



Sony Redevelopment Plan Amendment



Recommended by the Planning Board: March 18, 2024

Adopted by the Borough Council, via Ordinance No. 0-5-24 on April 8, 2024



Sony Redevelopment Plan Amendment

Block 138, Lot 1

*Borough of Pitman
Gloucester County, New Jersey*



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The original of this report was signed and sealed in accordance with N.J.S.A 45:14A-12

CED Project No. PTB-020

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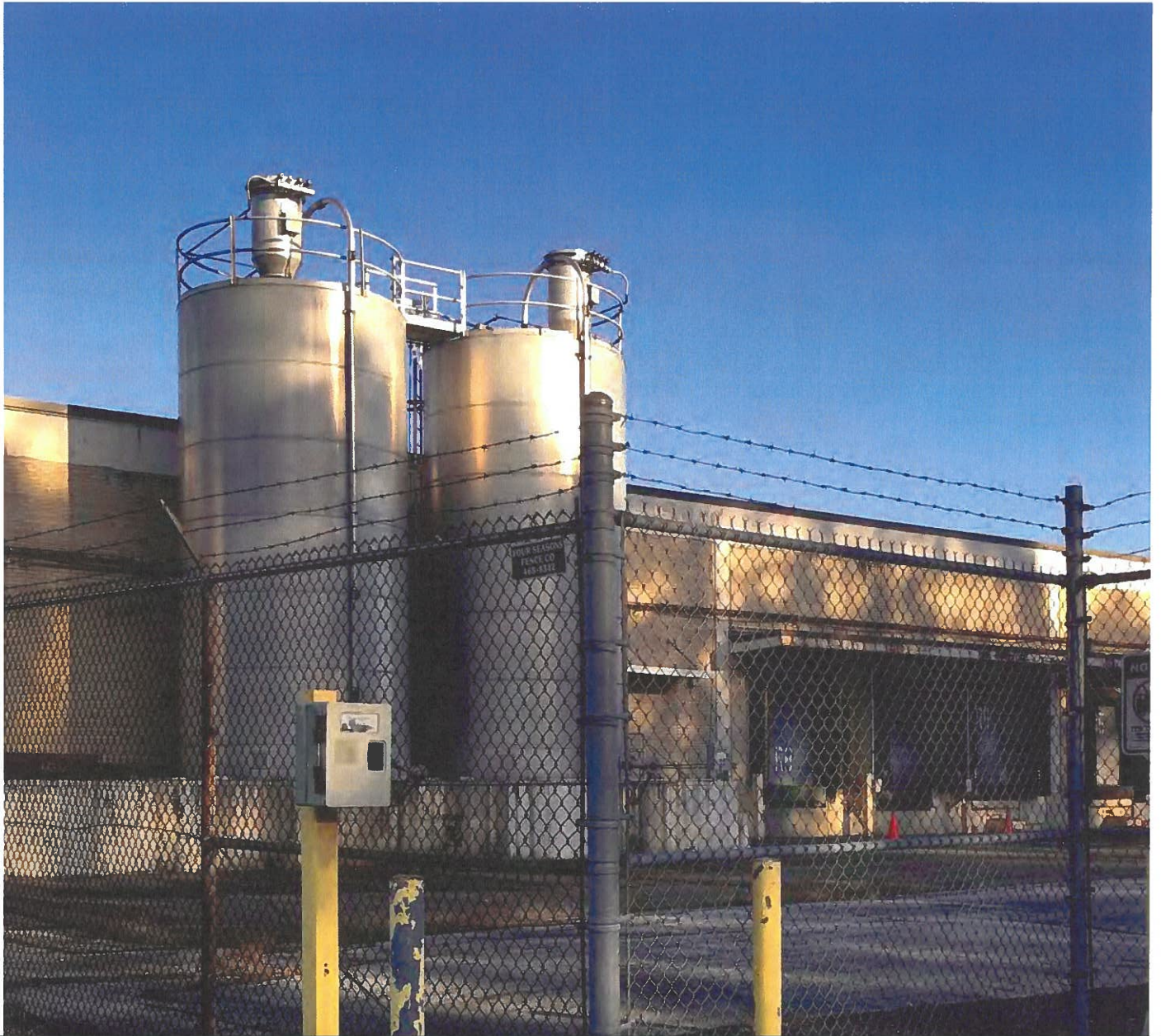
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Introduction

Introduction

This “Sony Redevelopment Plan Amendment” is prepared for the designated Redevelopment Area (“Redevelopment Area”) within the Borough of Pitman, Gloucester County, New Jersey. This Redevelopment Area is approximately 76.61 acres, and consists of a single property, known as Lot 1 of Block 138.

Authorization

On May 14, 2018, the Governing Body authorized the Planning Board to conduct a preliminary investigation to determine whether the site located at Block 138, Lot 1 met the necessary criteria for designation as a non-condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL).¹ On May 21, 2018, the Planning Board authorized its

planner to conduct this study.² In 2019, the Planning Board, after a review of the study at a public hearing, recommended that the subject site be designated as a Non-Condensation Area in Need of Redevelopment.³ The Borough Council subsequently declared the subject property as a Non-Condensation Area in Need of Redevelopment in accordance with LRHL on February 11, 2019.⁴

Wishing to revisit the designation and determine if the parcel qualified as a Condemnation Redevelopment Area, the Borough Council directed the Pitman Planning Board to conduct a preliminary investigation as to whether the Study Area, identified in the authorizing Resolution as Block 138, Lot 1 qualified as a “Condemnation Redevelopment Area,” pursuant to the LRHL.⁵ On March 21, 2022, the Planning Board authorized its planner to prepare a study.⁶

- 1 Memorialized via Resolution No. 75-2018. This resolution can be found in the Appendix.
- 2 Memorialized via Resolution No. 2018-07. This resolution can be found in the Appendix.
- 3 Memorialized via Resolution No. 2019-07. This resolution can be found in the Appendix.
- 4 Memorialized via Resolution No. 36, 2019. This resolution can be found in the Appendix.
- 5 Memorialized via Resolution No. 65, 2022. This resolution can be found in the Appendix.
- 6 Memorialized via Resolution No. 2022-10. This resolution can be found in the Appendix.

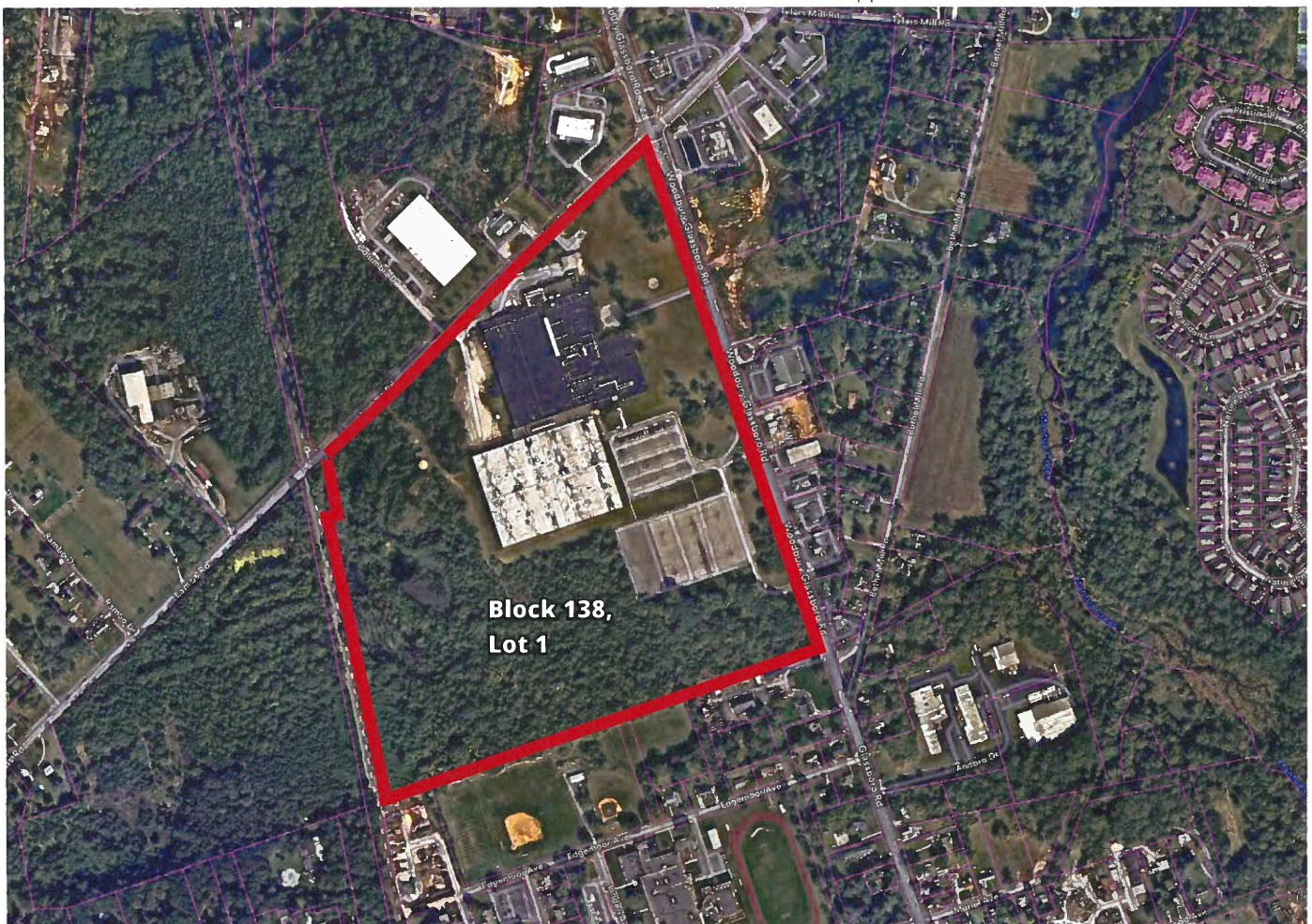


Figure 1: Redevelopment Plan Area (Image Source: Nearmap, September 21, 2023)

The Borough of Pitman Planning Board received a May 2022 report, entitled “Sony Study Area Preliminary Investigation Determination of Need Report,” from Colliers Engineering & Design, which determined that the subject properties qualified as a condemnation area in need of redevelopment. The Planning Board agreed with the findings of the report, which found that the site met the following criteria necessary for a redevelopment designation:

- Criterion B: Existence of vacant and abandoned commercial and industrial buildings historically associated with conditions of “blighted” areas or areas in need of redevelopment.
- Criterion D: This focuses on both buildings and other improvements on the site, addressing how the site functions, which, among other like conditions, includes site improvements, on-site circulation, environmental contamination, building coverage, and nonconforming conditions.
- Criterion E: Applicable in circumstances where the property has a stagnant or unproductive condition in land that could otherwise better contribute to the overall economic wellbeing of the community.
- Criterion H: Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Based on these findings, the Planning Board determined that the area constituted a condemnation Area in Need of Redevelopment and recommended that the area be formally designated as a Redevelopment Area by the governing body⁷ via Resolution No. 2022-15.

On June 27, 2022, the Mayor and Borough Council accepted the recommendations of the Planning Board and adopted Resolution No. 123, 2022 designating the site as a “Condemnation Redevelopment Area.”⁸

On August 15, 2022, the Planning Board considered the “Redevelopment Plan Sony Site,” hereinafter referred to as the “2022 Plan,” which it found to be consistent with and designed to effectuate the Borough Master Plan.⁹ On August 31, 2022, the governing body, via Ordinance No. 10, 2022, adopted the 2022 Plan.¹⁰ This redevelopment plan serves as a comprehensive amendment to the 2022 Plan.

This Redevelopment Plan Amendment provides a framework for the redevelopment of the Redevelopment Area, setting forth standards and guidelines for land uses and design of said development.

