

WABASH AVENUE REDEVELOPMENT PLAN

BLOCK 92, LOTS 25, 28, 29, 31, 33 AND 34

CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY



As recommended by the Planning Board on _____ by Resolution # _____;
Adopted by the Governing Body on _____ by Ordinance # _____

February 23, 2026

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ATLANTIC COUNTY, NEW JERSEY**

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INTRODUCTION

The City has adopted an Area in Need of Rehabilitation designation for the entire municipality in accordance with the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (“LRHL”). The design and implementation of this Redevelopment Plan is in accordance with Resolution No. 195 of 2024 and N.J.S.A. 40A:12A-1 et. Seq., whereby, the City Council of Northfield City, declared the City as an “Area in Need of Rehabilitation.”

This Redevelopment Plan has been prepared to address certain privately-owned property in the City of Northfield which is proposed to be developed to address a portion of the City’s affordable housing obligations. The properties in this Redevelopment Plan were included in the City’s Court-approved Amended 2024 Fair Share Plan and the City’s Fourth Round 2025 Housing Element and Fair Share Plan (“HEFSP”) with amendments through 2026. The City has entered into and/or will be entering into an agreement with the Stephen Siller Tunnel to Towers Foundation (“T2T”) to develop the Redevelopment Area described herein with veteran’s supportive housing units which will contribute to meeting the City’s affordable housing obligations.

STATUTORY REQUIREMENTS OF REDEVELOPMENT PLAN

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, rehabilitation or redevelopment of the area sufficient to indicate:

- 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.
- Proposed land uses and building requirements in the Project Area.

- 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.
- An identification of any property within the Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
- 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;
 - the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
- A housing inventory of all affordable housing units to be removed; and
- A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.
- Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
- The relationship of the Redevelopment Plan to pertinent municipal development regulations and whether the Redevelopment Plan supersedes or overlays the existing regulations.
- A statement as to the consistency of the Redevelopment Plan to the local Master Plan

DESCRIPTION OF REDEVELOPMENT AREA

The property which is the subject of this Redevelopment Plan is privately owned and contains approximately seven acres of land along Wabash Avenue. The property is identified as Block 92, Lots 25, 28, 29, 31, 33 and 34 on the City tax maps. The property was previously approved for an age-restricted inclusionary housing development which was included in the City's Court approved HEFSP for the Third Round. The current proposal for veteran supportive housing is also proposed to meet a portion of the City's affordable housing obligations and is included in the City's amended Fourth Round HEFSP, as amended. The former uses on the property include an office, shop and storage building as well as an outside storage yard for equipment and materials. The site is bordered to the west by the City Library and the local bike path runs along the street frontage just opposite the site on Wabash Avenue. The surrounding neighborhood includes single-family detached dwelling units on lot sizes that range from 8,000 square feet to 13,000 square feet (approximately).

As part of the City's Third-Round HEFSP the site was designated as an Affordable Housing 1-Age Restricted district (AH1-AR) with a density of 12 units per acre. The site was approved to accommodate 77 units of which 12 would be affordable housing units using a set-aside of 15%. Due to various market conditions the site is now proposed for veteran supportive housing. This Redevelopment Plan is intended to provide for the proposed project.

The complete Redevelopment Area is depicted on the Redevelopment Area Map in Exhibit I. Specifically, the identified Blocks and Lots shown in the Table below.

PROPERTIES				
BLOCK	LOT	ADDRESS	OWNER	ZONE
92	25	1823 Wabash Avenue	Gables on Wabash LLC	AH1-AR
92	28	1823 Wabash Avenue	Gables on Wabash LLC	AH1-AR
92	29	1823 Wabash Avenue	Gables on Wabash LLC	AH1-AR
92	31	Wabash Avenue	Wabash Avenue Land LLC	R-1
92	33	Wabash Avenue	Gables on Wabash LLC	AH1-AR
92	34	Wabash Avenue	Gables on Wabash LLC	AH1-AR

STATEMENT OF PURPOSE

Under the provisions of the Local Redevelopment and Housing Law, this document constitutes a Redevelopment Plan for the general purpose of facilitating a variety of housing opportunities in the City. Specific uses permitted and standards in the Redevelopment Area are as specified later in this report.

The Governing Body of the City of Northfield has previously determined that the City as a whole meets the criteria as an “Area in Need of Rehabilitation”. This Redevelopment Plan is the proper mechanism for the orderly planning and redevelopment of the subject properties consistent with municipal goals and objectives as stated herein. Upon adoption by the City, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions outlined herein.

