

Evesham Township
Burlington County, New Jersey

Redevelopment Plan
for Lots 11 & 12 (now lot 11.01), 13.01, 14, 15,
16, 17, 18, 19 in Block 4.09
East Main Street and Cooper Avenue



September 2014
Revised March 2015, June 2017, and June 2018

Recommended to Township Council by the Planning Board on September 18, 2014 in accordance with Resolution 14-18, on March 12, 2015 by Resolution 14-18A, on July 6, 2017 by Resolution 17-10, and on June 21, 2018 by Resolution _____.

Adopted by Evesham Township Council in accordance with Ordinance 31-9-2014 on September 30, 2014, Amended by Ordinance 8-3-2015 on March 17, 2015, Amended by Ordinance 18-7-2017 on July 17, 2017, and Amended by Ordinance 16-7-2018 on _____ 2018.

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The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b

**Evesham Township
Burlington County, New Jersey**

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MAPS

MAP 1 Evesham Township Zoning Map with Redevelopment / Rehabilitation Areas

I. Introduction

42 and 52 East Main Street are located within Evesham Township's "downtown" Marlton area at a prominent location between Cooper Avenue and Locust Avenue. The Redevelopment Plan for these lots was initially adopted in 2014 after the lots were designated by Township Council as an "area in need of rehabilitation" (Resolution 190-2013 on July 23, 2013). A larger rehabilitation area encompassing most of the "downtown" historic Marlton Village area was subsequently designated by Resolution 339-2014 on October 21, 2014. The Redevelopment Plan for 42 and 52 East Main set the planning and regulatory foundation for the mixed use redevelopment project that has been completed on lots 11 and 12 (now lot 11.01). More recently, on May 9, 2017, lot 15 (Harvest House Mansion site) was designated as an Area in Need of Redevelopment. The site was already within the rehabilitation area, but remained stagnant. It was expected that the non-condemnation Redevelopment Area designation would make it possible for a redeveloper to overcome the obstacles to redeveloping the site consistent with the vision for the area. This project area is now expanded to include lots 13 (now 13.01), 14, 16, 17, 18 and 19 in block 4.09 in addition to lots 11.01 and 15. The lots being added to the Project Area were previously designated as an area in need of rehabilitation by Resolution 339-2014.

The Preliminary Redevelopment/Rehabilitation Needs Investigation Reports, and the Resolutions designating the areas in need of redevelopment and rehabilitation provide an overview of the Township's redevelopment planning process, a description of the study area, an outline of the redevelopment area and rehabilitation area criteria set forth in New Jersey's Local Redevelopment and Housing Law (LRHL), a review of the relationship of the study areas to the Township's Master Plan and the State Plan, and each resolution explains the conditions that warranted the redevelopment and rehabilitation designations.

By utilizing the redevelopment planning tools provided in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) the Township aims to enhance opportunities for reuse, revitalization, and redevelopment of the designated properties and to provide a planning framework that sets a high standard for redevelopment and is also responsive to market conditions. All of the Township's Redevelopment Plans support revitalization and redevelopment that will contribute to a vibrant economy and that will support synergy between uses.

The Township's intent in initiating a redevelopment planning effort has been to enable the use of additional tools to facilitate and encourage private investment in the designated areas consistent with the Township's Vision; to allow the Township to promote and protect the long term well-being of the municipality, and to foster positive change in the underutilized areas. The properties within the downtown Marlton area appear to be ripe for revitalization, but prior to the redevelopment planning initiative, private investment had been lacking. In order to overcome the inertia, Township Council determined that intervention in the form of redevelopment planning would be a means to describe the type of development that is desired and would be a means to facilitate and encourage private investment and revitalization. The Redevelopment Plan provides a framework to guide development in a manner consistent with the Township's vision for the future of downtown Marlton.

The properties included in this Redevelopment Plan have been designated in need of redevelopment and rehabilitation and are part of the larger downtown Marlton rehabilitation area, which includes approximately 145 lots in 13 blocks. The overall area is being broken down into smaller project areas so that the Redevelopment Plans may respond to the specific conditions in

different parts of the downtown. The Plans enable the Township to proactively support revitalization of the areas, and afford property owners the opportunity and ability to market or potentially develop the properties in accordance with the Redevelopment Plan. The initial adoption of the Redevelopment Plan for 42 and 52 East Main Street assisted in catalyzing the redevelopment project already underway at the former bank site (lots 11 and 12, now lot 11.01). Continued inactivity on lot 15 brought the obstacles to successful redevelopment into focus. The June 2017 amendment to the Redevelopment Plan aimed to provide a path forward for preservation and redevelopment at the Harvest House Mansion site in a manner that complements the redevelopment that has been completed on the adjacent lot. The June 2018 amendment to the Redevelopment Plan incorporates six (6) additional lots on Cooper Avenue in order to enable flexibility in reconfiguring or assembling lots for redevelopment.

Since the properties described below have been designated as an Area in Need of Rehabilitation/Redevelopment, the Township Council, as the redevelopment entity, is empowered to adopt a Redevelopment Plan to proactively set forth a vision for the area, utilize financial incentives to effectuate the plan, facilitate change by working with property owners and potential redevelopers, acquire land and buildings, and sell publicly owned property within the redevelopment area without public bidding to a chosen redeveloper, as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). The Redevelopment Entity's functions and powers are further described in section IIE below.

The Redevelopment Plan is both a regulating document and a tool that the Township will use to assist in stimulating revitalization, investment, and redevelopment activities within the designated area, and it is hoped, by extension within the downtown area overall. The redevelopment planning effort is a continuation and extension of the community visioning process that was initiated in 2009 to plan for the transformation of the underutilized commercial lands along the Route 70 and Route 73 corridors and within historic Marlton Village. The Redevelopment Plan standards take the conditions and constraints specific to the block or project area into consideration, but also include design standards that are compatible with the existing historic district overlay so that redevelopment and infill in the downtown historic Marlton area will complement the character of the area and emphasize desirable design elements and characteristics.

