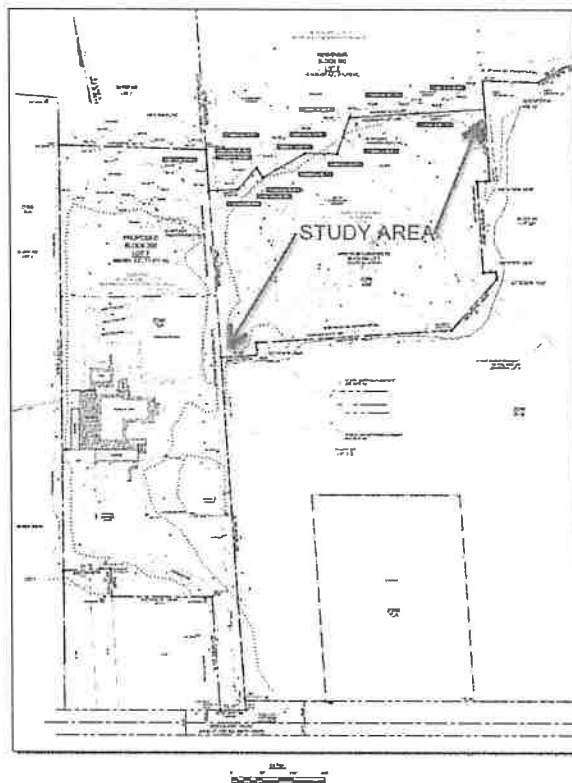


**TOWNSHIP OF EASTAMPTON
PRELIMINARY INVESTIGATION FOR
DETERMINING “NON-CONDEMNATION”
AREA IN NEED OF REDEVELOPMENT**

For
**Block 200, Portion of Lot 7.01
Formerly Block 300, Portion of Lot 2
Eastampton Township
Burlington County, New Jersey**



Prepared by
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Prepared June 2023; Adopted by Resolution R2023-125 September 11, 2023

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The original document has been signed and sealed according to state law.

REDEVELOPMENT PLAN

**Block 200, Portion of Lot 7.01
Formerly Block 300, Portion of Lot 2
Eastampton Township
Burlington County, New Jersey**

Township Council

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Dominic F. Santillo, Deputy Mayor
Ricardo J. Rodriguez, Councilman
Jay Springer, Councilman
Anthony Zeno, Councilman

Kim-Marie White, Township Manager and Municipal Clerk
Albert Marmero, Esq., Township Attorney

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Jeffrey Reeve, Planning Administrator and Board Secretary
David Serlin, Esq., Board Attorney
Stacey Arcari, P.E., Board Engineer
Mark A. Remsa, P.P., L.L.A., A.I.C.P., A.S.L.A., Board Planner

I. INTRODUCTION

A. Purpose

On June 12, 2023, the Eastampton Township Council adopted Resolution No. R2023-100 charging the Land Use Planning Board with undertaking a preliminary investigation to determine whether a portion of Lot 7.01 in Block 200 (Study Area), which was a portion of former Lot 2 in Block 300 (now Block 300, Lot 2.05), is a “Non-Condemnation” redevelopment area according to criteria set forth in N.J.S.A. 40.A.:12.A.-5 of the Local Redevelopment and Housing Law (LRHL). This preliminary investigation was prepared in response to Township Council’s charge set forth in said resolution.

B. Summary of Findings and Recommendations

This preliminary investigation analyzes the Study Area vis-à-vis the LRHL criteria for determining whether it is a “Non-Condemnation” redevelopment area, provides the reasons for determining the Study Area is a “Non-Condemnation” redevelopment area, determines the Study Area meets the criteria for a “Non-Condemnation” redevelopment area, and recommends the Eastampton Township Land Use Planning Board find the Study Area to be a “Non-Condemnation” redevelopment area.

C. Definitions

The following definitions, which are set forth in N.J.S.A. 40.A.:12.A.-3 of the LRHL, are pertinent to this redevelopment plan:

Redevelopment – means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant of dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment – means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40.A.:12.A.-5 and 40.A.:12.A.-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

