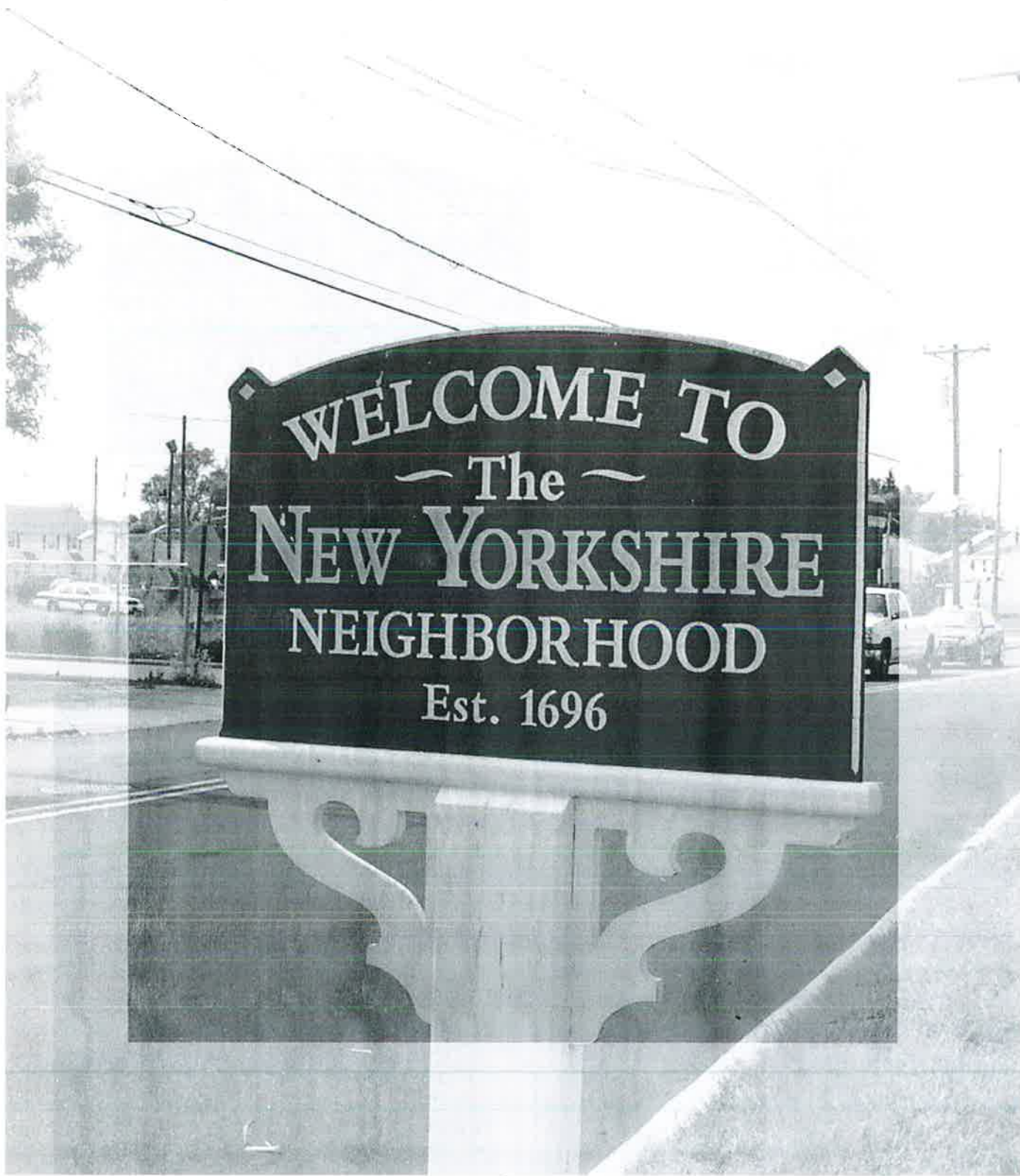




City of

BURLINGTON

NEW YORKSHIRE
REDEVELOPMENT PLAN



city of

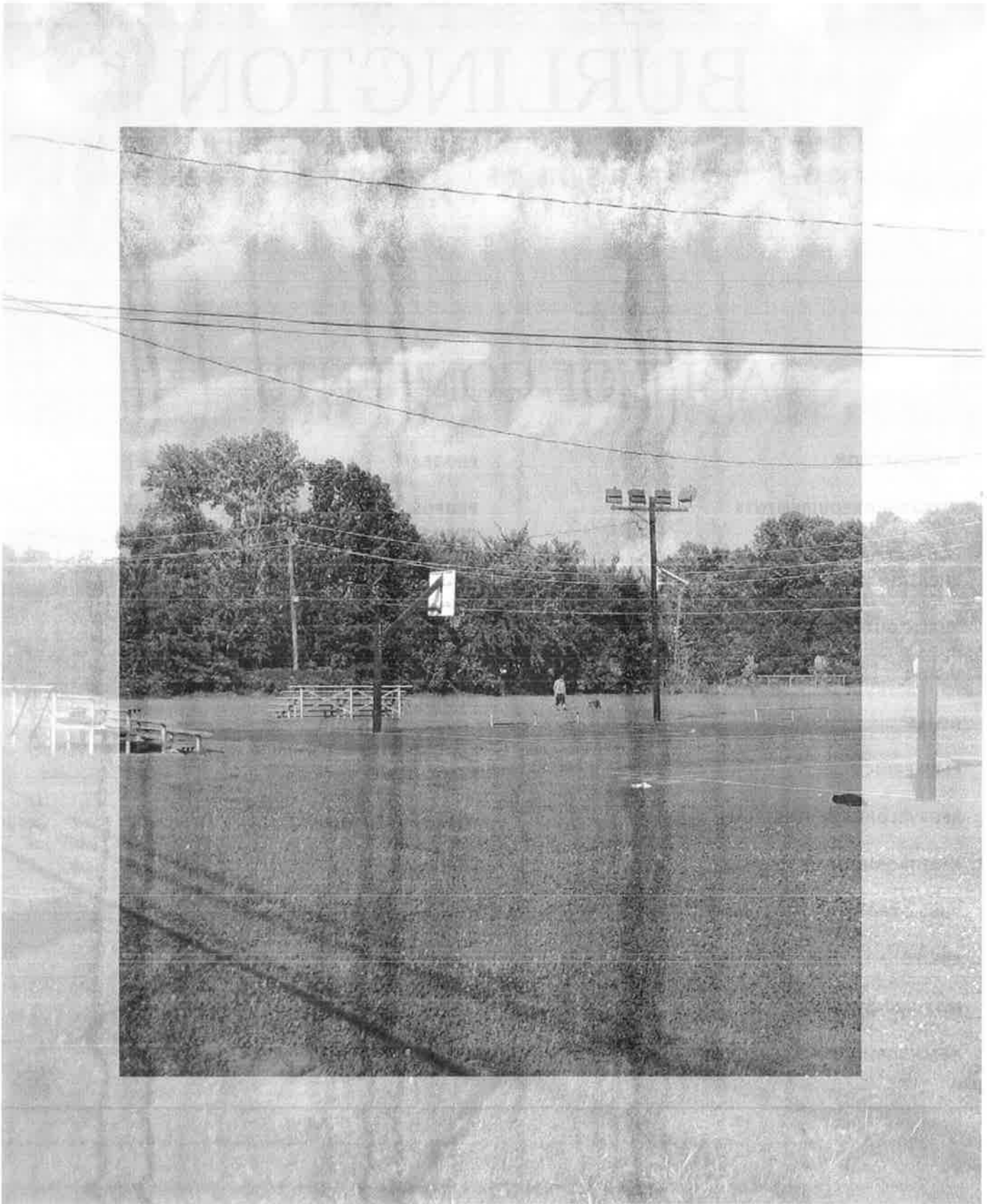
BURLINGTON

NEW YORKSHIRE
REDEVELOPMENT PLAN



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city of

BURLINGTON



NEW YORKSHIRE
REDEVELOPMENT PLAN

ACKNOWLEDGEMENTS

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SUZANNE WOODARD, *VICE PRESIDENT*

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REVEREND HILDA COVINGTON, *SISTERHOOD, INC.*

RESIDENTS OF THE NEW YORKSHIRE NEIGHBORHOOD

city of

BURLINGTON



NEW YORKSHIRE REDEVELOPMENT PLAN Prepared by CDC PROPERTIES and HEYER, GRUEL & ASSOCIATES



-  New York State Boundary
-  Burlington City
-  New Jersey
-  Light Rail Stations

NEW YORK STATE REDEVELOPMENT PLAN

Context Map

BURLINGTON



Adapted from Google Maps



INTRODUCTION



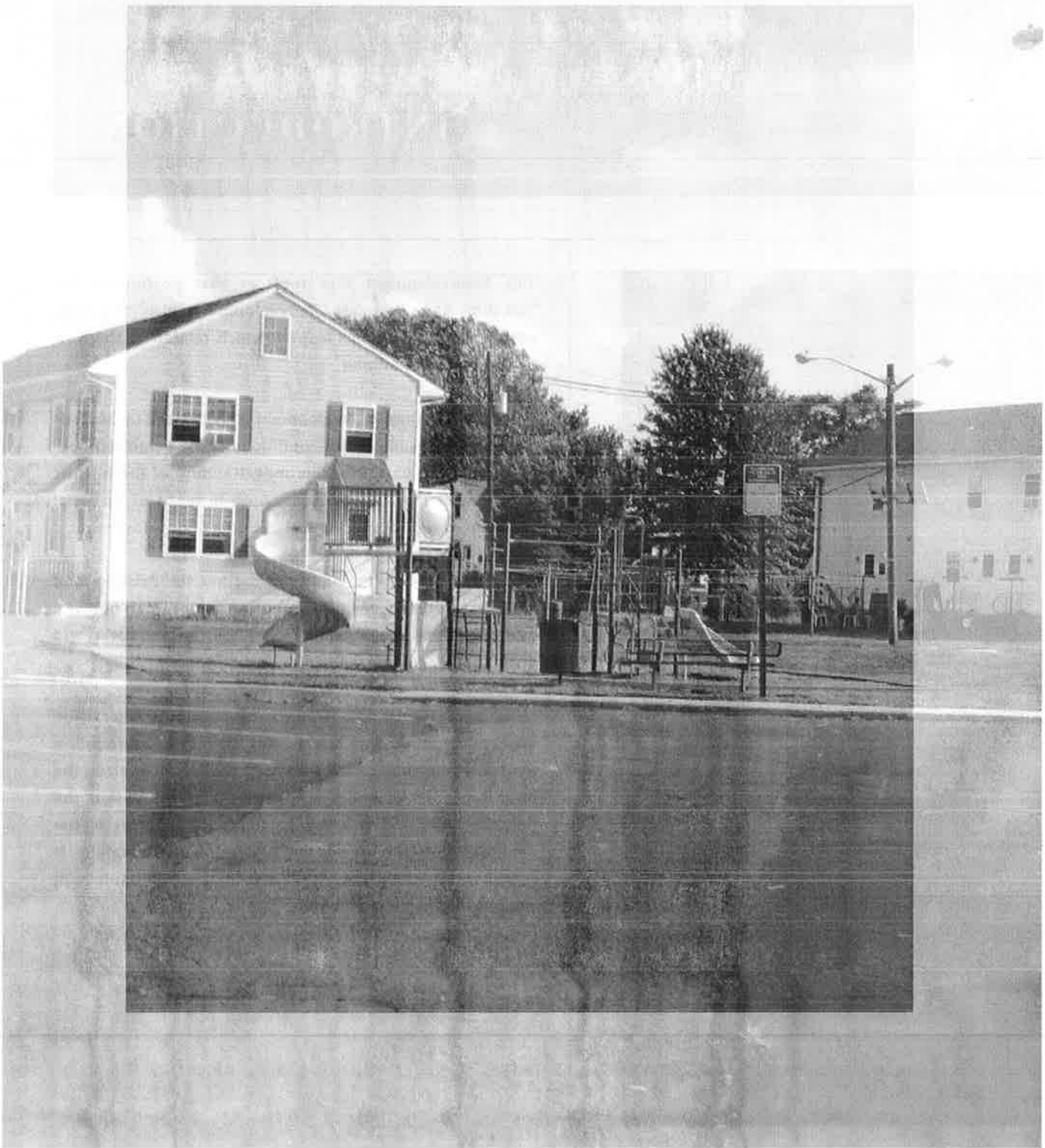
This Redevelopment Plan replaces that portion of the Yorkshire-New Yorkshire Redevelopment Plan that was adopted by City Council in 1998 which related to the New Yorkshire neighborhood.

This New Yorkshire Redevelopment Plan is based on analysis of the historic and present conditions of the neighborhood. A study of the past offers an understanding of the historic evolution of the neighborhood, both in terms of its social make-up as well as the physical patterns of development.

A study of its present conditions defines the existing land use characteristics, environmental conditions, road network and circulation, community facilities including parks and open spaces, parking, and neighborhood safety.

Most importantly, this Plan is based upon the vision of the neighborhood which was generated through a neighborhood outreach process. The Plan recognizes the importance of historic development patterns within the neighborhood and balances the historic character of the neighborhood with the housing needs of modern families. It establishes a strategy for revitalization that will implement the community's shared vision.





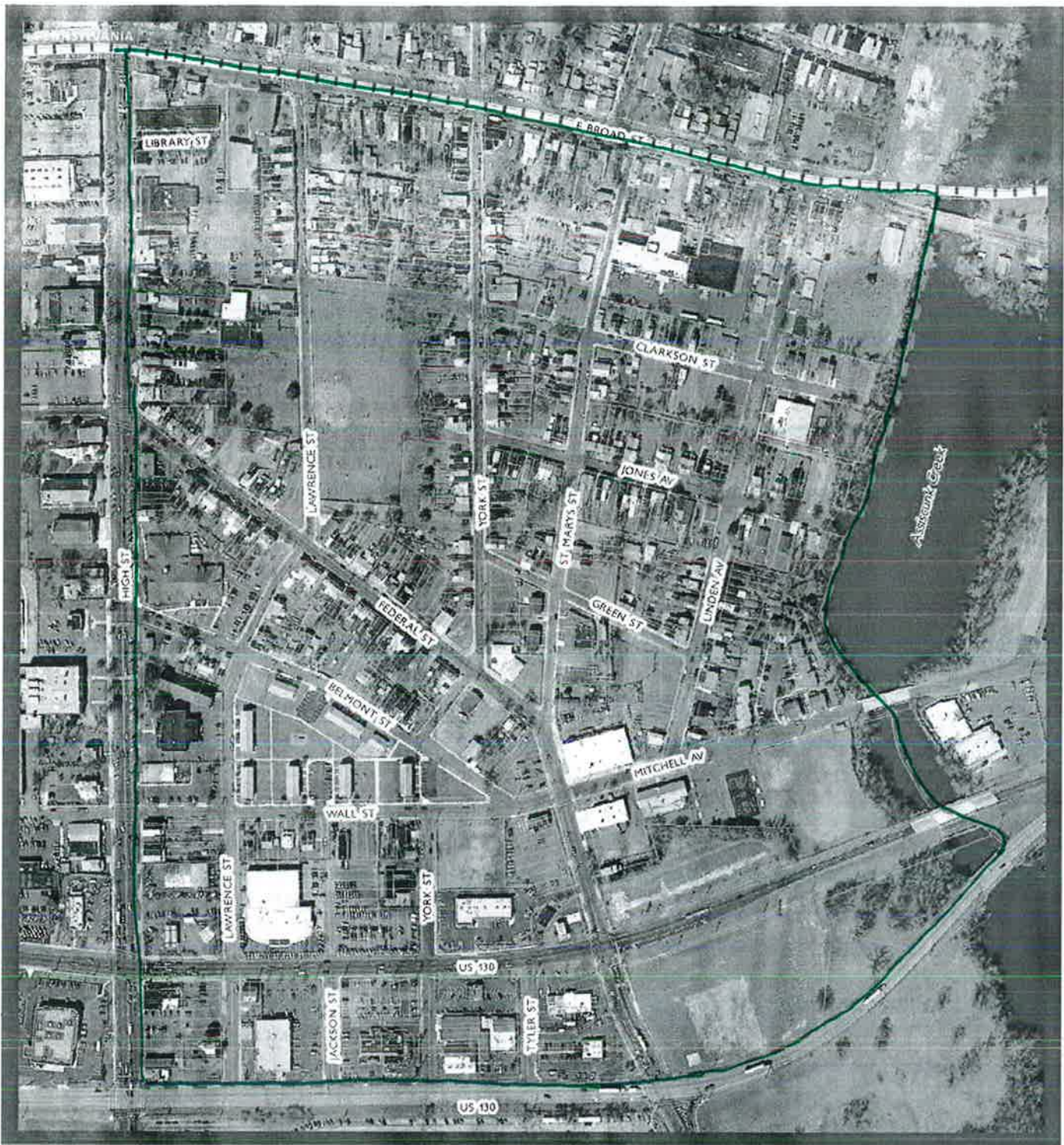


STATUTORY REQUIREMENTS



According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive 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. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located; and
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).



New Yorkshire Redevelopment Area

NEW YORKSHIRE REDEVELOPMENT PLAN

Aerial Map

BURLINGTON



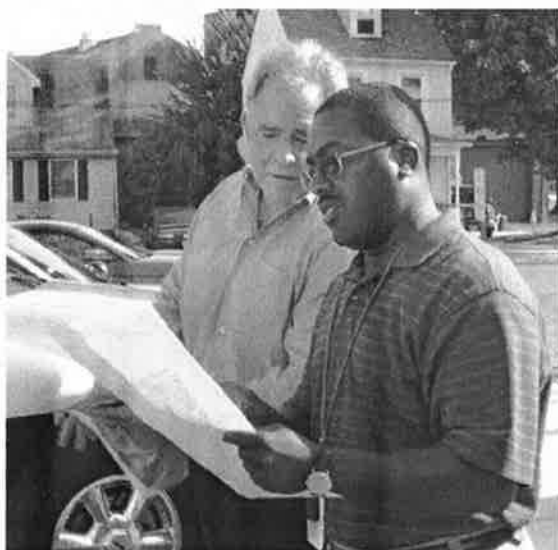
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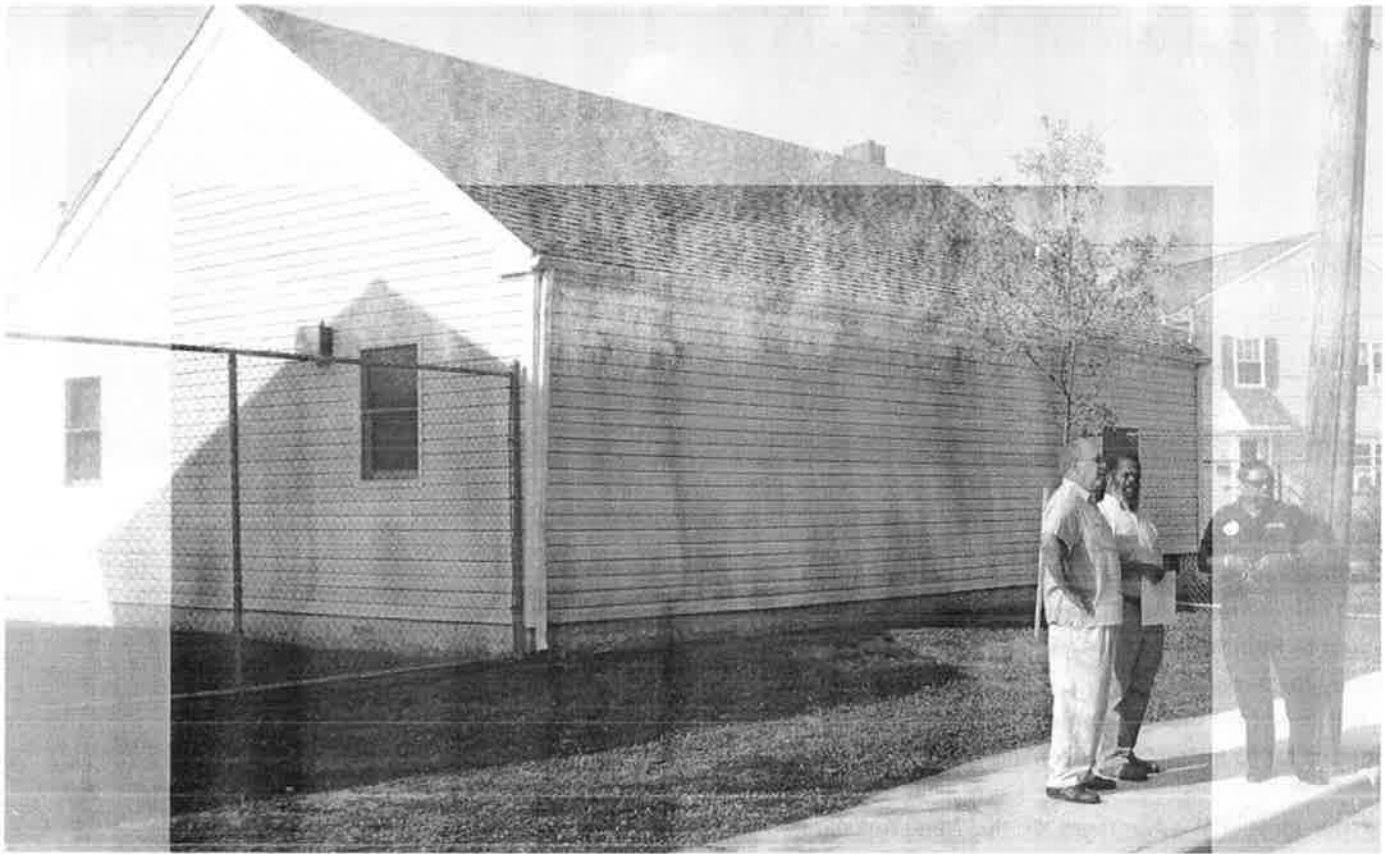


CONTEXT AND NEIGHBORHOOD LOCATION

The New Yorkshire Neighborhood Redevelopment Area is strategically located adjacent to the central core of Burlington City. The 23 block Area is bound on the north by Broad Street, on the west by High Street, on the south by Route 130 and on the east by the Assiscunk Creek. (See Redevelopment Area Maps). It is one of the oldest neighborhoods in the City and is recognized for its historic resources.

One of the locational advantages of the New Yorkshire Redevelopment Area is its proximity to major transportation routes as shown on the Context Map. Route 130 forms the southern boundary of the area, while the City's two major commercial corridors- High Street and Broad Street- also serve as neighborhood boundaries. The Riverline light rail runs along Broad Street. The Towne Centre Station at Locust Street is within a ¼ mile walking distance to the neighborhood. (See Public Transit Radius Map). The neighborhood is partially within the transit village and two historic districts.