Redevelopment Area

The area that is the focus of this Redevelopment Plan Amendment (“Redevelopment Area”) consists of Lot 1 of Block 138, also known as 400 N. Woodbury-Glassboro Road (County Route 553). The property is located at the southwest corner of Woodbury-Glassboro Road and Lambs Road.

The Redevelopment Area is bounded to the west by the Conrail rail corridor. Properties to the north, opposite Lambs Road and located within Mantua Township, include vacant lands, a light industrial facility, a place of assembly, and a retail pharmacy. Properties to the east, opposite Woodbury-Glassboro Road and also located within Mantua Township include a gas station/convenience store, a large vacant tract that has been approved for mixed use, along with a series of small retail/service buildings. Properties to the south include recreational fields owned by the school district, and at least two contractor storage yards.

Existing Zoning

The current zoning of the Redevelopment Area property (Block 138, Lot 1) is PI, Planned Industrial.

In addition, the Borough’s 2010 *Redevelopment Plan for Rehabilitation in the Borough of Pitman* was amended in 2011 to include provisions for smart growth and Transit Oriented Development (TOD). The Borough established a “Transit Oriented Development (TOD) Option” for sites located within a half mile of the proposed Mantua/Pitman Park and Ride station associated with the proposed Glassboro-Camden Line. Given the uncertainty of the rail line and proposed stations, the TOD Option overlay would apply to all properties within a half mile radius of the intersection of Lambs Road and the rail right-of-way, which includes the Redevelopment Area.

The 2022 Plan also established overlay zoning for the site, which had incorporated the existing use, design, performance standards, as well as all other standards set forth in the Borough’s Zoning Ordinances.

7 Memorialized via Resolution No. 2022-15. This resolution can be found in the Appendix.

8 Memorialized via Resolution No. 123, 2022. This resolution can be found in the Appendix.

9 Memorialized via Resolution No. 2022-16. This resolution can be found in the Appendix.

10 Ordinance No.10, 2022 can be found in the Appendix.

Local Redevelopment Housing Law Requirements

This document has been prepared in accordance with Section 7 of the LRHL, which requires redevelopment plans to include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to the master plan of contiguous municipalities, the master plan of the county, and the State Development and Redevelopment Plan.
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement units shall not be credited against a prospective municipal obligation under the "Fair Housing Act," if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.



Public Purpose



Redevelopment Vision

This Redevelopment Plan Amendment seeks to reimagine the Redevelopment Area, which is known locally as the Sony property, a facility which, for decades had been a visible fixture to Pitman and the surrounding communities and return it to productive use. The large size of the property, its location along two county highways, its location near the proposed Glassboro Camden Line, and the environmental constraints on the property require a comprehensive approach to its revitalization. It is envisioned that the site will be repurposed to provide a mix of open space, residential, and non-residential uses.

Redevelopment Goals and Objectives

- Goal:** Encourage redevelopment that promotes a variety of housing options that are available to a range of income levels.
- Goal:** Promote beneficial economic growth, development and renewal to improve the local quality of life that retains existing businesses while attracting new businesses.
- Goal:** To continue to provide and to improve an atmosphere and circulation system friendly to the pedestrian and bicyclist.
- Goal:** To plan for the possible expansion of commuter rail service into Gloucester County.
- Goal:** To preserve and enhance the character of the built environment through the promotion of good design.

Relationship to Local Objectives

In addition to the Redevelopment Plan Amendment's specific goals and objectives, the LRHL requires that the Redevelopment Plan indicate its relationship to definite local objectives regarding land uses, population density, traffic and public transportation, public utilities, recreational and community facilities, and other public improvements. This will ensure that the goals and objectives of the Redevelopment Plan are consistent with or will support the broader community-wide goals of the Pitman Borough Master Plan, the

master plans of contiguous municipalities, the master plan of Gloucester County, and the State Development and Redevelopment Plan. This is a requirement of the LRHL intended to link redevelopment planning to the regional planning goals and objectives.

Master Plan Goals Advanced by Redevelopment

At the time of the Borough's 2000 Master Plan, the Sony facility was still operating and considered a major asset to the community, stating "Pitman's industrial zones are located along both Woodbury Road and Lambs Road. The Sony operation at the corner of these two major routes is the community's largest industrial or commercial taxpayer. Maintaining Sony as a viable use in Pitman is critical." (Page 81) By the time of the 2017 Master Plan Reexamination report, however, the facility had been closed. As such, the 2017 Master Plan Reexamination included recommendations to investigate the property for potential redevelopment.

Moreover, the redevelopment plan would advance several of the Borough's Goals, originally outlined in the 2000 Master Plan, including the following:

- **Conservation and the Environment Goal:** To preserve environmentally sensitive lands from development or other factors that may negatively influence them.
- **Recreation and Open Space Goal:** To provide for the present and future recreation and open space needs for Pitman while maintaining open Borough land in anticipation of unknown needs.
- **Land Use Goal:** To preserve the "community" that is Pitman with its blend of residential, commercial, institutional and industrial uses.

Development of the site would be required to adhere to modern regulations governing protection of wetlands. In addition, the site has acknowledged the area covered by the deed restriction held by the New Jersey Department of Environmental Protection as an area that will be used solely for passive recreation.

The proposed redevelopment seeks to provide a mix of uses, including light industrial, commercial, and residential.

- **Economic Development Goal:** To maintain and improve the conditions for Pitman's

commercial and industrial users and to promote beneficial economic growth, development and renewal to improve the quality of life for Pitman residents.

The proposed redevelopment would seek to return the site, which had been a significant economic asset to the community for many years, into productive use.

Consistency with Plans of Adjacent Communities

The Borough of Pitman is adjacent to Glassboro Borough, Washington Township, and Mantua Township, however, the Redevelopment Area is directly adjacent to Mantua, immediately south of Lambs Road (CR 635), and west of Woodbury-Glassboro Road (CR 553). Mantua Township's Planning Board adopted a Master Plan Reexamination in September 2018.

Mantua Township amended its zoning map the following year. Properties to the north of the redevelopment area are zoned Industrial and Planned Commercial, while those properties opposite Woodbury-Glassboro Road are zoned Highway Commercial.

Mantua's 2018 Reexamination Report contains several goals and objectives that will impact the redevelopment. The Master Plan details open space connectivity throughout Mantua and the larger region such as the Rowan/Chestnut Branch Trail, proposing additional trails that would link to the proposed location of the proposed Gloucester County Transit Line (also referred to as the Glassboro-Camden Line)—less than a half mile away from the site.

GLOUCESTER COUNTY DEVELOPMENT MANAGEMENT PLAN (1982)

Considering the site contains significant frontage, over 4,000 linear feet, along two county roads, it is important to review this site in relation to the Goals and Objectives of Gloucester County. The county adopted its Development Management Plan in February 1982. This plan outlines several goals which are relevant to the redevelopment area, which include encouraging the continued growth of a viable and diversified economic base to provide job opportunities and economic security to county residents. The plan also recommends encouraging growth patterns that concentrate development by directing growth into already developed and developing areas to reduce the costs of providing public facilities and services, maintain the viability of existing developed areas, and

conserve natural resources. Furthermore, the plan identifies Route 553 as serving an important function in providing intermunicipal service between several long-established, well-developed communities.

GLOUCESTER COUNTY NORTHEAST REGION STRATEGIC PLAN (2005)

Though adopted prior to the 2017 Reexamination Report, it is still worth noting that the Gloucester County Northeast Region Strategic Plan was developed in 2005 to provide a uniform growth strategy for the 14 municipalities in the northeastern portion of the county. The plan establishes a regional context for identifying strategies and implementation mechanisms for addressing four themes: towns, corridors, subdivisions, and open space.

Land Use Goals in the Strategic Plan that may be advanced by this Redevelopment Plan include, but are not limited to the following:

- Zone for densities that will support mass transit alternatives and concentrations of cultural, entertainment and shopping opportunities.
- Maximizing the development and redevelopment potential of transit hubs.
- Enhance public transit to mitigate traffic, improve access and increase transportation options.
- Promote transit-oriented development districts near transportation nodes such as train stations and bus depots by encouraging a mixture of retail, service, entertainment and residential uses, and discouraging surface parking lots, auto related service and repair uses and big-box retail.
- Encourage development and redevelopment that emphasizes quality architecture, shared access and parking, transit friendly facilities, pedestrian circulation, appropriate intensification of buildings, and extensive landscaping especially in parking areas.
- Provide alternatives to the automobile. This would include projects that are accessible by bus, rail, walking and biking, are within walking distance to public transit, or interconnect a road system.

CONNECTIONS 2050 PLAN FOR GREATER PHILADELPHIA

In 2021 the Delaware Valley Regional Planning Commission (DVRPC) created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby the

Borough of Pitman. The Connections 2050 Plan includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, three plan principles are identified: Equity, Resiliency, and Sustainability. Four focus areas are then identified which are intended to guide growth in relation to the plan principles: The Environment; Communities; the Economy; and Multimodal Transportation System.

The following are relevant to this Plan.

- **Preserve and Restore the Natural Environment.** Improving air quality by protecting 1 million acres of open space, reducing greenhouse emissions to net zero, decreasing air and water pollution, increasing local food productions, and bringing nature and ecological functions back into developed communities to enhance livability.
- **Develop Inclusive, Healthy, and Walkable Communities.** The 2050 plan identifies key goals for developing inclusive, healthy, and walkable communities. Such as preserving and building more accessible and affordable housing, fostering racially and socioeconomically integrated neighborhoods, investing in community schools and amenities, focusing growth in mixed-use and walkable plan centers across the region, and preserving historic and cultural resources.
- **Grow an Innovative and Connected Economy.** The 2050 plan suggests goals to mitigate the challenges from climate change, rising inequality, and the digital revolution. The goals identified to grow the economy include fostering high skilled workforce and supporting key economic sectors, expand cooperatives and worker-owned firms, assist with post-pandemic recovery and growth of small/local businesses, improve global connections, and reduce poverty and the wealth gap.
- **Maintain a Safe Multimodal Transportation Network that Serves Everyone.** The Connections 2050 Plan emphasizes modernizing aging infrastructure with the region's transportation agencies constrained funding. Goals for maintain a safe multimodal network includes modernizing the region's transportation assets, increase mobility and reliability while reducing congestion, strengthen transportation security and cybersecurity, establishing a multimodal network that collects travel times, and achieving no fatalities or serious

injuries from traffic crashes by 2050.

State Development and Redevelopment Plan (SDRP)

The 2001 State Development and Redevelopment Plan (SDRP) includes eight statewide goals:

1. Revitalize the state's cities and towns.
2. Conserve the state's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

These goals are intended to fulfill the vision of the State Planning Act, in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. This Redevelopment Plan has the potential to advance goals 1 through 4, 5 and 6.

The Redevelopment Area is in Planning Area 1, Metropolitan Planning Area, where much of the State's redevelopment is directed to revitalize cities and protect the character of existing stable communities.

The policy objectives of State Planning Area 1 include the following:

- Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings and the

introduction of new housing into appropriate non-residential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

- Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure.
- Maintain and enhance a transportation system that capitalizes on high density settlement patterns

by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency, link Centers and Nodes, and create opportunities for transit-oriented redevelopment. Facilitate efficient goods movement through strategic investments and intermodal linkages.

- Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

Redevelopment planning to promote the strategic application of investment advances one of the State Plan's primary goals which is to revitalize the State's towns and cities.



Administration



General Provisions

This section addresses the administrative details and procedures governing the implementation of this redevelopment plan.

Effect of Plan

The Redevelopment Plan shall supersede (replace) the existing underlying zoning for the Redevelopment Area and the applicable provisions of Chapter 32 (Land Use Procedures), Chapter 33 (Land Subdivision), Chapter 34 (Site Plan Review), and Chapter 35 (Zoning) of the Pitman Borough Code.

Definitions and Standards

All terms or definitions shall rely on those set forth in the Borough of Pitman Land Development ordinance, except where modified by this Redevelopment Plan.

