

HADDON HEIGHTS BOROUGH

St Mary's Redevelopment Plan
Block 24 Lots 4 & 5

November 2023

Recommended to Borough Council by the Planning Board on ____,
2023.

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Appendix A Redevelopment Plan Area

I. Introduction

In 2019 the Haddon Heights Borough Council authorized the Planning Board to conduct a preliminary redevelopment investigation to determine whether lots 4 and 5 in block 24, containing the St. Mary's Episcopal Church campus qualified as non-condemnation area in need of redevelopment in accordance with the criteria defined in New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).¹ The Borough undertook the redevelopment planning initiative after being made aware that portions of the St. Mary's campus were significantly under used and that the church has been struggling for years to maintain the site and buildings with a diminishing congregation. The Church was first located on the site around 1920 and grew over the years to include a vicarage, offices, and a school. In recent years the congregation and the church's programs have contracted. The Borough determined that a proactive approach to redevelopment planning would assist in preventing the decline of the Church buildings and grounds and would provide an avenue to enable the activation of unused or under-used parts of the property to meet a need in the community.

The preliminary redevelopment needs investigation report prepared by Bach Associates in August 2020 provides an overview of the Borough's redevelopment planning process, a detailed description of the study area, an outline of the redevelopment criteria, the building and site conditions, and a conclusion that the property qualified for designation as an Area in Need of Redevelopment. On November 4, 2020, in accordance with resolution 2020:184, after a public hearing and recommendation from the Planning Board, Borough Council designated the study area properties as a Non-condemnation Area in Need of Redevelopment. A later study, conducted in 2022 investigated a larger area that included the properties to the north, east, and west of St. Mary's and resulted in the designation of a larger redevelopment area and rehabilitation area.

This redevelopment plan applies only to lots 4 and 5 in block 24, consisting of 60,000 square feet located at the east end of block 24, with frontage on the White Horse Pike, Green Street, and East Atlantic Avenue. The plan that follows requires the retention of the original church worship space closest to the White Horse Pike together with the church's garden and establishes permitted uses, standards, and design controls to enable and encourage redevelopment of the remaining portion of the site with inclusionary age-restricted rental housing. For St. Mary's the redevelopment plan represents a path to financial sustainability and a means to support the housing needs of the local senior community. It is anticipated that the church will partner with an experienced housing developer and operator that is aligned with their vision of retaining the site's history while also embracing change.

¹ Resolution 2019:234

II. Redevelopment Plan Requirements

The redevelopment planning process allows the Borough to take a proactive approach to supporting creative development and high-quality design, by identifying opportunities that may otherwise be overlooked in the private market and by working with property owners and redevelopers to create mutually beneficial development opportunities and outcomes. The Borough aims to utilize the tools provided in the Local Redevelopment and Housing Law (LRHL) to provide a design and organizational framework to enhance opportunities for adaptive reuse, revitalization, and redevelopment in the designated redevelopment and rehabilitation areas to support the Borough's goals for the preservation of the Borough's character, making the central business district a vibrant mixed-use destination, and providing opportunities for needed housing.

Following the designation of an area in need of redevelopment, the Borough Council may prepare, or direct the Planning Board to prepare, a Redevelopment Plan for the Redevelopment Area. The Redevelopment Plan must contain an "outline for the planning, development, redevelopment or rehabilitation of the project area" sufficient to cover the items set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). The requirements include:

- a. Relationship to local objectives
- b. Proposed land uses and building requirements
- c. Identification of any land to be acquired
- d. Relationship to Master Plans of adjacent towns, County, and State Plan
- e. Housing Inventory and Relocation Provisions (if applicable)
- f. Relationship to municipal Master Plan
- g. Relationship to Borough's land development regulations (supersede existing or optional overlay)

The redevelopment planning process empowers the Borough to establish standards that set the stage for the type of development that the Borough wants to facilitate in terms of types of uses, streetscape, coordinated improvements, architectural and site design, and integration of uses.

