



Richland Village Redevelopment Plan

January 2006

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(The original of this document has
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I. INTRODUCTION

A. AUTHORIZATION

The Township of Buena Vista has determined that the area of the Township defined as the Richland Village Redevelopment Area as set forth in the Planning Board's Resolution No. 14-05, dated June 30, 2005 (Exhibit A) and pursuant to the Township Committee's Resolution No. 118-2005, dated July 18, 2005, included herein by reference (Exhibit A-1), has been determined to be an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et seq.¹). Accordingly, this area shall be referred to as the "Richland Village Redevelopment Area" ("Redevelopment Area"). Exhibit A-2 is being reserved for the future Planning Board Resolution and Exhibit A-3 is being reserved for the future Township Committee Resolution which will accept the recommendations of the Planning Board in reference to this Redevelopment Plan.

B. PURPOSE AND GOALS

The Township, having undertaken the prescribed process to determine that the Redevelopment Area exhibits conditions which meet the statutory criteria for an "Area in Need of Redevelopment", must now prepare a Redevelopment Plan.

This Redevelopment Plan will provide a mechanism by which the public and private entities will be legally linked for the orderly planning and redevelopment of the Redevelopment Area.

Such action will be undertaken in a manner that will be consistent with the applicable statutes and with the Goals and Objectives of the Master Plan of Buena Vista Township.

This Plan will provide the planning principles to further Smart Growth planning initiatives within the Redevelopment Area – protection of the environment, high quality design / development standards, circulation planning, etc.

1. Upon adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions outlined herein.
2. The Redevelopment Plan will also provide a process which will form a partnership with private landowners to enhance and encourage private enterprise to develop land with public support and participation in a manner beneficial to both parties.
3. It is the goal and purpose of the redevelopment process not only to provide incentives for controlled development within the redevelopment area, but to do so in a manner which is consistent with regional planning strategies, the State's Office of Smart Growth, Smart Future Planning initiatives and environmentally sustainable techniques which render the redevelopment initiatives as a prototype for the immediate region as well as the State.

¹ Hereinafter referred to as the Redevelopment Statute.

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4. The implementation of the redevelopment process will provide for various development options within this area – such development options may be carried out by Buena Vista Township or private entities / developers. The decision of the Redevelopment Authority (Township Committee) as designated, to utilize an entity for a development proposal should not preclude the Redevelopment Authority from working with another entity (public or private) for a separate development proposal.

By incorporating these purposes and goals via the redevelopment process, it is the intent of the Redevelopment Plan to create a participatory partnership between public and private entities that could maintain a competitive posture in the region.

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II. BACKGROUND

The Richland Village Redevelopment Area consists of approximately ±162.581 acres, exclusive of public rights-of-way and ±225 acres inclusive of public rights-of-way. The majority of this land within the Redevelopment Area is located in the developed portion of the village area consisting of a mix of residential and commercial uses.

The Redevelopment Area is bisected by U.S. Route 40, Harding Highway, corridor which is the main source of vehicular access to the area and is oriented in an east / west direction. The boundaries of the Study Area established by the Township are identified herein as Exhibit B entitled "Richland Village Redevelopment Area Map". This figure defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C, Tax Block and Lot Map). The project area is generally positioned along an east to west axis on U.S. Route 40 and is bounded by Sewell Avenue to the north, Llewellyn Avenue to the northeast, Edmund Avenue to the south, Moody Avenue to the southwest, Cedar Avenue to the west and Park Place to the northwest.

The Richland Village Redevelopment Area is located within the Pinelands Natural Reserve area and encompasses the Pinelands Village Residence / Commerce Zoning District (PVRC), which contains both residential and commercial uses and the Pinelands Village Residential Zoning District (PVR2), which contains residential uses and vacant lands. (See the Redevelopment Area Existing Zoning Map, Exhibit B-2, from the Buena Vista Township Land Use and Zoning Plan). Land uses along the Harding Highway corridor consist of commercial buildings, vacant land, and residential properties. The orientation of the uses are typically commercial along the U.S. Route 40 edge with a mix of residential uses with predominantly residential uses being located along the side streets of the village area. The majority of the publicly owned lands are along U.S. Route 40 and are located in the area between Greenbriar Avenue and Cedar Avenue within the PVRC Zoning District and between Main Avenue and the eastern boundary of the redevelopment area within the PVR2 Zoning District.

As noted in Exhibit C, Tax Block and Lot Map, the Redevelopment Area is located within Tax Blocks 4504, 4511, 4513, 4515, 4517, 4519, 4521, 4523, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4601, 4804, and 4805.

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III. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms are as follows:

- A. "Township" shall mean the Township of Buena Vista, New Jersey, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.
- B. "Richland Village Redevelopment Area" and "Redevelopment Area" shall mean the subject area that is defined throughout this Plan and noted in Exhibits B, B-1, B-2 and B-3 maps and plans. This area has been determined to be an "Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq. by Buena Vista Township, Planning Board Resolution No. , attached as Exhibit A.
- C. "Development Parcel" shall mean any of the parcels or easements created within the Redevelopment Area.
- D. "Land Use Code" shall mean Chapter 49 of the Development Regulations of the Township of Buena Vista, as may be amended from time to time, or Land Use Regulations written specifically for the project and included in this report.
- E. "Local Redevelopment and Housing Law" and "Redevelopment Statute" shall mean N.J.S.A. 40A:12A-1 et seq.
- F. "Lot Coverage" shall mean the percentage of land area occupied by the principal and accessory buildings on a Development Parcel at grade level or above, excluding roof overhangs.
- G. "Planning Board" shall mean the Planning Board of Buena Vista Township.
- H. "Developer" shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Developer, pursuant to the Redevelopment Statute and having entered or been chosen to enter into a Developer's Agreement with the Redevelopment Entity for the purposes of advancing this Redevelopment Plan.
- I. "Developer's Agreement" shall mean a contract made by and between the Developer and the Redevelopment Entity which shall detail the specific rights, responsibilities and obligations of the Township and the Developer related to the conveyance of lands and the construction of a Redevelopment Project thereon. The Developer's Agreement shall include, at a minimum:
 - 1. The development concepts, site plan and related documents for the undertakings proposed.
 - 2. A schedule for the commencement and completion of improvements.
 - 3. The Developer's plan for compliance with the Public Policy Goals and Redevelopment Plan Objectives as outlined herein.
 - 4. Provisions for termination of agreement in the event of default by public or private entities.
 - 5. A schedule of review and adoption of the required public actions.
 - 6. Such other provisions as may be required by law.

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- J. "Redevelopment Entity" shall mean the Township of Buena Vista, 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.
- K. "Redevelopment Project" shall mean the facility constructed on a Development Parcel(s) pursuant to and consistent with this Redevelopment Plan.
- L. "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.
- M. "Host Community" shall mean that community which also legally functions as the "Redevelopment Entity."
- N. "New Urbanism" and "Neo-Traditional Neighborhood Design" is a town planning principle that has gained acceptance in recent years as being one solution to a variety of problems in suburban communities throughout the country. Traditional neighborhoods are more compact communities designed to encourage bicycling and walking for short trips by providing destinations close to home and work, and by providing sidewalks for a safe environment for walking and biking. These neighborhoods are reminiscent of 18th and 19th century American and European towns, along with modern considerations for the automobile. Neo-traditional planning techniques incorporate opportunities for mixed use development that utilizes the highest quality urban design. Such design should reflect the character of the immediate area.
- O. Transfer of Development Rights in accordance with local, county, state and federal guidelines.

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IV. REDEVELOPMENT AREA

A. SITE CONTEXT

1. The Redevelopment Area is located in the Township of Buena Vista, County of Atlantic, and State of New Jersey. (See Exhibit B, Richland Village Redevelopment Area Map). Exhibit C, Tax Block and Lot Map, also illustrates the tax parcel block and lot identification of the parcels within the Redevelopment Area.
2. The Redevelopment Area is bifurcated by U.S. Route 40, the Harding Highway, which provides vehicular access in an east / west direction to the project area and to points throughout the southern New Jersey region. Additionally, the Redevelopment Area is served by the north / south running Cape May Seashore Railroad Line which runs parallel to and between Main Avenue and Dahlia Avenue.
3. The Redevelopment Area has a number of defining characteristics including the unique ownership patterns as noted by the following:

• Privately Owned Vacant Land	20.860 acres
• Privately Owned Developed Land	70.131 acres
• Publicly Owned Vacant Land	67.630 acres
• Publicly Owned Developed Land	3.960 acres

• Total Acreage (excluding public rights-of-way)	162.581 acres
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4. The Redevelopment Area is located in an area of the Township that is a Pinelands Village and consists of a mix of residential and commercial use properties. Exhibit B-2, Redevelopment Area Existing Zoning Map, illustrates the Township's Land Use and Zoning Plans as relating to the Redevelopment Area. Any proposed development must be done with respect to existing wetlands and any other natural features. Development must also be consistent with the New Jersey Department of Environmental Protection regulations, the Pinelands Commission and the New Jersey State Development and Redevelopment Plan.

B. BOUNDARIES

The project boundary map as shown in Exhibit B, referenced herein as the Richland Village Redevelopment Area Map, delineates the boundaries of the Redevelopment Area. Further clarification is provided in Exhibit B-1, which illustrates the existing land uses within the Redevelopment Area, Exhibit B-2, which notes the Township's existing Zoning Plan and Exhibit B-3, illustrating the Redevelopment Area boundaries over an aerial photograph.

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V. STATEMENT OF PURPOSE AND INTENT

A. GENERAL STATEMENT

This document constitutes a Redevelopment Plan under the provisions of the Local Redevelopment and Housing Law. Upon adoption, the Redevelopment Entity will be empowered to negotiate with and enter into Developer's Agreement(s) with a Developer(s) for the purpose of advancing Buena Vista Township's Public Policy Goals and Redevelopment Plan Objectives as more particularly described in the following sections.

B. PUBLIC POLICY GOALS

1. The purpose of this Redevelopment Plan is to provide the mechanism (i.e., a public / private partnership) to encourage economic development in the Redevelopment Area by:
 - a. Instituting public / private partnerships to initiate infrastructure improvements necessary to service this strategically located but underutilized area.
 - b. Preparing Land Use Regulations that address the required standards for specialty retail centers.
 - c. Initiating mutually supportive public financial initiatives that would complement private sector investment in major infrastructure and roadway improvements without which the project area could not be successfully developed.
 - d. Allowing for the widest possible range of redevelopment initiatives, the Township may make available to the Developer such financial and other assistance as may be at its disposal through the powers of the Redevelopment Statute and / or other applicable redevelopment statutes. The types and extent of such assistance shall be negotiated within the context of the Developer's Agreement between the Township and the individual Developer.

C. REDEVELOPMENT PLAN OBJECTIVES

1. To put into place plan initiatives that would reverse the underutilization of residentially and commercially zoned and strategically located parcels within the redevelopment area.
2. To develop financial and regulatory incentives to encourage public / private partnerships to redevelop the subject tracts.
3. To provide for the protection of the environmental amenities that exist within this Redevelopment Area, including but not limited to the wetlands, the soils, protected species of flora and fauna, etc. Any development that occurs within the Redevelopment Area should utilize and respect the environmental attributes that exist within this area.

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4. To establish public / private partnerships by encouraging *"...coordination of various public and private procedures and activates shaping land development with a view of lessening the cost of such development and to the more efficient use of land."* (M.L.U.L. C.40:55D-2m).
5. *"To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies."* (M.L.U.L. C40.55D-2f).
6. *"To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight."* (M.L.U.L. C.40:55D-2h).
7. *"To promote a desirable visual environment through creative development techniques and good civic design and arrangements."* (M.L.U.L. C.40:55-2i).
8. To provide incentives to promote the growth of new private sector development in the form of commercial / retail, service and residential development, where feasible, which will enhance, strengthen and diversify the Township's and region's economic base. Such development should fully incorporate the principles of Smart Growth and Neo-traditional Planning.
9. To reverse the underutilization of the lands within the Redevelopment Area caused by a combination of inadequate access, obsolete layout, fragmented ownership patterns, and other conditions which have resulted in the suppression of viable comprehensive plan for the area.
10. Create value for the municipality via an asset-driven redevelopment process within Buena Vista Township.
11. By way of the creation of this Redevelopment Plan, this document could be used to initiate a marketing program for the area.
12. Establish critical mass within the Redevelopment Area thus furthering the viability of alternative transportation modes – specifically the continued use of and expansion of the Rail Line.
13. Encourage the highest quality development that utilizes the principles of Smart Growth and good urban design.
14. Foster intelligent use and allocation of land.

D. DESIGNATION OF DEVELOPER

1. It is the intention of the Township, upon adoption of this Redevelopment Plan, to coordinate the redevelopment process with a designated Developer(s) for the Redevelopment Area. Said Developer(s) may be an entity which, in the opinion of the Redevelopment Entity:
 - a. Has a substantial history of commercial and / or residential development with an extensive history of neo-traditional concepts, or shows that they can embrace such concepts;

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- b. Has sound credit and financial history; and
 - c. Can demonstrate successful history of development projects of a similar nature on same scale.
2. In addition to the above, the Redevelopment Entity shall, at its sole discretion, request any and all other information regarding qualifications of the private sector Developer(s).

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VI. REDEVELOPMENT PLAN

A. GENERAL PLAN

A Land Use Plan is envisioned to take advantage of existing and potential opportunities in the Area and to achieve the goals and objectives of the Plan. The heart of the Richland Village project is targeted for the area along U.S. Route 40, specifically at the intersection of the Cape May Seashore Railroad Line, where it is envisioned that commercial and retail development will take place resulting in a complex of shops, restaurants, office space and tourism opportunities. The existing rail line is currently utilized on a limited, seasonal, basis providing train rides between Richland Village and Tuckahoe. A small building has been located along the rail line and just south of U.S. Route 40, where the passenger excursion service is conducted. The plan includes a future larger railroad station to be constructed for the area along the rail line and adjacent to the existing one-story structure. The new Station will provide a permanent location from which train service can continue to operate on a wider basis with the long term goal of providing passenger rail service from Richland Village to Cape May. The railroad theme is intended to carry over into the commercial / retail development adjacent to the railroad station as well as is incorporated into the Design Guidelines for Richland Village where it is recommended that railroad theme design elements be incorporated into all new construction. Between the Rail Line and Cedar Avenue on the southern side of U.S. Route 40 a complex of commercial / office buildings is planned, with buildings fronting along the vehicular corridor and with an interior site design incorporating stores, specialty shops and eateries, being of a pedestrian scale and focus. The architectural theme of all of the proposed buildings is to follow along with elements reminiscent of villages and towns developed during the height of steam locomotive and passenger rail service with design elements being borrowed from the traditional railroad buildings of the Pennsylvania-Reading Railroad Company.

