



**LINCOLN AVENUE
REDEVELOPMENT PLAN**

AUGUST 2006

KEPG #311.00

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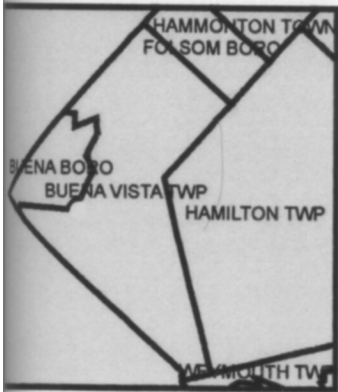
**Exhibit F
Aerial Map Illustrating Wetlands**



N

1 inch equals 300 feet

This map is for demonstration purposes only and was not developed in accordance with National Map Accuracy Standards. Any use of this product with respect to Accuracy and precision shall be the sole responsibility of the user. The map was developed using NCEP and GPO digital data and has not been verified by the NCEP or the State.



Legend

- Streets
- Buena Vista Tax Parcels
- Wetlands
- Municipal Boundary
- Site

KEPG # 311.00

Municipality: Buena Township

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eddington planning group

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A limited liability company

**Buena Vista Township – Lincoln Avenue
Redevelopment Plan
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EXHIBIT H

TAX PARCEL PROFILE REPORT

The chart below articulates the size, ownership, condition of titles, zoning, value and location of the Redevelopment Area parcels. This information was obtained from the Buena Vista Tax Assessors Office.

A simple review of the document indicates the following facts:

1. There is one lot, due to a previous consolidation of Lots 21 and 22.
2. The total acreage is 20.41 acres.
3. The site is located within the Office Campus Overlay (O-C) Zoning District, with a base zoning of the Residence / Agriculture (RA) Zoning District.
4. Private ownership accounts for the entire parcel acreage.
5. All of the land within the Redevelopment Area is currently vacant of any structures.
6. Of the total area of 20.41 acres, only ±0.74 acres are considered wetlands as per NJDEP (GIS) data, with the remaining area of the parcel noted as uplands.

Block	Lot	Acreage	Land Use	Owner	Address	City, State	Zip Code	Municipality
5501	21 & 22	20.41	3B- Qualified Farm	Bellevue Property Group	219 N. White Horse Pike	Hammonton, NJ	08037	Buena Vista

Source: Buena Vista Township, Tax Assessor Office.



Commercial Real Estate

Development, Ownership, Leasing, and Management

BelleVue Properties
GROUP, LLC

PHONE: (609) 561.2800

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Company Info

Services & Capabilities

Our Properties

Resources

Contact



Welcome

BelleVue Properties Group develops, owns, leases and manages commercial real estate, with a portfolio of Class A office and professional rental space, warehouse, industrial and flex properties. Past and present tenants include a diverse blend of multinational industry giants: medical, legal and other professional associations, federal, state, and local government agencies and family-owned businesses.

In addition to leasing and managing its inventory of properties, BelleVue Properties Group works with clients on a "build to suit" basis, either within an existing rental unit or at a new location.

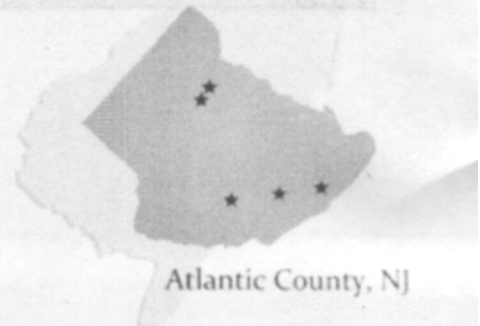
Companies that have done business with BelleVue include some of the most successful names in business, like:

- American Homes Products
- Basset Furniture Direct
- Janney Montgomery Scott
- Salomon Smith Barney
- Prudential Insurance
- AtlantiCare
- Raytheon
- Bally Gaming Systems

Successfully Positioning
Businesses with
Commercial Real Estate
Development,
Ownership, Leasing,
and Management

Strategic Alliance

BelleVue Properties Group understands the crucial relationship between your office and your success. Your company's unique attributes like prestige, innovation, stability and growth are communicated in the building itself. BelleVue's expertise and experience combine to bring together design, function, service and locations needed to successfully position your business, both geographically and strategically.