III. Property Description

The properties that are the subject of this redevelopment plan, lots 4 and 5 in block 24, are located on the southwestern corner of the intersection of the White Horse Pike and Green Street. The property is at the eastern end of the block and has frontage on three streets- the White Horse Pike (U.S. Route 30) to the north, Green Street to the east, and Atlantic Avenue (County Route 727) to the south². The area is illustrated in Appendix A. The properties and their current conditions are

² Route 30, also known as White Horse Pike, is directionally identified as running in an east-west direction. The official orientation is adopted by this plan for reference, although the orientation of Route 30 and E Atlantic Avenue in Haddon Heights is northwest-southeast.

outlined in the table below. The properties to the north across the White Horse Pike and east across Green Street also within the designated redevelopment area and are developed with offices (to the north) and residential apartments (to the east). The property to the west along the White Horse Pike is within the redevelopment area and is developed with a former dwelling that has been converted for professional office use. The property to the south of lot 4 and to the west of lot 5 along East Atlantic Avenue contains the Atlantic Avenue Elementary School.

The properties that are the subject of this redevelopment plan are developed and occupied by St. Mary’s Episcopal Church. The redevelopment plan is intended to enable preservation of the primary church building and the retention of the St Mary’s congregation by allowing a coordinated redevelopment of underused southern portion of the site with inclusionary residential apartments for senior citizens.

Block	Lot	Address	Current Conditions
24	4	14 White Horse Pike	Parking Lot
24	5	18 White Horse Pike	Church, offices, rectory

IV. Redevelopment Plan Goals and Objectives

This redevelopment plan is intended to carry out Haddon Heights’ goals related to appropriate land uses, population density, provision of a variety of housing opportunities including affordable housing, improved pedestrian and traffic circulation, and the continued development of a vibrant downtown district.

- A. Enable the transformation of an underused church campus into a mixed-use residential and institutional property that is physically and historically connected to the community.
- B. Halt the deterioration of prominent local buildings and demonstrate the potential for partnerships between faith-based organizations and housing developers to provide needed housing opportunities in the community.
- C. Ensure the retention and maintenance of the front portion of the principal church structure on the northern area of the site and utilize complementary architectural design for new structures.
- D. Integrate stormwater management and green infrastructure thoughtfully within redevelopment plans.
- E. Provide for maximization of private investment through the attraction of qualified redevelopers capable of securing private financing commitments and utilizing the tools provided in the NJ Local Redevelopment and Housing Law and the NJ Long Term Tax Exemption Law, and capable of demonstrating a financial commitment upon the execution of a redevelopment agreement with the Borough.

V. Applicability of Redevelopment Plan and Relationship to Municipal Development Regulations

The requirements and standards set forth below for lots 4 and 5 in block 24 shall function as an overlay zone for the properties when the redeveloper has been appointed by Borough Council or has entered into a Redevelopment Agreement with Borough Council in accordance with N.J.S.A. 40A:12A-8. If a redeveloper has been conditionally designated or designated, they may proceed with a site plan application utilizing the redevelopment plan overlay standards and must enter into a redevelopment agreement as a condition of approval, which must be satisfied prior to initiating site work. Where the regulations and standards in the redevelopment plan are silent, the standards of the Land Development Ordinance applicable to site development shall apply to the redevelopment area properties. The adoption of this redevelopment plan shall constitute an amendment to the Haddon Heights Zoning Map to illustrate the redevelopment plan overlay.

All applications for development within the redevelopment area shall be submitted to the Planning Board for site plan and/or subdivision approval as required by Municipal Land Use Law and Borough Code Chapter 450 Article XXIII. The redeveloper may apply to the Planning Board for “C” variances or design waivers, but a designated redeveloper may not request a “D” variance. Requested deviations from the redevelopment plan standards related to use, height, or floor area ratio requirements must be submitted to the Borough Council, and if agreeable shall be addressed via an amendment to the Redevelopment Plan.

VI. Redevelopment Plan Uses and Standards

The land use and building requirements are intended to provide a framework that permits creative and harmonious mixed-use redevelopment and sets forth standards that promote the creation of a functional, attractive, and efficient development that will preserve a portion of the existing church sanctuary and garden while providing an opportunity for new rental housing for senior citizens. It is envisioned that the redeveloped site will result in the retention of St. Mary’s as a component of the Haddon Heights community, the preservation of the existing character along the White Horse Pike, and the provision of new housing for older adults. It is anticipated that St. Mary’s Episcopal Church will continue to occupy the modified church sanctuary space. Alternative non-residential uses are permitted within that building in the event that St. Mary’s ceases to occupy the building.

A. Permitted Uses. Multiple permitted principal buildings, multiple permitted principal uses within a building, and multiple tenants within a principal building shall be allowed within the redevelopment area. It is the specific intent of the Redevelopment Plan that the permitted non-residential uses shall be within the modified church building that will be protected and retained.

