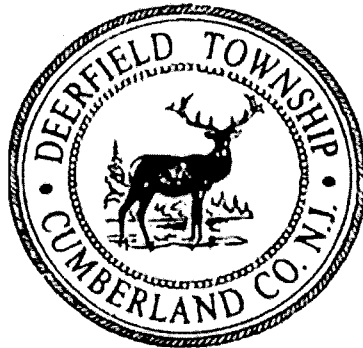


BRIDGETON AVENUE REDEVELOPMENT PLAN



**BLOCK 61, LOTS 4, 5, 5.01, 5.02, 10
BLOCK 63, LOTS 16, 17, 42, 43, 45**

DECEMBER 3, 2018

PREPARED BY

SCHEULE PLANNING SOLUTIONS, LLC

A handwritten signature in cursive script, reading "Randall Scheule". The signature is written in black ink and is positioned above a horizontal line.

RANDALL SCHEULE, PP, AICP
NEW JERSEY PROFESSIONAL PLANNER
NJ PROFESSIONAL PLANNER LICENSE NO. LI003666

THE ORIGINAL OF THIS REDEVELOPMENT PLAN
HAS BEEN SIGNED AND SEALED AS REQUIRED BY NJSA 45:14A-12.

BRIDGETON AVENUE REDEVELOPMENT PLAN

TOWNSHIP OF DEERFIELD

LAND USE BOARD

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Karen Seifrit, Township Clerk/Administrator
Fralinger Engineering, Township Engineer
Michael L. Testa, Esquire, Township Solicitor
Randall E. Scheule, PP/AICP, Township Planner



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I. INTRODUCTION

Authorization

The Township of Deerfield has determined that the lands identified as Block 61, Lots 4, 5, 5.01, 5.02, and 10, and Block 63, Lots 16, 17, 42, 43, and 45 as set forth in Deerfield Township Ordinance No. 2018-9, and included herein as Exhibit A, constitute an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12a--5 et seq.). Accordingly, this area is designated herein as the "Bridgeton Avenue Redevelopment Area" (Redevelopment Area).

Formal actions by the Deerfield Township Committee and Land Use Board resulting in the preparation of this Redevelopment Plan are described below.

- o July 5, 2018 - Township Committee Resolution No. 18-120 "Authorizing the Land Use Board to Perform a Feasibility Study to Create an Additional Redevelopment Zone and Create a Redevelopment Plan."
- o September 12, 2018 - Land Use Board Resolution 2018-07 "Resolution of Findings, Conclusions and Decision" regarding the preliminary investigation.
- o September 19, 2018 - Township Committee Ordinance No. 2018-9 "Adopting a Preliminary Investigation for Evaluation and Recommendation of An Area in Need of Redevelopment in the Township of Deerfield, County of Cumberland, New Jersey (61, Lots 4, 5, 5.01, 5.02, and 10, and Block 63, Lots 16, 17, 42, 43, and 45)."
- o October 3, 2018 - Township Committee Resolution No. 18-154 "Authorizing the Township Planner to Prepare a Redevelopment Plan as to Block 61, Lots 4, 5, 5.01, 5.02, and 10, and Block 63, Lots 16, 17, 42, 43, and 45."

Pursuant to NJSA 40A:12A-7 this Redevelopment Plan describes:

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (4) Any significant relationship of the redevelopment plan to
 - a. the master plans of contiguous municipalities,

BRIDGETON AVENUE REDEVELOPMENT PLAN

- b. the master plan of the county in which the municipality is located, and
- (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.).

This Redevelopment Plan describes its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.), and shall supersede conflicting provisions of the Township's development regulations. When a redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map. The amended zoning district map shall indicate the redevelopment area to which the redevelopment plan applies. The revised Zoning Map is in Exhibit D.

All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

Upon adoption by ordinance of this Redevelopment Plan by Township Committee, the Bridgeton Avenue Redevelopment Plan becomes an explicit amendment to the Township's zoning code and zone district map.

Public Purpose

All redevelopment plans are intended by statute to advance the overall public purpose of returning unproductive or otherwise deleterious properties into productive properties that contribute to the public welfare.

With the exception of Block 61, Lot 4 - located in the Agriculture Zone - all lands within the Redevelopment Area are in the Public Zone. Due to the limited uses permitted in these two zones, the Preliminary Investigation concluded that opportunities for economic development are significantly constrained resulting in the underutilization and/or lack of proper utilization of the designated properties.

The Bridgeton Avenue Redevelopment Plan provides mechanisms for the orderly planning and redevelopment of the Redevelopment Area. Such action will be

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undertaken in a manner that will be consistent with the applicable statutes and with the Goals and Objectives of the Master Plan of Deerfield Township.

Upon adoption by the Township Committee, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the redevelopment actions outlined herein.

The implementation of the Bridgeton Avenue Redevelopment Plan will enable the development of certain uses that are now desired by Township including, but not limited to a data center, and facilities and uses that enhance the reliability of the region's electrical infrastructure through renewable energy sources.

II. STATEMENT OF PURPOSE AND INTENT

General Statement

This document constitutes a Redevelopment Plan under the provisions of the Local Redevelopment and Housing Law. Upon adoption, the Redevelopment Entity will be empowered to negotiate with and enter into a Developer's Agreement(s) with a Redeveloper(s) for the purpose of advancing Deerfield Township's Public Policy Goals and Redevelopment Plan Objectives as more particularly described below.

Public Policy Goals

1. The purpose of this Redevelopment Plan is to encourage appropriate economic development in the Redevelopment Area by:
 - a. Advancing inter-governmental cooperation to initiate development of improvements in this underutilized area.
 - b. Implementing land use regulations for public facilities, solar/photovoltaic energy facilities and commercial uses.
 - c. Allowing for the widest possible range of redevelopment initiatives, the Township may make available to the developer including financial and other assistance as may be at its disposal through the powers of the Redevelopment Statute and/or other applicable redevelopment statutes. The types and extent of such assistance shall be negotiated within the context of the developer's agreement between the Township and the individual developer.
 - d. Maintaining the efficiency and traffic carrying capacity of the existing road network.

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- e. Protecting the character and integrity of the community's existing land use patterns and development.
- f. Encouraging the development of facilities and uses that improve the reliability of the region's electrical infrastructure through the use of renewable energy sources and technologies.

Redevelopment Plan Objectives

It is anticipated that designating of the redevelopment area and enactment of this "Redevelopment Plan" will address the following objectives and significantly improve opportunities for development as envisioned in the Local Redevelopment and Housing Law with uses that are both desirable and beneficial to the community.

1. To put into place plan initiatives that would reverse the underutilization of major tracts of land in diverse patterns of ownership.
2. To provide for the protection of the environmental amenities that exist within this Redevelopment Area, including but not limited to wetlands, soils, and protected species of flora and fauna.
3. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. (NJSA 40:55D-2a).
4. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies. (NJSA C40.55D-2f).
5. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. (NJSA 40:55D-2g).
6. To strengthen inter-governmental initiatives and actions by encouraging "...coordination of various public and private procedures and activates shaping land development with a view of lessening the cost of such development and to the more efficient use of land." (NJSA 40:55D-2m).

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7. To promote utilization of renewable energy resources. (NJSA 40:55D-2n).
8. To reverse the underutilization of the lands within the Redevelopment Area caused by a combination of location, remoteness, lack of means of access to developed sections or portions of the municipality, topography, soils, and diverse ownership which have resulted in the suppression of viable economic redevelopment.

III. DEFINITIONS

For the purposes of this Redevelopment Plan, the following terms and definitions apply.

"CCIA" shall mean Cumberland County Improvement Authority.

"Data Center" shall mean: a facility that contains a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

"Developer" shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Developer, pursuant to the Redevelopment Statute and having entered or been chosen to enter into a Developer's Agreement with the Redevelopment Entity for the purposes of advancing this Redevelopment Plan.

"Developer's Agreement" shall mean a contract made by and between the Developer and the Redevelopment Entity which shall detail the specific rights, responsibilities and obligations of the Township and the Developer related to the conveyance of lands and the construction of a Redevelopment Project thereon.

The Developer's Agreement shall include, at a minimum:

- 1) The development concepts, site plan and related documents for the undertakings proposed.
- 2) A schedule for the commencement and completion of improvements.
- 3) The Developer's plan for compliance with the Public Policy Goals and Redevelopment Plan Objectives as outlined herein.
- 4) Provisions for termination of agreement in the event of default by public or private entities.
- 5) A schedule of review and adoption of the required public actions.

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- 6) Such other provisions as may be required by law.

"Development Parcel" shall mean any of the parcels or easements created within the Redevelopment Area.