Atlantic County, NJ

**Buena Vista Township – Lincoln Avenue
Redevelopment Plan
August 2006**

EXHIBIT K

**PROPOSED PERMITTED USES AND
AREA / BULK STANDARDS**

Permitted Uses	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Front Yard	Side Yard	Rear Yard	Maximum Building Height	Maximum Impervious Coverage	Maximum Building Coverage
Age-Restricted Single-Family Dwellings (40 ft. x 40 ft. building envelope)	5,775 Square Feet	55 feet	105 feet	25 feet	7.5 feet	30 feet	35 feet	50%	40%
Accessory Use Structures (Principal use, residential only)	N/A	N/A	N/A	5 feet behind rear wall of principal	5 feet	5 feet	15 feet	N/A	N/A
Clubhouse	30,000 Square Feet	N/A	N/A	20 feet	10 feet	40 feet	35 feet	60%	40%

**Buena Vista Township – Lincoln Avenue
Redevelopment Plan
August 2006**

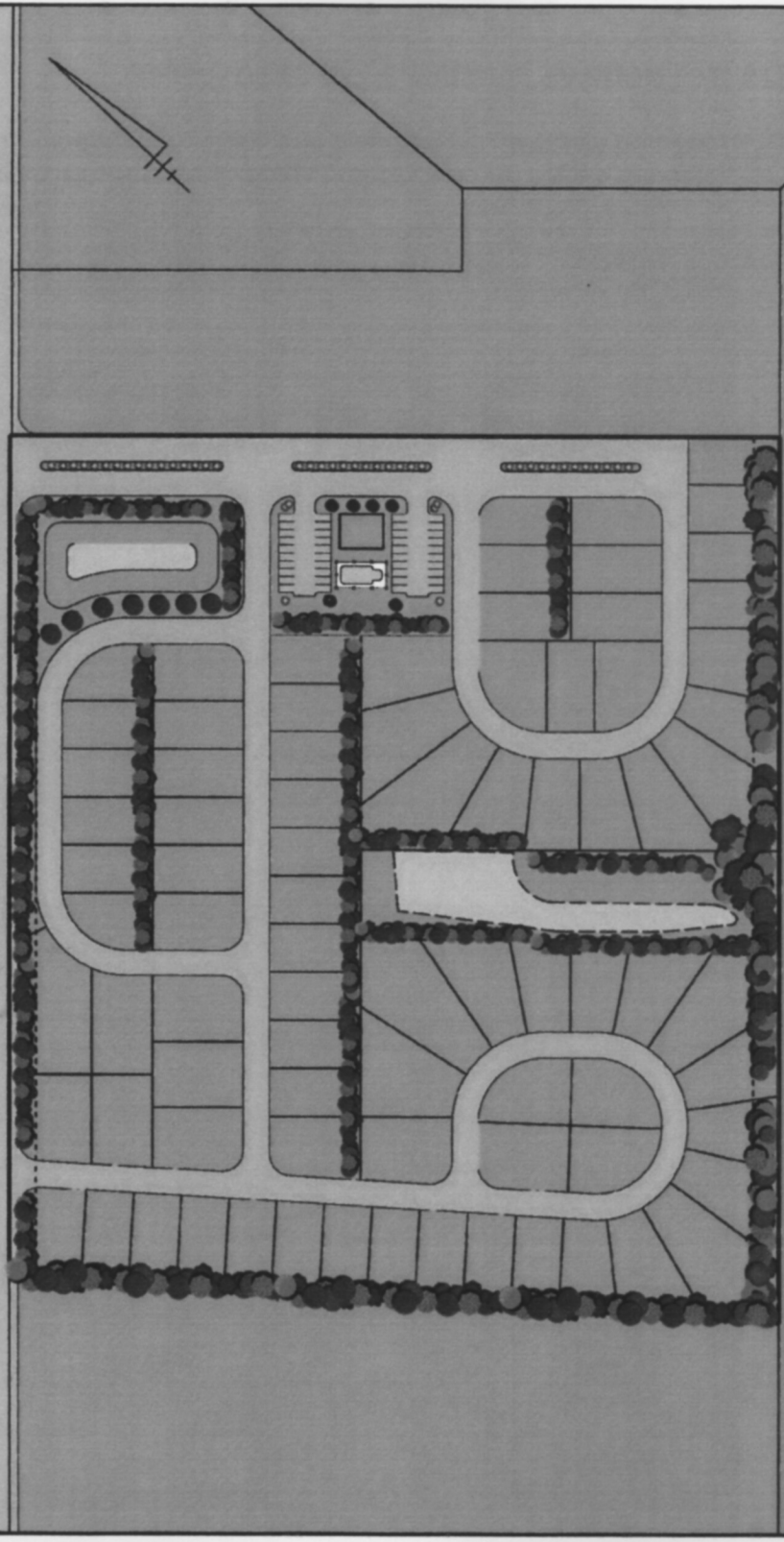
EXHIBIT L

PROPOSED CONCEPTUAL SITE PLAN

The proposed Conceptual Site Plan delineates the proposed interior street configuration, the proposed Clubhouse location, stormwater management areas and eighty-two (82) individual dwelling lots. The plan also delineates the area of proposed landscaping buffers along the project boundaries as well as interior buffers between the dwellings and the Clubhouse, stormwater areas and other adjacent dwellings. This plan is in no way intended as the final plan of lots for the project but rather a concept of the potential configuration of the project site. Beyond the Redevelopment process the project site plan will require future review by the Buena Vista Township Planning Board as well as adherence to all required and necessary outside agency approvals. The Conceptual Site Plan was prepared by The Butler Group and is dated April 14, 2005.

Redevelopment Plan
August 2008

Lincelia Avenue (Atlantic County Route No. 655)
all lots 100x150



Conceptual Sketch
 1957 GARDNER RD. BUCKS VILLAGE
 Block 5501, Lots 21 and 22
 Bucks Vines Township
 Atlantic County, New Jersey

Butler Group
 10000 Rte. 130, Suite 100
 Marlton, NJ 08053
 Phone: 609.581.1111
 Fax: 609.581.1110
 www.butlergroup.com

Prepared by: **John T. Butler, PLS**
 Date: 8/13/08

Total Lot Count: 43

**Buena Vista Township
Lincoln Avenue Age Restricted Redevelopment
July 2005**

5. APPLICABILITY OF REDEVELOPMENT STATUTE CRITERIA

The Redevelopment Statute (**N.J.S.A. 40A:12A-5c**) provides that an area may be determined to be an "Area in Need of Redevelopment" if only one (1) of the eight (8) criteria is met. These criteria, which were set forth in Section 3, Summary of Statutory Criteria, are referenced therein.

In the case of the Lincoln Avenue Age Restricted Redevelopment Study Area, one (1) criterion qualifies the area to be an "Area in Need of Redevelopment". The criterion applicable to the project Study Area is:

Criterion "c":

"Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of mean of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital."