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the municipal code.

Zoning Map Revision

This redevelopment plan supersedes (replaces) the underlying zoning for the Redevelopment Area. As a result, the Official Zoning Map of the Borough of Pitman shall be amended to identify the Redevelopment Area.

Properties to be Acquired

This Redevelopment Plan allows for the acquisition of all, or a portion of, the designated Redevelopment Area (Block 138, Lot 1) via eminent domain for the effective redevelopment of the Redevelopment Area.

Relocation Plan

Under the Local Redevelopment and Housing Law, the redevelopment plan must provide “[a]dequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.” N.J.S.A. 40A:12A-7a(3).

This Redevelopment Plan anticipates that property within the Redevelopment Area may be acquired for the effective implementation of the Redevelopment Plan. However, there are no residents that presently reside within the Redevelopment Area, nor are there any operating businesses within the Redevelopment Area. Therefore, it is anticipated that there will be no displacement of either residents or businesses

requiring a Workable Relocation Assistance Plan.

Notwithstanding the above, in the case where any governmental entity, including the Borough, utilizes eminent domain in accordance with other applicable laws, to acquire any property for a public purpose, then a Workable Relocation Assistance Plan may be required.

Affordable Housing

There are no deed-restricted affordable housing units within the Redevelopment Area. Therefore, this document does not need to provide for any replacement of affordable housing units or relocation of affordable households.

Tax Abatement Program

By designating this area as An Area in Need of Redevelopment, the Borough may offer long-term (up to 30 years), or short-term (up to 5 years) tax exemptions or abatements as a financial incentive to encourage rehabilitation and/or redevelopment of the area, in accordance with N.J.S.A. 40A-20-1 et seq. and N.J.S.A. 40A-21-1 et seq. In order to avail itself of any of these tax options, a developer must be designated as a Redeveloper for the Property and must enter into a Redevelopment Agreement with the Borough.

Designation of Redeveloper(s)

To assure that the vision of the plan will be successfully implemented in an effective and timely way and in order to promptly achieve the goals of the plan, the Mayor and Council, acting as the Redevelopment Entity, may designate the redeveloper(s) for any redevelopment project in the Redevelopment Area. All redeveloper(s) will be required to execute a redevelopment agreement with the Borough prior to submission of an application for development pursuant to this Redevelopment Plan Amendment.

Amendments and Duration

Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the LRHL at the discretion of the Borough.

Deviations from Redevelopment Plan Requirements

Variation from one or more of the specific development requirements set forth in this Redevelopment Plan may be necessary in certain circumstances for the effective

redevelopment of the Redevelopment Area.

1. The Planning Board shall review all applications for development pursuant to N.J.S.A. 40A:12A-13. The Planning Board may grant N.J.S.A. 40:55d-70(c) variance relief from the zoning standards set forth herein. In addition, the Planning Board may also grant relief pursuant to N.J.S.A. 40:55d-51 for design exceptions.
2. Deviations, such as those listed below in a-d, that would result in use variance relief pursuant to N.J.S.A. 40:55d-70(d), may not be granted by the Planning Board and shall require an amendment to the Redevelopment Plan Amendment.
 - a. a use or principal structure that is not otherwise permitted by this document;
 - b. an increase in the maximum permitted floor area ratio;
 - c. an increase in the maximum permitted density; or
 - d. an increase in the maximum permitted height of a principal structure by more than 10 feet or 10 percent, whichever is less.
3. Further, no relief may be granted by the Planning Board that would result in a change to contractual provisions contained within a Redevelopment Agreement between the Redeveloper and the Borough.

Review Procedures

Recommendations for Redevelopment Agreement Provisions

While this Redevelopment Plan Amendment provides an outline for the redevelopment of the Redevelopment Area, the details of how the redevelopment will be

implemented will be specified in a redevelopment agreement that is negotiated between the municipality and the redeveloper(s).

No development application submitted by a designated redeveloper shall proceed to the Pitman Borough Planning Board for approval until after a redevelopment agreement is executed by the Borough.

Processes

1. The Borough of Pitman Mayor and Borough Council, acting as the Redevelopment Entity, shall review all proposed redevelopment projects within the Redevelopment Plan Area to ensure that such project(s) is consistent with the Redevelopment Plan and, if applicable, relevant Redevelopment Agreement(s). Such review shall occur prior to the submission of any application for development of the Redevelopment Area to the Planning Board for site plan and/or subdivision approval.
2. As part of its review, the Redevelopment Entity may require the Redeveloper(s) to submit proposed site plan and/or subdivision applications to a subcommittee of the Redevelopment Entity prior to the submission of such applications to the Planning Board. In the event of subcommittee review of proposed site plans, the subcommittee shall make its recommendations to the full Redevelopment Entity prior to the Entity granting the redeveloper authorization to proceed to the Planning Board with a site plan and/or subdivision application.
3. The Planning Board shall deem any application for site plan and/or subdivision approval subject to this Redevelopment Plan Amendment incomplete if the proposed project has not been approved by the Redevelopment Entity as set forth herein and, if applicable, a fully executed Redevelopment Agreement is not submitted with the development application.



Redevelopment Standards

Introduction

This chapter of the Redevelopment Plan provides the land use and bulk requirements governing the redevelopment of the property.

Subdistricts

The redevelopment plan area is divided into four general subdistricts, illustrated in Figure 2. The subdistricts, are intended to have flexible boundaries, but shall comply with the following general requirements:

- **Subdistrict A: Non Residential.** This subdistrict shall be located on Lambs Road, and shall contain a maximum of 20 acres.
- **Subdistrict B: Mixed Use.** This subdistrict shall contain a minimum of 30 acres.
- **Subdistrict C: Residential Transition.** This subdistrict shall be located in the southeastern corner of the redevelopment area, containing a maximum of 12 acres.
- **Subdistrict D: Open Space.** This subdistrict shall contain a minimum of 12 acres.

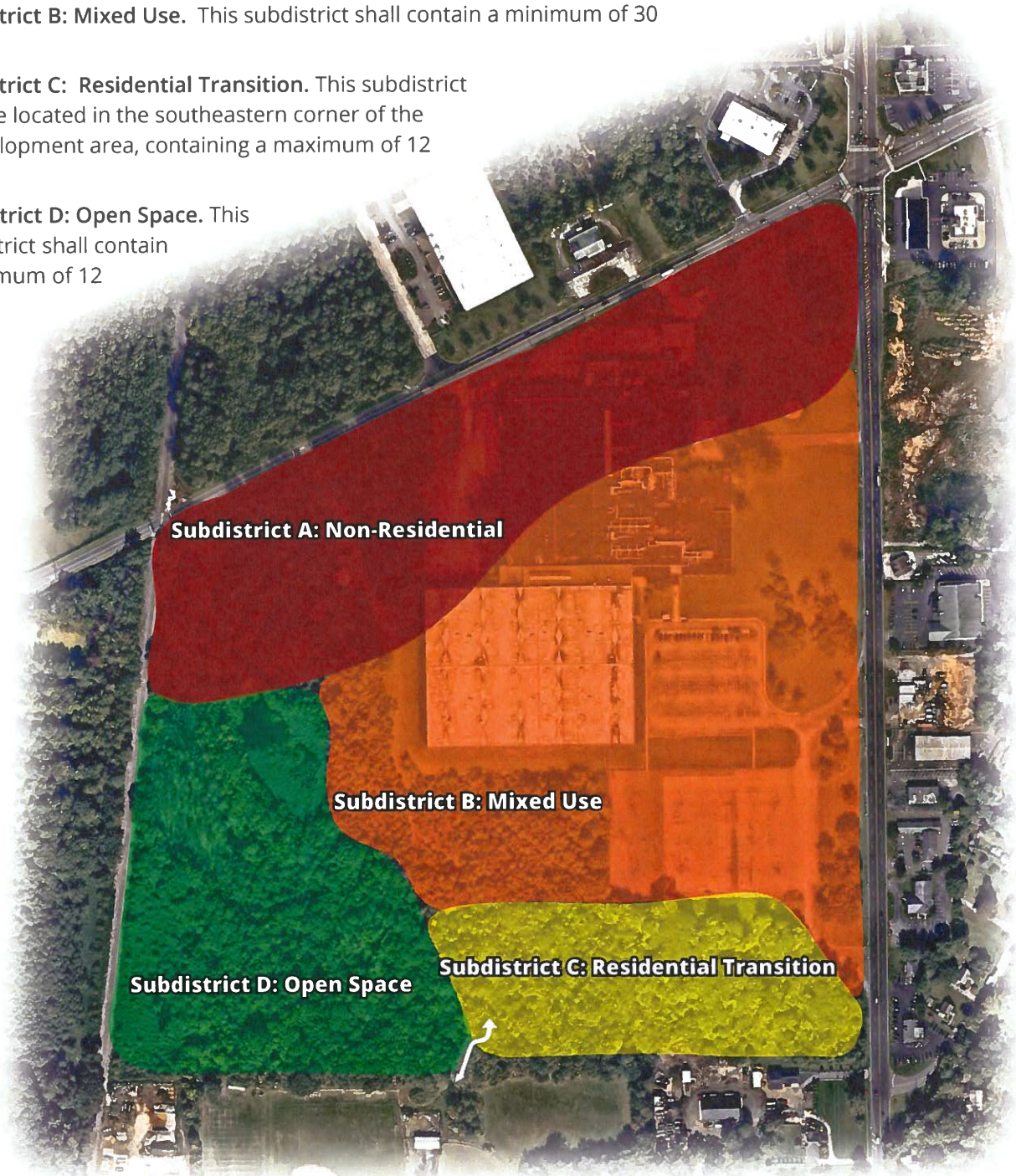


Figure 2: Redevelopment Subdistrict Concept Diagram

Redevelopment Standards

A. Definitions

1. Hotel-Shall refer to an establishment consisting of 100 or more individual sleeping units designed for transient travelers and not for permanent residents, where all entrances to individual rooms are accessed from the interior of the building, and further consisting of at least one restaurant and a minimum of 5,000 additional square feet of space devoted to banquet and/or meeting halls, auditoriums or conference rooms.
2. Sign, Freestanding -- A sign supported by one or more upright poles, columns or braces placed in or on the ground and not attached to any building or structures.
3. Sign, Monument – a sign not affixed to a building where the entire bottom is in contact with the ground.