Each Redevelopment Plan and each amendment to the Redevelopment Plan will be adopted by ordinance in accordance with the requirements of Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). **This Redevelopment Plan addresses the designated Rehabilitation and Redevelopment Area properties located at 42 and 52 East Main Street (Block 4.09 Lots 11, 12 (now lot 11.01) and 15), and those at 7, 9, 15, 17, 19, and 25 Cooper Avenue (Block 4.09 Lots 13.01, 14, 16, 17, 18, and 19).**). The June 2017 amendments to this Plan related primarily to lot 15, the Harvest House Mansion site. Those revisions primarily related to the preservation of the historic structure, the inclusion of an affordable housing set aside with residential development, connectivity with adjacent property, and the size of the required non-residential component of a mixed-use development. These June 2018 amendments to this Redevelopment Plan relate to the inclusion of six (6) lots along Cooper Avenue, all of which are adjacent to lot 15 (Harvest House Mansion site). These lots are between Plaza 70 and the new Main Street Apartments along Cooper Avenue. It makes good planning sense to include the Cooper Avenue lots in the Redevelopment Plan. To the extent that the standards in this amended Redevelopment Plan diverge from the standards that were adopted by ordinance 8-3-2015 (March 17, 2015), the standards in the March 2015 Plan shall continue to govern the redevelopment project on lots 11 and 12 (now lot 11.01) that was approved by the Planning Board

on September 3, 2015 (PB 14-18SP), except as the parking and access for that site may be modified in coordination with a redevelopment proposal for lot 15.

II. Redevelopment Plan

The Evesham Township Council will serve as the Redevelopment Entity responsible for preparation and execution of the Redevelopment Plan. This Redevelopment Plan specifically addresses the project area located at 42 and 52 East Main Street, consisting of the former bank building and Harvest House Mansion site; and 7, 9, 15, 17, 19, and 25 Cooper Avenue, consisting of commercial and residential properties .

The Redevelopment Plan includes an outline for the planning, development, redevelopment and rehabilitation of the project area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.). The Township Council, acting as the Redevelopment Entity, acknowledges that refinements to the Redevelopment Plan may be necessary from time to time in order to ensure that the Plan is responsive to current conditions, and that it continues to reflect the Township's evolving goals and objectives. Alterations to the Redevelopment Plan will be made in accordance with the requirements of N.J.S.A. 40A:12-7. To the extent that the standards in this amended Redevelopment Plan (June 2018) diverge from the standards that were adopted by Ordinance 8-3-2015 (March 17, 2015), the standards in the March 2015 Redevelopment Plan shall continue to govern the redevelopment project on lots 11 and 12 (now lot 11.01) that was approved by the Planning Board on September 3, 2015 (PB 14-18SP), except that modifications to that site that may be necessary to coordinate parking and access with the redevelopment of lot 15 shall comply with the standards in this amended Redevelopment Plan.

A. Area Description

The properties at 42 and 52 East Main Street were initially designated as an Area in Need of Rehabilitation in July of 2013, but the downtown Marlton Rehabilitation Area now includes a much larger area consisting of 145 tax lots, containing 107 structures. All of block 4.09 is included in the downtown Rehabilitation Area. Lot 15 in block 4.09 was designated as an Area in Need of Redevelopment in May 2017. The area has unique characteristics, constraints, and existing conditions that call for a careful assessment and coordinated approach to preserve and enhance the public realm and to specify the permitted uses, yard and bulk requirements, and design standards that will maximize the potential of the sites in a contextually appropriate manner. The lots covered by this Redevelopment Plan area listed below.

“East Main Street and Cooper Avenue” Project Area					
Block	Lot	Address	Owner	Existing Use	Designation
4.09	11	42 East Main Street*	Beneficial Savings Bank	Vacant former bank (now Main Street Apts)	Rehabilitation
	12				Rehabilitation
	13.01	7 Cooper Avenue	RMR Holdings LLC	Office and Apartment	Rehabilitation
	14	9 Cooper Avenue	SES Real Estate LLC	Offices	Rehabilitation
	15	52 East Main Street	Beatrice Jones	Harvest House Mansion Antique & Furniture Store	Redevelopment
	16	15 Cooper Avenue	Sweeny Dolan Real Estate Investments	3 apartments	Rehabilitation
	17	17 Cooper Avenue	Sweeny Dolan Real Estate Investments	Office and yard RPM Heating/AC	Rehabilitation
	18	19 Cooper Avenue	Sweeny Dolan Real Estate Investments	Single family house	Rehabilitation
	19	25 Cooper Avenue	M & T Bailey Inc.	Office/warehouse	Rehabilitation

*New lot 11.01 also includes an 1,800 square foot area that was formerly part of lot 13 in block 4.09, but has been consolidated with lots 11 and 12.

B. Background and Current Conditions

As noted above, the Township is undertaking redevelopment planning in stages so that each area may be given individual attention and addressed in the appropriate context. This Redevelopment Plan addresses the requirements for the 42 and 52 East Main Street project area consisting of lots 11, 12, 15 in block 4.09 (and a 1,800 square foot area formerly part of lot 13) as well as 7, 9, 15, 17, 19, and 25 Cooper Avenue. There are six ownership entities within this project area. Together lots 11 and 12 are about .8 acre and until redevelopment commenced in 2016, contained a 4,640 square foot bank building that was built in 1927 (with an addition in 1968) and had been vacant since 2007. The former bank property has frontage on East Main Street and Cooper Avenue. The age and configuration of the building made adaptive reuse of the building difficult and/or prohibitive.¹ Lot 15 is about 1.2 acres and contains an historic home that was constructed in 1842 (the Stokes-Evans House) with a rear addition constructed in 1976. The lots along Cooper Avenue range from approximately 10,000 square feet to 20,000 square feet and contain former residential structures that have been converted to office, a former single family residence that has been converted for apartments, and two commercial office/warehouse buildings.

The project area properties are within the C-3 commercial zoning district. The properties are also within the designated historic district. The area is surrounded in all directions by other properties within the same zoning district. The surrounding area is developed with a mix of office, service, restaurant, retail, and multi-family residential uses. The development pattern in the area is that of a nineteenth century village that has continued to evolve over the years as many formerly residential structures have been converted for commercial use. The area has adapted to accommodate the needs of businesses including building additions, parking lots, and signage. Parking lots, for the most part, have been installed behind buildings, and on the sides where necessary, in order to maintain the attractive, pedestrian oriented street frontage. The installation of parking lots in front of buildings has disrupted the pedestrian realm in some areas.

In addition to residential use, the Stokes-Evans House has a history of being used for commercial and institutional use dating back to the 1880s. In the 1970s the main house was converted into a retail store (Harvest House Mansion antiques and furniture) with living quarters located in the rear addition. This site was placed on the State and National Register of Historic Places in 1994. The Redevelopment Plan anticipates that the original historic portion of the house on lot 15 will remain, though it may be moved and may potentially be adapted for another use. The compact development pattern, streetscape, building design, and mix of uses are what give the downtown area a sense of place. Currently, there is a substantial void along the pedestrian realm between the doctor's office to the east of lot 15 (Harvest House) and the new building on lot 11.01 because the Harvest House Mansion is setback approximately 125 feet from the sidewalk with a parking area in between. A walkable "window shopping" street requires the street to be framed with buildings at a comfortable setback and have consistent interest at eye level. The voids at the former bank site were addressed with the construction of a larger building footprint with more continuous frontage at street level and with the addition of wider sidewalks and an informal outdoor seating area. The wider sidewalks and streetscape improvements will also be addressed as redevelopment occurs on Cooper Avenue.