A review of the existing conditions on-site results in land which has been vacant and void of improvements for a period greater than ten years. Additionally, the site features an environmental constraint of existing wetlands areas located centrally within the open grassy area of the site.



Source: Karabashian Eddington Planning Group, LLC, May 2005

Criterion "c" is clearly applicable for the following reasons: The land is completely unimproved and has remained so for well over ten (10) years and perhaps even longer. The location of the land mass, lack of mean access to the interior of the site, conditions of soil, wetlands and habitat render the site unlikely to be developed solely by private capital without assemblage and

**Buena Vista Township
Lincoln Avenue Age Restricted Redevelopment
July 2005**

public sector incentives. As noted in Exhibit C, Block and Lot Ownership and Development Status, 100% of the Tax Block and Lots land area (accounting for ±20 acres) is classified as "vacant".

Since only one (1) of these criteria is necessary to qualify the area as a Redevelopment Area, the one (1) criteria "c" qualifies the site as a Redevelopment Area very clearly defines the Township's ability to exercise its rights under the Redevelopment Laws by designating this area as an "Area in Need of Redevelopment".

Therefore it can be recommended that the Planning Board find and recommend to the Governing Body that the Study Area exhibits conditions which conform with Criterion "c", of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.). It is further recommended that the Planning Board find and recommend to the Governing Body 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 set forth in this report. Lastly, the Planning Board can find that the intent of the Township's Master Plan to foster residential and commercial development in a mixed-use concept (comparable scale) while also considering the environmental integrity of the area may be furthered by the designation of this area as a Redevelopment Area.

The Township's 1990 Comprehensive Master Plan (prepared by John J. Holland, PP) noted that "Reducing adverse commercial effects on residential areas. Regular implementation of site plan requirements and standards relating to off-street parking, buffering, setbacks and installation of improvements, utilization of open space buffers and clustered residential developments", and notes the following objectives for the Borough:

- Encourage development in upland areas which were already serviced by existing infrastructure.

Buena Vista Township is currently in the process of a 2005 Master Plan Re-Examination and the administration has noted the importance of the Lincoln Avenue Redevelopment in terms of future community development. This Area in Need Analysis is the first step in the designation process for the subject site to become a Redevelopment Area.