Other areas of new development within Richland Village and located along the northern side of U.S. Route 40 include a future, potential winery or other use to be located at the northwest intersection of U.S. Route 40 and the Rail Line. The continued operation of the Richland General Store and the new Township owned parking lot located between the Rail Line and Main Avenue. Along the southern side of U.S. Route 40 and just east of the Rail Line the continued operation of the Richland Post Office and Little Frankie's Deli is anticipated along with a potential financial institution to be located on the southwestern corner of U.S. Route 40 and Main Avenue. Located directly south of U.S. Route 40 and between Main Avenue and the Rail Line the rehabilitation of the existing Feed Mill Tower and Antique Depot structure is targeted, along with new construction including additional buildings to provide a source of expanded retail, antique stores and specialty shops. Between Main Avenue and Fir Avenue, future, private renovation of the Richland Hotel would provide the opportunity for a bed and breakfast location. The Patcong Valley Model Railroad Society and a Visitor's Center is already under renovation in a building located at the southwestern corner of U.S. Route 40 and Fir Avenue and is anticipated to be fully operational in 2006. The Township owns the parcel of land between Fir Avenue and Greenbriar Avenue on the southern side of U.S. Route 40 and is planning to incorporate a public park in the area. The site was once the location of the Jonathan Harrison Smith Saw Mill, which was destroyed by fire with the only remaining site component being the large White Oak tree in the center of the parcel. The tree remains as a witness to times gone by and will become the focal centerpiece of the Saw Mill Park along with pedestrian walking paths, a proposed

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September 11th Memorial, and pavilion. Future additional residential development opportunities may exist village wide and will be incorporated at a scale and density consistent with not only the character of the existing vernacular architecture but will also need to meet the requirements of the Pinelands Commission. Exhibit E and Exhibit E-1 illustrates the proposed Redevelopment Area Land Uses and Plan and Exhibits F and G illustrate the desired character of the new construction for the area surrounding the railroad station along the Cape May Seashore Railroad Line as well as design elements to be incorporated throughout Richland Village.

1. Smart Growth / Planning

The aforementioned can be implemented utilizing the strategies of Smart Growth – mixing different uses, preserving the environment, striving for sustainable development, maintaining the unique character of an area rather than realizing “cookie-cutter” development that is not representative of the local area. As part of this Redevelopment Plan is a separate document entitled the Richland Village Redevelopment Area Design Guidelines. Adherence to this document is mandatory for any development within the Redevelopment Area.

B. PROPOSED REDEVELOPMENT ACTIONS

The proposed redevelopment actions are being initiated to:

- Put into place a public / private partnership that will result in the development of the Redevelopment Area into predominantly a commercial and retail center.
- Provide adequate sewer and water service to the Redevelopment Area to enable the development of this strategically located site.
- Reinforce the goal of making Richland Village, Buena Vista Township a destination, not just a place on the way to the Shore.
- Create a “Gateway” to the community by anchoring the Township’s eastern periphery with an attractive, economic land use catalyst within Richland Village.
- Continue the corridor beautification / improvement plan, which has already been implemented along a portion of U.S. Route 40 between the Rail Line and Greenbriar Avenue, utilizing the same sidewalk material, street lights, benches and other streetscape elements along the entire U.S. Route 40 corridor as it bisects Richland Village.
- Reinforce the U.S. Route 40 corridor, historically a commercial developed land use area, by incorporating uses that will complement the smaller-scale village uses rather than compete with them.
- Create additional residential opportunities which will blend with the character and scale of existing residential uses within the vicinity.
- Coordinate future rehabilitation projects of existing residential uses so as to continue the existing character of other existing residential uses within the Redevelopment Area.
- Coordinate new commercial development within the Redevelopment Area into a traditional railroad style architectural theme.

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- Coordinate conversions of existing dwellings into retail / professional office / service shops to create new commercial opportunities consistent with adjacent land uses and consistent with the overall land use plan for the Redevelopment Area.
- Use traditional streetscape patterns, pedestrian patterns, and landscaping in order to avoid the big-box or strip center phenomenon.
- Provide for the opportunity to develop age-restricted housing, where feasible, within the Redevelopment Area in an amount mutually agreed upon by a potential developer, the Township and the Pinelands Commission.
- Provide / maintain a place of worship for the residents of Richland Village.
- Preserve existing open space and create opportunities for new additional open spaces to be incorporated into new development as located within the Redevelopment Area for use by the existing and future residents.

1. Acquisition

There are 111 parcels reported on the tax roles for this Redevelopment Area that occupy 162.581 acres (see Exhibit C-1, Tax Block / Lot Ownership and Development Status Table), with approximately 59% being privately owned and the remaining 41% being publicly owned lands. Acquisition of real property is an option that the Township has pursued in the recent past and may continue to exercise in accordance with the Local Redevelopment and Housing Law. The Township's priority will be to collaborate with developers to initiate public / private partnerships which will allow the maximum potential of new development within the Redevelopment Area, specifically the area adjacent to the Rail Line and U.S. Route 40.

As required pursuant to N.J.S.A. 40A:12A-8b & c, upon adoption of this Redevelopment Plan, the Township shall be statutorily permitted to acquire real property either through good-faith negotiations with the private property owner or, upon failure of said good-faith negotiations, through the condemnation (eminent domain) process pursuant to N.J.S.A. 20:3-a et seq. to effectuate the Plan, if it so chooses.

As a matter of policy, the Township reserves the right, upon adoption of this Redevelopment Plan and the designation of a Developer(s), to possibly initiate a partial or full acquisition program within the Redevelopment Area to implement public / private partnerships. Details related thereto shall be determined within the context of the Developer's Agreement to be negotiated between the Township and the Developer. The acquisition of existing commercial properties in an effort to create a parcel adequate for future development is recommended, however, acquisition of residential property is not envisioned at the present time.

2. Consolidation

The Township may propose the consolidation / subdivision of any number of the lots. In addition, the Township may vacate, realign or improve public rights-of-way pursuant to the requirements and purposes of the Plan.

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3. Designation and Conveyance

Upon adoption of this Redevelopment Plan, the Township shall be statutorily permitted to designate a Developer for a Development Parcel within the Redevelopment Area and to negotiate and enter into a Developer's Agreement with said Developer. This Developer's Agreement shall include provisions for the conveyance of the Development Parcel(s) acquired by the Redevelopment Entity that are required for the Redevelopment Project.

4. Actions Subsequent to Conveyance

Subject to the provisions of the negotiated Developer's Agreement, the Township may agree to provide tax abatement, an arrangement for Payment In Lieu of Taxes [P.I.L.O.T.] (consistent with the law), and / or other financial assistance, should a particular Redevelopment Project merit and require such assistance.

C. LAND USE PLAN

1. General

- a. The following regulations, controls and restrictions provide standards for the physical development of the Redevelopment Area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan. They are intended to provide parameters within which the Developer and its professionals are encouraged to generate detailed plans in cooperation with the Township's staff, to produce a Redevelopment Project of outstanding design capable of competing in a regional commercial and residential market.
- b. These controls and design standards have been generated to encourage the innovative planning and design within a unifying framework to ensure an efficient and integrated Redevelopment Project reflective of "good civic design and arrangements" (New Jersey M.L.U.L. 40:55d-2).
- c. The development concepts and general design plan for undertaking the proposal will be reviewed as part of a pre-approval design review process where the Redevelopment Authority, through its professional staff, shall discuss and review the intent, purpose and anticipated outcome of the architecture and design. Ultimate approval of this process will be by the Redevelopment Authority as part of the Developer's Agreement to be negotiated between the Township and the Developer. A report defining compliance with the pre-approval design process shall be submitted to the Planning Board as part of the site plan review process.
- d. The above notwithstanding, pursuant to N.J.S.A. 40A:12A-13, all projects within the Redevelopment Area shall be submitted to the Planning Board for review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance and adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).

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- e. Consistent with its responsibility pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall retain the right, at time of Site Plan Review and Approval, to require such off-site improvements as may be necessary for the effective implementation of this Redevelopment Plan.
2. Permitted Uses within the Richland Village Redevelopment Area (see Exhibit D for a matrix illustrating the following uses and recommended Area & Bulk Regulations).

The noted matrices of Exhibit D and the Richland Village Redevelopment Area Design Guidelines (separate document) indicate permitted types of uses and the development standards required for such uses. Exhibit E, Proposed Redevelopment Area Land Use Plan, indicates the land use pattern proposed for the Redevelopment Area.

3. Supplemental Land Use Provisions

a. Preamble

The entire Redevelopment Area shall be governed by the Land Use Provisions contained herein. These Provisions are intended to establish standards that will architecturally define commercial and retail structures to be located within the subject Redevelopment Area. Therefore, the Developer and its professional staff are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the objectives of this Redevelopment Plan.

The Redevelopment Authority recognizes that a variety of factors will influence the final design of the Redevelopment Project and has not attempted, in these and other controls of this Redevelopment Plan, to anticipate every possible design solution or use. Rather, the controls and regulations governing structural form and architectural character within the Redevelopment Area are designed to promote a unifying framework for the Redevelopment Area in accordance with the following areas:

- (1) Implement the overall railroad theme developed in the conceptual architectural sketches for the structures, signs and landscaping of the area. Exhibit F, Architectural Sketches and Exhibit G, Streetscape and Signage Sketches, adhere to the general design and theme concept for the Redevelopment Area and should be used along with the Design Guidelines (separate document) to guide all future development within the Redevelopment Area.
- (2) In addition to (1) above, it is the intent of the Land Use Provisions of the Redevelopment Plan to require upgraded standards within the:
 - (a) Vehicular and Pedestrian Circulation Plan;
 - (b) Public transportation linkages;
 - (c) Security Plan;

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- (d) Overall thematic signage package;
- (e) Façade treatment;
- (f) Building orientation plan incorporating views, vistas, identification points, and nodes, etc. that recognize the relationships between buildings as well as the edge conditions defined along the perimeter of the redevelopment boundary;
- (g) Landscape Plan that defines ornamental as well as buffer plantings;
- (h) Parking Plan that defines vehicular parking and truck delivery;
- (i) Lighting Plan, both security and ornamental; and,
- (j) Other elements defined by the Redevelopment Design Review process and the Planning Board.

(3) Additional Requirements

(a) Landscape controls for commercial projects.

- i. All parking and loading areas shall be landscaped.
- ii. Parking lots with more than 50 spaces shall be landscaped as follows:
 - Deciduous trees shall be planted in all islands, two (2) per two-car length island. Trees surrounding the parking lot shall be planted no more than 25 feet on center.
 - Such trees shall be at least 12 feet to 14 feet high at time of planting and with a 2 ½" caliper.
 - All islands in parking lot areas shall, at a minimum, be planted with evergreen shrubs in addition to required trees. Surface areas remaining exposed shall be covered with appropriate ground cover.
 - A Landscape Plan shall be prepared by a Certified Landscape Architect licensed in the State of New Jersey. At a minimum, the Landscape Plan shall contain a Planting Schedule listing all plant material by size, common name and scientific name, quantities and symbol to identify planted location. Plant species shall be consistent with those indigenous to the Pinelands Area and preferred list of plant materials.

(b) Lighting Standards.

- i. All lighting standards shall conform to the Township's General Ordinances.

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- ii. Other Design and Performance Standards. Other applicable design and performance standards listed in the Township's General Ordinances, Land Use Volume, are adopted herein by reference.

4. Easement Plan

- a. The Redevelopment Entity shall have the right to develop and devise an Easement Plan in order to provide a cohesive Circulation and an Access Plan to maximize efficiency in land utilization and traffic management. Such plan may extend both to the designated Redevelopment Area and on boundary streets between the Redevelopment Area and the balance of the Township.
- b. All pre-existing rights-of-way and known easements within the Redevelopment Area are depicted on the Richland Village Redevelopment Map (Exhibit B), or will be recorded as part of any final engineering survey of the site.
- c. A Final Easement Plan, including existing and proposed utility easements, municipal dedications, vacations and / or the granting of air or subsurface rights, as well as issues related to improved traffic circulation both to and from the Redevelopment Area and internal to the Area shall be more fully addressed. The Township Engineer, in concert with the Developer's Engineer, hereinafter referred to as the Engineering Team, shall refine the concept for the contemplated improvements.

(1) Vacations

To the extent necessary to effectuate this Redevelopment Plan, the rights-of-way within the Redevelopment Area, along with all air rights and subsurface rights attendant thereto, shall be vacated to allow for an assemblage of land area for purposes defined herein.

(2) Dedications and/or Realignment

Dedications related to boundary streets shall be effectuated as the Engineering Team refines the concept for the contemplated improvements.

(3) Access

Access to the Redevelopment Area shall be from proposed new streets and / or from existing streets with the necessary improvements.

5. Redevelopment Entity and Planning Board

The Planning Board, at time of Site Plan Review and without formal amendment to this Redevelopment Plan, may approve minor modifications in or changes to Bulk, Height, Landscape, Signage and Parking requirements if deemed to be in the best interest of project implementation and if accordingly supported by the Board's professional planning staff.

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A minor modification is defined as a standard with less than five (5) percent deviation from any original standard stipulated herein.

6. Utility Controls

A Utility Location and Access Plan shall be prepared and submitted showing at a minimum the following:

- a. The location of all utilities to the redevelopment site shall be underground. Access of utilities to the specific redevelopment sites shall be via rear locations;
- b. The Utility Plan shall be coordinated with the Landscape and Site Design Plan.
- c. Utilities penetrating defined buffer or preserved woodlands shall do so with the least amount of impact to mature trees.

7. Standards and Controls of General Applicability

a. Jurisdiction

The provisions of this Redevelopment Plan are those of the Buena Vista Township and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

b. Applicability of Other Standards

- (1) In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws, codes, rules and regulations established by any State or Federal agency.
- (2) The above notwithstanding, whenever local codes or regulations (other than those found in the N.J.S.A.40A:12A et seq.) contain comparable but less restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern.
- (3) The provisions of the N.J.S.A.40A:12A et seq., except as specifically provided for in this Redevelopment Plan, shall not apply to land or structures within the Redevelopment Area, such provisions being superseded hereby.
- (4) The Township recognizes that certain environmental issues may exist within the Redevelopment Area, including, but not limited to significant amounts of wetlands on site, possible soils contamination, and / or the location of endangered species (flora and / or fauna) on site. Upon adoption of this Redevelopment Plan, the Developer shall provide proof to the Township that the development and the Site proposed for development will not disturb existing wetlands on site, or have a negative impact upon any endangered species (flora and / or fauna). Additionally the Developer must prove that the site is free of contamination prior to

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any construction on site. Responsibility for any clean-up or any environmental action shall be assigned between parties within the context of the Developer's Agreement.

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VII. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Developer (or any successors in interest) whereby the land or improvements in the Redevelopment Area are restricted, either by the Redevelopment Entity or the Developer (or any successors in interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, disability or sexual preference in the sale, lease, use or occupancy thereof. 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 Developer's Agreement and/or disposition instruments as covenants running with the land.