PUBLIC OUTREACH

An extensive public outreach process occurred throughout the preparation of this Plan. A number of public meetings were held in the neighborhood. The purpose of the meetings was to receive input from residents of the community and other interested stakeholders regarding their "vision" of the neighborhood and to identify the issues, opportunities and goals of the neighborhood. A walking tour of the neighborhood was held with all interested stakeholders including residents, Sisterhood and City officials in order to understand the issues and opportunities "on the ground".

The following key issues were identified through the public outreach process.

- Provide the opportunity to evolve and "grow" in the neighborhood
- Address safety issues
- Increase owner occupied housing opportunities
- Provide affordable senior housing in the neighborhood
- Create additional recreational facilities and programs in the neighborhood particularly for the youth
- Provide neighborhood shopping services such as banks and food convenience stores
- Develop a mix of new infill housing
- Rehabilitate the existing housing in the neighborhood
- Address disinvestment and deferred maintenance by absentee landlords





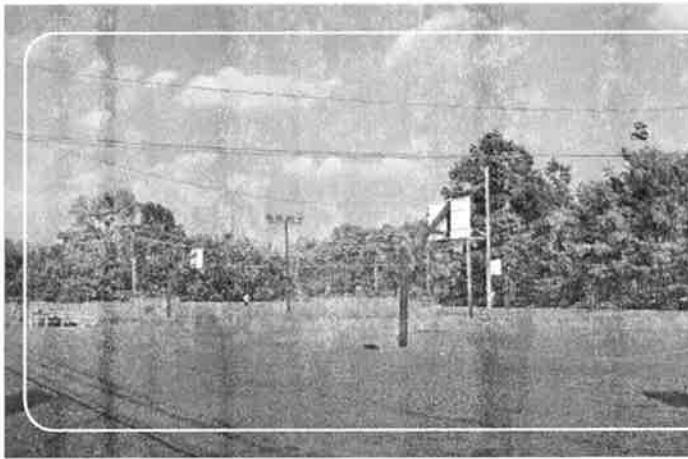
city of **BURLINGTON**

BURLINGTON COUNTY, NEW JERSEY

NEW YORKSHIRE REDEVELOPMENT PLAN



JULY 2011



VISION

It is the year 2025 and substantial revitalization has occurred in the New Yorkshire neighborhood. New single-family owner occupied infill housing has been constructed on City owned lots scattered throughout the neighborhood. The new homes provide modern living space and amenities. Owners have been aggressively rehabilitating their properties utilizing City, County and State incentive programs. The integrity of historic buildings has been preserved.

Small residential and mixed-use projects have been constructed on larger vacant city owned parcels. A new affordable senior housing project has been constructed on Clarkson Street. Long term residents have been able to "age in place". Former residents have returned and children of residents are able to find housing in the neighborhood in which they grew up. The development contains a small neighborhood convenience store. A new recreation center has been constructed along Route 130 which serves as a gateway to the neighborhood and provides recreation programs for both the City and the neighborhood.

Neighborhood safety has visibly improved through such efforts as "eyes on the street" design. A pedestrian and bicycle "greenway" has been created along the Assiscunk Creek which links the neighborhood to the Delaware River Heritage trail, a regional greenway and to community facilities including schools and parks. A regional recreational area has been created at the Route 130 gateway to the neighborhood. The park incorporates the historic Allen School and connects to the Creek. The facility is a source of pride for the neighborhood and the City as well.

The City has also reinvested in the neighborhood through public infrastructure improvements including repaved streets, new curbing, sidewalks, lighting and street trees.

The revitalization of the neighborhood serves as a model for other neighborhoods not only in the City but also in the region.





city of BURLINGTON

BURLINGTON COUNTY, NEW JERSEY NEW YORKSHIRE REDEVELOPMENT PLAN



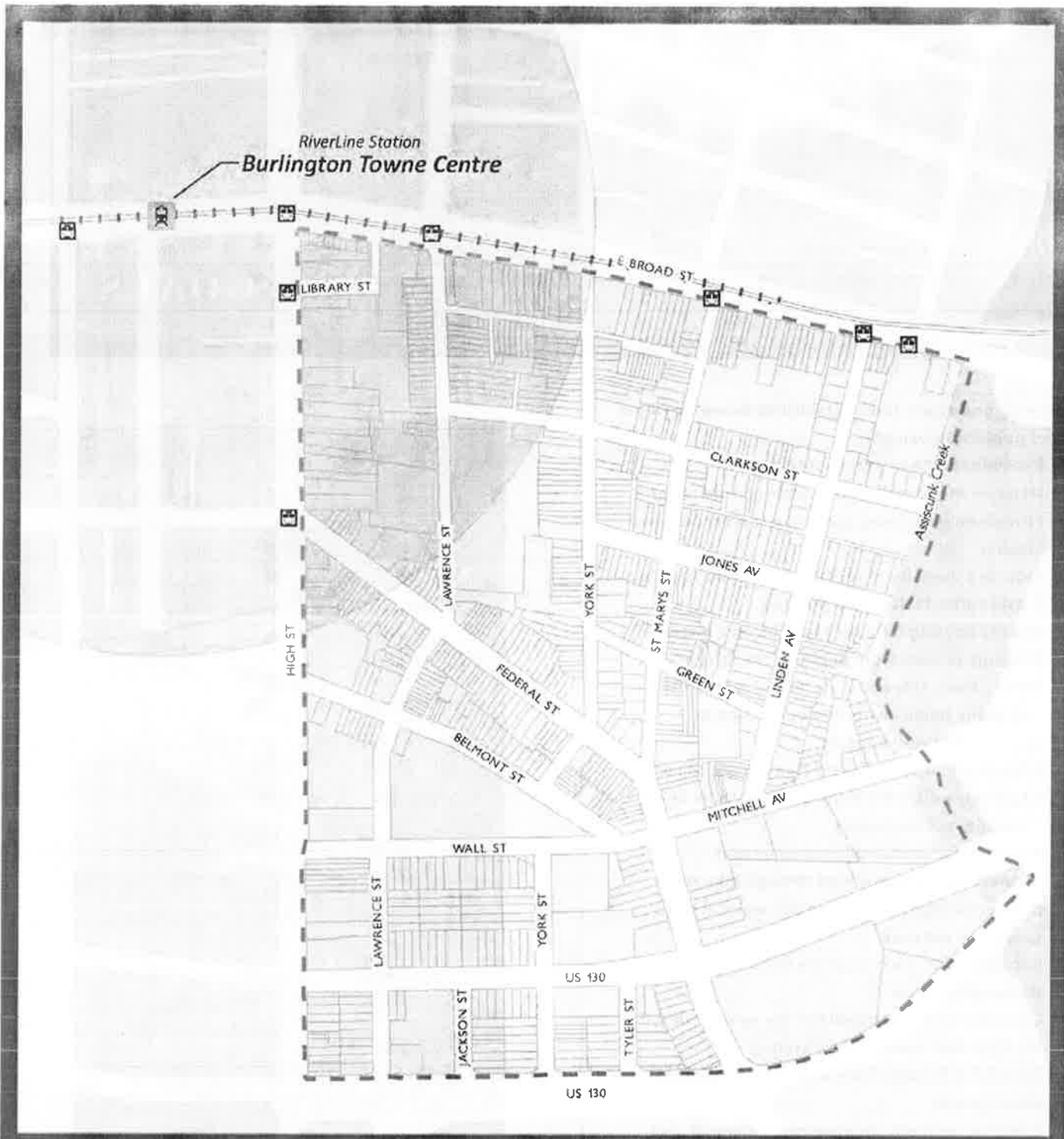
JULY 2011



The following goals have been established based upon the vision and public involvement:

- Rehabilitate the existing housing stock
- Maintain the neighborhood scale and character
- Provide modern living space in a context sensitive manner
- Provide a diversity of revitalization opportunities
- Provide affordable senior housing
- Provide housing for a variety of income levels
- Continue to reinvest in public infrastructure e.g. streets, trees, sidewalks, storm and sanitary sewers,
- Encourage home ownership opportunities
- Develop new infill housing
- Provide a recreation facility along Route 130 which adaptively reuses the historic Allen School as a component of the facility
- Provide neighborhood commercial uses
- Connect the neighborhood through bike and pedestrian improvements to the regional open space/trail network
- Recognize and encourage the historic heritage of the neighborhood
- Capitalize on the proximity of the neighborhood to the Light Rail Towne Centre Station
- Establish a flexible "form based" code approach to development
- Continue aesthetic improvements along Rt. 130
- Leverage the use of City owned properties to stimulate redevelopment
- Support neighborhood based groups to assist in plan implementation





-  1/4 Mile Radius
-  Light Rail Station
-  Bus Stops

NEW YORKSHIRE REDEVELOPMENT PLAN

Proximity to Transit

BURLINGTON



Map Not To Scale

The plan seeks to revitalize the New Yorkshire Redevelopment Area. It intends to draw on the historic character of the neighborhood and reshape it to be suitable for modern needs. The following principles are based on the neighborhood vision and goals of this Plan.

PLAN PRINCIPLES

Plan to reinforce the

residential base of the neighborhood:

The plan recognizes the fact that the neighborhood historically has been primarily residential. It attempts to reestablish the residential base of the neighborhood by providing a diversity of housing choices for a mix of incomes. It creates a place where residents can progress through the stages of life without leaving the neighborhood. The Plan will capitalize on the presence of vacant City-owned parcels, vacant and boarded City-owned buildings and foreclosed parcels. In this regard, the Plan will use tools such as senior housing, infill housing on vacant lots and rehabilitation of buildings.

Plan for neighborhood connectivity:

The plan seeks to enhance neighborhood connections, both internal and external. It intends to capitalize on the proximity of the neighborhood to significant locations such as the riverfront, the High Street commercial area, the Delaware River Heritage Greenway, community facilities, and the Towne Centre Light Rail. It also proposes to increase the quality of internal connections, so as to enhance the activity, image and safety within the neighborhood.

Plan for scale and uniqueness:

The plan recognizes the scale and uniqueness of the neighborhood, and proposes to retain its historic character. The Plan proposes that the developers of new projects incorporate examples from the historic characteristics of the neighborhood, such as massing and proportions of buildings, colors, ornamentation, style of buildings particular to a street, building layout, materials, and methods of construction. By utilizing these examples, the projects of individual developers can be integrated to produce a

cohesive "built" environment that responds to the historic scale and uniqueness of the neighborhood.

Plan for walkability:

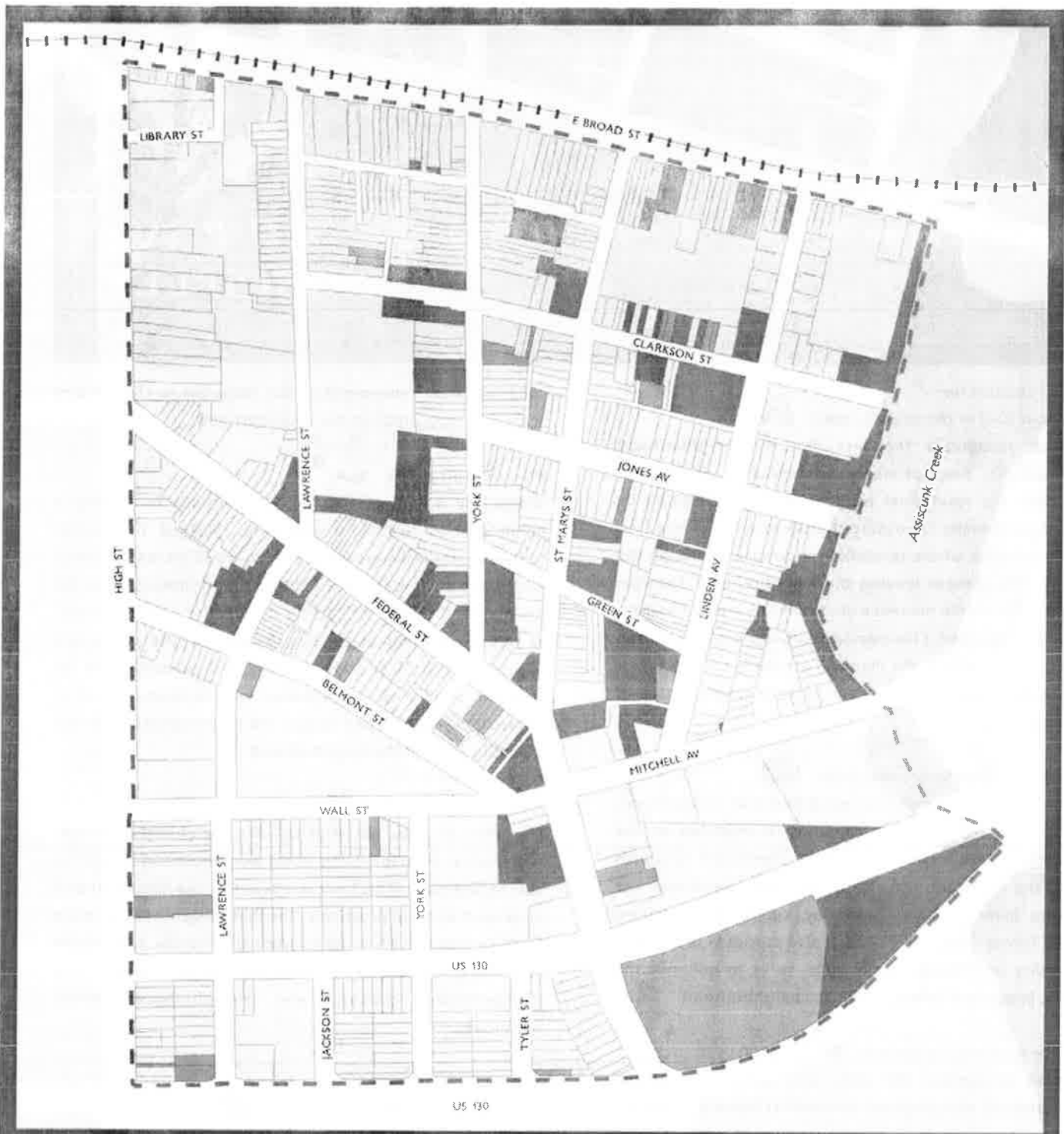
Walkability is one of the basic ingredients in making a neighborhood livable. It promotes informal interaction between people living in the neighborhood, increases safety, and above all, it makes the neighborhood more useable for people of all ages. Walkability within the neighborhood, as well as to other places in proximity, is one of the key aspects of this Plan. Streets, alleys and sidewalks will be repaired, streets will be furnished with lighting and other infrastructure, and open spaces will be integrated with the walkable areas of the neighborhood.

Plan for sustainability:

The Plan focuses on making the neighborhood self-sustainable; a person living in the neighborhood should be able to find most of his basic needs within the neighborhood or at least in close proximity. The Plan proposes to provide for basic needs such as parks and playgrounds, community facilities, other institutional facilities, public and private transportation, parking and neighborhood-oriented businesses.

Plan to include modern amenities within the historic fabric:

The Plan envisions an integration of modern amenities with the historic fabric of the neighborhood. This is achieved by: Improvement of existing buildings to be on par with new construction; rehabilitation of historic buildings that are structurally sound; construction of new buildings with modern facilities in sync with the older buildings; and provision of modern facilities and infrastructure that blends with the old.



Private Ownership

Vacant Parcels

Public Ownership

Vacant Parcels

NEW YORKSHIRE REDEVELOPMENT PLAN

Vacant Properties

BURLINGTON



Map Not To Scale



REDEVELOPMENT STRATEGIES

The primary goal of the redevelopment strategy is to create a diverse, pedestrian friendly, safe, and closely-knit neighborhood while maintaining historically appropriate scale and design. The following are the key components of the neighborhood revitalization strategy:

Rehabilitation of existing housing stock:

Many of the existing homes are in need of rehabilitation. Through the public participation process, residents expressed a need for a source of funding for rehabilitation.

Infill housing to increase the housing stock of the neighborhood:

A number of City owned lots and/or buildings have been identified in the Area. Most of these lots are proposed to be developed as residential housing. Parking for infill residential will be provided from rear alleys wherever available, and in some cases, new alleys will be developed for access.

Adaptive reuse projects to bring back life into historic buildings:

The neighborhood has historic buildings that can be the subject of adaptive re-use. For example, the Allen School building can be used for community oriented uses.

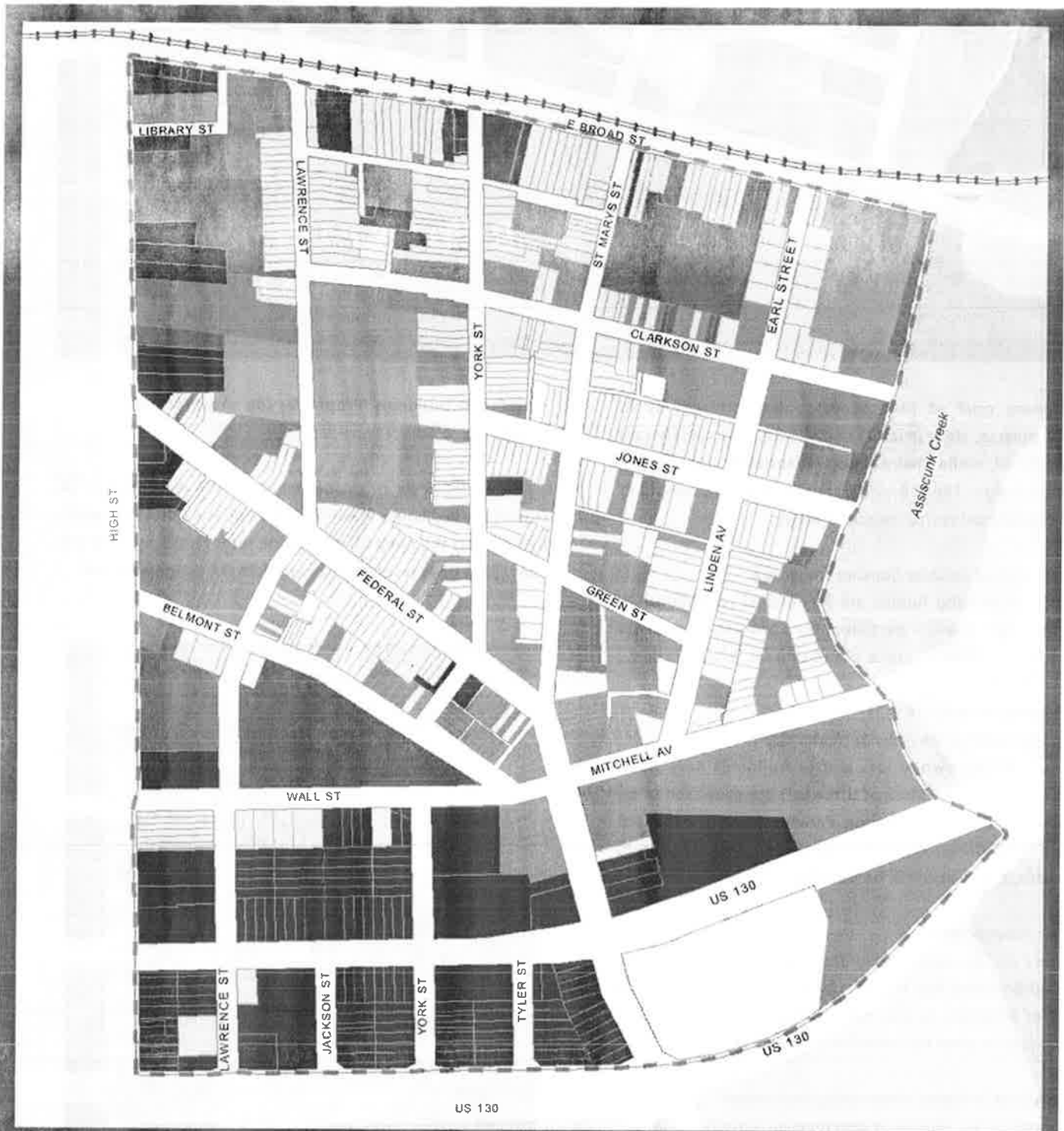
Small projects to consolidate contiguous vacant parcels and create centers of development activity:

Among the vacant and underutilized lots identified in the area, some are contiguous and form larger parcels that can be developed as a single project. There are proposed "opportunity sites". Several of these sites would be developed as single-family housing with accessory parking. Several of the project areas would be developed as small

multifamily buildings. Properties too small for housing will be offered to adjacent owners.

Construction of an affordable senior citizen development:  One of the key issues identified through the public outreach process was the need for affordable senior housing. This will allow long time residents to remain in the neighborhood.





- | | |
|--|---------------------------|
| Residential | Federal or State Property |
| Apartment | Tax Exempt Property |
| Commercial | Vacant Land |
| Industrial | |
| City of Burlington Property | |
| Burlington Housing Authority Property | |
| City of Burlington Redevelopment Agency Property | |
| Church Property | |
| Cemetery | |

NEW YORKSHIRE REDEVELOPMENT PLAN

Existing Land Use

BURLINGTON





NEIGHBORHOOD DESCRIPTION

The New Yorkshire Redevelopment Area is a predominantly residential neighborhood with a mix of commercial, institutional, industrial, public and recreational uses scattered throughout the neighborhood as detailed on the Existing Land Use map and the Existing Land Use table below. There is an extremely high percent of both municipality owned and tax exempt uses.

Existing Land Use			
	Parcels	Acreage	Acreage %
Residential	382	21.4	27.0
Apartment	4	0.5	1.0
Commercial	52	17.6	22.5
Industrial	1	2.3	3.0
Public			
Municipal	88	16.5	21.0
Federal	5	3.5	4.0
Redev. Agency	1	0.1	.5
Housing Authority	1	2.6	3.0
Church	8	2.3	3.0
Other Tax Exempt	9	2.9	4.0
Cemetery	2	5.3	6.7
Vacant	13	4.0	5.0
TOTAL	566	79	100

The neighborhood is relatively dense - in terms of building density, and of a moderate scale - in terms of the block and lot sizes, building height and street patterns.

The following key aspects characterize the physical environment and social conditions of the neighborhood:

- Residential buildings on narrow lots
- Scattered commercial buildings
- Narrow alleys
- Architecturally significant/historic buildings
- Relatively narrow interior streets (under 50' rights of way) and wide perimeter streets (e.g. Broad Street, High Street, Route 130)
- Churches, cemeteries and other public and quasi public uses
- Relatively low density public housing project on Belmont Street
- Poorly maintained streetscapes
- Concerns for safety
- Lack of connection to the waterfront
- Vacant parcels and boarded buildings
- A large number of publicly owned parcels
- Light rail system located along Broad Street

The following section contains a more detailed discussion of these characteristics.

