

C-6, REDEVELOPMENT STATUTE

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

- 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.