D. Study Area Description

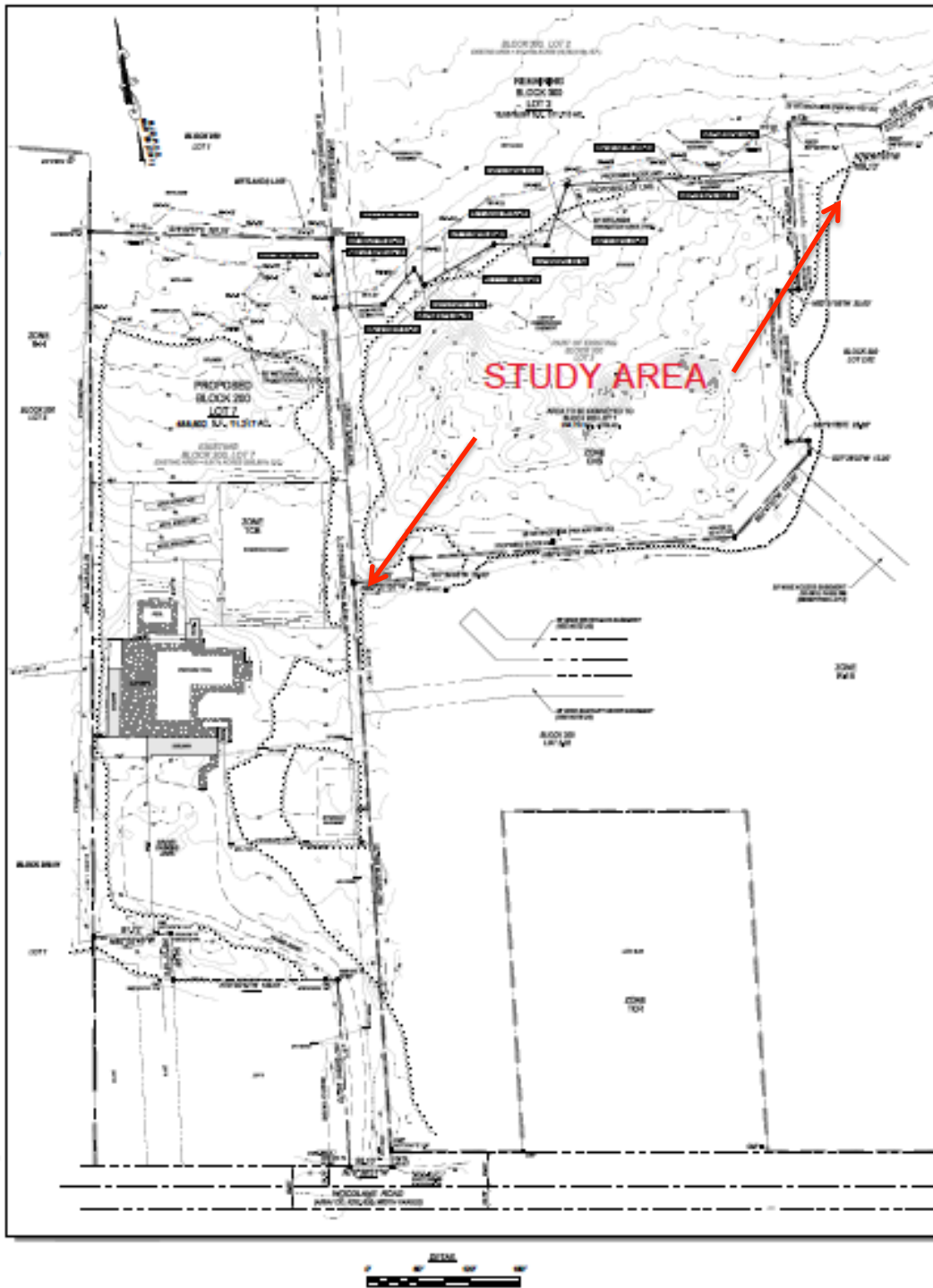
The Study Area comprises a portion of Lot 7.01 of Block 200, which was a portion of former Lot 2 of Block 300 (now Block 300, Lot 2.05). On February 15, 2023, the Eastampton Township Joint Land Use Planning Board (JLUPB) approved the subdivision of a portion of Lot 2 of Block 300 and which portion was to be annexed to Lot 7 of Block 200. The JLUPB memorialized Resolution No. 2023-10 adopting the approval of said subdivision of a portion of former Lot 2 of Block 300 and its annexation to Lot 7 of Block 200. New Lot 7.01 of Block 200 was created, containing 11.217 acres. Map No. 1 depicts a portion of the approved subdivision map showing the Study Area. The Study Area includes 4.7 acres, which represent approximately 42 percent of the entire lot.

On February 22, 1999, the Township Council of Eastampton adopted Resolution No. 1999-36 that determined numerous blocks and lots were in need of redevelopment, including Block 200, Lot 7 to which a portion of former Lot 2 of Block 300 was annexed. Currently, the former Westwood Swim Club, which consists of deteriorated and dilapidated swim club buildings, abandoned in-ground pools, an access drive having comprised pavement rife with potholes, and a gravel parking area, occupies the portion of the former Lot 7 of Block 200.

The Study Area, which consists of the portion of former Lot 2 of Block 300, consists of undeveloped lands that were landlocked because it lacked frontage along a public street. Map No. 2 shows an aerial view of the approximate location of the Study Area taken from Google Maps. The map indicates the Study Area consists mostly of grassed areas and meadow with trees dotting the open area. Woodlands exist to the north. A privately owned affordable housing complex borders the eastern and southern boundaries of the Study Area. The former Westwood Swim Club abuts the western edge of the Study Area. The aerial view illustrates the Study Area's lack of access to Woodlane Road.

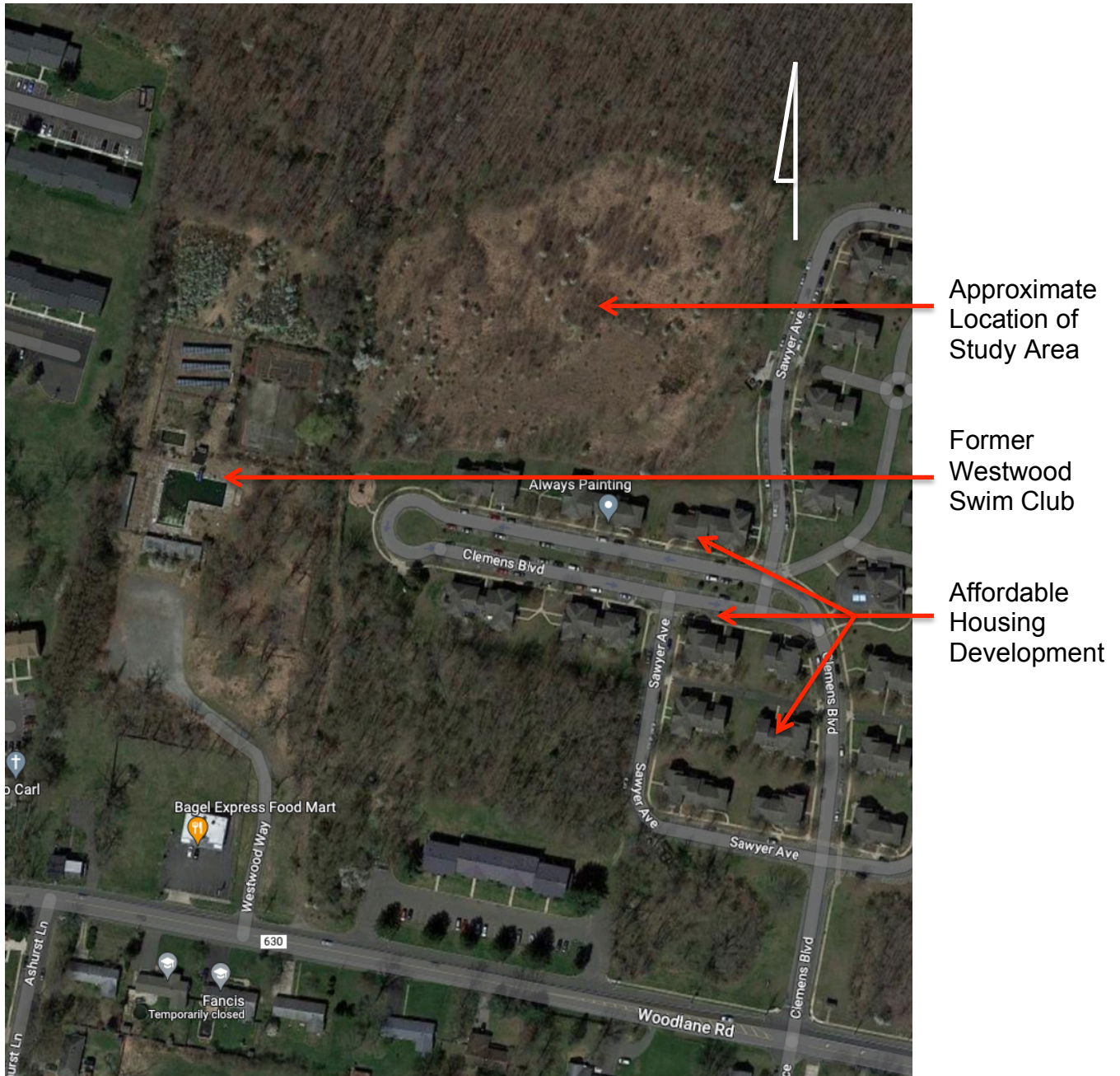
Map No. 3 is a portion of the Township's Zoning Map, which indicates the Study Area is located within the CNS Conservation Zoning District. An enlargement of the Zoning Map, shown on Map No. 4, indicates the former Westwood Swim Club portion of Lot 7.01 in Block 200 is located within the TCR Town Center Residential Zoning District, which is part of the Town Center District that is designated an area in need of redevelopment.

