growth Area is present in two locations in the downtown – at the northern-most and southern-most boundaries. This sub-area is characterized by largely undeveloped and/or vacant parcels, including wooded and farm-qualified parcels of land. Commercial development is in the form of large rectangular warehouse buildings and several single family properties exist along the periphery of the sub-area.

Design Elements for the Future Growth Area will be generally consistent with the height and location and architectural requirements of the Downtown Core, except that a variety of residential unit types will be permitted as infill development with small front yards, parking in the rear and pedestrian circulation connected to public sidewalks.

If located in a portion of the Future Growth Area where no existing buildings can be used to determine building location and height, the height and bulk requirements within a P.U.D. shall be as follows:

Min/Max	Single Family Detached	Twins (zero lot line)	Attached Single Family (Townhouses)	Multifamily Residential
Min. Lot Size	 6,000 sf	 7,200 sf	 2,400 sf per unit	 10,000 sf
Min. Lot Width	60 ft	60 ft	20 ft	95 ft
Min. Lot Depth	100 ft	120 ft	120 ft	105 ft
Min. Front Yard	20 ft	25 ft	25 ft	25 ft
Min. Rear Yard	25 ft	30 ft	30 ft	30 ft
Min. Side Yard one/both	5 ft/12 ft	5 ft/12 ft	7.5 ft (end unit)	10 ft/20 ft
Min. Unit Size:				
1 Bedroom	1,200 sf	1,200 sf	NA	1,200 sf
2 Bedroom	1,400 sf	1,400 sf	NA	1,400 sf
3 Bedroom	1,800 sf	1,800 sf	NA	1,800 sf
4 Bedroom	2,200 sf	NA	NA	NA
Max. Building Coverage	50%	50%	50%	50%
Max. Impervious Coverage	70%	70%	70%	70%
Max. Building Height	3 stories/35 ft	3 stories/35 ft	3 stories/35 ft	3 stories/35 ft





Building Form

In order to ensure compatibility between existing buildings and new infill construction, all newly constructed buildings must incorporate architectural features consistent with the historic character and architectural styles of significant buildings in New Egypt as identified by the Planning Board.

In addition, the following design guidelines are encouraged:

- Roofs

The current housing stock of most Plumsted neighborhoods is characterized by the pitched roof form that occasionally includes dormers and pitched roofs of building wings that are at right angles to the main roof. Accordingly, slopes of all residential buildings shall be a maximum of 1:1 (taller than this will be too steep and resemble a church), and a minimum of 1:2 (flatter than this will resemble a suburban rancher or highway restaurant).

Dormers are acceptable and desirable. If they are included, they should be constructed of the same materials as the house walls and roof, and the slopes of the dormer roofs should be similar to the main roof. Brick or metal chimneys are also acceptable and desirable, and can be tasteful ornaments if thoughtfully selected.

The customary materials used on house roofs in Plumsted are shingles - generally gray - on house, garage, and porch roofs. These are acceptable and desirable for newly constructed and rehabilitated housing in the redevelopment area.

- Front Porches

Front porches serve as semi-private spaces between the public street and the private home. They provide desirable outdoor space where such space is limited on small lots. When well used, as they are in Plumsted, they are also places that encourage social interaction and this adds to the feeling of security and neighborliness that is part of the life of closely knit neighborhoods. They also lend visual continuity; yet add variety and scale to the streetscape. Therefore, the following details are required in the design of Single and Two-Family Detached homes when provided in accordance with this section:

- An entrance porch (with no place for sitting) should be large enough to protect a few people as they arrive. Therefore they should be at least 4' deep and about 5' wide.



- Use painted wood trim - at corners, cornices, windows, porches. Do not use unpainted treated wood on the front, since it is visually inconsistent with the harmonious appearance that is expected, and with the rest of the dwelling design. Only use this material on decks and rails in the backs of houses.

By paying careful attention to details such as trim, railings and front porches, the design quality of new construction and rehabilitation projects can be significantly enhanced with little added expense or maintenance.

- Fences in Residential Areas

Fences will be an important part of the visual image of the neighborhoods adjacent to the New Egypt downtown. When well used they can give a small, comfortable scale to the streets, and can provide appropriate privacy for the back yards. When used without regard to the public good of the neighborhood they can become unsightly and even dangerous.

In order to maintain the visual quality of the neighborhood, front yard fences, side yard fences between front yards, and fences at corners shall be no taller than four (4) feet, and shall be of an open-type design, such as pickets. The fences along the sides of back yards shall be no taller than six (6) feet, which is tall enough for privacy and security; these fences can be of solid designs.

Front porch and railing fences should be of the same materials and design details as the yard fences, and painted to be compatible with the house. The materials should be compatible with the houses and should appear as extensions of the architecture of the buildings. Painted wood and vinyl are recommended, since they can be the same character as the building materials.

- Rear Garages

It is permissible to make rear garages one and one half stories high, to include additional storage in the attic of the garage so as to obviate the need for additional storage sheds. The ground level of the garage must be maintained for parking. The rear garage is not permitted to be serviced by either water or natural gas so it cannot be converted into an independent dwelling unit. The accessory use of the rear garages for additional storage can add usefulness and value to the houses.

All of the design characteristics established for the houses apply to these small buildings;



they are to appear as small versions of the houses they serve.