B. Permitted Principal Uses

1. Subdistrict A: Non-Residential. The Non-Residential Subdistrict shall be located along Lambs Road, and shall be limited to a maximum of 20 acres of the redevelopment plan area. Uses permitted in Subdistrict A include:
 - a. Warehousing and distribution as a single use or in combination with offices such as in a flex-space arrangement.
 - b. Office building.
 - c. Laboratory for research or testing, not involving danger from fire or explosion.
 - d. Hotel
 - e. Uses containing a drive-thru component, including pharmacies, restaurants, and banks.
 - f. Indoor recreation
 - g. Day care center
 - h. Freestanding solar may be permitted only on those areas of the subdistrict where the where the Classification Exception Area (CEA) prohibits any other development permitted in this subdistrict, and if it would be permitted by NJDEP.
2. Subdistrict B: Mixed-Use. The Mixed Use Subdistrict shall contain a minimum of 30 acres. This subdistrict permits a combination of residential and non-residential commercial uses, which may be located within the same building. Uses permitted in Subdistrict B include:

- a. Multifamily residential
 - b. Townhouses
 - a. Retail store and manufacturing display room, not to include motor vehicle sales agency, motor vehicle repair shop or similar use.
 - b. Restaurant, cafe and catering establishment, or microbrewery.
 - c. Professional or business office or agency, or studio, medical, dental clinic or laboratory.
 - d. Bank
 - e. Personal service shop, including tailor, barber, beauty, fitness, dressmaking, shoe repair or similar shop; not to include boarding of pets.
 - f. Confectionery or bakery shop, custom shop for making articles to be sold at retail on the premises, provided that all processing activities shall, if located on the ground floor, be effectively screened from the front portion of the building by a wall or partition.
 - g. Day care centers.
 - h. Place of amusement or recreation, other than theater, provided that such use shall be located in a completely enclosed building.
 - i. Any combination of the above.
3. Subdistrict C: Residential Transition. The Residential Transition Subdistrict shall be located in the southeast section of the Redevelopment Area, providing a transition between the Mixed-Use subdistrict and the residential character to the south, and shall be limited to a maximum of 12 acres. Uses permitted in Subdistrict C include:
 - a. All uses permitted in Subdistrict B
 - b. Single Family dwelling
 - c. Single-Family semi-detached dwelling
 - d. Two-family dwelling
 - e. Any combination of the above.
 4. Subdistrict D: Open Space. The Open Space Subdistrict shall contain a minimum of 12 acres. Uses permitted in Subdistrict D shall be limited to passive recreation, subject to the limitations governed by the conservation easement held by the New Jersey Department of Environmental Protection. (Deed Book: 4748, Page 296)

C. Permitted Accessory Uses

1. Uses customary and incidental to permitted residential uses, including but not limited to resident amenities. This may include, but is not limited to clubhouses, pools, recreational and fitness areas, fitness trails, walking trails and bikeways, tot lots, dog park, outdoor barbecues, fire pits, gazebos, game rooms, community kitchens for tenant use, lobbies, community mailboxes, storage areas, and other amenities for use by residents and their guests.
2. Signs.
3. Off-street parking and loading. This may include structured parking located within the principal structure.
4. Trash enclosures.
5. Trash compactors located within the principal structure.
6. Fences, walls, and retaining walls.
7. Site utilities and structures, pump stations, backup generators, etc.
8. Stormwater management facilities.
9. Streets, roadways, and driveways.
10. Bicycle racks and bicycle maintenance equipment.
11. Open space, public parks, and passive recreation areas.
12. Electric Vehicle supply/service equipment.
13. Roof mounted photovoltaic panels and associated battery storage infrastructure.
14. Parking lot solar canopies and associated battery storage infrastructure.
15. Outdoor dining associated with a café.
16. Other accessory uses which are determined by the Planning Board to be customary and incidental to the permitted principal uses.

D. Area and Bulk Requirements

1. Subdistrict A: Non-Residential.
 - a. Setbacks of principal structures
 - (1) Minimum to a public road: 100 feet.
 - (2) Minimum to residential uses (including those in the mixed-use subdistrict): 100 feet
 - (3) Minimum to other properties in Subdistrict A: 50 feet

- (4) All other building setbacks: 50 feet
- b. Minimum lot area: 1 acre
- c. Maximum building height: 60 feet
- d. Maximum impervious coverage: 75 percent
- e. Parking Setbacks. For each lot, a minimum parking setback of 25 feet to a common or public roadway, and of 15 feet to a side or rear property line shall be maintained.

2. Subdistrict B: Mixed-Use.

- a. Maximum Residential Density: 15 dwelling units/acre
- b. Maximum Building Height: 4 stories/55 feet
- c. Setbacks of principal structures
 - (1) Minimum to Woodbury-Glassboro Road: 35
 - (2) Minimum to internal roads: 15 feet
 - (3) Minimum between buildings within the subdistrict; 20 feet
- d. Maximum impervious coverage: 75 percent

3. Subdistrict C: Residential Transition.

- a. Maximum Residential Density: 15 dwelling units/acre
- b. Maximum Building Height: 35 feet
- c. Setbacks of principal structures
 - (1) Minimum to Woodbury-Glassboro Road: 35
 - (2) Minimum to internal roads: 15 feet
 - (3) Minimum between buildings within the subdistrict; 20 feet
 - (4) Minimum to redevelopment area boundary: 50 feet
- d. Maximum impervious coverage: 75 percent

4. Subdistrict D: Open Space

- a. Subdistrict D may be developed to the extent permitted by the conservation easement held by the New Jersey Department of Environmental Protection.

E. Parking, Loading and Circulation

1. Parking and Loading shall be governed by the §35-26 (Off-Street Parking Space) and § 35-27 (Loading Areas), and all other relevant sections of Chapter 35 (Zoning), Chapter 33 (Land Subdivision), and Chapter 34 (Site Plan Review), except where modified by this section.
2. Residential parking shall be provided in accordance with RSIS.
3. In Subdistrict A and B, the minimum horizontal illumination shall be no lower than 0.2 footcandles, and the average horizontal illumination shall not exceed 2.5 footcandles.
4. Based upon guidelines provided by IDA (International Dark Sky Association) and IES (Illuminating Engineering Society), efforts should be made to minimize light trespass, obtrusive lighting, and reduce skyglow.
5. All off-street loading areas shall be shielded from public view.
6. Electric Vehicle Charging. Parking shall comply with Electric Vehicle Supply requirements found within the State Statute Chapter 171, in addition to any supplementary local regulations governing Electric Vehicle Supply equipment.
7. The right-of-way and pavement widths of all internal streets, roads and vehicle-traveled ways, whether public or private, shall be determined from sound planning and engineering standards in conformity to the estimated needs of the full proposed development and the traffic to be generated thereby. They shall be adequate in size, location and design to accommodate the maximum traffic, parking and loading needs and the access of fire-fighting and police vehicles.
8. All streets and roads, either dedicated public streets or privately owned and maintained, or any combination thereof, shall be subject to all Borough ordinances as well as the laws of the State of New Jersey with regard to construction.
9. Vehicular and pedestrian interconnections and/or provisions for future interconnections to adjacent parcels shall be provided as deemed necessary by the Planning Board.
10. A pedestrian circulation network shall be provided between and throughout Subdistricts B and C. This pedestrian circulation network should also provide a connection to the adjacent properties owned by the school district, the precise location of which to be determined through consultation with the

school district. This connection, shown as a white arrow, is illustrated in Figure 2.

11. Bicycle Parking.

- a. For buildings with 15 or more residential units, a secure bike room shall be provided for residential tenants of the building. Bicycle parking shall be provided at a minimum ratio of 0.25 bike spaces per unit. Any fractions shall be rounded up. The provision of bicycle parking spaces may be through a combination of indoor bicycle storage rooms, covered bicycle racks in the parking area, and outdoor bicycle racks. Any bicycle parking spaces within an automobile parking area shall be separated by a physical barrier to protect from damage by vehicles.
- b. An outdoor bike rack for at least three bikes shall be provided on each lot with commercial uses. Bike rack designs shall be functional, durable, and permanently secured to the ground.

12. Sidewalks and Pedestrian Circulation

- a. Curbing and sidewalks shall be provided along all public street frontages and internal roadways. Where sidewalks currently exist, they shall be replaced and constructed to all applicable accessibility guidelines.
- b. Where a driveway crosses over a sidewalk or other pedestrian pathway, the path shall either be appropriately marked, or raised.
- c. In Subdistrict A:
 - (1) Any parking lot or area for off-street parking or for the storage or movement of motor vehicles which abuts a street shall be separated from the street by a raised curb, planting strip, wall, or other suitable barrier against unchanneled motor vehicle entrance or exit, except for necessary accessways. The layout of any such lot shall be designed in such a manner as not to require vehicles to back out on the street, and the capacity of the lot shall be sufficient to prevent backup of vehicles on a public street while awaiting entry to the lot.
 - (2) Areas provided for loading and unloading of delivery trucks and other vehicles and for the servicing of shops by refuse collection, fuel or other service vehicles shall be adequate in size and shall be so arranged that they may be used without blockage

or interference with the use of accessways or automobile parking facilities.

F. Affordable Housing

1. The provision of affordable units shall comply with § 35-21 except as modified by this section.
2. The total minimum number of affordable housing units that shall be constructed shall be 15 percent of the total number of units approved by the Planning Board. All affordable housing units shall comply with the Borough's Affordable Housing Ordinance, the Uniform Housing Affordability Controls ("UHAC"), applicable affordable housing regulations, including but not limited to phasing and bedroom distribution requirements, any applicable order of the Court, and other applicable laws.
3. Affordable units shall be distributed throughout each building in a manner satisfactory to the Planning Board.
4. Affordable units shall have access to all of the amenities available to market rate units.
5. The developer shall be responsible for retaining a qualified Administrative Agent, as approved by the Borough, at the developer's sole cost and expense.

G. Supplemental Requirements

1. Each manufacturing or processing use permitted in the district shall be conducted within a completely enclosed building.
2. All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance, and all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind.
3. No building or tract shall be utilized for any use that is noxious, offensive or hazardous as defined in § 35-25.
4. In Subdistrict A, all buildings shall have exterior walls of noncombustible materials. No buildings shall have exterior walls of frame construction.
5. Lighting shall not be directed towards the sky, known as up-lighting, to prevent interference with commercial aviation routes, wildlife migration patterns, and to reduce light pollution.
6. The use of LED lighting within the range of 3,000 and 3,500 Kelvin (trending toward yellow) is encouraged.

H. Recreational Amenities

1. A minimum of 100 square feet of recreational space shall be provided for each residential unit. For the purposes of this section, recreational space may include:
 - a. Interior amenity space(s), such as fitness spaces, community spaces, co-working spaces, and other spaces available for use by residents.
 - b. Raised courtyard areas.
 - c. Swimming pool(s).
 - d. Public plaza(s).
 - e. Exterior walking paths.
 - f. Tot lot or playground space(s).
 - g. Bikeways.
 - h. Picnic areas.
 - i. Active recreational court spaces (including, but not limited to, tennis, pickleball, and basketball).
 - j. Outdoor passive recreation spaces.
2. Indoor recreation spaces and outdoor courtyard areas may also be provided and are permitted.

I. Off Tract Improvements

1. The designated Redeveloper(s) shall be responsible for any installation or upgrade of infrastructure related to their project whether on-tract or off-tract. Infrastructure items that may be required include, but are not limited to gas mains, electric lines, water mains, sanitary collection lines and interceptors, pump stations, storm sewers, telecommunications lines, roadway improvements, stormwater management facilities, traffic control devices, recreation or open space, streets, curbs, sidewalks, street lighting and street trees or other improvements. The extent of the Redeveloper's responsibility will be outlined in the Redevelopment Agreements with the Borough.
2. Subject to reimbursement from other benefited parties, if any, or as otherwise agreed to, the Redeveloper shall assume and pay the entire cost for any increase in the size or scope of existing off-tract infrastructure and ancillary facilities as may be required by the Borough of Pitman or other review agencies with jurisdiction. The extent of the Redeveloper's responsibilities in these regards shall be outlined in the Redevelopment Agreement between the Borough and the Redeveloper of the project.

J. Traffic Impact

1. The designated Redeveloper(s) shall submit a traffic impact study analyzing existing and anticipated traffic patterns on-site and off-site.
2. The traffic impact study shall also include details on how the site will accommodate deliveries, emergency vehicles, and trash pickup.

K. Environmental Impact

1. The project shall comply with the requirements of the New Jersey Department of Environmental Protection, and all other applicable regulatory agencies.

L. Utilities

1. Development of the redevelopment area shall be served by public water and sewer.
2. High speed internet access shall be provided in all residential and nonresidential tenant spaces.
3. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
4. All rooftop mechanical equipment, inclusive of solar equipment, shall be screened from view from all vantage points at grade or below the roof.
5. Placement of any PTAC (packaged terminal air conditioner) units within the façade should be part of a larger, architecturally cohesive façade design, if necessary flanked with symmetrical framing or grilles, rather than arbitrarily placed punched openings. Any logos or lettering exceeding two inches in height and which appears to be visually obtrusive on the exterior of PTAC units shall be removed or covered with a grill or similar means so that the PTAC unit blends unobtrusively into the surrounding façade.
6. To the greatest extent feasible, any existing utility poles along Lambs Road and Woodbury-Glassboro Road within the Redevelopment Area should be eliminated. For all development within the Redevelopment Area, utilities shall be placed underground.