"Essential Services" shall mean the erection, construction, alteration or maintenance by public utilities, municipal or other governmental agencies, of the underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, main drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utility or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings, transmission towers or reception towers.

"Horticulture" shall mean the use of land for the growing or production for income of fruits, vegetables, flowers, nursery stock and cultured sod.

"Local Redevelopment and Housing Law" and "Redevelopment Statute" shall mean NJSA 40A:12A-1 et seq.

"Lot" shall mean a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

"Building Coverage" shall mean the percentage of land area occupied by the principal and accessory buildings on a Development Parcel at grade level or above, excluding roof overhangs.

"Impervious Surface Coverage" shall mean the total area of all impervious surfaces on the lot divided by the lot area.

"Land Use Board" shall mean the Land Use Board of Deerfield Township which serves in the dual capacity as the Township's Planning and Zoning Board.

"Municipality" shall mean any city, borough, town, township or village.

"Public utility" shall mean any public utility regulated by the Board of Regulatory Commissioners and defined pursuant to M.L.U.L. 48:2-13.

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"Redeveloper" means any person, firm, corporation or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

"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.40A:12A-5 and 40A:12A-6) or determined heretofore to be a "blighted area" pursuant to P.L.1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. 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.

"Redevelopment Entity" shall mean the Township of Deerfield, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of NJSA 40A: 12a-1 et seq.

"Redevelopment Project" shall mean the facility constructed on a Development Parcel(s) pursuant to and consistent with this Redevelopment Plan.

"Solar Energy Facility" shall mean a facility that engages in the production of electric energy from solar or photovoltaic technologies.

"State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.

"Structure" shall mean a combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

"Township" shall mean the Township of Deerfield, New Jersey, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.

IV. DEVIATIONS FROM PLAN

Variation from the requirements set forth in this Redevelopment Plan may be necessary in certain circumstances to achieve a desirable design objective or to meet state or federal permit requirements. In conjunction with its review and approval pursuant to the "Municipal Land Use Law," the Land Use Board shall review the proposed site plan/subdivision plan to determine conformity with the plan deemed consistent by the Redevelopment Entity, and conformity with this Redevelopment Plan. To the extent of any perceived inconsistency between the consistency determination by the Redevelopment Entity and the Land Use Board, the consistency determination by the Redevelopment Entity shall control.

In such an instance, the Land Use Board may approve a deviation from certain bulk or design requirements where the Redevelopment Entity (Township Committee) has consented to the deviation from the Plan as part of their consistency review.

V. BRIDGETON AVENUE REDEVELOPMENT AREA

Figure 1 delineates the boundaries of the Bridgeton Avenue Redevelopment Area. The area is generally located between and adjacent to Bridgeton Avenue and Vineland Avenue, and includes Block 61, Lots 4, 5, 5.01, 5.02, and 10, and Block 63, Lots 16, 17, 42, 43, and 45. Parcels within the Redevelopment Area as reconfigured by recent subdivision approvals memorialized in Land Use Board Resolutions (2018-9 and 2018-10) are illustrated on the Zoning Map - Exhibit C.

BRIDGETON AVENUE REDEVELOPMENT PLAN

Figure 1

Bridgeton Avenue Redevelopment Area



VI. REDEVELOPMENT PLAN

A. Proposed Redevelopment Actions

Redevelopment Actions

The proposed redevelopment actions are being initiated to encourage development consistent with the Public Policy Goals and Objectives of this Redevelopment Plan. The major activities planned for the Redevelopment Area include:

- Site preparation for the construction of photovoltaic solar generating facilities.
- Utility and infrastructure installations necessary to support the redevelopment plan.
- Installation of landscape buffers and security fencing.

Lot Consolidation

The Township may propose the consolidation of any number of the lots within the Redevelopment Area. In addition, the Township may vacate, realign or improve public rights-of-way pursuant to the requirements and purposes of the Plan.

Designation of Developer and Developer's Agreement

It is the intention of the Township, upon adoption of this Redevelopment Plan, to coordinate the redevelopment process with a designated Redeveloper(s) for the redevelopment area as deemed necessary and appropriate by the Township. For lands controlled by the Cumberland County Improvement Authority, the Township shall designate the CCIA as the Redeveloper. For all other parcels within the redevelopment area, the Redevelopment Entity will consider whether the redeveloper is competent and possesses both the technical expertise and the financial wherewithal to carry out the redevelopment project with which it is being entrusted.

Financial Incentives

Subject to the provisions of the negotiated Developer's Agreement, the Township may agree to provide tax abatement, an arrangement for Payment In Lieu of Taxes (PILOT), and/or other financial assistance should a particular Redevelopment Project merit and require such assistance.

B. Land Use Board

The Land Use Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve variance relief pursuant to NJSA 40:55D-70(c) and design exceptions pursuant to NJSA 40:55D-51, respectively if deemed to be in the best

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interest of project implementation and if accordingly supported by the Board's professional staff.

C. Land Use Plan

1. General Applicability

a. Jurisdiction

(1) The provisions of this Redevelopment Plan are those of Deerfield Township and do not substitute for any law, code, rule or regulation established by any County, State or Federal agency.

(2) All uses are subject to the requirements of the Bridgeton Avenue Redevelopment Plan, and Deerfield Township Land Development Ordinance or as otherwise stated in this plan. The requirements of this Plan shall supersede conflicting provisions of the Township Code. Where this Plan is silent, the Township Code shall apply.

b. Applicability of Other Standards

(1) In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws, codes, rules and regulations established by any County, State or Federal agency.

(2) In the case where a particular land use or site standard is not addressed in this Redevelopment Plan, compliance with the Deerfield Township Land Development Ordinance or other applicable Deerfield Township code or ordinance will be required unless waived by the Redevelopment Entity.

(3) The above notwithstanding, whenever local codes or regulations (other than those found in this document) contain comparable but less restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern. If a regulation deemed necessary by the Township, the Land Use Board, or other appropriate entity, is *not* noted within this document, the most applicable regulation noted within the existing Land Use Ordinance shall prevail.

BRIDGETON AVENUE REDEVELOPMENT PLAN

(4) The Township recognizes that certain environmental issues may exist within the Redevelopment Area, including, but not limited to wetlands and possible soils contamination. Upon adoption of this Redevelopment Plan, the developer shall demonstrate compliance with the Freshwater Wetlands Protection Act Rules, NJAC 7:7A and the Technical Requirements for Site Remediation, NJAC 7:26E where redevelopment requires compliance with same. Responsibility for any clean-up or any environmental action shall be assigned between parties within the context of the Developer's Agreement.

2. Standards and Controls

- a. The following regulations, controls and design standards provide parameters for the physical development of the Redevelopment Area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan. These regulations are intended to result in a Redevelopment Project that advances the goals and objectives of this Redevelopment Plan.
- b. All uses are subject to the requirements of the Bridgeton Avenue Redevelopment Plan, Deerfield Township Land Use and Zoning Ordinance or as otherwise stated in this Plan. The requirements of this Plan shall supersede conflicting provisions of the Township Code. Where this Plan is silent, the Township Code shall apply.
- c. These regulations, controls and design standards are intended to encourage the innovative planning and design to ensure an efficient and integrated Redevelopment Project reflective of "good civic design and arrangements" (NJSA 40:55d-2).
- d. The development concepts and general design plan for undertaking Redevelopment Projects will be reviewed and approved by the Redevelopment Entity as described in the Developer's Agreement.
- e. The above notwithstanding, pursuant to NJSA 40A:12A-13, all projects within the Redevelopment Area shall be submitted to the Land Use Board for review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance and adopted pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.).
- f. Consistent with its responsibility pursuant to NJSA 40A:12A-13, the Land Use Board shall retain the right, at time of site plan review and approval, to

BRIDGETON AVENUE REDEVELOPMENT PLAN

require such off-site improvements as may be necessary for the effective implementation of this Redevelopment Plan.

3. Permitted Uses.

- a. The list of permitted uses in the Redevelopment Area is provided below. Should a use be proposed for the Bridgeton Avenue Redevelopment Area which is not specifically listed under the "Permitted Uses" but is compatible with the other permitted uses, said use may be deemed by the Redevelopment Entity to be a permitted use without an application for a variance. The Redevelopment Entity may create and delegate this authority to a "Technical Advisory Council", pursuant to NJSA 40A:12A-42 (Local Redevelopment and Housing Law). Such an Advisory Council could include a member of the Land Use Board, Township Committee, the Township Planner and the Zoning Officer.

