



2025 Amended

Memorial Hospital Redevelopment Plan



SEPTEMBER 2, 2025

Mannington Township, Salem County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



2025 Amended Memorial Hospital Redevelopment Plan

Mannington Township, Salem County, New Jersey

Adopted by the Mannington Township Committee on _____ for the area designated as an Area in Need of Redevelopment (Non-Condemnation) pursuant to N.J.S.A. 40A: 12-1, et. seq., The New Jersey Local Redevelopment and Housing Law.

Prepared for Mannington Township by:

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Principal

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A signed and sealed copy is available at the municipal building.



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INTRODUCTION

This Memorial Hospital Redevelopment Plan (the “Redevelopment Plan”) encompasses the entirety of an area in need of redevelopment established by the Mannington Township Committee (the “Township Committee”) on September 6, 2018. The Memorial Hospital Redevelopment Area is composed of Block 53, Lots 4 and 23 (the “Redevelopment Area”). This document is the second step in the implementation of a plan for redevelopment that began with the preliminary investigation conducted by the Mannington Township Planning Board (the “Planning Board”) that resulted in a determination of an “area in need of redevelopment” by the Mannington Township Committee.

This plan is being amended to provide for additional redevelopment within the Prime Redevelopment Sub-Zone of the redevelopment area that will enable the development of affordable housing that will contribute to the satisfaction of Mannington Township’s affordable housing obligation. These affordable housing production mechanisms include:

1. The creation of an assisted living facility that would produce no less than 14 assisted living units/beds that will qualify as affordable; and
2. The creation of no less than 12 multi-family rental dwelling units as part of an inclusionary multifamily residential development.

No amendments to the regulations or configuration of the existing Agriculture or Open Space sub-zones are included in this amendment.

Redevelopment Plan Process and Status

The formal redevelopment process for the Redevelopment Area began with the Township Committee’s direction to the Planning Board to conduct a preliminary investigation of the area to determine if it met the statutory criteria for designation as a Redevelopment Area (Resolution adopted April 23, 2018). The Planning Board held a public hearing on the findings of the preliminary investigation and recommended adoption of the Redevelopment Area as an “Area in Need of Redevelopment” to the Township Committee on August 23, 2018. The Planning Board found that the statutory criteria for an area in need of redevelopment under *N.J.S.A. 40A:12A-5.d* was met for the entirety of the area proposed to be designated for redevelopment. The Township Committee accepted the Planning Board’s recommendation and designated the site as a Redevelopment Area on September 6, 2018.

Plan Components

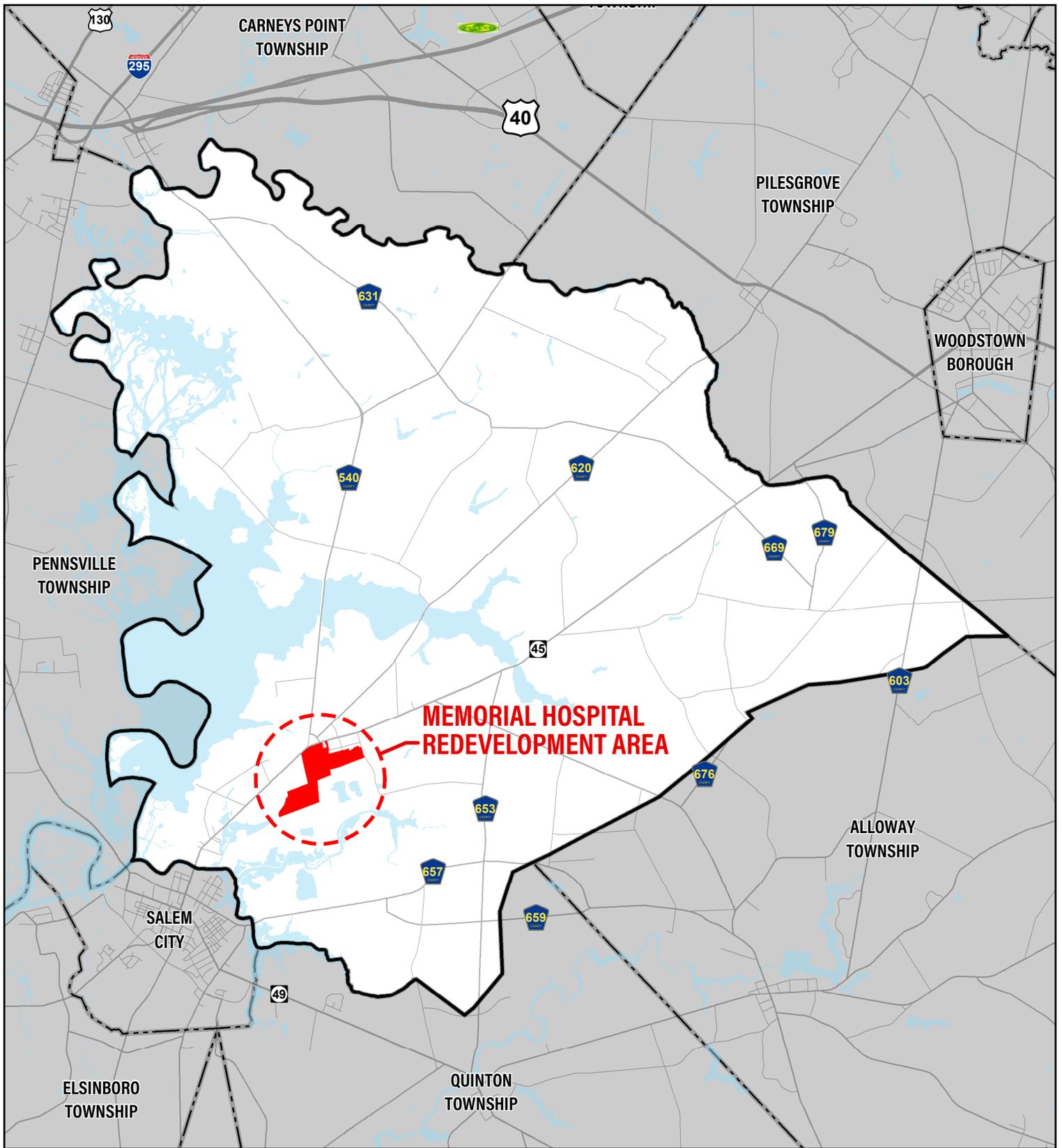
The Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law. As required under the statute, the plan includes the following components (*N.J.S.A. 40A:12A-7.a-f*):

- Local Objectives;
- Proposed Land Uses and Requirements;
- Redevelopment Regulations and Standards;

- Relationship of the Redevelopment Plan to the Master Plan and Other Plans;
- Provision of Affordable Housing;
- Redevelopment Regulations and Relationship to Municipal Development Regulations;
- Relationship to the Municipal Master Plan

The following components of a redevelopment plan are not applicable to this Redevelopment Area and are not included in this redevelopment plan:

- Provisions for relocation, pursuant to N.J.S.A. 40A:12A-7.a (3), since there are no residents or dwelling units within the Redevelopment Area;
- Identification of property to be acquired, pursuant to N.J.S.A. 40A:12A-7.a (4), since this is a “non-condemnation” redevelopment plan and no properties are intended to be acquired through any other mechanisms;
- Inventory of affordable housing units to be removed because of the redevelopment plan’s implementation, pursuant to N.J.S.A. 40A:12A-7.a (6), since there are no dwellings, and no dwellings affordable to low-and moderate-income households, within the Redevelopment Area that will be removed.
- Plan for the replacement of affordable housing units to be removed because of the redevelopment plan’s implementation, pursuant to N.J.S.A. 40A:12A-7.a (7), since there are no dwellings, and no dwellings affordable to low-and moderate-income households, within the Redevelopment Area that will be removed.