For the purposes of this Redevelopment Plan, the following terms shall have the meaning specified below:

“City” shall mean the City of Northfield, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.

“Local Redevelopment and Housing Law” shall mean N.J.S.A. 40A:12A-1 et. seq.

“Project Area” or “Property” shall mean all of that certain real property comprising of all or portions of the Wabash Avenue Redevelopment Area, as defined herein.

“Redeveloper” shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Redeveloper pursuant to N.J.S.A. 40A:12A-1 et. seq. for the purpose of advancing this Redevelopment Plan.

“Redevelopment Area” shall mean, for purposes of this Redevelopment Plan, all of the properties comprising and consisting of Block 92, Lots 25, 28, 29, 31, 33 and 34 as identified on the City of Northfield Tax Map.

“Redevelopment Entity” shall mean the City Council/State of New Jersey, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et. seq.

“Redevelopment Plan” shall mean this instant document entitled Wabash Avenue Redevelopment Plan which also may be referred to herein as “WARP”.

“Redevelopment Project” shall mean a project approved pursuant to this Plan and as set forth in a Redevelopment Agreement between the City and the Redeveloper.

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

GOALS AND OBJECTIVES

A. Goals

- 1) Promote the establishment of appropriate population densities in concentrations that will contribute to the well-being of persons, neighborhoods, and the region, and the preservation of the environment.
- 2) Provide sufficient space in appropriate locations for a variety of residential uses to meet the needs of citizens.

B. Plan Objectives

- 1) Provide an attractive residential housing opportunities to meet the needs of a variety of household types.
- 2) Provide for affordable housing to satisfy the Township’s affordable housing obligations under the Fair Housing Act.
- 3) Provide an opportunity for supportive veteran housing.

DESIGNATION OF A REDEVELOPER

As part of the City Council’s adoption of this Redevelopment Plan, the Council shall name a Redeveloper. The Redeveloper selected by the City shall, in the opinion of the City, be qualified to successfully develop residential housing units that are consistent with the Public Policy Goals and Redevelopment Plan objectives.

AGREEMENT WITH REDEVELOPER

It is the intent of this Redevelopment Plan that the Redeveloper proceed to develop the Project in accordance with the goals and objectives of this Redevelopment Plan as set

forth herein, and/or as otherwise contemplated in the Fourth Round HEFSP, as amended, which goals and objectives for the Redevelopment Area were further memorialized in that certain January 16, 2026 Consent Order entered by the Superior Court of New Jersey in the City's Fourth Round Affordable Housing Declaratory Judgment action, entitled In the Matter of the City of Northfield, bearing Docket No.: ATL-L-136-25.

In accordance therewith, upon the adoption of this Redevelopment Plan and the designation of the Redeveloper by the City, the City and the Redeveloper shall enter into a Developers Agreement in the form and content expressly contemplated in the January 16, 2026 Consent Order, which Developers Agreement shall be accepted by the City and Redeveloper in lieu of a redevelopment agreement, and shall have the same force and effect thereof, as typically entered into pursuant to the Local Redevelopment and Housing Law.

The Developers Agreement shall stipulate the precise nature and extent of the improvements to be made and their timing and phasing which shall be performed as permitted therein. The Redeveloper will be responsible to construct the improvements to be detailed on the final site plan as otherwise described and contemplated in the Developers Agreement.

LAND USES AND BUILDING REQUIREMENTS

This Redevelopment Plan is designed to address the redevelopment on Block 92, Lots 25, 28, 29, 31, 33 and 34 and shall be referred to as the Wabash Avenue Redevelopment Plan (WARP). The Redevelopment Plan is not intended to supersede the existing zoning district requirements and the underlying zoning district on these parcels shall remain in full force and effect. The overlay is intended to provide for additional development options in furtherance of the City's adopted HEFSP.

As required by N.J.S.A. 40A:12A-7c, the zoning map will be amended to include the Wabash Avenue Redevelopment District (WARP) for the Redevelopment Area.

Land Use Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference. In addition, the definitions set forth in the City Land Use Ordinance are incorporated into this Redevelopment Plan by reference. The following additional definitions would apply:

Affordable Housing Unit – a unit creditworthy against the City’s statutory affordable housing obligations, the requirements of which are set forth in the Developer’s Agreement between the City and Redeveloper.