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VIII. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

A. "REDEVELOPMENT AREA" DESIGNATION

The Planning Board of Buena Vista Township did, by Resolution No. (followed up by the Township Committee's Resolution No.) determine the Redevelopment Area to be an "Area in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). "Redevelopment Area" designation is a prerequisite for the promulgation of a Redevelopment Plan and/or Redevelopment Project pursuant to N.J.S.A. 40a:12A-7.

Upon adoption by the Governing Body, this document shall constitute a "Redevelopment Plan" under the provisions of the Local Redevelopment and Housing Law. It includes an outline for the planning, development and redevelopment of the Redevelopment Area as follows:

B. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES [N.J.S.A. 40A:12A-7a(1)]

The Township's Public Policy Goals and Redevelopment Plan Objectives are outlined in Section V of this Redevelopment Plan and are incorporated herein by reference.

1. Other Public Improvements

- a. The Township may decide to implement public improvements that are in accordance with this Plan or further the goals and objectives of this Plan.

C. PROPOSED LAND USES AND BUILDING REQUIREMENTS [N.J.S.A. 40A:12A-7a(2)]

The Land Use Provisions and related controls are outlined in the Land Use Plan, Easement Plan, Utility Controls and related sections of this Redevelopment Plan.

D. PROVISION FOR TEMPORARY AND PERMANENT RELOCATION [N.J.S.A. 40A:12A-7a(3)]

No Relocation Plan is anticipated given the fact that properties contemplated for redevelopment action are on vacant land and developed land which is already in ownership by the Township of Buena Vista and does not require any relocation action; therefore there is no relocation envisioned within this Redevelopment Area at this time.

E. IDENTIFICATION OF PROPERTY TO BE ACQUIRED [N.J.S.A. 40A:12A-7a(4)]

Any property to be acquired by the Township via eminent domain in the future to further the goals and objectives of this Plan, will be done so in accordance with all applicable regulations pursuant to New Jersey Local Redevelopment and Housing laws.

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F. SIGNIFICANT RELATIONSHIPS OF THE REDEVELOPMENT PLAN TO OTHER PLANS [N.J.S.A. 40A:12a-7a(5)a]

The Land Use components of this Redevelopment Plan do not materially differ from those in place prior to the adoption of this Redevelopment Plan. Accordingly, there is no change in the relationship between this Redevelopment Plan and (a) the Master Plans of the Township of Buena Vista and contiguous municipalities, (b) the Master Plan of the County and (c) the State Development and Redevelopment Plan (SDRP) beyond those relationships which existed prior to the adoption of this Redevelopment Plan. Said relationships have formally been addressed by the duly adopted Master Plan and subsequent updates of the Township and incorporated herewith.

The Redevelopment Area consists of the U.S. Route 40 corridor through Richland Village from Llewellyn Avenue along the eastern boundary to Park Place along the western boundary. The boundaries of the Study Area established by the Township are identified herein as Exhibit B entitled "Richland Village Redevelopment Area Map". This figure defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C, Tax Block and Lot Map). Essentially, the project area, which is generally positioned along an east to west axis and is bounded by Sewell Avenue to the north, Llewellyn Avenue to the northeast, Edmund Avenue to the south, Moody Avenue to the southwest, Cedar Avenue to the west and Park Place to the northwest.

G. RELATIONSHIP TO PERTINENT MUNICIPAL DEVELOPMENT REGULATIONS [N.J.S.A. 40A:12a-7a(5)c]

The relationship of this Redevelopment Plan to pertinent municipal development regulations is outlined in the Land Use Plan of this Redevelopment Plan.

H. PROPOSED ZONING CHANGES [N.J.S.A. 40A:12a7a(5)c]

1. At the time of adoption of this Redevelopment Plan, the Redevelopment Area incorporated the PVRC, Pinelands Village Residence/Commerce Zone and the PVR2, Pinelands Village Residence 5 acre Zone as illustrated on the Township's Zoning Map, dated November 1993 (See Exhibit B-2, Redevelopment Area Existing Zoning Map, utilizing the Buena Vista Township Land Use and Zoning Plan).
2. Any Ordinance adopting this Redevelopment Plan shall contain language indicating that this Redevelopment Plan is an explicit amendment to the Land Use Code of Buena Vista Township and related zoning district maps. The Township's existing Ordinance / Regulations remain in effect unless specifically changed herein.

I. CONSISTENCY WITH MUNICIPAL MASTER PLAN

This Redevelopment Plan is consistent with and is designed to effectuate the duly adopted Master Plan of Buena Vista Township.

This Plan proposes to create the necessary recommended plan for the Redevelopment Area as well as incorporate design / development standards.

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IX. REDEVELOPMENT ENTITY AND PLAN INTERPRETATION

- A. Consistent with subsection VI. A.3. of this Redevelopment Plan, by entering into the negotiated Developer's Agreement, the Redevelopment Entity shall have approved the development concepts and general design plan for all undertakings proposed for the Redevelopment Area.
- B. Consistent with subsection VI. C.1.c. of this Redevelopment Plan, the Redevelopment Entity, or its designee, shall review and approve all plans related to the Redevelopment Project for the purpose of verifying consistence with the Developer's Agreement prior to the Developer's submission to the Planning Board for Site Plan Review and Approval.
- C. The above notwithstanding, pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the sole responsibility to determine conformance of a Developer's concept and design with zoning controls set forth in subsection VI. C. 2. c. of this Redevelopment Plan.

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January 2006**

X. 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 period of thirty (30) years from the date of adoption by the Governing Body.
- B. Upon completion of construction on a particular Development Parcel and the issuance by the Township of all permanent Certificate(s) of Occupancy for said Development Parcel, and at the request of the Developer, the Township shall issue the Developer a "Certificate of Completion and Compliance" for said Parcel, certifying that the Redevelopment Project was completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the Developer's Agreement, including provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.
- C. Upon the issuance of a Certificate of Completion and Compliance for all of the Redevelopment Projects in all of the Development Parcels, or at the expiration of this Redevelopment Plan pursuant to Section XI.A. herein, whichever shall occur first, the controls outlined in this Redevelopment Plan, with the exception of Section VI.C. (Land Use Plan) and Section VII. (Equal Opportunity), shall terminate and the Redevelopment Area shall revert to such Township Zoning as may be adopted by the Township at that time pursuant to N.J.S.A. 40:55D-1 et seq. Unless otherwise addressed by an affirmative action of the Township, the appropriate sections of the Township's Land Use Code shall hereby be amended to include the Land Use Provisions (Section VI.C.2.) of this Redevelopment Plan.

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January 2006**

XI. 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. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12a-13, mutual agreement between the Township and the Developer is required where a Developer's Agreement is in place and where an amendment would change the controls governing the use of land under said Agreement or otherwise modify obligations under the Developer's Agreement.

**Buena Vista Township – Richland Village
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January 2006**

EXHIBIT A

**RESOLUTION FROM THE PLANNING BOARD
RECOMMENDING THE REDEVELOPMENT AREA**

RESOLUTION NO. 14-05
BUENA VISTA PLANNING BOARD
RESOLUTION FINDING THE 'RICHLAND VILLAGE AREA' AN AREA
IN NEED OF REDEVELOPMENT AND RECOMMENDING THAT THE
TOWNSHIP COMMITTEE PROCEED WITH FORMAL ACTION
PURSUANT TO N.J.S.A. 40A:12A-5 ET.SEQ.

WHEREAS, The Township Committee of the Township of Buena Vista has directed the Planning Board to undertake an investigation of the Richland Village Area to determine whether it meets the criteria established in N.J.S.A. 40:12A-5 et. Seq. as an Area in Need of Redevelopment; and

WHEREAS, The Planning Board did have prepared and published a map showing the boundaries of the area in question and the location of the parcels therein, which map did include a statement setting forth the basis for the Townships investigation; and

WHEREAS, The Planning Board did also duly notice and advertise to the public by mailing to property owners and advertising in the official paper as required by Statute; and

WHEREAS, The Planning Board did on June 30, 2005 hold a public hearing at its scheduled and noticed meeting, at which time the Board did conduct an investigation discussing the findings of its and its Professional's recommendations and written report, relating to the designation of the Richland Village Area as an Area in Need of Redevelopment, with consideration being given to the testimony of the persons appearing whose interests would be affected by the contemplated action; and

WHEREAS, The Planning Board did consider the testimony and written report provided by Peter P Karabashian Associates, Inc and did consider and review the existing area and zoning regulations, and the various parameters of the Statute governing the Redevelopment process; and

WHEREAS, The Planning Board did consider and approve the parameters of the area designated for redevelopment on the map designated as Exhibit A; and also did also consider and approve the information depicted on Exhibit B pertaining to ownership and land use, on Exhibits C and D pertaining to acreage and density of development and existing uses and on all of the other provided Exhibits; and

WHEREAS, The Planning Board did specifically consider and make findings that the Richland Development Area is an Area in Need of Redevelopment under a number of the criteria of N.J.S.A. 40:A-12A-5c; and

WHEREAS, The Board did consider and determine that there is a prevalence of discontinuance of use of buildings used for commercial, manufacturing and industrial purposes abandonment of same and disrepair and untenable conditions, with the Board

considering substantial numbers of buildings underutilized, vacant and deteriorated, with significant disrepair, affecting property values and the health and safety of the Township, Per section "b" of the Statute; and

WHEREAS, The Board did consider the parcels of land owned by the Township and unimproved land that has remained so for a period of ten years or more, that by reason of location, remoteness, and for other reasons is not likely to be developed through private capital, with the review of the land use data specifically revealing a significant amount of Township owned land and vacant land with potential for development and adaptive reuse, as contemplated by section c of said Statute; and

WHEREAS, The Board did consider and find a growing lack of proper utilization of areas caused by diverse ownership, and other conditions, resulting in stagnant and not fully productive conditions of potentially useful and valuable land to serve the public need and health, safety and welfare, as evidenced by patterns of underutilization, obsolete chicken coops and buildings, per section d of said Statute; and

WHEREAS, The Board did consider and find that the designation of the delineated area is consistent with smart growth planning principals per the Pinelands Zone created and the State Development and Redevelopment Plan classification as a Village and the support of the Office of Smart Growth, per section h of the Statute; and

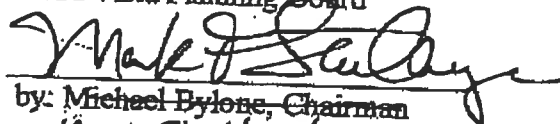
WHEREAS, The Board has done an analysis and made findings that a recommendation be made to the Township Committee recommending that the Study Area be determined and found to be an Area in Need of Redevelopment in accordance with N.J.S.A. 40A:12A-5, pursuant to the findings placed on the record at its meeting, memorialized herein;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF BUENA VISTA TOWNSHIP as follows:

The findings of fact and information set forth above are specifically incorporated herein.

The Planning Board finds that the Area delineated as "The Richland Village Area" is determined to be an Area in Need of Redevelopment in accordance with N.J.S.A. 40:12A-5 and it is recommended that the Township Committee proceed with formal action pursuant to this statute per the findings and results herein.

Buena Vista Planning Board



by: Michael Bylone, Chairman

Mark Stullenburger, Acting Chairman


Diane Morgan, Board Secretary

**Buena Vista Township – Richland Village
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January 2006**

EXHIBIT A-1

**RESOLUTION FROM THE GOVERNING BODY / TOWNSHIP COMMITTEE
DESIGNATING THE REDEVELOPMENT AREA**

RESOLUTION NO. 118-2005
A RESOLUTION TO DESIGNATE AND DETERMINE THE RICHLAND VILLAGE
REDEVELOPMENT STUDY AREA AS AN AREA THAT IS IN NEED OF
REDEVELOPMENT AND TO FURTHER AUTHORIZE A REDEVELOPMENT PLAN

WHEREAS, the Buena Vista Township Planning Board has conducted an Area in Need of Redevelopment Analysis concerning whether the Richland Village Redevelopment Study Area should be determined to be an Area in Need of Redevelopment as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A12A-1 et seq.; and,

WHEREAS, the Buena Vista Township Planning Board on June 30, 2005, adopted a Resolution determining that the Richland Village Redevelopment Study Area meets the criteria of the Local Redevelopment and Housing Law, and in that Resolution recommended that the Buena Vista Township Committee proceed to declare the property an Area in Need of Redevelopment under that Act; and,

WHEREAS, the Buena Vista Township Committee has determined that for the reasons set forth in the Resolution of the Buena Vista Township Planning Board and the Richland Village Area in Need of Redevelopment Analysis Report, the proposed Richland Village Redevelopment Area is suitable for commercial and residential development and due to existing conditions where lands have remained vacant and underutilized for a period of ten or more years cannot likely be developed through the instrumentality of solely private capital; and,

WHEREAS, any development which is undertaken within the Richland Village Redevelopment Area must be in the best interest on both a long term and short term basis for Buena Vista Township and its citizens; and,

WHEREAS, the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. provide the most appropriate means of obtaining suitable development of the Richland Village Redevelopment Area and that a Redevelopment Plan must be formulated under the provisions of the Local Redevelopment and Housing Law in order to determine the most suitable uses of the Richland Village Redevelopment Area; and,

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Buena Vista as follows:

In accordance with N.J.S.A. 40A-12A-1 et seq., the Richland Village Redevelopment Area as outlined within the Area in Need of Redevelopment Analysis Report as presented to the Buena Vista Township Planning Board is hereby designated and determined to be an Area in Need of Redevelopment as defined in the Local Redevelopment and Housing Law.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to seek a suitable professional to expeditiously undertake the necessary Redevelopment Plan in the manner required and outlined by the Local Redevelopment and Housing Law.

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF BUENA VISTA

BY 
CHUCK CHIARELLO - MAYOR

DATED: JULY 18, 2005

ADOPTED: JULY 18, 2005

ATTEST:


LAVERNE F. GUNTER, TOWNSHIP CLERK

I hereby certify the above to be a true copy of Resolution No. 118-2005 adopted by the Township Committee at the Regular Meeting held on July 18, 2005.


LAVERNE F. GUNTER, TOWNSHIP CLERK

**Buena Vista Township – Richland Village
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EXHIBIT A-2

**PLANNING BOARD RESOLUTION RECOMMENDING
THE ADOPTION OF THE REDEVELOPMENT PLAN**

This Exhibit is being reserved for a future Resolution to be passed by the Planning Board regarding the recommendation of acceptance of this Redevelopment Plan.

**Buena Vista Township – Richland Village
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EXHIBIT A-3

GOVERNING BODY RESOLUTION ADOPTING THE REDEVELOPMENT PLAN

This Exhibit is being reserved for a future Resolution to be passed by the Governing Body regarding the acceptance of this Redevelopment Plan.

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January 2006**

**EXHIBIT B
RICHLAND VILLAGE REDEVELOPMENT AREA MAP**

This map defines the boundaries of the site as excerpted from the Township's Tax Maps (See Exhibit C, Tax Block and Lot Map). Essentially, the project area, which is generally positioned along an east to west axis and is bounded by Sewell Avenue to the north, Llewellyn Avenue to the northeast, Edmund Avenue to the south, Moody Avenue to the southwest, Cedar Avenue to the west and Park Place to the northwest.