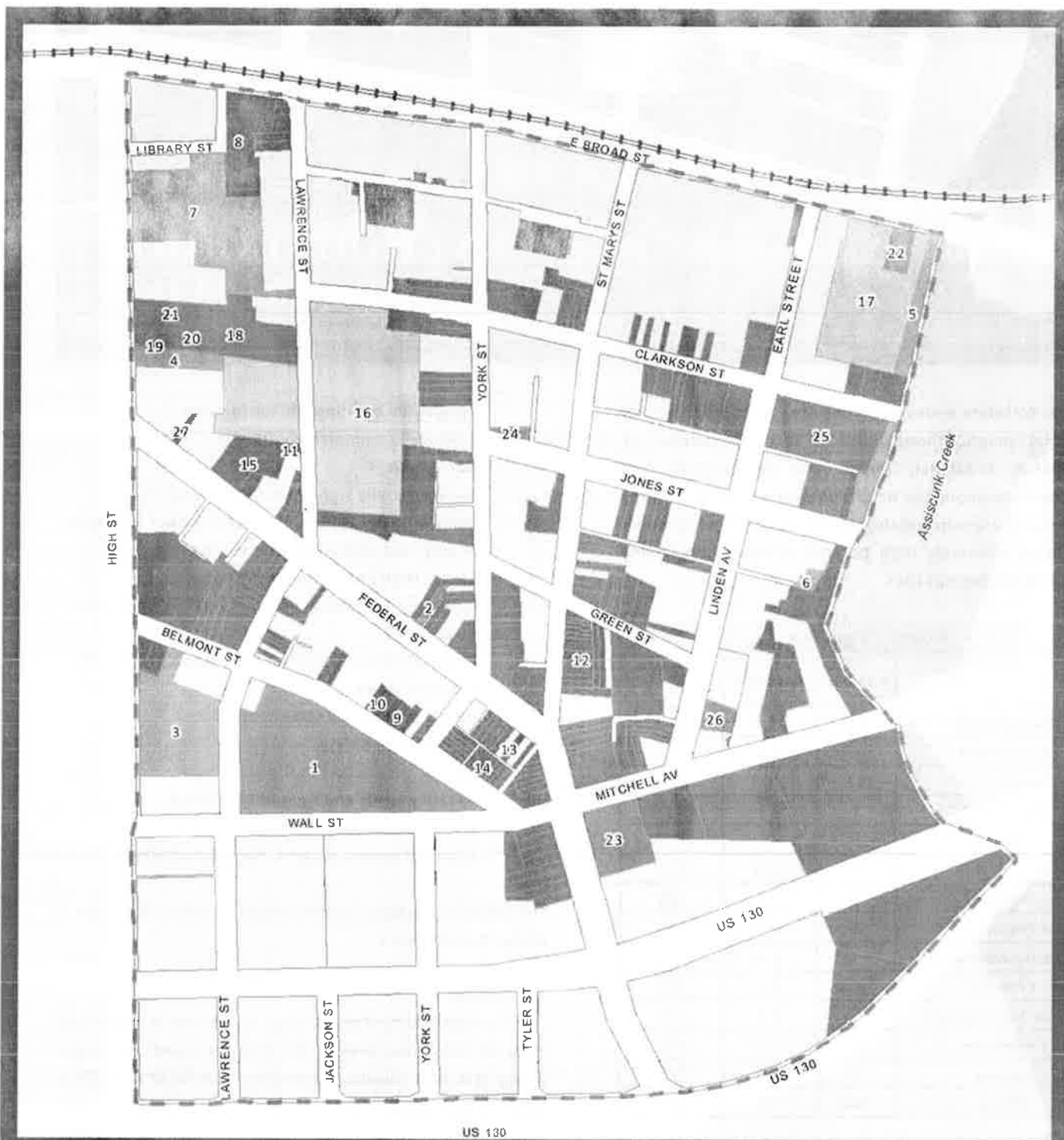
Residential

Approximately 28% of the acreage in the Area is residential. Most of residential uses in the neighborhood are single-family attached housing. Apartments consist of only 1% of the land area or 4 parcels.

The general character of residential development in the neighborhood is the following:

- Narrow lot width of between 15 feet to 25 feet of street frontage
- Attached residential buildings
- Front porches approximately 5 to 7 feet in depth





- City of Burlington Owned Property
- City of Burlington Redevelopment Agency Owner Property
- Burlington Housing Authority
- Church Property
- Cemetary
- Tax Exempt Property
- State and Federal Property

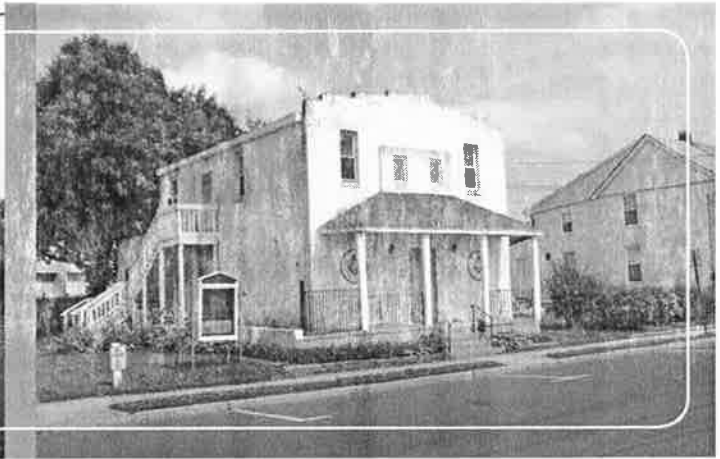
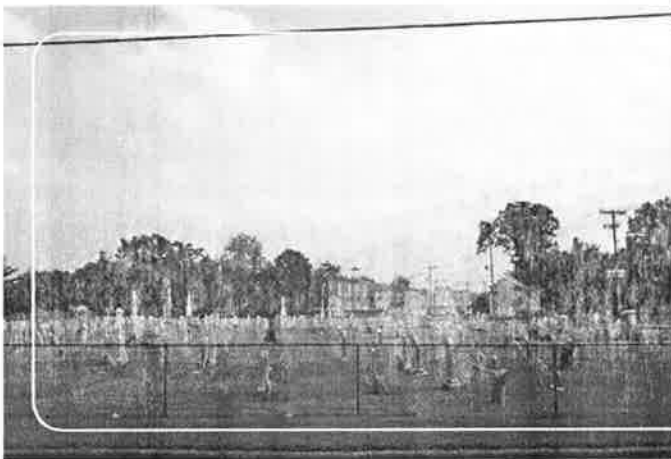
NEW YORK STATE REDEVELOPMENT PLAN

Public and Quasi-Public Uses

BURLINGTON



Not To Scale



- Relatively deep lots (over 100 feet in depth)
- Building heights of two to three stories, with pitched roofs
- No curb cuts; use of alleys and streets for parking

Commercial

As detailed in the Existing Land Use table, over 22% of the Area is categorized as commercial with the vast majority of the commercial uses located along High Street, Broad Street and Route 130.

There are generally two types of commercial uses in the Area:

- Central Business District retail along High Street and Broad Street
- Larger scale highway commercial/auto related uses along Route 130

Industrial

The former Olivetti industrial building is the only industrial use located in the Area. It fronts on St. Mary's Street and East Broad Street. The building is occupied by a number of smaller industrial/commercial tenants and is currently for sale.

Community Facilities

Community facilities provide a sense of identity to the neighborhood. The neighborhood contains a significant number of institutional and community facilities (See Public and Quasi Public Uses Map and Appendix 1):

City of Burlington- There are over 80 parcels in the neighborhood that are owned by the City including City Hall

which is located on High Street and the former Allen School. The parcels are scattered throughout the neighborhood. Many are vacant parcels and some are vacant boarded up buildings.

Houses of Worship/Cemeteries: There are a number of religious institutions and cemeteries in the Area. Houses of Worship and cemeteries account for 9.7 acres or over 9% of the acreage in the Area including:

- St. Peter's Primitive Baptist Church: Belmont Street
- House of God Church: Belmont Street
- Word Christian Center, Inc.: Federal Street
- Second Baptist Church of Burlington: Lawrence Street
- St. Mary's United Methodist Church: St. Mary's Street
- Broad Street Methodist Church: East Broad Street
- Methodist Baptist Cemetery: Lawrence Street
- St. Paul's RC Church Cemetery: East Broad Street

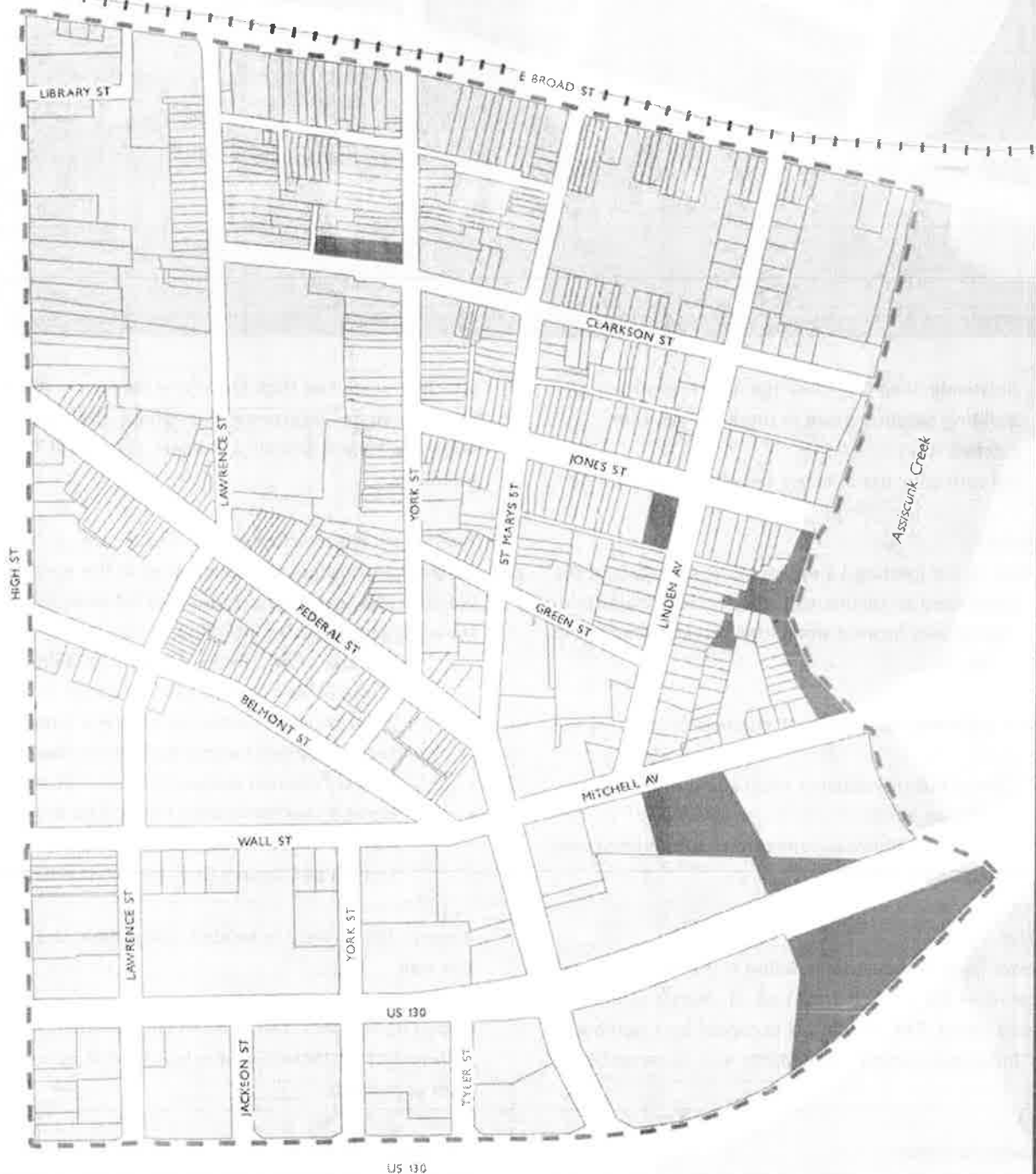
Armory: The Armory is located along High Street south of City Hall.

Other City Facilities: The Mitchell Fire Company # IV and the DPW facility are located on Mitchell Avenue, across the street from each other.

Burlington Housing Authority: The Housing Authority owns a housing development along Belmont and Wall Streets.

Post Office: The Burlington Post Office is located within the Area along High Street near the intersection with Broad Street.

Other Quasi Public Uses: There are a number of quasi public



■ ROSI Parcels

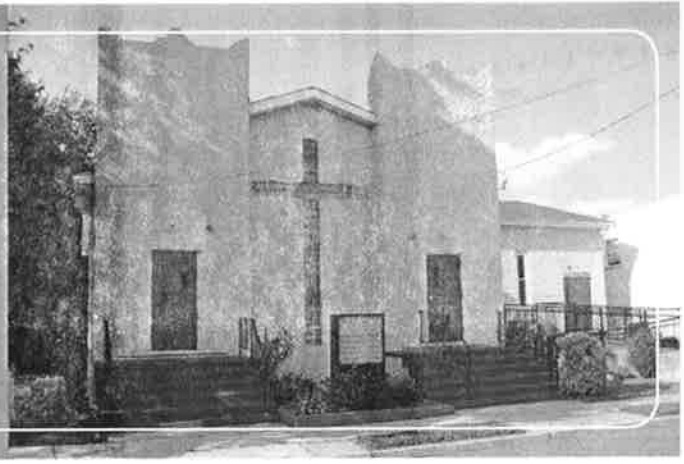
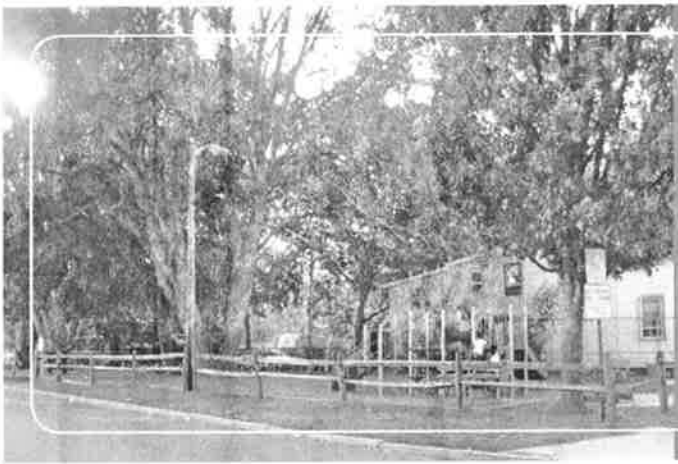
NEW YORK STATE REDEVELOPMENT PLAN

Open Space

BURLINGTON



(Not To Scale)



uses including property owned by the County Historical Society, the Knights of Columbus and the American Legion.

Parks and Open Space: Parks and playgrounds in the Area include:

- Clarkson Playground at the corner of York Street and Clarkson Street
- Jones Avenue Playground at the corner of Linden Avenue and Jones Avenue
- Mitchell Avenue playground which is adjacent to the Allen School on Mitchell Avenue
- Lands along the Assicunk Creek owned by NJDEP

Circulation

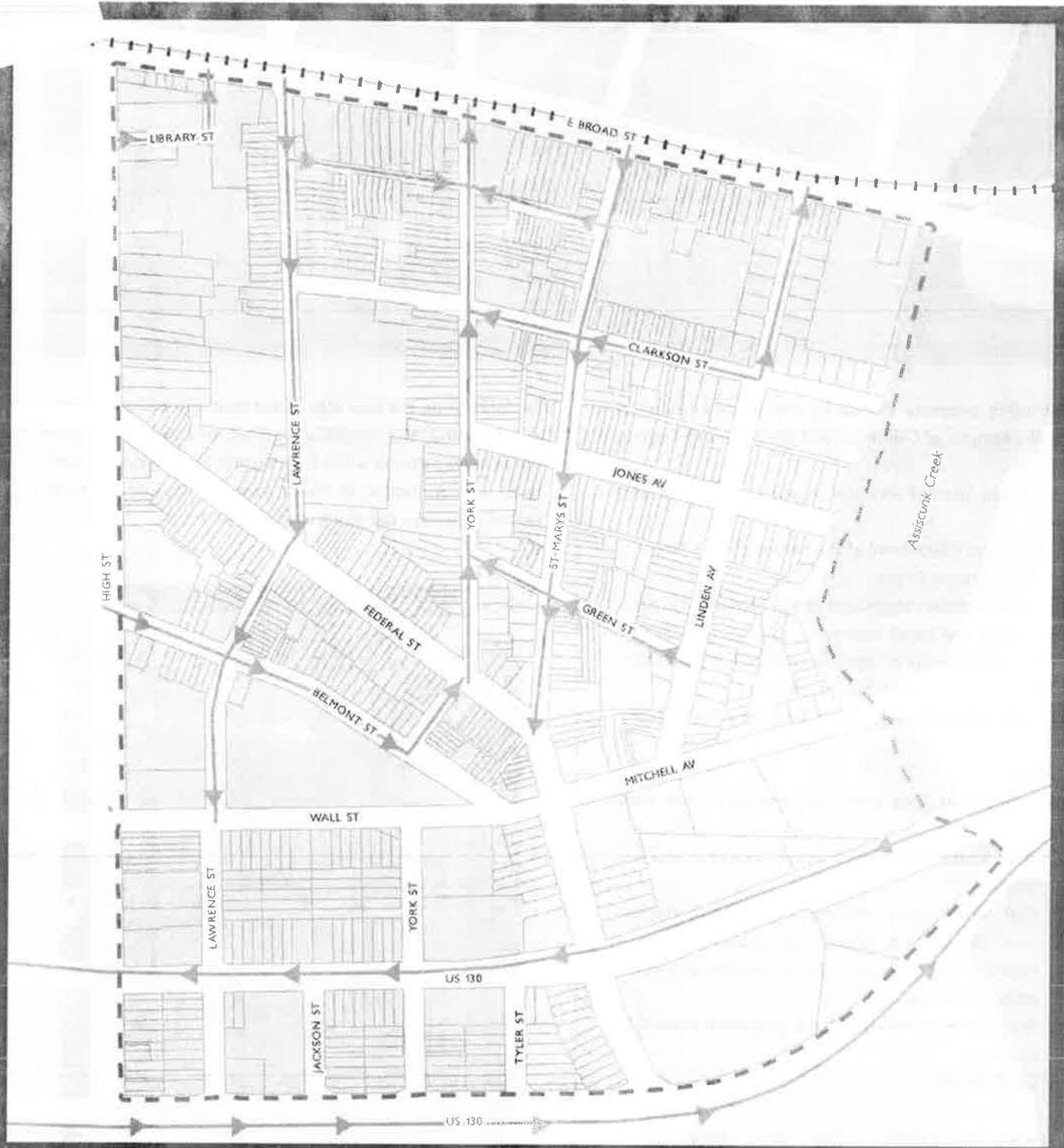
The Redevelopment Area generally consists of four main categories of streets:

- State Route 130 which is defined as a principal arterial
- High Street which is defined as an urban collector road. The 2010 City Master Plan recommends however that High Street be reclassified as a minor arterial roadway
- Broad Street which is defined as a minor arterial roadway
- Local streets

The streets in general need basic infrastructure improvements such as street lights, sidewalk repairs and widening in certain places, trees in most places, curb extensions, pedestrian crossings, trash bins, and seating.

As detailed on the One Way Street Map, the majority of the streets within the neighborhood are one way. The street rights of way vary in width from 66 feet (East Federal Street) to 35 feet. A number of blocks contain alleys which either partially traverse the block or bisect the block.





➔ One-way Streets

NEW YORKSHIRE REDEVELOPMENT PLAN

One-way Streets

BURLINGTON



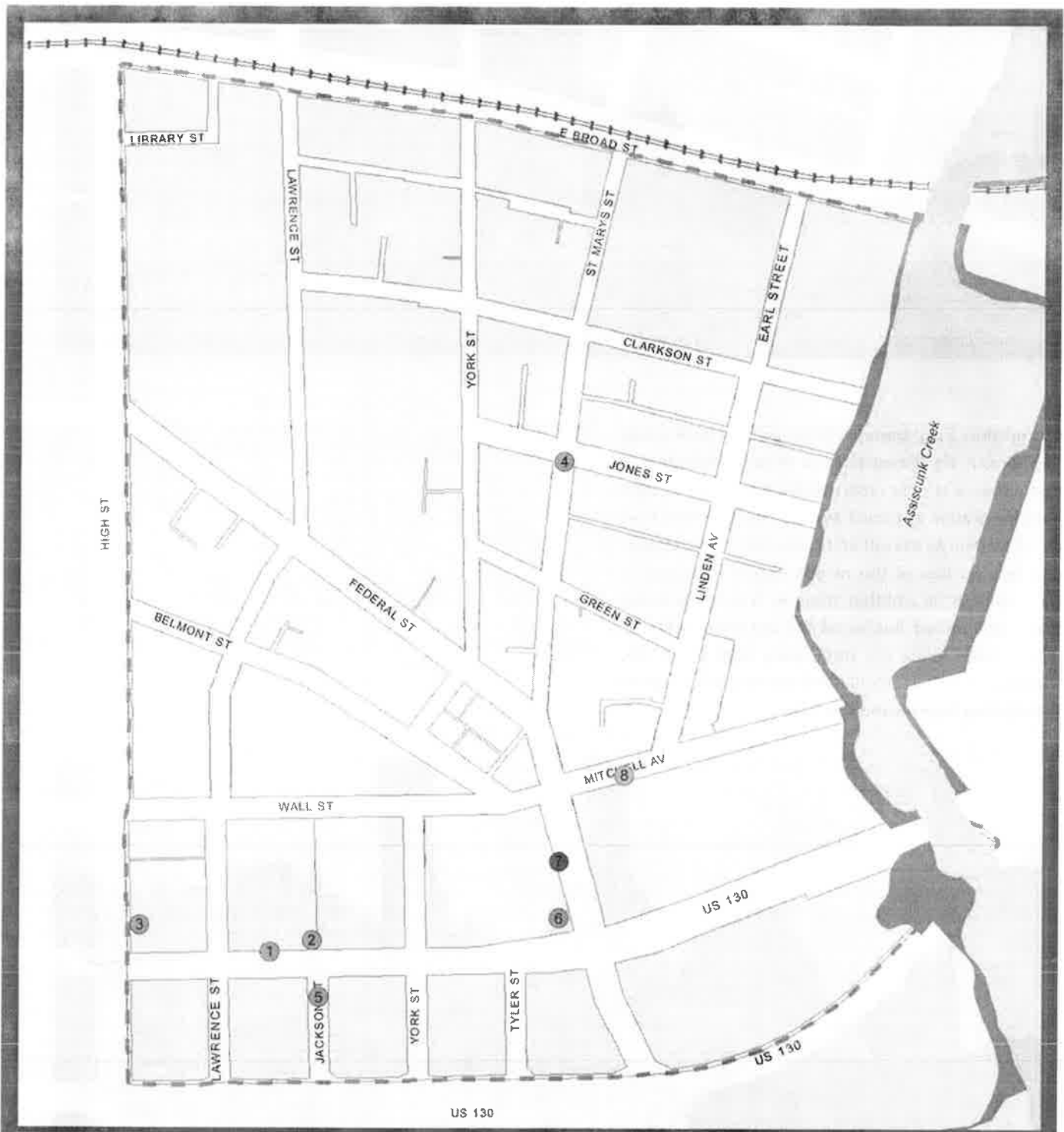
Map Not To Scale



PUBLIC TRANSIT

The New Yorkshire neighborhood is served by several public transit options. A significant portion of the neighborhood is located within a ¼ mile radius of the Broad Street Light Rail River Line Station at Locust Avenue. The line runs from Trenton to Camden. As a result of its proximity to the station, the northwest portion of the neighborhood is located in the "Transit Village". In addition, three NJ Transit bus routes serve the neighborhood. Bus routes 409 and 419 travel along Broad Street while Route 413 stops along High Street. The bus routes all end in Philadelphia with intermediate stops on the way including Trenton and Camden.