(1) Permitted Principal Uses

- (a) Public facilities
- (b) Educational facilities
- (c) Farms and agriculture
- (d) Data center
- (e) Solar energy facilities
- (f) Computer Generated Imagery (CGI) production processes, facilities and support services
- (g) Business, professional and finance offices

(2) Permitted Accessory Uses

- (a) Off-street loading as per § 120-112
- (b) Off-street parking as per § 120-113
- (c) Outdoor storage as per § 120-114
- (d) Signs as per § 120-115
- (e) Electrical substation
- (f) Essential service
- (g) Any use or structure customarily incidental to any permitted principal or accessory use

BRIDGETON AVENUE REDEVELOPMENT PLAN

Schedule of Land Use, Bulk and Area Regulations

Permitted Uses	Minimum Lot			Minimum Yards			Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Height (FT)
	Area (Acres)	Width (FT)	Depth (FT)	Front (FT)	Side (FT)	Rear (FT)			
Principal Uses									
Public buildings, offices, facilities	2	200	200	50	40	40	40	75	35
Educational facilities	5	300	300	50	40	50	35	65	35
Farms	6	200	200	50	40	40	15	25	50
Data centers	5	200	200	50	40	50	20	30	50
Computer generated imagery production facilities and support services	5	200	200	50	40	50	20	30	50
Solar energy facilities	20	400	400	50	40	50	10	20	10
Business, professional and finance offices	2	200	200	50	40	40	40	65	35
Accessory Uses									
Any use or structure customarily incidental to any permitted Principal Use	NA	NA	NA	50	20	40	5	10	25
Any use or structure customarily incidental to a farm, agriculture or horticulture	NA	NA	NA	50	40	40	5	10	35
Off-street loading as per §120-112, Off-street parking as per §120-113									
Outdoor storage as per §120-114									
Signs as per §120-115									

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4. Design Standards

a. The design standards in this section will be applied to all redevelopment projects. Any elements not covered by these standards will be subject to other appropriate provisions of this Redevelopment Plan and/or the Deerfield Land Development Code. In the event of a conflict between this Plan and the Municipal Code, this Plan shall supersede.

b. The standards presented here are meant to provide a degree of flexibility to account for market and regulatory fluctuations, and unanticipated geophysical issues, while ensuring that the goals and objectives of the redevelopment plan are achieved. To ensure conformance with the Concept Plan, the Redeveloper or their approved developer partner must prepare a more detailed version of the concept plan as it pertains to a redevelopment parcel. The redeveloper/developer's more detailed concept plan must be approved by the Redevelopment Entity prior to the redeveloper making formal application to the Land Use Board unless such provision is waived by the Redevelopment Entity in the redevelopment agreement.

c. The following requirements from Chapter 120 are noted as being particularly relevant to the Bridgeton Avenue Redevelopment Area.

(1) § 120-71 Buffers and screening.

(2) § 120-80 Lighting.

(3) § 120-85 Off-street parking and loading design standards.

(4) § 120-89 Stormwater management.

(5) § 120-93 Vegetation and landscaping.

d. Building and Site Design.

(1) All rooftop mechanical equipment and other appurtenances visible from six (6) feet above grade within 100 feet of the building shall be concealed by or integrated within the roof form and screened from the view of all adjoining properties and building floors or nearby streets. The following, when above the roofline, require screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment.

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- (2) All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes, shall be screened from public view by parapets, walls, fences, architectural grills, landscaping, or other approved measures.

e. Utility Controls.

- (1) Access to utilities, including electric, gas, sewer, water, and communications systems, may be made available to a redevelopment project by the respective utility. As part of the redevelopment process the Developer shall obtain permits and/or approvals from all required utility services, and/or upgrade any utility as required for a particular redevelopment project.
- (2) Distribution lines for all utility systems shall be placed underground. All utility easements shall comply with the Township requirements. Exact locations for utility lines and easements shall be established at time of Land Use Board site plan review and approval. Existing aboveground utilities shall be incorporated into the underground systems at the boundaries of the Redevelopment Area as improvements are undertaken. Any additional relocation and/or replacement of utility lines shall be negotiated within the context of the Developer's Agreement between the Redevelopment Entity and the individual developer.

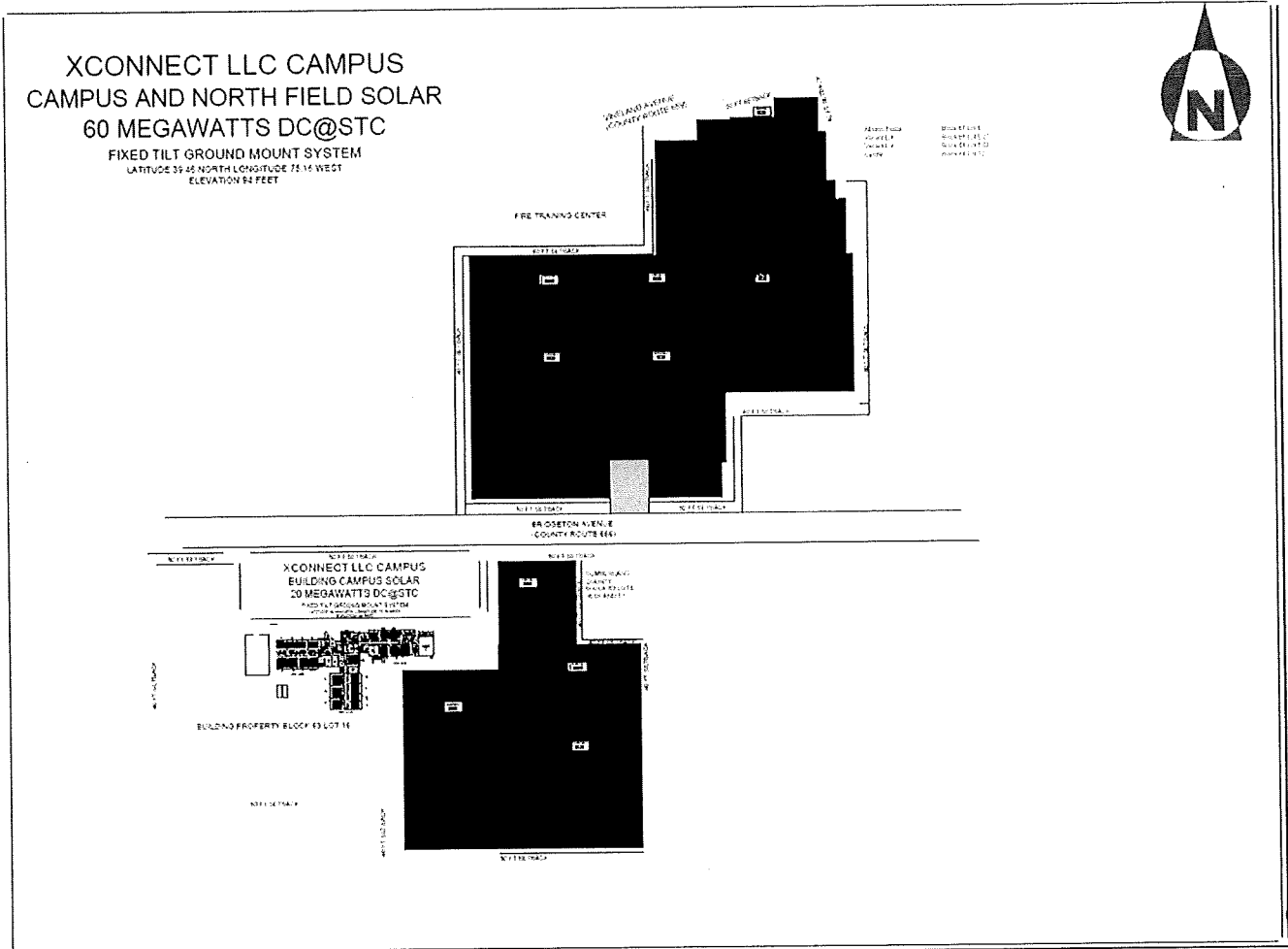
5. Redevelopment Area Land Use & Concept Plan

The Redevelopment Area is envisioned as a mixture of public facilities, commercial buildings, renewable energy uses and green space that will provide appropriate development in terms of use and intensity while protecting sensitive natural resources. The Redevelopment Area is to be developed in general accordance with the Concept Plans illustrated in Figure 2 and Figure 3.