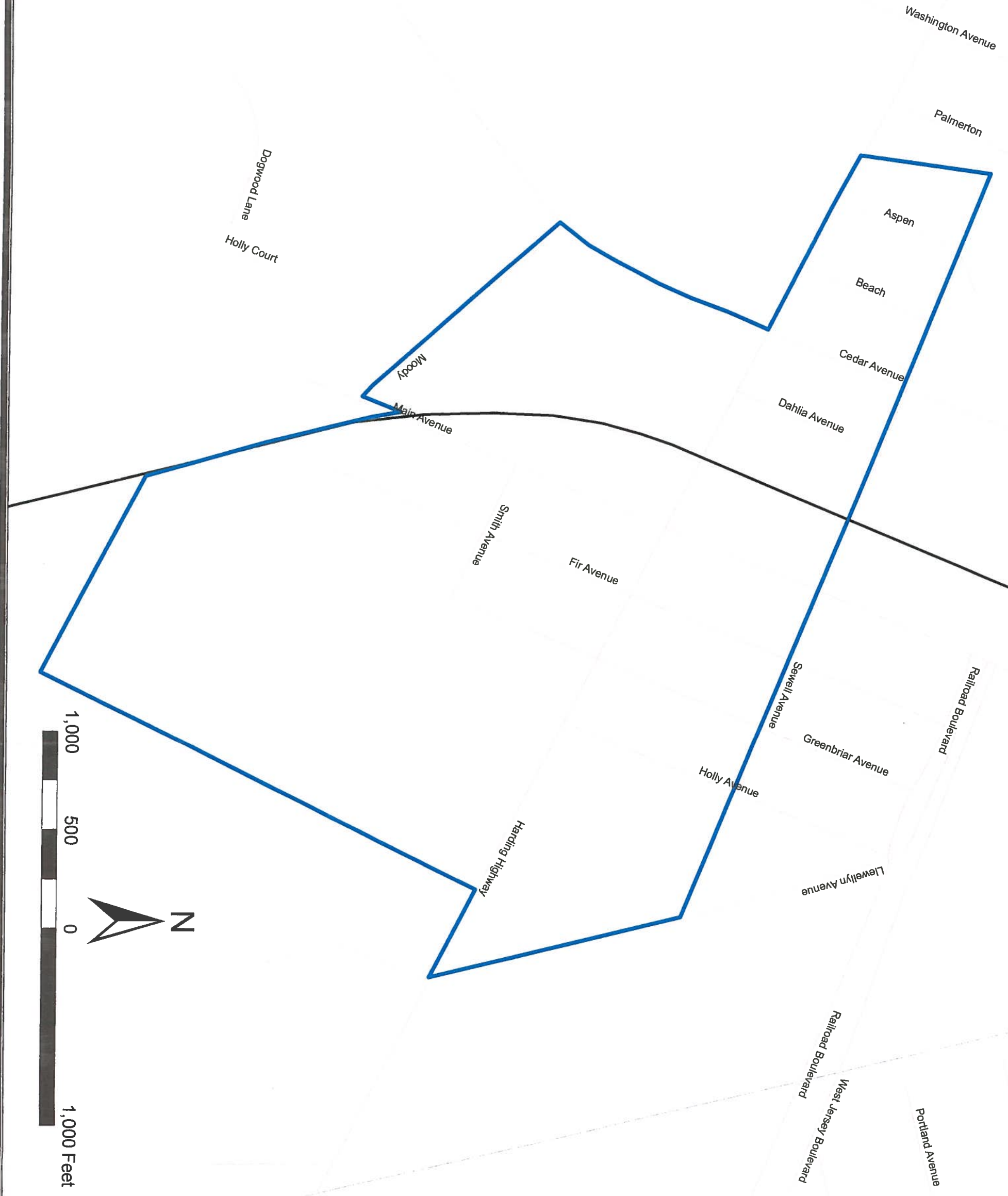
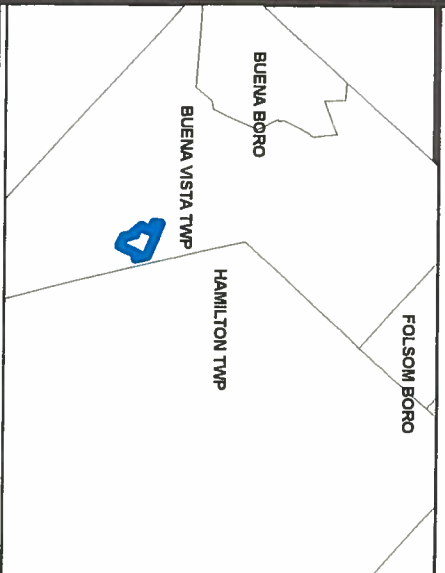


Exhibit B

Richland Village Redevelopment Area Map



- Legend**
- Redevelopment Area
 - Railroad
 - Streets

karabashian
eddington planning group

27 Jordan Road
 Allentown, PA 18103
 phone: 610.342.0311 fax: 610.342.1313
www.karabashian.com
www.eddingtongroup.com

Source: NUDEP GIS data;
 Atlantic County GIS data;
 information obtained from
 the Township of Buena Vista
 Tax Assessor's Office; etc.

Revised
 Dec. 05

**EXHIBIT B-1
REDEVELOPMENT AREA
EXISTING LAND USE MAP**

The Land Use Map indicates that a majority of the Redevelopment Area is currently occupied by existing commercial and residential development along with vacant, wooded lands. However, the map also notes the railroad as a significant attribute to creating a central development area for the Township (and region) that utilizes this existing infrastructure and ties into the commercial development along U.S. Route 40, Harding Highway.

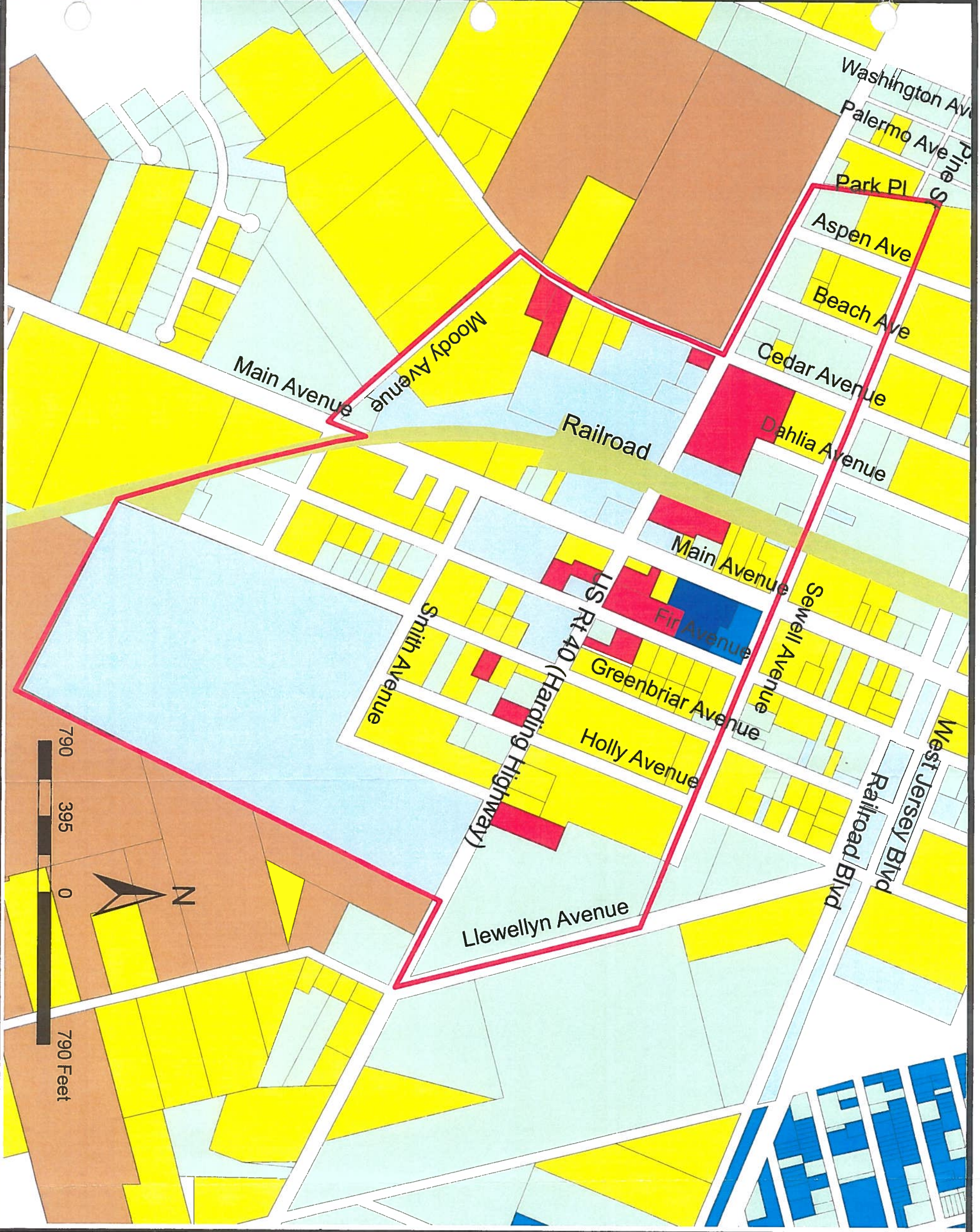


Exhibit B-1

Richland Village Redevelopment Area Existing Land Use Map

Legend

- Redevelopment Area
- Streets
- Buena Vista Township Owned Land
- Residential
- Vacant Land
- Commercial
- Farm (Qualified)
- Public School Property
- Public Property
- Church
- Other School Property
- Other Exempt
- Farm
- Railroad

karabashian
eddington planning group

27 Jaden's Alley
Rt. 100, Box 100
Jenice - 407-327-0311 | ke@eddington.com | kplanninggroup.com

Source: NUDEP GIS data;
Atlantic County GIS data;
information obtained from
the Township of Buena Vista
Tax Assessor's Office; etc.

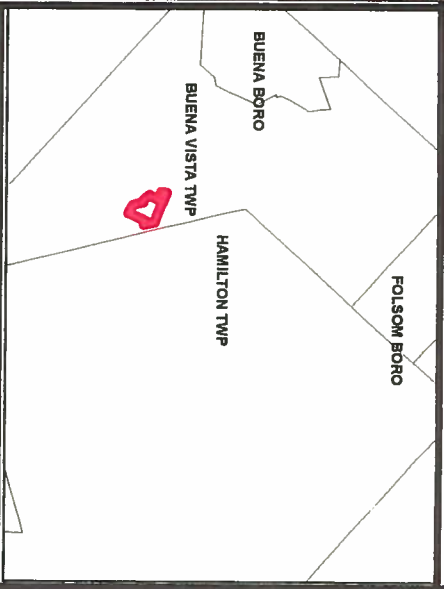
Revised
Dec. 05

**EXHIBIT B-2
REDEVELOPMENT AREA
EXISTING ZONING MAP**

The area encompasses the PVR/C (Pinelands Village Residence Commercial) Zone and the PVR2 (Pinelands Village Residence 5 acre) Zone as illustrated on the Township's Zoning Map, dated November 1993.

Exhibit B-2

Richland Village Redevelopment Area Existing Zoning Map

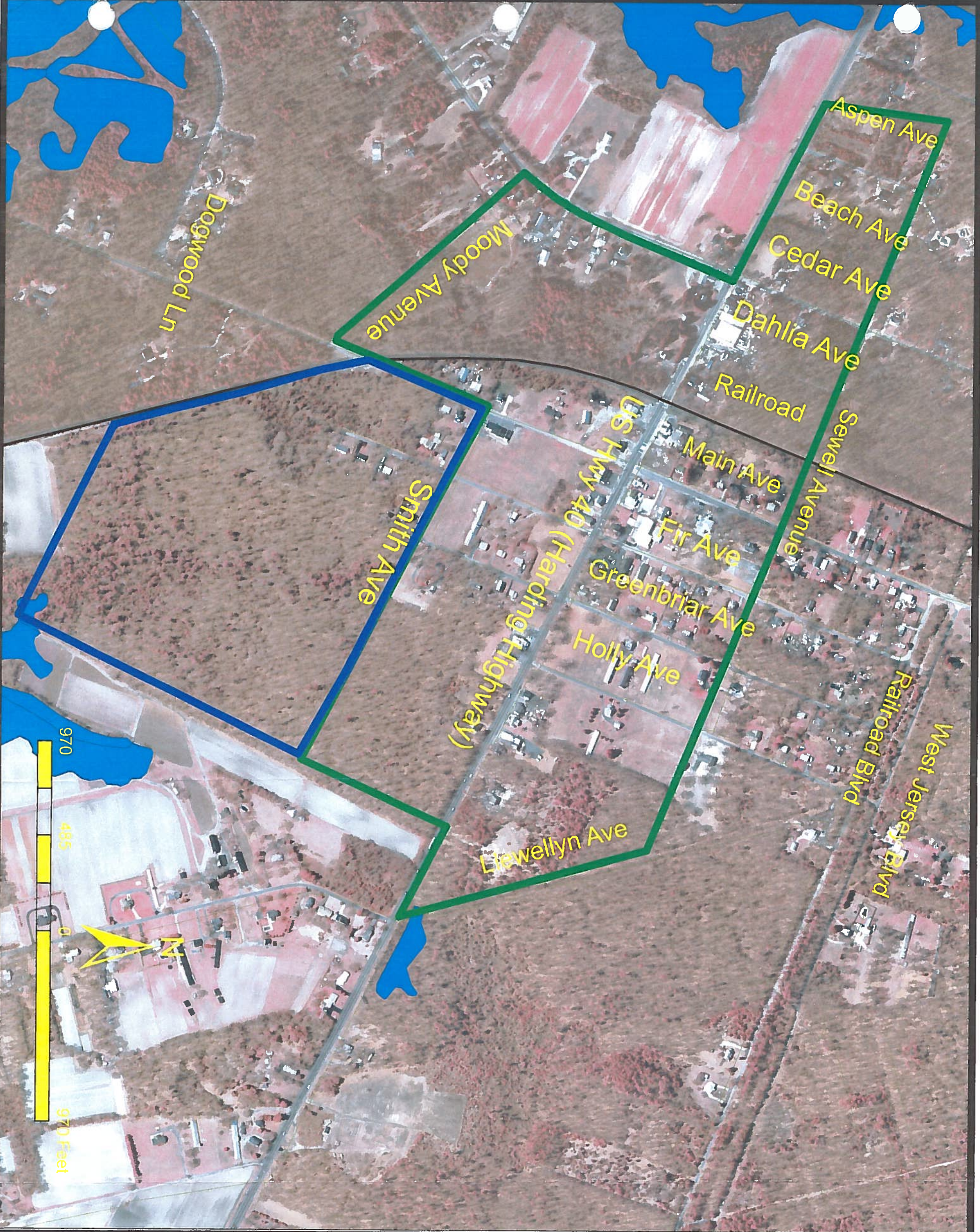


- Legend**
- PVR2 Zone
 - PVR1 Zone
 - Streets
 - Wetlands
 - Railroad

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Source: NJDEP GIS data;
Atlantic County GIS data;
information obtained from
them Township of Buena Vista
Tax Assessor's Office; etc.