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Architecture

Planning

Landscape Architecture

MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Location

LOCATION:

Mannington Township, Salem County, NJ



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Architecture

Planning

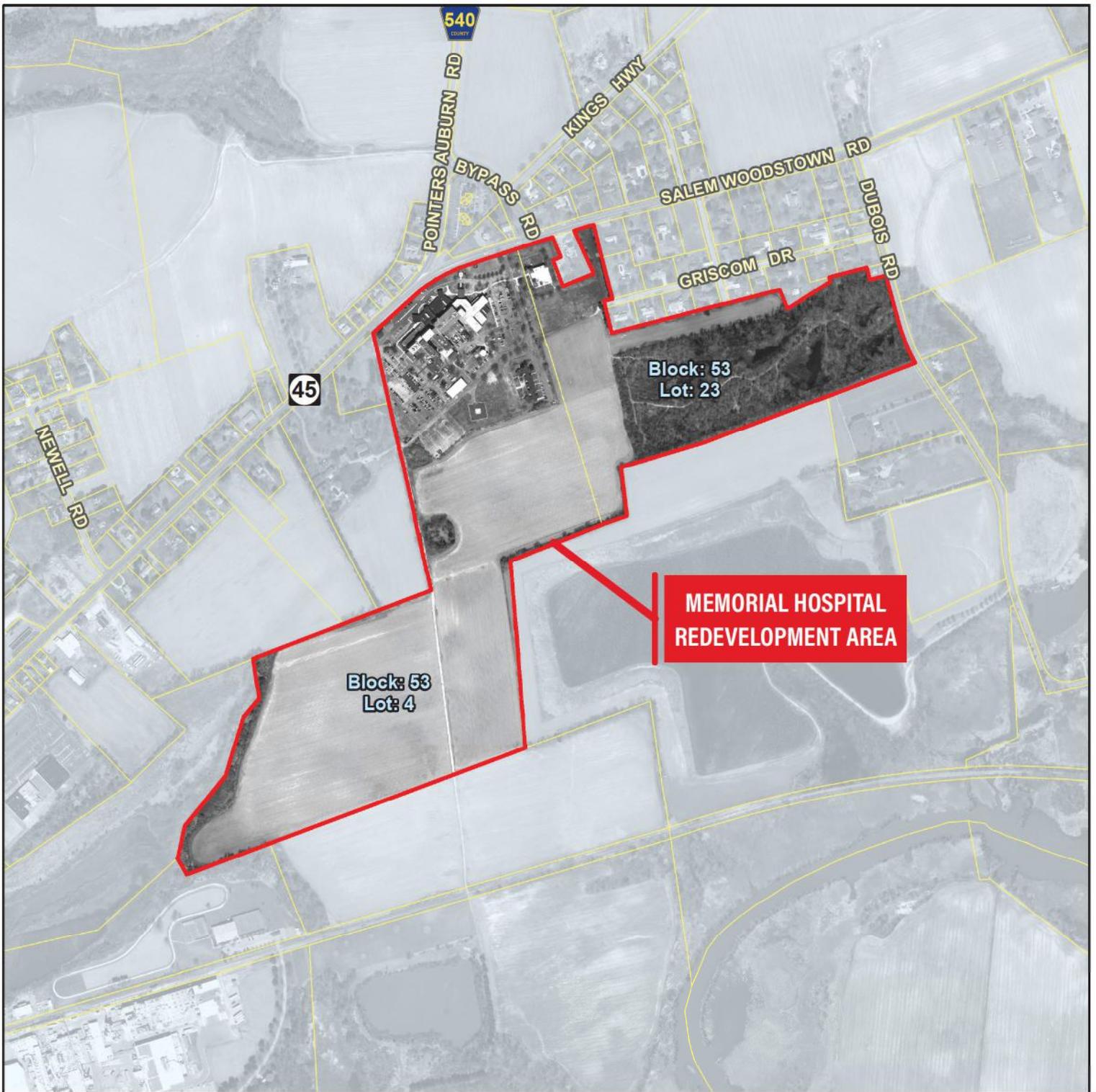
Landscape Architecture

MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Existing Zoning

LOCATION:

Mannington Township, Salem County, NJ



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Architecture

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MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Redevelopment Area Boundary

LOCATION:

Mannington Township, Salem County, NJ

LOCAL OBJECTIVES

This Redevelopment Plan provides a framework of regulations for the redevelopment of the study area to create:

1. Revitalized medical facilities, related health services, and complementary land uses to serve the Township and the region.
2. Creation of affordable housing to serve the Township and the region.
3. Stewardship of prime farmland and maintenance of agriculture.
4. Provision of public open space.

Objectives

1. Promote the redevelopment of the Redevelopment Area through adaptive reuse of existing hospital, medical and office facilities to satisfy shifting demand for healthcare and related services in the Township and the region.
2. Provide a framework for new uses and facilities to promote the viability of a hospital-centered healthcare district.
3. Provide for the development of affordable housing in a manner that is unified with, and complementary to, the existing hospital facilities and compatible with the surrounding community and neighborhoods.
4. Ensure compatibility between the revitalized medical and health facilities with the adjacent land uses.
5. Promote continued agricultural use of prime agricultural lands.
6. Integrate renewable energy systems (solar) within the Redevelopment Area to serve the power needs of uses.
7. Provide for safe, legible and hierarchical vehicle and pedestrian circulation among land uses within the Redevelopment Area and roadways.
8. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.
9. Ensure comprehensive planning for redevelopment.

RELATIONSHIP TO THE MANNINGTON TOWNSHIP LAND DEVELOPMENT

Supersedes Existing Zoning

This Redevelopment Plan constitutes a new zone within the Township. Land use another regulation of this Redevelopment Plan shall supersede those of the Mannington Township Land Use Development Ordinance. Where the standards of the redevelopment plan are silent, the regulations of the Land Development Ordinance shall apply to the Redevelopment Area as permitted by *N.J.S.A. 40A:12A-7.a(2)*.