In order to preserve the original historic portion of the house on lot 15 while also improving the pedestrian streetscape and creating opportunity for infill development on the site, potential

¹ At the time of the May 2017 Plan amendment, the redevelopment of the bank site was nearing completion. The redevelopment includes 4,000 square feet of commercial space and 24 apartments.

redevelopers will be requested to investigate the possibility of moving the Stokes-Evans House approximately 100 feet south toward East Main Street. This move will shift parking to the rear of the relocated structure and will move activity toward the street at a setback that contributes to an interesting and well detailed pedestrian environment.

One of the areas of focus in the Township's 2020 Vision Plan was the Marlton Village/Main Street Area. The overall goal for this area is to make Marlton Village a more vibrant destination with civic gathering places and an inviting mix of shops, restaurants and services along a pedestrian-friendly streetscape. The majority of participants in the Vision Plan workshops in 2009 and 2010 preferred the look and feel of mixed use buildings with historic architectural details for Marlton Village over more modern building types, and also preferred a streetscape that has building setbacks sufficient to accommodate landscaping, pedestrians, and outdoor seating; but small enough to create a human-scaled experience. The vision for downtown Marlton also includes on street parking where feasible in order to calm traffic, provide convenience parking for visitors, and to increase the sense of security for pedestrians. This Redevelopment Plan aims to facilitate implementation of the principles embodied by the Vision Plan for East Main Street and Cooper Avenue project area.

C. Local Goals

The goals set forth below provide the framework for the Redevelopment Plan. The goals will guide the implementation of the plan and the realization of the vision for revitalization of the downtown Marlton Village area.

1. Enable the use of redevelopment tools as permitted by Local Redevelopment and Housing Law to facilitate and encourage private investment in the redevelopment and rehabilitation areas.
2. Provide guidance as to the future use and design of the designated properties, and maintain sufficient flexibility to accommodate an array of possible redevelopment scenarios.
3. Highlight opportunities to remove or rehabilitate deteriorated and outdated buildings and to reinvent and revitalize the redevelopment and rehabilitation area properties with modernization, adaptive reuse, or redevelopment, consistent with smart growth principles.
4. Promote the "Smart Growth" policies supported in the Evesham Township Master Plan including the Evesham 2020 Vision Plan, which encourages contextually appropriate infill and redevelopment and the development of "Centers of Place" within the metropolitan and suburban planning areas identified in the State Plan.
5. Create land use, design, and building requirements specific to the Redevelopment and Rehabilitation Area properties that are compatible with the adjacent land uses and neighborhoods, harmonious with the nearby historic structures (where they exist), and provide sufficient development opportunity to encourage investment and redesign.
6. Cultivate a "sense of place" and unique identity within Evesham's "downtown" Marlton Village.

7. Encourage cooperation among adjacent property owners to enable coordinated design and pedestrian and vehicular connectivity among adjacent properties.
8. Provide for a maximization of private investment through the attraction of qualified developers capable of securing private financing commitments and utilizing the tools provided in N.J.S.A. 40A:21-1 et. seq. and N.J.S.A. 40A:20-1 et. seq.; and capable of demonstrating a financial commitment upon the execution of a redevelopers agreement.
9. Offer publicly funded financial assistance where appropriate to encourage a greater level of investment, enhanced employment opportunities, and improved design, and increased community value within the designated areas.

D. Proposed Land Uses in Rehabilitation Area

Block 4.09, Lots 11, 12, 13.01, 14, 15, 16, 17, 18, 19 East Main Street and Cooper Avenue Project Area

The development and design requirements for the East Main Street and Cooper Avenue Project Area are intended to provide a framework that encourages the adaptive reuse of the historic portion of the Stokes-Evans House along with the construction of pedestrian scaled buildings, with commercial uses on the first floor and residential or office uses on the second through third/fourth floors, outdoor seating for restaurants and cafes, and on-street parking to provide a sense of activity and safety on the sidewalk, as well as convenience for customers. The Plan acknowledges that while a comprehensive plan for the area would be ideal, redevelopment of the properties may take place separately or in succession. Though the lots within the area may be revitalized at different times and/or by different entities, the redevelopment plan requires that each redevelopment proposal be designed with consideration for the adjacent lots.

New construction within the project area is permitted and encouraged, but rehabilitation and expansion of existing buildings is also permitted if rehabilitation is found to be a viable option. Preservation of the original Stokes-Evans House (lot 15) is expected, though relocation of the building on site is encouraged in order to form a more seamless streetscape and to create more development potential on the remainder of the lot. The present location of the house on lot 15 led to the establishment of a parking area in the front yard. The relocation of the house on the site, closer to East Main Street, would both improve the streetscape and improve the development prospects for the rest of the lot. Complementary design, building materials, massing, and scale are to be utilized as a common thread to tie the project area and the surrounding downtown Marlton area together. The land use requirements set forth in the Redevelopment Plan supersede the underlying zoning requirements. All changes of use and redevelopment proposals require site plan approval as set forth in section F below.² To the extent that the standards in this amended Redevelopment Plan (June 2017) diverge from the standards that were adopted by ordinance 8-3-2015 (March 17, 2015), the standards in the March 2015 Redevelopment Plan shall continue to govern the redevelopment project on lots 11 and 12 that was approved by the Planning Board on September 3, 2015 (PB 14-18SP), except that modifications to that site that may be necessary to coordinate parking and access with the redevelopment of lot 15 shall comply with the standards in this amended Redevelopment Plan.

Potential redevelopers should approach Township Council, in its capacity as the Redevelopment Entity, to initiate a dialogue about the potential to become a designated Redeveloper for the site.³ A Redeveloper may be designated for the entire project area or for specific lots. All potential redevelopers are encouraged to work with the Township in developing a concept plan that embodies the intent of the Redevelopment Plan and conveys the redeveloper's intentions for the site. Once a qualified redeveloper is chosen and designated, the establishment of a Redevelopment Agreement may streamline the redevelopment process, delineate time lines, expectations, roles and responsibilities, and may open opportunities to support project feasibility.

² The exception is for a change of commercial office tenant in an existing commercial space in a multi-tenant office building. In this instance a change of tenant may be approved through the Zoning Permit process.