Known Contaminated Sites Status

- Active
- Restricted Use
- Pending

Critical Habitats

- Forest
- Water

NEW YORKSHIRE REDEVELOPMENT PLAN

Environmentally Constrained Areas

BURLINGTON



Revised 2004

ALL INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

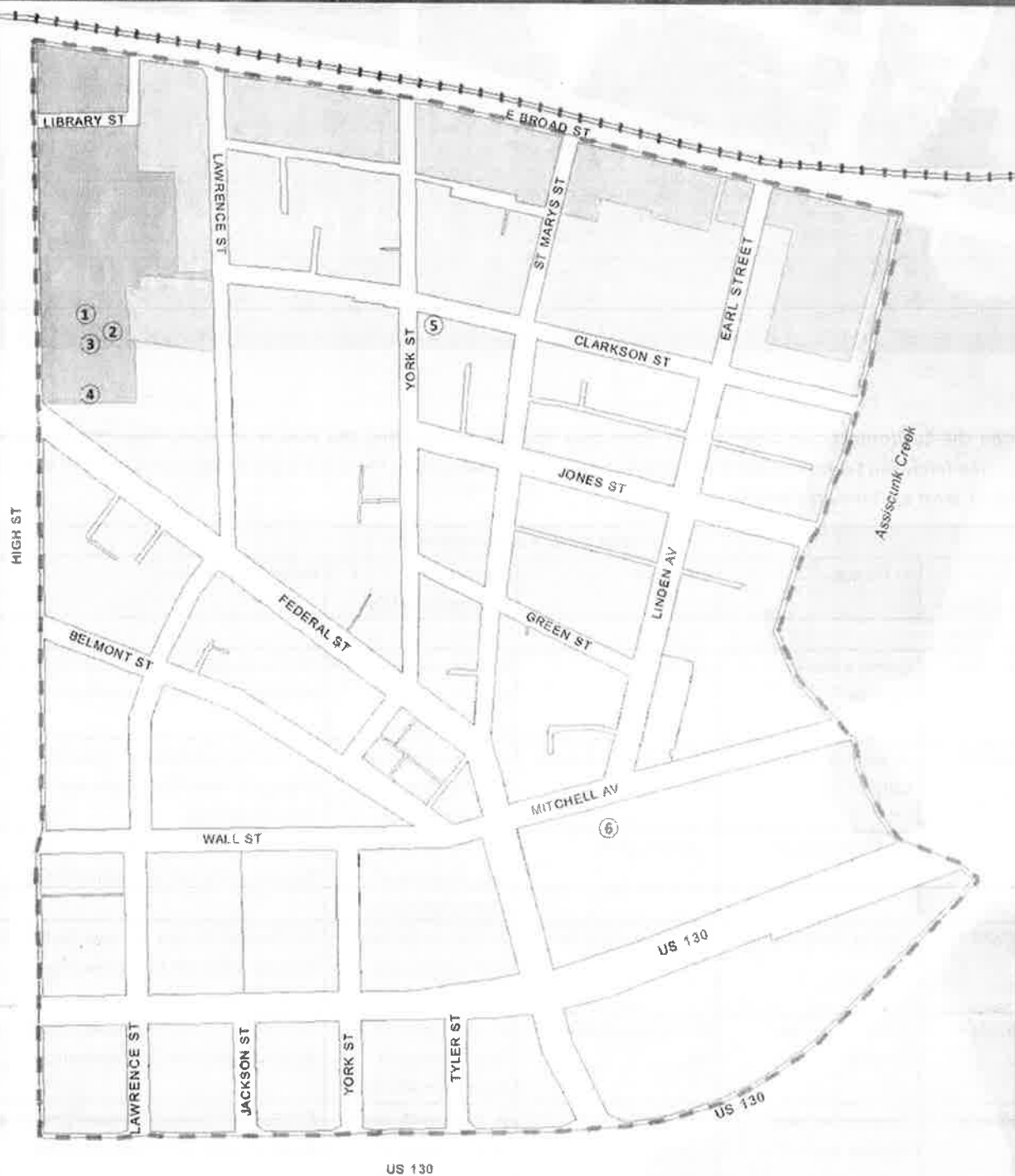


ENVIRONMENTAL CONDITIONS

As shown on the Environmentally Constrained Areas map and the table below, the Area is relatively free of environmental constraints. The following table provides information on the contaminated sites. There are eight known contaminated sites in the neighborhood. Most are located along Route 130.

KNOWN CONTAMINATED SITES					
Map ID	PI Number	PI Name	Address	Source of Contamination	Remedial Level
ACTIVE STATUS					
1	443714	Exxon #36640 Former	125 Rt 130 S	A: Sites with On-Site Sources of Contamination	C2: Formal Design - Known Source or Release with GW Contamination
2	002114	Auerbach Chevrolet Corp	Rt 130 S & Lawrence St	A: Sites with On-Site Sources of Contamination	C1: No Formal Design - Source Known or Identified-Potential GW Contamination
3	007071	Burlington Gulf Station	130 & High St	A: Sites with On-Site Sources of Contamination	C2: Formal Design - Known Source or Release with GW Contamination
4	026849	Cecchi Partnership	415 Saint Mary St	A: Sites with On-Site Sources of Contamination	C2: Formal Design - Known Source or Release with GW Contamination
5	465044	Russo's Garage Former	Rt 130 & Jacksonville Rd	A: Sites with On-Site Sources of Contamination	C2: Formal Design - Known Source or Release with GW Contamination
6	000104	Federal Service Station Inc	357 E Federal St	A: Sites with On-Site Sources of Contamination	C2: Formal Design - Known Source or Release with GW Contamination
Restricted Use (Nfa-E)					
7	143395	Pse&G Wall Street Substation	317 E Federal St	C: Closed Sites with Restrictions	B: Single Phase RA - Single Contamination Affecting Only Soils
Pending					
8	006408	Burlington City Public Works	Federal St	Pending	C2: Formal Design - Known Source or Release with GW Contamination





US 130

High Street Historic District
Burlington City Municipal Historic District

Historic Sites

1. Pearson-How House (Bard-How)
2. Cooper House
3. Lawrence House
4. Birch-Bloomfield
5. Fenimore House
6. William R. Allen School

Map Not To Scale

NEW YORKSHIRE REDEVELOPMENT PLAN

Historic Sites and Districts

BURLINGTON





HISTORIC RESOURCES

A portion of the neighborhood is located in two historic districts. There are also six historic sites in the neighborhood. The High Street Historic District includes the frontage area along High Street from Broad Street to Federal Street. The District is on the State and National Registers.

The neighborhood area fronting on Broad Street is located in the Burlington City Municipal Historic District. Most of the historic sites are clustered along High Street.





 NSP Parcels
 Foreclosed Parcels



The City of Burlington participates in the Neighborhood Revitalization Program which is funded by the NJ Department of Community Affairs. The purpose of the program is to acquire and substantially rehabilitate or reconstruct foreclosed or abandoned properties in targeted neighborhoods in the City. After the units are rehabilitated, they are sold as affordable homes to qualified buyers. Families earning between 50% and 120% of the region's median income are eligible. The New Yorkshire redevelopment area is one of the targeted neighborhoods.

The Foreclosure/NSP Parcels map identifies those parcels that are currently being rehabilitated in the neighborhood. It should be noted that the home at 225 East Broad Street has been fully renovated and is currently for sale for \$80,000 to eligible families. As shown on the map, there are a number of foreclosed properties that can potentially participate in the program. As of 2010, there were 37 foreclosed parcels in the neighborhood. Based upon the requirements of the program, some families cannot qualify because their financial status (e.g. credit score) is not adequate. It is recommended that a counseling program be established in the neighborhood targeted to assisting families in establishing financial stability.

Open House

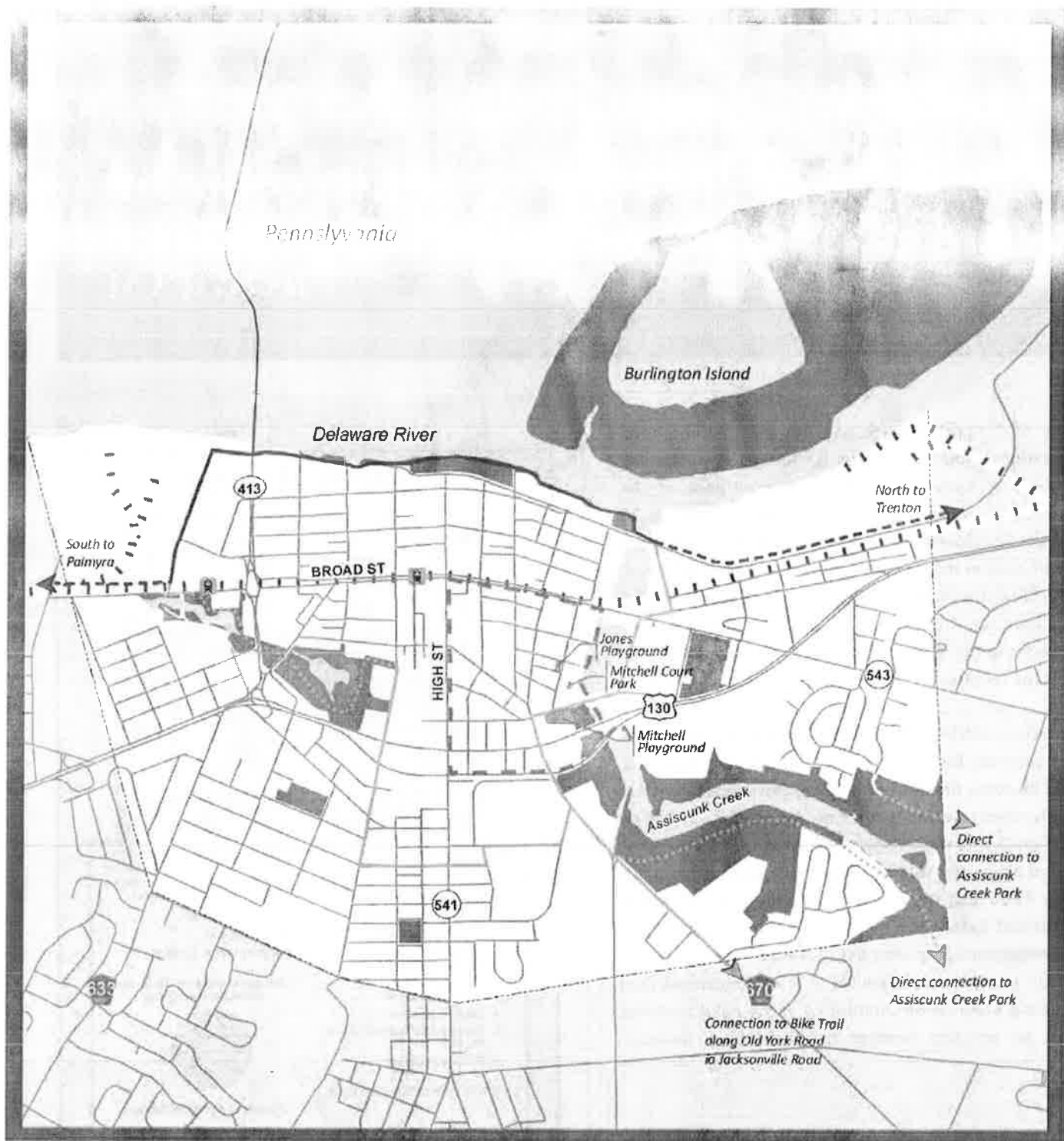
225 E. Broad Street, Burlington City, NJ
Saturday, May 21st 1 P.M. to 3 P.M.

Call Triad Associates (856) 690-5749

This For-Sale-By-Owner 4 bedroom home was fully renovated under the Burlington City Neighborhood Stabilization Program and will sell for \$80,000. Buyers will pay no more than 35% of their gross household income for housing costs (mortgage loan principal, interest, real estate taxes, and homeowner's insurance).

Features and Facts ◆ 4 Bedrooms; 1 1/2 Baths ◆ Basement ◆ Washer/dryer ◆ Gas Heat/Hot water/Central Air ◆ Security System ◆ Easy access to River Line & Rt. 130 ◆ Private backyard	Costs ◆ Price: \$80,000 ◆ Property taxes: \$2,916 Burlington City Neighborhood Stabilization Program Dr. James Fazzone, Mayor
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www.triadhousingprogram.com



- Open Space
- New Yorkshire Parks
- Proposed Bike Lanes
- Proposed Bike Paths
- Existing Delaware River Heritage Trail
- Future Delaware River Heritage Trail Extensions

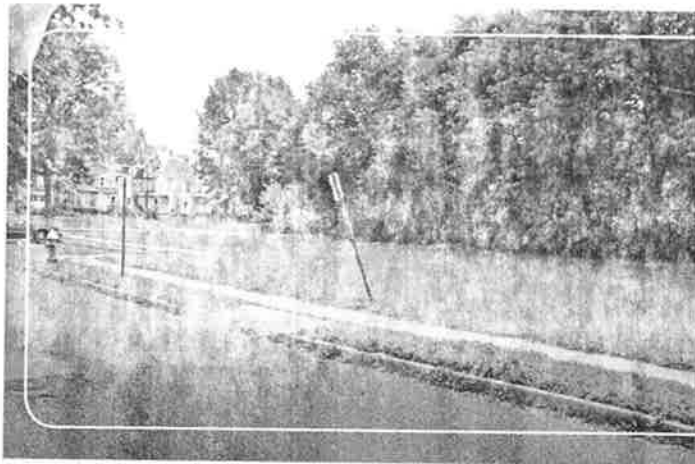
NEW YORKSHIRE REDEVELOPMENT PLAN

Connections to Trail, Bicycle & Greenway Network Map

BURLINGTON

Sources: Burlington Master Plan

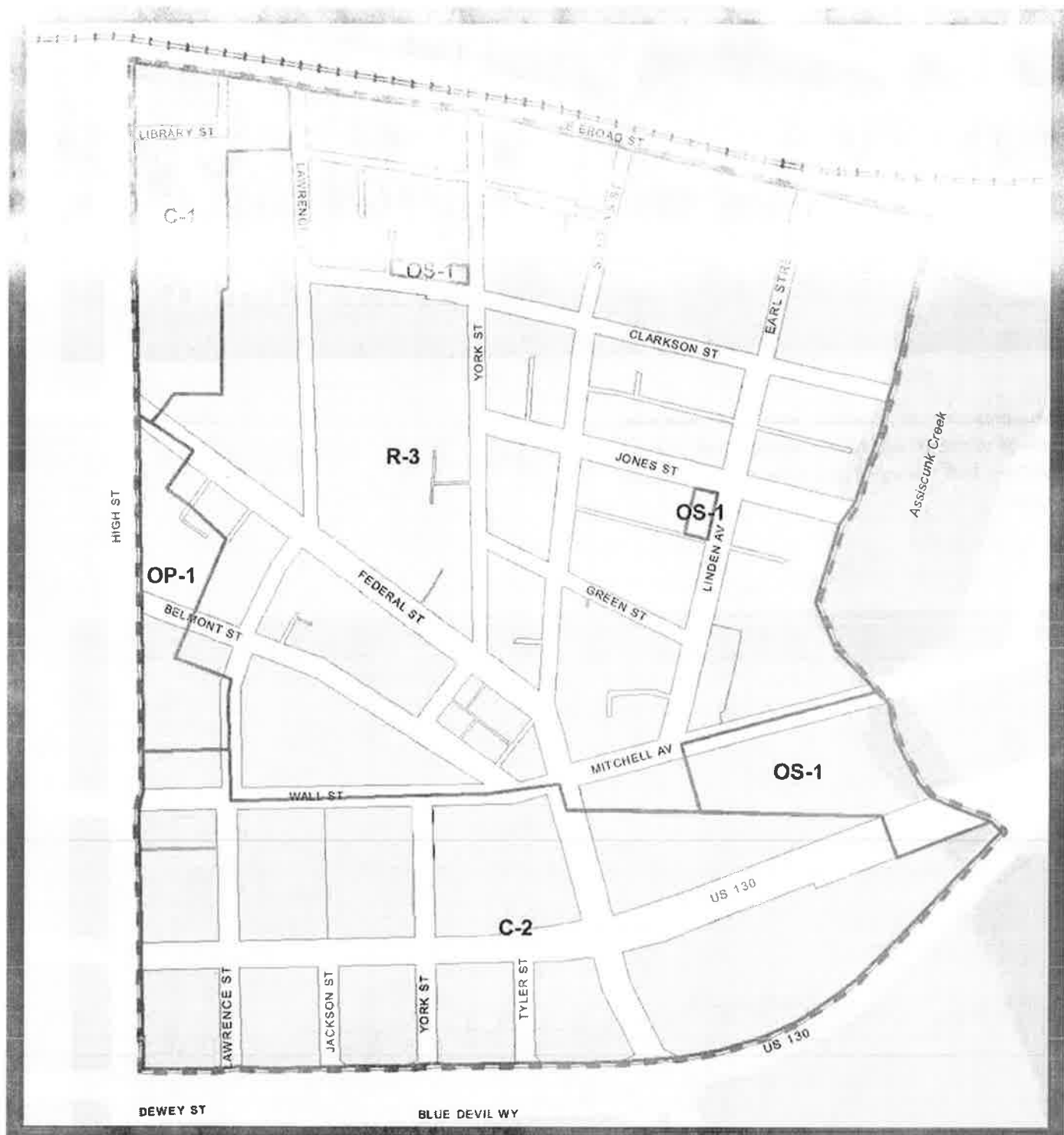
Map by: [illegible]



PROPOSED TRAIL, BICYCLE, OPEN SPACE CONNECTIONS

This Plan proposes to connect the New Yorkshire neighborhood to the Delaware River Heritage Trail, and the Assiscunk Creek Park through a new network of pedestrian and bike links.





Zoning Districts

- C-1 Urban Commercial District
- C-2 Limited Highway Commercial District
- OP-1 Office/Professional District
- R-3 Residential District
- OS-1 Open Space District

NEW YORKSHIRE REDEVELOPMENT PLAN

Zoning Map

BURLINGTON





PLAN RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the use and bulk provisions of the Land Development Ordinance of the City of Burlington for the Redevelopment Area unless specifically referenced. Other City regulations affecting development, which are in conflict, are superseded by this Plan. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Land Development Ordinance of the City of Burlington.

A portion of the Redevelopment Area is located in the Burlington Historic District; therefore, the areas within the Historic District shall follow the design guidelines for Historic structures. In cases where the guidelines are inconsistent with this Redevelopment Plan, the provisions of the Plan shall control. In connection with site plan or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property.

The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes

of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

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. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.



City of **BURLINGTON**

BURLINGTON COUNTY, NEW JERSEY NEW YORKSHIRE REDEVELOPMENT PLAN JULY 2011

Development of individual publicly owned lots requiring building permits or waivers shall be reviewed by the Planning Board even if exempt from site plan or subdivision review under the Municipal Land Use Law (M.L.U.L.).



No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan in accordance with the provisions of the LRHL and any other applicable laws rather than via variance relief through the City's Zoning Board of Adjustment.

In summary, any proposed development in the Redevelopment Area must submit a site plan/subdivision application to the Planning Board. The applicant must comply with Planning Board procedures. The applicant shall comply with the Redevelopment Plan standards and regulations. The Planning Board may grant variances when deemed appropriate. The Zoning Board does not have jurisdiction to grant "d" variances. The Zoning Board shall have the authority however for review of "c" variances for one and two family homes on privately owned lots.

Final adoption of this Redevelopment Plan by the City Council of the City of Burlington shall be considered an amendment to the Land Development Ordinance and Zoning Map of the City of Burlington.



Cancel the trees in Park Strip.



- Opportunity Sites
- Public Properties
- Quasi Public Properties
- NYC-1: New Yorkshire Urban Commercial
- NYC-2: New Yorkshire Highway Commercial
- NYOP: New Yorkshire Office Professional
- NYP: New Yorkshire Park
- NYR-3: New Yorkshire Residential

NEW YORKSHIRE REDEVELOPMENT PLAN

Land Use Districts/ Opportunity Sites Map

BURLINGTON

OPPORTUNITY SITE # 1: Senior Housing (OLD R-3)

Included in this redevelopment site are parcels across Clarkson Street from the proposed senior housing development, which are currently vacant. It is intended that these parcels be acquired and that single family, duplex, or townhome housing be constructed on these lots.

Proposed Use:

- +/- 25,000 square feet of senior, age restricted housing.
 - o +/- 50 individual 1 bedroom units each with a private kitchen and bathroom.
 - o Minimum unit size: 500 square feet.
 - o A minimum of 2,000 square feet of floor space should be devoted to community uses such as those listed above.
- A convenience retail commercial component shall be located on the ground level, and shall not exceed 2,500 square feet in area.
- 3-4 Single Family housing units across the street.
 - o Minimum unit size: 1,200 square feet for single family housing.
 - o Maximum unit size: 2,400 square feet for single family housing.