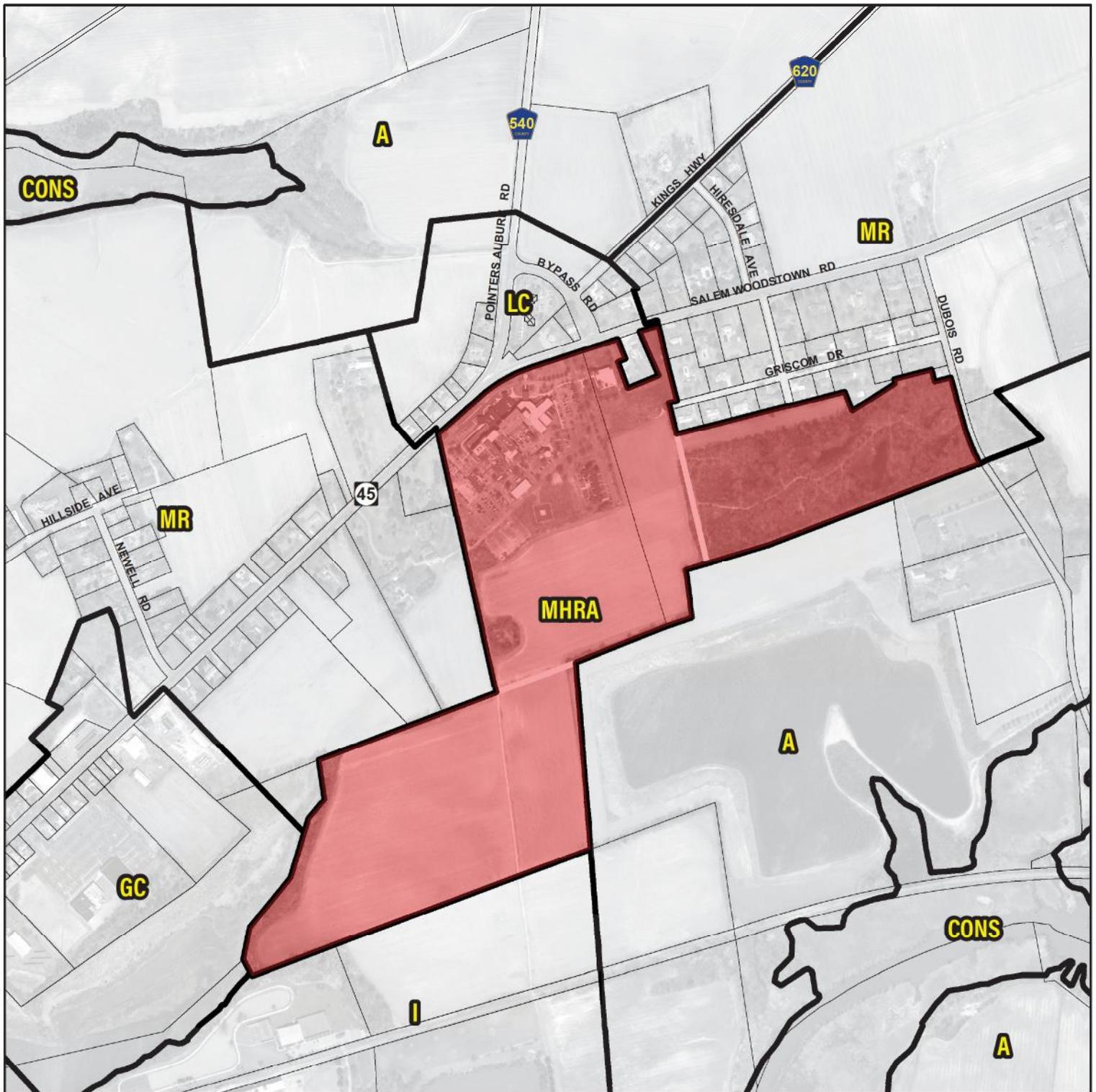
Zoning Map

The zoning map of the Township of Mannington shall be amended upon the adoption of this Plan in accordance with *N.J.S.A. 40A:12A-7.c* to reflect the area encompassed by this redevelopment plan as the “Memorial Hospital Redevelopment Area, MHRA”).

Variances, Exceptions and Submission Waivers

Any plan approved by the Planning Board for redevelopment within the Memorial Hospital Redevelopment Area, shall conform to use and other standards of this Redevelopment Plan. Variances shall not be granted from “Use Regulations” or mandatory components of this plan (i.e. comprehensive concept plan) and any such deviations shall require an amendment to this redevelopment plan. Variances or design exceptions may be granted by the Planning Board from other standards contained in the remaining sections, herein, or within Township Code. Consideration of variances shall be undertaken pursuant to requirements of the New Jersey Municipal Land Use Law found at *N.J.S.A. 40:55D-70.c*. Consideration of exceptions shall be undertaken pursuant to requirements found at *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to *NJSA 40:55D – 10.3*.

This Redevelopment Plan does not require the replacement of affordable units as a result of implementation of the Redevelopment Plan.



Proposed Zoning Districts



MHRA: Memorial Hospital Redevelopment Area



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MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Zoning Map Amendment: Detail

LOCATION:

Mannington Township, Salem County, NJ

PROPOSED LAND USES, REQUIREMENTS, REGULATIONS & STANDARDS

Concept Plan Required

Prior to any application for development that includes a new building or structure, the redeveloper shall submit a comprehensive, conceptual site plan, depicting the planned redevelopment for the entirety of the Redevelopment Area, to the Planning Board for review and approval. Once approved by the Planning Board, the conceptual site plan shall be appended to this redevelopment plan as an exhibit with which to determine consistency of any subsequent development applications. Any amendment to the conceptual plan shall require an amendment to this redevelopment plan. Said conceptual plan shall indicate all buildings, structures, parking, circulation, stormwater management, buffers, etc.