³ Potential redevelopers include current owners as well as prospective investors and buyers.

All provisions of the Evesham Township Code not specifically amended or revised in the Redevelopment Plan are incorporated by reference. These include, but are not limited to: Chapter 62 – Subdivision and Site Plan Standards; Chapter 78 – Flood Damage Prevention; Chapter 94 – Land Use Regulation; Chapter 133 – Streets, Sidewalks and Parking Lots; Chapter 135 – Subdivision of Land; and Chapter 160 – Zoning. In the event of conflict between the Township Code and the Redevelopment Plan, the Redevelopment Plan regulations shall prevail.

The Area shall be developed in accordance with the Redevelopment Plan as follows.

1. Purpose.

The purpose of the Redevelopment Plan for the East Main Street and Cooper Avenue project area is to enable and encourage coordinated redevelopment and infill that improves the vitality of the downtown Marlton area with mutually supportive uses, and also to facilitate adaptive reuse of the Stokes-Evans House so that its physical characteristics and historic value may be maintained while ensuring the long term viability of the property. These redevelopment plan standards focus on the siting of buildings and the design of the public and semi-public realm in order to enhance the vitality of the downtown Marlton Village area and improve the pedestrian experience. The Redevelopment Plan aims to cultivate synergy among uses, consistency in design, and connectivity between lots and to the surrounding area. New construction in the vicinity of the Stokes-Evans House (Harvest House Mansion) need not duplicate the style of the historic structure, but should be compatible with, and not detract from the landmark and the mix of architectural styles in the area.

2. General Requirements.

- a. Redevelopment or any new use on the site must connect to the public water and sewer systems.
- b. Multiple buildings are permitted on one parcel of land when they are designed in a coordinated manner, under common ownership, and with shared access and parking.
- c. Vehicular and pedestrian connections with adjacent lots within the designated Rehabilitation/Redevelopment Area shall be provided when feasible. Where adjacent sites are being redeveloped simultaneously, parking areas must be interconnected. Where adjacent sites are not being redeveloped simultaneously, the opportunity for future connections must be accommodated. The potential connection must be shown on the site plan, with a deed restriction describing the means to actualize the connection at the appropriate time. When needed, cross access and parking easements should be provided for review.
- d. Preservation and/or rehabilitation of the historic Stokes-Evans House is required. Preservation specifically refers to the exterior of the historic portion of the building. Renovation and/or rehabilitation of the interior of the building is permitted to enable adaptive re-use and modernization of major systems. The “noncontributing” buildings and structures on the site need not be preserved. Relocation of the historic structure (including the porch) from its present location to the front (south) of the site may be considered as a means to save the building by moving it to a suitable location and to overcome the challenges associated with adaptive reuse of the building at its current location toward the center of the property. Relocation of the building should be considered consistent with the

recommendations of a qualified architect and the Evesham Township's guidelines regarding moving historic structures.

- e. Fifteen percent (15%) of residential units on lot 15 and 15% of any new residential units that may be developed on lots 13.01, 14, 16, 17, 18, and 19 shall be affordable to low and moderate income households and shall strictly conform with the rules adopted by the New Jersey Council on Affordable Housing (COAH), or its successor, the Uniform Housing Affordability Controls (UHAC), and the requirements of the Township's affordable housing ordinances including, but not limited to requirements for phasing, bedroom mix, 50-50 low/mod split, affirmative marketing, controls on affordability, adaptability requirements, etc. Any fraction less than half (.5) of an affordable unit may be rounded down. Any fraction more than half (.5) may be rounded up, or a payment-in-lieu of the fraction may be made to the Affordable Housing Trust Fund to support the Township's Market to Affordable Housing program. The affordable units may be located in a new building or on the upper floors of the renovated Stokes-Evans house or other existing buildings.

3. Permitted Uses

- a. Professional, medical, and business offices
- b. Retail stores and shops
- c. Restaurants and coffee shops including full service and fast casual with or without liquor license and a bar; but not including drive-through service.
- d. Banks and financial institutions, without drive-through windows/lanes
- e. Personal and Business Services such as salons and spas, dry cleaners, copy and shipping centers, computer repair, etc.
- f. Child development centers and day care centers
- g. Private educational and instructional facilities such as martial arts, academic tutoring services, dance studio, art studio, etc.
- h. Art galleries and performance spaces,
- i. Single-family homes existing prior to the adoption of the Redevelopment Plan.
- j. Multi-family residential units, in accordance with the requirements below, when located within a building that also contains commercial space on the first floor as follows:
 - i. On lot 11.01, a minimum of 4,000 square feet of commercial space is required with access directly from Cooper Avenue and/or East Main Street.
 - ii. On lot 15, if the commercial space is within the relocated Stokes-Evans House (Harvest House Mansion), the minimum commercial/non-residential space is 1,000 square feet. If commercial space is located within a new building, the minimum commercial space is 2,000 square feet.
 - iii. On lots 13.01, 14, 16, 17, 18, 19, a minimum of 1,000 square feet of commercial space is required per 75 feet of frontage on Cooper Avenue.

- 4. Prohibited Uses.** In addition to the prohibited uses in section 160-11 of the Township Code, any use not specifically permitted above is prohibited.

5. Permitted Accessory Uses

- a. Off street parking in accordance with the requirements in Section 160-32 and Chapter 62 except as modified below:
 - i. Shared parking is permitted for up to 50% of the parking required for non-residential uses (Township code section 160-32). The shared parking may be on-street or in a public parking lot and must be located within 600 feet of the use to which the parking applies. Signage directing patrons to the off site location should be placed in the on-site parking area. Information about the shared parking arrangement, including identification of the number and location of the spaces and a report indicating their observed availability at different times throughout the day (9am, 12noon, and 6pm) must be submitted with a site plan. If the shared parking location is a private location, a written agreement must be provided.
 - ii. The required parking for residential units within the rehabilitation area is as follows:
 - a. For one bedroom units: 1.2 parking spaces per unit
 - b. For two bedroom units: 1.7 parking spaces per unit
 - iii. Parking for residential units must be dedicated for use of the residents between 7pm and 7am.
 - iv. On-street parking spaces newly created immediately adjacent to the project area may be counted toward the on-site parking requirements.
 - v. Parking for a restaurant use that is 2,500 square feet or less within the project area shall follow parking requirement for retail uses.
- b. Private garage for parking vehicles and storage of personal items.
- c. Off-street loading in accordance with the requirements of section 160-32 except that for retail, office, service and restaurant uses less than 5,000 square feet, the loading area may coincide with on-street parallel parking spaces if parking is prohibited in those spaces during a designated loading time frame.
- d. Signs as regulated in accordance with section 160-75 and 76 and the requirements below.
- e. Storm water management structures and facilities.
- f. Trash enclosures in accordance with 160-27 and as required below.
- g. Incidental storage, inside a building only.