1.4 SUPPLEMENTAL STANDARDS:

1.4.1 Attached Single Family Housing Units

Single family attached housing types are intended to be utilized as a permitted use within the C-4 Redevelopment Area. Single family attached units may be of quadraplex or townhouse design and each unit shall be on a fee-simple lot, except that not more than six townhouse units may be included in one building. The following additional standards shall apply to single family attached housing types:

1. Townhouse units attached on a single linear plane shall not exceed a length of 192 feet;
2. Each quadraplex unit and townhouse shall have a private yard of at least 200 square feet;
3. Each townhouse unit or quadraplex unit may have two and a half stories, except that three stories are permitted when inclusive of an internalized garage, provided that the largest bedroom is located on the main living level above the garage and any additional bedrooms are located on the second living level;
4. There is a maximum height of 35', except that additional height (not to exceed 44') shall be permitted if necessary, to accommodate a garage or parking on the ground level or to enable the lowest habitable floor level to be elevated to the Base Flood Elevation in order to comply with the Flood Hazard Regulations.
5. A minimum of 300 square feet of storage shall be provided for each unit in the basement, attic or other area attached to the unit (excluding the garage). This area shall include storage for garbage in the front of the unit, bicycles, garden equipment, barbeque equipment and so forth;
6. Accessory buildings shall be located to the rear of the unit and be setback at least 5 feet from the side and rear property lines of the unit and at least 10 feet from another principal or accessory building;
7. Active Recreation Areas. As part of the development's required open space, active recreational facilities such as a swimming pool or tennis courts, play lots, and jogging



trails or exercise areas are required. At a minimum a swimming pool, or one tennis court per 100 dwelling units shall be provided.

1.4.2 *Multi-Family Residential Requirements*

Bulk and Area Regulations for clustered multi-family residences shall be permitted in the C-4 Redevelopment Area as provided below:

(1) Multifamily Requirements shall be as follows:

- a. Height. Three stories, not to exceed 35 feet, except that additional height (not to exceed 44') shall be permitted if necessary to accommodate a garage or parking on the ground level or to enable the lowest habitable floor level to be elevated to the Base Flood Elevation in order to comply with the Flood Hazard Regulations.
- b. Distances between building, parking areas and public and private streets
 1. End wall to rear wall. 30 feet minimum
 2. Any building wall to private street curb. 20 feet minimum
 3. Tract area. 10 acre minimum
 4. Tract frontage. 400' minimum
- c. Architectural Floor Plans and Elevations. Architectural drawings, prepared during the early and introductory stages of the design of a development, illustrating in a schematic form, its scope, scale and relationship to the site and its environs, shall be submitted to the board for review and commentary. Buildings may be identical in architectural façade, exterior materials and color scheme.
- d. Maximum Units per Court. Other than for buildings that are served by a continuous internal parking loop street and arranged on either side of the loop street, buildings shall be encouraged to group around landscaped parking courts, as defined. Not more than thirty-six (36) units shall be permitted in any one (1) parking court.



- e. **Building Offsets.** Three storied buildings shall not contain more than two units in any one plane. Such three storied buildings shall contain a minimum offset of four (4) feet along at least two main building planes, and may include an open porch or balcony.
- f. **Access to Units.** Each unit may have its entrance door along a common hallway.
- g. **Habitable Areas.** No dwelling unit shall be located within a basement or cellar. Units may be constructed in three story buildings with each unit comprising a wall along at least two main building planes. Each building story may contain no more than four dwelling units.
- h. **Balconies and Patios.** Each dwelling unit shall have a patio or balcony, with a minimum width of six (6') feet and containing a minimum of 60 square feet, excluding storage and utility areas. All patios and balconies shall be roofed.
- i. **Storage Space.** Each dwelling unit shall contain a storage space, which can be either a separate space or part of a utility or laundry space designed as part of the unit's floor plan. Such storage space shall provide a minimum storage capacity of 160 cubic feet. Storage for recycling shall be provided.
- j. **Building Orientation.** Buildings may be freely disposed on a site and a building may face the rear of another building, provided that the intervening space is at least one hundred feet (100') and contains landscaping to create filtered views between such buildings.
- k. **Active Recreation Areas.** As part of the development's required open space, active recreational facilities such as a swimming pool or tennis courts, play lots, and jogging trails or exercise areas are required. At a minimum a swimming pool or one tennis court per 100 dwelling units shall be provided



1.4.3 *Downtown (C-4) Mixed Use / Commercial Building Guidelines*

The materials and details of these buildings should reflect the character indicated in these guidelines for the residential properties. The form of sloping roofs, like the houses, is especially important in realizing this intention. These buildings will generally be no taller than three stories, but many will be only one-story retail buildings where the use of sloped roofs can prevent the Main Street and Maple Avenue frontages from evolving into typical highway strip development and be designed more as a neighborhood center.

Design Objectives

A mixed-use project shall be designed to:

1. Provide shopfronts along street frontages to maintain a pedestrian orientation at the street level. Residential developments, including live/work, shall be designed such that ground floor units may be converted to retail/commercial shopfronts and to establish a clear, functional design relationship with the street front.
2. Provide for internal compatibility between the different uses within the project;
3. Minimize the effects of any exterior noise, odors, glare, vehicular and pedestrian traffic, and other potentially significant impacts on the occupants of the residential portions of the project;
4. Include specific design features to minimize the potential impacts of the mixed-use project on adjacent properties;
5. Ensure that the residential units are of a residential character, and with appropriate privacy;
6. Be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of site planning, scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

Maximum density



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When residential units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be governed by the constraints of building height, setbacks, stepbacks and parking.

Loading areas

Commercial loading areas shall be located as far as possible from residential units.

Refuse and recycling areas

Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.

Noise

All residential units shall be designed to minimize adverse impacts from non-residential project noise.

Non-residential hours of operation

The review authority may restrict the hours of operation of non-residential uses within a mixed-use project to mitigate adverse impacts on residential uses.

Signs

It is expected that the sign designs for the stores and restaurants that are to be encouraged to locate in the New Egypt downtown will be balanced so that they are effective in attracting customers without being inappropriate in size and scale. If downtown New Egypt is going to be perceived as a cohesive district, it is important that the identification signage be coordinated as to size, location, materials and type.