Map No. 1 – Portion of Approved Subdivision Showing Study Area



Source: Plan of Survey & Minor Subdivision, Block 200, Lot 7 & Block 300, Lot 2, Plate 2, Eastampton Township, Burlington County, New Jersey, Sheet 1 of 1m prepared by Edward H, Constantine, Jr. of Taylor Wiseman & Taylor, and dated November 15, 2022.

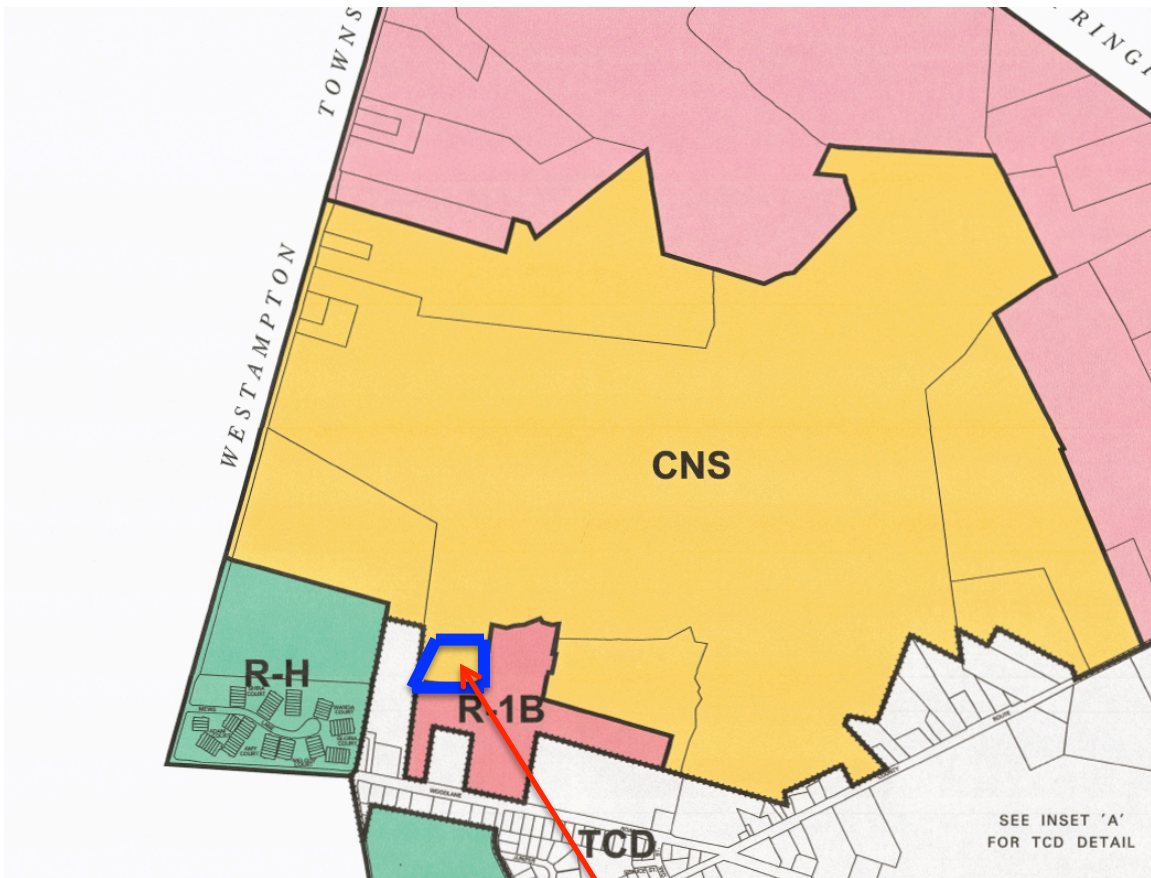
Map No. 2 – Location of Study Area in Eastampton Township



Not to Scale

Source: Google Maps. <https://www.google.com/maps/@40.0088824,-74.7724897,755m/data=!3m1!1e3>