6. Bulk and Area Regulations *

Standard	Required
Minimum lot size	20,000 square feet**
Minimum lot width	100 feet***
Minimum street frontage	100 feet each street
Minimum lot depth	100 feet
Minimum front yard building setback from property line, each frontage	12 feet to building 4 feet to porch for relocated historic structure
Maximum front yard building setback from property line	20 feet
Minimum front yard setback from closest point of curb along road	20 feet for new structures 20 feet to porch of relocated structure 25 feet for relocated historic structure
Minimum side yard - principal building	10 feet
Minimum rear yard - principal structure	25 feet
Minimum side and rear yard setback-accessory structure	5 feet
Minimum distance between buildings on same site	20 feet if pedestrian only 35 feet if drive aisle present
Minimum distance between historic structure and new structure	25 feet if not connected
Minimum front yard parking setback	Not permitted in front of building line Not permitted forward of front building line on side of building or adjacent building, whichever is closer to street.
Minimum side and rear yard pavement and parking setback	3 feet 0 feet where adjacent parking lots are shared and interconnected
Maximum impervious cover	85%
Maximum building height – principal building	50 feet or 4 stories**** lot 15 40 feet or 3 stories lots 11, 12, 13.01, 14, 16, 17, 18, 19
Maximum height- accessory structure	20 feet
Max Floor Area Ratio**	
1 story	.25
2 story	.7
3 story	1.2
4 story	1.5

* The redevelopment on lots 11 and 12 shall follow the standards of the Redevelopment Plan that was in place at the time of the approval (as revised through March 2015)

**Lots upon which no additions or improvements are proposed shall be a minimum of 10,000 square feet and shall have a maximum FAR of .5

***Minimum lot width and frontage applies to the entire area being developed in coordination and may include multiple lots if they are owned and managed in common with cross access and parking easements.

****Within 100 feet of East Main Street and within 100 feet of Cooper Avenue, four story buildings must be constructed with the fourth floor built into the roofline with operable dormers to reduce the scale of the building. Also see 7(p)(ix) below.

7. Overall Design Standards.

- a. The standards set forth in section 160-28 I (10), (11), and (12) shall be considered in designing and reviewing redevelopment and rehabilitation proposals.
- b. Where possible vehicular access should be shared and parking areas should be interconnected. When lots within the redevelopment/rehabilitation area are not able to be planned and developed simultaneously, the opportunity for a vehicular access connection must be accommodated. The potential connection must be shown on the site plan, with a deed restriction describing the means to actualize the connection at the appropriate time.
- c. Adequate circulation for emergency vehicles must be provided, and may include easements through adjacent properties if available.
- d. Commercial and mixed use buildings should be placed at or between the minimum and maximum front yard setback requirements in order to create a pedestrian oriented streetscape.
- e. Sidewalks are required along all streets (minimum 18 feet wide) and along main access driveways (minimum 4 feet wide and 6 feet wide if adjacent to 90 degree parking). The sidewalk along the frontage of an historic structure may be reduced to 10 feet in width in order to provide context sensitive landscape between the sidewalk and the building. Sidewalks must also be designed to provide logical connection points with adjacent properties. Sidewalks must be constructed of the same material as existing sidewalks in the area.
- f. Shade trees at 40 foot intervals and landscaping (see section 62-56) shall be provided along the right-of-way. The species should be chosen with consideration for the other existing street trees in the immediate area. Existing trees over 24" diameter along the right-of-way must be retained. Tree pits may be provided if the sidewalk will extend to the curb.
- g. Buffering, screening, and landscaping, including tree protection and installation shall be as required by § 160-17 and § 62-56, except: the 15 foot perimeter buffer may be reduced consistent with the required pavement/parking setbacks in section 6 above. All pervious areas shall be landscaped with a variety of evergreen and deciduous trees, shrubs, and seasonal plantings.
- h. Crosswalks at points where an access driveway crosses the public sidewalk, at main intersections within the site, and at pedestrian crossings between buildings within the site, must be provided and constructed with textured pavement. Crosswalks may be constructed of colored, stamped concrete or asphalt with a brick pattern consistent with the existing brick sidewalks.

- i. Textured pedestrian crosswalks across Cooper Avenue and across Main Street, with attendant signage, are required to improve pedestrian comfort and safety within the area. The Redeveloper should work with the Township and County to determine the location, signage, and specific design of the crosswalks. This standard applies to the area overall and may not be required for each and every redevelopment project.
- j. On street parking is encouraged. Curb “bump outs” should be considered as a means to define parking spaces and slow down traffic. On Cooper Avenue this may entail bumping the curb out, and on Main Street this may entail bumping the curb in.
- k. The development should provide outdoor space with landscape, hardscape, and street furniture to encourage all-day activity and cross-pollination among uses.
- l. Bicycle racks must be incorporated on the site plan in a safe and convenient location.
- m. Special hardscape must be provided to define the space at the intersection of East Main Street and Cooper Avenue and between the relocated Stokes-Evans House and any new buildings on the site
- n. Outdoor seating for cafes and restaurants should be shown on the site plan. Where outdoor seating does not include table service, a trash receptacle must be provided. A minimum of five feet of unimpeded sidewalk space must be retained around outdoor seating areas.
- o. Architectural elevations showing all sides of each building must be submitted along with a site plan application.
- p. Architectural design features shall be employed to create visual interest at the pedestrian or street level, and to integrate each building or structure with the surrounding area.
 - i. Corner buildings (whether at the intersection of two streets or intersecting internal streets) and buildings at a visual terminus (such as at the terminus of a main access drive into the site) should delineate the intersection with significant structures, special architectural treatment, and hardscape and/or landscaping that responds to the street frontages and pedestrian vantage points.
 - ii. New construction should utilize compatible architecture that respects and enhances the nature and character of the historic district.
 - iii. Brickwork should be incorporated where practicable as a unifying material across individual buildings, in a color that complements the brick on the Stokes-Evans House/Harvest House Mansion.