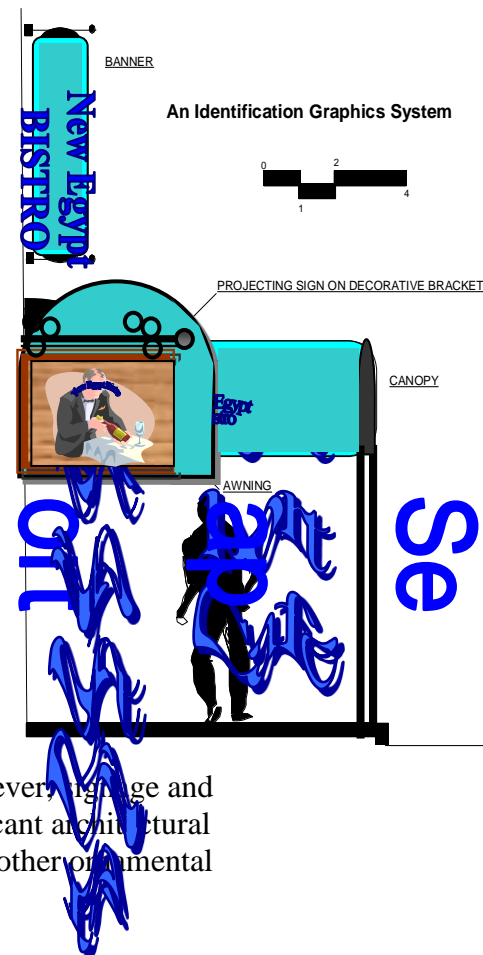
A. Signage Standards for the Downtown Core Subarea:



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1. Depending on the distance between the building facade and the public walkway, identification signs may be a combination of not more than two types (freestanding, projecting and wall mounted), subject to site plan approval by the Planning Board. Freestanding signs must be either ground-mounted (e.g., monument sign); or mounted on a skirted pylon and not higher than 15 feet to the top of the sign; and not taller than six feet or wider than four feet. No part of any freestanding sign shall be located nearer than ten (10) feet from the property line. Two freestanding signs must not be located within twenty feet of each other on the same side of the street. Projecting signs are limited to twelve square feet and must be made from solid materials, including carved wood or engraved metal. Signage design is encouraged to be creative and unique to the establishment. For example, signs as symbols, as well as words, are encouraged (e.g., a sign as a painted crab symbolizes a seafood restaurant). Wall mounted identification signage must also be designed to fit within the architecture of the building and may not employ illuminated sign boxes with plastic faces. Facade signs will be limited to 5% of the facade area or 20 square feet, whichever is less and should also use carved wood or engraved metal surfaces, although individual letter signs may be permitted at the discretion of the Planning Board if consistent with the architectural style of the building. All signs may be illuminated by spotlighting, except that backlighting may be used on freestanding signs.



2. To the extent that it is appropriate to the architectural style of a building, identification signage will be permitted on awnings, canopies and facade mounted banners, as well as professionally executed, appropriately sized lettering on glass doors and storefront windows. However, signage and awnings are not permitted to completely cover significant architectural elements such as entablatures, pediments, cornices or other ornamental details nor extend from property line to property line.
3. All signs should be compatible with the architectural design of the



buildings themselves. As important as the signs can be in buildings for business, the buildings themselves are more important to establishing, maintaining and enhancing the visual quality of the Downtown Core subarea of downtown New Egypt.

4. Signs typically referred to as “sandwich signs”, or portable “A-frame” signs used as chalkboards for menu specials or other purposes may be set outside the entrances of establishments only when the establishment is open for business. No such sign shall contain a writing surface that exceeds 24 inches in width or 36 inches in height and shall not be located where it would be an obstacle to pedestrians or otherwise constitute a trip hazard on a sidewalk or other public walkway.
- B. Signage Standards for the Highway Business Fringe and Future Expansion Growth Subareas
1. All signage in the Highway Business Fringe and Future Expansion Growth Subareas shall be regulated pursuant to the provisions of Sections 15-9.3 and 15-9.4 of the Plumsted Zoning Ordinance (Chapter 15 of the Plumsted Municipal Code).
 2. In addition to the signs otherwise permitted by Subsection (B-1) above, the Planning and Land Use Board may approve electronic messaging as part of a freestanding or wall-mounted identification sign, provided that the total surface area of the electronic messaging portion of the sign not exceed the greater of four square feet or 20% of the sign area up to a maximum messaging surface area of 32 square feet.
- C. Additional Signage Requirements
1. All signs in the Downtown shall be maintained in good condition or replaced when worn or frayed as determined by the Code Enforcement Official.
 2. The display of the American flag is encouraged, but if displayed shall be in accordance with United States Code, Title 4, Chapter 1, “The Flag”. Except as otherwise provided in this Plan, all flags and banners shall only be mounted on private property and not within the public right-of-way.



- D. Signs Prohibited in all Downtown New Egypt Subareas
1. All signs prohibited under Section 15-9.4;
 2. No temporary signs, including lawn signs, flags or posters shall be erected or positioned within the public right-of-way in the Downtown Core Subarea. Feather banners are permitted in the Downtown Core, subject to the limitations of subsection D(3) below.
 3. No temporary signs, including lawn signs, feather banners, flags or posters shall be erected or positioned within the public right-of-way in the Highway Business Fringe or Future Expansion Growth Subareas unless specifically authorized by resolution of the Township Committee as part of a special event, subject to removal of the temporary signage not more than 24 hours after the date of the event. Pursuant to Section 6-4F(2)K(9)(m)(n) of the Building and Housing Code, when a new business is issued a Certificate of Occupancy, the applicant may request from the Plumsted Township Building Department use of a feather banner sign that it has purchased to welcome new businesses to Downtown New Egypt. The feather banner sign will be provided at no charge to the business and will be on loan from the Building Department for a period not to exceed thirty (30) days.