BRIDGETON AVENUE REDEVELOPMENT PLAN

Figure 2

Concept Plan for CCIA-Controlled Parcels

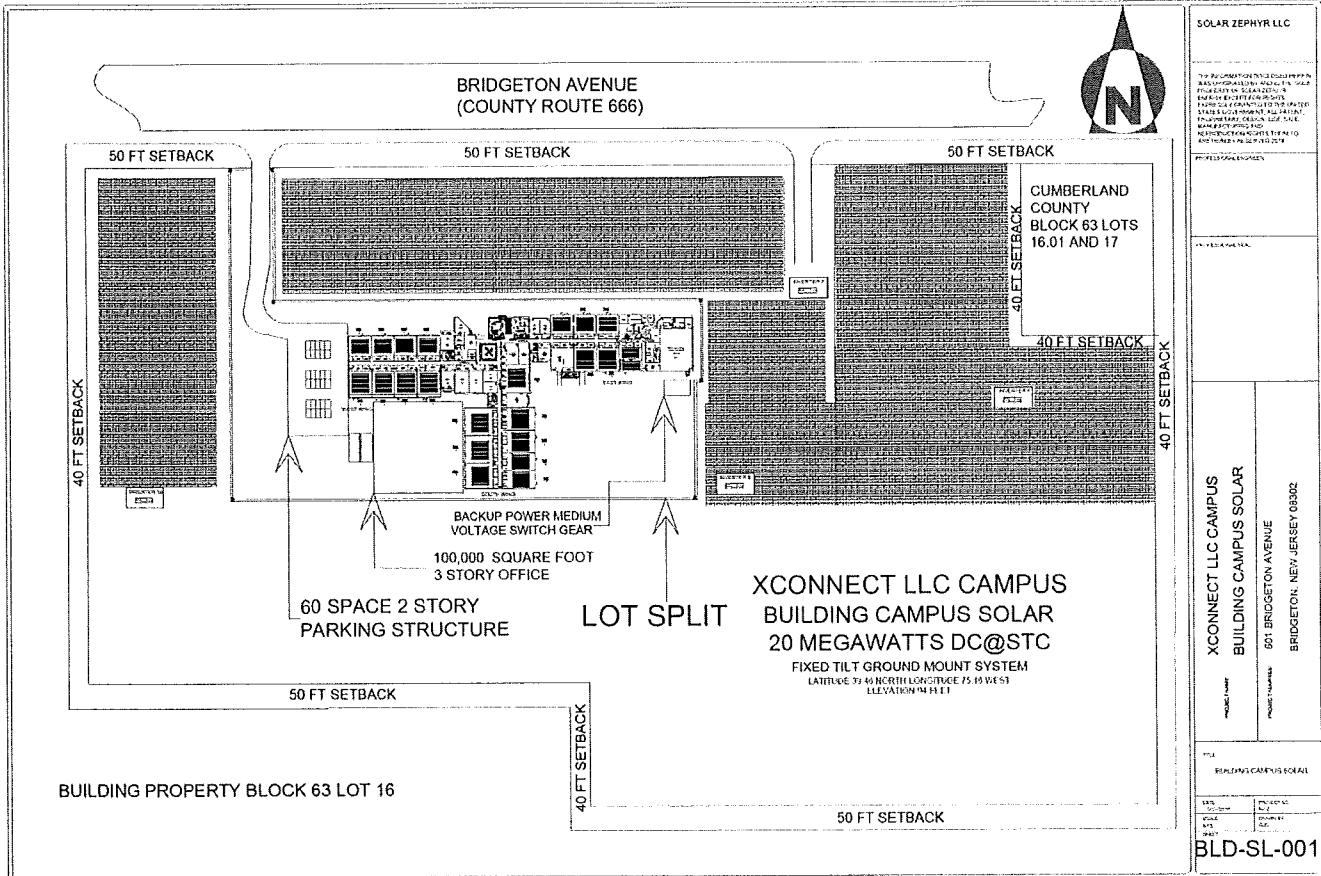


Source: Solar Zephyr, LLC, 9/27/2018

BRIDGETON AVENUE REDEVELOPMENT PLAN

Figure 3

Concept Plan (Block 63, Lot 16)



Source: Solar Zephyr, LLC, 9/27/2018

6. Prohibited Uses

- a. Any use not specifically permitted by this Plan is hereby specifically prohibited from that zone, and the following uses and activities are specifically prohibited in the Redevelopment Area.
 - (1) All billboards, signboards, advertising signs or devices not expressly related to the activity being conducted on the premises or otherwise specifically permitted in this chapter.
 - (2) Residential structures without permanent foundations or without permanent connection to utilities.
 - (3) Trailer coaches or mobile homes other than those permitted within approved mobile home parks.

BRIDGETON AVENUE REDEVELOPMENT PLAN

- (4) The use of any building or premises in such a manner that the health, morals, safety or welfare of the community may be endangered.
- (5) Any trade, industry or purpose that is noxious or offensive by reason of emissions of odor, dust, smoke, gas or noise. The standards of the Air Pollution Control Commission of New Jersey shall be the enforcement standard for this provision.
- (6) The manufacture of heavy chemicals such as but not limited to mineral acids or other corrosives, ammonia, caustic soap and sulfuric acid.
- (7) The manufacture of basic or semi-finished chemicals such as but not limited to cellulose products, resins, dyestuffs, glue, vegetable, animal or mineral fats or oils, explosives, combustible gases, soap and detergent.
- (8) The manufacture or production of metals and alloys in ingot form.
- (9) The manufacture or production of matches, paints, oils, varnishes, lacquer, solvents and rubber.
- (10) Junkyards, automobile wrecking or disassembly yards, the sorting or bailing of scrap metal, paper, rags or other scrap or waste material.
- (11) The application to the surface of the ground or to vegetation or directly into the ground of any product, liquid, water, solid or solution, or effluent which is the end result or end product of the treatment of sewage waste, industrial waste, hazardous waste, or any other waste treatment process.

7. Provisions Related to Off-Site Improvements

- a. The designated redeveloper or other such party responsible for the development of a property in the Redevelopment Area will be responsible for reasonable and necessary installation or upgrade of infrastructure required by the construction of their project. Infrastructure items include but are not limited to gas, electric, water, storm sewers, traffic control devices and telecommunications.
- b. The Township and redeveloper will work in partnership to overcome access and traffic circulation issues with the appropriate agencies to enable an orderly, safe, and efficient routing of traffic through and around the Redevelopment Area. Any required road improvements will be in accordance with applicable design standards of Deerfield Township and Cumberland County.
- c. All infrastructure improvements will comply with applicable local, state and federal codes including the Americans with Disabilities Act. All utilities will be placed underground unless otherwise approved by the Redevelopment Entity.

BRIDGETON AVENUE REDEVELOPMENT PLAN

8. Phasing of Development Components

The construction of individual components of this Redevelopment Plan may occur in phases. A phasing plan shall be incorporated into the redevelopment agreement approved by the Redevelopment Entity. The subdivision of the Redevelopment Area into smaller lots or parcels of land is permitted provided that the development within the Redevelopment Area is consistent with the concept plan approved by the Redevelopment Entity as being consistent with this Redevelopment Plan, the Redevelopment Agreement, and the subdivision requirements of the Deerfield Land Development ordinances. Where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this Plan shall control.

VII. Provisions Related to State and Federal Regulations

Certain activities proposed in this Plan may be subject to state and federal standards, regulations and permit requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits prior to the issuance of any construction permits.

VIII. Certificate of Completion and Compliance

Upon the inspection and verification by Deerfield Township's Redevelopment Entity that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This Redevelopment Plan will remain effective until the Redevelopment Area has been redeveloped and deemed no longer in need of redevelopment by the Deerfield Township Committee.

IX. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the developer (or any successors in interest) whereby the land or improvements in the Redevelopment Area are restricted, either by the Redevelopment Entity or the developer (or any successors in interest)

BRIDGETON AVENUE REDEVELOPMENT PLAN

upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease, use or occupancy thereof. The foregoing restrictions and the provisions of NJSA 40A:12a-9 shall be implemented by appropriate covenants or other provisions in the Developer's Agreement and/or disposition instruments as covenants running with the land.

X. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

"Redevelopment Area" Designation

The Land Use Board did, by Resolution No. 2018-08, determine the Redevelopment Area to be an "Area in Need of Redevelopment" and made such recommendation to the Township Committee pursuant to the Local Redevelopment and Housing Law (NJSA 40A:12a-1 et seq.). "Redevelopment Area" designation is a prerequisite for the promulgation of a Redevelopment Plan and/or Redevelopment Project pursuant to NJSA 40a:12A-7.

Upon adoption by the Deerfield Township Committee, this document shall constitute a "Redevelopment Plan" under the provisions of the Local Redevelopment and Housing Law. This Plan includes the authorizations, goals, procedures and regulations for the planning and redevelopment of the Redevelopment Area as follows.

Relationship to Definite Local Objectives [NJSA 40A:12A-7a(1)]

The Township's Public Policy Goals and Redevelopment Plan Objectives are outlined in Section II of this Redevelopment Plan and are incorporated herein by reference.