1. Religious, Nonprofit, and Public Uses.

2. Professional Offices, Business Offices, Banks and Financial institutions (but not including drive-through windows/lanes)
3. Age-restricted multi-family residential buildings as part of a mixed-use development when the following requirements are satisfied. If the conditions are not satisfied, then the use is not permitted.
 - a. Minimum overall lot size is 50,000 square feet
 - b. Minimum setback of the residential building from the White Horse Pike right-of-way is 150 feet
 - c. All first floor space with frontage along the White Horse Pike must be reserved for permitted non-residential uses.

B. Prohibited Uses. Any use not permitted above is prohibited.

C. Permitted Accessory Uses.

1. Off street parking shall be constructed as required by Borough Code sections 450-116, 450-117, and 450-118 for nonresidential uses and as per RSIS for residential uses except as modified below:
 - a. A maximum of two driveways are permitted for vehicular ingress and egress. Vehicular access shall not be permitted along East Atlantic Avenue.
 - b. The required parking for residential dwellings in age-restricted multi-family buildings is as follows. All required parking for residential uses must be provided onsite.
 - i. .8 parking space is required for each 1- or 2-bedroom residential unit.
 - ii. One ADA parking space is required on site to serve the non-residential use and one ADA parking space is required on site to serve the residential use.
 - c. Parking stalls for passenger vehicles shall be a minimum of 9' by 18'.
 - d. The developer shall provide the Planning Board with an operations statement that includes the proposed means of controlling the number of vehicles that may be maintained by residential tenants.
 - e. Electric vehicle charging stations and make ready spaces are permitted and required for the residential units as needed in accordance with P.L. 2021 c. 171.
 - f. Parking areas may not be located between a principal building and the right-of-way. Parking may be located to the side and rear of principal buildings and must be setback at least 5 feet from the sidewalk along the lot frontages.
2. Private garages for parking vehicles and/or storage of accessory items, when set back a minimum of 50 feet from the right-of-way.
3. Off street loading. For permitted non-residential uses occupying the existing church building, the loading area may be within the parking area during off hours. Loading spaces are not required for other permitted uses.
4. Signs in accordance with the requirements below.

5. Stormwater management structures and facilities, and green development structures and techniques in accordance with N.J.A.C. 7:8
6. Trash and recycling enclosures as set forth below.
7. Incidental storage, inside a building only.

D. Bulk and Area Regulations

Standard	Requirement
Minimum lot size	50,000 square feet
Minimum lot width	100 feet
Minimum street frontage	100 feet each street
Minimum lot depth measured from White Horse Pike and East Atlantic Ave	200 feet
Minimum front yard building setback from property line	35 feet to White Horse Pike 10 feet to Green Street 25 feet to East Atlantic Avenue
Minimum rear and side yard setback for principal buildings	12 feet
Minimum distance between buildings on site	50 feet
Minimum parking setback	2 feet from property lines 5 feet from sidewalk along lot frontages.
Maximum impervious cover	75%
Maximum building height ³	3 stories or 36 feet within 50 feet of East Atlantic Avenue and within 100 feet of the White Horse Pike 4 stories or 48 feet beyond 50 feet from East Atlantic Avenue and 100 feet from the White Horse Pike

E. Design Standards

1. Sidewalks are required along all streets (where they do not already exist) and along building frontages that are to be accessible by the public. All sidewalks shall be interconnected to the extent possible.
 - a. New Sidewalks within the right-of-way shall be separated from the roadway by a planting strip consistent with the width of existing planting strips.

³ For the purpose of this Redevelopment Plan, BUILDING HEIGHT is defined as the vertical distance from the average finished grade on the exterior of the building to the underside of the eaves.