Parking

Off-street parking shall be provided for redevelopment of property or the addition or expansion of any building or use existing within the Highway Business Fringe Area of the Downtown (C-4 Zone). Such parking shall be provided based on three parking spaces per 1,000 square feet of office space, four parking spaces for each additional 1,000 square feet of floor area for all other nonresidential uses and two parking spaces per dwelling unit for residential uses. However, a 50% shared parking allowance will be made for combining weekday uses with evening/weekend uses in the same building. Office and general retail uses are considered to be weekday uses, while residential and restaurant uses are considered to be evening/weekend uses. 50% of the parking requirement of the evening/weekend use of the building may be met through parking already provided for the weekday use.

Parking may be provided by:

- (a) Providing the required spaces on-site.



(b) Providing the required spaces on other properties owned by or under the control of the developer, located within a zone which permits the proposed use(s), either contiguous with or within five hundred (500') feet walking distance of a primary pedestrian entrance to the site being developed.

(c) A combination of alternates (a) and (b), acceptable to the Planning and Land Use Board.

Parking Location and Layout

On-site parking for new infill development and the rehabilitation of existing sites shall either provide for sidewalks with a tree-lawn and landscape buffer or be located between or behind principal buildings so that buildings can be situated closer to the street frontages as primary pedestrian entrance points along the public sidewalks.

1.4.4 Design Guidelines for All Buildings

All buildings should be designed and built to comply with the following guidelines:

A. Building materials. Natural building materials that age gracefully are required, subject to applicable LEED criteria. Synthetic materials, such as hardboard or cementitious siding, are also allowed if they faithfully simulate the natural material and have equal or better weathering characteristics.

B. Vinyl materials. Vinyl windows, plastic gutters, siding, shutters or similar material should not be used in any renovation or adaptive reuse of an historic building and are discouraged in any new building.

C. Divided light windows. True divided light windows or simulated divided lights should be used in new construction and remodeling. Windows with the grids between the glass are discouraged in the Downtown Core portion of Downtown New Egypt (C-4 Zone).

D. LEED standards. Wherever possible, building materials and systems should be used that meet the established standards and practices of the U.S. Green Building Council and “Leadership in Energy and Environmental Design” (LEED) program. Specifically, general compliance for LEED EB (Existing Buildings) is required for the rehabilitation of existing buildings; LEED NC (New Construction and Major Renovations) for



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construction of new buildings or major renovations (reconstruction of majority of a building).

The PRRC development shall follow the general infill parameters of the LEED ND rating system as follows:

Site Location and Linkage (SLL):

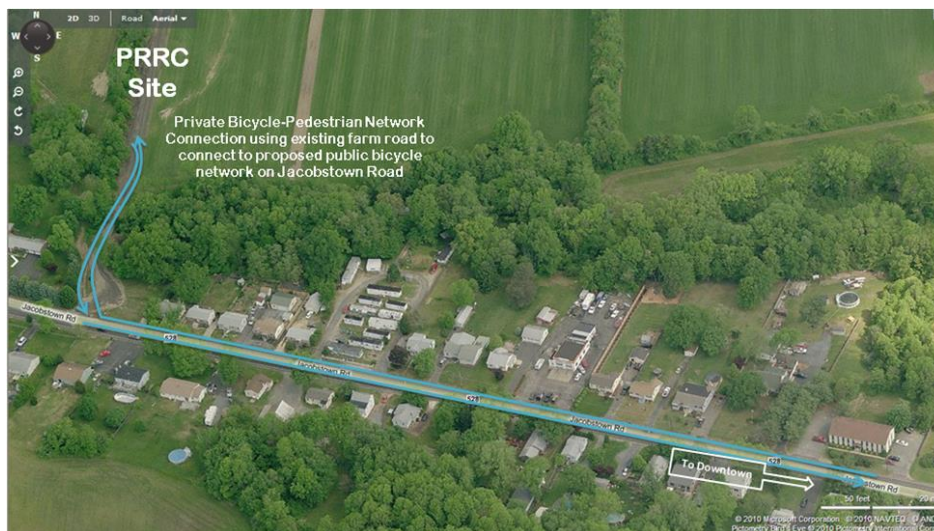
Credit 4 – Bicycle Network and Storage

Requirements:

BICYCLE NETWORK

Design or locate the project to meet at least one of the three requirements below:

- a. A bicycle network of at least five continuous miles in length is within ¼ mile bicycling distance of the project boundary.
- b. Provide an on-site bicycle/pedestrian pathway network that connects to a public bicycle/pedestrian network within ¼ mile bicycling distance of the project boundary that, in turn, connects to the Plumsted Educational & Governmental Complex on Evergreen Road and to the New Egypt Downtown.



AND
(the following shall be required of all new development governed by this Plan)



BICYCLE STORAGE

Provide bicycle parking and storage capacity according to the following building types:

- a. **Multifamily Residential:** Provide at least one accessible, indoor, secure, enclosed bicycle storage space per occupant for 30% of the planned occupancy but no fewer than one per unit. Provide secure visitor bicycle racks on-site, with at least one bicycle space per 10 dwelling units but no fewer than four spaces per project site. Enclosed bicycle storage may be in secured interior utility rooms or dedicated garage fitted with bicycle racks or be incorporated into individual dwelling units.
- b. **Retail:** Provide at least one accessible, indoor, secure, enclosed bicycle storage space per retail worker for 10% of retail worker planned occupancy. Provide secure visitor/customer bicycle racks on-site, with at least one bicycle space per 5,000 square feet of retail space, but no fewer than one bicycle space per business or four bicycle spaces per project site, whichever is greater. Provide at least one on-site shower with changing facility for any development with 100 or more planned workers and at least one additional on-site shower with changing facility for every 150 planned workers thereafter.
- c. **Commercial Non-Retail:** Provide at least one accessible, indoor, secure, enclosed bicycle storage space per occupant for 10% of planned occupancy. Provide secure visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of commercial non-retail space but not fewer than four bicycle spaces per building. Provide at least one on-site shower with changing facility for any development with 100 or more planned workers and at least one additional on-site shower with changing facility for every 150 planned workers thereafter. Secure, enclosed bicycle storage must be located in key-accessed areas easily accessible to residents and/or workers with bicycles. Provide informational signage for accessing storage facilities. Visitor and customer bicycle racks must be positioned in areas clearly visible from a primary entrance of the building, served with active visual surveillance and night lighting, and protected from damage from nearby vehicles. All bicycle storage Bicycle racks must be located within 100 feet of each building's main entries. For retail buildings or other buildings with multiple main entries, bicycle racks must be proportionally disbursed within 100 feet of business or other main entries. Shower and changing facility requirements may be met by



