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**LANGSTON STEEL  
REDEVELOPMENT AREA PLAN  
BURNT MILL ROAD AND WOODCREST ROAD**

**Township of Cherry Hill  
Department Community Development  
820 Mercer Street  
Cherry Hill, New Jersey 08002**

# **LANGSTON STEEL REDEVELOPMENT AREA PLAN**

**Township of Cherry Hill**  
***County of Camden***

**Adopted by Planning Board: June, 2003**  
**N.J.S.A. 40A-12 A**

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**Township of Cherry Hill**

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## I. INTRODUCTION

**The Langston Steel Redevelopment Plan** follows a determination by the governing body of the Township of Cherry Hill that the study area is an area in need of redevelopment" according to the standards established in the "Local Redevelopment and Housing Law" of the State of New Jersey (N.J.S.A 40A:12A et seq.).

**The purpose of the Langston Steel Redevelopment Plan** is to support and encourage development and redevelopment of land in the Langston Steel study area, to improve the economic climate, and to regulate redevelopment activities in the best interest of public health, safety and welfare.

**The Langston Steel Redevelopment Plan** has been prepared for the Langston Steel area. The proposed redevelopment plan will encourage the development and redevelopment of vacant and underutilized land.

**FIGURE 1R** identifies the area of redevelopment under **The Langston Steel Study Area – Determination of Need Study**.

## II. STATUTORY REQUIREMENTS

The "Local Redevelopment and Housing Law" of the State of New Jersey states the following specific requirements for a redevelopment plan:

### N.J.S.A. 40A:12A-7.

- a. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A: 1 2A-5 or 40A: 1 2A-1 4), as appropriate.

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 definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) 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
  - (a) The master plans of contiguous municipalities,
  - (b) The master plan of the county in which the municipality is located, and
  - (c) The State Development and Redevelopment Plan adopted pursuant to the 'State Planning Act,' P.L.1985, c. 398 (C.52:18A-196 et seq.).
- b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et seq.) and the housing element of the municipal master plan.
- c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" P.L.1975, c. 291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

- d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan, inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan for a designated redevelopment area.

After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section. L. 1992, c.7987.II.

**FIGURE 2R** identifies the existing conditions that qualify **The Langston Steel Redevelopment Plan** area under the "Local Redevelopment and Housing Law".

KEY	BLOCK	LOT	OWNER	CONDITION	VACANT	BUILT	TOTAL
1	594.01	1 C0001	Udren Family Limited Part., L.P.	Adjacent	0.000	0.574	0.574
2	594.01	1 C0002	Woodcrest Road Assoc., L.P.	Vacancy	15.040	17.076	32.116
3	594.01	2*	Woodcrest Road Assoc., L.P.	Vacancy			
4	594.01	3	Woodcrest Road Assoc., L.P.	Obsolete / Adjacent	0.156	0.184	0.34
5	594.01	4	Woodcrest Road Assoc., L.P.	Obsolete / Adjacent	0.039	0.132	0.171
6	594.01	5	Woodcrest Road Assoc., L.P.	Obsolete / Adjacent	0.077	0.095	0.172
7	594.01	6	Woodcrest Road Assoc., L.P.	Obsolete / Adjacent	0.229	0.028	0.257
TOTAL					15.541	18.089	33.63

\* Block 594.01 Lot 2 was consolidated with Block 594.01 Lot 1.

### **III. GOALS**

A successful municipality is a prudent guardian of the land within its borders. The municipal master plan must provide for a variety of land uses to meet the needs of the residents. The implementation of the master plan must undergo continuous monitoring and adaptations pursued when physical, environmental and social changes occur. Deleterious uses must be discouraged; deteriorated property must be repaired or replaced; substandard property must be improved; obsolete conditions must be eliminated and appropriate development of vacant land be permitted. The goal of the Langston Steel Redevelopment Plan is to assist the Township of Cherry Hill in adapting its implementation of its Master Plan for the benefit of the public welfare. The major impediments of achieving these goals are an obsolete facility built for manufacturing purposes that are no longer economically viable and various environmental remediation activities required as a result of past activities on the site.