Map No. 3 – Portion of Zoning Map Showing Study Area

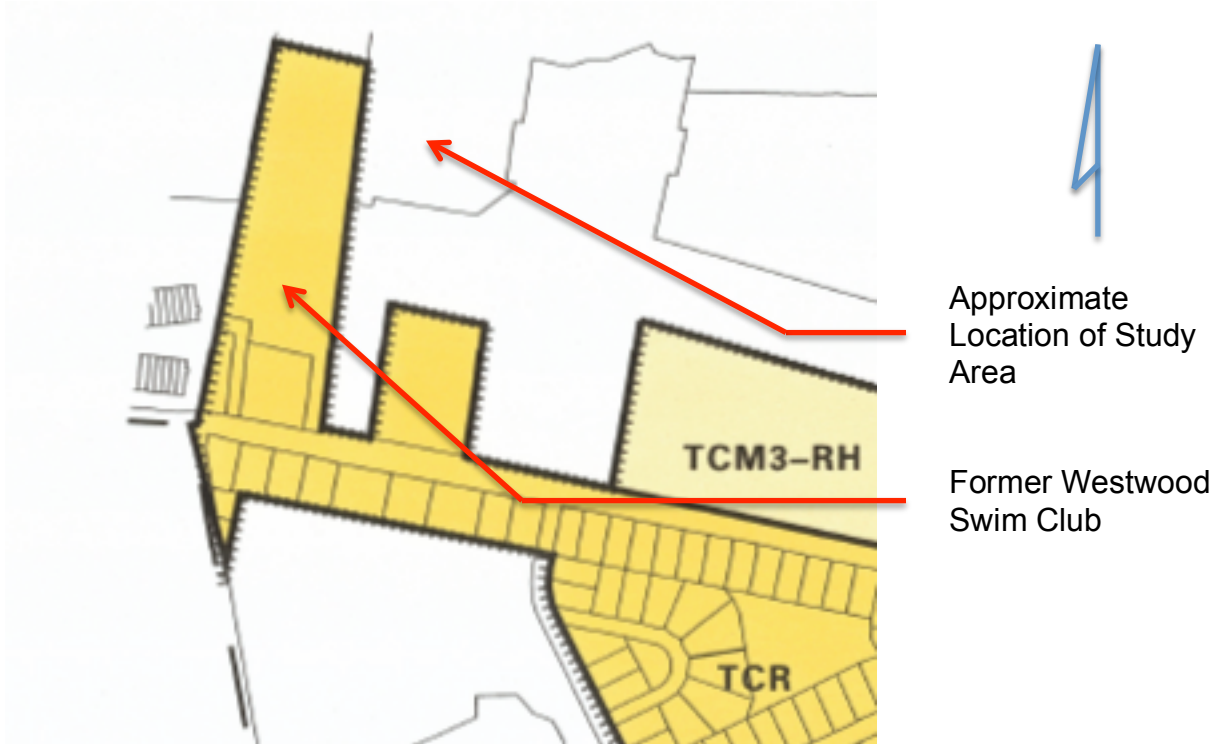


Study Area

Not to Scale

Source: Eastampton Township Zoning Map.

Map No. 4 – Enlargement of Zoning Map Showing Former Westwood Swim Club
Located in TCR Town Center Residential Zoning District



Not to Scale

Source: Eastampton Township Zoning Map.

IDENTIFICATION OF REDEVELOPMENT AREA

A. Identification of Study Area

The Study Area is shown on Map Nos. 1 through 3 and contains the following parcel of land and current uses:

<u>Block Number</u>	<u>Lot Number</u>	<u>Acreage</u>	<u>Current Use</u>
200	Portion of 7.01	4.7	Vacant, open grass areas and meadow dotted trees

II. BASIS FOR INVESTIGATION STATEMENT

A. Conditions Establishing Need for Redevelopment

The following criteria set forth in N.J.S.A. 40.A.:12.A.-5 of LRHL establish the conditions for determining an area is in need of redevelopment:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- 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;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Area 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 use of obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- e. A growing lack or total lack of proper utilization of area caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
- f. Area in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c. 303 [under certain circumstances]' or

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

A redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. This is sometimes referred to as the “inclusionary” criterion.

B. Study Area Analysis

The Study Area includes a portion of a parcel of land known as Block 200, Lot 7.01 as shown on Map No. 1. It contains approximately 4.7 acres of vacant developable land. The Study Area was annexed to the former Westwood Swim Club parcel of land to provide access to Woodlane Road because the Study Area was landlocked and was prohibited by the presence of extensive wetlands from gaining access from the north. The result of the annexation is the former Westwood Swim Club portion of Block 200, Lot 7.01 is designated an area of redevelopment while the Study Area lacks an area of redevelopment designation.

A mix of land uses surrounds the Study Area. Map No. 2 shows the following surrounding land uses:

- To the north are woodlands with extensive wetlands
- To the east and south is an affordable housing development
- To the west is the former Westwood Swim Club

This section of the Preliminary Investigation analyzes the conditions of the Study Area to determine whether it meets the criteria of an area in need of redevelopment according to the LRHL. Three criteria were found to apply to the Study Area. Each applicable criterion is discussed separately below.