Revised
Dec. 05



Buena Vista Township – Richland Village
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January 2006

EXHIBIT B-3
REDEVELOPMENT AREA AERIAL PHOTO

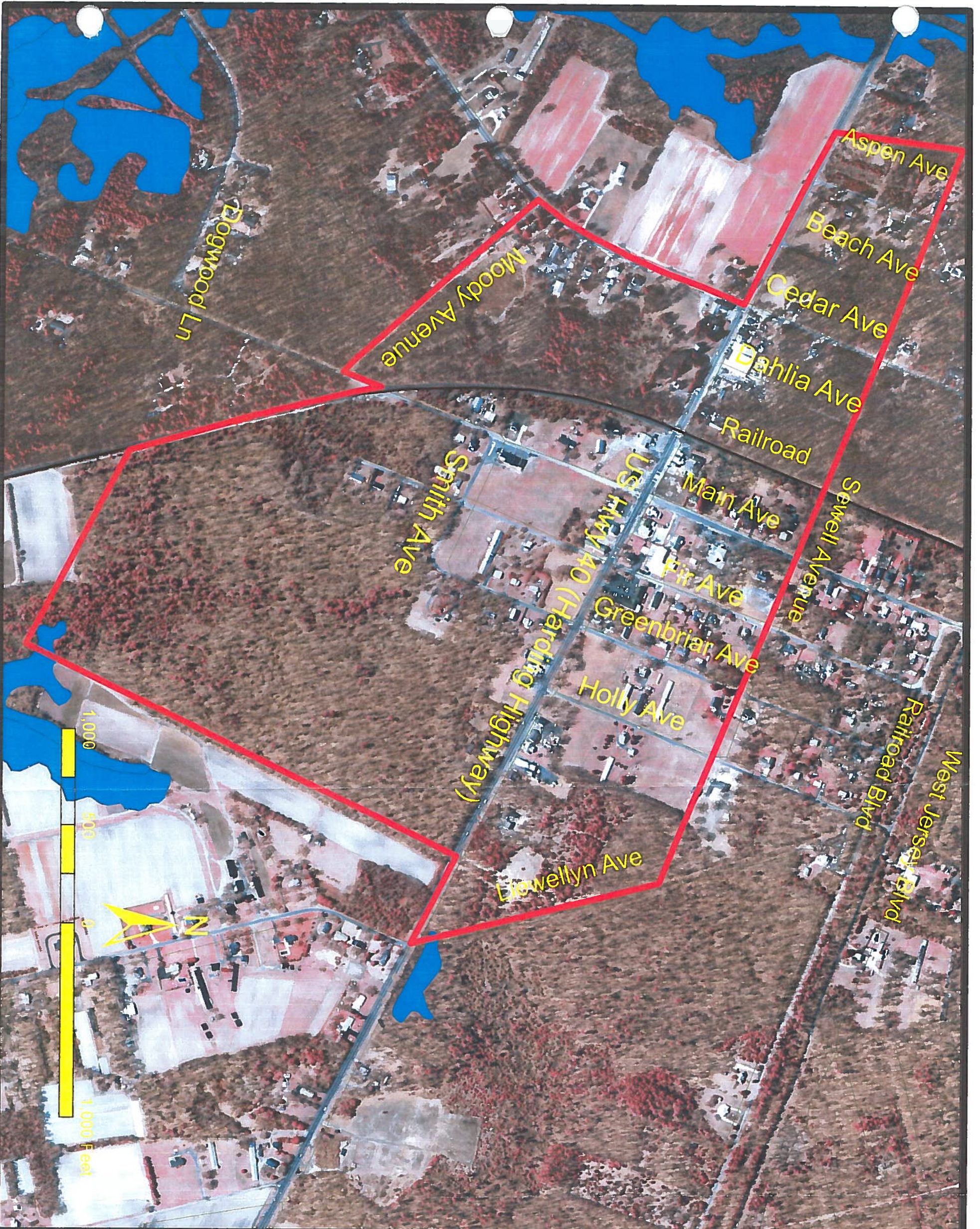
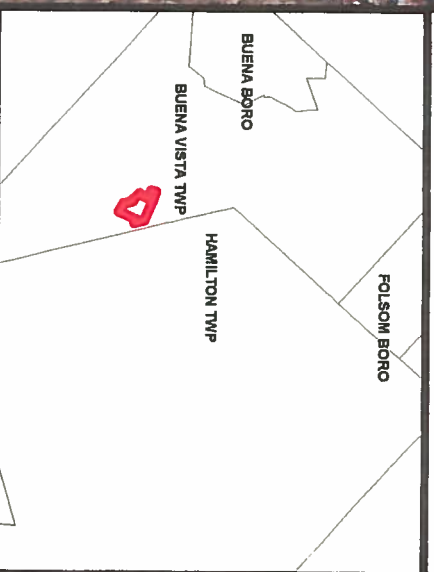


Exhibit B-3
Richland Village
Redevelopment Area
Aerial Photo



Legend

- Redevelopment Area
- Wetlands
- Railroad
- Streets

karabashian
 eddington planning group

277 York Road
 Eddington, NC 27624
 phone: 919-348-2221 fax: 919-347-1319 kag@edpgrp.com

Source: NUDEP GIS data;
 Atlantic County GIS data;
 information obtained from
 the Township of Buena Vista
 Tax Assessor's Office; etc.

Revised
 Dec. 05

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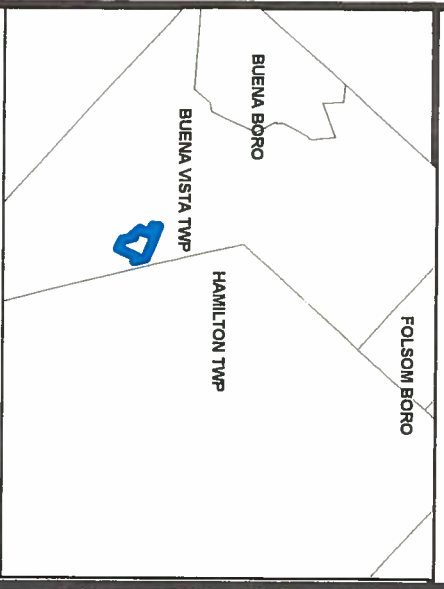
EXHIBIT C

TAX BLOCK AND LOT MAP

Please reference Buena Vista Township Tax Parcel Sheet 45 for the most recent information.

Exhibit C

Richland Village Redevelopment Area Tax Block & Lot Map

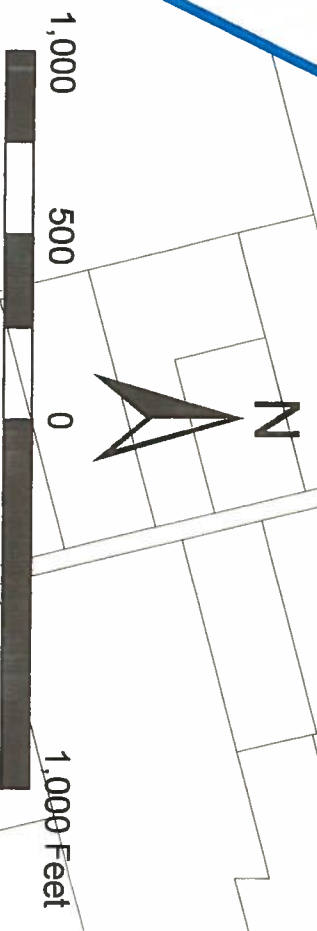
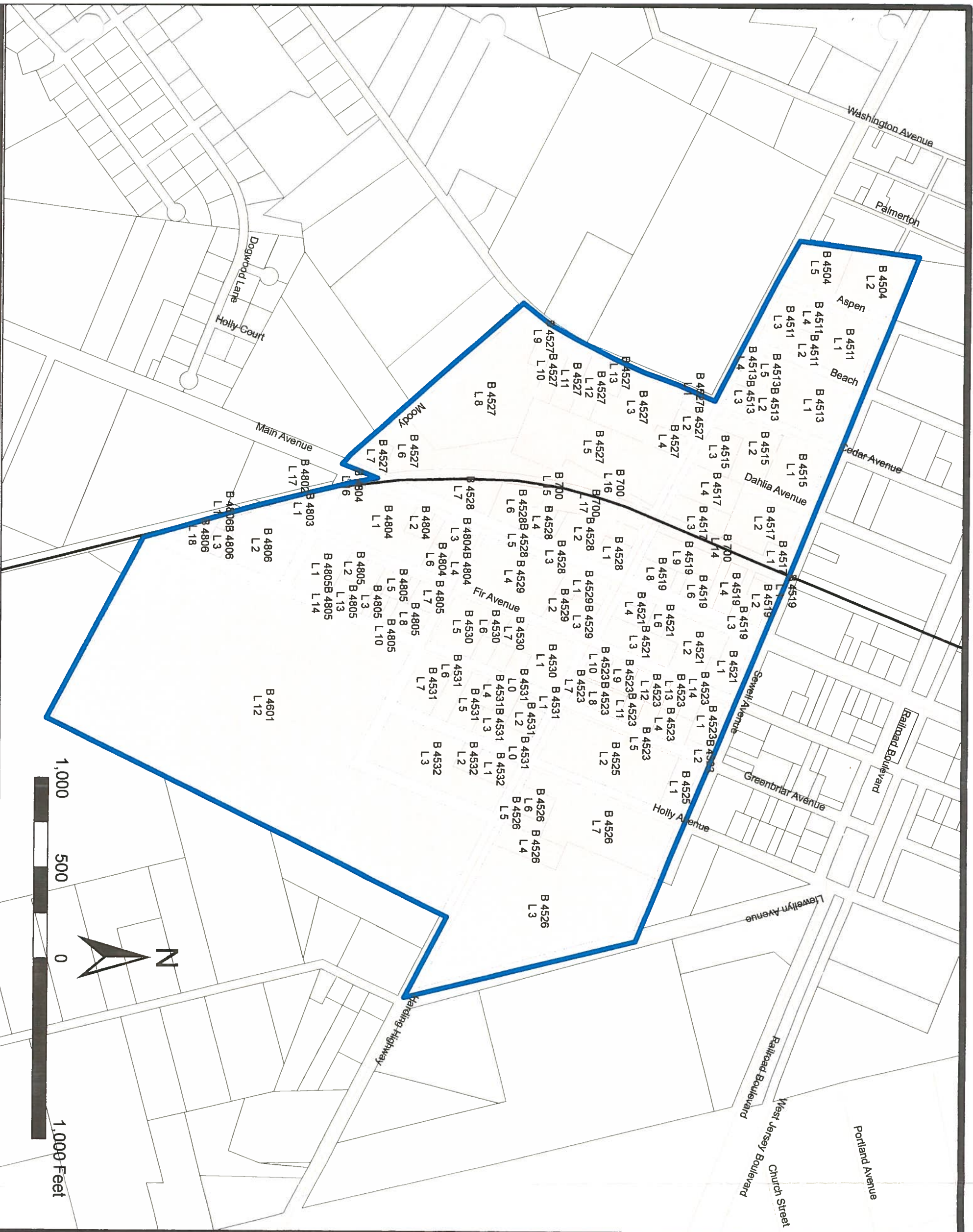


Legend

- Redevelopment Area
- Railroad
- Streets
- Buena Vista Township
- Buena Vista Redevelopment Parcels

karabashian
eddington planning group

Source: NJDEP GIS data;
Atlantic County GIS data;
information obtained from
the Township of Buena Vista
Tax Assessor's Office, etc.



Buena Vista Township – Richland Village
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EXHIBIT C-1

TAX BLOCK / LOT OWNERSHIP AND DEVELOPMENT STATUS TABLE

	Acres	Percent
Privately Owned Vacant	20.860	13%
Privately Owned Developed	70.131	43%
Publicly Owned Vacant	67.630	42%
Publicly Owned Developed	3.960	2%
Total Acreage	162.581	100%

*Total study area acreage excluding rights-of-ways

Source: Karabashian Eddington Planning Group
 Compilation, January 2006 based upon
 Buena Township Tax Assessor records