2. A bicycle rack (customized post and ring rack, color black) shall be provided on site. A detail of the Borough's bike rack specification is available from the Borough upon request.
3. Street trees shall be provided along the right-of-way within the planting strip at intervals of approximately 40 feet. The species should be chosen with consideration for the other existing street trees in the area and the presence of any obstructions such as overhead wires. Areas where soil has been compacted should be amended with engineered soil, structured soil, or soil support cells. The landscape plan, showing existing and proposed street trees and any other planting within the right-of-way shall be submitted to the Haddon Heights Shade Tree Commission for review and approval prior to final site plan approval.
4. A detailed landscape plan shall be submitted for review and approval by the Planning Board. The landscape plan should include notes about the proposed methods of irrigation. The buffer width requirements in section 450-115 of the Borough Code shall not apply within the redevelopment overlay.
5. All pervious areas shall be planted with a variety of evergreen and deciduous trees, shrubs, perennials, and ground cover. A minimum of 75% of landscaping shall be native species.
6. Landscaping shall be provided within and around parking areas to the greatest extent possible. Landscaping shall include evergreen and deciduous shrubs, perennials, and ornamental trees (where space permits). Where a small setback inhibits the installation of trees around the parking area, additional groupings of trees and complementary shrubs shall be provided where space permits.
7. Architectural plans showing all sides of each building must be submitted along with a site plan application.
 - a. Architectural design features shall be employed to create visual interest at the pedestrian level and street level, and to integrate each building with the surrounding area.
 - b. New construction should utilize compatible architecture that respects and enhances the nature and character of the historic district and the surrounding buildings.
 - c. Entrances to multi-family buildings shall include prominent transparent doorways flanked with windows and a covered porch, portico or overhang to shelter pedestrians.
 - d. Building facades shall include recesses, projections and openings, and variation in materials in repeated bays to reflect the rhythm of the development pattern in the area.
 - e. All street frontages and the property line shared with Atlantic Avenue School are primary facades. Primary facades shall utilize brick, horizontal or vertical siding, and glass as the dominant materials. All facades shall utilize a combination of materials, texture, and color that relate to and are harmonious with but do not mimic the predominant materials of the remaining St. Mary's church building.

- f. Rooftop HVAC units must be screened to ensure they are not visible from the street level or from the windows of neighboring buildings. Screening may be parapet walls or architectural screening designed to complement the building.
- g. Roof shape and pitch shall be reflective of existing traditional roof pitch in the area. Peaked roofs shall be true, not a parapet or roof façade, except as needed to shield roof mounted mechanical equipment.
- h. Water meters, gas meters, electric meters, and ground mounted mechanical units must be hidden from public view with structural or landscape screening. The location shall be shown on the utility plan and landscape plan.
- i. Balconies a minimum of 6 feet deep are encouraged and shall be provided for a minimum of 40% of residential units.
- j. Storage space shall be provided for residential tenants to store personal items. This can be provided in units or in common area but shall be in addition to typical bedroom closets.

F. Enclosures for Trash and Recyclables

- 1. Trash and recycling storage areas must be enclosed and sufficiently sized to contain the dumpsters or containers for both trash and recyclable materials. Dumpsters or other trash containers are not permitted to sit in the open anywhere on the site.
- 2. If outside of the building footprint, trash and recyclables enclosure areas must be masonry structures with an exterior façade to match the building.
- 3. Trash enclosures must be a minimum of six feet in height and a maximum of eight feet, as needed to shield the trash containers.
- 4. Trash enclosure gates shall be constructed with a steel frame. Chain link gates must be black vinyl coated.
- 5. Trash enclosures that are outside the principal building footprint must be set back a minimum of five feet from side and rear property lines.
- 6. The applicant shall submit an operations statement to outline the plan for solid waste and recyclables management and collection.

G. Lighting. Lighting fixtures around parking lots and along internal pedestrian pathways shall be placed to complement the architectural character of the site and to provide for public safety, while minimizing light pollution.

- 1. Post top lights shall be utilized within the site and shall match the existing downtown streetlights as closely as possible. The posts shall be a maximum of 18 feet high, color black.
- 2. The color temperature of LED lights should be 2,700 to 3,300 kelvins to promote a “warm” glow.

H. Signs. Signs shall be in conformance with the requirements of Borough Code section 450-135 for the PO/R district except as modified below.

1. Each principal building may have one freestanding sign compliant with the requirements of section 450-135M(1)(c) for institutional uses and section 450-135N(7) for a multi-family residential building. If there is more than one sign on the site, the signs must be separated by a minimum of 100 feet.
2. Each multi-family residential building may also have a façade sign adjacent to or above the residential access which shall include the address and may include the name of the building. The sign shall not exceed 4 square feet in area.
3. Sign letters and characters may not exceed 9 inches in height.

I. Affordable Housing Requirements

1. The residential portion of the development shall be inclusionary. At least 15% of the total number of dwellings shall be affordable to very low-, low-, and moderate-income households and shall be restricted to persons 55 years or older. Affordable units shall be restricted, regulated, and administered consistent with the Borough’s affordable housing regulations, the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq) and all other provisions of the Borough’s Affordable Housing ordinance.
2. If 15% of the total number of housing units results in a fraction of a unit, the fraction shall be rounded up if it is .5 or greater. If the fraction is less than .5 the applicant shall make a contribution to the Borough’s Affordable Housing Trust Fund for the fractional portion of the obligation. The contribution shall be negotiated with the Borough based on the cost to subsidize a deed restricted affordable unit in the housing region.