providing the equivalent of free access to onsite health club shower facilities, where health club can be accessed without going outside.
Provide informational signage for accessing shower facilities.

E. Neighborhood Lighting

All lighting in parking lots must be directed away and/or adequately shielded from adjacent properties. All lighting fixtures shall be of a design that is appropriate for both safety and aesthetics.

F. Landscaping

All land area not covered by paving or buildings, shall be provided with decorative landscaping, shrubbery and/or a grassy lawn surface.

The perimeter of all parking lots shall be provided with a buffer planting pursuant to the Buffering and Screening requirements of Section 15-5.14 and 15-5.15 of the Plumsted Zoning Ordinance, but not less than 15 feet in width along street frontages except that a wall or fence at least 4-feet high that is at least 50% non-solid may be substituted along rear lot lines or common side lot lines with non-residential uses.

The integrity of the planting plan shall be preserved by the maintenance or replacement of planting by the owner or occupant. There shall be a minimum of one (1) tree and five (5) deciduous or evergreen shrubs for each seven thousand (7,000) square feet of lot area, inclusive of plantings with parking areas and street trees as required by subsection (f) below. Buffering shall be required wherever a residential use is adjacent to or across the street from a redevelopment project constructed in furtherance of this Plan. Shade trees shall be planted along any existing street abutting a redevelopment project or new street constructed within the redevelopment area. Such trees shall be of the type and species and shall be planted at locations as shall be approved by the Township Engineer.

G. Irrigation

Project irrigation shall follow the standards of LEED NC Water Efficiency, Credit 1, “Water Efficient Landscaping”:

Requirements:



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OPTION 1. Reduce the use of potable water for irrigation by 50%
Reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions must be attributed to any combination of the following items:

- Plant species, density and microclimate factor
- Irrigation efficiency
- Use of captured rainwater
- Use of recycled wastewater
- Use of water treated and conveyed by a public agency specifically for nonpotable uses

Groundwater seepage that is pumped away from the immediate vicinity of building slabs and foundations may be used for landscape irrigation provided that doing so does not affect site stormwater management systems.

OR

OPTION 2. No Potable Water Use or Irrigation

Meet the requirements for Option 1.

AND

PAT H 1

Use only captured rainwater, recycled wastewater, recycled graywater or water treated and conveyed by a public agency specifically for nonpotable uses for irrigation.

OR

PAT H 2

Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within 1 year of installation.

H. Buffering and Screening

Buffering and screening shall be required by this Plan and shall meet the following minimum requirements:



All planted screens shall comply with Section 15-5.14 of the Plumsted Zoning Ordinance and shall be densely planted (or having equivalent natural growth) with shrubs or evergreens not less than four (4) feet high at the time of planting, and of a type that will form a year-round screen not less than six (6) feet in height within three (3) years from the date of planting. Evergreens or conifers shall be used in screen plantings. No deciduous screening shall be used. Screen shall be maintained in good condition at all times. There shall be no encroachment of any kind into the buffering or screening area. The integrity of buffering and screening shall be preserved by the maintenance and replacement of buffering and screening, and such maintenance and replacement shall be a condition of approval by the Planning Board.

I. Street Trees

The following requirements are excerpted from the LEED ND rating system, Neighborhood Pattern and Design (NPD) Credit 14 “Tree Lined and Shaded Streets”:

Requirements:

OPTION 1 – TREE-LINED STREETS

Design and build the project to provide street trees on both sides of at least 60% of new and existing streets within the project and on the project-side of bordering streets, between the vehicle travel way and walkway, at intervals averaging 40 feet (excluding driveways and utility vaults);

AND/OR

OPTION 2 – SHADED STREETS

Trees or other structures provide shade over at least 40% of the length of sidewalks on streets included within or contiguous to the project. In the case of shade from trees, shade must be provided within ten years of landscape installation. The estimated crown diameter (the width of the shade if the sun is directly above the tree) is used to calculate the shaded area.

AND

FOR ALL PROJECTS INVOLVING STREET TREE PLANTINGS



Obtain a registered landscape architect's determination that planting details are appropriate to growing healthy trees in the project context, including species of trees, root mediums, and width and soil volume of planter strips or wells, and to confirm that the selected tree species are not considered invasive in the project context according to the USDA or the state agricultural extension service.

J. Rehabilitation and Expansion of Existing Buildings

Landowners of Pivotal and Contributing Historic properties, according to the Historic Sites Inventory of the Historic Preservation Element of the Plumsted Master Plan, who wish to make any alterations, including renovations, are required to submit a request to the Design Review Committee for review board prior to altering their property.

1.4.5 Design Exceptions

Variation from the development requirements and design standards set forth by this redevelopment plan may be necessary in certain unusual circumstances. In such an instance, the Land Use Board may grant reasonable exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

1. Generally satisfy Redevelopment Plan's goals and objectives;
2. Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
3. Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
4. Generally enhance the overall development plan for the tract;
5. Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan;



6. Generally enhance the streetscape and industrial area;
7. Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development; and,
8. Not materially detract from the real property value of the development or adjacent or nearby properties.