Buena Vista Township – Richland Village
Redevelopment Plan
January 2006

**EXHIBIT C-2
TAX PARCEL PROFILE REPORT**

Exhibit C-2

Richland Village
Tax Parcel Profile Report

SQUARE FEET	BLOCK	LOT	LAND USE	PROPERTY LOCATION	LAND SIZE	OWNER NAME	STREET ADDRESS	CITY, STATE	ZIP CODE	MUNICIPALITY
225862.72539	04526	00007	2	210 HOLLY AVENUE	5.40 AC	ADKINS, BERNIE & VALORIE	P O BOX 252	RICHLAND NJ	08350	BUENA VISTA
14619.78235	04523	00012	2	212 FIR AVENUE	100 X 150	MUELLER, GARY & TABITHA	PO BOX 314	RICHLAND NJ	08350	BUENA VISTA
6330.52739	04523	00002	1	SEWELL AVENUE	50 X 150	ALIMENTI, ALFRED	435 UNION ROAD	VINELAND NJ	08360	BUENA VISTA
210135.71063	04525	00002	2	210 GREENBRIAR AVENUE	5.13 AC	ALIMENTI, ALFRED & ANITA	435 UNION ROAD	VINELAND NJ	08360	BUENA VISTA
13896.73191	04519	00005	2	913 MAIN AVENUE	50 X 278	ARMATO, PAULINE	P O BOX 43	RICHLAND NJ	08350	BUENA VISTA
14674.91107	04513	00002	2	507 CEDAR AVENUE	100 X 50	BACON, ROSCOE & ROSALIE	P O BOX 343	RICHLAND NJ	08350	BUENA VISTA
52076.00393	04511	00003	1	HARDING HIGHWAY	1.26 AC	BAKER, WALTER	P O BOX 109	RICHLAND NJ	08350	BUENA VISTA
14976.28872	04511	00002	2	107 BEACH AVENUE	100 X 150	BAKER, WALTER C & JANE A	P O BOX 109	RICHLAND NJ	08350	BUENA VISTA
153043.73822	04804	00001	2	864 MAIN AVENUE	4.16 AC IRR	BIANCO, GREGORY & LORI	864 MAIN AVENUE	VINELAND NJ	08360	BUENA VISTA
49184.33859	04526	00004	4A	1343 HARDING HIGHWAY	133.7X410.7 IRR	BJORKLUND, KATHRYN J	728 WEST AVE SUITE S-202	OCEAN CITY NJ	08226	BUENA VISTA
38177.62126	04523	00008	2	1319 HARDING HIGHWAY	320 X 137 IRR	BOHREN, ELSIE, DONALD & TINA	P O BOX 161	RICHLAND NJ	08350	BUENA VISTA
32559.15865	04523	00001	2	224 FIR AVENUE	150 X 250	BOHREN, FRED A	P O BOX 226	RICHLAND NJ	08350	BUENA VISTA
14519.23747	04523	00014	2	218 FIR AVENUE	100 X 150	BOHREN, FRED A	P O BOX 226	RICHLAND NJ	08350	BUENA VISTA
121356.45684	04527	00003	1	422 CEDAR AVENUE	3.06 AC	BROSH, ROBERT J & GERALDINE J	1193 SHARP ROAD	VINELAND NJ	08360	BUENA VISTA
10315.98857	04527	00001	4A	1252 HARDING HIGHWAY	82.9 X 128 IRR	BROSH, ROBERT J JR & GERALDINE J	1193 SHARP ROAD	VINELAND NJ	08360	BUENA VISTA
80754.89951	04521	00002	15A	914 MAIN AVENUE	1.89 AC	BUENA REGIONAL SCHOOL	914 MAIN AVENUE	RICHLAND NJ	08350	BUENA VISTA
42853.10761	04517	00003	2	1267 HARDING HIGHWAY	1.13 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
4051.93408	04519	00001	15C	SEWELL AVENUE	30 X 150	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	BUENA NJ	08310	BUENA VISTA
24174.88631	04519	00008	1	HARDING HIGHWAY	0.62 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	VINELAND NJ	08360	BUENA VISTA
16132.56375	04527	00002	2	1256 HARDING HIGHWAY	0.47 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
16132.56375	04527	00003	1	HARDING HIGHWAY	3.06 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
22547.43708	04527	00004	2	1260 HARDING HIGHWAY	0.52 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	PHILADELPHIA PA	19153	BUENA VISTA
248950.48095	04527	00005	2	1266 HARDING HIGHWAY	5.88 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
141424.25821	04527	00006	15C	MOODY AVENUE	3.28 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	BUENA NJ	08310	BUENA VISTA
22948.96148	04528	00001	4A	1280 HARDING HIGHWAY	0.52 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	WILLIAMSTOWN NJ	08094	BUENA VISTA
69077.97060	04528	00002	4A	1274 HARDING HIGHWAY	1.53 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	WILLIAMSTOWN NJ	08094	BUENA VISTA
14066.89713	04529	00003	4A	1308 HARDING HIGHWAY	0.30 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	MONROEVILLE NJ	08343	BUENA VISTA
77322.48973	04530	00001	1	HARDING HIGHWAY	1.71 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
2270481.50622	04601	00012	1	HARDING HIGHWAY	52.57 AC	BUENA VISTA TOWNSHIP	890 HARDING HIGHWAY	VILLANOVA PA	19085	BUENA VISTA
20371.68254	04519	00003	2	917 MAIN AVENUE	100 X 191	CAHILL, GARY	P O BOX 66	RICHLAND NJ	08350	BUENA VISTA
33626.38282	04527	00010	4A	408 CEDAR AVENUE	99.5 X 365.4 IRR	CEDARMONT INVESTMENT CO	P O BOX 368	RICHLAND NJ	08350	BUENA VISTA
21477.63757	04527	00009	4A	404 CEDAR AVENUE	103.1 X 231.17 IRR	CEDARMONT INVESTMENT CO	P O BOX 368	RICHLAND NJ	08350	BUENA VISTA
40658.67376	04527	00011	2	410 CEDAR AVENUE	.95 AC	CHISHOLM, MATHEW	410 CEDAR AVENUE	RICHLAND NJ	08350	BUENA VISTA
20852.48588	04527	00007	1	MAIN AVENUE	137 X 156.15 IRR	CINOTTI, ANTHONY	333 BROAD STREET	MILMAY NJ	08340	BUENA VISTA
15065.66221	04805	00003	2	122 FIR AVENUE	100 X 150	COLEMAN, ETHEL M	P O BOX 412	RICHLAND NJ	08350	BUENA VISTA
6993.21740	04519	00007	2	907 MAIN AVENUE	60 X 150 IRR	COMPARRI, FRANK JR & DOLORES	P O BOX 216	RICHLAND NJ	08350	BUENA VISTA
48710.02485	04528	00006	2	869 MAIN AVENUE	182 X 138.7 IRR	LEACH, KYLE & ALICIA	869 MAIN AVENUE	VINELAND NJ	08360	BUENA VISTA
309502.72625	04527	00008	2	402 CEDAR AVENUE	6.67 AC	QUIDONE, RALPH JR & DEBBIE	402 CEDAR AVENUE	RICHLAND NJ	08350	BUENA VISTA
27574.61490	04805	00008	2	116 SMITH AVENUE	150 X 200	DALPONTE, GLENN & PAMELA	P O BOX 65	RICHLAND NJ	08350	BUENA VISTA
8737.17296	04531	00001	2	1322 HARDING HIGHWAY	50 X 150	DE MATTEO, DELORES	P O BOX 129	RICHLAND NJ	08350	BUENA VISTA
7334.21609	04521	00005	2	1301 HARDING HIGHWAY	50 X 148	RENART, KURT & ELAINE	1301 HARDING HIGHWAY	BUENA NJ	08310	BUENA VISTA
14912.48762	04523	00004	2	215 GREENBRIAR AVENUE	100 X 150	DEAN, WILLIAM JR & DEBRA	PO BOX 462	RICHLAND NJ	08350	BUENA VISTA
7020.32032	04804	00005	2	106 SMITH AVENUE	117 X 67	DI STEFANO, BARBARA	P O BOX 181	RICHLAND NJ	08350	BUENA VISTA
64128.58988	04504	00005	1	HARDING HIGHWAY	1.59 AC	F & R SAFETY PRODUCTS INC	P O BOX 308	RICHLAND NJ	08350	BUENA VISTA
104331.21902	04511	00001	2	114 ASPEN AVENUE	2.41 AC	MERCER, BRYAN & BERNADETTE	P O BOX 253	RICHLAND NJ	08350	BUENA VISTA
113362.33267	04513	00001	1	CEDAR AVENUE	2.75 AC	LELLI, KAREN & JONATHAN	P O BOX 31	RICHLAND NJ	08350	BUENA VISTA
8853.78564	04528	00003	2	877 MAIN AVENUE	100 X 190.40 IRR	LELLI, KAREN & JONATHAN	P O BOX 31	RICHLAND NJ	08350	BUENA VISTA
16186.42684	04528	00004	1	MAIN AVENUE	50 X 162.55 IRR	LELLI, KAREN & JONATHAN	P O BOX 31	RICHLAND NJ	08350	BUENA VISTA

14666.88536	04523	00003	2	217 GREENBRIAR AVENUE	100 X 150	FARINACCIO, JAMES & SANDRA	P O BOX 293	RICHLAND NJ	08350	BUENA VISTA
22115.89160	04521	00004	4A	1303 HARDING HIGHWAY	101.1 X 218.5 IRR	AJ'S PUB LLC	270 LLEWELLYN AVENUE	RICHLAND NJ	08350	BUENA VISTA
10317.55623	04517	00001	1	SEWELL AVENUE	79.4 X 150	FIRST BAPTIST CHURCH OF RICHLAND	P O BOX 336	RICHLAND NJ	08350	BUENA VISTA
13995.75581	04530	00002	2	165 GREENBRIAR AVENUE	100 X 150	FOCHT, NADINE S	P O BOX 118	RICHLAND NJ	08350	BUENA VISTA
554313.23802	04526	00003	1	1361 HARDING HIGHWAY	2.51 AC	RUGGERI, JENNIFER & CHELI	1361 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
7312.63592	04805	00004	1	FIR AVENUE	50 X 50	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
14971.97052	04530	00007	2	164 FIR AVENUE	100 X 150	GIORDANO, JOHN & KAREN	P O BOX 205	RICHLAND NJ	08350	BUENA VISTA
14733.68774	04530	00006	1	FIR AVENUE	100 X 150	GIORDANO, JOHN & KAREN	P O BOX 205	RICHLAND NJ	08350	BUENA VISTA
39728.68954	04527	00012	2	414 CEDAR AVENUE	121.0 X 336.85 IRR	HARTMAN, SHERMAN JR & MARIE	P O BOX 46	RICHLAND NJ	08350	BUENA VISTA
15116.16198	04805	00002	2	120 FIR AVENUE	100 X 150	HOLMES, CYNTHIA Y	P O BOX 52	RICHLAND NJ	08350	BUENA VISTA
54140.03713	04528	00007	2	861 MAIN AVENUE	1.96 AC	HOUSEWORTH, WAYNE	P O BOX 126	RICHLAND NJ	08350	BUENA VISTA
14516.02911	04523	00006	2	209 GREENBRIAR AVENUE	100 X 150	KOONCE, FLOYD J & NETTIE	P O BOX 115	RICHLAND NJ	08350	BUENA VISTA
14561.16654	04805	00014	1	GREENBRIAR AVENUE	100 X 150	LEVARI, ANDREW	621 MAIN AVENUE	VINELAND NJ	08360	BUENA VISTA
20816.74035	04805	00007	1	SMITH AVENUE	150 X 150	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
15389.50494	04805	00005	2	126 FIR AVENUE	100 X 150	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
7663.34977	04805	00011	1	GREENBRIAR AVENUE	50 X 150	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
7026.34216	04805	00012	1	GREENBRIAR AVENUE	50 X 150	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
15005.40172	04805	00013	1	GREENBRIAR AVENUE	100 X 150	LEVARI, MARYANN	P O BOX 199	RICHLAND NJ	08350	BUENA VISTA
27271.82440	04519	00004	2	915 MAIN AVENUE	MAIN AVENUE	LIGUORI, JERRY	P O BOX 277	RICHLAND NJ	08350	BUENA VISTA
70205.95515	04530	00005	2	113 SMITH AVENUE	1.89 AC	BAUTISTA, RAFAEL	P O BOX 87	RICHLAND NJ	08350	BUENA VISTA
17477.91445	04526	00005	2	1339 HARDING HIGHWAY	83.4 X 247.4 IRR	LOPEZ, RAMON CARMEN & WANDA	P O BOX 29	RICHLAND NJ	08350	BUENA VISTA
7368.43712	04805	00006	1	FIR AVENUE	50 X 150 EACH IRR	LUCIANO, ROCCO D @DILAZZERO, ROSALI	1607 EAST CHESTNUT AVENUE	VINELAND NJ	08360	BUENA VISTA
7624.39148	04805	00010	1	FIR AVENUE		LUCIANO, ROCCO D @DILAZZERO, ROSALI	1607 EAST CHESTNUT AVENUE	VINELAND NJ	08360	BUENA VISTA
20833.69322	04519	00006	1	MAIN AVENUE	150 X 150	SOPHIA-EVAN REALTY LLC	1275 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
59776.30706	04519	00009	4A	1275 HARDING HIGHWAY	1.46 AC	SOPHIA-EVAN REALTY LLC	1275 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
59347.75449	04531	00007	2	156 GREENBRIAR AVENUE	1.35 AC	MERIGHI, CARLO & ELIZABETH	P O BOX 292	RICHLAND NJ	08350	BUENA VISTA
30368.68480	04526	00006	2	1335 HARDING HIGHWAY	150.8 X 239 IRR	MERIGHI, CARLO J & ELIZABETH A	P O BOX 292	RICHLAND NJ	08350	BUENA VISTA
15770.12193	04527	00013	2	416 CEDAR AVENUE	100 X 100 IRR	MESIANO, RODNEY J, DEBORAH & DEN	P O BOX 94	RICHLAND NJ	08350	BUENA VISTA
39027.46221	04525	00001	2	224 GREENBRIAR AVENUE	1.03 AC	MICHELETTI, PAUL J & ELIZABETH J	P O BOX 61	RICHLAND NJ	08350	BUENA VISTA
14491.60340	04523	00005	2	213 GREENBRIAR AVENUE	100 X 150	MICHELETTI, PETER A & BRENDA	P O BOX 502	RICHLAND NJ	08350	BUENA VISTA
14639.27830	04531	00002 02	2	166 GREENBRIAR AVENUE	100 X 150	MILES, DONALD & JOSEPHINE	P O BOX 123	RICHLAND NJ	08350	BUENA VISTA
22073.97387	04531	00003	1	HOLLY AVENUE	150 X 150	MILES, DONALD & JOSEPHINE	PO BOX 123	RICHLAND NJ	08350	BUENA VISTA
14765.47272	04523	00013	2	216 FIR AVENUE	100 X 150	MONFREDO, ANTHONY & ADELA	P O BOX 364	RICHLAND NJ	08350	BUENA VISTA
79608.19469	04515	00002	4A	1253 HARDING HIGHWAY	4.48 AC	ORLANDINI, WILLIAM & BARBARA	1707 ROOSEVELT BOULEVARD	VINELAND NJ	08360	BUENA VISTA
175833.47336	04532	00003	2	1338 HARDING HIGHWAY	4.08 AC	PASCHAL, K @ SAMPSON, D	P O BOX 611	BRONX NY	10475	BUENA VISTA
83539.18062	04515	00001	2	516 CEDAR AVENUE	2.06 AC	PERUGINI, HELEN	PO BOX 165	RICHLAND NJ	08350	BUENA VISTA
95125.17026	04517	00002	1	SEWELL AVENUE	2.30 AC	PERUGINI, HELEN	PO BOX 165	RICHLAND NJ	08350	BUENA VISTA
59157.13328	04521	00003	4A	1307 HARDING HIGHWAY	1.47 AC	PETRINI, JOHN & JEAN	P O BOX 34	RICHLAND NJ	08350	BUENA VISTA
14612.90630	04523	00011	2	210 FIR AVENUE	100 X 150	PETRINI, JOHN & JEAN	P O BOX 34	RICHLAND NJ	08350	BUENA VISTA
28748.41217	04523	00009	4A	1315 HARDING HIGHWAY	50 X 583	PETRINI, JOHN & JEAN	P O BOX 34	RICHLAND NJ	08350	BUENA VISTA
13019.52620	04523	00010	1	HARDING HIGHWAY	100.5 X 150 IRR	PETRINI, JOHN & JEAN	P O BOX 34	RICHLAND NJ	08350	BUENA VISTA
29584.96335	04529	00002	4A	1306 HARDING HIGHWAY	.62 AC IRREGULAR	SIKKING, ARNOLD	270 LLEWELLYN AVENUE	RICHLAND NJ	08350	BUENA VISTA
16935.17881	04531	00002 01	4A	1328 HARDING HIGHWAY	100 X 150	SALEM, MOHAMED LLC	1328 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
32803.84677	04532	00001	1	HARDING HIGHWAY	150 X 200	R & P INVESTMENTS	P O BOX 278	RICHLAND NJ	08350	BUENA VISTA
14647.03782	04532	00002	1	HOLLY AVENUE	100 X 150	R & P INVESTMENTS	P O BOX 278	RICHLAND NJ	08350	BUENA VISTA
14750.30148	04521	00006	2	908 MAIN AVENUE	100 X 148	LUDWICK, JOHN & LILLIAN	P O BOX 296	RICHLAND NJ	08350	BUENA VISTA
144978.12778	04529	00004	15F	876 MAIN AVENUE	3.41 AC	RICHLAND VOLUNTEER FIRE COMPANY #1	P O BOX 356	RICHLAND NJ	08350	BUENA VISTA
34009.81952	04529	00001	2	1302 HARDING HIGHWAY	120 X 283	RIZZO, DELLA	PO BOX 537	MINOTOLA NJ	08341	BUENA VISTA
30325.58906	04531	00006	1	GREENBRIAR AVENUE	100 X 300	ROMANINI, JOHN J & ETHEL Y	3414 OLIVE ROAD	LOUISVILLE KY	40219	BUENA VISTA
60755.95566	04805	00001	2	123 GREENBRIAR AVENUE	1.4 AC	SHASKIN, BORIS T	P O BOX 1649	MATTITUCK NY	11952	BUENA VISTA
14038.56831	04530	00004	2	159 GREENBRIAR AVENUE	100 X 150	WRIGHT, TERESA	159 GREENBRIAR AVENUE	RICHLAND NJ	08350	BUENA VISTA
15896.32890	04511	00004	2	106 ASPEN AVENUE	100 X 150	NJ AFFORDABLE HOMES CORP.	100 WEST POND ROAD	HOPELAWN NJ	8861	BUENA VISTA
46324.04534	04521	00001	15D	204 SEWELL AVENUE	1.2 AC	ST JOSEPH CHURCH	741 UNION ROAD	VINELAND NJ	08360	BUENA VISTA
14278.28857	04530	00003	2	161 GREENBRIAR AVENUE	100 X 150	COGGINS, STACEY	P O BOX 304	RICHLAND NJ	08350	BUENA VISTA
17614.31036	04804	00006	2	127 FIR AVENUE	117.83 X 150	WHITE, MARY A	P O BOX 215	RICHLAND NJ	08350	BUENA VISTA
14878.28406	04531	00004	4A	164 GREENBRIAR AVENUE	100 X 150	YACOVELLI, GEORGE & FRANCES	P O BOX 122	RICHLAND NJ	08350	BUENA VISTA
37591.16610	04531	00005	2	162 GREENBRIAR AVENUE	100 X 401	YACOVELLI, GEORGE & FRANCES	P O BOX 122	RICHLAND NJ	08350	BUENA VISTA
29724.51456	04513	00005	1	HARDING HIGHWAY	253 X 100 IRR	ZANNI, LOUIS	1824 PATS LANE	VINELAND NJ	08361	BUENA VISTA