Criterion c. – Unimproved Vacant Land Remaining so for 10 Years

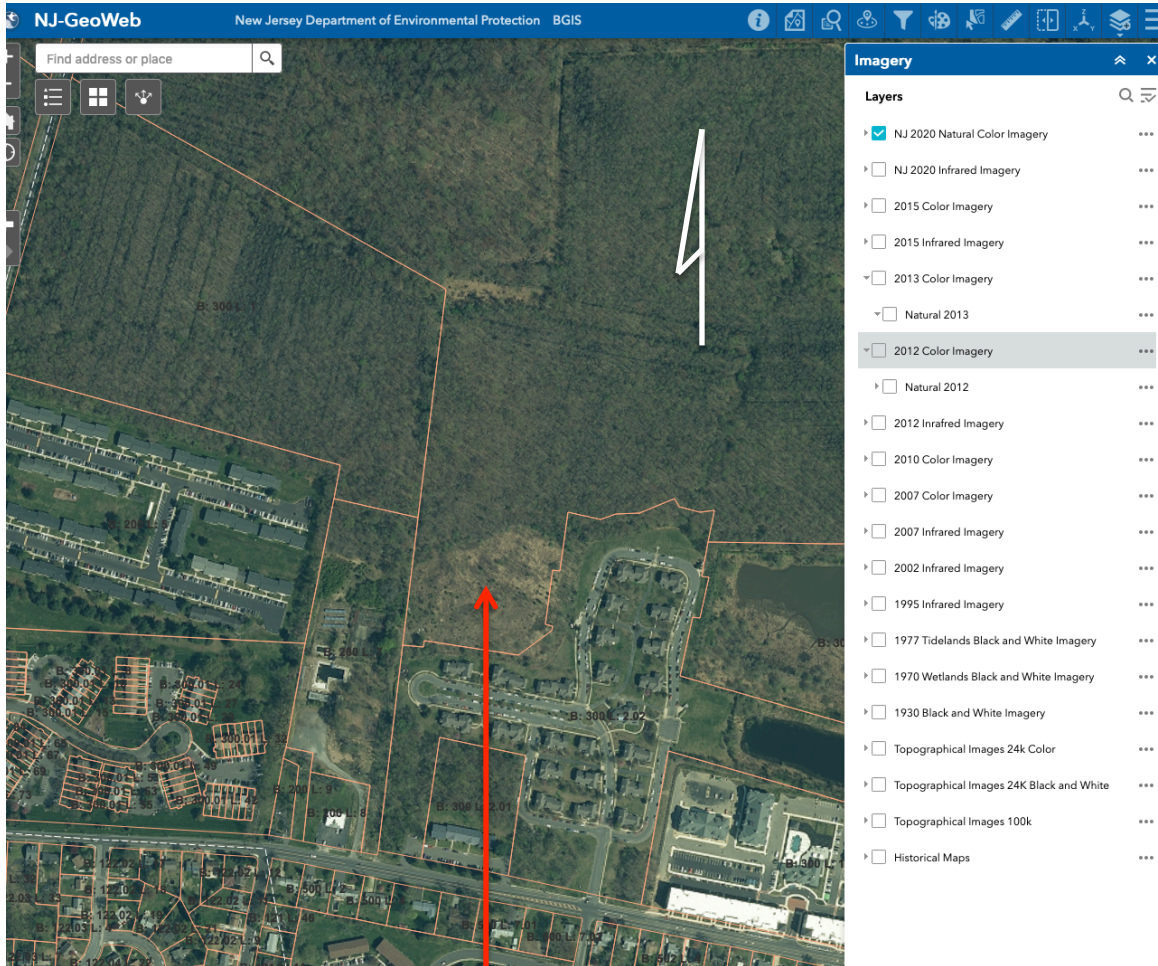
Criterion c. of the LRHL requires:

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital

Aerial imagery of the Study Area for 2020, 2013, 2012 and 1995 were obtained from the New Jersey Department of Environmental Protection (NJDEP) GeoWeb website. Map No. 5 provides 2020 aerial imagery indicating the Study Area was

vacant during that year. Aerial imagery for 2013 and 2012 that shows the Study Area was vacant during those years is provided in Map Nos. 6 and 7, respectively. Map No. 8 shows the Study Area was vacant about 28 years ago.