Veterans Comfort Home – A stand-alone dwelling unit with a single bedroom and single person occupancy for Veterans Supportive housing and care.

Veterans Multi-family Dwelling Unit – A one-bedroom or efficiency dwelling unit within a multi-family building providing Veterans Supportive housing and care.

Veterans Supportive Housing – residential units designed to provide supportive services to Veteran’s.

Development Regulations

In order to effectuate the goals and objectives of the Wabash Avenue Redevelopment Plan, it is necessary to create a new set of land use and design controls to accommodate residential development. This Redevelopment Plan shall overlay the existing zoning for the Redevelopment Area.

The City Land Management Ordinance standards and regulations remain applicable to the future development unless specifically modified below. The following standards shall be treated as zoning requirements. Any deviation from the requirements of this section shall

be treated as a “c” variance as provided for under the Section entitled “Authority and Interpretation”.

Wabash Avenue Redevelopment Plan Overlay District

A. *Applicability and Purpose.* This ordinance shall apply to Block 92, Lots 25, 28, 29, 31, 33 and 34 as they exist at the time of adoption of this ordinance and including any future lots subdivided from the original tracts in accordance with this ordinance. The purpose of the Wabash Avenue Redevelopment Plan overlay is to provide for the construction of a 121-unit Veteran’s Supportive Housing development of which at least 115 of the units will be “credit-worthy” to meet a portion of the City’s affordable housing obligation.

B. *Permitted Uses*

1. Principal Uses

[a] Veteran’s Supportive Housing in the form of the following:

- i. Veteran’s Comfort Homes
- ii. Veteran’s Multi-family dwelling units

2. Accessory uses

[a] Off-Street Parking

[b] Supportive Office Space and Space for counseling, legal and other support services.

[c] Multi-purpose room, fitness area, dining areas and similar indoor amenity spaces all for the residents of the facility.

[c] Outdoor recreational amenities and features for the residents of the community

- [d] Signs, subject to the provisions of §215-113
- [e] Fences and hedges subject to the provisions of §215-95
- [f] Stormwater management facilities
- [g] Monuments, statues and other memorial and decorative items integrated into the courtyards, outdoor walkways and facilities.

C. A total of 121 units are permitted in a combination of Veteran’s comfort homes and Veteran’s multi-family dwelling units. At least 115 units shall qualify for credit against City’s affordable housing obligation.

D. Affordable housing units shall meet the requirements set forth in the Developer’s Agreement and in accordance with any Court Orders or Judgments related to the City’s Fourth Round compliance as it relates specifically to the affordable units created from this Redevelopment Plan. The Affordable Veteran’s Supportive Units and Comfort Homes are unique and have been identified as such through the Fourth Round compliance process and are therefore exempt from certain affordable housing regulations otherwise applicable to other types of affordable units.

E. Bulk Requirements:

1. Lot Requirements

- [a] Lot Area – 6 acre minimum.
- [b] Building Coverage – 35% maximum.
- [c] Impervious Coverage – 65% maximum.

2. Building setbacks

- [a] A minimum setback to the northern property line (Clark Place) shall be 40 feet with an average setback of 50 feet.
- [b] A minimum setback to the eastern property line (Locust Drive) of 30 feet.
- [c] A minimum side yard setback of 25 feet.

[d] A minimum separation to the existing residential lots from any residential structure shall be 80 feet. This area shall include a landscape buffer with a minimum width of 25 feet.

[d] A minimum setback of 50 feet to Wabash Avenue for residential buildings.

[e] Comfort Homes shall have a minimum building separation of 10-feet.

3. Building height – 3 stories and 45-foot maximum.

4. Parking Requirements. Recognizing this use is not a traditional residential facility the required parking is subject to the following:

[a] At least 132 parking spaces are required for the proposed 121 units.

[b] The total parking spaces shall be finalized as part of a site plan approval which includes a parking analysis from a licensed traffic engineer. The parking analysis is required to support the total number of proposed parking spaces. The parking analysis shall identify the maximum number of employees on the largest shift. The total required parking shall include enough spaces for these employees in addition to the identified parking demand from residents and visitors.

5. A landscape buffer with a minimum width of 25 feet is required along all property lines. Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in §§ **215-85** and **215-100**.

F. General Requirements:

1. All development shall be generally consistent with the Concept Subdivision Plans included in the Appendix of this report.

2. Utility and stormwater basins and infrastructure need not satisfy the setback requirements.

G. Affordable Housing Provisions

The Redevelopment Plan results in the creation of up to 115 veteran supportive housing units which are to be credit-worthy affordable housing units under the City's affordable housing plan.

EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Redeveloper (or any successors in interest) whereby the land or improvements in the Redevelopment Area is restricted, either by the Redevelopment Entity or the Redeveloper (or any successors in interest) in violation of any State or Federal anti-discrimination law. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9 shall be implemented by appropriate covenants or other provisions in the Redeveloper's Agreement and/or disposition instruments as covenants running with the land.

AUTHORITY AND INTERPRETATION

- A. Pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the sole authority for the project's preliminary and final site plan approval.
- B. The Redevelopment Plan hereby amends the City's zoning district map with respect to the Redevelopment Area.
- C. Subject to the provisions of this Redevelopment Plan herein, the Planning Board shall have authority for the interpretation or clarification of any Land Use provision under this Redevelopment Plan.
- D. The Planning Board is authorized to grant reasonable exceptions for deviations from the Redevelopment Plan. For purposes of this Redevelopment Plan, an exception for a

deviation is akin to a variance or exception which could be granted pursuant to N.J.S.A. 40:55D-70(c) or N.J.S.A. 40:55D-51(a) or (b) respectively.

- E. Any use or “d” variances per N.J.S.A. 40:55D-70(d) from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (by 10 feet or 10% of the maximum height) within the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

GENERAL PROVISIONS

The continued revitalization of this Redevelopment Area is important to the City. In order to facilitate the revitalization of the Redevelopment Area, the City shall have all the powers granted to a municipality or redevelopment entity to carry out this Redevelopment Plan as set forth in the Local Redevelopment Law at N.J.S.A. 40A:12A-8.

General Construction and Application of Plan Provisions

All provisions of this Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within the Redevelopment Area. The Redeveloper will be deemed in compliance with the Redevelopment Plan so long as an approved Redevelopment Project (as set forth in the Redevelopment Agreement) is constructed in the Redevelopment Area.

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the City and a designated redeveloper for each Phase. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or development ordinance or other regulations now or hereafter in force:

- The redeveloper will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
- The redeveloper, its successors or assignees, shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued in accordance with a redevelopment agreement, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

Duration of Provisions and Effective Date

- A. This Redevelopment Plan, as it may be amended from time to time, shall be in effect for a maximum period of 30 years or until the goals of the Redevelopment Plan are satisfied and the Redevelopment Area is fully redeveloped to the maximum extent permitted under the Redevelopment Plan, whichever is earlier.
- B. Upon completion of construction and the issuance by the City of all permanent Certificate(s) of Occupancy for the Redevelopment Project, and at the request of the Redeveloper, the City shall issue the Redeveloper a 'Certificate of Completion and Compliance' for the entire Redevelopment Project or such portions thereof as the Redeveloper shall have completed, certifying that the Redevelopment Project or the specific portions thereof were completed in accordance with this Redevelopment Plan and

further certifying that the applicable provisions of the Redevelopment Agreement, if applicable, relating to N.J.S.A. 40A:12A-9a, have been satisfied. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of a certificate.

Procedures for Amending the Approved Redevelopment Plan

- A. This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body.
- B. The land use provisions of this Redevelopment Plan may be modified or changed at any time upon a request from the Redeveloper or at the City's initiation provided that nothing herein shall be altered to be inconsistent with the City's HEFSP as amended, the Developer's Agreement, or the January 16, 2026 Consent Order as it relates to the Wabash Avenue Redevelopment Area.
- C. City Council approval shall be required for any amendments that expand the type of uses or other aspects not approved by this Redevelopment Plan.

Relocation

There are no existing housing units in the Redevelopment Area, therefore relocation is not required.

Acquisition

In accordance with N.J.S.A. 40A:12A-7(a)(4), the Redevelopment Plan does not require acquisition of any parcels.

Affordable Housing

There are no existing housing units within the Redevelopment Area. Therefore, there will be no removal of any affordable housing units as a result of the implementation of this Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7(a)(6). As a result of the implementation of this Redevelopment Plan, no affordable housing units are required to be replaced in accordance with N.J.S.A. 40A:12A-7(a)(7).

Zero-Emission Vehicle Fueling and Charging Infrastructure

All development shall comply with the requirements set forth at N.J.S.A. 40:55D-66.20. As there will be no public parking areas provided there will be no connection to an existing “essential public charging network” in accordance with N.J.S.A. 40A:12A-7(a)(8) within the Redevelopment Area.