Proposed Land Uses and Building Requirements [NJSA 40A:12A-7a(2)]

The land use regulations, easement, utility controls and related controls are outlined in the Land Use Plan (VI.C) of this Redevelopment Plan.

Provision for Temporary and Permanent Relocation [NJSA 40A:12A-7a(3)]

Temporary and permanent relocation is not anticipated within this Redevelopment Area. The designated redevelopment area consists of eleven publicly-owned parcels, encompassing approximately 165 acres (exclusive of public rights-of-way). Eight of the parcels are vacant, and improvements on the remaining three parcels include the

BRIDGETON AVENUE REDEVELOPMENT PLAN

former vocational-technical school, 911 Center and Fire and Rescue Training Center. Eminent domain does not appear to be a necessary tool to further the goals and objectives of this Plan.

Significant Relationships to Other Plans [N]SA 40A:12a-7a(5)a]

Plans of Adjacent Municipalities

The Township of Upper Deerfield is in close proximity to the Bridgeton Avenue Redevelopment Area. The zoning designation for Upper Deerfield lands closest to Deerfield Township is Agriculture, and the area is primarily used for farming. There are significant woodlands and forested wetlands in the intervening area that will effectively negate any potential impact of Bridgeton Avenue Redevelopment Projects on the Township of Upper Deerfield.

Cumberland County Master Plan

Spread across roughly 500 square miles, Cumberland County has three cities (Vineland, Millville and Bridgeton), 10 townships and one borough. The population in 2012 was 156,898. The 2007-2011 American Community Survey 5-Year estimates showed 68.4 percent of the county's residents own their homes.

Cumberland County's planning documents emphasize a balance of agricultural preservation, urban revitalization in the three cities and strategic economic development. The implementation of this Redevelopment Plan is consistent with those objectives, as it combines economic development with the preservation of open space.

Relationship to Municipal Development Regulations [N]SA 40A:12a-7a(5)c]

The standards contained within this Redevelopment Plan shall supersede the current regulations in the Deerfield Township Land Development ordinance unless otherwise stipulated herein. In the case where a particular land use or site standard is not covered in this Redevelopment Plan, compliance with the Deerfield Township Land Development ordinance or other applicable Deerfield Township code or ordinance will be required unless waived by the Redevelopment Entity.

Proposed Zoning Changes [N]SA 40A:12a7a(5)c]

Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Redevelopment Plan is an explicit amendment to the Code of Deerfield

BRIDGETON AVENUE REDEVELOPMENT PLAN

Township and related zoning district maps. The Zoning Map of the Township of Deerfield is hereby amended to indicate the boundaries of the Redevelopment Area and to identify the district as the Bridgeton Avenue Redevelopment Area. See Exhibit C.

Consistency with Municipal Master Plan

This Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of Deerfield Township. The Township's 2002 Master Plan indicates that the parcels comprising the study area are located in the Public zone as proposed on the Future Land Use Plan. According to the Master Plan, lands within the Public zone are owned by a public entity and utilized or intended for use by a public agency. Based on the Master Plan designation, the redevelopment area is ideally suited for the development contemplated in this Redevelopment Plan.

XI. REDEVELOPMENT ENTITY AND PLAN INTERPRETATION

Consistent with Section VI of this Redevelopment Plan, by entering into the negotiated developer's agreement, the Redevelopment Entity shall have approved the development concepts and general design plan for all undertakings proposed for the Redevelopment Area.

The Redevelopment Entity, or its designee, shall review and approve all plans related to redevelopment projects for the purpose of verifying consistency with the developer's agreement prior to the developer's submission to the Land Use Board for site plan review and approval.

The above notwithstanding, pursuant to NJSA 40A:12a-13, the Land Use Board shall have the sole responsibility to determine conformance of a developer's concept and design with zoning controls set forth in Section VI.C of this Redevelopment Plan.

XII. DURATION OF PROVISIONS AND EFFECTIVE DATE

This Redevelopment Plan, as it may be amended from time to time, shall be in effect for a period of thirty (30) years from the date of adoption by the Governing Body.

Upon completion of construction on a particular development parcel and the issuance by the Township of all permanent certificate(s) of occupancy for said development

BRIDGETON AVENUE REDEVELOPMENT PLAN

parcel, and at the request of the developer, the Township shall issue the developer a "Certificate of Completion and Compliance" for said parcel, certifying that the redevelopment project was completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the developer's agreement, including provisions related to NJSA 40A:12a-9a, have been satisfied.

Upon the issuance of a certificate of completion and compliance for all of the redevelopment projects, or at the expiration of this Redevelopment Plan pursuant to Section XII.A herein, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of Section VI.C (Land Use Plan) and Section IX (Equal Opportunity), shall terminate and the Redevelopment Area shall revert to such Zoning designation as may be adopted by the Township at that time pursuant to NJSA 40:55D-1 et seq.

XIII. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by NJSA 40A:12a-13, mutual agreement between the Township and the developer is required where a developer's agreement is in place and where an amendment would change the controls governing the use of land under said agreement or otherwise modify obligations under the developer's agreement.

BRIDGETON AVENUE REDEVELOPMENT PLAN

EXHIBIT A - ORDINANCE NO. 2018-9

ORDINANCE NO. 2018-9

An Ordinance Adopting Preliminary Investigation For Evaluation And Recommendation Of An Area In Need Of Redevelopment In The Township Of Deerfield, County Of Cumberland, New Jersey (Block 61, Lots 4, 5, 5.01, 5.02, And 10 And Block 63, Lots 16, 17 42, 43 And 45) Dated August 13, 2018

WHEREAS, the Township of Deerfield on December 21, 2005 by Ordinance No. 2005-11 adopted a Redevelopment Plan for the Township of Deerfield Redevelopment Area (the "2005 Redevelopment Plan") after conducting a public hearing; and

WHEREAS, the 2005 Redevelopment Plan does not contemplate or permit certain uses that are now desired by the Township; and

WHEREAS, the Township of Deerfield, by and through action of the Township Committee, has determined that revisions to the 2005 Redevelopment Plan are appropriate and necessary due to the passage of time, inactivity within the proposed zone and that the fact that the 2005 Redevelopment Plan does not permit uses now desired by the Township, including, but not limited to, development facilities and uses that enhance the reliability of the region's electrical infrastructure through the use of renewable energy sources; and

WHEREAS, the Township of Deerfield did commission the proposed revised Redevelopment Plan dated August 13, 2018 and submitted same to the Township Land Use Board for its review and recommendation for approval; and

WHEREAS, at its regularly scheduled meeting on September 12, 2018, the Land Use Board of Deerfield Township reviewed the provisions of the revised Redevelopment Plan dated August 13, 2018 and formally adopted a Resolution recommending to the Township Committee of Deerfield Township that the revised Redevelopment Area include ten (10) parcels of land previously omitted therefrom encompassing approximately 163 acres with frontage on two County collector roads, Vineland Avenue (CR 659) and Bridgeton Avenue (CR666), said parcels being currently designated on the Official Tax Map of Deerfield, New Jersey as Block 61, Lots 4, 5, 5.01, 5.02 and 10 and Block 63, Lots 16, 17, 42, 43 and 45, be adopted and implemented by the Township of Deerfield; and

BRIDGETON AVENUE REDEVELOPMENT PLAN

Page 2
Ordinance #2018-9

WHEREAS, the Township Committee of Deerfield Township has given due consideration to the proposed revised Redevelopment Plan and the recommendations made by the Deerfield Township Land Use Board as set forth in Resolution Number 2018-08 adopted on September 12, 2018 memorializing action taken by the Board at its regular meeting on September 12, 2018;

NOW THEREFORE, Be It Ordained by the Township Committee of Deerfield Township as follows:

Section 1. The revised Redevelopment Plan for the Township of Deerfield dated August 13, 2018 is hereby adopted.

Section 2. The zoning districts for the Redevelopment Area shall not be modified by the adoption of the Redevelopment Plan for the Township of Deerfield Redevelopment Area.

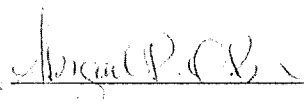
Section 3. The foregoing revised Redevelopment Plan is adopted subject to the Land Use Board adopting a corrective Resolution confirming that Block 61, Lot 4 and Block 63, Lot 17 were included in the parcels it studied and were likewise recommended for inclusion in the Redevelopment Area but inadvertently omitted from the list of specific ten tax Lots studied.

Section 4. This Ordinance shall take effect immediately upon publication and passage as provided by law.