Map No. 5 – 2020 Aerial Imagery of Study Area



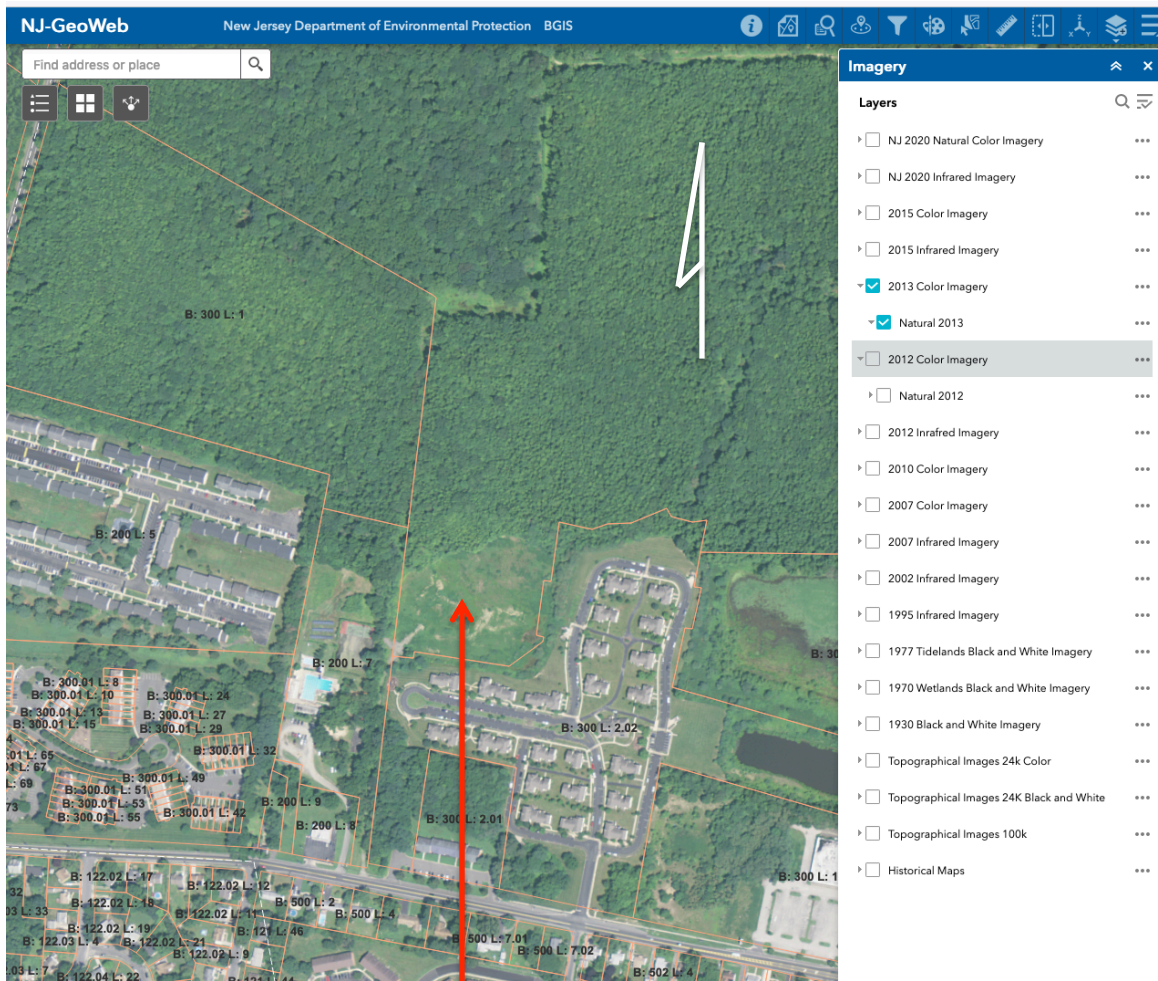
Study Area

Not to Scale

Source: NJDEP GeoWeb.

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 6 – 2013 Aerial Imagery of Study Area



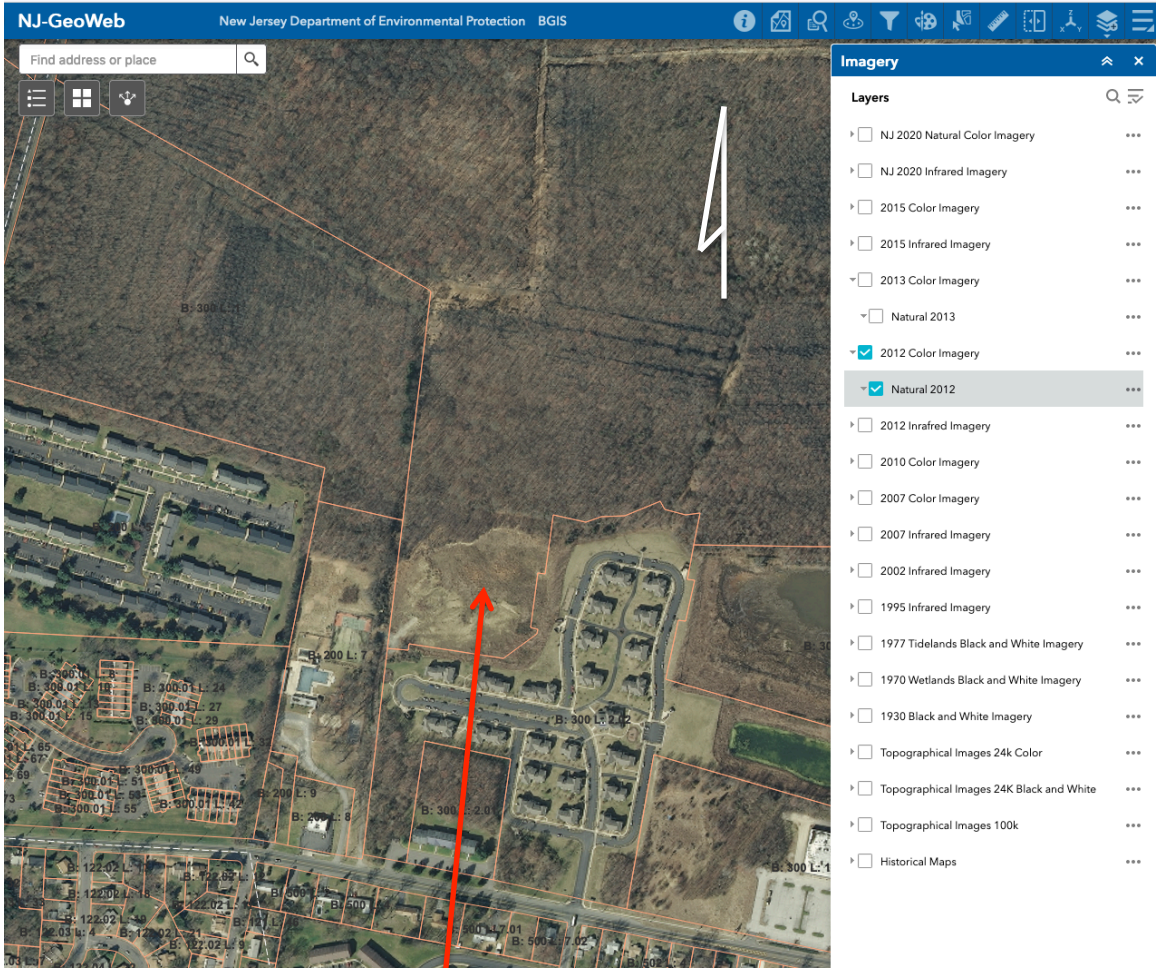
Study Area

Not to Scale

Source: NJDEP GeoWeb.

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 7 – 2012 Aerial Imagery of Study Area