M. Stormwater

1. The development shall comply with all local and state stormwater regulations.

N. Infrastructure Maintenance

1. No on-site infrastructure constructed shall be owned by or be the responsibility of the Borough of Pitman.
2. A plan for the maintenance of all improvements and infrastructure shall be submitted to the Planning Board as part of an application for site plan review.

O. Building Facades

1. Any proposed development consisting of more than one building or use shall comprise a single or unified architectural and landscaping scheme, with buildings, parking and service areas and circulation and open spaces designed as an integrated and harmonious unit.
2. Each use shall provide and maintain attractively landscaped grounds, or make any other suitable screening provision which is necessary to adequately safeguard the non-industrial character of adjacent districts, and each building shall be designed so as to minimize its traditional industrial appearance, and shall, insofar as practicable, afford minimum external evidence of the nature of the operation conducted therein.
3. Buildings are encouraged to incorporate such building elements as entrances, corners, graphic panels, etc., as a means to provide a visually attractive environment.
4. Overhead canopies and awnings are encouraged at primary building entrances. Such features are permitted to extend into the required front yard setback, but in no case may they extend over a lot line.
5. Minimum transparent window area along ground floor: 40 percent of ground floor facade area.
6. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
7. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than fifty (50') feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
8. Vertical offsets can include pilasters, projecting bays, changes in facade materials and

balconies.

9. The architectural treatment of a facade shall be completely continued around all street-facing facades of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors and details.
10. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment.
11. Roofline offsets shall be provided along any gable roof measuring more than fifty (50') feet in length.
12. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other such elements, where appropriate.
13. Building facades visible from any street shall consist of durable, long-lasting materials such as brick, stone, cast stone, Hardie plank or other high-quality material.
14. Tenant refuse collection systems shall be inside all residential buildings. Outdoor dumpsters are permitted so long as they are screened on three (3) sides by a masonry wall and the gate(s) is composed of a sturdy, solid material.

P. Balconies and Roof Decks

1. Balconies
 - a. Balconies may be projecting or recessed.
 - b. Balconies shall not count toward building coverage.
2. Roof Decks
 - a. Unenclosed roof decks for the enjoyment of residents, guests, and customers shall be permitted as accessory uses.
 - b. Roof decks without interior space other than minimal stair and elevator vestibules shall not count as a story.
 - c. Lighting of decks is permitted but must be indirect and screened from adjacent structures.

Q. Screening and Landscaping

1. Shade trees along all public and private rights-of-way shall be provided every 50 feet of street frontage.
2. All portions of the property not utilized by buildings or parking areas shall be hardscaped and landscaped, with a combination of

fencing, shrubbery, ground cover, xeriscaping, trees, and native plantings. A complete site plan showing all proposed planting shall be required for review and approval by the Planning Board.

3. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entrance ways, screen parking areas, mitigate adverse visual impacts, provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture and color. The selection of plants in terms of susceptibility to disease and insect damage, wind and ice damage, habitat, soil conditions, growth rate, longevity, root pattern, maintenance requirements, etc., shall be considered.
4. A minimum of 30 percent of the plantings proposed shall be indigenous to the region.
5. Site entrances and unique areas shall have special landscaping treatment. Flowerbed displays are encouraged.
6. Foundation plantings shall be provided at all buildings. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groupings of small trees in order to provide human scale to building facades and winter interest.
7. Where Subdistrict A will abut Subdistrict B, a planted buffer of not less than 50 feet in width that includes a variety of trees, with an initial planting height of eight (8') feet, and may include one or more berms, fencing and/or walls. The buffer shall provide a visual screen of 60 percent of the view from November to April at a height of ten (10') feet within two years from installation. These standards may be adjusted for purposes of retaining existing vegetation.
8. Any such lot which provides space for more than 20 motor vehicles shall be landscaped including shrubs and trees distributed throughout the parking area.
9. All HVAC and mechanical equipment shall be adequately screened from view by landscaping or as approved with another means of concealment.
10. Evergreen trees and shrubs shall be utilized to screen all unwanted views into the site, including, but not limited to, delivery, loading/

unloading areas, refuse storage areas, utilities, and parking lots. Group plantings, rather than hedge plantings, are encouraged for screening purposes.

11. Landscaping around buildings and in smaller open spaces scattered throughout the site should be planted with the purpose of visually enhancing the buildings or open spaces in which they are located and shall contain a variety of plantings that are attractive during all seasons, throughout the year.
12. Rain gardens, which function as landscaped open space while serving as detention/ filtration basins, are encouraged and should be planted with wildflowers or crown vetch in combination with groupings of evergreen trees and shrubs, flowering trees and shrubs, or a combination of all, so as to be visually attractive throughout all four seasons.

R. Site Furniture

1. A minimum of one bench shall be provided for every 50 linear feet of sidewalk in Subdistrict B.
2. All site furniture, including trash receptacles, benches, bike racks, seating walls, pavers, and decorative lighting shall be consistent in style and color and submitted for review and approval.

S. Lighting

1. Lighting shall comply with municipal code §35-25 unless otherwise herein modified.
2. If roof decks or other elevated terraces are proposed, a rooftop lighting plan shall provide for non-glare color-corrected lights focused downward.
3. Any other outdoor lighting, such as building and sidewalk illumination, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties and traffic safety.

T. Trash and Recycling

1. Trash receptacles shall be located within the building or in the rear yard and shall be enclosed with a solid fence or masonry. No trash receptacle shall be visible from any public street.
2. Trash/recycling enclosures shall be designed so that they fit within an overall project design.

U. Signage

1. Signage shall comply with the requirements of § 35-34 Signs, except where modified by this section. All proposed signage shall be

submitted as part of any site plan application.

2. Wall signage.

- a. Wall signs are not permitted along facades not ordinarily accessed by the public, such as loading areas.
- b. The following types of wall signs shall be permitted:
 - (1) Channel Letter Signs.
 - (2) Halo Illumination Sign.
 - (3) Externally Illuminated Sign, containing individual cut letters with gooseneck lighting.
- c. The maximum sign area for each facade shall not exceed 20 percent of that façade's area, but not to exceed 100 square feet.
- d. Wall signs shall not be permitted above the roofline or the bottom of any second-floor windows, whichever is lower.

3. Freestanding and Monument signage.

- a. One monument or freestanding sign shall be permitted per principal use per street frontage. No freestanding sign shall be located closer than 100 feet to any other freestanding sign on the same side of the street.
- b. The monument or freestanding sign shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
- c. Sign setbacks
 - (1) The sign shall be set back from an internal roadway a minimum of 5 feet.
 - (2) All freestanding and monument signs shall be set back a minimum of 5 feet from Lambs Road or Woodbury-Glassboro Road, except for official traffic signs and government/regulatory signs.
- d. Sign area
 - (1) The area of a monument sign, which is supported by a base that is architecturally distinct from the sign, shall not include the area of the base.
 - (2) Sign area for each permitted freestanding or monument sign shall be a maximum of 50 square feet.
 - (3) If more than one business occupies

the same property or building, the sign area for a freestanding or monument sign may be increased to a total of 100 square feet to serve the multiple businesses.

- e. Landscaping, consisting of flowers, ornamental ground cover, or shrubbery or combination of the same shall be provided and maintained in a bed at the base of the monument or freestanding sign.
- f. The base of the monument sign shall be constructed of materials that are consistent with the building architecture.
- g. Monument or freestanding signs may be internally or externally illuminated.
- h. The maximum height of the sign, inclusive of base, shall be 20 feet for a freestanding sign, and 15 feet for a monument sign.
- i. Monument or freestanding signs may be internally or externally illuminated.



Appendix



Appendix A | Resolution 75, 2018

Resolution authorizing an Area in Need of Redevelopment Study

RESOLUTION NO. 75, 2018

RESOLUTION AUTHORIZING THE BOROUGH OF PITMAN PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO ESTABLISH A NON- CONDEMNATION REDEVELOPMENT AREA WITHIN THE BOROUGH OF PITMAN, GLOUCESTER COUNTY

WHEREAS, *N.J.S.A.* 40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Mayor and Council of the Borough of Pitman (“Borough”) consider it to be in the best interest of the Borough to have the Borough’s Planning Board (“Planning Board”) conduct such an investigation regarding parcels delineated on the official Tax Map of the Borough as Block 138, Lot 1 (the “Study Area”); and

WHEREAS, a non-condemnation redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, but shall not authorize the use of eminent domain (hereinafter referred to as a “Non-
Condemnation Redevelopment Area”); and

WHEREAS, the present conditions at the aforementioned Study Area may be detrimental to the safety and welfare of the community thereby requiring redevelopment to better serve the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pitman, County of Gloucester, that:

1. The Planning Board is hereby directed to conduct a preliminary investigation, and in connection therewith, to hold a public hearing to determine whether the aforementioned Study

Area is a Non-Condernation Redevelopment Area according to the criteria set forth in *N.J.S.A.* 40A:12A-5.

2. The Planning Board is hereby directed to prepare a report of its findings and once completed, the Planning Board is directed to transmit the report to the Mayor and Council of the Borough of Pitman for their review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 et seq.

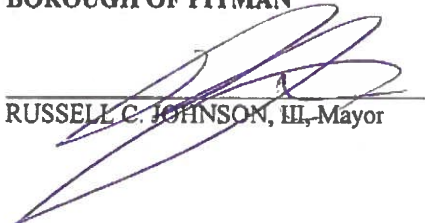
3. This Resolution shall take effect immediately.

ADOPTED at the meeting of the Borough Council of the Borough of Pitman, County of Gloucester, State of New Jersey held on May 14, 2018.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Austin	✓			
Blass	✓			
Pierpont	✓			
Razze	✓			
Rudley	✓			
Weng	✓			
Mayor Johnson				

BOROUGH OF PITMAN



RUSSELL C. JOHNSON, III, Mayor

ATTEST:



JUDITH O'DONNELL,
Borough Clerk/Administrator

Appendix B | Resolution 2018-07

Planning Board Resolution authorizing its Planner to conduct an Area in Need of Redevelopment Study

PITMAN PLANNING/ZONING BOARD

RESOLUTION AUTHORIZING BOARD PLANNER, J. TIMOTHY KERNAN, P.E., P.P., C.M.E., TO CONDUCT A PRELIMINARY INVESTIGATION INTO WHETHER OR NOT AN AREA OF THE BOROUGH OF PITMAN QUALIFIES AS A “NON-CONDEMNATION REDEVELOPMENT AREA”

RESOLUTION NO. 2018- 07

WHEREAS, The Borough Council of the Borough of Pitman has, by Resolution 75, 2018, dated May 14, 2018, directed the Pitman Planning/Zoning Board to conduct a preliminary investigation regarding parcels delineated on the official tax map of the Borough, as Block 138, Lot 1 (the “Study Area”) to determine whether said “Study Area” is an area qualifying as a “Non-Condemnation Redevelopment Area” under the standards set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E. of the firm Maser Consulting P.A. have been retained by the Pitman Planning/Zoning Board as its Planner and Engineer.

NOW, THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Borough of Pitman, that:

1. The Board hereby directs it's Planner/Engineer J. Timothy Kernan, P.E., P.P., C.M.E. to conduct a preliminary investigation in connection with the “Study Area” set forth above to determine whether said “Study Area” qualifies as a “Non-Condemnation Redevelopment Area” under the standards set forth in *N.J.S.A. 40A:12A-5*.
2. Further, upon receipt of said investigation report, the Pitman Planning/Zoning Board will hold a public hearing prior to recommendation to the governing body pursuant to the requirements of *N.J.S.A. 40A:12A-6a*.
3. This Resolution shall take effect immediately.

ADOPTED by the Planning/Zoning Board of the Borough of Pitman at its meeting on
May 21, 2018.

