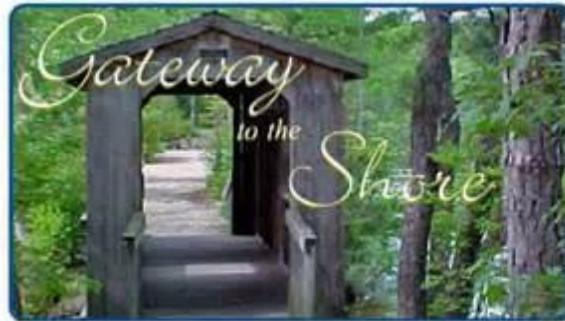


# DOLPHIN AVENUE REDEVELOPMENT PLAN

BLOCK 66, LOT 11  
BLOCK 69, LOT 1.02

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 19, 2026**

City of Northfield  
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**DOLPHIN AVENUE REDEVELOPMENT PLAN**

**BLOCK 66, LOT 11  
BLOCK 69, LOT 1.02**

**CITY OF NORTHFIELD  
ATLANTIC COUNTY, NEW JERSEY**

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The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3.b

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**Exhibit I** – Redevelopment Area Map

**Exhibit II** – Major Subdivision Plan Harvey Drive, Block 66, Lot 11 dated November 12, 2025 and prepared by DeBlasio and Associates

**Exhibit III** - Major Subdivision Plan 605 Dolphin Avenue, Block 69, Lot 1.02 dated November 12, 2025 and prepared by DeBlasio and Associates

## 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 property owned by the City of Northfield which is proposed to be developed to address 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 an agreement with Habitat for Humanity to develop the subject properties with up to twelve (12) affordable family units in the form of twins.

## 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 City owned and contains just over 2 acres along Dolphin Avenue and Harvey Drive and consists of two separate parcels. These are identified as Block 66, Lot 11 and Block 69, Lot 1.02 on the City tax maps. The two parcels are not contiguous. Block 66, Lot 11 is located at the corner of Harvey Drive and Dolphin Avenue and contains one acre of land. Block 69, Lot 1.02 is located along Dolphin Avenue and contains 1.12 acres of land. The parcel (Block 66, Lot 11) along Harvey Drive is wooded and is bordered by a single-family dwelling on the north and west. Opposite the site on the east side of Dolphin Avenue is the Atlantic County public works yard. The parcel on Dolphin Avenue (Block 69, Lot 1.02) is also wooded and is surrounded by the Atlantic County public works yard.

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	ZONE
66	11	Harvey Drive and Dolphin Avenue	R-1
69	1.02	Dolphin Avenue	R-1

## 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 meet 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, the 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 terms:

“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 that certain real property comprising of all or portions of the 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 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 Dolphin Avenue Redevelopment Plan.

“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.

## **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 the Redevelopment Plan. Upon the adoption of the plan and the naming of the Redeveloper, the City shall then commence negotiations with the Redeveloper for a Redevelopment Agreement and Financial Agreement, which may include a Payment In-Lieu of Taxes.

The property in the Dolphin Avenue Redevelopment Area is owned by the City of Northfield. As part of the Redevelopment Agreement the City will provide for the transfer of the land to the Redeveloper. The Redeveloper will be responsible to construct the improvements to be detailed on the final site plan.

A Redeveloper will be required to enter into a Redeveloper's Agreement with the City that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

## **LAND USES AND BUILDING REQUIREMENTS**

This Redevelopment Plan is designed to address the redevelopment on Block 66, Lot 11 and Block 69, Lot 1.02 and shall be referred to as the Dolphin Avenue Redevelopment Plan (DARP). The Redevelopment Plan is intended to overlay the existing zoning district. 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 Dolphin Avenue Redevelopment District (DARP) 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** – means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

**Single-family attached twin dwelling unit** – A building containing two dwelling units sharing an unpierced common vertical wall. Each unit having its own separate entrance.

## *Development Regulations*

In order to effectuate the goals and objectives of the Dolphin 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 variance.

### **Dolphin Redevelopment Plan Overlay District**

- A. *Applicability and Purpose.* This ordinance shall apply to Block 66, Lot 11 and Block 69, Lot 1.02 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 Dolphin Avenue Redevelopment Plan overlay is to provide for the construction of a 100% affordable housing unit development creating a realistic opportunity for the construction of a portion of the low- and moderate-income housing obligation of the City of Northfield.