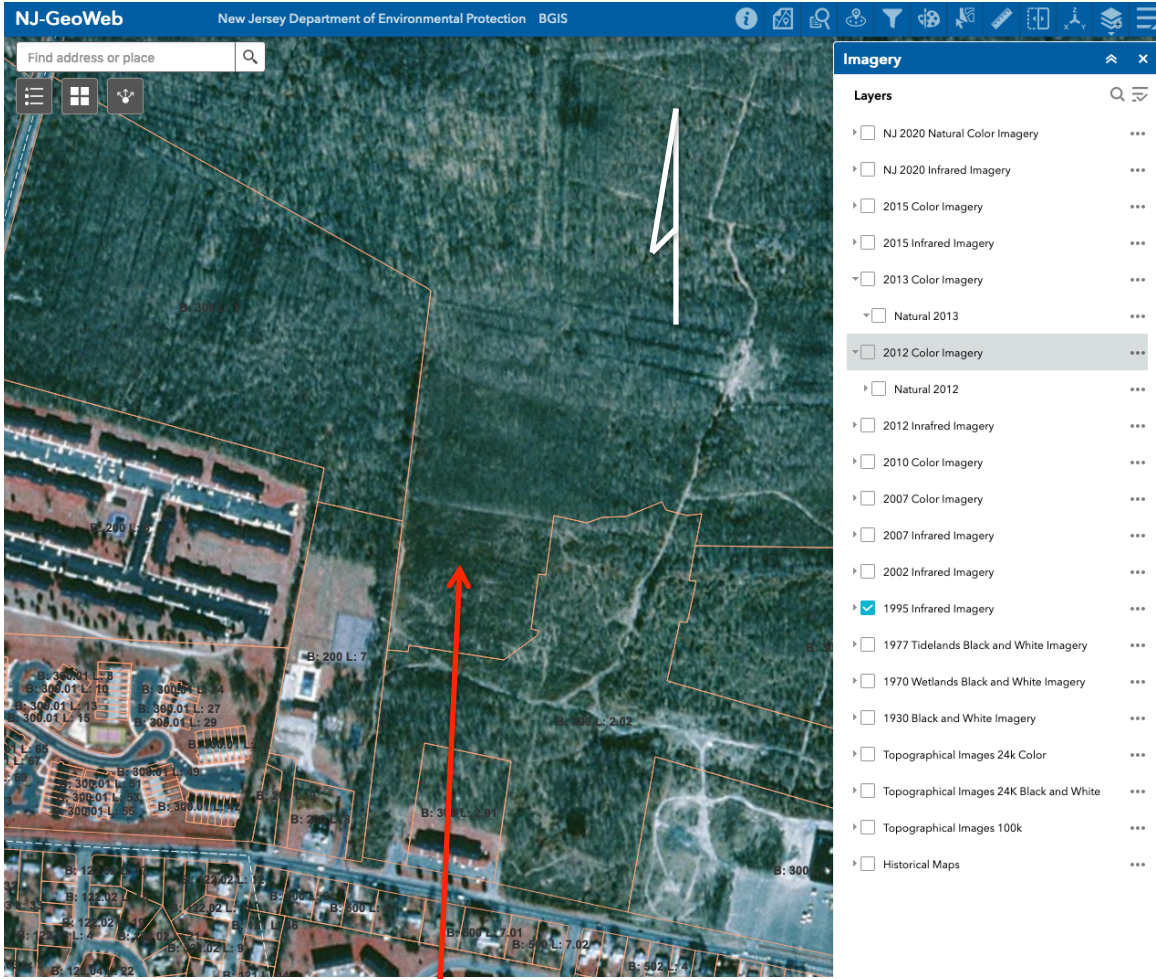
Study Area

Not to Scale

Source: NJDEP GeoWeb.

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 8 – 1995 Aerial Imagery of Study Area



Study Area

Not to Scale

Source: NJDEP GeoWeb.

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Clearly, the Study Area has been vacant for more than 10 years since the Township Council adopted the resolution charging the Joint Land Use Planning Board with the preliminary investigation to determine whether the Study Area is an area in need of redevelopment. The Study Area has been a remote portion of the Block 300, Lot 2 (now Block 300, Lot 2.05) that lacked any means of access for at least 28 years.

The Study Area meets criterion c. because it is unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality...

Criterion h. – Redevelopment Area Designation is Consistent with Smart Growth Planning Principles

Criterion h. of the LRHL obliges that:

The designation of the delineated [redevelopment] area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The *New Jersey State Development and Redevelopment Plan* (SDRP) adopted by the New Jersey State Planning Commission in 2001 is the current planning document that provides a statewide “blueprint” for future growth, development, redevelopment and preservation in New Jersey. As the planning framework for guiding decisions for the future of the state, the SDRP provides statewide goals, strategies and policies that shape smart growth planning principles for state, regional, county, and municipal government and agencies to utilize and implement in their planning efforts.

The following smart growth planning principles provided in the SDRP apply to designating the Study Area as an area in need of redevelopment:

- Goal No. 1: Revitalize the state’s cities and towns (25)

The condition of the Study Area demonstrates its remoteness and lack of access to Woodlane Road that prevents the Study Area from being developed. The Study Area needs to be designated an area in need of redevelopment so it can be comprehensively planned for redevelopment and ultimately redeveloped with the former Westwood Swim Club portion that is currently designated an area in need of redevelopment.

- Strategy: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas... Leverage private investments in jobs and housing... Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations (ibid.)

While the Study Area is currently zoned CNS Conservation, which limits development to detached single-family homes on large lots and agricultural uses, it is now part of a newly created lot that is located within the Town Center District that allows more intensive residential development. Roughly half of the lot is designated an area in need of redevelopment (former Westwood Swim Club portion) and the remainder is the developable Study Area portion. Together, both portions have the potential for development within the Town Center District, which is served by public utilities and infrastructure, as well as public transport.

- Goal No. 3: Promote beneficial economic growth, development and renewal for all residents of New Jersey (51)

As previously discussed, the Study Area is well positioned for future renewal when it is combined into one area in need of redevelopment, which is situated within the Town Center District.

- Strategy: Encourage economic growth in locations and ways that are both fiscally and environmentally sound (ibid.)

The Study Area was determined to be almost completely devoid of wetlands and has portions of a wetland buffer along its northern boundary. For the most part, the 4.7-acre Study Area is developable, particularly when combined with the former Swim Club portion that has access to Woodlane Road and public utilities.