## IV. OBJECTIVES

- A. Prevent further deterioration of the built environment.
- B. Promote the overall development of the community.
- C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
- D. Encourage the highest and best use of land and property.
- E. Facilitate full utilization of the land.
- F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
- G. Require adherence to the highest design standards.
- H. Strengthen social, economic and development patterns.
- I. Increase economic opportunities in the Township of Cherry Hill.
- J. Improve the health and welfare of the residents of the Township
- K. Advance public-private partnership efforts for the improvement of the economic environment.

## V. PROPOSED ACTIONS

- A. Formation and implementation of public-private partnerships for the economic improvement of the area.
- B. Clearance of outdated and substandard structures and site conditions.
- C. Provision of public improvements necessary to service and support development.
  1. The construction of a pedestrian bridge from the Woodcrest High Speedline Station to the redevelopment site.

## VI. BOUNDARY DESCRIPTION

The boundaries of the Langston Steel Redevelopment Area were originally delineated by the governing body of the Township of Cherry Hill in their resolution R-02:09-361 (Adopted September 23, 2002) designating the Langston Steel study area as an "area in need of redevelopment." The Langston Steel Redevelopment Area included the property designated as follows on the tax maps of the Township of Cherry Hill:

<u>Block</u>	<u>Lot</u>
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594.01	1, 2, 3, 4, 5, 6
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The boundary map (**FIGURE 3R**) attached and made a part of this plan delineates the boundaries of the redevelopment area.

## VII. OWNERSHIP

The following list shows the ownership of land in the study as shown on the tax records of the Township of Cherry Hill:

<u>KEY</u>	<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Address</u>
1	594.01	1 C0001	Udren Family Limited Part., L.P.	1040 N. King's Highway Suite 500 Cherry Hill, NJ, 08034
2	594.01	1 C0002	Woodcrest Road Assoc., L.P.	700 Henderson Road King of Prussia, PA 19406
3	594.01	2	Woodcrest Road Assoc., L.P.	700 Henderson Road King of Prussia, PA 19406
4	594.01	3	Woodcrest Road Assoc., L.P.	C/O H. Penington 1835 Market Street 29 <sup>th</sup> Floor Philadelphia, PA 19103
5	594.01	4	Woodcrest Road Assoc., L.P.	C/O H. Penington 1835 Market Street 29 <sup>th</sup> Floor Philadelphia, PA 19103
6	594.01	5	Woodcrest Road Assoc., L.P.	C/O H. Penington 1835 Market Street 29 <sup>th</sup> Floor Philadelphia, PA 19103
7	594.01	6	Woodcrest Road Assoc., L.P.	C/O H. Penington 1835 Market Street 29 <sup>th</sup> Floor Philadelphia, PA 19103

## VIII. MASTER PLAN PROVISIONS

The Planning Board of the Township of Cherry Hill adopted the Master Plan of the Township of Cherry Hill, January 1984 (as well as the most recent Re-examination Report prepared in 1996) and provides general encouragement of commercial development in appropriate areas. The Langston Steel area was identified in the 1984 Master Plan (as well as the most recent Re-examination Report prepared in 1996) for industrial and office development and these uses remain the most suitable uses for this area. The recommendations of the 1984 Master Plan are shown on **FIGURE 4R.**

## IX. ZONE PLAN AND ZONING REGULATIONS

The purposes and provisions of the Zoning Ordinance of the Township of Cherry Hill and amended from time to time since the date of adoption are included in this Redevelopment Plan and adopted as part of this plan. The existing Zoning for the immediate vicinity of the **The Langston Steel Redevelopment Plan** is identified on **FIGURE 5R.**

## **X. DEVELOPMENT REGULATIONS**

- A.** The redevelopment entity and the redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A:12A-1 et seq.
- B.** The designated redevelopment entity or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations the Langston Steel Redevelopment Plan and of the Township of Cherry Hill, County of Camden and State of New Jersey, except where variances and waivers are properly approved. (N.J.S.A.. 40A: 1 2A- 13). Where there is a conflict between the regulations of the Township of Cherry Hill and the regulations of this redevelopment plan, the regulations of this plan shall prevail.
- C.** The Township of Cherry Hill Planning Board specifically reserves the right to review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.
- D.** The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of Cherry Hill Planning Board. (N.J.S.A. 40:55D-53)

## **XI. PROPERTY ACQUISITION**

The plan for the Langston Steel Redevelopment Area includes no provision for the acquisition of land by the Township of Cherry Hill or any other redevelopment entity designated by the governing body of the Township at this time. Should any property require acquisition, the Township of Cherry Hill or any other redevelopment entity will comply with all applicable laws of the State of New Jersey.