- iv. Each commercial building or use with a door to the outside must have a prominent entryway flanked by first floor windows that are proportionate to the façade and that reflect the dominant façade patterns and rhythm of openings in the area.
 - v. Entryways should be articulated and provide shelter for pedestrians, such as porches or porticos.
 - vi. The mass, form, and proportions of buildings shall be varied to enhance the character of the area and to be consistent with the scale of the area. Single box-like facades and forms are not permitted. Buildings must be designed to avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections and recesses shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple long wall. Taller buildings should use façade variations and cornice lines between the first and second stories to reduce the perceived scale.
 - vii. Building facades shall be broken up with recesses and projections that reflect and are visually compatible with the surrounding area.
 - viii. Roof shape and pitch should be consistent with existing traditional roof pitch in the area.
 - ix. Within 100 feet of East Main Street and within 100 feet of Cooper Avenue, where four story buildings are permitted, the fourth story must be constructed with the fourth floor built into the roofline with operable dormers to reduce the scale of the building. Building height may be increased up to 10% above the maximum permitted height in order to allow architectural treatment to accomplish the intent of these architectural standards.
 - x. All sides of a building visible to the public must be designed with treatment similar to that on the front facade.
 - xi. Variations in rooflines (parapets or other architectural screening) shall be used to completely screen HVAC and other roof-mounted equipment.
 - xii. The design guidelines set forth in section 160-28l(10), (11), and (12) also apply.
- q. Measures to enhance sustainability should be considered in planning the site; such as using water and energy efficiently, using sustainable design elements and building materials, installing solar panels or solar roof shingles to generate power, collecting rainwater for irrigation, reducing waste/recycling building materials, generally minimizing impacts to the environment, and ensuring a healthy indoor environment.

8. Requirements for Mixed-Use Development.

- a. Residential units are permitted only as part of a mixed use development that includes a minimum of commercial space on the first floor, pursuant to section 3(i) above.
- b. A principal mixed use building must be oriented toward the public realm (such as the public street or an outdoor amenity space) in order to encourage synergy between the buildings and the public realm, to create spaces that are comfortable and interesting for pedestrians, to encourage social and commercial interaction, and to create a sense of place. Buildings may not be primarily oriented toward a parking lot.
- b. Balconies, a minimum of six feet deep are required for at least 30% of the residential units, and are encouraged for all residential units.
- c. Given the compact nature of the area and size of the project area, in lieu of on-site outdoor recreation space for the benefit of the residents of the development, the redeveloper shall contribute \$175 per market rate unit for recreational or other public enhancements within ½ mile of the project area. If adequate on site recreation is provided, this fee may be waived.
- d. Each residential unit shall have a minimum of 300 cubic feet of storage space in addition to typical indoor closets. This area may be part of a private garage (if garages are proposed but in addition to the space needed for a vehicle), off the balcony, inside the unit, or in the basement of the building. If the storage area is not within the residential unit, it should be a separate lockable area.
- e. Affordable Housing and Mandatory Affordable Housing Development Fee. The residential portion of the development shall be inclusionary with a 15% affordable housing set aside. The redeveloper shall pay a development fee of 2.5% of the equalized assessed value of any newly constructed commercial development. The funds will be deposited into the Township's Affordable Housing Trust Fund in accordance with the standards in section 161-3 and utilized to assist the Township in meeting its fair share affordable housing obligations in accordance with the Township's spending plan.

9. Enclosures for Trash and Recyclables Containers.

- a. Trash enclosures are required for all permitted uses and must comply with the requirements of chapter 118 and section 160-27.1 of the Township Code as well as those below.

- b. Trash enclosures must be sufficiently sized to contain dumpsters/containers for both trash and recyclable materials. Dumpsters are not permitted to sit in the open anywhere on the site.
- c. Trash enclosures shall be masonry structures, with an exterior facade to match the principal buildings.
- d. Trash enclosure gates shall be constructed with a steel frame and self-locking.
- e. Trash enclosures shall be a minimum of six feet in height, or higher (up to 8 feet) as needed to shield the dumpster or compactor.
- f. Trash enclosures must be set back a minimum of 3 feet from side and rear property lines and may not be in the front yard..
- g. Trash enclosures for multi-family residential units must be located in a common area and include a door or opening for pedestrian access in addition to the front loading gates.

10. Lighting. Light fixtures should be placed to complement the architectural character of the area.

- a. The post top lights along the property frontage should be replaced with Cooper Lighting Streetworks UTD Dayform Traditionaire lights. The posts shall be 12 feet high, color black. This light or an approved alternative shall also be used within parking lots, along driveways, and along pedestrian pathways (color black). A detail of the light is available from the Department of Community Development.
- b. Lighting plans shall be in accordance with the requirements of chapter 160-28 and section 62-55.

11. Signs. Signs shall conform to the requirements of § 160-76 for the C-3 historic district, except as modified below. The requirements below supersede §160-76 when there is a conflict. Signs should be designed with consideration for the “Guidelines for the Design of New and Replacement Signs within the Designated Local Historic District” dated 2000, and available from the Department of Community Development.

- a. Façade Signs.
 - i. Commercial uses may have one façade sign on each façade facing a public street upon which that commercial use fronts.

- ii. Façade signs may not be placed higher than the bottom of the second floor windows and shall not exceed 40 square feet in area
 - iii. All illuminated signs shall be externally illuminated with a shielded light source.
 - iv. Individual channel letters or carved/routed signs (with either negative or positive cut-outs) are permitted.
- b. Freestanding/Ground signs.
- i. One freestanding sign may be permitted for each site and may be shared by all businesses located on the first floor
 - ii. Freestanding signs shall be a maximum of 24 square feet in area
 - iii. Freestanding signs shall not exceed six (6) feet in height.
 - iv. Freestanding signs must be setback minimum of ten (10) feet from the curb, and must be outside the public right-of-way.
 - v. Freestanding signs shall not be placed between the sidewalk and a building unless it is for a building that is setback more than 30 feet from the front property line. Freestanding signs for buildings constructed along the street frontage shall be placed in the vicinity of a vehicular access drive, not between the building and the sidewalk.
 - vi. Freestanding signs must be placed a minimum of 20 feet from the nearest other freestanding sign.
- c. Projecting signs.
- i. Each commercial use may have one projecting sign extending perpendicular from the principal façade.
 - ii. Projecting signs must be placed so that there is a minimum of 8.5 feet between the pedestrian travelled way and the bottom of the sign.
 - iii. Projecting signs may not extend closer than four feet back from the curb or edge of cartway.
 - iv. Projecting signs may not exceed 8 square feet.

- d. The redeveloper of lot 15 shall install a placard identifying the historic structure and providing information about the building for the benefit of the public.
- e. Sign details must be submitted for review prior to final site plan approval.