1.4.6 Utilities and Improvements

Wastewater treatment plant and potable water facilities such as water tanks or other necessary structures are permitted in the PRRC and LI zones. Support facilities, such as pump stations, are permitted in all districts in the Town Center. The wastewater system must afford the opportunity for connecting all properties in the C-4 district. No sewer lines are to be extended beyond the Town Center boundaries.

1.4.7 Provisions Related to Parcels Split By a Zone Line

In the event that a parcel is divided by a Zoning District boundary line so that a portion of the parcel is located in the C-4 District, the permitted uses and development requirements are the same as the C4- requirements in this Plan. Notwithstanding the provisions of this Section, however, any properties of 5 acres or more and fronting on Oakford Lake, Crosswicks Creek or its tributaries shall cluster development within the portion of the parcel nearest the public street and reserve a setback that is the greater of 300 feet or any setback required by the NJDEP regulations.

1.4.8 Provisions Related to Environmental Standards

The designated redeveloper shall be responsible for determining the extent of any on-site contamination caused by previous land uses and the subsequent mitigation of that contamination to appropriate NJDEP standards.

1.4.9 Provisions Related to Rehabilitation

Any substandard properties (i.e., in violation of building, fire, or health and safety codes) within the redevelopment area that are not identified in this Plan as to be acquired and/or assembled for the purpose of redevelopment in the form of new construction, shall be rehabilitated by the property owner consistent with the design standards included in this redevelopment plan as well as all other applicable Township and State codes, regulations



and standards. The Planning Board may grant waivers or design exceptions from the design standards of this plan, including parking requirements, when compliance would result in an unnecessary hardship on the applicant and the applicant provides for alternative standards that are consistent with the intent and purpose of this Plan.

1.4.10 Provisions Related to Off-site Improvements

The redeveloper shall be responsible for their pro-rata share of any installation or upgrade of road, utility or other infrastructure related to their project, whether on-site or off-site, unless otherwise outlined in the redeveloper's agreement with the Township. Off-site responsibility for pro-rata share costs for development of properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan and follow the design parameters set forth in the Pedestrian Pathway Plan of the 2010 Plumsted Circulation Plan Element. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

1.4.11 Plan Interpretation - Relationship to Township of Plumsted Zoning Ordinance

Other than as otherwise provided in this Plan for the PRRC Overlay, the standards contained within this redevelopment plan shall supersede the existing Zoning Districts and shall apply to any redevelopment or rehabilitation project designed to implement this Plan, whether by a designated redeveloper or by private property owners. Where regulations of this Plan conflict with the Zoning Ordinance, this Plan shall control. The continued use of existing properties made nonconforming by adoption of this Plan is permitted until the property is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply, unless otherwise specified in this Plan. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Township of Plumsted Zoning Ordinance or other applicable Township of Plumsted codes will be required.



2.0 Acquisition and Relocation

2.1 Identification of Real Property to be acquired

Properties may need to be acquired to implement several purposes of this redevelopment plan. Such purposes include:

1. Redevelopment or rehabilitation on existing lots.
2. Construction of the sewage treatment facility
3. Construction of roads;
4. Alteration of lot lines;
5. Assembly of larger redevelopment parcels;
6. Construction of bicycle-pedestrian pathways.

These properties may be acquired either directly by a designated redeveloper or by the Township of Plumsted for transfer to a designated redeveloper. Properties identified for acquisition for rehabilitation or redevelopment are shown in Map 3 Property Acquisition Map and listed in Table 2.1. However, these properties will not be acquired by the Township or its designated redevelopment entity through the use of statutory redevelopment powers if they are redeveloped or rehabilitated in accordance with this Plan, or brought into compliance with all applicable building, health, housing, fire and property maintenance codes by private property owners.

It is important to note the need for property acquisition will depend on the redevelopment strategy followed by the Township and one or more designated redevelopers. For example, the designated redeveloper may be the existing property owner seeking to redevelop or rehabilitate its own property. However, an outside redeveloper looking to assemble a parcel identified on Map 3 may also become designated by the Township.

Table 2.1 Identification of Properties for Possible Acquisition

	Street Address	Block	Lot(s)
1	13 North Main	10	15
2	1 North Main	10	11
3	45 Evergreen	14	14, 17
4	4-10 Fort	16	5
5	6 Main	18	4, 5
6	6 Evergreen	19	10
7	29 Main	19	12
8	75 Maple	26	15
9	26 Maple	29	9
10	24 Maple	29	10



2.2 Relocation Provisions

As required by statute (N.J.S.A. 40:A:12A-7.a.3), this section of the redevelopment plan provides an adequate provision for the temporary and permanent relocation, as necessary, of households and businesses that occupy any property in the redevelopment area if the Township Committee determines that it is necessary to acquire that property through the use of Eminent Domain. In all situations the Township will not use its power to take property except as a last resort when such action is vital to the furtherance of this Plan.

In order to effectuate the comprehensive and successful redevelopment of the redevelopment area, certain occupied businesses and residences may have to be relocated.

Where practical in terms of the overall redevelopment scheme, this redevelopment plan recommends that the Township work with the private sector to facilitate new and improved facilities for residents that may become displaced due to redevelopment activities. Relocation opportunities may be realized via acquisition of vacant parcels by the Township or designated redeveloper elsewhere in the redevelopment area, or in another neighborhood within Plumsted, for use in land swaps for properties within the redevelopment area. Relocation may also be accomplished via building rehabilitation of vacant or underutilized buildings elsewhere within Plumsted. It is expected that timing and staging of redevelopment and/or rehabilitation activities may be coordinated in such a manner that would allow for permanent relocation of residents into newly constructed or rehabilitated dwelling units within the redevelopment area as the Township's first preference.

