

EXHIBIT 1

LEGEND

R-40	Residential One-Family
R-75	Residential One-Family
R-100	Residential One-Family
R-150	Residential One-Family
R-150 ML	Mount Laurel Residential
R-2P	Residential Two-Family
R-201	Residential Affordable Housing
R-201M	Residential Affordable Housing
R-30	Golf Course Cluster Residential
ML	Mount Laurel Residential
MLAL	Mount Laurel Assisted Living Residential
MPAL	Mount Laurel Multifamily Residential
BL	Local Business
BN	Neighborhood Business
BIL	Business-Local Industrial
BG	General Business
BML	Mount Laurel Business
BML-II	Mount Laurel Business
BL	Office Building
HP	Home Processing
CR	Community
MU	Municipal

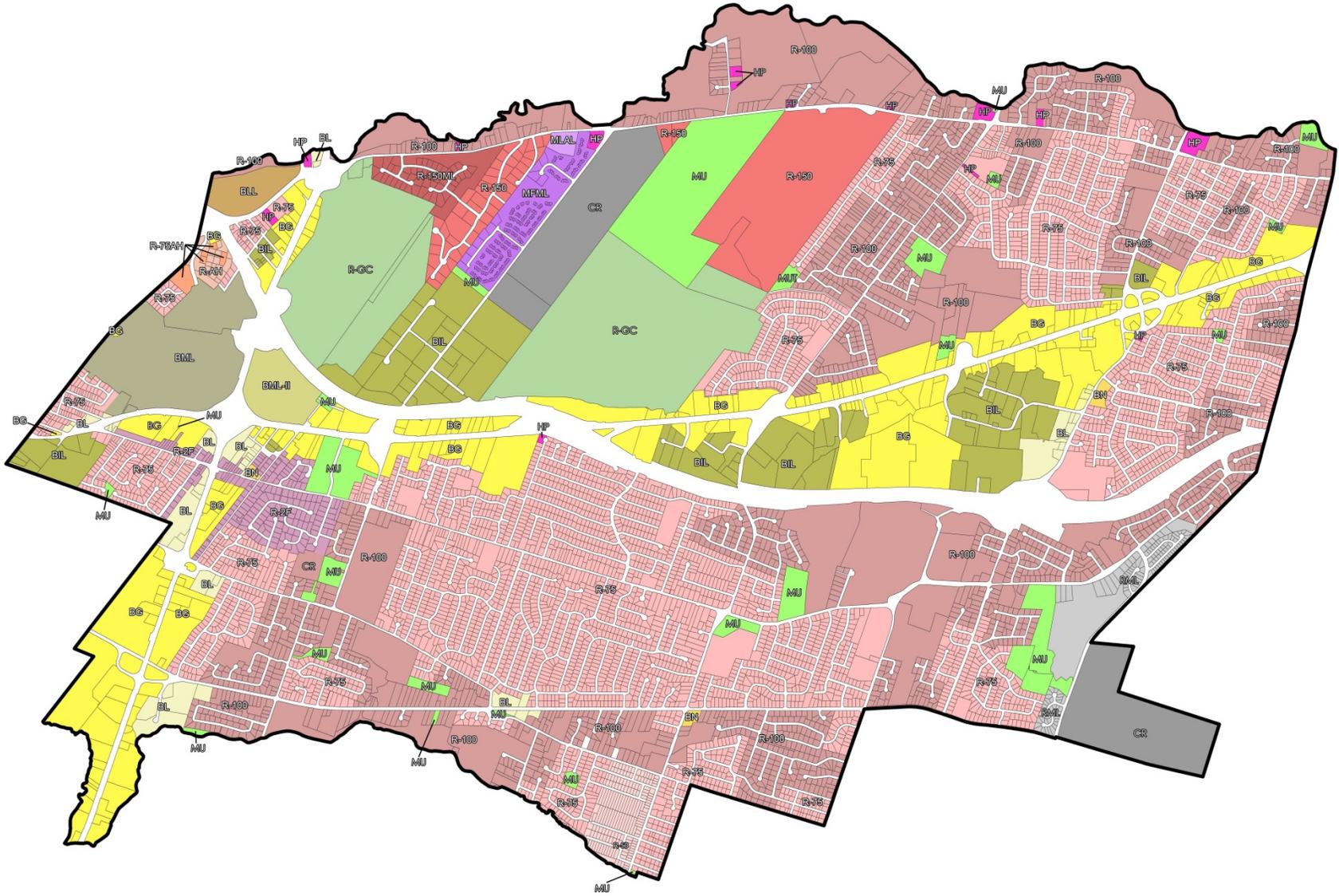