ATTEST:

TOWNSHIP OF DEERFIELD


KAREN SEIFRIT, CLERK


ABIGAIL P. O'BRIEN, MAYOR

First Reading: September 19, 2018

Publication: September 25, 2018

Adoption: October 3, 2018

Publication Of Final Adoption: October 9, 2018

Vote:

Mr. Danna Yes
Mr. Stanzione Yes
Mr. Brago Yes
Mrs. O'Brien Yes

NOTICE

The foregoing proposed Ordinance was introduced at a regular meeting of the Township Committee of the Township of Deerfield, County of Cumberland and State of New Jersey, held on September 19, 2018 and will be considered for final reading and adoption by said governing body at a regular meeting to be held on Wednesday, October 3, 2018 at 7:00 p.m., prevailing time, in the Township of Deerfield Municipal Building, 736 Landis Avenue, Rosenhayn, New Jersey, at which time and place any person desiring to be heard upon the same will be given an opportunity to be so heard.

BRIDGETON AVENUE REDEVELOPMENT PLAN

EXHIBIT B - TOWNSHIP COMMITTEE RESOLUTION 18-154

RESOLUTION OF THE TOWNSHIP COMMITTEE
OF THE TOWNSHIP OF DEERFIELD
RESOLUTION NO. 18-154

RESOLUTION AUTHORIZING THE TOWNSHIP PLANNER
TO PREPARE A REDEVELOPMENT PLAN AS TO BLOCK 61,
LOTS 4, 5, 5.01, 5.02 AND 10 AND BLOCK 63, LOTS 16, 17,
42, 43 AND 45

WHEREAS, on September 12, 2018 the Land Use Board of the Township of Deerfield adopted Resolution #2018-08 recommending that Block 61, Lots 4, 5, 5.01, 5.02 and 10 and Block 63, Lots 16, 17, 42, 43 and 45 be a redevelopment area pursuant to the Preliminary Investigation For Evaluation And Recommendation Of An Area In Need Of Redevelopment, in the Township of Deerfield , County of Cumberland, New Jersey (Block 61, Lots 4, 5, 5.01, 5.02 and 10 and Block 63, Lots 16, 17, 42, 43 and 45) dated August 13, 2018; and


WHEREAS, the Township Committee of the Township of Deerfield adopted Ordinance #2018-9 on October 3, 2018, said Ordinance adopting the Preliminary Investigation For Evaluation And Recommendation Of An Area In Need Of Redevelopment In The Township Of Deerfield, County of Cumberland, New Jersey (Block 61, Lots 4, 5, 5.01, 5.02 and 10 and Block 63, Lots 16, 17, 42, 43 and 45) dated August 13, 2018; and

WHEREAS, the Township Committee of the Township of Deerfield is desirous of proceeding with a final Redevelopment Plan for the areas set forth above;

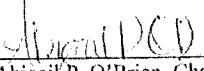
NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Deerfield, County of Cumberland and State of New Jersey that Randall Scheule of Scheule Planning Solutions, Planner for the Township of Deerfield, is hereby authorized to finalize and present a Redevelopment Plan for the areas designated above.

ATTEST:

TOWNSHIP OF DEERFIELD



Karen Seifrit, Clerk

BY: 

Abigail P. O'Brien, Chairperson

Moved by: Mr. Stanzione

Seconded by: Mr. Brago

VOTING: In Favor Against Abstain

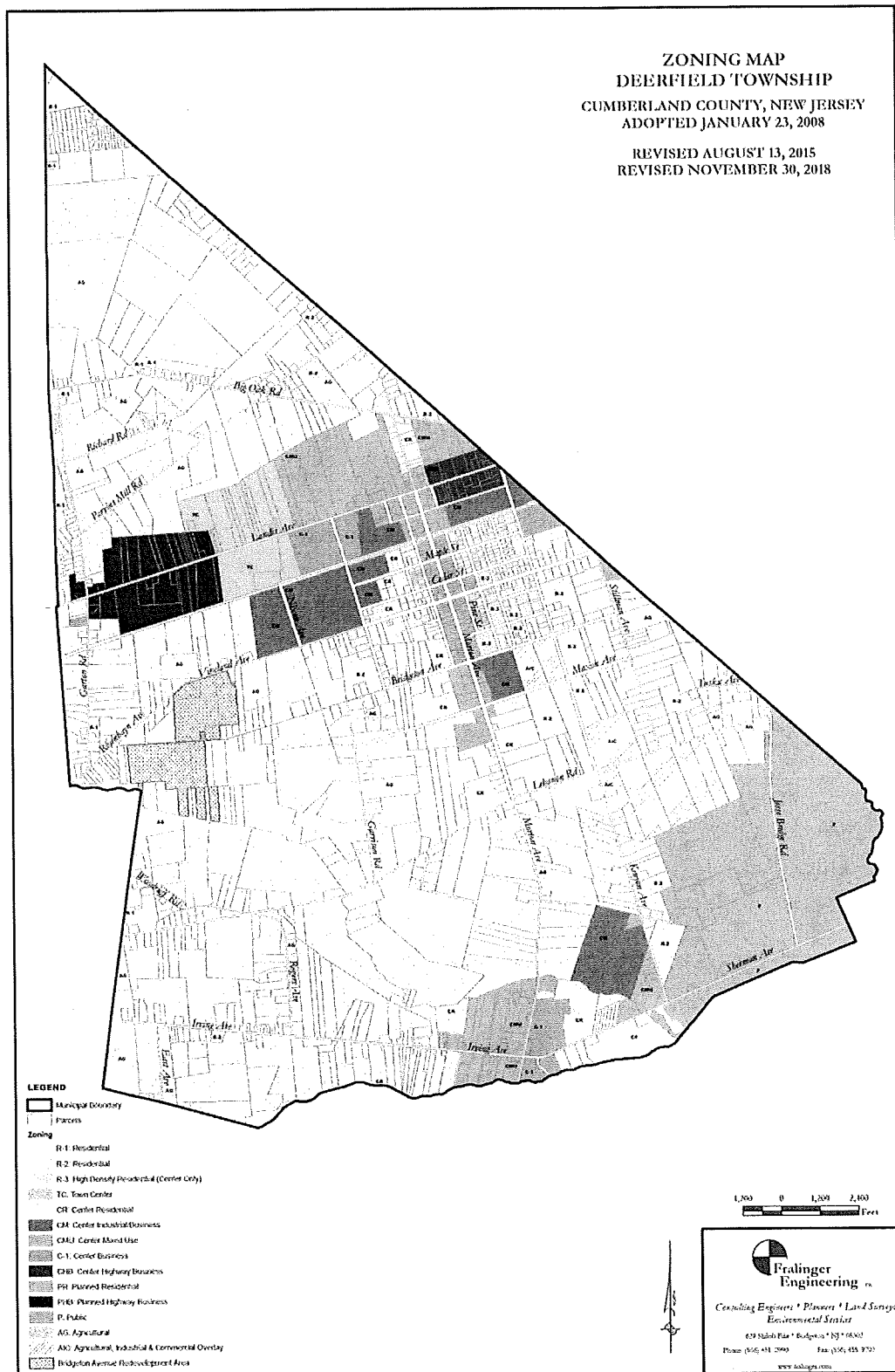
Mr. Danna
Mr. Stanzione
Mr. Brago
Mrs. O'Brien

Witness my hand and seal of the
Township of Deerfield this 3rd
Day of October, 2018

Res-Authorize Planner-Redev Area-Vld-Bridgtn Aves

BRIDGETON AVENUE REDEVELOPMENT PLAN

EXHIBIT C - REVISED ZONING MAP



BRIDGETON AVENUE REDEVELOPMENT PLAN

EXHIBIT D - TAX PARCEL PROFILE REPORT

Block	Lot	Address	Owner	Property Class	Size (Acres)	Zone	Notes
61	4	634 Vineland Avenue	County of Cumberland	15C	8.10	Ag.	¹
61	5	Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15C	37.35	Public	
61	5.01	Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15C	2.0	Public	
61	5.02	Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15C	2.01	Public	
61	10	Vineland Avenue	Township of Deerfield	15C	27.2	Public	
63	16	601 Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15A	65.24	Public	
63	17	637 Bridgeton Avenue	Cumberland County Board of Freeholders	15C	6.95	Public	²
63	42	Off of Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15A	6.32	Public	
63	43	Off of Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15A	5.68	Public	
63	45	Bridgeton Avenue	Cumberland County Vocational Board of Ed.	15A	4.57	Public	
Totals:					164.78		

¹ Deerfield Township Master Plan Reexamination Report adopted October 10, 2018 recommends change of zoning designation from Agriculture to Public.

² Block 63, Lot 16.01 is consolidated with Lot 17 pursuant to Land Use Board Resolution 2018-10.