*B. Permitted Uses*

1. Principal Uses

- [a] Single-family attached twin dwelling units
- [b] Stormwater management facilities
- [c] Home occupations as defined in Article II

2. Accessory uses

- [a] Private garages subject to §215-98 and carports
- [b] Private swimming pools
- [c] Outdoor barbecue structures and utility sheds
- [d] Signs, subject to the provisions of §215-113
- [e] Fences and hedges subject to the provisions of §215-95
- [f] Off-street parking

C. A total of 3 buildings with 6 units are permitted on each existing parcel for a total of 12 dwelling units. The original parcel may be subdivided to create individual lots for each dwelling unit in accordance with the following lot requirements:

- 1. All units shall be affordable housing units and meet the requirements of the City's Affordable Housing Ordinances under Article VB within Chapter 215 of the Land Development Regulations
- 2. Lot Requirements for residential units.
  - [a] Lot Area – 3,000 square foot minimum.
  - [b] Lot Frontage/Width – 25 foot minimum.
  - [c] Lot Depth – 115 foot minimum.

3. Building setback.
  - [a] Front yard setback – 30-foot minimum.
  - [b] Side yard setback – 0-foot (Shared Side) and 11-foot minimum.
  - [c] Rear yard setback – 35 foot minimum
  - [d] Deck or patio rear yard setback – 25 feet
  - [e] Deck or patio side yard setback same as principal building.
4. Coverages.
  - [a] Building Coverage – 30% maximum.
  - [b] Impervious Coverage – 50% maximum.
5. Building height – 2 stories and 35-foot maximum.
6. Parking Requirements:
  - [a] A minimum of two (2) off-street parking spaces per residential dwelling lot.
  - [b] Lots which front along Dolphin Avenue are required to have an area for a turn-around on-site so that vehicles do not back out onto Dolphin Avenue.
  - [c] Driveways may have a zero-foot setback.
7. Accessory setbacks
  - [a] Minimum Side Yard Setback – 5 feet
  - [b] Minimum Rear Yard Setback – 5 feet
  - [c] Utility sheds are subject to the provisions of Section 215-27 of the Land Development Regulations.

D. General Requirements:

1. All development shall be generally consistent with the Concept Subdivision Plans included in the Appendix of this report for Block 66, Lot 11 and 69, Lot 1.02. Any minor engineering refinements, dimensional adjustments within standard tolerances, and changes required through governmental agency review (NJDEP, Atlantic County, RSIS, and utility providers) shall be permitted, provided they

remain consistent with the general intent of the Concept Plans and regulations herein and below:

- [a] The Concept Plans are intended as framework guidance and not frozen construction drawings;
  - [b] Minor engineering refinements, footprint adjustments, driveway/parking changes, stormwater basin resizing, and unit reorientation driven by site or agency conditions shall not be deemed inconsistent; and
  - [c] Dimensional tolerances within standard engineering practice are expressly permitted.
2. Utility and stormwater basins and infrastructure may be designed and coordinated to be shared among various parcels or lots. Such infrastructure need not satisfy the setback requirements. Stormwater basins may be on their own lot with no minimum lot size requirement or lot frontage requirement.
  3. The subdivision/development on Block 69 is required to maintain a 25-foot buffer along the residential lots to the County Public Works yard. The buffer shall consist of the existing vegetation, no new vegetation is required. The plans should reflect this 25-foot area to remain in its current state.
  3. FENCING .... Fences are permitted in the rear and side yard at a maximum height of 6-feet. No fencing is permitted in a front yard.

E. *Affordable Housing Provisions*

The Redevelopment Plan results in the creation of up to twelve (12) affordable housing units. The construction, marketing, pricing and restrictions relating to the affordable housing units will be completed in accordance with the City's Affordable Housing Ordinances under Article VB of Chapter 215 Land Use and Development Regulations.

## 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. Changes to the site plans due to outside agency approvals which do not change the approved lot lines and lot areas can be approved administratively if in conformance with the standards herein, specifically under the Land Use and Building Requirements
- 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.
- 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). This Redevelopment Plan provides for up to 12 new affordable housing units.

## *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 12 affordable housing units as twin 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 through an agreement with Habitat for Humanity for up to 12 affordable housing units. The Housing Element and Fair Share Plan is proposed for amendment in 2026 and continues to include this project to meet 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 Dolphin 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 Dolphin Avenue in the northeast corner of the City, abutting the City of Pleasantville. Each municipality which borders the City of Northfield is listed below with the relationship to the Redevelopment Area.

City of Pleasantville is the closest municipality to the redevelopment area. The lands which border Northfield are zoned Single-Family Residential (R-75) which permits single-family detached dwelling units on lots of 7,500 square feet. The zoning in Pleasantville is consistent with the Northfield's abutting residential zoning district. The Dolphin Avenue Redevelopment Area does not cause a conflict with City of Pleasantville.

Egg Harbor Township surrounds the City's eastern and western borders and is located just under a mile away to the west and over a mile away to the east from the Dolphin Avenue Redevelopment Area. The Dolphin 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 over 1.5 miles away from the Dolphin Avenue Redevelopment Area. The Dolphin 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.