E. Potential Acquisition of Property within the Redevelopment Area

Only properties that have been designated as a Condemnation Area in Need of Redevelopment and that have been determined to be blighted are subject to acquisition through eminent domain by the Redevelopment Entity. The East Main Street and Cooper Avenue project area is an area in need of rehabilitation and a non-condemnation redevelopment area. The properties are therefore not subject to acquisition through eminent domain.

F. Redevelopment Entity and Implementation of Redevelopment Plan

1. The Evesham Township Council is hereby designated the Redevelopment Entity to implement this Redevelopment Plan (N.J.S.A. 40A:12A-4).
2. Evesham Township Council, acting as the Redevelopment Entity may take the actions authorized by New Jersey Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) in order to effectuate the plan.
3. The following powers are specifically granted to Township Council in its capacity as Redevelopment Entity for the Rehabilitation Area:
 - a. Undertake redevelopment projects and issue bonds in support of same.
 - b. Construct improvements to prepare sites for use in accordance with the redevelopment plan.
 - c. Arrange or contract for professional services in support of redevelopment projects and arrange or contract with redevelopers with the undertaking of redevelopment work (and collect revenue from a redeveloper to defray the redevelopment entity's costs).
 - d. Lease or convey property within the redevelopment area without public bidding, at prices and terms deemed reasonable.
 - e. Make plans for carrying out a program of voluntary redevelopment/rehabilitation and plans for the enforcement of laws, codes, and regulations relating to redevelopment.
 - f. Publish or disseminate information concerning any redevelopment area, plan, or project.
 - g. When necessary for the implementation of the Redevelopment Plan, enter into a contract with a redeveloper for any improvement, construction or other work forming a part of this redevelopment plan. The redeveloper may be chosen through a Request for Proposals, a Request for Qualifications or through direct negotiations.
 - h. Enter Agreements with Redevelopers setting forth roles and responsibilities, expectations, obligations, time frames for redevelopment.
 - i. Exercise such other powers as may be vested in the Township Council, in its capacity as Redevelopment Entity, under N.J.S.A. 40A:12A-22.

4. The Redevelopment Plan standards supersede existing and underlying zoning requirements where they are in conflict, and are accompanied by an amendment to the zoning map showing the locations of the redevelopment and rehabilitation areas.
5. Approval Process.
 - a. All redevelopment projects within the redevelopment/rehabilitation area must first be reviewed by Township Council in its capacity as the Redevelopment Entity, to insure that proposed development projects are generally consistent with the redevelopment plan and reflect the redevelopment entity's intentions for the area, and to confirm that the proposal is in agreement with any MOU or redeveloper agreements that have been or may be established. The Township Council must review proposed redevelopment projects before an application may be submitted to the Planning Board for subdivision or site plan review.
 - b. All applications for development within redevelopment area shall be submitted to the planning board for site plan/subdivision review and approval in accordance with the requirements of Municipal Land Use Law. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Evesham Township Planning Board (N.J.S.A. 40:55D-53), and in accordance with any Memorandum of Understanding signed by the Redeveloper and the Evesham Township Council.
 - c. Expedited Planning Board review. The Township will facilitate a fast track review process for redevelopment projects that have been reviewed and recommended by Township Council in its capacity as the Redevelopment Entity.
 - d. Only a designated redeveloper who has entered into a Redevelopment Agreement or a Memorandum of Understanding with the Redevelopment Entity, outlining the redeveloper's responsibilities regarding the property may submit an application for land use approvals. The redeveloper may, with the Redevelopment Entity's approval enter into agreements with other developers to participate in the redevelopment of the Property. The exception is for a change of tenant within an existing multi-tenant commercial office building. In this case redevelopment pursuant to this Redevelopment Plan shall not be triggered and the the zoning permit application process may be followed.
 - e. The designated redeveloper shall agree to comply with all design standards and development regulations established in the Redevelopment Plan. "C" variances may be reviewed and considered by the Planning Board, but a designated Redeveloper may not request a "D" variance. Instead the Redeveloper must discuss potential changes to use, height, or floor area ratio requirements with Township Council and may request that the redevelopment plan be amended by ordinance.
 - f. Redevelopment Agreements. Township Council, acting as the Redevelopment Entity may enter into a redevelopment agreement with a designated redeveloper in order to identify redevelopment objectives for the site, specify roles and responsibilities of both the redeveloper and the Township, set forth time frames for performance and completion of the project, identify any required off tract improvements required as part

of the redevelopment, and provide for any special tax treatment or incentives for the proposed redevelopment.

6. The Redevelopment Entity shall be empowered under N.J.S.A. 40A:12A-1 et. seq. and N.J.S.A. 40A:21-1 et. seq. to allow for the implementation of alternative tax structures to assist in realizing the redevelopment plan objectives and to make redevelopment projects economically feasible. The establishment of redevelopment agreements including provisions for short term abatement or exemption may benefit the Township by making private investment in the properties attractive and feasible, and by increasing the long term value of the properties (long term PILOT programs are only available in a redevelopment area, not a rehabilitation area). The alternative tax structures may be mutually beneficial for the Township and the redeveloper. Each project and payment structure shall be subject to an individualized program through negotiation and will be based on the specific circumstances and development budget.
 - a. Short term exemption and abatement (N.J.S.A. 40A:21-1 et seq.). The short term exemption and abatement is an inducement for property owners to invest in their properties, as it ensures that the improvements will not result in an immediate increase in their property taxes. This tool may be used in the redevelopment and rehabilitation area for adaptive reuse and improvements to existing buildings, construction of new buildings, and the improvement or expansion of commercial or industrial structures. Tax exemption may be granted from property taxes on all or a portion of the added assessed value from an improvement or new construction. A Payment in Lieu of Taxes (PILOT) may then be established along with a schedule for phasing into full taxation at the end of a five year period. Abatement may be granted to reduce the taxes for a portion of the existing assessed value of a property. Abatement is potentially available for the conversion of non-residential structures to residential use, for the construction of residential dwellings and for new commercial and industrial buildings, but not for improvements to existing commercial or industrial buildings.
 - b. Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.). Township Council will consider granting long term tax exemption (PILOT) in the designated redevelopment area (lot 15 in block 4.09) for a redevelopment project that includes a minimum of 15% affordable housing on site and embodies the spirit of this Redevelopment Plan. In order to utilize long term exemption the redevelopment project must have a public purpose linked to the redevelopment plan, it must be limited to a specific time period (a maximum of 30 years), and the profits of the corporation receiving the exemption must be limited. The exemption applies to the value of the new improvements, not to the value of the land. Long term exemptions may only be granted to an Urban Renewal Entity – a private corporation formed for the purpose of undertaking redevelopment. The urban renewal entity must submit an application to the Township for tax exemption, and must provide all information about the project requested in the application including: architectural plans, site plans, estimated project cost, revenue projections, sources of private capital funds, and a fiscal plan for the project. If long term exemption is approved, instead of paying conventional property taxes, the redeveloper pays an annual service charge to the municipality, referred to as a PILOT (payment in lieu of taxes). The amount is established as part of the Financial Agreement pursuant to N.J.S.A. 40A:20-1 et seq. The PILOT is phased into full taxation by the end of the exemption period.