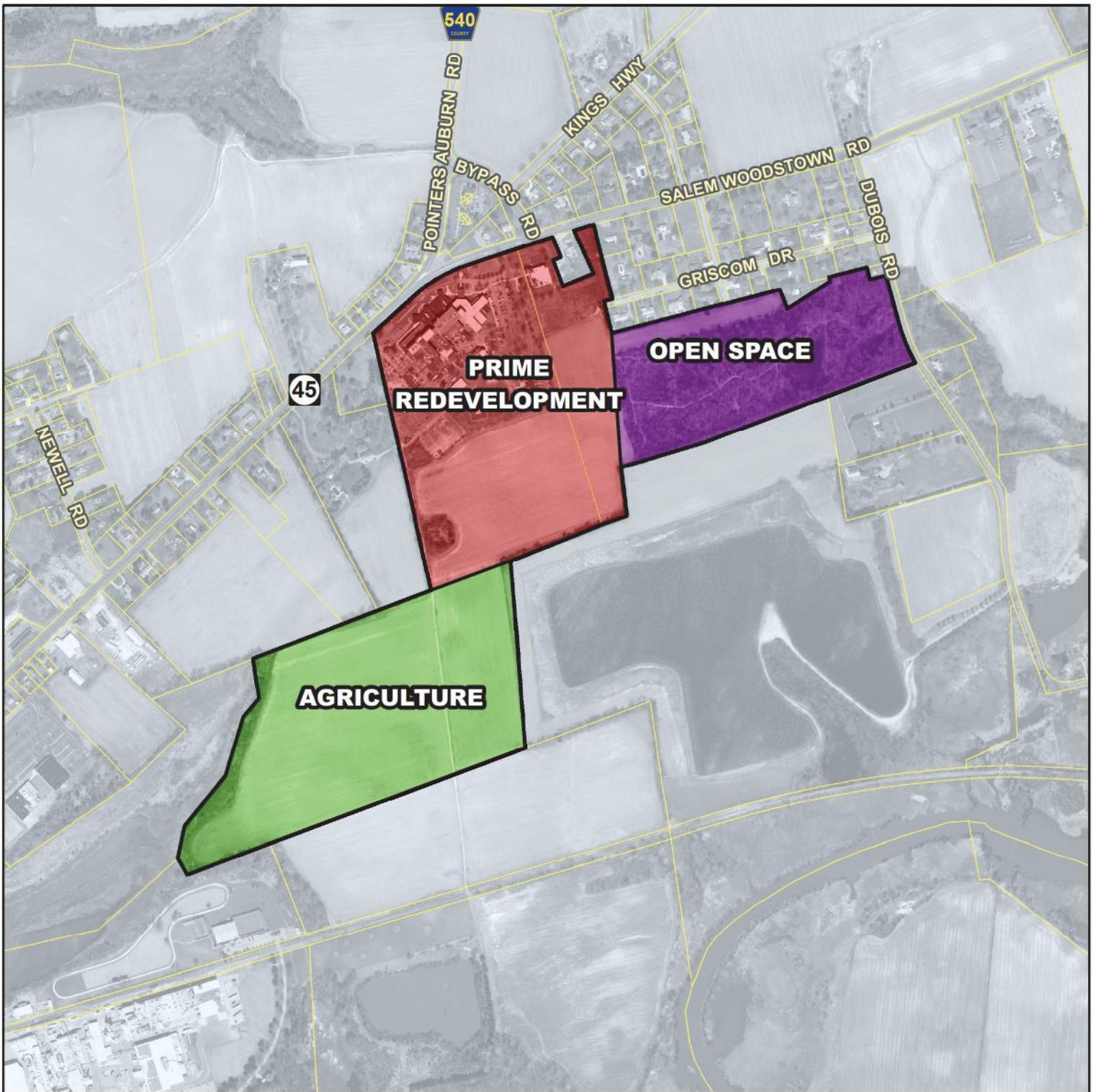
Applications

Preliminary and final site plan/subdivision applications for the project shall be submitted to the Mannington Township Planning Board for review and approval pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) and Mannington Township Code Chapter 70 “Land Development.” Applications may be submitted for the entire project or any number of phases, provided that all aspects of any proposed phasing, including phase configuration and location, and the timing and sequencing of phase development, shall be subject to Planning Board review, and will only be allowed if approved by the Planning Board.

Redevelopment Area Sub-Zones

The Redevelopment Area is composed of areas exhibiting substantial differences in the planned intensity and nature of existing development. The area around the existing hospital is planned for the reuse of existing facilities and new complementary development to support the existing hospital complex. The eastern portion of lot 23 is a former resource extraction pit, vacant, overgrown and ponded, which may be used for open space, agriculture or passive renewable energy production. The southern portion of the Redevelopment Area is an active agricultural use on prime farmland, and is slated to remain so. To address these differences while permitting expanded uses and facilities to support redevelopment, the regulations within the Redevelopment Area have been calibrated to reflect these conditions and the local objectives. To that end, the Redevelopment Area is divided into the following sub-zones:

- Prime Redevelopment
- Agriculture
- Open Space



 Memorial Hospital Redevelopment Area



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Landscape Architecture

MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Redevelopment Sub-Zones

LOCATION:

Mannington Township, Salem County, NJ

Prime Redevelopment Sub-Zone

Permitted Principal Uses: Any of the following principal uses are permitted within buildings, individually or in combination with any other permitted use or uses. Multiple principal uses are permitted.

- Non-Residential medical-related uses; including facilities licensed by the New Jersey Department of Health such as, but not limited to:
 - Acute Care
 - Adult Daycare
 - Ambulatory Care
 - Ambulatory Surgical Center
 - Behavioral Health
 - Chiropractic Wellness
 - Diagnostic Laboratory Testing
 - Diagnostic Sleep Center
 - Home Healthcare Staffing
 - Hospital
 - Medical/Biomedical Technology Research and Manufacturing
 - Medical Professional Office
 - Multi-modal Medical Imaging Facility
 - Neuropsychology and Psychiatric Treatment
 - Neurosurgical Center for Spine and Brain Injury
 - Nursing Home
 - Nutrition and Wellness Center
 - Outpatient Orthopedic Surgical Facility
 - Pain Management
 - Physical Occupational Rehabilitation
 - Skilled Nursing
 - Urgent Care Center

- Retail that caters to medical/health related uses, including but not limited to:
 - Audiology Products
 - Durable Medical Equipment
 - Pharmacy/Drugstore without drive-through window
 - Vision Care Products

- Assisted Living
- Behavioral Health Residential Facility
- Building-Mounted Wireless Communication Facilities
- Child Care
- Health Club

- Medically Fragile/Specialized Needs Group Home
- Multifamily Inclusionary Non-Age-Restricted Residential Dwellings for Rent
- Neurosurgical Center for Spine and Brain Injury (Residential)
- Professional Office
- Post-Secondary Education
- Retail
- Skilled Nursing Residential Facility

Permitted accessory uses: An accessory use that is customarily incidental, and subordinate, to a permitted principal use is permitted. Multiple accessory uses are permitted. This includes all the following accessory uses:

- Cafeteria
- Child Care
- Community Garden
- Off-street parking
- Restaurant
- Retail
- Signs
- Solar Energy System
 - Building-Mounted
 - Solar parking canopy

Spatial and Bulk Standards: The following standards shall apply to the Prime Redevelopment Sub-Zone except where additional standards for multifamily residential development apply*:

- | | |
|---|---|
| ▪ Setback to New Jersey State Highway Route 45: | 50 feet. |
| ▪ Sub-zone Boundary Setback: | 20 feet to nonresidential use,
50 feet to residential use. |
| ▪ Maximum Building Height: | 3 stories or 50 feet. |
| ▪ Maximum Building Coverage: | 50%. |
| ▪ Maximum Impervious Coverage: | 80%. |
| ▪ Minimum Buffer to Residential Use: | 30 feet. |

** Minimum setbacks and buffers, along with maximum building height, shall not apply to existing buildings; however, these requirements shall apply to expansions of existing buildings.*

Additional Spatial and Bulk Standards for Multifamily Inclusionary Residential Development

- Permitted Accessory Uses.
 - Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. “Sports” lighting (high-mast, high illumination) is not permitted for these facilities.

- Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
 - Patios.
 - Fences and walls as regulated in Article VI.
 - Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
 - Private garages and off-street parking.
 - Signs.
 - Site Furnishings (seating, trash & recycling enclosures, etc).
 - Conservation, open space and public purpose uses.
 - Accessory uses on the same lot and customarily incidental to a principal use.
 - Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.
- Inclusionary Multifamily Residential Requirements
 - Maximum permitted number of dwellings: 60
 - Minimum required number of affordable dwelling units: 12
 - Maximum building coverage for residential area: 40%.
 - Maximum impervious coverage for residential area: 70%.
 - Minimum tract boundary setbacks and buffers:
 - Setback to New Jersey State Highway Route 45 or Salem Woodstown Road: 50 feet.
 - Setback to a nonresidential use: 20 feet.
 - Setback to a residential use or zone: 350 feet.
 - Maximum Building Height: 3 stories or 45 feet.
 - Minimum Buffer to Residential Use: 30 feet.
- Area and Yard Requirements for Residential Buildings
 - Maximum height: 45 feet and 3 stories
 - Maximum dwelling units per building: 60
 - Minimum distance between buildings (in the case of multiple buildings):
 - Front-to-front: 60 feet
 - Front-to-side: 40 feet
 - Side-to-side: 30 feet
 - Rear-to-rear: 40 feet
 - Minimum setback to sidewalk, access driveway or parking area: 15 feet
 - Permitted building encroachments for residential buildings.
 - Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.
 - Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.

- Community building
 - Maximum height: 25 feet and 1 ½ stories
 - Setbacks shall conform to those applicable to apartments

- Parking and Circulation.
 - Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).
 - Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.
 - All drives, thoroughfares and parking areas shall be owned and maintained by a private entity.
 - While off-street parking is preferred, parking within driveways may be delineated, calculated and included towards meeting the RSIS requirements, provided all engineering and geometric requirements are met. No striping of on-street parking is required.
 - Off-street parking may be located beneath the ground floor of a building provided:
 - It is accessible only from the building elevation opposite from street frontage; and
 - The parking area beneath the building is not visible from a street.
 - Bicycle parking shall be provided at a ratio of three spaces per dwelling unit. Bicycle parking may be located on the ground floor of a building or in a separate building. Exterior bicycle parking shall have a roofed structure to buffer parked bicycles from weather-related impacts. Exterior bicycle parking shall be illuminated.

- Open Space.
 - Minimum: 25% of the residential use area
 - Permitted open space uses:
 - Conservation
 - Passive recreation
 - Active recreation

- Building and Site Design Standards. The purpose of these design standards is to ensure that the design of residential inclusionary development promotes a desirable visual and spatial living environment that fits within the context of Mannington’s established community character. The following standards are applicable to multifamily residential buildings:
 - Buildings shall have a gable or hipped roof, reflective of the vernacular architecture of Mannington Township.

- Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
 - Primary roofs shall have a minimum pitch of 6/12.
 - Secondary roofs may have a pitch below 4/12.
 - Within each front building elevation, the maximum ratio of windows to wall shall be 30% window to 70% wall.
 - Balconies and patios shall be designed as integral subcomponents of the building façade and shall have a roof.
 - Cantilevered balconies are not permitted.
 - Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants. Storage areas shall be located on the ground floor.
- Lighting.
 - General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
 - Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
 - Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
 - Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed 12 feet in height shall be provided for pedestrian walkways and residential use areas outside of parking lots.
 - Fixtures for illumination shall be full cutoff luminaires.
 - Signs
 - Neighborhood Identification: There may be a maximum of 1 permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least 10 feet from any property line, shall not exceed 35 square feet in sign area and shall not exceed five feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.

- Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have one wall identification sign. The permanent wall identification sign shall not exceed 20 square feet in sign area.
- Directional Signs: Up to two directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed four square feet in sign area and shall not exceed six feet in height. A directional sign shall be set back from any lot line by at least 10 feet.
- Residential Building Identification: Each residential building may have up to two attached identification signs. The maximum sign area of each shall not exceed six square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

- Open Space
 - Open spaces shall be planted with double rows of shade trees along driveway frontages.
 - A detailed site plan for open spaces shall be submitted for review and approval.
 - Common open space shall be provided, and shall include at a minimum:
 - Children’s play area
 - Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet
 - Central open space for passive uses.
 - Stormwater facilities shall not impede function of open space.

- Affordable Housing Requirements.
 - Minimum required number of affordable dwelling units: 14
 - Minimum percentage of affordable dwellings: 15% (rental) or 20% (for sale) of the total number of dwelling units.
 - Affordable dwelling units shall be constructed and sold or rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
 - Affordable dwelling unit household income breakdown:
 - At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.
 - Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
 - The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls

(UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.

- The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

New Lots: There are no minimum required lot standards for lot size, setbacks, lot area or frontage, except as detailed herein for the development of inclusionary multifamily residential uses.

Access: Vehicular access to this subzone shall be developed in accordance with §70-77 and shall only occur from New Jersey State Highway Route 45. Vehicular access to the Prime Redevelopment Zone is prohibited from Dubois Road and Griscom Drive.

Signs: All sign details shall be reviewed by the Planning Board at the time of site plan application. The following standards are applicable to all signs:

- Monument/Ground Signs:
 - 2 monument/ground signs shall be permitted along NJSR Route 45;
 - Shall not exceed 50 square feet in area per sign face;
 - Shall be setback at least 10 feet from any public right-of-way line;
 - Shall not exceed 8 feet in height.
- Building Mounted Signs:
 - One wall sign that identifies the name of the building or facility may be provided. These wall signs shall not exceed fifty (50) square feet in area;
 - One wall or awning/canopy sign may be permitted per exterior building entrance; these signs shall not exceed ten (10) square feet in area;
 - Existing signage retained or replaced as part of the preservation of historic hospital building(s) shall not count toward any portion of the permissible building mounted signage, provided there is no enlargement of the sign area.
- Wayfinding and Directional Signage
 - There shall be no limit on the number of permitted wayfinding and directional signs;
 - Wayfinding signage shall be adequate to direct site visitors to appropriate areas, label parking areas designated for specific purposes, and identify pedestrian pathways;
 - Wayfinding signage shall not exceed five (5) square feet in area, per sign.

Off-Street Parking: Parking on the site shall be designed to maximize efficiency and promote shared parking between uses. A parking management plan shall be submitted as part of any application for site plan approval that describes the mix of uses on site, their respective parking needs, hours of operation, number of employees, and any other information that may be requested by the Planning Board and its professionals. The following standards are applicable:

- Multifamily residential uses shall comply with the NJ Residential Site Improvement Standards (NJAC 5:21).
- Uses not otherwise subject to the NJ Residential Site Improvement Standards (NJAC 5:21) shall be provided three (3) spaces provided per 1,000 square feet of gross floor area, excluding any existing floor area to remain;
- Off-street parking shall be designed in accordance with Mannington’s regulations regarding parking design standards;
- Off-street parking shall comply with Federal Accessibility Guidelines and New Jersey Barrier-Free Subcode.

Traffic Generation: A traffic impact assessment report shall be submitted as part of the conceptual site plan approval. This report shall include existing conditions assessment, projected traffic generation, a level of service assessment for streets and intersections in the vicinity of the Redevelopment Area, and any other information requested by the Planning Board or its professionals.