MIN LOT SIZE

Bulk Standards/Requirements:

- Maximum building height: 3 stories
- Maximum impervious lot coverage: 85%
- Minimum Setbacks:
 - o Front: 5 feet →
 - o Side: 5 feet →
 - o Rear: 10 feet →

CONSISTENT w/ EXISTING? YES

Minimum On-Site Parking Requirements:

Senior Housing

- o 0.3 space per unit

Single Family Housing Units:

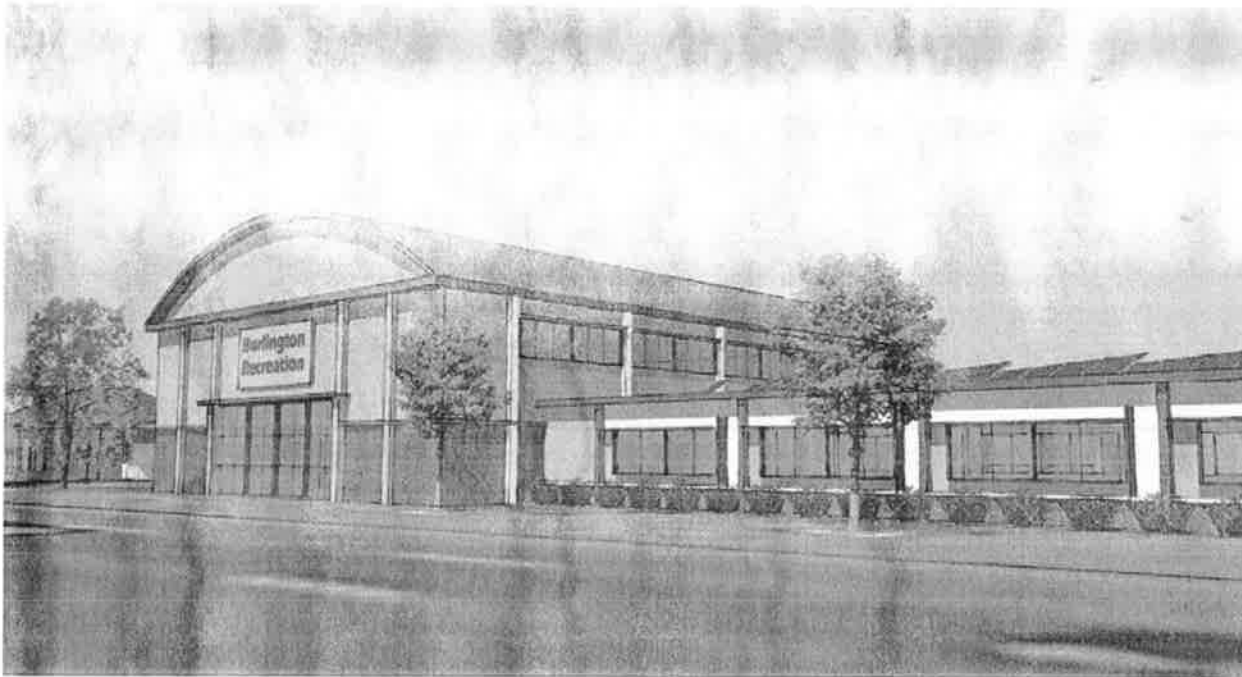
- o No off street parking required

Architectural Standards:

The architectural character of the building should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. The scale of the building should respect the small, pedestrian scale of the neighborhood. Design features such as: porches, porticos, bay windows, balconies, gables, dormers, and mansard roofs are encouraged to break down the scale and massing of a large building. Materials, colors and exterior finishes should be harmonious and compatible with the existing character of the neighborhood.

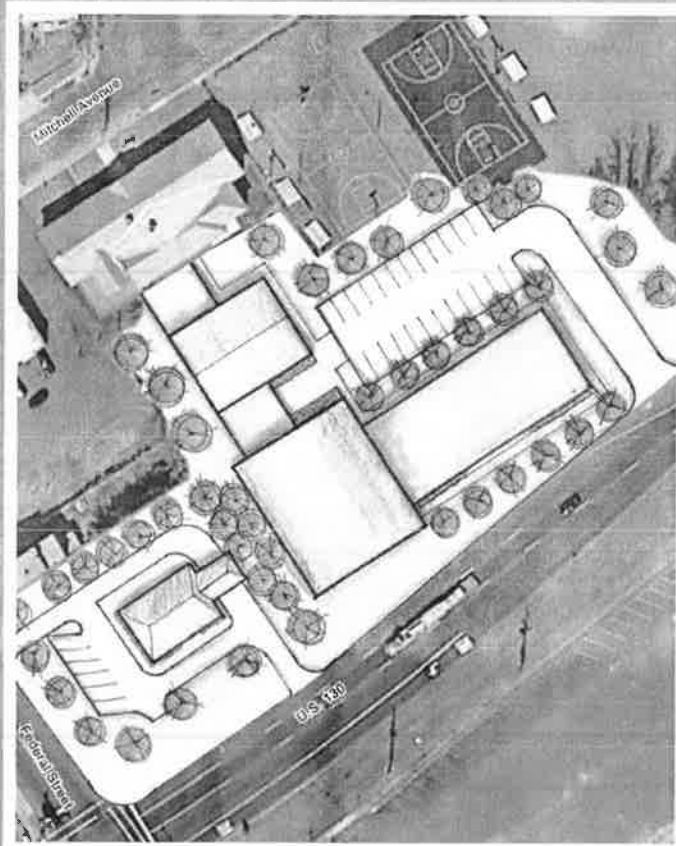


OPPORTUNITY SITE # 2: Recreation Center Site



- Located at the east side of the intersection of Federal Street, U.S. 130, and Mitchell Avenue
- The site includes the existing Fire Station, the historic Allen School and its park, and the vehicle storage area used by the Chevy dealership.
- Approximately 5.8 acres in size
 - o Fire Station: 0.6 acres
 - o Allen School and Park: 3.4 acres
 - o Chevy dealer lot: 1.8 acres
- The site includes a privately owned outparcel with 1 detached single family home.

Proposed development for this site is to assemble the three large lots into one to build a community recreation center, and a small neighborhood branch bank on the corner of U.S. 130 and Federal Street.



OPPORTUNITY SITE # 2: Recreation Center Site

The intent is for this recreation facility to replace and expand upon the community facilities currently located within the Keegan Center. This community recreation center should be connected physically to the Allen School, which is also to be converted to community use. The recreation center may be one single structure, or multiple inter-connected structures. The branch bank shall be freestanding. Both the bank and the recreation center should front on U.S. Highway 130.

Redevelopment of this site anticipates a public/private partnership with the City, private property owner, and prospective bank. Creative strategies may include land swaps and other considerations. Terms shall be subject to a redevelopment agreement.

Proposed Use:

- Recreation Center with indoor basketball court, multi-purpose rooms, meeting rooms, office space, storage space, and arts and crafts rooms.
 - o +/- 20,000 square feet of conditioned recreation space
- Athletic fields and outdoor basketball courts.
- A bank of 2,000 square feet or more.
 - o The branch bank must include drive-thru teller service.

Bulk Standards/Requirements:

- Maximum building height: 3 stories or 45 feet
- Maximum impervious lot coverage: 50%
- Minimum Setbacks:
 - o From public ROW: 30 feet
 - o From property boundaries: 15 feet

Minimum On-Site Parking Requirements:

Recreation Center:

- o No off street parking required ← HAVE TO HAVE SOME OFF STREET PARKING.

Bank:

- o 1 space per 400 square feet

Architectural Standards:

The architectural character of both the branch bank and the recreation center should be consistent with the standards and character of the New Yorkshire neighborhood and the City of Burlington. This site having considerable frontage along U.S. Highway 130 makes it a highly visible gateway to the community, and efforts should be made to address this larger scale on the south side, while transitioning to the small, pedestrian oriented scale of the north side of the site.

OPPORTUNITY SITE # 3: Neighborhood Commercial

- Located at the northeast corner of the intersection of Wall Street and Federal Street.
- Approximately 0.6 acres in size
- The site is currently the location of the "powerhouse" building and contains a large surface parking lot.

Proposed development for this site is neighborhood commercial use. The site is located at a prominent intersection and less than 1 block from Highway 130 which makes it ideal for small scale neighborhood commercial development to transition from highway commercial uses to the residential uses predominant in the core of the New Yorkshire neighborhood. The building(s) should front on Federal Street.

Proposed Use:

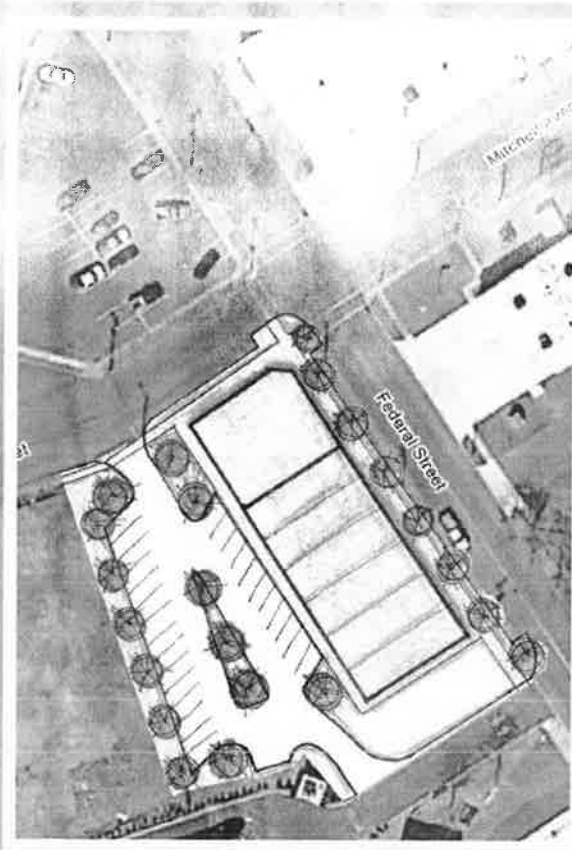
- +/- 10,000 square feet of commercial space.
 - o Up to 5-7 commercial retail units.
 - o Minimum unit size: 1,200 square feet.
 - o Minimum retail unit dimensions: 20 feet wide x 60 feet deep

Bulk Standards/Requirements:

- Maximum building height: 2 stories or 35 feet
- Maximum impervious lot coverage: 85%
- Minimum Setbacks:
 - o Front: 5 feet ← *seems tight*
 - o Side: 10 feet
 - o Rear: 10 feet

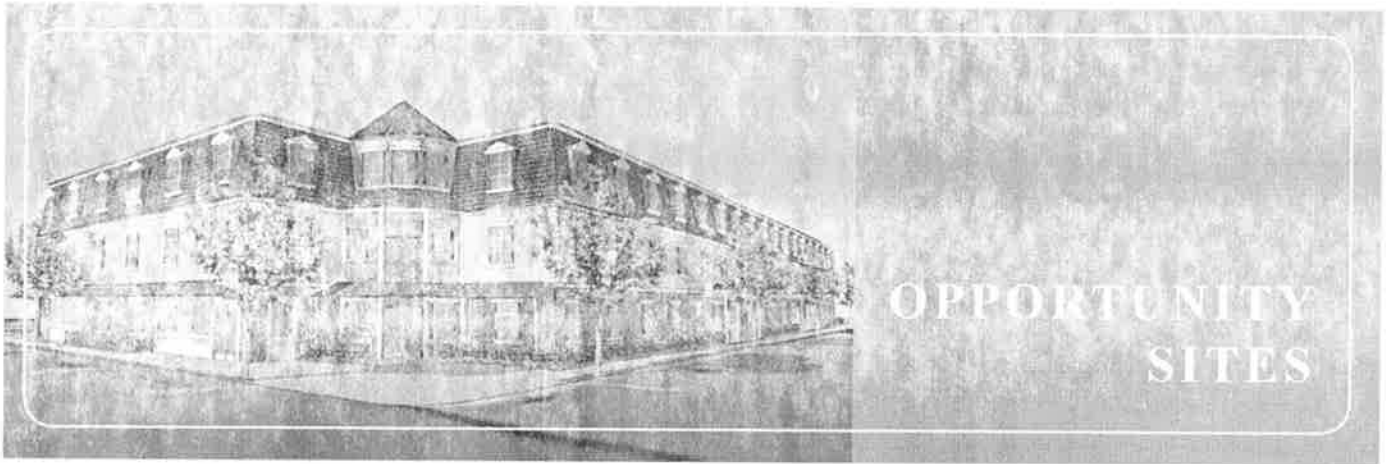
Architectural Standards:

The architectural character of the building should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. Materials, colors and exterior finishes should be harmonious and compatible with the existing character of the neighborhood. The building should maximize glazing and transparency through storefronts at the street level facing public right of ways in order to provide for a more interesting pedestrian experience. Signage for businesses should complement the building design, and should be scaled towards pedestrians.

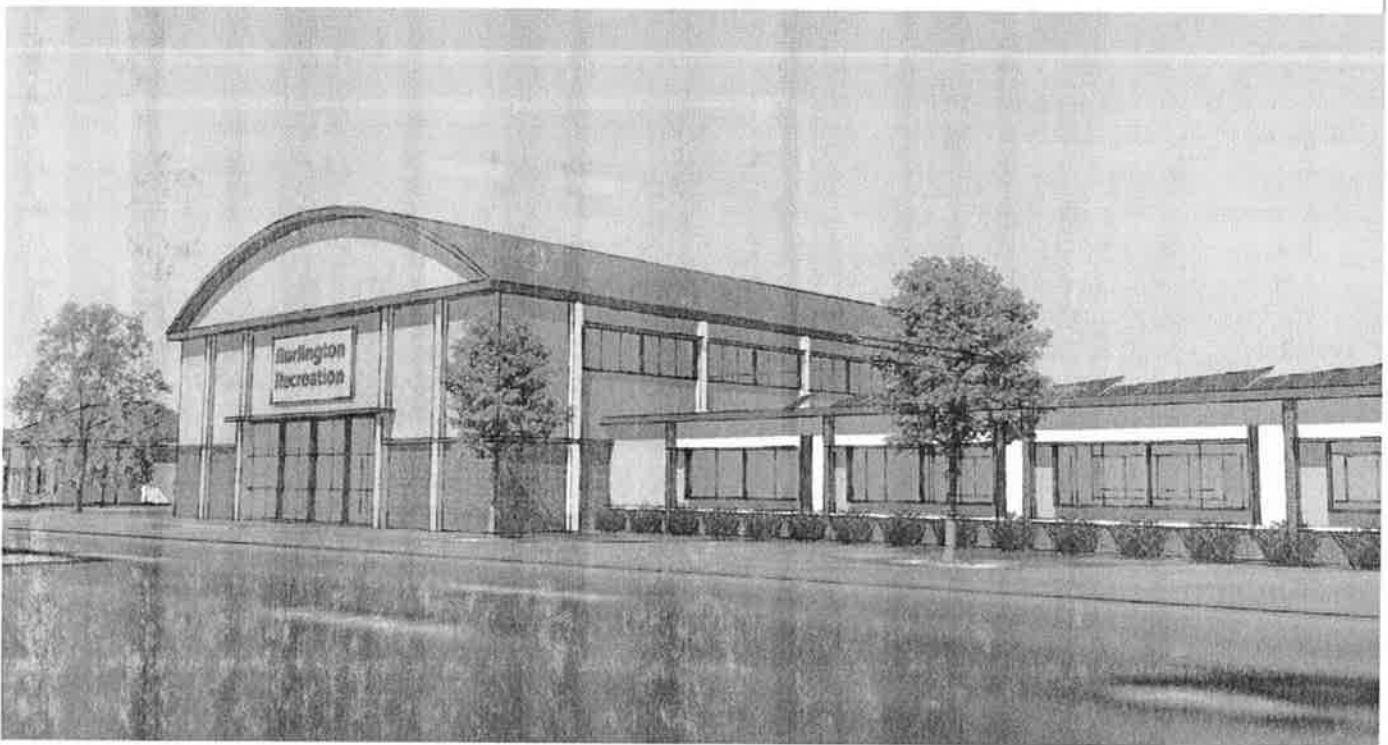


Minimum On-Site Parking Requirements:

- o 1 space per 500 square feet of commercial use
- o Off street parking shall be provided in the rear of the building.



This plan identifies eleven specific sites in the New Yorkshire neighborhood of the City of Burlington which are candidates for redevelopment. These are key projects intended to be the catalyst for neighborhood wide reinvestment.

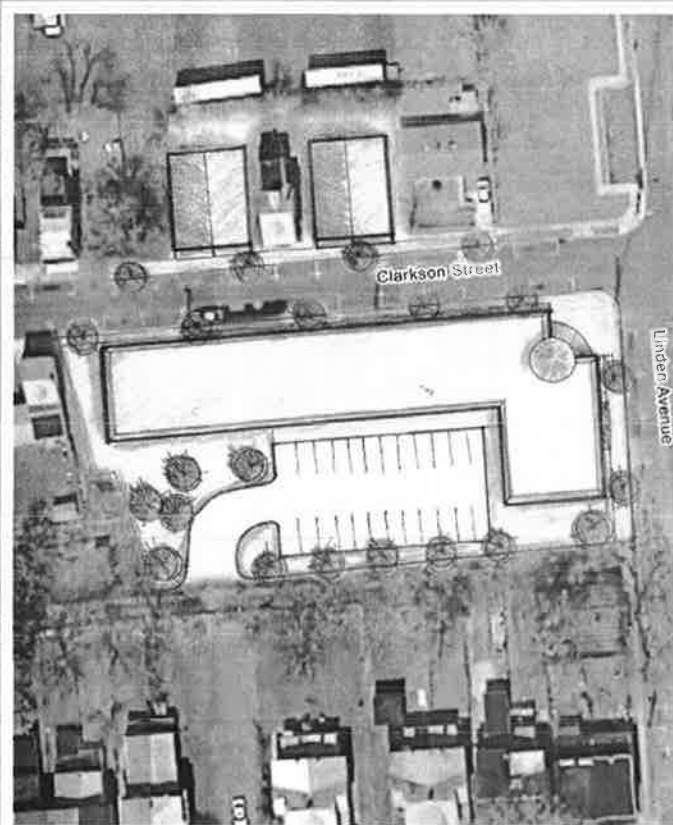


OPPORTUNITY SITE # 1: Senior Housing

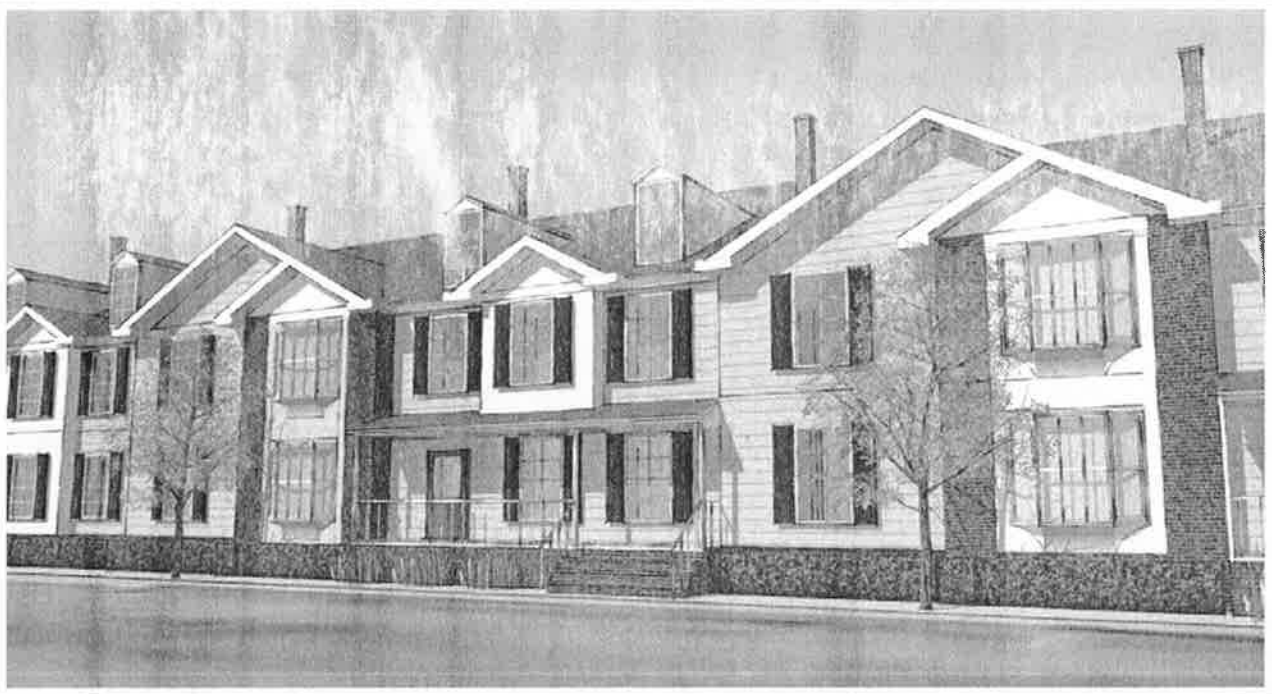


- Located at west side of the intersection of Clarkson Street and Linden Avenue/Earl Street
- Approximately 0.9 acres in size
- The site includes several privately owned outparcels which are currently vacant
- The site can be developed with or without the privately owned outparcels

Proposed development for this site is affordable, senior rental housing with a neighborhood commercial retail component. The housing units and the convenience retail should be included in a single, multi-story structure. The retail component should be a convenience store to serve the needs of the immediate neighborhood as well as the tenants of the senior housing development. Included with the age restricted housing units will be amenities specific to the site, such as: a health center, laundry facilities, community activity and meeting rooms, a library, or a game room. The senior housing should front on Clarkson Street with neighborhood commercial fronting on Linden Avenue.

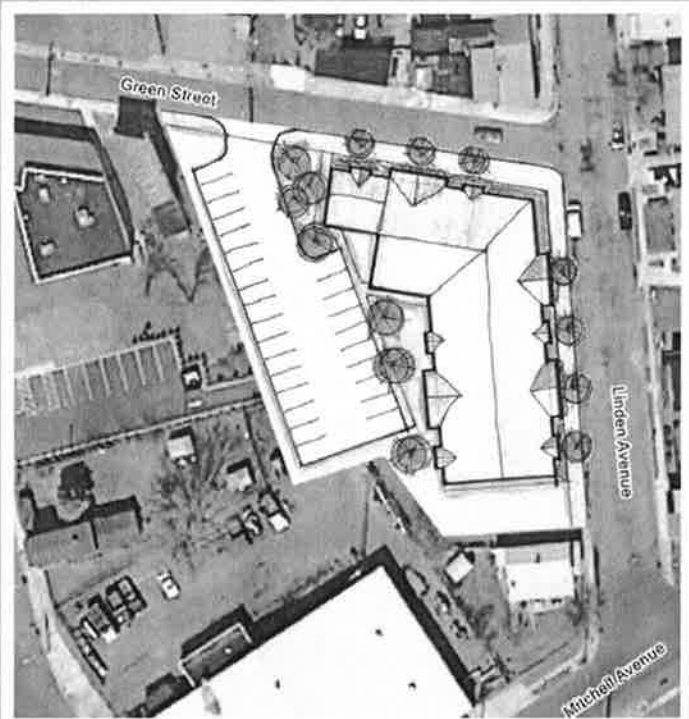


OPPORTUNITY SITE # 4: Multi-Family Housing



- Located at the northeast corner of the intersection of Green Street and Linden Avenue
- Approximately 1.4 acres in size
- The site includes a privately owned 0.1 acre outparcel which is currently vacant

Proposed development for this site is multi-family housing. If the vacant outparcel is included in this site, it can be developed with up to 30 units of multi-family residential space. The shape of the site makes it possible to wrap the housing structure around the corner, framing an interior landscaped courtyard and hiding off street parking. The building should primarily front on Linden Avenue, with some frontage on Green Street.