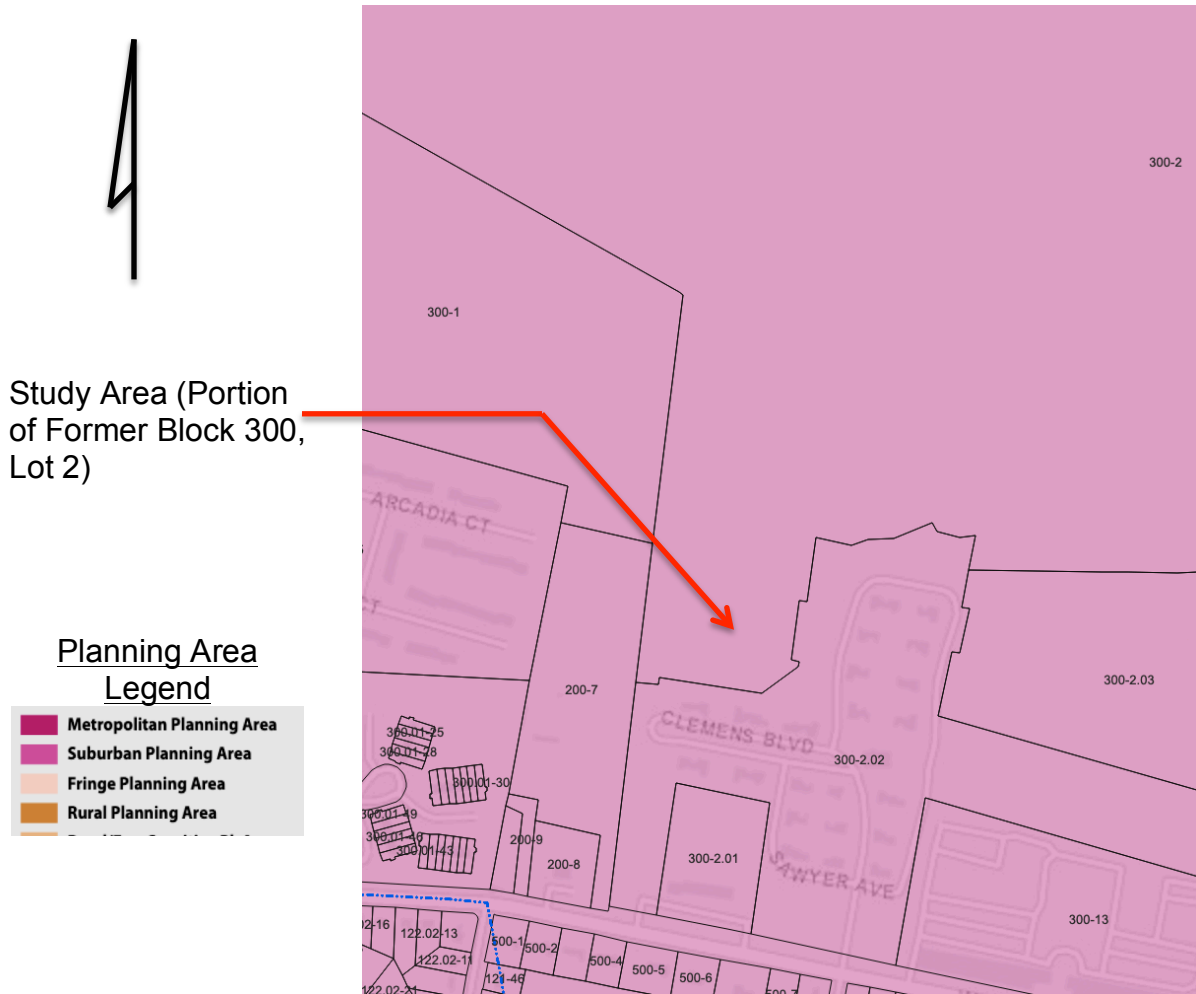
- Goal No. 8: Ensure sound and integrated planning and implementation statewide (96)

When combined with the former Swim Club portion of the lot, the Study Area has the potential for redevelopment within the Town Center District planned by Eastampton Township. The Study Area is located within PA2, Suburban Planning Area, which is a Smart Growth Planning Area determined by the New Jersey State Planning Commission (see Map No. 9).

- Strategy: Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan (ibid.)

As discussed above, redeveloping the Study Area in order to capitalize on its location within the Town Center District would support several State Planning Goals. Designating the Study Area as an area in need of redevelopment would allow for the comprehensive planning for the entire lot that includes the former Westwood Swim Club.

Map No. 9 – State Planning Area for Study Area
PA2 – Suburban Planning Area



Not to Scale

Source: NH Office of Planning Advocacy

<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>

- Statewide Policy 4: Infrastructure Investments

Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments... creating more compact settlement patterns in appropriate locations in suburban and rural areas... (119)

Designating the Study Area as a redevelopment area and redeveloping it to capitalize on the Study Area's location within the Towns Center District that is served by public utilities and infrastructure would efficiently leverage public investment made in the area. Doing so would advance the SDRP infrastructure investments policy.

- Statewide Policy 8: Transportation

Improve transportation systems by coordinating transportation and land-use planning... (140)

Designating the Study Area as a redevelopment area and redeveloping it along with the former Swim Club portion of the lot, which is already a designated area in need of redevelopment, would capitalize on its location served by Woodlane Road (County Route 630) and therefore advance the Statewide Policy for Transportation.

- Statewide Policy 12: Open Lands and Natural Systems

Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors... and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources... (151)

Redeveloping the Study Area would allow for the avoidance of developing environmentally sensitive areas that exist north of the Study Area. Doing so would advance the Statewide Policy for Open Lands and Natural Systems.

The Study Area meets criterion h. when the designation of the delineated [redevelopment] area is consistent with smart growth planning principles.

Inclusionary Criterion

A redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Study Area is part of newly created Block 200, Lot 7.01, which contains the former Westwood Swim Club that is designated an area in need of redevelopment. Including the Study Area in the redevelopment area that is already designated on a portion of the lot would provide for the comprehensive planning of the both portions of the lot and facilitate the effective redevelopment of the lot. Excluding the Study Area from the portion of the lot that is designated an area in need of redevelopment would prevent sound, comprehensive planning

for the entire lot and the Town Center District, which is also designated an area in need of redevelopment.

The Study Area meets the inclusionary criterion.

C. Study Area Findings

This summary of findings indicates the conditions of the Study Area meet the following redevelopment designation criteria:

<u>Block Number</u>	<u>Lot Number</u>	<u>Current Use</u>	<u>Redevelopment Criteria</u>
200	Portion of 7.01	Vacant grass area and meadow dotted with trees	c, h and inclusionary

D. Recommendations

Given the aforementioned findings, it is recommended the Study Area, which consists of Block 200, a portion of Lot 7.01 (former Block 300, portion of Lot 2), be determined to qualify as a “Non-Condensation” area in need of redevelopment.