Pedestrian Circulation: Sidewalks shall be provided along all street frontages. Where sidewalks exist, they shall be repaired, improved, or replaced as necessary during the course of redevelopment of the site; A well-defined sidewalk/pedestrian connection shall be provided between all parking areas and building entrances.

Required Affordable Housing for Assisted Living Residences: The creation of an assisted living residence is required to create no less than 14 affordable units through the creation of Medicaid-eligible beds. A minimum of 7 assisted living units shall be semi-private units containing a minimum of 14 Medicaid-eligible beds. To ensure that all beds within these units qualify to receive an individual affordable dwelling credit, each of these rooms shall be restricted to occupancy by unrelated individuals, thus producing two affordable housing credits from each unit.

Agriculture Sub-Zone

Permitted Principal Use: Agriculture, excluding marijuana production, processing and distribution.

Permitted Accessory Uses: An accessory use that is customarily incidental, and subordinate, to a permitted principal use. Multiple accessory uses are permitted.

Spatial and Bulk Standards: There are no minimum/maximum requirements in terms of lot sizes, setbacks or other bulk characteristics.

New Lots: There are no minimum required lot standards, for lot size, setback, area or frontage.

Farmland Preservation: A farmland preservation easement may be required as a condition of any approvals within the Redevelopment Area at the sole option of the Township. The terms of any such easement shall be approved by the Township.

Open Space Sub-Zone

Permitted Principal Uses: Permitted principal uses are:

- Open space.
- Agriculture, excluding marijuana production, processing and distribution.
- Ground-mounted solar energy facilities

Permitted Accessory Uses: An accessory use that is customarily incidental, and subordinate, to a permitted principal use. Multiple accessory uses are permitted.

Spatial and Bulk Standards: Ground-mounted solar energy facilities shall comply with the following:

- Maximum Height: 15 feet
- Minimum Buffer to Residential Use: 150 feet
- Minimum Setback to Nonresidential Use: 10 feet
- Ground Cover: Low-growing herbaceous plants
(Gravel or pavement not permitted).

New Lots: There are no minimum required lot standards, for lot size, setback, area or frontage.

Building Lots Not Required to Abut Street

It is recognized that lots within the Redevelopment Area may be created that do not have frontage on a street. The development of any new buildings in the Redevelopment Area first requires the submission and approval of a comprehensive conceptual plan (that will, ultimately, be appended to this Redevelopment Plan). Additionally, the requirements of this Redevelopment Plan require integrated pedestrian and vehicular access and circulation throughout the entirety of the Redevelopment Area, which would provide access to NJSH Route 45. Such access must be expressed and memorialized within said conceptual plan and must be sufficient in terms of emergency access.

The NJ Municipal Land Use Law, requires buildings to be located on a lot with street frontage (NJSA 40:55D-35), and where such a configuration is impractical or unnecessary, an appeal from said requirement may be sought (NJSA 40:55D-36). Any such applications or appeals necessitated as part of the implementation of this Redevelopment Plan shall be considered by the Planning Board. Furthermore, any lot created that does not have street frontage, but that does have access to the overall vehicular circulation system within the Redevelopment Area that ultimately provides access to a public street, shall be deemed to have sufficient emergency access for the purposes of any application or appeal.

Public Improvements

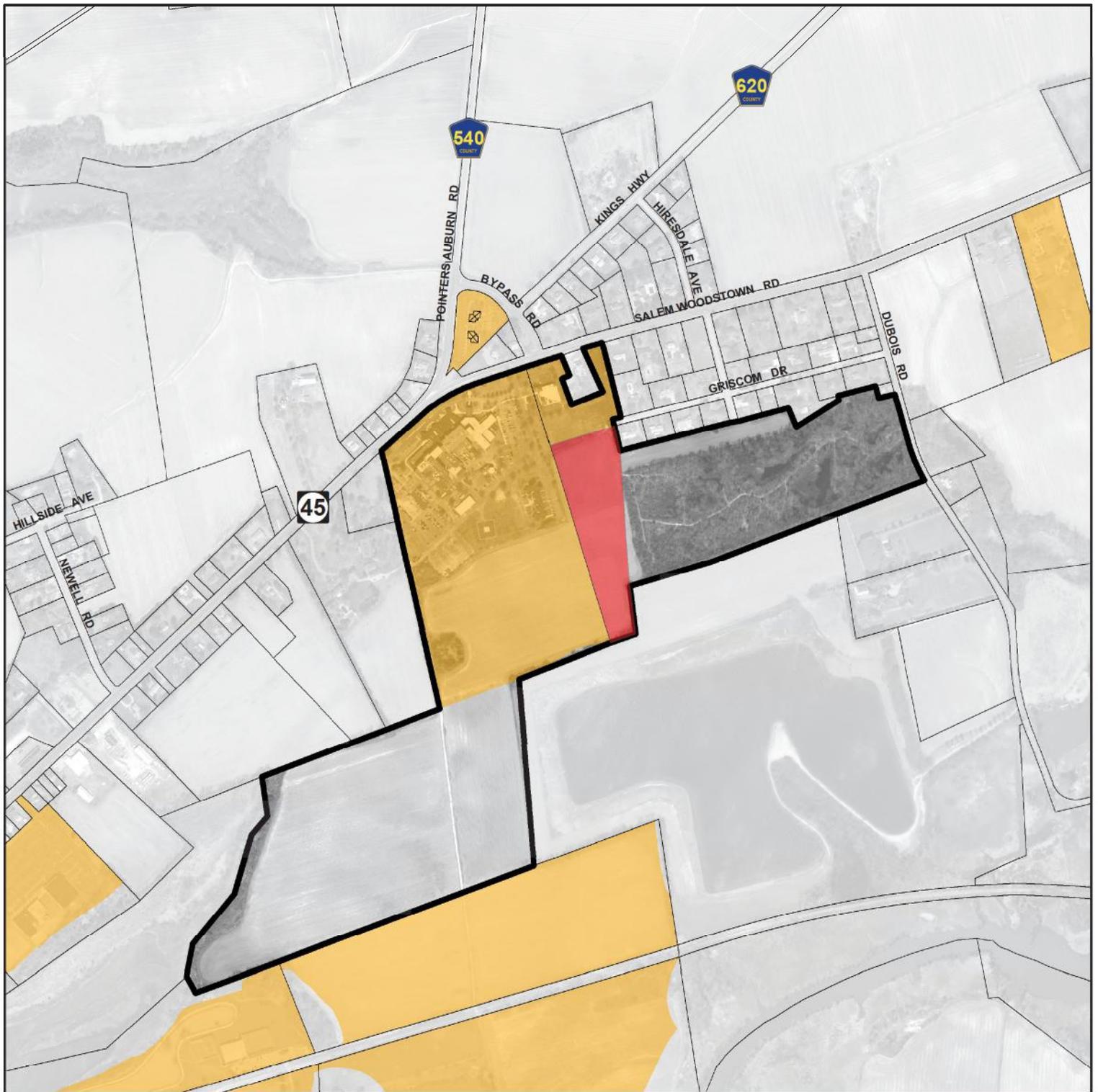
Public improvements may be required, or proposed, and shall be installed at the full expense of the designated redeveloper consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude

the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or from the municipality to consider a recapture provision.