Those Planning/Zoning Board Members voting in favor were:

Councilman WONG	MR. SIENKAMP
MRS. KELLEY	MRS. STECH
MR. LOWDEN	MR. ROMICK
MR. OWEN	MR. FRANCHI
MR. RYDER	

Those Planning/Zoning Board Members voting against were:

NONE

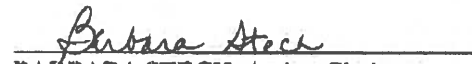
Those Planning/Zoning Board Members abstaining were:

NONE

ATTEST:


BRUCE LOWDEN, Secretary

PITMAN PLANNING/ZONING BOARD


BARBARA STECH, Acting Chairman

Appendix C | Resolution 2019-07

Planning Board Resolution recommending that the subject property be designated a Non-Condemnation Area in Need of Redevelopment.

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF PITMAN RECOMMENDING DESIGNATION OF BLOCK 138, LOT 1 AS A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT WITHIN THE BOROUGH OF PITMAN, GLOUCESTER COUNTY

RESOLUTION NO. 2019-07

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., specifically N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of a municipality is a redevelopment area; and

WHEREAS, pursuant to Resolution No. 75-2018, adopted by the Mayor and Council of the Borough of Pitman, the Planning & Zoning Board of the Borough of Pitman acting in their capacity as Planning Board ("Planning Board") conducted an investigation to determine whether Block 138, Lot 1 ("Study Area") should be designated as a non-condemnation area in need of redevelopment and considered the Preliminary Investigation Determination of Need Report as prepared by J. Timothy Kernan, PE, PP, CME of Maser Consulting, P.A. dated January 2019 ("Study Area Report"); and

WHEREAS, the Planning Board conducted a public hearing on January 22, 2019 concerning the potential designation of the Study Area as a non-condemnation redevelopment area and the meeting was open to the public and all members of the public, as well as all affected property owners, had an opportunity to address questions and comments to the Planning Board and its professionals; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was provided to the property owners as mandated by the aforesaid statute and also notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board prepared a map showing the boundaries of the Study Area and the location of the property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, the Study Area Report is incorporated and adopted herein by reference; and

WHEREAS, all members of the Planning Board reviewed the Study Area Report.

NOW, THEREFORE, the Planning Board of the Borough of Pitman makes the following findings of fact and conclusions of law with respect to the Study Area Report for the Study Area;

1. The Mayor and Council have directed the Planning Board to conduct a preliminary investigation to determine whether the Study Area is a non-condemnation redevelopment area in accordance with the criterion set forth in N.J.S.A. 40A:12A-1 et seq.

2. Results of the Study Area Investigation, conducted by the Planning Board, along with the Study Area Report, are to be submitted to the Mayor and Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.
3. The Planning Board finds and recommends to the Mayor and Council that the Study Area, Block 138, Lot 1, satisfies criteria “b”, “d”, “e”, and “h” as set forth in N.J.S.A. 40A:12A-5, as set forth in the Study Area Report and the testimony of J. Timothy Kernan, PE, PP, CME, specifically finding that the following conditions exist:

N.J.S.A. 40A:12A-5(b) – *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

The Study Area was developed and used as a manufacturing facility and offices. A warehouse accompanied the primary use as an accessory use. Since 2013, when Sony sold the site, the primary manufacturing use has been discontinued. Currently, the only use of the site is the warehouse for storage.

N.J.S.A. 40A:12A-5(d) – *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

The improvements located within the Study Area were constructed in 1959, with various additions and expansions through 1995. As a result, the oldest portions of the facility are nearing 60 years in age, with the newest portions of the facility well over 20 years in age. The original facility was designed to produce vinyl records, which then transitioned in the 1980s to produce compact discs (CDs). Although vinyl is “retro”, both CDs and vinyl are becoming increasingly obsolete in favor of streaming audio and cloud-based systems.

The Study Area also contains excessive land coverage in the form of two (2) expansive employee parking lots, both of which are open, paved areas. The first lot contains 225 parking stalls over 90,667 square feet (over 2 acres), and the second lot contains 320 parking stalls over 176,227 square feet (over 4 acres). The surface parking accounts for nearly ten percent of the usable land.

This large quantity of impervious coverage is also a significant generator of stormwater. Based on site plans for the property, the stormwater system for the parking lots appears to be directed to the adjacent wetland area, a design that is faulty and obsolete as it is no longer permitted under present development regulations. In addition, current design requirements for parking areas in the Planned Industrial (PI) zone require landscaping with shrubs and trees distributed throughout the parking area (Borough Code §35-11.5(g)) for all parking areas providing space for more than twenty (20) motor vehicles. The Study Area’s expansive parking lots do not meet the current design standards.

In addition, the conditions of the Study Area also include excessive and deteriorating impervious lot coverages, including remains of a prior heliport in the front of the property, concrete pylons that have not been removed from parking areas, and poorly defined site circulation including a dead end loading/unloading area which greatly inhibits large truck circulation.

Lastly, the Study Area in its current state is detrimental to the safety, health, morals and welfare of the community for the following reasons:

- a. The Study Area contains documented evidence of multiple contaminants affecting the soil and groundwater. Environmental reports circa 2000 indicated that one of the affected areas projected a 63-year timeline required for cleanup, while the timeline for the other area remains indeterminate.
- b. The Study Area's sidewalk network is not contiguous and not conducive to pedestrian access. Section 35-11.4(n) of the Borough Code, entitled "Area, Yard and Height Regulations" for the Planned Industrial (PI) Zone, requires pedestrian and bicycle facilities on the site and along site frontage as deemed appropriate by the Planning Board.
- c. The parking lots do not appear to be secured from unauthorized use.

N.J.S.A. 40A:12A-5(e) – A growing lack or total lack of proper utilization of areas by the condition of title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

The undertaking of improvements within certain sectors of the Study Area is not only discouraged, but prohibited. Within the Study Area is a 12-acre conservation easement which restricts development in the area of the rail corridor, as well as the wetlands area. Additionally, the Study Area's environmental contamination discourages the undertaking of improvements with estimates of remediation efforts lasting more than half a century.

The Study Area also contains nonconforming conditions, as described above, which are detrimental to the safety, health, morals, or welfare of the Pitman community. Moreover, the successful reassessment appeal by the new owners is evidence that the Study Area is significantly less productive than it was a decade ago. The lack of investment in the property is having a deleterious effect on the greater Pitman community, as the Borough's loss of tax revenue has been significant. The inability to develop the property to its potential has a negative impact on the community's overall tax base.

N.J.S.A. 40A:12A-5(h) – The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The Study Area is entirely located within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within the PA1 area. Redevelopment of the Study Area is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of the Borough of Pitman.

The Study Area can be connected to the surrounding residential neighborhood and commercial uses through a sidewalk system to link pedestrians to surrounding facilities. The Study Area is also adjacent to the proposed Glassboro-Camden Light Rail, with a potential station on or near the site. Providing access to public transportation for those that may live or work on or near the site is consistent with adopted smart growth planning principles.

The Study Area is also consistent with a proposed new State Plan revision, known as the State Strategic Plan, released in 2012. The redevelopment of the Study Area would implement many of the "Garden State Values" or Smart Growth policies of the Strategic State Plan consisting of concentrated development, utilizing existing infrastructure and providing transportation choices.

Lastly, the redevelopment of the Study Area is consistent with the Smart Growth planning practices recommended by non-profit State and regional planning interest groups in New Jersey such as New Jersey Future, Plan Smart NJ and the Regional Plan Association.

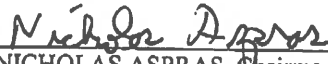
4. On Motion made and duly seconded, the Planning Board voted to recommend to the Borough Council, based upon the Preliminary Investigation Determination of Need Report as prepared by J. Timothy Kernan, PE, PP, CME of Maser Consulting, P.A. dated January 2019 and testimony provided by J. Timothy Kernan, PE, PP, CME that the Study Area be designated as a Non-Condemnation Redevelopment Area.

NOW THEREFORE, BE IT RESOLVED that the Planning Board recommends to the Mayor and Council of the Borough of Pitman that Block 138, Lot 1, the Study Area, be designated as a Non-Condemnation Redevelopment Area within the Borough of Pitman pursuant to N.J.S.A. 40A:12A-1 et seq.

ATTEST:

**BOROUGH OF PITMAN
PLANNING & ZONING BOARD**


CONNIE ANDERSON, Secretary
BRUCE LOWDEN


NICHOLAS ASPRAS, Chairman

THOSE IN FAVOR: CHAIRMAN ASPRAS
COUNCILMAN WENG
MRS KELLEY
MR. LOWDEN
MR. OWEN
MR. Ryden

MRS. STERN
MR. ROMICK
MR. FRANCHI
MRS. GIOFFI

Appendix D | Resolution 36, 2019

Governing Body resolution declaring the property a Non-Condemnation Area in Need of Redevelopment.

RESOLUTION NO. 36, 2019

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PITMAN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, DESIGNATING BLOCK 138, LOT 1 AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (“LRHL”), specifically N.J.S.A. 40A:12-A-6, authorizes the governing body of any municipality, by Resolution, to instruct its Planning Board to conduct a preliminary investigation to determine whether any area of the municipality qualifies as an “Area in Need of Redevelopment” pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Mayor and Council of the Borough of Pitman (the “Borough Council”) adopted Resolution No. 75, 2018, directing the Borough of Pitman’s Planning Board (the “Planning Board”) to conduct an investigation to determine whether Block 138, Lot 1 (the “Study Area”) should be designated as a “Non-Condemnation Redevelopment Area” and

WHEREAS, a “Non-Condemnation Redevelopment Area” authorizes a municipality to use all those powers provided by the Legislature for use in a redevelopment area, but shall not authorize the use of eminent domain; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, due notice of the public hearing was provided to the property owner(s) as mandated by statute and notice was posted and published in accordance with the law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board prepared a map showing the boundaries of the Study Area and the location of the various parcels of property included therein and appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, the Planning Board conducted a public hearing on January 22, 2019 concerning the potential designation of the Study Area as a “Non-Condemnation Redevelopment Area” and considered the report entitled “Preliminary Investigation Determination of Need Report for Block 138, Lot 1” as prepared by J. Timothy Kernan, PE, PP, CME, of Maser Consulting, P.A., dated January 2019 (the “Study Area Report”) and the meeting was open to the public and all members of the public, as well as all affected property owners, each of whom had an opportunity to address questions and comments to the Planning Board and its professionals; and

WHEREAS, the Planning Board determined that, based upon the Study Area Report and the testimony of J. Timothy Kernan, PE, PP, CME, the Study Area qualifies as a “Non-Condemnation Redevelopment Area” pursuant to criteria “b”, “d”, “e” and “h” as set forth in N.J.S.A. 40 A:12A-5, as set forth in the Study Area Report, and adopted a Resolution recommending designation of the Study Area as a “Non-Condemnation Redevelopment Area”.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Pitman, County of Gloucester, and State of New Jersey as follows:

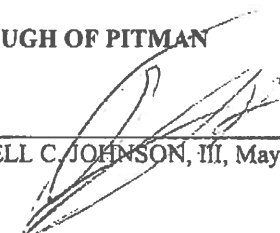
1. The Mayor and Borough Council hereby accepts the Study Area Report and recommendation of the Planning Board and hereby designates Block 138, Lot 1 as a “Non-Condemnation Redevelopment Area” for the reasons set forth in the Study Area Report and the Resolution adopted by the Planning Board in accordance with N.J.S.A. 40 A:12A-5.
2. The Clerk of the Borough, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person if any, who filed a written objection to the Planning Board’s recommendation, with service to be in a manner provided by N.J.S.A. 40A:12A-1 et seq., as amended.
3. The Clerk of the Borough shall forward a certified copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review and approval.
4. This Resolution shall take effect immediately.