## **XII. REDEVELOPMENT ENTITY AND REDEVELOPER**

### **A. DESIGNATION OF REDEVELOPMENT ENTITY**

If necessary for the implementation of this plan the governing body of the Township of Cherry Hill shall designate a redevelopment entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan. (C.40A: I 2A-4)

### **B. DESIGNATION OF REDEVELOPER**

When necessary for the implementation of this plan, the redevelopment entity authorized by the governing body of the Township of Cherry Hill shall enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan. (N.J.S.A. 40A: I 2A-4(c))

**C. REDEVELOPER TO RETAIN INTEREST**

The redeveloper shall agree to retain interest in the project until the completion of construction and development of the specific project. The redeveloper shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the redevelopment entity.

**XIII. TIME LIMITS**

**A. REASONABLE TIME FOR DEVELOPMENT**

The redeveloper of a specific project within the redevelopment area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the duly authorized redevelopment entity and a duly designated redeveloper. N.J.S.A. 40A:12A-8(f)

**B. EXPIRATION OF REDEVELOPMENT PLAN**

The provisions and regulations specified in this plan shall continue in effect for a period of 25 years from the date of the adoption of this plan by the governing body of the Township of Cherry Hill.

## **XIV. GENERAL PROVISIONS**

### **A. DEFINITIONS**

The definitions provided in N.J.S.A. 40A:I 2A3 are incorporated into this plan by reference.

### **B. DISCRIMINATION BAN**

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures within this redevelopment area is restricted upon the basis of race, creed, color, gender, marital status, gender, age, handicap, familial status or national origin.

### **C. PRE-EXISTING APPROVALS**

Any plans or plats approved by the Township of Cherry Hill or its agencies and subsidiaries prior to the adoption of this redevelopment plan shall not be subject to the requirements of this redevelopment plan.

## **XV. COMPLIANCE WITH STATUTORY REGULATIONS**

As described below, this redevelopment plan is in full compliance with state statutes.

### **A. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES**

The Langston Steel Redevelopment Plan is a comprehensive plan that includes a complete description of the relationship of the plan to the definite local objectives as to appropriate land uses density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

### **B. PROPOSED LAND USES AND BUILDING REQUIREMENTS**

The Langston Steel Redevelopment Plan includes maps and text sufficient to describe land uses and building requirements within the project area.

### **C. RELOCATION PROVISION**

No relocation is proposed in The Langston Steel Redevelopment Plan. If relocation becomes necessary, the redevelopment entity shall comply with all applicable statutes, laws and ordinances related to relocation.

### **D. IDENTIFICATION OF PROPERTY ACQUISITIONS**

The Langston Steel Redevelopment Plan identifies no parcels to be acquired by the Township of Cherry Hill, County of Camden, State of New Jersey or any redevelopment entity designated by Township Council.

**E. RELATIONSHIPS TO OTHER PLANS**

The Langston Steel Redevelopment Plan has no detrimental effect on the master plans of contiguous municipalities, the master plan of the County of Camden or the State Development and Redevelopment Plan.

**F. RELATIONSHIP TO MUNICIPAL LAND USE LAW**

The Langston Steel Redevelopment Plan describes its relationship to the Municipal Land Use Law and creates no conflict with existing local development regulations.

**G. TOWNSHIP OF CHERRY HILL MASTER PLAN**

The Langston Steel Redevelopment Plan is substantially consistent with the Township of Cherry Hill Master Plan.

**XVI. PROCEDURES FOR AMENDING THE PLAN**

- A.** This plan may be amended or revised from time to time upon compliance with the requirements of law, provided that, when the revision or amendment materially affects an owner with an interest in the Redevelopment Area, the Township receives written consent of the current owner whose interest therein is materially affected.
- B.** Procedures for amending the plan shall be as regulated in the "Local Redevelopment and Housing Law". (N.J.S.A. 40A: 12A-7)

## **XVII. REPEAL AND SEVERABILITY STATEMENTS**

- A.** All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only.
- B.** If any provision or regulation of this redevelopment plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.