EXHIBIT E - LAND USE BOARD RESOLUTION 2018-09

R e s o l u t i o n N o . 2 0 1 8 - 0 9

**RESOLUTION OF FINDINGS, CONCLUSIONS AND DECISION
OF
THE DEERFIELD TOWNSHIP LAND USE BOARD**

WHEREAS, application having been made to the Land Use Board of the Township of Deerfield by The Cumberland County Improvement Authority, 2 N. High Street,, Millville, NJ 08332 ("Applicant") for Minor Subdivision Approval, as more specifically described below, respecting property located on the southerly side of Vinland Avenue (County Route #659) north of Bridgeton Avenue (County Route #666) being designated as Block 61, Lots 4 and 5 on the Tax Map of Deerfield Township ("the property"); and

WHEREAS, a minor subdivision plat by Fralinger Engineering, (Guy M. DeFabrites, P.L.S.), dated August 15, 2018, has been submitted with and made a part of the within application; and

WHEREAS, this application was reviewed on its merits at the regularly scheduled meeting of the Land Use Board of Deerfield Township held on September 12, 2018; and

WHEREAS, the Land Use Board of Deerfield Township, after carefully considering in detail the application submitted herein, the testimony of Applicant and all of the facts and circumstances herein, has made the following factual findings:

1. Lot 4 is owned the County of Cumberland; Lot 5 is owned by the Cumberland County Vocational Board of Education, both of whom have consented to this application.
2. The property is located within the "P" (Public) Zone as shown on the Zoning map of the Township of Deerfield. Lot 4 is the site of the existing Cumberland County Fire Academy and is 6.181 acres, +/-, with frontage along Vinland Avenue (County Route #659) of 951.15'. Lot 5

BRIDGETON AVENUE REDEVELOPMENT PLAN

Resolution Of The Deerfield Township Land Use Board Application Of Cumberland County Improvement Authority

contains a recreational field previously used by the Cumberland County Vocational School and is 39.272 acres +/-, with frontage along Bridgeton Avenue (County Route #666) of 781.83'.

3. Applicant proposes a redivision of the subject property to add 1.920 acres, +/-, to Lot 4 from Lot 5, as follows:

Lot	Lot Size	Lot Width
Lot 4 (revised)	8.102 acres, +/-	951.15' along Vineland Avenue (County Route #659)
Lot 5 (revised)	37.352 acres, +/-	781.83' along Bridgeton Avenue (County Route #666)

4. In the "P" (Public) Zone, the minimum lot area is 2 acre and the minimum lot width is 200'. Granting of the application would not require any variances;

5. Due to the existence of an adjacent qualified farm property, the re-division of the subject lots would requires an agricultural buffer. Applicant seeks a waiver from same. With respect to the waiver of the agricultural buffer, the Board finds same is appropriate herein due to the existing and proposed non-residential use of the property and the lack of any substantial impact on the property or adjoining properties if the requested relief is granted herein;

6. Applicant has acknowledged receipt of the September 5, 2018 Review Memorandum of the Conflict Land Use Board Engineer Firm, Engineering Design Associates, P.A. and has agreed to submit the following items under Section B: Item #2 (Wetlands). Said conditions details are accordingly incorporated herein by reference;

7. Applicant has complied with all applicable procedural requirements of *Chapter 120* of the Code of the Township of Deerfield, as amended and supplemented thereto, with respect to this application;

BRIDGETON AVENUE REDEVELOPMENT PLAN

Resolution Of The Deerfield Township Land Use Board
Application Of Cumberland County Improvement Authority

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD
OF THE TOWNSHIP OF DEERFIELD, AS FOLLOWS:

8. The application of Cumberland County Improvement Authority for Minor Subdivision, as set forth above, be, and the same is, hereby GRANTED;

9. The foregoing approval is granted subject to the following conditions:

(a) Perfection of the subject minor sub-division within a period of one hundred ninety (190) days from the date of this Resolution as required by §120-44(A)(4)(a) of the Code of the Township of Deerfield, as amended and supplemented, by the filing of a plat in conformity with this approval and the provisions of the Map Filing Law and containing the signature of the Chairman and Secretary of the Land Use Board of Deerfield Township or the recording of Deeds with the Clerk of Cumberland County in a form approved on behalf of the Land Use Board by its Solicitor and Engineer, said deeds clearly describing the within approved minor subdivision and containing the signature of the Chairman and Secretary of the Land Use Board of Deerfield Township;

(b) Compliance by Applicant with those conditions set forth in the Engineer's Review Memorandum dated September 5, 2018 as delineated in Paragraph (6), above;

(c) Payment of any outstanding escrow fees for review of this project;

(d) Approval of all other reviewing agencies or departments having jurisdiction herein.

ROLL CALL

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BRIDGETON AVENUE REDEVELOPMENT PLAN

Resolution Of The Deerfield Township Land Use Board
Application Of Cumberland County Improvement Authority

THOSE IN FAVOR	THOSE OPPOSED	ABSTAINED
Mr. Barbaquello Mr. Durham Mr. Mosley Mr. Montqomerv Mrs. O'Brien		Mr. Dragotta

The undersigned, Secretary of the Land Use Board of the Township of Deerfield, hereby certifies that the foregoing is a true copy of a Resolution adopted by the Land Use Board of the Township of Deerfield on October 10, 2018 memorializing action taken by the aforesaid Board at its regularly scheduled meeting on September 12, 2018.

Dated: October 10, 2018

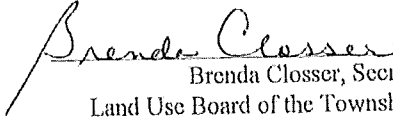

Brenda Closser, Secretary
Land Use Board of the Township of Deerfield

EXHIBIT F – LAND USE BOARD RESOLUTION 2018-10

R e s o l u t i o n N o . 2 0 1 8 - 1 0

**RESOLUTION OF FINDINGS, CONCLUSIONS AND DECISION
OF
THE DEERFIELD TOWNSHIP LAND USE BOARD**

WHEREAS, application having been made to the Land Use Board of the Township of Deerfield by The Cumberland County Improvement Authority, 2 N. High Street, Millville, NJ 08332 ("Applicant") for Minor Subdivision Approval, as more specifically described below, respecting property located on the southerly side of Bridgeton Avenue being designated Block 63, Lots 16, 16.01 and 17 on the Tax Map of Deerfield Township ("the property"); and

WHEREAS, a minor subdivision plat by Fralinger Engineering, (Guy M. DeFabrites, P.L.S.), dated August 15, 2018, has been submitted with and made a part of the within application; and

WHEREAS, this application was reviewed on its merits at the regularly scheduled meeting of the Land Use Board of Deerfield Township held on Wednesday, September 12, 2018; and

WHEREAS, the Land Use Board of Deerfield Township, after carefully considering in detail the application submitted herein, the testimony of Applicant and all of the facts and circumstances herein, has made the following factual findings:

1. Lot 16 is owned by the Cumberland County Vocational Board of Education, Lot 16.01 and Lot 17 are owned by the County of Cumberland, both owners having consented to this application.

2. The property is located within the "P" (Public) Zone as shown on the Zoning map of the Township of Deerfield. Lot 16 is the site of the former Cumberland County Vocational School and is 69.803 acres, +/-, with frontage along Bridgeton Avenue (County Route #666) of 2,147.51'. Lot 17 is the site of the Cumberland County Emergency Management 911 Call Center and is 1.469 acres, +/-, in size. Lot 16.01 contains accessory structures associated with Lot 17 and is .918 acres,

BRIDGETON AVENUE REDEVELOPMENT PLAN

Resolution Of The Deerfield Township Land Use Board Application Of Cumberland County Improvement Authority

+/-, in size. The combined frontage along Bridgeton Avenue (County Route #666) for Bot Lot 17 and Lot 16.01 is 479.44'.