ADOPTED at the meeting of the Borough Council of the Borough of Pitman, County of Gloucester, State of New Jersey held on February 11, 2019.

COUNCIL VOTE

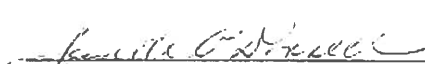
	YES	NO	ABSTAIN	ABSENT
Austin	X			
Blass	X			
Pierpont	X			
Razze	X			
Rudley	X			
Weng	X			
Mayor Johnson				

BOROUGH OF PITMAN



RUSSELL C. JOHNSON, III, Mayor

ATTEST:



JUDITH O'DONNELL, Borough Clerk/Administrator

CERTIFICATION

I, Judith O'Donnell, Borough Clerk/Administrator, of the Borough of Pitman, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Mayor and Borough Council at a meeting of the Borough of Pitman held on February 11, 2019.

JUDITH O'DONNELL, Borough Clerk/Administrator

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Appendix E | Resolution 65, 2022

Resolution authorizing an Area in Need of Redevelopment Study

RESOLUTION 65, 2022

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PITMAN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AUTHORIZING THE BOROUGH OF PITMAN PLANNING AND ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO ESTABLISH A CONDEMNATION REDEVELOPMENT AREA WITHIN THE BOROUGH OF PITMAN, GLOUCESTER COUNTY, STATE OF NEW JERSEY

WHEREAS, N.J.S.A 40A:12A-6 authorizes the governing body of any municipality by Resolution to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a redevelopment area pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS the Mayor and Council of the Borough of Pitman ("Borough") consider it to be in the best interest of the Borough to have the Borough's Planning and Zoning Board ("Planning Board") conduct such an investigation regarding the parcels delineated on the official Tax Map of the Borough as Block 138, Lot 1 (the "Study Area"); and

WHEREAS the Borough Planning Board previously conducted an investigation into the Study Area, pursuant to Borough Resolution No. 75, 2018, authorizing the Planning Board to conduct an investigation to determine whether the Study Area should be designated a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Board, after preliminary investigation, duly noticed public hearing and preparation of a map showing the boundaries of the Study Area and the location of the property included therein, found and recommended in Resolution 2019-07, that the Study Area, Block 138, Lot 1, satisfies criteria "b", "d", "c", and "h" as set forth in N.J.S.A. 40A:12A-5, as set forth in the Study Area Report and the testimony of J. Timothy Kernan, PE, PP, CME, which are incorporated herein by reference, and

WHEREAS the Mayor and Council consider it in the best interest of the Borough to authorize a further study and investigation to determine whether the Study Area should be designated as a Condemnation Redevelopment Area, and

WHEREAS a condemnation redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area,

including the use of eminent domain (hereinafter referred Condemnation Redevelopment Area);
and

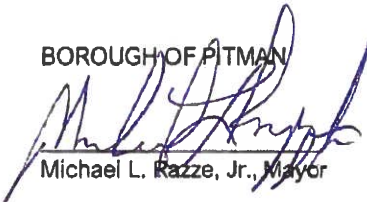
WHEREAS the present conditions in the aforementioned Study Area may be detrimental to the safety and welfare of the community thereby requiring redevelopment to better serve the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pitman, County of Gloucester, that;

1. The Planning Board is hereby directed to conduct a preliminary investigation and update the Redevelopment Plan, and in connection therewith, to hold a public hearing to determine whether the afore-mentioned Study Area is a Condemnation Redevelopment Area according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The Planning Board is hereby directed to prepare a report of its findings and once completed, the Planning Board is directed to transmit the report to the Mayor and Council of the Borough of Pitman for their review and approval in accordance with the provisions of the local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*
3. This Resolution shall take effect immediately.

ADOPTED at a meeting of the Mayor and Council of the Borough of Pitman held at 110 S. Broadway, in the Borough of Pitman, New Jersey 08071 on March 14, 2022.

BOROUGH OF PITMAN


Michael L. Razzo, Jr., Mayor

ATTEST:


JUDITH O'DONNELL
Borough Clerk/Administrator

Appendix F | Resolution 2022-10

Planning Board Resolution authorizing its Planner to conduct an Area in Need of Redevelopment Study

PITMAN PLANNING/ZONING BOARD

RESOLUTION AUTHORIZING BOARD PLANNER, J. TIMOTHY KERNAN, P.E., P.P., C.M.E., TO CONDUCT A PRELIMINARY INVESTIGATION INTO WHETHER OR NOT AN AREA OF THE BOROUGH OF PITMAN QUALIFIES AS A "CONDEMNATION REDEVELOPMENT AREA"

RESOLUTION NO. 2022- 10

WHEREAS, The Borough Council of the Borough of Pitman has, by Resolution 65, 2022, dated March 14, 2022, directed the Pitman Planning/Zoning Board to conduct a preliminary investigation regarding the parcels delineated on the official tax map of the Borough of Pitman, as Block 138, Lot 1 (the "Study Area") as an area qualifying as a "Condemnation Redevelopment Area" under the standards set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, J. Timothy Kernan, P.E., P.P., C.M.E. of the firm Maser Consulting P.A. have been retained by the Pitman Planning/Zoning Board as its Planner and Engineer; and

WHEREAS, the Planning/Zoning Board has previously conducted an investigation into the Study Area, pursuant to Borough Resolution 75-2018 authorizing Planning/Zoning Board to conduct an investigation to determine whether the Study Area should be the designated a Non-Condemnation area in need of redevelopment; and

WHEREAS, the Planning/Zoning Board, after preliminary investigation, duly noticed public hearing, and preparation of a map showing the boundaries of the study area and the location of the property included therein, found and recommended in Planning/Zoning Board Resolution 2019-7 that the Study Area, Block 138 Lot 1, satisfies criteria "b", "d", "c", and "h" as set forth in *N.J.S.A. 40A:12A-5*, as set forth in the Study Area Report and the testimony of J. Timothy Kernan, PE, PP, CME, which are incorporated herein by reference.

NOW, THERFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Borough of Pitman, that:

1. The Board hereby directs it's Planner/Engineer J. Timothy Kernan, P.E., P.P., C.M.E. to conduct a preliminary investigation in connection with the "Study Area" set forth above to determine whether said "Study Area" qualifies as a "Condemnation Redevelopment Area" under the standards set forth in *N.J.S.A. 40A:12A-5*.

2. Further, upon receipt of said investigation report, the Pitman Planning/Zoning Board will hold a public hearing prior to recommendation to the governing body pursuant to the requirements of *N.J.S.A. 40A:12A-6*.

3. Notice of the public hearing will be provided by the Municipal Clerk pursuant to *N.J.S.A. 40A:12A-6(d)*.

ADOPTED by the Planning/Zoning Board of the Borough of Pitman at its meeting on March 21, 2022.

Those Planning/Zoning Board Members voting in favor were:

Chairman Aspras

Mrs. Stech

Mayor Rabe

Councilman Fitzpatrick

Mr. Ryder

Mr. Stenkamp

Mr. Owen

Mr. Romick

Mr. Franchi

Those Planning/Zoning Board Members voting against were:

None

Those Planning/Zoning Board Members abstaining were:

None

ATTEST:


JACK FRANCHI, Secretary

PITMAN PLANNING/ZONING BOARD


NICHOLAS ASPRAS, Chairman

Appendix G | Resolution 2022-15

Planning Board Resolution recommending that the subject property be designated a Condemnation Area in Need of Redevelopment.

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF PITMAN RECOMMENDING DESIGNATION OF BLOCK 138, LOT 1 AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT WITHIN THE BOROUGH OF PITMAN, GLOUCESTER COUNTY

RESOLUTION NO. 2022-15

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, specifically N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether certain parcels of land located therein constitute areas in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on March 14, 2022, the Borough Council ("Council") of the Borough of Pitman ("Borough") adopted Resolution No. 65-2022 authorizing and directing the Planning Board of the Borough ("Planning Board") to conduct a preliminary investigation to determine whether certain property, identified as Block 138, Lot 1 on the official Tax Maps of the Borough ("Study Area") satisfy the criteria set forth N.J.S.A. 40A:12A-5 to be designated as a "Condemnation Redevelopment Area" ("Preliminary Investigation") and to report the results of its Preliminary Investigation to the Council; and

WHEREAS, as part of its Preliminary Investigation, the Planning Board caused J. Timothy Kernan, PE, PP, CME and Kristen J. Russell, PP, AICP of Colliers Engineering and Design, the Board's Consulting Planner ("Board Planner"), to prepare a report dated May 25, 2022 entitled "Sony Study Area, Preliminary Investigation Determination of Need Report, Block 138, Lot 1, 400 N. Woodbury Glassboro Road (CR 553), Borough of Pitman, Gloucester County, New Jersey" ("Preliminary Investigation Study") to aid the Planning Board in making its determination whether the Study Area should be designated as a Condemnation Redevelopment Area; and

WHEREAS, in furtherance of its Preliminary Investigation, the Planning Board conducted a public hearing on June 20, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Planning Board reviewed the Preliminary Investigation Study, the Study Area map and associated documents, and heard testimony from the Board Planner, and members of the public were given an opportunity to be heard, to present evidence and to ask questions concerning the potential designation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Planning Board prepared a map showing the boundaries of the Study Area and the location of the property included therein. Appended to the map was a statement setting forth the basis for the investigation; and

WHEREAS, all members of the Planning Board reviewed the Preliminary Investigation Study; and

WHEREAS, the Planning Board, having considered the Preliminary Investigation Study, the Study Area map and associated documents, as well as the testimony of the Board Planner, J. Timothy Kernan, PE, PP, CME, and members of the public, finds as follows:

1. The Planning Board incorporates herein the facts and findings set forth in the report prepared by J. Timothy Kernan, PE, PP, CME and Kristen J. Russell, PP, AICP of Colliers Engineering and Design, the Board's Consulting Planner ("Board Planner"), dated May 25, 2022, and entitled "Sony Study Area, Preliminary Investigation Determination of Need Report, Block 138, Lot 1, 400 N. Woodbury Glassboro Road (CR 553), Borough of Pitman, Gloucester County, New Jersey."
2. The Study Area consists of property known as Block 138, Lot 1, approximately 76.61 acres within the PI – Planned Industrial Zone.
3. The Preliminary Investigation, along with this Resolution, which was conducted by the Planning Board is to be submitted to the Mayor and Council as the report of the Planning Board for governing body consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
4. The Planning Board accepts the findings and conclusions contained in the Preliminary Investigation Study and adopts said findings and conclusions herein by reference.
5. The Study Area satisfies criterion set forth at N.J.S.A. 40A:12A-5 (b), (d), (e) and (h) for the reasons set forth in the Preliminary Investigation Report and based upon the testimony and evidence presented at the public hearing.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Pitman, that on motion duly made and seconded that the Pitman Planning Board hereby recommends to the Pitman Borough Council that Block 138, Lot 1 be designated as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1 et seq. for the reasons set forth in the above Findings of Fact and Conclusions of Law and in the report prepared by J. Timothy Kernan, PE, PP, CME and Kristen J. Russell, PP, AICP of Colliers Engineering and Design, the Board's Consulting Planner ("Board Planner"), dated May 25, 2022, and entitled "Sony Study Area, Preliminary Investigation Determination of Need Report, Block 138, Lot 1, 400 N. Woodbury Glassboro Road (CR 553), Borough of Pitman, Gloucester County, New Jersey."

ATTEST:



, Secretary

**BOROUGH OF PITMAN
PLANNING & ZONING BOARD**



NICHOLAS ASPRAS, Chairman

Appendix H | Resolution 123, 2022

Governing Body resolution declaring the property a Condemnation Area in Need of Redevelopment.