If necessary, a Workable Relocation Assistance Plan (WRAP) will be prepared and filed with the New Jersey Department of Community Affairs (NJDCa) upon the execution of redeveloper agreements for identified redevelopment parcels. The WRAP will be prepared in accordance with the applicable relocation statutes. The responsibility for paying the cost of relocation shall be negotiated between the Township and the designated redeveloper within the redeveloper agreement. It is recommended that a Township staff person be designated by the Township to facilitate the WRAP process.

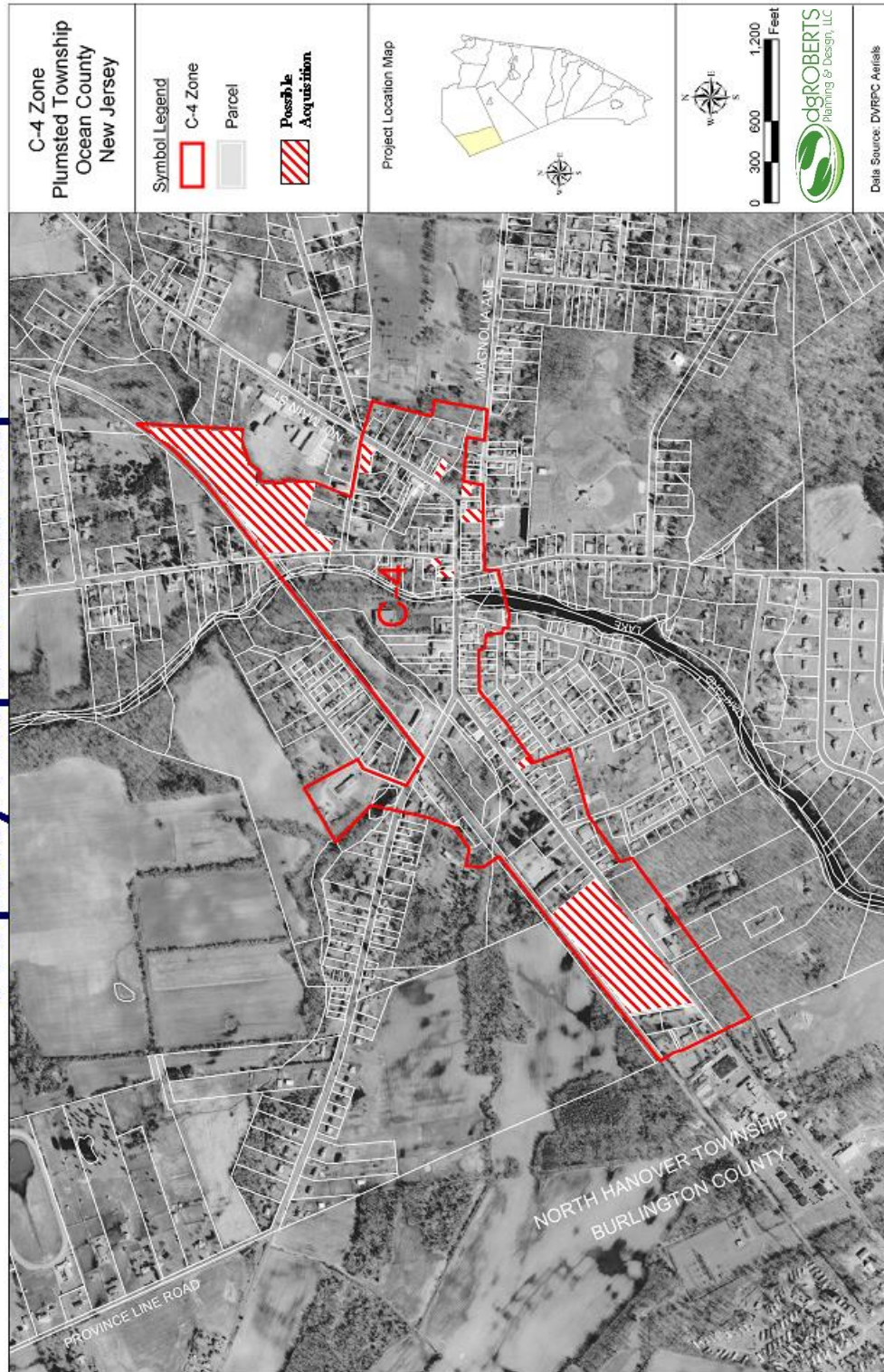
It is important to note that some buildings may become vacant or existing vacant space may become occupied between the adoption of this Plan and the execution of a redeveloper agreement. Ultimately, the WRAP will be specific regarding the relocation of any households or businesses within the redevelopment area at the time of any acquisition by Eminent Domain pursuant to a redeveloper agreement.



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MAP 3 Property Acquisition Map





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3.0 Consistency Review

As required by the Redevelopment and Housing Law, this section describes the consistency between this Redevelopment Plan and Plumsted's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the redevelopment plan to (a) master plans of North Hanover a contiguous municipality, (b) the Ocean County Master Plan, and (c) the New Jersey State Development and Redevelopment Plan.

3.1 Plumsted Master Plan

The Plumsted Township Planning Board adopted a comprehensive Master Plan in February 1995. The Land Use Plan Element was amended in 1999, 2001 and again in 2003. The Master Plan includes the following goals:

- Encourage residential development that protects and maintains the rural characteristics of the community.
- To encourage the development of new businesses as well as the improvement and preservation of existing businesses
- To promote agriculture and agriculture related businesses as part of the economic future of the Township.
- To encourage the preservation of farmland and promote and preserve the agriculture industry of the Township.
- To encourage Township planning efforts on techniques that conserves and preserves areas to maintain the rural and historic characteristics of the Township. To promote the preservation of natural resources and environmentally sensitive area of the Township.
- To maintain and upgrade community facilities, services and utilities for Township residents.
- To upgrade existing recreation facilities, both passive and active, for the benefit of Township residents.
- To provide safe and efficient circulation in all areas of the Township and to preserve the rural character of the existing Township roadway system.