15584.41126	04513	00004	1	HARDING HIGHWAY	100 X 170 IRR	ZANNI, LOUIS	1824 PATS LANE	VINELAND NJ	08361	BUENA VISTA
16727.98453	04513	00003	1	HARDING HIGHWAY	100 X 174	ZANNI, LOUIS	1824 PATS LANE	VINELAND NJ	08361	BUENA VISTA
	04519	00002	2	MAIN AVENUE	MAIN AVENUE	CAHILL, GARY & NORMA	P O BOX 66	RICHLAND NJ	08350	BUENA VISTA
	04523	00007	1	HARDING HIGHWAY	15 X 305.4	PETRINI, JOHN & JEAN	P O BOX 247	RICHLAND NJ	08350	BUENA VISTA
	04526	0003 01	1	HARDING HIGHWAY	2.51 AC	PERRY, TERRANCE & MODESTA	114 BERMUDA DRIVE	NESHANIC STA, NJ	8853	BUENA VISTA
	04526	00003 02	1	HARDING HIGHWAY	3.32 AC	BOHREN, FRED	P O BOX 226	RICHLAND NJ	08350	BUENA VISTA
	04526	00003 03	1	HARDING HIGHWAY	5.09 AC	BOHREN, FRED	P O BOX 226	RICHLAND NJ	08350	BUENA VISTA
	04531	00002	4A	HARDING HIGHWAY	150 X 150	LILLIA, ROCCO & DELLA	815 HARDING HIGHWAY	RICHLAND NJ	08350	BUENA VISTA
	04804	00004	2	MAIN AVENUE		BIANCO, LORI	864 MAIN AVENUE	RICHLAND NJ	08350	BUENA VISTA

Land Use Codes
1 - Vacant Land
2 - Residential
4A - Commercial
15C - Public Property
15D - Church
15F - Other exempt

Source: Buena Vista Tax Assessor Office

EXHIBIT D

**MATRICES OUTLINING RECOMMENDED LAND USE &
AREA AND BULK REGULATIONS**

**Exhibit D
Buena Vista
Richland Village Redevelopment Area**

Zone	Site Plan Approval			Minimum Lot Dimensions		Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Coverage of Lot by Buildings (percent)	Off-Street Parking and Loading	Landscaping	Notes & Comments	
	Principal Uses	Accessory Uses	Conditional Uses	Area	Frontage (feet)	Principal Buildings			Accessory Buildings			Stories	Feet	Stories	Feet					
						Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)									
PVR2	Commercial			9,000 SF	100	5	10	50					2 1/2	35	1	20	80%	1 space per 250 SF	Landscaping buffer zone will be required along all rights of way surrounding the site. Low vegetation plants such as "Holly" are recommended for the buffer zone. Maximum height of vegetation allowed in the buffer zone shall not exceed 12 feet in height.	
	Museum / Exhibit			15,000 SF	100	10	10	50					2 1/2	40	1	20	80%	1 space per 1,000 SF		
	Residential Single Family	Garage Shed		8,000 SF	50	20	10	50					2 1/2	35	1	20	80%	2 space per unit		
	Mixed Use			6,000 SF	50	20	10	50					2 1/2	35	1	20	80%	1 space per unit or 1 space per 250 SF		
PVR2	Agricultural farmland	Garage, grain silo / storage, etc.		5 acres	100	100	50	25	N/A	N/A	N/A	2	35	N/A	N/A	80%	1 space per 2,000 SF of building space			
	Residential in association with working farm only			2 acres	75	75	50	50	N/A	N/A	N/A	1	25	N/A	N/A	75%	1 space per unit structure			
	Commercial / Retail			9,000 SF	100	5	10	50				2 1/2	35	1	20	80%	1 space per 250 SF			

*All delineated Area and Bulk Requirements are contingent upon access to sewer.

EXHIBIT E

PROPOSED REDEVELOPMENT AREA LAND USE PLAN

Indicating the land use pattern proposed for the Redevelopment Area.

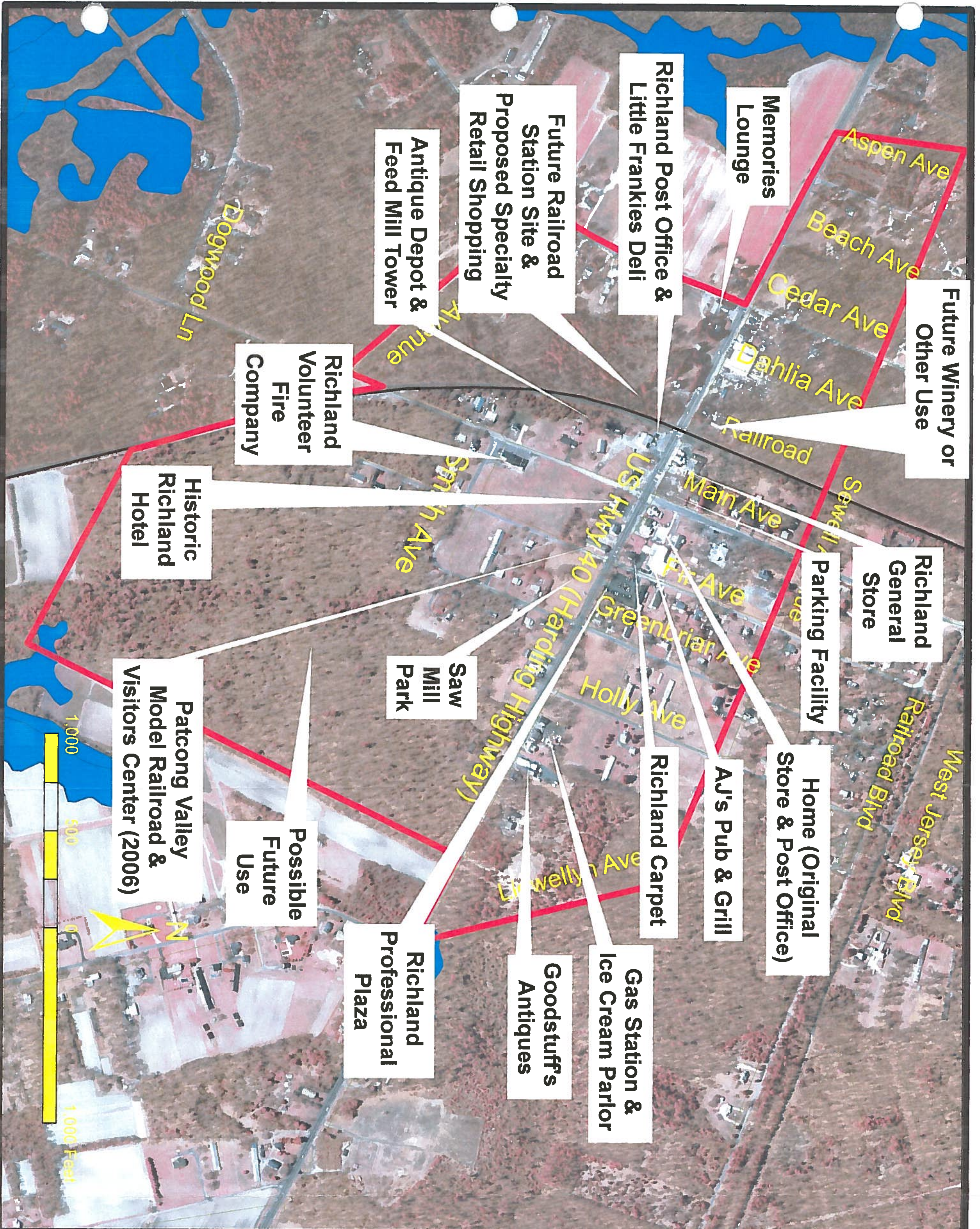
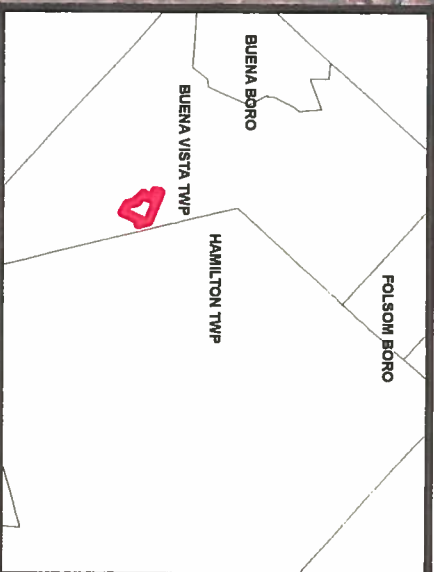


Exhibit E

Richland Village Redevelopment Area Existing & Proposed Land Use



- Legend**
- Redevelopment Area
 - Wetlands
 - Railroad
 - Streets

karabashian
eddington planning group

27-8000 0.000 0
Atlantic City NJ, USA
phone: 856-328-0311 • fax: 856-328-1188 • web: 856-328-1188

Source: NUDEP GIS data; Atlantic County GIS data; information obtained from the Township of Buena Vista Tax Assessor's Office; etc.

Revised
Dec. 05

EXHIBIT E-1

PROPOSED REDEVELOPMENT AREA LAND USE MAP

Indicating the land use pattern proposed for the Redevelopment Area.