BOROUGH OF PITMAN

RESOLUTION NO. 123, 2022

ACCEPTING THE RECOMMENDATION OF THE BOROUGH OF PITMAN COMBINED PLANNING AND ZONING BOARD AND DESIGNATING THE PROPERTY KNOWN AS BLOCK 138, LOT 1, TO BE A CONDEMNATION REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., specifically N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether certain parcels of land located therein constitute areas in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on March 14, 2022, the Borough Council ("Council") of the Borough of Pitman ("Borough") adopted Resolution No. 65, 2022 authorizing and directing the Planning Board of the Borough ("Planning Board") to conduct a preliminary investigation to determine whether certain property, identified as Block 138, Lot 1 on the official Tax Maps of the Borough ("Study Area") satisfy the criteria set forth N.J.S.A. 40A:12A-5 to be designated as a "Condemnation Redevelopment Area" ("Preliminary Investigation") and to report the results of its Preliminary Investigation to the Council; and

WHEREAS, as part of its Preliminary Investigation, the Planning Board caused J. Timothy Kernan, PE, PP, CME and Kristen J. Russell, PP, AICP of Colliers Engineering and Design, the Board's Consulting Planner ("Board Planner"), to prepare a report dated May 25, 2022 entitled "Sony Study Area, Preliminary Investigation Determination of Need Report, Block 138, Lot 1, 400 N. Woodbury Glassboro Road (CR 553), Borough of Pitman, Gloucester County, New Jersey" ("Preliminary Investigation Study") to aid the Planning Board in making its determination whether the Study Area should be designated as a Condemnation Redevelopment Area; and

WHEREAS, in furtherance of its Preliminary Investigation, the Planning Board conducted a public hearing on June 20, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Planning Board reviewed the Preliminary Investigation Study, the Study Area map and associated documents, and heard testimony from the Board Planner. and members of the public were given an opportunity to be heard, to present evidence and to ask questions concerning the potential designation of the Study Area as a Condemnation Redevelopment Area; and

WHEREAS, upon completion of the public hearing, the Planning Board concluded that there was sufficient credible evidence to support a finding that the Study Area satisfies the criteria set forth N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board adopted Resolution No. 2022-15 on June 20, 2022, memorializing its findings that the Study Area, as a whole, satisfied the criteria set forth in N.J.S.A. 40A:12A-5(b), (c), (e) and (h), and its recommendation that the Study Area be designated as a Condemnation Redevelopment Area; and

WHEREAS, the Council accepts the recommendation of the Planning Board, and determines that the Study Area should be designated as is a Condemnation Redevelopment Area.

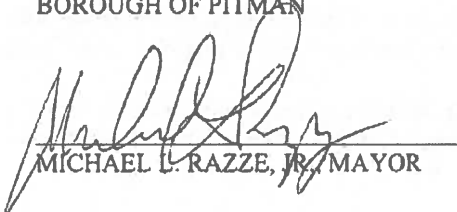
NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Pitman, County of Gloucester, State of New Jersey as follows:

1. The Borough Council accepts the recommendation of the Planning Board of the Borough of Pitman and hereby determines that Block 138, Lot 1 as shown on the official tax map of the Borough of Pitman be and is hereby determined to be a Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., because said property, as a whole satisfies the criteria set forth in N.J.S.A. 40A:12A-5(b), (d), (e), and (h); and
2. The designation of Block 138, Lot 1 as a Condemnation Redevelopment Area operates as a finding of public purpose and upon adoption of a Redevelopment Plan authorizes the Borough to exercise the power of eminent domain to acquire any property within the Study Area in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and
3. The Council hereby reserves all other authority and powers granted to it under the Redevelopment Law; and
4. The Borough's Professionals and Staff are hereby authorized to render professional services to prepare a Redevelopment Plan and to take such further action as is necessary to effectuate the redevelopment of the Condemnation Redevelopment Area; and
5. In accordance with N.J.S.A. 40A-12A-6b(5)(c), the Clerk of the Borough of Pitman shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs; and
6. In accordance with N.J.S.A. 40A:12A-6b(5)(d) and (e), within ten (10) days of Council's adoption of the within Resolution, the Clerk of the Borough of Pitman shall serve notice of the Council's determination and this Resolution on the record owner of each parcel within the Condemnation Redevelopment Area, and upon each person who filed a written objection thereto

and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent. This notice shall advise:

- A. That the designation of Block 138, Lot 1 as a Condemnation Redevelopment Area operates as a finding of public purpose and authorizes the Borough of Pitman or its designated redevelopment entity, as the same is defined in N.J.S.A. 40A:12A-3, to acquire any property located within the Condemnation Redevelopment Area through the use of eminent domain; and
- B. Any person seeking to challenge this redevelopment designation and the condemnation authority arising therefrom must bring an action in lieu of prerogative writs within 45 days of receipt of the notice. Failure to file said challenge shall preclude any property owner from later raising such a challenge.

BOROUGH OF PITMAN


MICHAEL L. RAZZE, JR., MAYOR

ATTEST:


JUDITH O'DONNELL, RMC
BOROUGH CLERK/ADMINISTRATOR

Certified to be a true and correct copy of a Resolution adopted by the Borough Council at its meeting on June 27, 2022.

JUDITH O'DONNELL, RMC
Borough Clerk

Appendix I | Resolution 2022-16

Planning Board resolution recommending adoption of a proposed redevelopment plan for Block 138, Lot 1.

RESOLUTION No. 2022-16

RESOLUTION OF THE BOROUGH OF PITMAN PLANNING BOARD RECOMMENDING ADOPTION OF A PROPOSED REDEVELOPMENT PLAN FOR BLOCK 138, LOT 1 WITHIN THE BOROUGH OF PITMAN

WHEREAS, the Mayor and Council of the Borough of Pitman (the "Borough Council") adopted Resolution No. 123, 2022 declaring Block 138, Lot 1 within the Borough of Pitman, County of Gloucester, State of New Jersey (the "Borough") as a Condemnation Area in Need of Redevelopment pursuant to the Local Rehabilitation and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to the LRHL, specifically N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by a Borough Ordinance and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an Area in Need of Redevelopment and a redevelopment plan entitled "Redevelopment Plan Sony Site, Block 138, Lot 1, Borough of Pitman, County of Gloucester, State of New Jersey" (the "Redevelopment Plan"), dated August 2022, has been prepared by J. Timothy Kernan, PE, PP, CME, of Colliers Engineering & Design, for the Redevelopment Area; and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Redevelopment Area for purposes of improving conditions within the Borough; and

WHEREAS, to facilitate the development and rehabilitation of the Borough, the Borough Council has determined it is in the best interest of the Borough to adopt the Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted a Resolution referring the Redevelopment Plan to the Borough of Pitman Planning and Zoning Board (the "Planning Board") for its review and determination of its consistency with the Borough Master Plan; and

WHEREAS, the Planning Board conducted a public hearing on August 15, 2022 and considered the Redevelopment Plan in accordance with the provisions of the LRHL; and

WHEREAS, the Planning Board has determined that the Redevelopment Plan is consistent with the Borough Master Plan for the reasons set forth in the Redevelopment Plan and testimony presented by the Borough Planner, J. Timothy Kernan, PE, PP, CME.

NOW, THEREFORE, the Planning Board of the Borough of Pitman makes the following findings of fact and conclusions of law with respect to the proposed Redevelopment Plan entitled "Redevelopment Plan for the Borough of Pitman" dated March 2022:

1. The Borough Council of the Borough of Pitman has, via Resolution No. 23, 2022, declared Block 138, Lot 1 within the Borough of Pitman, County of Gloucester, State of New Jersey as a "Condemnation Areas in Need of Redevelopment" pursuant to the Local Rehabilitation and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq.

2. To facilitate the redevelopment and rehabilitation of the Borough of Pitman, the Borough Council prepared a Redevelopment Plan for the designated Redevelopment Area, Block 138, Lot 1, within the Borough.
3. Pursuant to N.J.S.A. 40A:12A-7, the Borough Council referred the Redevelopment Plan to the Planning Board for review and a determination of consistency with the Borough's Master Plan.
4. The Planning Board of the Borough of Pitman held a public hearing on August 15, 2022 and considered the Redevelopment Plan dated August 2022 entitled "Redevelopment Plan Sony Site, Block 138, Lot 1, Borough of Pitman, County of Gloucester, State of New Jersey" in accordance with the provisions of the LRHL.
5. The Planning Board determined that the Redevelopment Plan is consistent with the Borough of Pitman Master Plan for the reasons set forth in the Redevelopment Plan and based upon the testimony presented by J. Timothy Kernan, PE, PP, CME, of Colliers Engineering & Design, that being that the existing zoning is incorporated therein.
6. The Planning Board determined that it is in the best interest of the Borough to adopt this Resolution as its official report to the Borough Council as required by N.J.S.A. 40A:12A-7(e).
7. On Motion duly made and duly seconded, the Planning Board of the Borough of Pitman recommends to the Borough Council of the Borough of Pitman that they adopt the "Redevelopment Plan Sony Site, Block 138, Lot 1, Borough of Pitman, County of Gloucester, State of New Jersey" based on the findings that it is consistent with and designed to effectuate the Borough Master Plan and will further the efforts of the Borough to redevelop, rehabilitate and revitalize the Borough.

NOW THEREFORE, BE IT RESOLVED that the Planning and Zoning Board of the Borough of Pitman does hereby recommend adoption of the Redevelopment Plan entitled "Redevelopment Plan Sony Site, Block 138, Lot 1, Borough of Pitman, County of Gloucester, State of New Jersey" dated August 2022, it being consistent with the Borough's Master Plan, by the Mayor and Council of the Borough of Pitman, pursuant to N.J.S.A. 40A:12A-1, et seq.

ATTEST:

**BOROUGH OF PITMAN
PLANNING BOARD**

Barbara Allen
Secretary

Nicholas Harris
Chairman

Appendix J | Ordinance No. 10, 2022

Governing Body ordinance adopting a redevelopment plan for Block 138, Lot 1.

ORDINANCE NO. 10, 2022

ORDINANCE OF THE BOROUGH OF PITMAN ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 138, LOT 1 WITHIN THE BOROUGH OF PITMAN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., Resolution 123, 2022 of the Borough Council of the Borough of Pitman (“Council”) declared Block 138, Lot 1 (the “Redevelopment Area”) within the Borough of Pitman as a Condemnation “Area in Need of Redevelopment”; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the redevelopment of the Redevelopment Area, the Pitman Borough Planning and Zoning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7, reviewed a Redevelopment Plan for the Redevelopment Area which will support and promote the adaptive reuse and redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Board did recommend to the Council the Redevelopment Plan (the “Sony Redevelopment Plan”), entitled “Redevelopment Plan Sony Site, Block 138, Lot 1, Borough of Pitman, County of Gloucester, State of New Jersey” and on file with the Borough Clerk’s office, be adopted, as it provides for the planning, development, and redevelopment of the Redevelopment Area and is consistent with the Borough’s Master Plan; and

WHEREAS, the Sony Redevelopment Plan generally incorporates the underlying zoning currently in effect for Block 138, Lot 1 and to the extent of any deviation shall be an overlay to that zoning; and

WHEREAS, the Council has determined that it is in the best interest of the Borough to adopt the Sony Redevelopment Plan, as recommended by the Board, to effectuate the rehabilitation and redevelopment of the Borough.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Pitman, Gloucester County, State of New Jersey, as follows:

Section 1. The Borough hereby adopts the Sony Redevelopment Plan to facilitate redevelopment of the Redevelopment Area.

Section 2. The Council declares and determines that said Sony Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Redevelopment Area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Borough shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Sony Redevelopment Plan.

Section 4. The Sony Redevelopment Plan generally incorporates the underlying zoning currently in effect throughout the Borough and to the extent of any deviations shall be an overlay to that zoning.

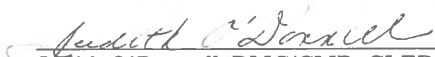
Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

BOROUGH OF PITMAN


Judith O'Donnell, RMC/CMR, CLERK


Michael E. Razze, Jr., Mayor