3. Applicant proposed is to add 5.486 acres to Lot 17 by eliminating Lot 16.01 (918 acres, +/-) and taking 4.568 acres, +/- from Lot 16. The re-divided lots would be as follows:

Lot	Lot Size	Lot Width
Lot 16 (revised)	65.235 acres, +/-	2147.51' along Bridgeton Avenue (County Route #666)
Lot 17 (revised)	6.955 acres, +/-	479.44' along Bridgeton Avenue (County Route #666)

4. In the "P" (Public) Zone, the minimum lot area is 2 acre and the minimum lot width is 200'. Granting of the application would not require any variances;

5. Due to the existence of an adjacent qualified farm property, the re-division of the subject lots would requires an agricultural buffer. Applicant seeks a waiver from same. With respect to the waiver of the agricultural buffer, the Board finds same is appropriate herein due to the existing and proposed non-residential use of the property and the lack of any substantial impact on the property or adjoining properties if the requested relief is granted herein;

6. Applicant has acknowledged receipt of the September 5, 2018 Review Memorandum of the Conflict Land Use Board Engineer Firm, Engineering Design Associates, P.A. and has agreed to submit the following item under Section B: Item #1 (Bulk Requirements corrected) and Item #6 (Wetlands). Said conditions details are accordingly incorporated herein by reference;

7. Applicant has complied with all applicable procedural requirements of *Chapter 120* of the Code of the Township of Deerfield, as amended and supplemented thereto, with respect to this application;

BRIDGETON AVENUE REDEVELOPMENT PLAN

**Resolution Of The Deerfield Township Land Use Board
Application Of Cumberland County Improvement Authority**

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD
OF THE TOWNSHIP OF DEERFIELD, AS FOLLOWS:**

8. The application of Cumberland County Improvement Authority for Minor Subdivision, as set forth above, be, and the same is, hereby GRANTED;

9. The foregoing approval is granted subject to the following conditions:

(a) Perfection of the subject minor sub-division within a period of one hundred ninety (190) days from the date of this Resolution as required by §120-44(A)(4)(a) of the Code of the Township of Deerfield, as amended and supplemented, by the filing of a plat in conformity with this approval and the provisions of the Map Filing Law and containing the signature of the Chairman and Secretary of the Land Use Board of Deerfield Township or the recording of Deeds with the Clerk of Cumberland County in a form approved on behalf of the Land Use Board by its Solicitor and Engineer, said deeds clearly describing the within approved minor subdivision and containing the signature of the Chairman and Secretary of the Land Use Board of Deerfield Township;

(b) Compliance by Applicant with those conditions set forth in the Engineer's Review Memorandum dated September 5, 2018 as delineated in Paragraph (6), above;

(c) Payment of any outstanding escrow fees for review of this project;

(d) Approval of all other reviewing agencies or departments having jurisdiction herein;

ROLL CALL

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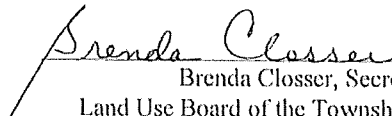
BRIDGETON AVENUE REDEVELOPMENT PLAN

Resolution Of The Deerfield Township Land Use Board
Application Of Cumberland County Improvement Authority

THOSE IN FAVOR	THOSE OPPOSED	ABSTAINED
Mr. Barbaquello Mr. Durham Mr. Montgomery Mr. Mosley Mrs. O'Brien Mr. Tartaglia		Mr. Dragotta

The undersigned, Secretary of the Land Use Board of the Township of Deerfield, hereby certifies that the foregoing is a true copy of a Resolution adopted by the Land Use Board of the Township of Deerfield on October 10, 2018 memorializing action taken by the aforesaid Board at its regularly scheduled meeting on September 12, 2018.

Dated: October 10, 2018


Brenda Closser, Secretary
Land Use Board of the Township of Deerfield

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EXHIBIT G - LAND USE BOARD RESOLUTION 2018-12

RESOLUTION NO. 2018-

**RESOLUTION OF FINDINGS, CONCLUSIONS & DECISION
OF
THE DEERFIELD TOWNSHIP LAND USE BOARD
RECOMMENDING TO TOWNSHIP COMMITTEE OF THE TOWNSHIP OF DEERFIELD
THE ADOPTION OF A PROPOSED REDEVELOPMENT PLAN
FOR BLOCK 61, LOTS 4, 5, 5.01, 5.02, 10 AND BLOCK 63, LOTS 16, 17, 42, 43 & 45**

WHEREAS the New Jersey local redevelopment housing law, N.J.S.A. 40A:12-1 et seq. authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether any area of the municipality is an area in need of redevelopment; and

WHEREAS, pursuant to the directive of the Township Committee of the Township of Deerfield ("Township Committee"), as contained within Resolution No. 18-120 of the Township Committee, adopted July 5, 2018, the Deerfield Township Land Use Board ("Land Use Board") conducted an investigation to determine whether Block 61, Lots 4, 5, 5.01, 5.02 and 10, as well as Block 63, Lots 16, 17, 42, 43 & 45 ("Study Area") within the Township of Deerfield should be designated as an area in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 2018-7 adopted July 11, 2018, the Land Use Board authorized and directed its Planning Consultant, Randall Scheule of Scheule Planning Solutions, LLC, to produce a preliminary and/or draft written report in accordance with the requirements of N.J.S.A. 40A:12A-6, in order for the Land Use Board to conduct such preliminary investigation as to whether the Study Area is in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-1 et seq., the Land Use Board conducted a public hearing on September 12, 2018 wherein it reviewed and considered the preliminary investigation report of Randall Scheule of Scheule Planning Solutions, LLC, entitled "Preliminary Investigation," dated August 13, 2018 ("Preliminary Investigation Report"), which said report provided an evaluation and recommendation concerning the designation of the Study Area as an area in need of redevelopment in accordance with N.J.S.A. 40A:12-1 et seq., and all members of the public had an opportunity to address questions and comments to the Land Use Board; and

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WHEREAS, as a result of the September 12, 2018 public hearing, the Land Use Board adopted Resolution No. 2018-08 (revised) recommending to the Township Committee that it designate the Study Area as an area in need of redevelopment pursuant to the Preliminary Investigation Report; and

WHEREAS, by Ordinance No. 2018-9, the Township Committee, after public hearing, accepted the recommendation of the Land Use Board in accordance with Land Use Board Resolution No. 2018-08 (revised) and the Preliminary Investigation Report of Randall Scheule of Scheule Planning Solutions, LLC and determined the Study Area to be an area in need of redevelopment; and

WHEREAS, in accordance with Resolution No. 18-154 of the Township of Deerfield adopted October 3, 2018, the Township Committee authorized Randall Scheule of Scheule Planning Solutions, LLC to prepare a redevelopment plan for the Study Area; and

WHEREAS, Randall Scheule of Scheule Planning Solutions, LLC prepared a redevelopment plan for the Study Area entitled "Bridgeton Avenue Redevelopment Plan," dated November 7, 2018 ("Redevelopment Plan") and presented same to the Land Use Board for consideration in accordance with N.J.S.A. 40A:12A-7(f); and

WHEREAS, the Land Use Board, in accordance with N.J.S.A. 40A-12A-7(f), reviewed and considered the proposed Redevelopment Plan at a regular meeting of the Land Use Board on November 14, 2018.

NOW, THEREFORE, the Land Use Board of the Township of Deerfield makes the following findings of fact and conclusions of law with respect to the proposed Redevelopment Plan for the Study Area within the Township of Deerfield:

(1) The Land Use Board has previously recommended to the Township Committee that Block 61, Lots 4, 5, 5.01, 5.02 & 10, as well as Block 63, Lots 16, 17, 42, 43 & 45 be designated as a redevelopment area via Land Use Board Resolution No. 2018-08 (revised), adopted October 10, 2018 in accordance with the criteria set forth in N.J.S.A. 40A:12A-1 et seq.

(2) The Township Committee directed Randall Scheule of Scheule Planning Solutions, LLC to prepare and present a redevelopment plan for the Study Area.

(3) The Land Use Board at a regular meeting held on November 14, 2018, considered the proposed Redevelopment Plan submitted by Randall Scheule of Scheule Planning Solutions, LLC dated November 7, 2018, together with proposed amendments consisting of an amended "Schedule of

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Land Use, Bulk and Area Regulations” and the addition of Section VI.C.8 entitled “Phasing of Development Components.”

(4) The Land Use Board determined that the proposed Redevelopment Plan is substantially consistent with the current Master Plan of the Township of Deerfield;

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Township of Deerfield as follows:

(1) The Land Use Board hereby recommends to the Township Committee of the Township of Deerfield that the Redevelopment Plan attached hereto, and being the plan entitled “Bridgeton Avenue Redevelopment Plan,” for Block 61, Lots 4, 5, 5.01, 5.02 & 10, as well as Block 63, Lots 16, 17, 42, 43 & 45, dated November 7, 2018, prepared by Randall Scheule of Scheule Planning Solutions, LLC, inclusive of the amendments and/or additions set forth above, be adopted pursuant to N.J.S.A. 40A:12A-1, et seq.; and

(2) The Secretary of the Land Use Board will forward the within recommendation to the Clerk of the Township for the consideration of and by the Township Committee.

ROLL CALL

Those in favor

Those opposed

Abstained

The undersigned, Secretary of the Land Use Board of the Township of Deerfield, hereby certifies that the foregoing is a true copy of a Resolution adopted by the Land Use Board of the Township of Deerfield on November 14, 2018 memorializing action taken by the aforesaid Board at a meeting on said date.

Brenda Closser, Secretary
Land Use Board of the Township of Deerfield

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EXHIBIT H - ORDINANCE NO. 2018-X

[Placeholder for Township Committee ordinance adopting Redevelopment Plan]