Washington Avenue

Palmerton

Aspen

Beach

Cedar Avenue

Dahlia Avenue

Smith Avenue

Fir Avenue

Sewell Avenue

Greenbriar Avenue

Holly Avenue

Harding Highway

Llewellyn Avenue

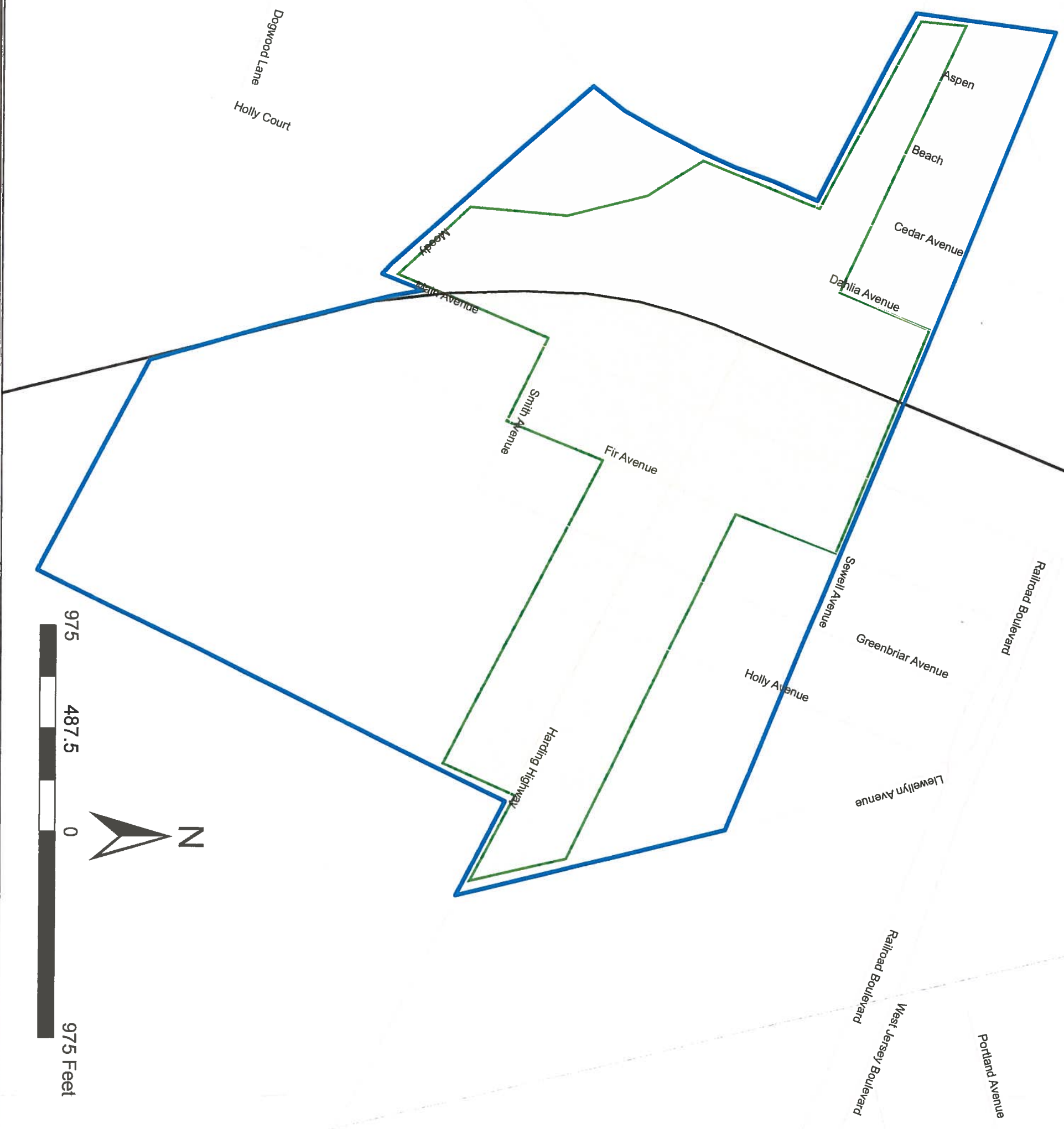
Railroad Boulevard

Railroad Boulevard

West Jersey Boulevard

Portland Avenue

Dogwood Lane
Holly Court



975

487.5

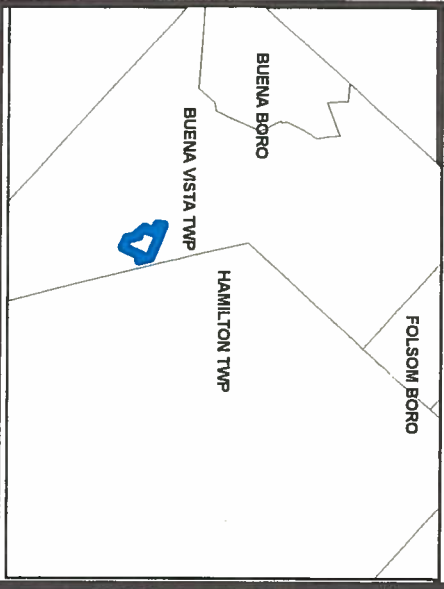
0

975 Feet



Exhibit E-1

Richland Village Redevelopment Area Land Use Map



Legend

Redevelopment Area

Railroad

Streets

Possible Commercial District

karabashian
eddington planning group

2700 Parkway
Atlantic City, NJ 08401
Tel: 856-841-1111
www.karabashian.com

Source: NJDEP GIS data;
Atlantic County GIS data;
information obtained from
the Township of Buena Vista
Tax Assessor's Office, etc.

Jan. 05

**Buena Vista Township – Richland Village
Redevelopment Plan
January 2006**

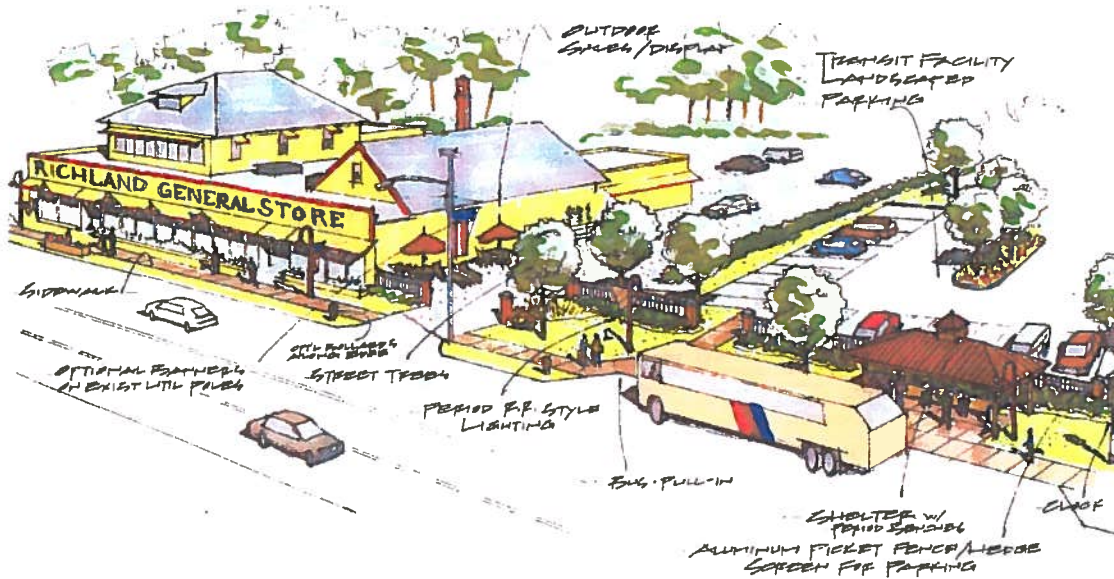
**EXHIBIT F
ARCHITECTURAL SKETCHES**

Buena Vista Township – Richland Village
Redevelopment Plan
January 2006

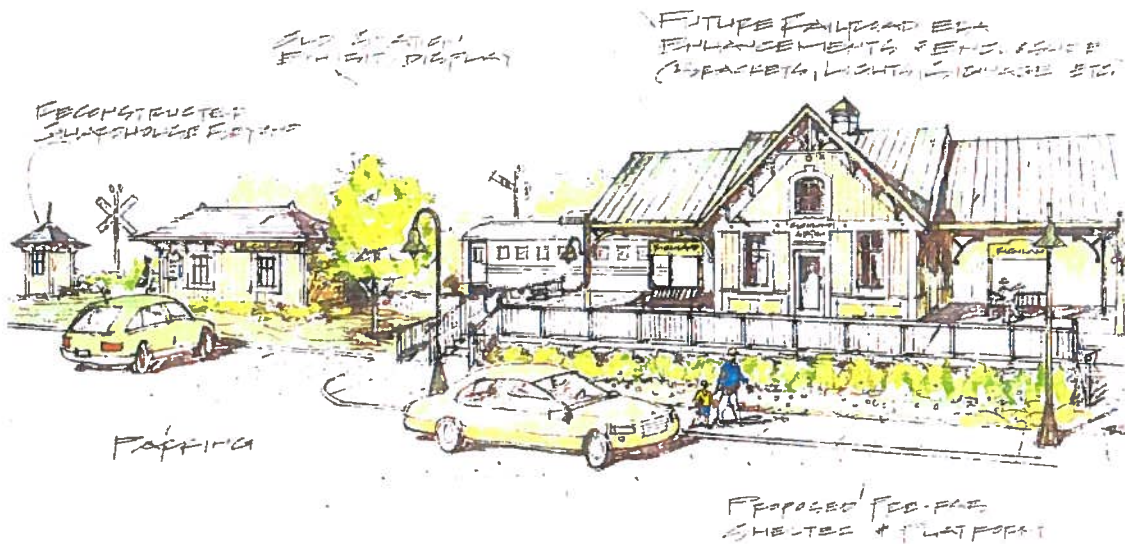
EXHIBIT F

ARCHITECTURAL SKETCHES

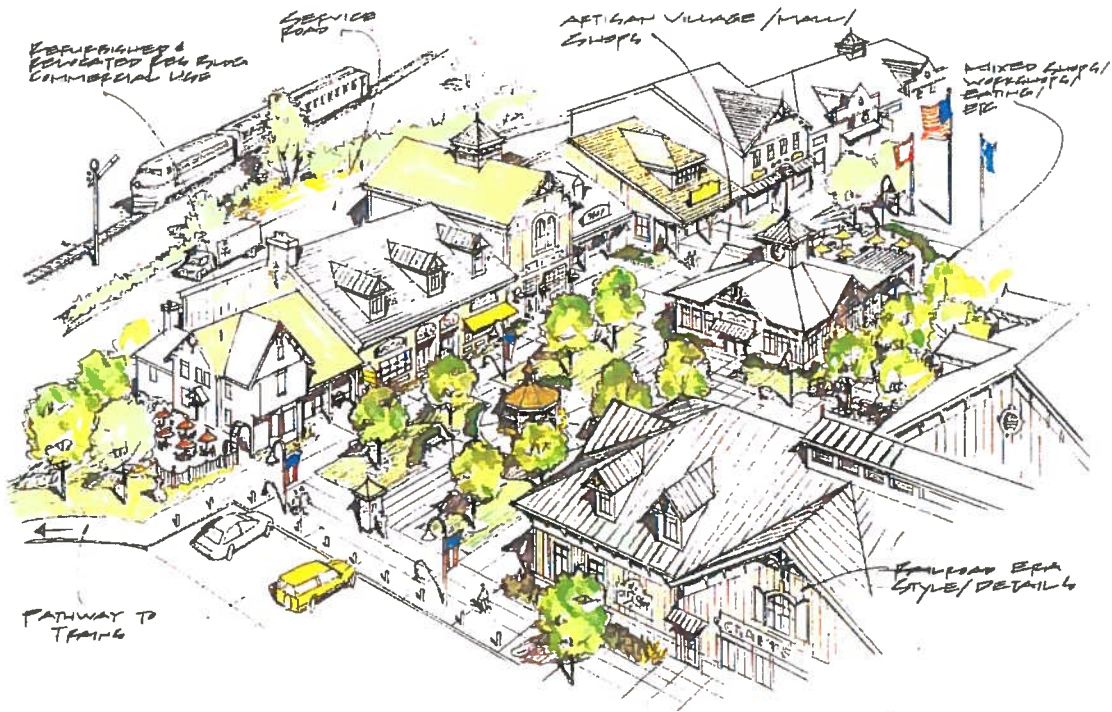
Dollar General Store and Proposed Park-n-Ride Facility with Bus Stop



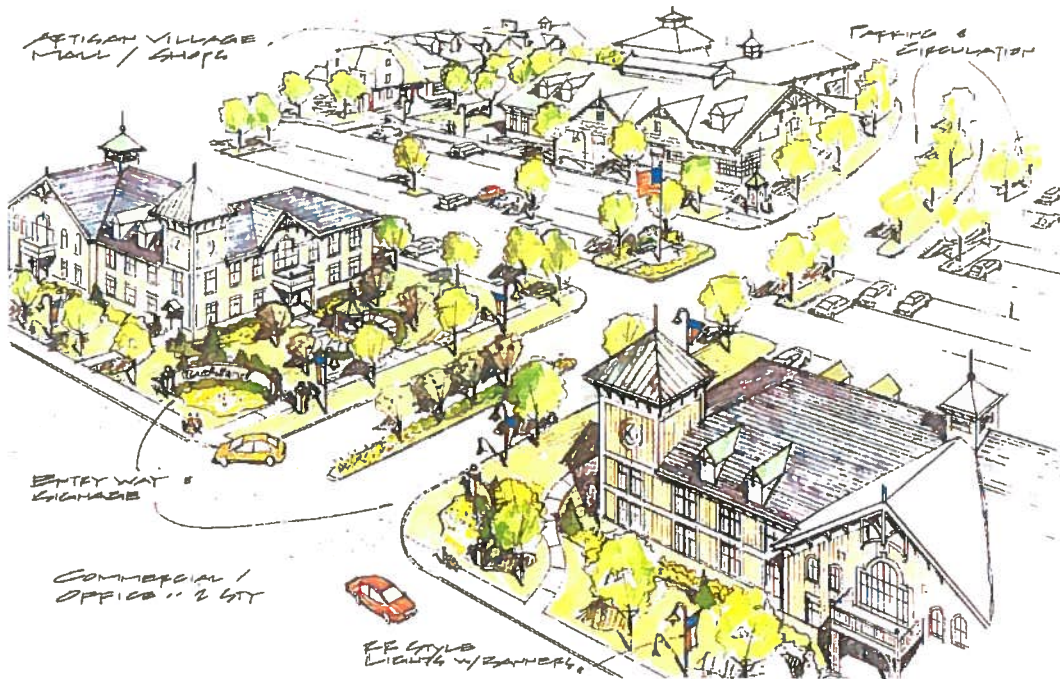
Proposed Train Station and Associated Structures



Perspective of Proposed Specialty Retail Shopping Village



Entrance to Office/Retail Complex



**Buena Vista Township – Richland Village
Redevelopment Plan
January 2006**

EXHIBIT G

STREETSCAPE AND SIGNAGE SKETCHES

Buena Vista Township – Richland Village
Redevelopment Plan
January 2006

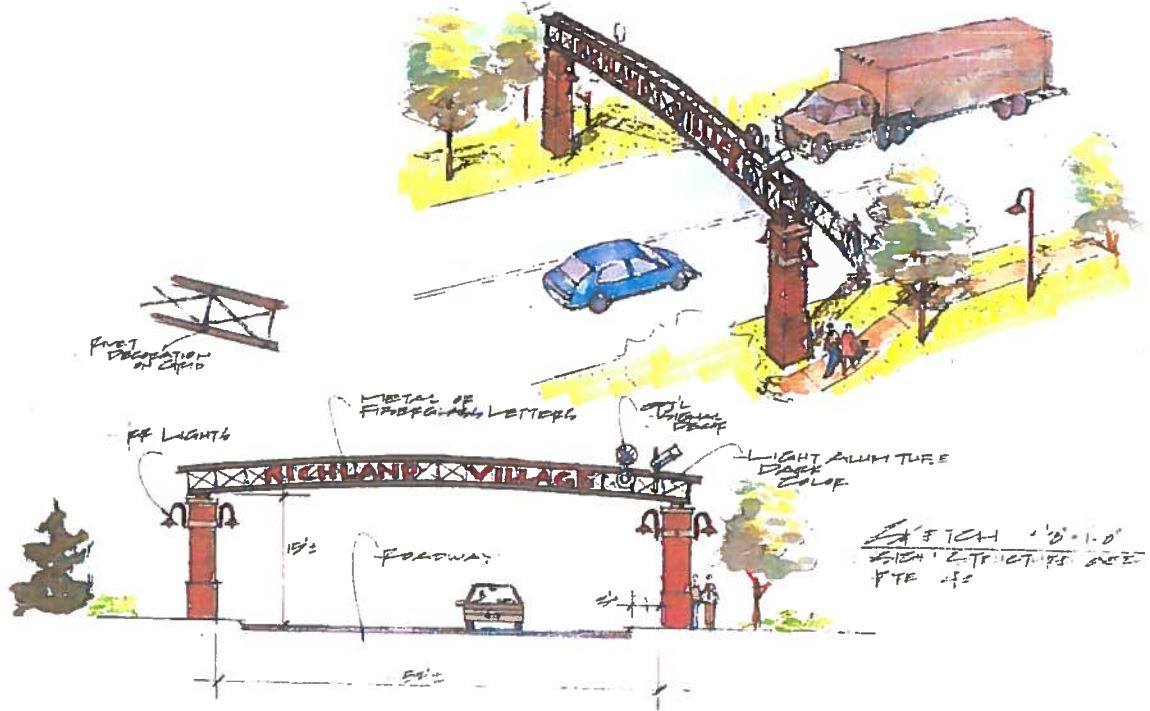
EXHIBIT G

STREETSCAPE AND SIGNAGE SKETCHES

Proposed Iconic Signage Examples



Proposed US Route 40 Entrance to Richland Village Signage



Proposed Streetscape Amenities