VII. Municipal Master Plan Consistency

One of the perennial goals of Haddon Heights’ Master Plan and other planning documents over the last several decades has been to strengthen, safeguard, stabilize, and improve the historic district in a manner that fosters civic pride and promotes continued investment in and beautification of the community. The Borough’s Master Plans recognize the need to allow for adaptive reuse of historic buildings while maintaining their essential characteristics. In 2021, consistent with Master Plan goals and objectives, the Borough’s Historic Preservation Commission prepared a document entitled Design Guidelines for the Historic Districts and Individual Landmark Properties of Haddon Heights. These guidelines provide context, recommendations, and direction that property owners, redevelopers, architects and community members may use as a resource. This redevelopment plan considers the specific circumstances of the St Mary’s Redevelopment Area as well as its place in the historic district and encourages redevelopment that utilizes the design guidance provided in the document.

Another recurring theme in the Borough's Master Plan documents is to ensure the availability of a wide range of housing types within the Borough, designed to complement rather than imitate historic buildings. The Master Plan also encourages the development of senior citizen housing to meet growing demand and supports coordinated development of larger tracts of land to allow for mixed uses and shared parking and driveways. The Borough's 2016 Fair Share Settlement and Housing Element and Fair Share Plan anticipate that unmet affordable housing need may be partially met through the implementation of redevelopment projects. Though the St. Mary's redevelopment project was not specifically identified at the time the Fair Share Settlement was reached in 2016, the Borough's updated compliance plan will include the St Mary's redevelopment project as a compliance mechanism.

All of the Borough's planning efforts over the last several decades have focused on the goal of preserving the Borough's physical and environmental amenities while promoting redevelopment and infill that will respond to the evolving needs of residents, institutions, and businesses. This redevelopment plan will allow the Borough to utilize the tools provided in the Local Redevelopment and Housing Law (LRHL) to enhance opportunities for redevelopment that supports the Borough's land use planning goals, accommodates well designed redevelopment and infill, and places housing near the Central Business District. None of the Borough's planning policies or objectives will be undermined by this redevelopment plan.

VIII. Relationship to Master Plans of adjacent towns, County, and State Plan

A. Surrounding Municipalities

Haddon Heights is bordered by the following municipalities: Mount Ephraim Borough to the west, Bellmawr Borough and Barrington Borough to the south, Haddonfield Borough to the east, and Audubon Borough to the north. The properties that are the subject of this redevelopment plan are approximately 350 feet from the municipal boundary with Audubon Borough to the northwest. The base zoning of the impacted lots is PO Professional Office District which permits professional offices, residential uses mixed with professional offices, single family homes, and public parks and recreation. The existing institutional use (St. Mary's Episcopal Church) is not permitted but has been at the site for over 100 years. The uses permitted by this redevelopment plan are not substantially different from those already permitted. The redevelopment plan expands the type of residential development permitted to enable a more substantial residential building that is anticipated by the PO zoning and allows the residential development to be located on the first floor, when set back a minimum of 150 feet from the White Horse Pike. The permitted residential development will be limited to occupancy by older adults; which will limit the perceived impact of the development with less traffic and fewer people than would be generated by an all-ages development. Further, the redevelopment plan requires that the character of the White Horse Pike frontage and streetscape be retained as it currently exists. The

changes brought by the redevelopment plan will not have any substantial impact on the surrounding municipalities or their master plans.

B. Camden County

Camden County's 2014 Master Plan identifies Haddon Heights as a Priority Investment Area. These areas are those best suited for future investment in growth, development, and redevelopment. The redevelopment envisioned by this redevelopment plan is consistent with the intent to provide housing opportunities and to attract and direct growth and investment to priority growth areas.

C. New Jersey State Development and Redevelopment Plan

The properties in the Redevelopment Area are within Planning Area 1, the metropolitan planning area, on the New Jersey State Plan Policy Map. The adjacent areas in neighboring towns are also within Planning Area 1. Planning Area 1 is a "smart growth area" where development and redevelopment are encouraged. It is the intent of the metropolitan planning area to revitalize cities and towns, promote growth in compact forms, and protect the character of existing stable communities. The redevelopment plan for the subject properties will enable redevelopment consistent with the goals and policies of the State Plan and will provide opportunities for the preservation of community assets, compact residential housing opportunities, and pedestrian connectivity.