OPPORTUNITY SITE # 4: Multi-Family Housing

Proposed Use:

- 25 - 30 multi-family housing units.
 - o +/- 25,000 square feet of residential space.
 - o Minimum unit size: 600 square feet.
 - o Unit mix to consist of 1 bedroom, 2 bedroom and 3 bedroom apartments for rent.

Bulk Standards/Requirements:

- Maximum building height: 2 ½ stories or 35 feet
- Maximum impervious lot coverage: 85%
- Minimum Setbacks:
 - o Front: 5 feet
 - o Side: 5 feet ← increased to 10 to buffer from existing structure on corner of Linden + Mitchell.
 - o Rear: 10 feet

Minimum On-Site Parking Requirements:

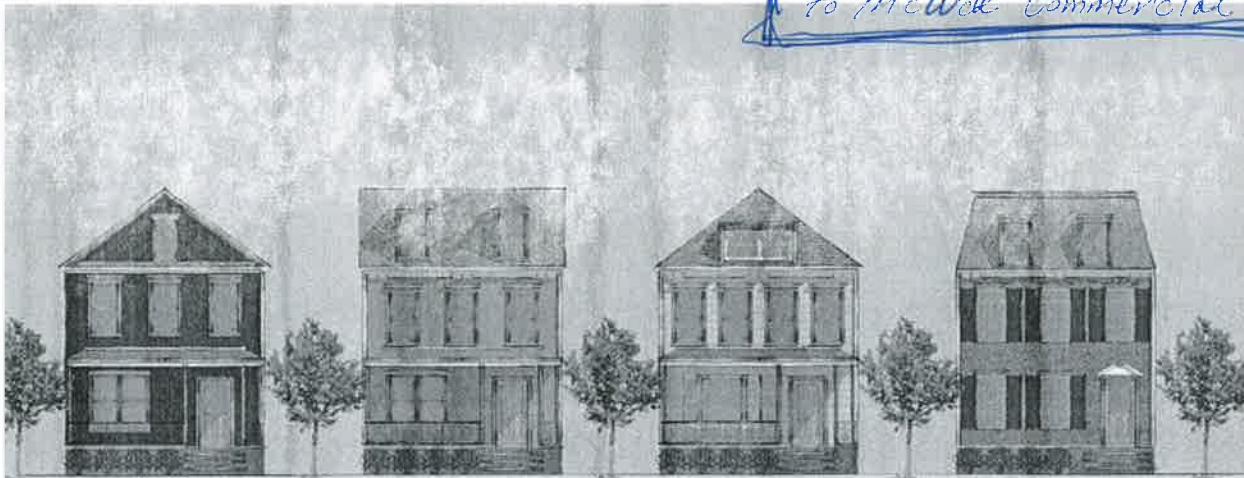
- o 1 space per residential unit

Architectural Standards:

The architectural character of the building should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. The scale and horizontal massing of the building should be broken down into vertical bays no wider than 20 feet. Gables, dormers, porches, or other architectural design features should be included to accentuate entrances. No more than two consecutive stories of the building should be exactly the same on the exterior. Differentiation of a story can be achieved through stepping the façade in or out, changing material or color, or changing the window type or style. Materials, colors and exterior finishes should be harmonious and compatible with the existing character of the neighborhood.

OPPORTUNITY SITE # 5: Single Family Housing

*Amended 12/2011
to include commercial*



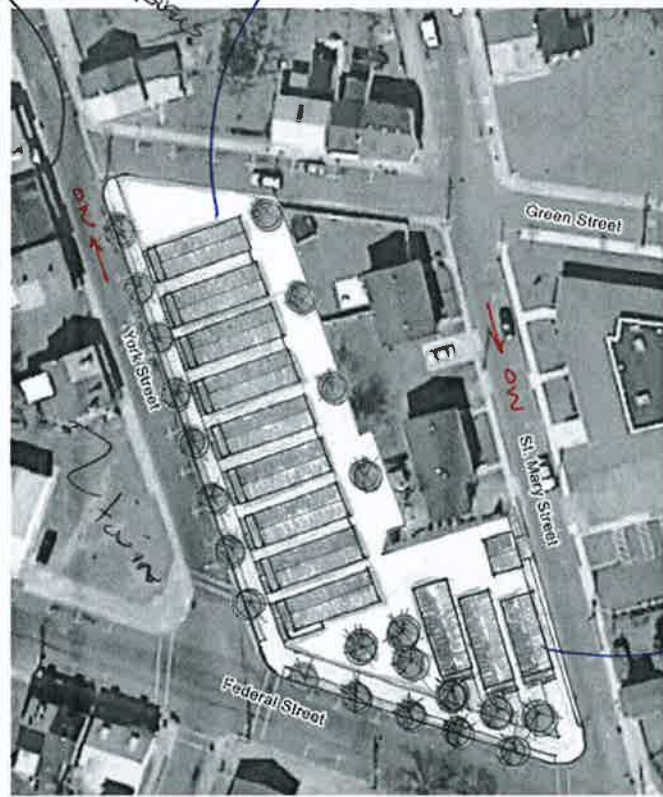
*singles or
twins?*

- Located at the intersections of York Street, St. Mary Street, and Federal Street.
- Approximately 0.6 acres in size
- The site currently consists of several vacant lots, and the former Democratic Club building

Proposed development for this site is single family residential dwelling units. Dwelling units should front on York Street and Federal Street. Units should be assembled to create a consistent street frontage.

Proposed Use:

- 10 - 14 detached single family dwelling units, or single family townhomes.
 - o Minimum unit size: 1,200 square feet.
 - o Maximum unit size: 2,400 square feet.



when not there

OPPORTUNITY SITE # 5: Single Family Housing

Basic Standards/Requirements:

- Maximum building height: 2.5 stories or 35 feet
- Maximum impervious lot coverage: 75%
- Minimum street frontage of building: 16 feet
- Minimum Setbacks:
 - o Front: 5 feet
 - o Side: 2.5 feet
 - o Rear: 15 feet

Minimum On-Site Parking Requirements:

- o No off-street parking required

Architectural Standards:

The architectural character of the homes should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. The homes should be small in scale and oriented towards the street. Each of the homes should be distinct individually, but should create a continuous street frontage and harmonious façade through the use of similar design elements and a continuity of porches, roof lines, and windows. Materials, colors and exterior finishes used should be harmonious and compatible with the existing character of the neighborhood.

OPPORTUNITY SITE # 6: Pocket Park

- Located at the intersection of York Street and Federal Street
- Approximately 0.1 acre in size
- The site is a vacant, narrow corner lot

Proposed development for this site is a small pocket park. The site's shape constraints make development difficult, but the location makes it an important focal point of the neighborhood. A small landscaped park with seating space and a fountain or some form of public art should be displayed as the central focus of this park.

Proposed Use:

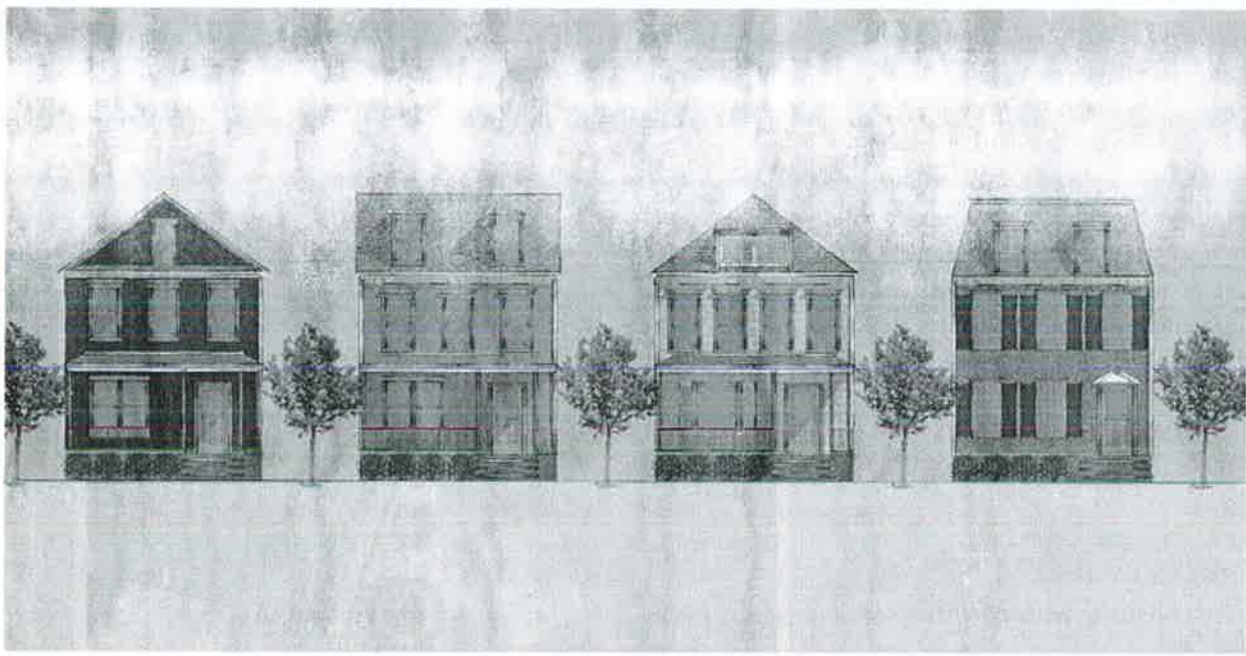
- Pocket park.
- A fountain or sculptural element to display.

Minimum On-Site Parking Requirements:

- o No off street parking required.



OPPORTUNITY SITE # 7: Single Family Housing



- Located in between Federal Street and York Street near their intersection
- Approximately 0.3 acres in size
- The site is comprised of several narrow lots and a paper alley on Federal Street.

Proposed development for this site are single family detached homes with detached accessory units accessible by the alley. Also proposed for this site is to split the small 16' wide lot on York Street and dedicate it to the two adjacent owners.



OPPORTUNITY SITE # 7: Single Family Housing

Proposed Use:

- 3 detached single family residential dwelling units each with a detached rear accessory structure.
 - o Accessory structure may be garage and/or ~~garage apartment~~ provided that access is provided by improved alley.
 - o Minimum unit size: 1,200 square feet.
 - o Maximum unit size: 2,400 square feet.
 - o Maximum accessory structure habitable area: 450 square feet.

Bulk Standards/Requirements:

- Maximum building height: 2.5 stories or 35 feet
- Maximum impervious lot coverage: 75%
- Minimum street frontage of building: 16 feet
- Minimum Setbacks:
 - o Front: 5 feet
 - o Side: 2.5 feet
 - o Rear: 15 feet

is this the depth of the porches? YES

Minimum On-Site Parking Requirements:

- No off street parking required

Architectural Standards:

The architectural character of the homes should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. The homes should be small in scale and oriented towards the street. Each of the homes should be distinct individually, yet be consistent with the existing character of the street. Front porches should be provided at the same depth and height as those of the existing homes to continue the streetscape. Materials, colors and exterior finishes used should be harmonious and compatible with the existing character of the neighborhood.

OPPORTUNITY SITE # 8: Pocket Park

- Located at the southeast corner of the intersection of Clarkson Street and ~~Earl Street~~
- Approximately 0.2 acre in size
- The site is a vacant lot, with 5 spaces of public parking available

Proposed development for this site is a small pocket park.

Proposed Use:

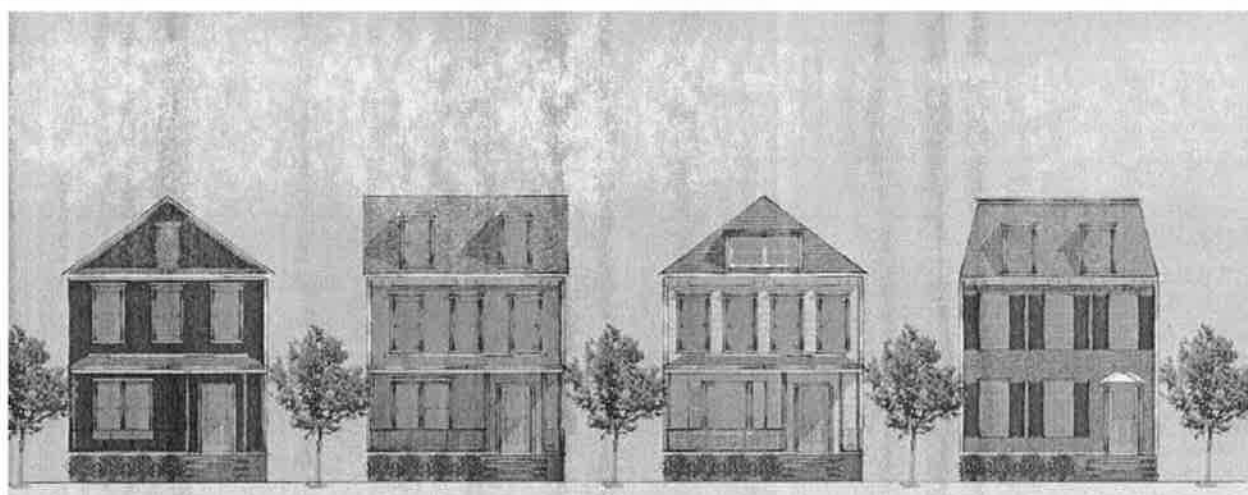
- A landscaped pocket park.

Minimum On-Site Parking Requirements:

- No off street parking required.



OPPORTUNITY SITE # 9: Townhouses and Single Family Houses



- Located at the northeast corner of the intersection of Clarkson Street and York Street
- Approximately 0.2 acres in size
- The site is currently vacant

Proposed development for this site is four single family townhouse units, and one single family detached unit with an accessory garage structure. The townhouse units should front on Clarkson Street, and the detached single family unit should front on York Street, with its accessory garage being accessible from Clarkson Street.

Proposed Use:

- 4 single family townhouse dwelling units.
- 1 detached single family residential dwelling unit with accessory structure.
 - o Minimum unit size: 1,200 square feet.
 - o Maximum unit size: 2,400 square feet.

Bulk Standards/Requirements:

- Maximum building height: 3 stories or 35 feet.



Architectural Standards:

Building design should be simple and clear. The architectural character of the homes should be consistent with, and sensitive to the context of the New Yorkshire neighborhood and the City of Burlington. The homes should be small in scale and oriented vertically. Each of the homes should be distinct individually, yet be consistent with the existing character of the street. Materials, colors and exterior finishes used should be harmonious and compatible with the existing quality of the neighborhood.

OPPORTUNITY SITE # 10: Community Garden

- Located at the corner of Union Alley and Mechanic Street.
- Approximately 0.3 acre in size

Proposed development for this site is a community garden.

A community garden would give local residents the opportunity to grow their own food and stimulate resident interaction.

Proposed Use:

- +/- 100 community garden plots of 12 feet x 4 feet.

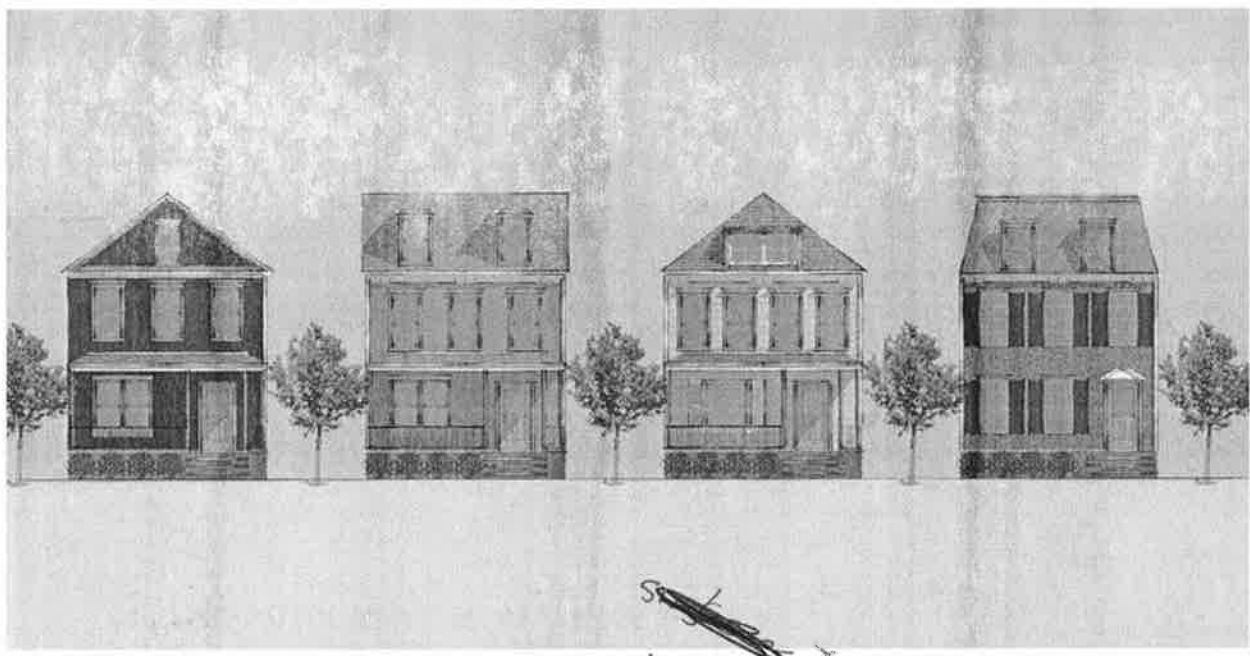
Minimum On-Site Parking Requirements:

- o No off street parking required.



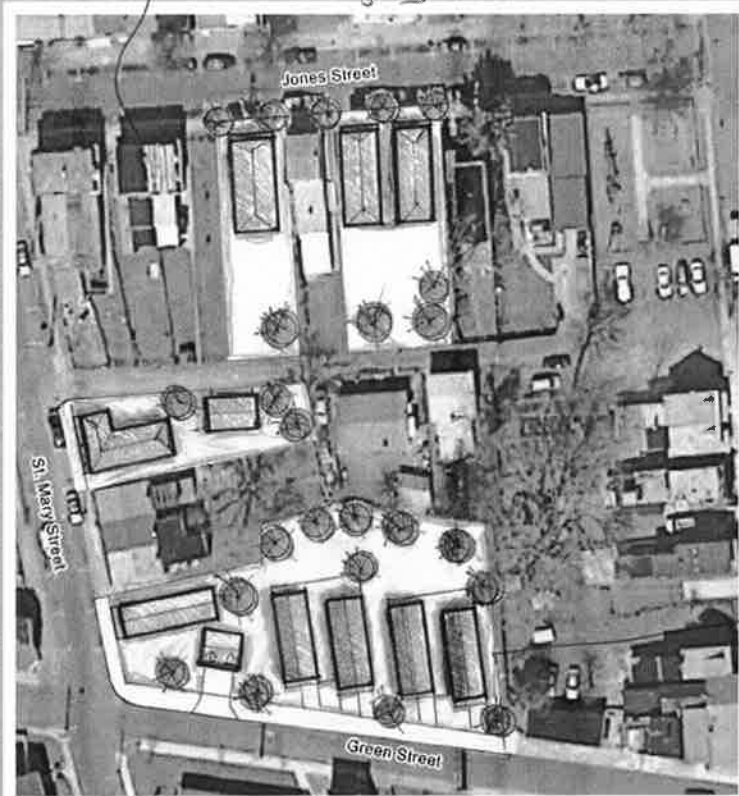
No Good Use...

OPPORTUNITY SITE # 11: Single Family Housing



- Located in between Linden Avenue, Green Street, Jones Avenue, and St. Mary Street
- The site is comprised of several narrow vacant lots throughout the block
- The block is bisected by an alley

Proposed development for this site are single family detached homes, two with detached accessory units accessible by the alley, or by Green Street. Also proposed for this site is to split two very narrow lots and dedicate them to the adjacent owners. Units shall front Jones Street, Green Street, or St. Mary Street.



OPPORTUNITY SITE # 11: Single Family Housing

Proposed Use:

- 7 detached single family residential dwelling units
- 2 detached single family residential dwelling units each with a detached rear accessory structure.
- Accessory structure may be garage and/or garage apartment provided that access is provided by improved alley.
- Minimum unit size: 1,200 square feet.
- Maximum unit size: 2,400 square feet.
- Maximum accessory structure habitable area: 450 square feet.
- Narrow lot on St. Mary Street to be split and dedicated to adjacent owners.
- Narrow lot on Linden Avenue to be split and dedicated to adjacent owners.

Bulk Standards/Requirements:

- Maximum building height: 2.5 stories or 35 feet
- Maximum impervious surface lot coverage: 75%
- Minimum street frontage of building: 16 feet
- Minimum Setbacks:
 - o Front: 5 feet
 - o Side: 2.5 feet
 - o Rear: 15 feet

Minimum On-Site Parking Requirements:

- o No off street parking required

Architectural Standards:

The design of each home should use simple, traditional architectural elements. Rooflines, eaves, and building facades along the street should be continuous. Homes should be built with porches or stoops leading to an elevated ground floor. The architectural character of the homes should be consistent with, and contribute to the context of the New Yorkshire neighborhood and the City of Burlington, without directly copying previous styles. Materials, colors and exterior finishes used should be harmonious and compatible with the existing quality of the neighborhood.





DISTRICT STANDARDS

NEED
PROPOS 20
ZONING MAP

The district standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other district-specific standards. This Plan establishes four districts in addition to 11 opportunity sites (See Land Use Districts/ Opportunity Sites Map). The land use and bulk standards building requirements for each opportunity site are previously addressed:

- New Yorkshire Residential R-3 District (NYR-3)
- New Yorkshire Urban Commercial District (NYC-1)
- New Yorkshire Commercial District (NYC-2)
- New Yorkshire Open Space District (NYOS)

New Yorkshire R-3 Residential zone (NYR-3)

Purpose: To recognize and preserve the existing historic character of the New Yorkshire residential neighborhood and to permit infill residential development that is consistent with the existing neighborhood character.