G. Master Plan Consistency (State, County, Municipal)

1. State Plan. All of the lots within Block 4.09 are located within Planning Area 1 (the Metropolitan Planning Area) on the New Jersey State Plan Map. Planning Area 1 is considered a “smart growth area” where redevelopment, compact growth, adaptive reuse, and infill development are encouraged. The properties in the East Main Street and Cooper Avenue Project Area are located within the downtown Marlton Area, which is the historic center of Evesham (Marlton) and retains many elements of its historic character. Downtown Marlton is unique in its physical proximity to the modern day crossroads of Routes 70 and 73. Downtown Marlton is now part of the larger developed suburban area, which has strong ties to the Philadelphia urban complex. The area has access to transportation infrastructure, as well as water and sanitary sewer service.

A new State Plan framework has been under development since 2012. Though not yet adopted by the State Planning Commission, that Plan would also support redevelopment as proposed by the Redevelopment Plan.

2. Burlington County Plan. Burlington County does not have a comprehensive Master Plan, as one is not required under the County Planning Act.⁴ The County generally supports municipal redevelopment and revitalization efforts that are consistent with smart growth planning.
3. Evesham Township Master Plan.

- a. Downtown Marlton Village

The Marlton Village area in Evesham Township contains a mix of commercial, office, residential, and institutional uses in a mix of historic and more modern structures. The village character has evolved over the years as it has been necessary to accommodate automobile circulation and parking, and as competition from highway retail areas and larger office complexes have challenged the viability of the village area. Redevelopment and adaptive reuse will play a critical role in ensuring that the area is able to continually adapt in response to market demands and consumer preferences and to ensure that Marlton Village is a vibrant mixed use district.

- b. 2020 Vision Plan

Several of the goals of the Evesham 2020 Vision Plan, which was adopted as part of the Master Plan in 2010, may be advanced by the implementation of Redevelopment Plans for the designated redevelopment and rehabilitation areas:

- Make Marlton Village a More Vibrant Destination. *Marlton Village should become more vibrant with civic gathering places and an inviting mix of shops, restaurants and services along a more pedestrian-friendly streetscape.*

⁴ Confirmed in an email from the Burlington County Bridge Commission's Regional Planning Coordinator on October 8, 2013.

- Establish a Landmark at Evesham Crossroads. *The intersection of Routes 70 & 73 and the commercial areas in the vicinity are envisioned as a recognizable landmark in the region defined by signature development and civic art.*
- Retrofit and Transform Outdated Commercial Corridors *Retrofit and transform outdated or vacant commercial sites into mixed-use places with buildings framing pedestrian-oriented streets and public spaces.*
- Create the Evesham Crossroads Trail Network. *The Evesham Crossroads Trail will link residential neighborhoods with a network of trails, sidewalks, and greenways that connect to parks, public spaces and mixed use places.*
- Enhance the Livability of Neighborhoods. *The quality of life within each neighborhood should be protected with a plan to enhance parks, greenways, waterways, sidewalk and trail connectivity, street trees, traffic calming and pedestrian safety.*

The Vision Plan reflects the preferences of the residents and business owners who participated in the community workshops. Some of the specific recommendations for downtown Marlton Village support parallel and angled parking along the streets with surface parking lots only on the sides and rear of buildings; and buildings sited close to the streets rather than set back away from the street.

The implementation action items for the downtown Marlton Area include:

1. Enhance and expand civic event spaces at the center of the Village
2. Extend and connect sidewalks & trails to Marlton Circle Trail Network
3. Discuss rehabilitation & redevelopment opportunity sites with land owners to determine the level of interest in this vision
4. Create a Parking Plan for the Marlton Village district including on-street parking, parking lot cross easements, elimination of curb cuts and shared parking incentives
5. Construct crosswalks and traffic calming along Main Street, Maple Avenue and Cooper Avenue to promote pedestrian safety and walkability within the district.

c. Master Plan

Section E of the 2012 Master Plan Reexamination addresses the recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the municipal Master Plan. The Master Plan indicates that it is the Township's intent to utilize all available planning tools to work toward implementation of the Township's vision, to advance its goals and objectives, to improve the quality of life for current and future residents, and to maintain and enhance opportunities for smart growth economic development. The Master Plan acknowledges that as the Township continues to assess conditions, particularly within the "Evesham Crossroads" and "Marlton Village" areas, specific properties or areas may emerge as candidates for redevelopment or rehabilitation area designation; and provides that where redevelopment or rehabilitation designation has the potential to reverse a trend toward decline, to incentivize redevelopment or revitalization, to advance the Township's vision and

create community value, then such areas may be recommended in accordance with Local Redevelopment and Housing Law.

H. Affordable Housing Provisions

Local Redevelopment and Housing Law requires that the Redevelopment Plan address the following with regard to affordable housing.

1. Inventory of affordable residential units in the redevelopment area. There are no affordable residential units currently located within the rehabilitation area. Therefore, no affordable units are proposed to be removed or relocated. However, if developed in accordance with this plan, 15% of all new housing units on lots 13.01, 14, 15, 16, 17, 18, 19 will be affordable to low and moderate income households.
2. Plan for the provision of affordable replacement housing. A plan for the provision of affordable replacement housing is not needed since there are currently no affordable residential units within the designated rehabilitation area.
3. The Township Council, acting as the Redevelopment Entity, reserves the option to amend the Redevelopment Plan in the future to alter the inclusionary housing requirements as may be necessary to provide ample and appropriate affordable housing opportunities in the Township, if it is determined that such change is needed to for a viable redevelopment plan or to satisfy the Township's fair share affordable housing obligations.

I. Time Limits

The Redevelopment Plan does not have an expiration date. Once a redevelopment project has been completed in accordance with the Redevelopment Plan and Redevelopment Agreement, and the Redevelopment Entity has affirmed that all obligations have been satisfied; the conditions that warranted the rehabilitation area designation shall be deemed to no longer exist. This shall also be reflected in covenants established between the Township/Redevelopment Entity and a redeveloper in accordance with N.J.S.A. 40A:12A-9.