CONSISTENCY WITH THE MASTER PLAN

The City adopted a 2024 Housing Element and Fair Share Plan, an element of the Master Plan, which included the subject properties for development of up to 80 age-restricted housing units with up to 12 affordable housing units. This Plan was certified by the Courts. In 2025 the City prepared and adopted a Fourth Round Housing Element and Fair Share Plan which continued to provide for the development of the subject properties as provided for in the 2024 Plan. The Housing Element and Fair Share Plan is proposed for amendment in 2026 and is being amended to permit a change to the development of this site consistent with the Wabash Avenue Redevelopment Plan and contributing up to 115 veteran’s supportive housing units to the City’s affordable housing obligations.

The City has also adopted a 2025 Master Plan Reexamination Report which includes the goal “To identify areas within the city to allow greater density to accommodate the need for senior, multifamily, and affordable housing to fulfill the needs of the aging population and requirements of affordable housing.”

As the Housing Element and Fair Share Plan is an element of the City's Master Plan the proposed Wabash Avenue Redevelopment Area which effectuates the adopted Master Plan Element is consistent with the City's Master Plan.

RELATIONSHIP TO OTHER PLANS

An important requirement of a Redevelopment Plan is consistency with the goals and objectives of already adopted plans for the area.

Plans of Other Municipalities

The Redevelopment Area is located along Wabash Avenue in the center of the City. Each municipality which borders the City of Northfield is listed below with the relationship to the Redevelopment Area.

The City of Pleasantville is located on the City's northern border, over one mile from the Redevelopment Area. The Wabash Avenue Redevelopment Area does not cause a conflict with City of Pleasantville and does not change the existing zoning and land development patterns between the two cities.

Egg Harbor Township surrounds the City's eastern and western borders and is located just under a mile away to the east and over a mile away to the west from the Wabash Avenue Redevelopment Area. The Wabash Avenue Redevelopment Area does not cause a conflict with Egg Harbor Township and does not change the existing zoning and land development patterns between the City and the Township.

The City of Linwood abuts the City's southern border and is located approximately three-quarters of a mile away from the Wabash Avenue Redevelopment Area. The Wabash Avenue Redevelopment Area does not cause a conflict with the City of Linwood and does not change the existing zoning and land development patterns between Northfield and Linwood.

County Master Plan

This Redevelopment Plan is consistent with the Atlantic County Master Plan in that it advances the following Goals and Objectives of the 2018 County Master Plan:

- Promote quality growth and development in areas where capital facilities are available.
- Support efforts to revitalize neighborhoods and rehabilitate older housing stock.
- Promote a mix of housing types to support the demands of a changing population.

The Redevelopment Plan provides for new housing opportunities on vacant land where existing infrastructure is available. The residential development will improve and enhance the existing neighborhood and promote a mix of housing types to an area where new housing is expected, planned and promoted.

New Jersey State Plan

The State Development and Redevelopment Plan (“SDRP”) adopted on December 17, 2025 is a state-level guidance document that provides a vision for the future with the intent to preserve and enhance the quality of life for all residents on New Jersey. The SDRP was initially released in 2001 and was recently updated and readopted in December of 2025. The purpose of the State Plan is to coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The State Plan Policy Map has two major components: Planning Areas, which identify the unique natural and built infrastructure in specific areas across New Jersey; and Centers

and Environs, which identify the scale, location and design of livable communities and natural landscapes. For each component, the State Plan recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Fringe, Rural, and Environmentally Sensitive Planning Areas.

The identified properties are located within PA1: Metropolitan Planning Area. Metropolitan Planning Areas include a variety of communities that have major ties to metropolitan centers (Philadelphia/Camden/ Trenton). These communities have infrastructure to support development. They generally have a need to rehabilitate existing housing in the community. There is a recognition that redevelopment will be the predominant form of growth in these communities which will provide for an affordable choice of housing in proximity to Philadelphia. The intent of the PA1 is:

- Provide for much of the state’s future growth in compact development and redevelopment;
- Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- Prevent displacement and gentrification;
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- Rebalance urbanization with natural systems;
- Promote increased biodiversity and habitat restoration;
- Stabilize and enhance older inner ring suburbs;
- Redesign and revitalize auto oriented areas; and
- Protect and enhance the character of existing stable communities.

The adoption of this Redevelopment Plan would be consistent with the Goals and Objectives and Planning Areas of the New Jersey State Plan.