Principal Permitted Uses:

- Single family detached and attached housing
- Duplexes
- Public and quasi public uses as identified on the Land Use District Map

Bulk Standards- single family detached:

- Minimum/Maximum front yard: 7 feet/10 feet
- Minimum porch setback: 0
- Minimum side yard (each): 3 feet
- Minimum combined side yard: 25 % of lot width
- Maximum height: 35 feet/2 ½ stories
- Maximum building coverage: 50%

Bulk Standards- attached single family and duplexes:

- Minimum lot width: 25 feet per unit
- Minimum/Maximum front yard: 7 feet/10 feet
- Minimum side yard:
 - o Exterior: 5 feet
 - o Interior: 0
- Minimum rear yard: 25 feet
- Maximum height: 35 feet/2 ½ stories
- Maximum building coverage: 50%

Subdivision –new lots:

- Minimum lot area: 2500 square feet
- Minimum lot width: 25 feet

Bulk Standards- Public and Quasi Public Uses:

- Existing lots and structures are grandfathered
- Any expansion shall be subject to a plan amendment

Additional Standards:

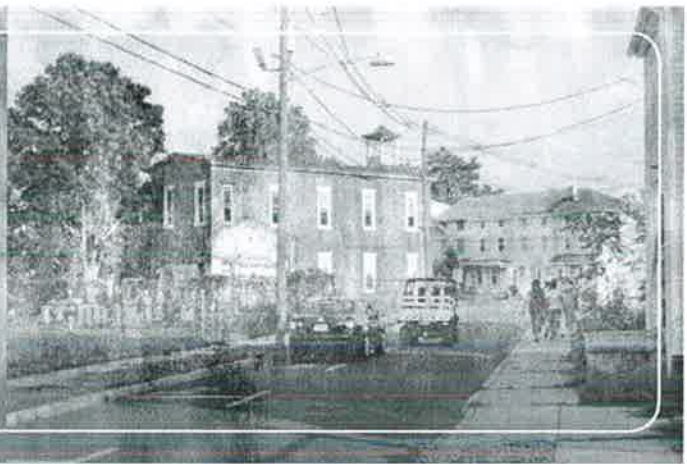
- **No parking between** the front building line and street right of way on lots under 50 feet in width
- If lots are over 50 feet in width, garages shall be located at least 5 feet to the rear of the front building line

New Yorkshire Urban Commercial District (NYC-1):

Purpose: To permit infill commercial and/or mixed use buildings fronting along High Street which are consistent with the commercial character of the street.

Principal Permitted Uses-First Floor:

- All retail establishments for the sale, service and



rental of goods, excluding lumber, farm equipment, motor vehicles, motorcycles, boats, swimming pools, fuel and sexually oriented business

- Eating and drinking establishments, excluding drive through services
- All service establishments, excluding motor vehicle service and filling stations, car washes, motels, bowling alleys, billiard and pool parlors
- Banking and financial institutions
- Business, professional and financial offices
- Government offices
- Medical and dental offices and clinics, excluding animal hospitals and veterinary offices

Principal Permitted Uses-Upper Floor:

- All uses permitted on the first floor
- Residential uses, excluding rooming houses and boarding houses

Accessory Uses:

- Uses customary and incidental to the principal use
- Essential Services
- Public parking lots

Bulk Standards:

- Minimum lot area: 2500 square feet
- Minimum lot width: 25 feet
- Minimum lot depth: 70 feet
- Minimum rear yard: 15 feet
- Maximum building height: 35 feet

New Yorkshire Commercial District (NYC-2)

Purpose: To permit highway oriented commercial uses fronting along Route 130.

Subject to Route 130 Landscape Corridor Ordinance

Principal Permitted Uses:

- All retail establishments for the sale, service and rental of goods, except lumber, boats, farm equipment and sexually oriented business
- All service establishments, excluding motor vehicle service stations car care and washes, public garages for motor vehicle repair
- Clubs, lodges and fraternal organizations
- Business, professional and financial offices
- Eating establishments
- Governmental offices

Accessory Uses:

- Mechanical and body repair of motor vehicles only as an accessory use to the sale of cars
- Retail consumption liquor license only as an accessory use to a bona fide restaurant
- Essential services

Conditional Uses: (see ordinance for conditions)

- Retail establishments for the sale, service and rental of new and used cars
- Motor vehicle filling stations

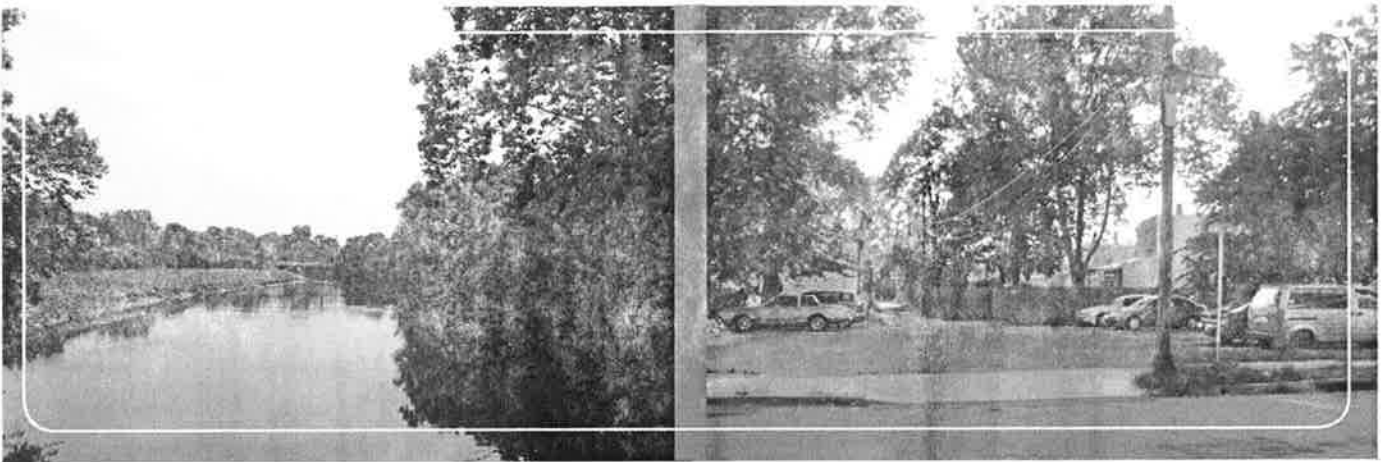
C2

Bulk Standards:

- Minimum lot area: 15,000 square feet
- Minimum lot width: 100 feet
- Minimum lot depth: 150 feet
- Minimum front yard setback: 35 feet
- Minimum side yard setback (each): 35 feet

Rear Yard 30'
Max Bld Coverage 30%
Max Imp Coverage 50%
Bldg height 40'





New Yorkshire Open Space District (NYOS)

Purpose: To recognize existing municipally owned Open Space and parks.

Principal Permitted Uses:

- Existing municipality owned open space and parks



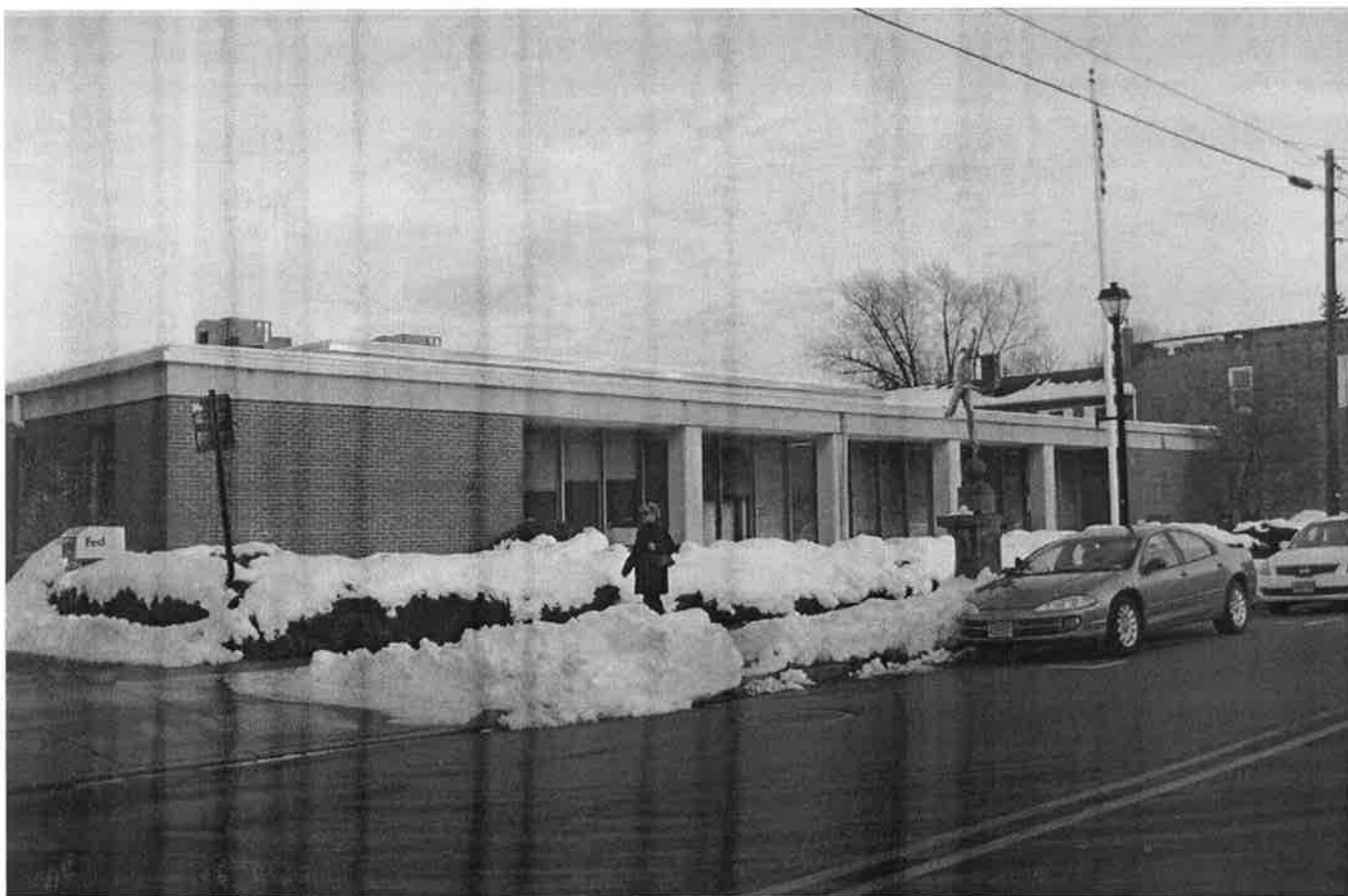




PROPERTY TO BE ACQUIRED/ RELOCATION

This Plan does not contemplate nor does it authorize the City to use its power of eminent domain on existing residentially developed properties. The use of eminent domain for other necessary parcels is only recommended after all other acquisition efforts have been exhausted.

No relocation is contemplated.







PLAN RELATIONSHIP

LOCAL OBJECTIVES

The goals and objectives of this Redevelopment Plan are consistent with the goals and objectives of the June 2010 City of Burlington Master Plan. The primary goal of the 2010 Master Plan is to strengthen and revitalize the City's neighborhoods which include the New Yorkshire redevelopment area.

The majority of the New Yorkshire neighborhood is identified as a traditional residential neighborhood. The frontage along High Street and Broad Street are identified as Town/Neighborhood Center and Route 130 is classified as Highway Commercial. As detailed in the Master Plan and this Redevelopment Plan, a traditional residential neighborhood includes the following key elements:

- Single family attached and detached homes
- Small front and side yard setbacks; porches and stoops that encroach into the front yard
- 2 to 3 stories in height
- Rear loaded or on street parking

These guidelines and the guidelines for the two commercial categories are intended to serve as a guide for future infill development and redevelopment. These are consistent with the Plan's guidelines.

The goals of this Redevelopment Plan are consistent with the goals and objectives of the 2010 Master Plan. The Master Plan contains the following objectives which are particularly relevant and consistent with this Plan.

- Promote land use and development patterns which strengthen the City's existing diversified and historically compact nature and that encourage pedestrian activity, enhance public safety, support transit and reduce dependency on the automobile.

- Enhance and improve pedestrian, bicycle, bus, light rail and automobile circulation through the City

CONTIGUOUS MUNICIPALITIES

The Redevelopment Area is not contiguous to nor does the Plan have a significant relationship to any contiguous municipality other than the frontage along Route 130 (see following Route 130 Strategic Plan).

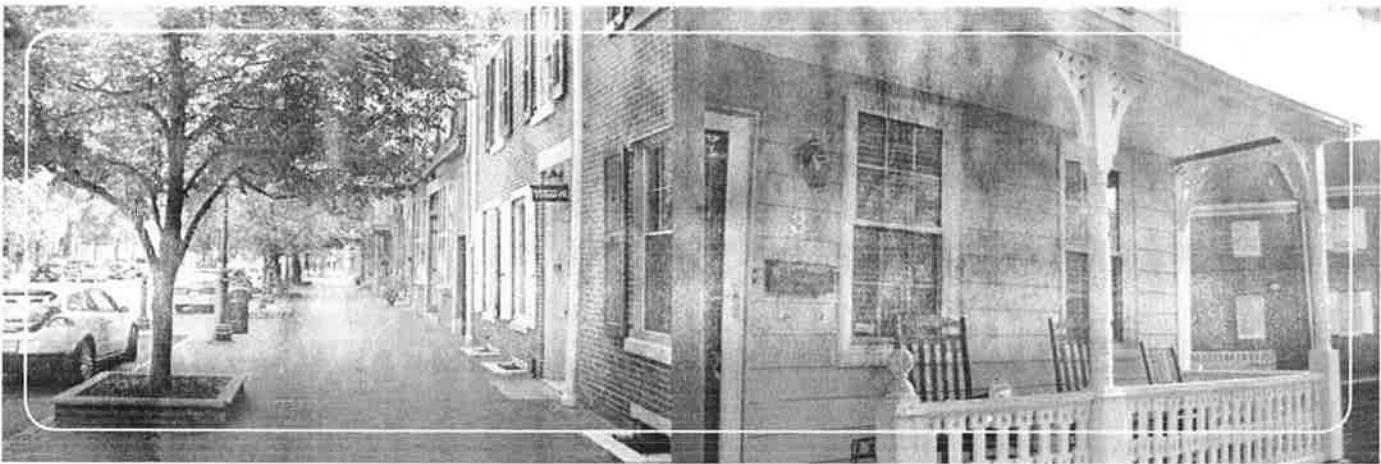
COUNTY PLANS

Burlington County Route 130 Corridor Study/River Route Strategic Plan

A regional planning approach was undertaken for the 12 river route communities including Burlington City. A Route 130 Corridor Plan was developed in 1998 and endorsed by the State Planning Commission in 1999.

The goals and objectives of this Redevelopment Plan are consistent with the relevant objectives and action strategies detailed in the Corridor Plan and the January 2010 10 year progress report prepared by the Burlington County Freeholders. Among the key objectives are:

- Incorporate form based codes in redevelopment areas to yield predictable architectural forms and foster compatible building designs that fit in the community
- Continue to find desirable locations for rental housing, particularly newer affordable and market rate multifamily units such as mixed use and/or infill development and redevelopment projects
- Consider amending land use and housing plans to include the concept of "aging in place"



- Continue to capitalize on transit oriented development (TOD) near train stations
- Implement local redevelopment plans for downtowns, highways, train station areas and waterfront areas when real estate conditions improve
- Maintain and improve County and local recreation and Open Space resources
- Incorporate historic preservation or architectural design guidelines in redevelopment plans
- Continue to maintain and upgrade existing water, wastewater, streets, sidewalks, and other infrastructure, as required, or as new development and redevelopment occurs

Transit Village Design in Burlington County

The Transit Village Design in Burlington County prepared in 2002 identified areas in the County which had the potential of becoming Transit Oriented Development (TOD). The Burlington City Station Area at Locust Street was identified as a potential TOD. A significant portion of the Redevelopment Area is located within a 1/4 mile radius of the light rail station.

This Redevelopment recognizes the Area's proximity to the station and contains objectives and recommendation which are consistent with Transit Oriented Development.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The City of Burlington (excluding Burlington Island) is designated a Town Center. One of the statewide goals of the State Plan is to "revitalize the State's Cities and Towns". This goal includes investing public resources and leveraging private investment in housing and jobs.

The State Development and Redevelopment Plan (SDRP) also places the Redevelopment Area in the Metropolitan Planning Area (PA1).

This Redevelopment Plan is consistent with the planning goals and objectives of the SDRP as a whole ("to revitalize the State's urban centers and areas"), moreover, it promotes the following:

- Promote development and redevelopment in Cores and neighborhoods of Centers
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings, introduction of new housing in non-residential settings and preservation of existing housing stock
- Promote economic development by encouraging strategic land assembly, infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace
- Provide maximum active and passive recreational opportunities
- Concentrate on maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects
- Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile
- Encourage the preservation and adaptive reuse of historic or significant buildings



IMPLEMENTATION

Redevelopment Strategy

The strategy for redeveloping the New Yorkshire neighborhood consists of a multi-pronged approach. Outlined below are a number of principles intended to guide the implementation of the redevelopment plan.

- Given the number and scale of potential redevelopment projects, a multiple developer strategy is recommended. The “master developer” approach does not make sense in this setting.
- Emphasis is placed on certain opportunity sites. It is intended that multiple redevelopers will be selected based upon expertise needed for each opportunity site. Small scale projects may be appropriate for local builders looking for their first redevelopment project.
- Existing property owners may develop their own properties without the need for redeveloper designation provided the development is consistent with the Plan.
- The use of eminent domain on existing residentially developed properties is not proposed. The use of eminent domain for other necessary parcels is only recommended after all other acquisition efforts have been exhausted.
- For opportunity sites involving undeveloped, privately owned parcels the City anticipates working with the affected owners to assure equitable treatment.
- The development of opportunity site (2) is likely to be phased over time and built out as funding becomes available. Each phase is intended to be stand alone to allow improvements to be fully

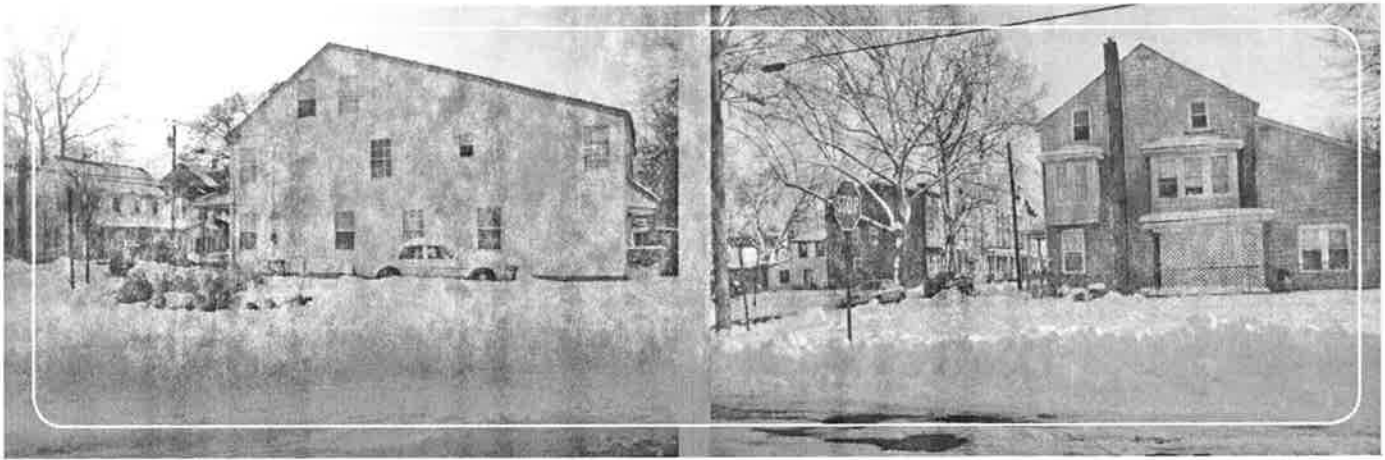
utilized before the final phase is completed.

- The City may consider public/private partnerships, land swaps and other measures to implement the Plan.
- Continued public involvement is anticipated as the plan is implemented. Specific designs for community spaces such as the recreation center, vest pocket parks and community gardens are recommended to be created by way of a charette process.
- On the ground support for the plan needs to be funded to assure that the social/financial interests of existing and potential residents are addressed. Physical solutions cannot bring about change alone.

Redeveloper Agreements and Selection of Redevelopers

- Redeveloper agreements shall be required for all publicly owned and opportunity sites
- The City shall have the right to select any potential redeveloper and may or may not utilize an RFP process
- The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan
- The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan
- The redeveloper shall begin and complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time, which the City Council fixes as reasonable
- Until the completion of the improvements, the redeveloper will not be permitted to sell, lease,





or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of City Council

- Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist
- No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, City Council, or the successors, lessees, or assigns of either of them, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation or marital status
- Neither the redeveloper nor City Council, nor the successors, lessees, or assigns or either of them shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area





city of **BURLINGTON**

BURLINGTON COUNTY, NEW JERSEY NEW-YORKSHIRE REDEVELOPMENT PLAN





ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the City Council may amend, revise or modify the Plan, as circumstances may make such changes appropriate.

Duration of Plan

The Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the City Council.