Utilities

In addition to the requirements of §70-96, the Public Utilities section of the Land Development Ordinance, the following specific requirements pertaining to development within the Redevelopment Area are applicable:

1. Redeveloper shall obtain public wastewater allocation from the City of Salem Water/Sewer Department sufficient to serve the proposed development and shall construct the necessary infrastructure to convey the wastewater from the Redevelopment Area to the existing wastewater conveyance elements/infrastructure.
2. Redeveloper shall be responsible for extension of public water supply to the Redevelopment Area subject to the requirements of the water supply authority.
3. This Redevelopment Plan acknowledges the potential need to expand the sewer service area associated with the Prime Redevelopment Sub-Zone and contains proposed boundaries for such an expansion. Should a redeveloper pursue the expansion of the sewer service area said redeveloper shall bear all costs of such an amendment, including any municipal costs.



Clarke Caton Hintz



Architecture

Planning

Landscape Architecture

MEMORIAL HOSPITAL REDEVELOPMENT PLAN

Wastewater Plan

LOCATION:

Mannington Township, Salem County, NJ

DEVELOPMENT PLAN REVIEW AND APPROVAL

Application for Development

The application for development shall include a major subdivision or site plan that shall be submitted in such form, and accompanied by such maps, documents, and materials in accordance with all relevant development application checklists.

Consistency with Redevelopment Plan

As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Township Committee shall execute the Agreement with the redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development regulations of Chapter 70 shall be deemed to be certified as consistent with this plan and shall not require a separate determination of consistency by the Development Review Committee.

Planning Board Review

1. Site plan or subdivision review shall be conducted by the Mannington Township Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.*
2. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in *N.J.S.A. 40:55D-12a&b.*
3. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development regulations of Chapter 70 shall not require an additional, separate approval by the Planning Board.

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) except to the extent they may be modified by an agreement between the Township and a redeveloper.

GENERAL PROVISIONS

Redevelopment Entity

The Township Committee shall act as the “Redevelopment Entity” pursuant to *N.J.S.A. 40A-12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Township Committee shall have the powers set forth in *N.J.S.A. 40A-12A-8* to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan, excepting the acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (*C.20:3-1 et seq.*).

Redeveloper Selection

The Township Committee may select a single redeveloper for the redevelopment of the entire Redevelopment Area. The Township Committee shall select the redeveloper based on the entity's experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper's ability to implement the goals and objective of the plan.

Agreement

Once a redeveloper has been selected, the Township Committee shall enter into an agreement with the redeveloper that comports with the requirements of *N.J.S.A. 40A:12A-9*. Any development or construction within the Redevelopment Area shall be undertaken in accordance with the contractual agreement between the Township Committee and the municipally designated redeveloper. The agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any site plan or subdivision approval.

Effect of Agreement

The execution of the agreement shall convey the right to prepare a site plan or subdivision application for development to the Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Township. In addition, the execution of the agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Township Committee and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper's property from time to time or at any time.

Expiration

The Redevelopment Plan shall remain in full force and effect for thirty (30) years.

Staff Employment

The Township Committee may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Township Committee, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Acquisition of Property

No property is identified for acquisition in this plan, either through condemnation or arms-length transactions. The power of eminent domain has not been authorized pursuant to this redevelopment plan, as it has been designated as a “non-condemnation” Redevelopment Area, pursuant to NJSA 40A:12A-6(3)(b); therefore, the power of eminent domain shall not be exercised by the Township for the purposes of redevelopment within the Redevelopment Area. However, future land acquisition is not precluded by this Plan, with the consent of the Township Committee.

RELATIONSHIP TO THE MASTER PLAN AND PLANS OF OTHER JURISDICTIONS

There are no significant relationships between this plan and the master plans of adjacent municipalities. However, consistency is apparent in the 2007 Mannington Master Plan Reexamination Report, the 2016 Salem County Growth Management Plan and the 2001 NJ State Development and Redevelopment Plan.

2007 Mannington Township Reexamination of the Master Plan

The 2007 Reexamination Report, adopted July 12, 2007, supports the goals, objectives and recommendations of the 1978 Master Plan and subsequent reexaminations, changes, modifications, refinements, and expansions through the 2001 Master Plan Reexamination Report. The report focused heavily on preservation of the Township’s natural resources as well as the growth of agricultural economy and community facilities.

The 2007 Reexamination Report reaffirms the goals and objectives of the 1978 “Comprehensive Development Plan: Land Use Element” portion of the Master Plan. The following is a list of goals identified in the 1978 Land Use Element that are applicable to this Redevelopment Plan:

- Maintain the Township’s rural/agricultural character.
- Encourage a land use pattern which prevents incompatible land use situations.
- Support existing industry and encourage the location of new “clean” industry.
- Encourage viable commercial activity in designated areas.
- Provide for adequate community facilities commensurate with future demand for those facilities.

The orientation of Mannington’s overall goals for the Township align with the Redevelopment Area’s objectives to revitalize the existing industry within the Prime Redevelopment Zone to facilitate future growth. Additionally, the preservation of the surrounding Agriculture and Open Space Zones will ensure the historic rural character of the Township is maintained.

Salem County 2016 Growth Management Plan

The following is a list of goals identified in the 2016 Salem County Growth Management Plan that are applicable to this Redevelopment Plan:

- Promote economic development in appropriate locations.
- Encourage job growth for County residents.
- Provide necessary services and infrastructure for public health and safety.
- Preserve and protect the County's valued resources including air and water quality, agricultural lands, historic areas, natural features such as floodplains, wetlands, woodlands, wildlife, habitat areas, greenways, and scenic views.
- Promote the growth and revitalization of urban and developable areas.

The County's Growth Management Plan also states that "growth should be encouraged to occur in the County's existing developed urban areas and rural communities in order to utilize existing infrastructure and minimize the cost of providing new infrastructure and services. These targeted growth centers should be supported and enhanced to attract growth by all levels of government".

As the NJ Municipal Land Use Law at NJSA 40:55D-4 specifically includes hospitals within its definition of inherently beneficial uses, the revitalization of Memorial Hospital Redevelopment Area fits within the County's goals of smart growth for the enhancement of community services.

State 2001 Development and Redevelopment Plan

The State Development and Redevelopment Plan (the "State Plan") was adopted by the State Planning Commission on March 1, 2001. The plan is organized around eight policy goals for New Jersey's communities. Of particular importance to the Redevelopment Area are the following goals:

- Goal 1 – Revitalize the State's Cities and Towns
- Goal 2 – Conserve the State's Natural Resources and Systems
- Goal 3 – Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

The Redevelopment Plan directly supports these State Plan goals. The plan seeks to revitalize vacant and underutilized lands, to restore the integrity of natural systems throughout the area, to design for improved access to and protection of open space, and provide comprehensive land uses consistent with local, regional and State land use policies.

Relocation Provisions

There are no residences located within the Redevelopment Area. Any relocation required by businesses located within the Redevelopment Area will be under the discretion and responsibility of the redeveloper.