EXHIBIT 2

LEGEND

R-40	Residential One-Family
R-75	Residential One-Family
R-100	Residential One-Family
R-150	Residential One-Family
R-150 ML	Mount Laurel Residential
R-2F	Residential Two-Family
R-400	Residential Affordable Housing
R-GC	Golf Course Cluster Residential
FML	Mount Laurel Residential
MPAC	Mount Laurel Affordable Care
MPAL	Mount Laurel Multifamily Residential
LB	Limited Business
NB	Neighborhood Business
HCC	Highway Commercial Center
HCC-2	Highway Commercial Center
CEM	Cemetery
GOV	Government
MU	Municipal
CR	Conservation/Recreation



EXHIBIT 3

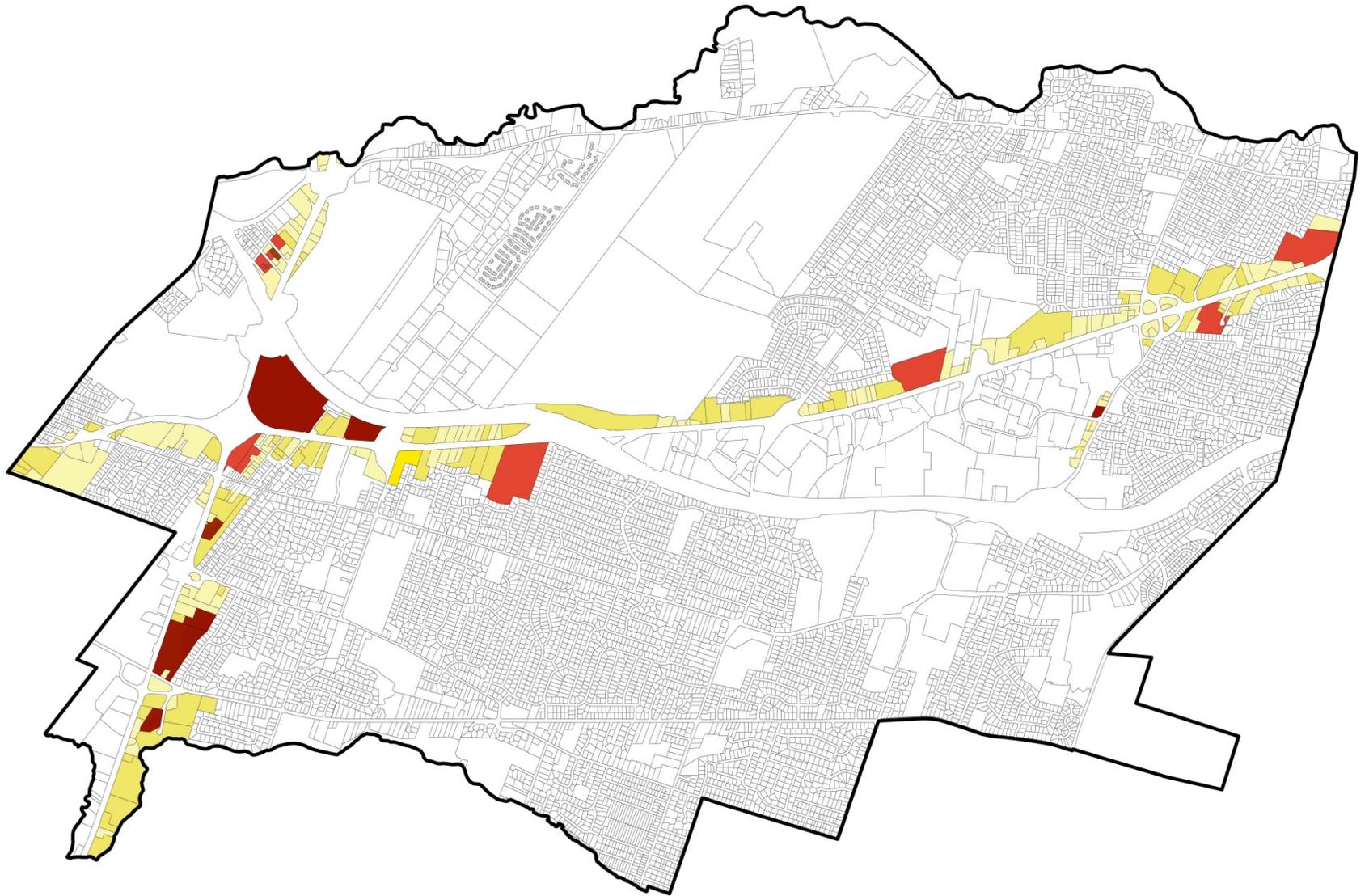
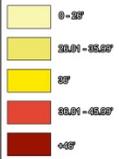
LEGEND