APPENDIX 1: PUBLIC AND QUASI PUBLIC USES NEW YORKSHIRE REDEVELOPMENT AREA

OWNERSHIP BY BLOCK/LOT

Map ID	Owner's Name	Block	Lot	Acreage %
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PUBLIC PROPERTIES

1	BURLINGTON HOUSING AUTHORITY	157	2	2.6
2	CITY OF BURLINGTON REDEVELOPMENT AGENCY	139	41	0.05
TOTAL	2 parcels	2.6 (8%)		

GOVERNMENT OWNED PROPERTIES

3	DEPT OF DEFENSE	156	11	1.1
4	DEPT OF ENVIRONMENTAL PROTECTION	137	53	0.2
5	DEPT OF ENVIRONMENTAL PROTECTION	142	13	0.4
6	DEPT OF ENVIRONMENTAL PROTECTION	151	20	0.05
7	GENERAL SERVICES ADMINISTRATION	137	60.01	1.7
TOTAL	5 parcels	3.5 (11%)		

CHURCH/RELIGIOUS INSTITUTIONS

8	BROAD ST METHODIST CHURCH	137	2	0.7
9	HOUSE OF GOD CHURCH	154	31	0.1
10	HOUSE OF GOD CHURCH	154	33	0.08
11	SECOND BAPTIST CHURCH OF BURLINGTON	137	28	0.02
12	ST MARY UNITED METHODIST CHURCH	149	1	0.5
13	ST PETER'S PRIMITIVE BAPTIST CHURCH	153	6	0.1
14	ST PETER'S PRIMITIVE BAPTIST CHURCH	153	23	0.4
15	WORD CHRISTIAN CENTER INC	137	40	0.4
TOTAL	8 parcels	2.3 (3%)		

CEMETERY

16	METHODIST BAPTIST CEMETERY	139	59	3.8
17	ST PAULS R C CHURCH (CEMETERY)	146	32	1.5
TOTAL	2 parcels	5.3(6.7%)		

QUASI PUBLIC/ TAX EXEMPT INSTITUTIONS

18	BURLINGTON COUNTY HISTORICAL SOC	137	26	0.6
19	BURLINGTON COUNTY HISTORICAL SOC	137	54	0.1
20	BURLINGTON COUNTY HISTORICAL SOC	137	55	0.2
21	BURLINGTON COUNTY HISTORICAL SOC	137	56	0.2
22	KNIGHTS OF COLUMBUS COUNCIL #589	146	32.01	0.1
23	MITCHELL FIRE CO #IV	223	3	0.5
24	OMEGA COMMUNITY DEVELOPMENT, INC	140	21	0.1
25	SLADE-VALENTINE POST #336 AMERICAN LEGION	142	1	1.1
26	STATE OF NJ KING SOLOMON GRAND COUN	152	4	0.1
27	THE SALT & LIGHT COMPANY	137	46	0.03
TOTAL	10 parcels	3 (9%)		

APPENDIX 1: PUBLIC AND QUASI PUBLIC USES NEW YORKSHIRE REDEVELOPMENT AREA

MUNICIPAL PROPERTIES

	CITY OF BURLINGTON	137	30	0.02
	CITY OF BURLINGTON	137	31	0.02
	CITY OF BURLINGTON	137	32	0.04
	CITY OF BURLINGTON	137	33	0.03
	CITY OF BURLINGTON	137	34	0.04
	CITY OF BURLINGTON	138	31	0.2
	CITY OF BURLINGTON	138	37	0.06
	CITY OF BURLINGTON	138	38	0.04
	CITY OF BURLINGTON	138	39	0.04
	CITY OF BURLINGTON	138	40	0.04
	CITY OF BURLINGTON	138	41	0.04
	CITY OF BURLINGTON	138	42	0.04
	CITY OF BURLINGTON	138	43	0.03
	CITY OF BURLINGTON	138	44	0.01
	CITY OF BURLINGTON	138.01	9.01	0.02
	CITY OF BURLINGTON	138.01	19	0.01
	CITY OF BURLINGTON	139	2	0.2
	CITY OF BURLINGTON	139	7	0.05
	CITY OF BURLINGTON	139	10	0.2
	CITY OF BURLINGTON	139	15	0.06
	CITY OF BURLINGTON	139	30	0.03
	CITY OF BURLINGTON	139	32	0.03
	CITY OF BURLINGTON	139	33	0.03
	CITY OF BURLINGTON	139	36	0.1
	CITY OF BURLINGTON	139	39	0.03
	CITY OF BURLINGTON	139	40	0.03
	CITY OF BURLINGTON	139	42	0.05
	CITY OF BURLINGTON	139	58	0.2
	CITY OF BURLINGTON	139	60	0.6
	CITY OF BURLINGTON	141	8	0.06
	CITY OF BURLINGTON	141	9	0.06
	CITY OF BURLINGTON	141	11	0.05
	CITY OF BURLINGTON	141	12	0.04
	CITY OF BURLINGTON	141	13	0.09
	CITY OF BURLINGTON	141	14	0.1
	CITY OF BURLINGTON	141	15	0.1
	CITY OF BURLINGTON	141	16	0.09
	CITY OF BURLINGTON	141	17	0.09
	CITY OF BURLINGTON	142	12	0.07
	CITY OF BURLINGTON	143	5	0.2
	CITY OF BURLINGTON	143	21	0.3
	CITY OF BURLINGTON	143	27	0.2

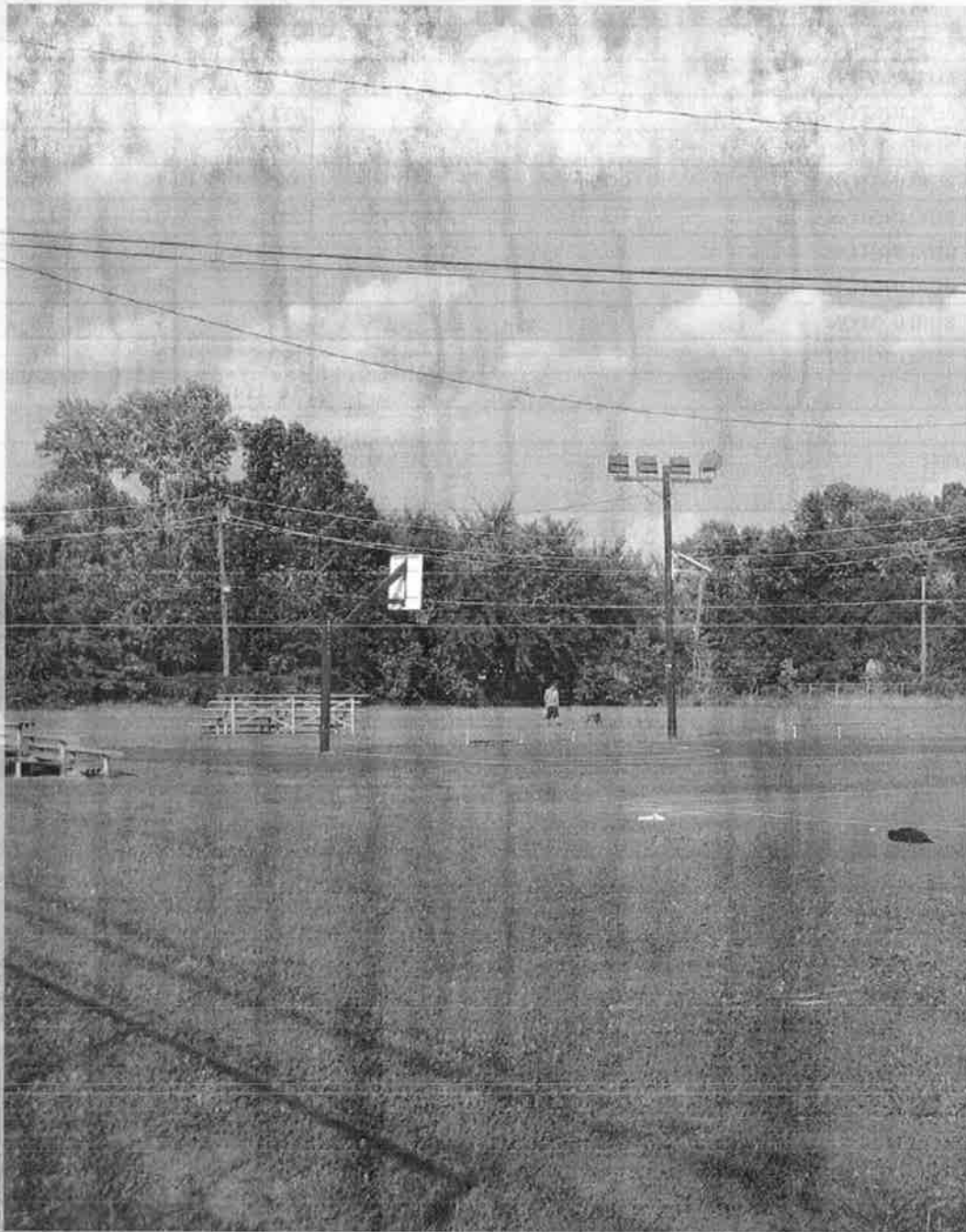
APPENDIX 1: PUBLIC AND QUASI PUBLIC USES NEW YORKSHIRE REDEVELOPMENT AREA

MUNICIPAL PROPERTIES

	CITY OF BURLINGTON	145	20	0.05
	CITY OF BURLINGTON	145	25	0.08
	CITY OF BURLINGTON	145	26	0.03
	CITY OF BURLINGTON	145	27	0.08
	CITY OF BURLINGTON	145	31	0.07
	CITY OF BURLINGTON	145	45	0.03
	CITY OF BURLINGTON	145	51	0.02
	CITY OF BURLINGTON	145	53	0.03
	CITY OF BURLINGTON	145	55	0.03
	CITY OF BURLINGTON	146	14	0.2
	CITY OF BURLINGTON	147	17	0.2
	CITY OF BURLINGTON	148	8	0.3
	CITY OF BURLINGTON	148	9	0.05
	CITY OF BURLINGTON	148	10	0.04
	CITY OF BURLINGTON	148	19	0.07
	CITY OF BURLINGTON	148	20	0.1
	CITY OF BURLINGTON	149	15	0.7
	CITY OF BURLINGTON	149	27	0.6
	CITY OF BURLINGTON	150	5	0.05
	CITY OF BURLINGTON	150	6	0.05
	CITY OF BURLINGTON	150	8	0.07
	CITY OF BURLINGTON	150	9	0.04
	CITY OF BURLINGTON	150	10	0.05
	CITY OF BURLINGTON	150	13	0.2
	CITY OF BURLINGTON	150	14	0.1
	CITY OF BURLINGTON	150	19	0.2
	CITY OF BURLINGTON	150	24	0.08
	CITY OF BURLINGTON	150	25	0.1
	CITY OF BURLINGTON	150	26	0.06
	CITY OF BURLINGTON	150	31	0.04
	CITY OF BURLINGTON	150	36	0.04
	CITY OF BURLINGTON	151	20.01	0.6
	CITY OF BURLINGTON	151	34	0.06
	CITY OF BURLINGTON	151	44	0.4
	CITY OF BURLINGTON	151	45	0.003
	CITY OF BURLINGTON	153	11	0.3
	CITY OF BURLINGTON	154	5	0.03
	CITY OF BURLINGTON	154	27	0.04
	CITY OF BURLINGTON	154	39	0.04
	CITY OF BURLINGTON	154	40	0.02
	CITY OF BURLINGTON	154	41	0.02
	CITY OF BURLINGTON	154	49	0.03

APPENDIX 1: PUBLIC AND QUASI PUBLIC USES NEW YORKSHIRE REDEVELOPMENT AREA				
MUNICIPAL PROPERTIES				
	CITY OF BURLINGTON	154	50	0.03
	CITY OF BURLINGTON	154	54	0.02
	CITY OF BURLINGTON	154	55	0.02
	CITY OF BURLINGTON	154	56	0.02
	CITY OF BURLINGTON	154	58	0.02
	CITY OF BURLINGTON	155	12	1.6
	CITY OF BURLINGTON	156	1	0.1
	CITY OF BURLINGTON	160	25	0.6
	CITY OF BURLINGTON	221	0.01	1.8
	CITY OF BURLINGTON	223	10	0.2
	CITY OF BURLINGTON	223	1	0.9
	CITY OF BURLINGTON	223	9	1.8
	CITY OF BURLINGTON	223	2	0.4
TOTAL	91 parcels	16.2 (49%)		
GROSS TOTAL	118 parcels	33.2		





RIVERSIDE

Notice is hereby given that the foregoing Ordinance of the Township of Riverside, in the County of Burlington and State of New Jersey, was passed on second and final reading after public hearing at a Regular Meeting of the Township Committee of the Township of Riverside held on Monday evening, November 21, 2011.

ORDINANCE 2011-12 entitled, "AMENDING CHAPTER 212, OF THE TOWNSHIP CODE ENTITLED "RENTAL PROPERTIES".

Susan M. Dydek, RMC
Municipal Clerk

Adv. Fee: \$16.20
BCT: December 2, 2011
Aff. Chg: \$20.00

NOTICE

CITY OF BURLINGTON

ORDINANCE NO. 09-2011

Title: AN ORDINANCE OF THE CITY OF BURLINGTON, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NEW YORKSHIRE REDEVELOPMENT AREA

Purpose: The purpose of this ordinance is to amend the Redevelopment Plan for the New Yorkshire Neighborhood, a Project area as specifically designated for Redevelopment, bound by U.S. Route 130 (southbound), East Broad Street (south side), High Street (east side), and the Assisunk Creek.

The foregoing Ordinance was introduced at a Regular Meeting of the Common Council of the City of Burlington held on Tuesday, August 9, 2011 and was read for the first time.

NOTICE IS HEREBY GIVEN that this ordinance will further be considered for final passage by the Common Council of the City of Burlington at a meeting to be held on Tuesday, December 6, 2011 beginning at 7:00 PM, at the City Hall Building, 525 High Street, Burlington, New Jersey. All persons interested will be given the opportunity to be heard concerning such ordinance.

A copy of the ordinance can be obtained without cost from the Office of the Municipal Clerk.

Anyone in need of special accommodations or access due to disability, should contact the Municipal Clerk's Office at (609)386-0200 x101, prior to the meeting.

Cindy A. Crivaro, RMC
Municipal Clerk

Adv. Fee: \$37.08
BCT: December 2, 2011
Aff. Chg: \$20.00

NOTICE OF PENDING

ORDINANCE 2011-22

ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURGLINGTON, NEW JERSEY, CANCELLING CERTAIN FUNDED APPROPRIATION BALANCES HERETOFORE PROVIDED FOR VARIOUS CAPITAL PROJECTS AND REAPPROPRIATING SUCH FUNDED APPROPRIATION BALANCES FOR OTHER CAPITAL PROJECTS

BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, New Jersey ("Township") (not less than two-thirds of all the members thereof, affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The following appropriation remaining as a balance in Ordinance 2011-10 ("Ordinance") heretofore adopted by the Township Council is hereby cancelled:

Ordinance:
2011-10, Section 2(vi)

Amount of Funded Appropriation to be Cancelled: \$26,000

Amount of Unfunded Appropriation to be Cancelled: \$0

Section 2. The sum of \$26,000, which represents the funded appropriation cancelled in Section 1 hereof, is hereby reappropriated from the Ordinance for the completion of a well at Don Deutsch Field, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto.

Section 3. The remaining funded appropriation balances as authorized by the Ordinance shall be unaffected by this ordinance and shall remain available for the uses set forth therein.

Section 4. The average period of usefulness of the purposes referred to in Section 2, within the limitations of the Local Bond Law and according to the reasonable lives thereof, is not less than 40.00 years.

Section 5. The Capital Budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the City Clerk and available for inspection.

Section 6. The improvements authorized hereby

FERAL CAT COLONIES.

WHEREAS, the Town Council of the Township of Delran has determined that there are an undetermined number of feral cats in the Town, feral cats being otherwise known as wild, stray, unowned individuals of the species fells domestica, and

WHEREAS, the Town Council of the Township of Delran has determined that feral cats may pose a risk to humans and domestic animals in the Township of Delran, and

WHEREAS, there are no governmental or privately operated facilities in the Township of Delran to care for the feral cats, and

WHEREAS, there is an ever growing population of feral cats in the Township of Delran; and

WHEREAS, upon review of the relevant statistics it has shown that throughout the United States, the practice of trapping and euthanizing feral cats is not effective in reducing their numbers; and

WHEREAS, programs for the managed care of feral cat colonies including trapping, neutering and returning ("TNR") feral cats to their habitats have proven to be effective in reducing the number of feral cats as is more humane than trapping and euthanizing; and

WHEREAS, TNR programs are beneficial to communities and the public health since cats in managed colonies are vaccinated against rabies and are spayed or neutered, which results in control of the population and has other positive consequences;

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF DELRAN, COUNTY OF BURGLINGTON, NEW JERSEY, AS FOLLOWS:

The following words shall be added to § 80-1. Definitions:

ABANDONED

An owner or caregiver has forsaken a domesticated animal entirely, or has neglected or refused to provide care and support of the domesticated animal.

ANIMAL CONTROL OFFICER

Any person employed or appointed by the Township who is authorized to investigate violations of laws and regulations concerning animals, and to issue citations in accordance with New Jersey law and this Code.

CAREGIVER

Any person who provides food, water or shelter to or otherwise cares for a dog, cat or other domesticated animal.

An approved program pursuant to which feral and stray cats are trapped, neutered or spayed, vaccinated against rabies and returned to the location where they congregated.

ZOO NOTIC DISEASE

Those diseases transmissible to humans from animals, including parasitic, bacterial, fungal and viral diseases.

§ 80-9. Feral cat colonies.

A. Feral cat colonies shall be permitted and caregivers shall be entitled to maintain them in accordance with the terms and conditions of this article.

B. Sponsorship of colony TNR programs. The Burlington County Feral Cat Initiative program, a non-profit animal education organization in existence to guide townships in the County of Burlington to oversee TNR programs as a cost-effective and proven solution for the compassionate reduction of feral cat populations, is approved. Persons may apply to the Township to serve as colony TNR program sponsors ("sponsors") so long as said persons agree to perform the responsibilities stated in this article for sponsors.

C. Sponsor requirements. It shall be the duty of the sponsor to:

(1) Review and approve of colony caregivers;

(2) Help to resolve any complaints over the conduct of a colony caregiver or of cats within a colony;

(3) Maintain records provided by colony caregivers on the size and location of the colonies as well as the vaccination and spay/neuter records of cats in the sponsor's colonies; and

(4) Report annually to the Township on the following:

(a) Number of colonies in the Township;

(b) Total number of cats in colonies;

(c) Number of cats and kittens spayed and neutered pursuant to the TNR program; and

(d) Number of cats and kittens placed in permanent homes.

(5) Use due consideration to avoid the taking of rare, threatened or endangered species under the Endangered and Nongame Species Conservation Act, N.J.S.A. 23:2A-1 et seq.

D. Feral cat caregiver requirements. Caregivers are responsible for the following:

(1) Complete the necessary training requirements of the Burlington County Feral Cat Initiative program to qualify as a Caregiver;

vaccinated shall be eartipped.

(2) An electronic animal identification device (EAID) shall be inserted into the cat by a veterinarian in accordance with professional medical standards. The sponsor shall be the named contact for purposes of the EAID.

F. Disposition of colony cats.

(1) An Animal Control Officer who has trapped a cat whose left ear has been tipped or which bears some other distinguishing mark indicating that it belongs to a feral cat colony shall transport the cat to the Burlington County Animal Shelter, where the cat will be scanned for an EAID. If an EAID is found, the registered owner, caregiver or sponsor identified in the EAID microchip registry will be contacted and advised the cat is located at the Burlington County Animal Shelter.

(2) The owner, caregiver or sponsor shall be responsible for retrieving the cat from the Burlington County Animal Shelter within three business days or advising the shelter if the owner or sponsor does not intend to retrieve the cat.

§ 80-10. Enforcement.

A. The Township shall have the following rights:

(1) The right to seize or remove from a colony cats that have not been vaccinated against rabies and which are demonstrating signs of the disease;

(2) The right to seize/remove from a colony a cat that is creating a nuisance as defined above and the caregiver and sponsor have been given 60 days to remove and relocate the cat and have failed to do so;

(3) The right to seize or to remove a colony of cats when the caregiver regularly fails to comply with the requirements of § 80-9 above, and the sponsor has not been able to obtain a replacement or substitute caregiver within 60 days of the Township's notice to the sponsor of the caregiver's failure to comply with this article; and

(4) The right to fine a caregiver if four or more of the caregiver's colony's cats are trapped within any six-month period. The fine imposed shall not exceed \$100 for a first offense and \$200 for a subsequent offense. B. The requirements of this article notwithstanding, Animal Control Officers and police officers may investigate any nuisance complaint.

§ 80-9 to be amended to §80-12

This ordinance was introduced at the regular meeting held on November 22, 2011 and will be

is conducted at the regular meeting of the Township Council scheduled for December 21, 2011 at 7:15 PM at the Municipal Building 900 Chester Avenue, Delran, NJ

Jamey Eggers, RMC
Municipal Clerk

Adv. Fee: \$43.92
BCT: December 2, 2011
Aff. Chg.: \$20.00

PUBLIC NOTICE

"Notice to all individuals residing in the County and all pediatric patients of Deborah Heart and Lung Center. Pursuant to New Jersey Department of Health regulations and conditions of licensure, this notice is to inform you that Deborah's pediatric inpatient beds have been closed since 2007. Deborah formally relinquished licensure of those beds effective November 15, 2011. Deborah continues to offer outpatient pediatric cardiology services on its campus. Questions/concerns regarding this notice may be directed to: Joseph P. Chirichella, President and CEO, Deborah Heart and Lung Center, 200 Trenton Road, Browns Mills, New Jersey."

Adv. Fee: \$35.52
BCT: December 2, 4, 2011
Aff. Chg.: \$20.00

ADVERTISEMENT FOR BIDS

Project No: A1101-01 - PRE-PURCHASE - Procurement of Remote Power Panels
Location: Office of Information Technology, HUB Facility, West Trenton, NJ, Mercer County

Sealed proposals must be received and time stamped in the Plan Room, Division of Property Management & Construction, 33 West State Street, 9th Floor, (PO Box 034), Trenton, NJ 08625 until 2:00 p.m. on December 13, 2011 for:

MANUFACTURERS/SUPPLIERS

\$150,000.

THERE IS NO CHARGE FOR BID DOCUMENTS.

Contact Janet Goleniecki at (609) 777-1796 for further information. Mailing address is as follows: Regular Mail (DPMC, P.O. Box 034, Trenton, NJ 08625) or Overnight Mail (DPMC, 33 West State St, 9th Fl, Trenton, NJ 08608).

BID SECURITY HAS BEEN WAIVED FOR THIS PROJECT.

No bidder may withdraw his bid for 60 calendar days after the opening. The State may reject any and all bids.

Bidders are required to comply with the requirements of P.L. 1975, c. 127, N.J. Law Against Discrimination.

Office of the Clerk during business hours address.

Each response enclosed in envelope, bearing address and must be delivered to Township of Attn: Townsface of the Response if dorsed:

REAL ESTATE AGENT FOR PROPERTY, BORHOOD TION PROFI INGBO RO, N.

This propose solicited through and open proddance with 19:44A-20:4et

BIDDERS A REGISTERED THE DIVISION ENUE, STATE JERSEY FOR NESS REGI. CERTIFICATE TIME PROPO: RECEIVED OPENED.

Bidders are r comply with tment of N.J.S. et seq. And 17:27

Sarah Wooding Township Clerk

Adv. Fee: \$42.4
BCT: December 2, 2011
Aff. Chg.: \$20.00

NOTICE PUBLIC SA PERSONAL PF

Notice is here that the undersell, to satisfy owner at public competitive bid December 27, 10:30 A.M. at t Storage facility at: PUBLIC S (20718) 4351 130 S, EDGI PARK, NJ 08 personal good therein by the fol

Space Number: I K. Sparrow Boxes, bags, tote

Space Number: E S. Nelson Boxes, bags, tote

Space Number: E E. Dileo Appliances, boxetotes, electronic: ture, tools

Space Number: C D. Robinson Bedding, electror niture

Space Number: C S. Benjamin Boxes, bags, tote tronics, furniture

Space Number: D L. Mosley Boxes, bags, tote ture

Space Number: D B. Williams Appliances, boxes totes, furniture

Space Number: EC M. Sealey Bedding, boxes, totes, furniture