DEFINITIONS

- **Adult Daycare**– A use that provides preventive, diagnostic, therapeutic, and rehabilitative services under medical and nursing supervision for functionally impaired adult participants. Adult day care service facilities provide services which do not exceed 12 hours a day.
- **Ambulatory Care**– A use that provides preventative, diagnostic, and treatment services to persons who come to the facility to receive services and depart from the facility on the same day.
- **Ambulatory Surgical Center** – A surgical facility in which ambulatory surgical cases are performed and which is licensed as an ambulatory surgical facility, separate and apart from any other facility license.
- **Assisted Living**– A use licensed by the Department of Health to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, and a lockable door on the unit entrance.
- **Audiology Products** – Devices to assist individuals with hearing loss, including hearing aids, cochlear implants, and other products.
- **Building Mounted Wireless Communication**– A building mounted installation that facilitates personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes FCC licensed commercial wireless telecommunications services such as cellular, personal communications services (PCS), specialized mobile radio (SMR), enhances specialized mobile radio (ESMR), paging, and similar services that currently exist or may be developed in the future. Such installations may include, but are not limited to, antennae and satellite dishes.
- **Cafeteria** – A restaurant in which patrons wait on themselves, carrying their food, to their tables from counters, where it is displayed and served.
- **Child Care**– A use that may offer child care services to employees of uses located on the site. Such facility shall be licensed by the Department of Human Services pursuant to N.J.S.A. 30:5B-1, et seq., providing for the care, supervision and protection of children.
- **Chiropractic Wellness**– A use concerned with the diagnosis and treatment of unverified mechanical disorders of the musculoskeletal system.
- **Behavioral Health**– A healthcare use that provides treatment and therapy related to a variety of emotional, behavioral, and psychological needs.
- **Community Garden** – Land that is gardened by a group of people that have been given permission by the owner or operator of the garden to conduct gardening activities, either

individually or on shared plots within the garden. The land may produce fruit, vegetables, and/or ornamentals, but not marijuana.

- **Diagnostic Laboratory Testing**– A use specializing in the testing of samples of substances from the body to determine a diagnosis, plan treatment, evaluate treatment, and monitor conditions over time.
- **Diagnostic Sleep Center** – A use that conducts polysomnography (sleep study), involving overnight stays, for the purpose of diagnosing sleep disorders.
- **Durable Medical Equipment** – Necessary medical equipment that is durable, used for a medical reason, not usually useful to someone who is not sick or injured, used in the home, and has an expected lifetime of at least three years. Includes, but is not limited to, blood sugar monitors, crutches, hospital beds, wheelchairs, oxygen equipment and accessories, patient lifts, and walkers.
- **Dwelling Unit** – A building or entirely self-contained portion thereof intended or designed for non-transient residential use by a single housekeeping units, (a) separated from all other spaces by lockable doors, (b) having access to the outside without crossing another dwelling, (c) having full kitchen and food refrigeration facilities, and (d) having sanitary facilities. A boarding or rooming house, convalescent home, fraternity or sorority house, hotel, nursing, or other similar home, or other similar structure shall not be deemed to constitute a dwelling unit.
- **Health Club** – A commercial use that provides facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers. Instruction programs and classes may be offered.
- **Home Healthcare Staffing** – A business that provides nurses and health care assistants to patients in need of healthcare professionals in their homes.
- **Hospital** – An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, training facilities, medical offices and emergency care facilities.
- **Medical/Biomedical Technology Research and Manufacturing** – Research, design, and manufacturing activities related to the development of advanced medical technologies and equipment to be used for medical technologies and equipment to be used for medical purposes. Manufacturing uses shall not produce noxious odors, noise audible outside the facility, discharge of byproducts into the environment, or any other emission that may constitute a nuisance to surrounding properties.
- **Medically Fragile/Specialized Needs Group Home** – Group home care directed to children and adults with acute or chronic medical conditions that do not require long term care in a hospital, but who require specialized care and medical monitoring..
- **Medical Professional Office** – An office occupied by one (1) or more practitioners of the medical and related arts.
- **Medical Research**– A use that conducts research, including clinical research involving patients, to aid and support the development of knowledge in the field of medicine.
- **Multi-modal Medical Imaging**– A use providing diagnostic medical imaging services including, but not limited to, Nuclear Medicine, Stress Tests, CAT Scans, PET/CT Scans, MRIs, Ultrasounds, X-Rays, and Digital Mammography.

- **Neuropsychology and Psychiatric Treatment**– A use specializing in how diseases, injuries, and disorders of the nervous system affect emotions and behaviors, as well as counselling and treatment for mental health issues.
- **Neurosurgical Center for Spine and Brain Injury** – A use specializing in spine, brain, and nerve care, which may include minimally invasive surgery.
- **Nutrition and Wellness Center** – A use that provides resources, education, and support for prenatal care, weight management, nutrition programs, managing food sensitivities, and general wellness.
- **Nursing Home** – A use that provides health care under medical supervision and continuous nursing care for 24 or more consecutive hours to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.
- **Office** – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communications equipment.
- **Outpatient Orthopedic Surgical**– A use specializing in outpatient evaluation, treatment, and comprehensive interdisciplinary care for a wide range of orthopedic conditions.
- **Pain Management** – A use that specializes in the treatment of physical pain using interventional procedures such as injections, medication management, physical therapy, counseling and support, and alternative therapies such as acupuncture.
- **Pharmacy/Drugstore** – A retail use where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices, and supplies, and nonprescription medicines but where nonmedical products may be sold as well.
- **Physical and Occupational Rehabilitation** – A use specializing in therapeutic exercise, neuromuscular training, pulmonary rehabilitation, and other techniques to improve function, relieve pain, and promote recovery from injury or surgery.
- **Post-Secondary Educational**– A use offering educational programs that lead to an academic degree or certificate, including colleges and vocational schools.
- **Skilled Nursing**– A use regulated by the Department of Health where around the clock skilled nursing care, rehabilitation services and other related health services are provided by registered nurses.
- **Solar Energy System** – An energy system that consists of one or more solar collection devices, solar energy related “balance of system” equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. These systems may be ground-mounted over existing impervious surface or building-mounted. Solar energy systems shall comply with all Board of Public Utilities regulations and any other applicable state statutes.
 - **Solar Parking Canopy** – An accessory solar energy facility mounted above a surface parking lot or the top level of a parking structure such that vehicles may park and/or drive beneath. Major site plan approval is required prior to the issuance of a zoning permit or construction permit.
 - **Building-Mounted** – A solar energy facility which is accessory to and provides power to a permitted principal use and is mounted to a building that is conforming as to use and bulk requirements.

- **Ground-Mounted** - A solar energy facility mounted directly on the ground, whether paved or unpaved. This shall not include solar parking canopies.
- **Urgent Care Center** – A use that provides immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. Urgent Care is for less extreme circumstances than a hospital Emergency Room.
- **Vision Care Products** – Prescription eyeglasses, contact lenses, and associated products dealing with correcting vision problems.