In addition, the Township developed a Circulation Plan Element consistent with the Plan Endorsement Action Plan adopted by the State Planning Commission on September 16, 2009. The Circulation Plan Element includes a Pedestrian Pathway Plan that provides for pedestrian connections between proposed municipal parking areas and destinations throughout the Downtown, as well as to the Township's Recreation Center adjacent to the Downtown, inclusive of wayfinding signage. The Circulation Plan Element also includes



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a Bicycle Pathway Plan that links the Downtown to other parts of the Township. The Circulation Element also recommends that the Township work in cooperation with New Egypt Main Street, Inc. to acquire an appropriately sized multi-passenger vehicle (jitney) to provide paratransit linkage throughout the Town Center, as well as between the Town Center, major residential developments (PRRC and existing higher density developments) and destinations of interest, such as the Laurita Winery, Dancer Bed & Breakfast and the U-Pick-It farms along the Bicycle Pathway Plan routes. These recommendations have been planned in concert with the amendments to this Redevelopment Plan.

Based on the above, the goals and objectives of the downtown New Egypt Redevelopment Plan are substantially consistent with the Township of Plumsted Master Plan.

3.2 Ocean County Master Plan

The most current version of the Ocean County Master Plan is the Ocean County Comprehensive Master Plan adopted in December 1988. A review of this document revealed the following excerpts from the Goals and Objectives section of the County's 1988 Plan that are relevant to its consistency with this Plan:

- Identify land areas suitable for residential, commercial and industrial development sufficient to accommodate reasonable projections of future needs.
- Promote new development that is consistent and compatible with existing settlement patterns.

Included in the recommendations of the Plan are the following:

The Ocean County Areawide Agency should continue to prepare detailed sewer service area delineations for inclusion in the Ocean County Areawide Water Quality Management Plan in conjunction with the OCUA and applicable agencies. (Page 3-57)

While the current version of the Ocean County Master Plan is 15 years old, it remains substantially consistent with the Township's ongoing planning efforts to plan for to balance growth pressures with maintaining the rural character of the community and revitalize the downtown commercial area. To some extent the land use designations of the Ocean County Master Plan are superseded by the 1998 Cross Acceptance Report submitted by the Ocean County Planning Board since the County was supportive of the township's Town Center designation petition in 1996.



3.3 Master Plans of Adjacent Municipalities

Burlington County adjoins the Town center area on the west side and includes North Hanover Township. The County of Burlington has not adopted a comprehensive Master Plan, which would guide the land use development in the County. The County has only adopted functional plans such as Transportation or Open Space Plans.

3.4 State Development and Redevelopment Plan

On March 1, 2001, the State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (NJSDRP). This new plan supersedes the document that had been in place since June 12, 1992. The NJSDRP is voluntary for municipalities to follow, and is a guide for investing and spending state dollars in a manner that is consistent with the plan's goals.

The Downtown New Egypt Redevelopment Plan furthers statewide goals and strategies to: (1) revitalize the State's cities and towns, and (2) promote economic growth, development and renewal for all residents of New Jersey.

The 2001 NJSDRP identifies the Township of Plumsted as part of a designated Town Center within a Rural Planning Area (PA-4). The goals and objectives of this Redevelopment Plan have a positive relationship with the State Plan's intention for the Town center and PA-4. Specifically, the State Plan's intention in the Town centers to:

- Maintain the Environs as large contiguous areas of farmland;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote viable agricultural industry;
- Protect the character of existing stable communities; and,
- Confine programmed sewers and public water services to centers.

Town centers are defined by the 2001 NJSDRP as "traditional centers of commerce", address business, community and governmental functions and contain residential neighborhoods.

The PA- 4 and Town center policy objectives of the NJSDRP are compatible with the goals and objectives of the New Egypt Redevelopment Plan. This Redevelopment Plan furthers the following specific NJSDRP policy objectives for the PA-4:



- (1) **Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Develop and redevelopment in the Environs should maintain or enhance the character of the area.
- (2) **Housing:** Provide for a full range of housing choices primarily in Centers are appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. ...Focus multifamily and higher density single-family housing in Centers.
- (3) **Economic Development:** Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment.
- (8) **Redevelopment:** Encourage appropriate redevelopment in existing centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.
- (10) **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities.... Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers.



4.0 IMPLEMENTATION TOOLS

4.1 Financial Incentives

The Township Committee will be progressive in the use of long and short-term property tax incentives through tax agreements when in the mutual interest of a redeveloper or property owner and the Township to encourage redevelopment and rehabilitation. The EDA will also use grant and loan programs to encourage rehabilitation of private property consistent with the uses and design standards of this Plan.

To the extent that the Township or EDA is eligible for grant funds for public improvements necessary to facilitate a redevelopment project, the Township and or EDA will take a proactive approach toward securing those funds.

4.2 Redevelopment Powers

It is not anticipated that acquisition through the use of Eminent Domain will be necessary to implement this Plan other than “friendly takings” that are mutually beneficial to the Township and affected property owner. However, any property owner from whom property may be acquired through the Eminent Domain process will be compensated based on fair market value of the property in accordance with applicable law. Sensitive use of redevelopment powers includes the exercise of Eminent Domain carefully and reluctantly as a last resort, when the underlying public purpose for redeveloping a parcel in accordance with this Plan will be compromised by a failure to act on the part of the Township. The underlying public purpose specifically includes the acquisition of right-of-way for the construction of parking or other infrastructure required to implement this Redevelopment Plan; and the consolidation of property required to provide adequate land area for new development, as required to implement this Redevelopment Plan.

The Redevelopment Entity for this Plan shall remain the Township Committee, which shall retain the redevelopment powers that result from the adoption of this redevelopment plan unless such powers shall be otherwise delegated to another authorized entity by ordinance of the Township Committee after public notice and public hearing as required by law.