IX. General Provisions

- A. **Redevelopment Entity.** The Haddon Heights Borough Council shall act as the Redevelopment Entity pursuant to N.J.S.A. 40A:12A-4c for the purpose of implementing this redevelopment plan and carrying out redevelopment projects. The Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-8 to effectuate the execution and implementation of this redevelopment plan, except that the Borough shall not utilize the power of eminent domain since this area is a non-condemnation redevelopment area.⁴
- B. **Selection and Designation of Redeveloper.** The Borough Council shall designate a redeveloper based on the entity's experience, project proposal, financial capacity, ability to meet deadlines, ability to meet market demands within the Redevelopment Plan framework, and other relevant criteria that demonstrate the redeveloper's ability to implement the goals and objectives of the Redevelopment Plan.

⁴ Only properties that have been designated as an 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 St. Mary's Redevelopment Area was found to be a non-condemnation area in need of redevelopment and therefore is not subject to acquisition through eminent domain. The property subject to this redevelopment plan is not identified for acquisition.

- C. **Redevelopment Agreement.** The Borough Council acting as the Redevelopment Entity may enter into a redevelopment agreement with the designated redeveloper as set forth in N.J.S.A. 40A:12A-9. Prior to entering into a redevelopment agreement, the redeveloper shall submit a concept plan to the Borough Council and the Borough’s professional consultants to determine consistency with the redevelopment plan. Once consistency is certified, the redevelopment agreement may be executed with the concept plan as an exhibit. Any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between Haddon Heights Borough and the designated redeveloper. The execution of the redevelopment agreement shall convey the right to develop the property in accordance with the terms of the agreement and this redevelopment plan. In addition, the agreement may establish the time period for development under the terms of the redevelopment plan. The redevelopment agreement may be amended from time to time or at any time when mutually agreed by the redeveloper and the Borough Council.
- D. **Time Limits.** The redevelopment plan does not have an expiration date. Once the redevelopment project(s) has/have 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 redevelopment area designation shall be deemed to no longer exist. However, the Redevelopment Plan shall continue to apply as the operative zoning for the property until such time as it is specifically repealed or replaced.
- E. **Relocation Provisions.** No relocation requiring assistance is anticipated for property subject to this redevelopment plan and therefore a Workable Relocation Assistance Program (WRAP) is not necessary. The redevelopment area that is the subject of this redevelopment plan does not currently contain any affordable housing units. Therefore, no replacement units are required.
- F. **Outside Agency Approvals.** The redeveloper shall be responsible for obtaining any and all necessary outside agency approvals including but not limited to NJDEP, NJDOT, Camden County Planning Board, and Soil Conservation District Approval.

X. Development Review and Approval

- A. All applications for development on property subject to this redevelopment plan shall be submitted to the planning board for site plan and/or subdivision review and approval pursuant to the requirements of Municipal Land Use Law and the Borough Code.
- B. Prior to making a formal application to the planning board the designated redeveloper shall submit a concept plan for review by Borough Council and the Borough’s professional engineer and planner to confirm consistency with the redevelopment plan.

- C. The Borough shall facilitate a fast-track review process for designated redevelopers proposing projects that are consistent with the redevelopment plan by reviewing applications for completeness as quickly as is practical and by prioritizing such applications for placement on the planning board agenda.
- D. A Redeveloper must establish an escrow account in accordance with N.J.S.A. 40:55D-53.2 and the Borough's fee schedule. The escrow shall be used to pay the Borough's consultants for the review of the redevelopment project.
- E. Exceptions to the regulations and standards of this redevelopment plan may only be granted by the Haddon Heights Borough Planning Board. Relief may not be granted by the planning board to permit a use that is not permitted, an increase in building height that exceeds the maximum permitted height by 10 feet or 10%, or any other relief that would be considered a "D" variance pursuant to N.J.S.A. 40:55D-70.d. Any such deviation shall require an amendment to the redevelopment plan. "C" variances or design waivers from the zoning standards in this plan or within chapter 450 of the Borough Code may be granted by the Planning Board. Consideration of exceptions from the redevelopment plan standards in section VII above or the zoning regulations should be considered in the same manner as a "C" variance pursuant to the requirements and criteria set forth in N.J.S.A. 40:55D-70c.