-  Highways Commercial Corridor
-  Highways Commercial Corridor



EXHIBIT 5

LEGEND



HCC & HCC-2 Zone

Permitted Uses:

1. All uses in the NB and LB Zones;
2. Hotels and convention centers;
3. Retail stores used for the sale of merchandise, wholesale salesroom;
4. Personal service establishment;
5. Restaurants;
6. Shopping centers and malls;
7. Movie theaters;
8. Art galleries and museums;
9. Medical, professional and administrative offices;
10. Medical and Dental clinics;
11. Adult Day-care and Child Day-care facilities;
12. Business or professional offices, office buildings, banks;
13. Health and Fitness facilities, exercise or health clubs, gymnasium, indoor swimming pools;
14. Funeral homes;
15. Business or Vocational Schools;
16. Commuter parking/transportation terminal;
17. Motor vehicle service/repair; automotive supply and service and filling stations;
18. Recreation and recreational facilities;
19. New car dealerships (§429-128);
20. Hospitals and health care facilities campus
21. Assisted living, skilled nursing, long-term acute care, dementia or memory care facilities;
22. Research laboratories

Conditional Uses: (Not Permitted in HCC-2 Zone)

1. Multi-family Residential;
2. Hospital and Health Care Campus Facility
3. Certified Pre-owned vehicle dealerships;



Bulk Standards (HCC & HCC2)

Permitted Uses – Building Standards:

1. Max. Building Height: 60 feet (HCC) – 36 feet (HCC-2)
2. Min. Lot Area: 21,780 sf
3. Min. Lot Width: 200 feet
4. Min Lot Frontage: 200 feet
5. Max. Lot Coverage
 - a. Building: 25%
 - b. Impervious: 80%
6. Min. Front Yard Setback: 25 feet*
7. Min. Rear Yard Setback: 10 feet*

Note: * For any parcel or lot abutting a residential zone district or recreation zone the minimum distance of any building on a parcel or lot contiguous to a residential zone district (R-50, R-75, R-100, R-150 and R-2F) and/or any conservation/recreation zone (CR) shall be not less than the greater of **100 feet** (except R-150, which shall be 200 feet) or **twice the height of the closest building to the residential zone.**



Bulk Standards (HCC – Multi Family)

Permitted Uses – Building Standards:

1. Max. Building Height: 60 feet
2. Min. Lot Area: 21,780 sf
3. Min. Lot Width: 200 feet
4. Min Lot Frontage: 200 feet
5. Max. Lot Coverage
 - a. Building: 25%
 - b. Impervious: 80%
6. Min. Front Yard Setback: 25 feet*
7. Min. Rear Yard Setback: 10 feet*

Conditional Standards:

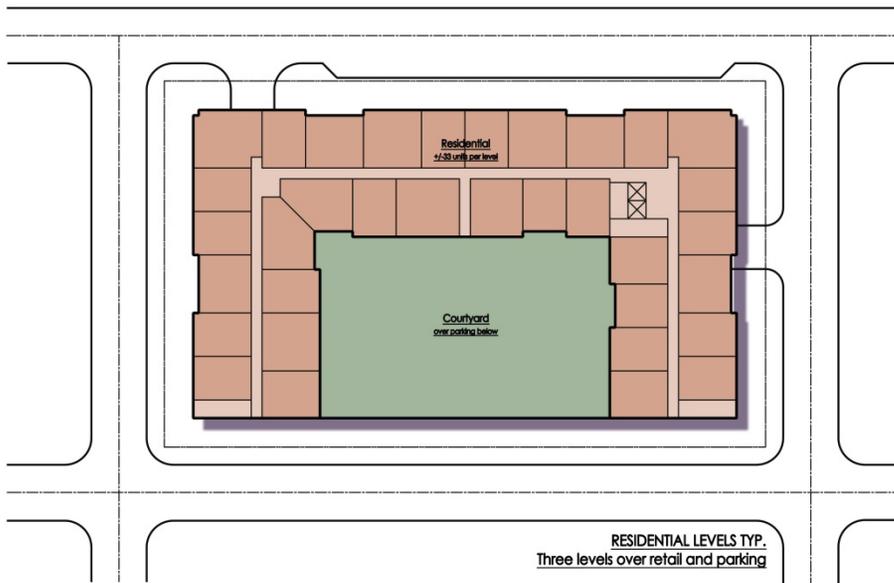
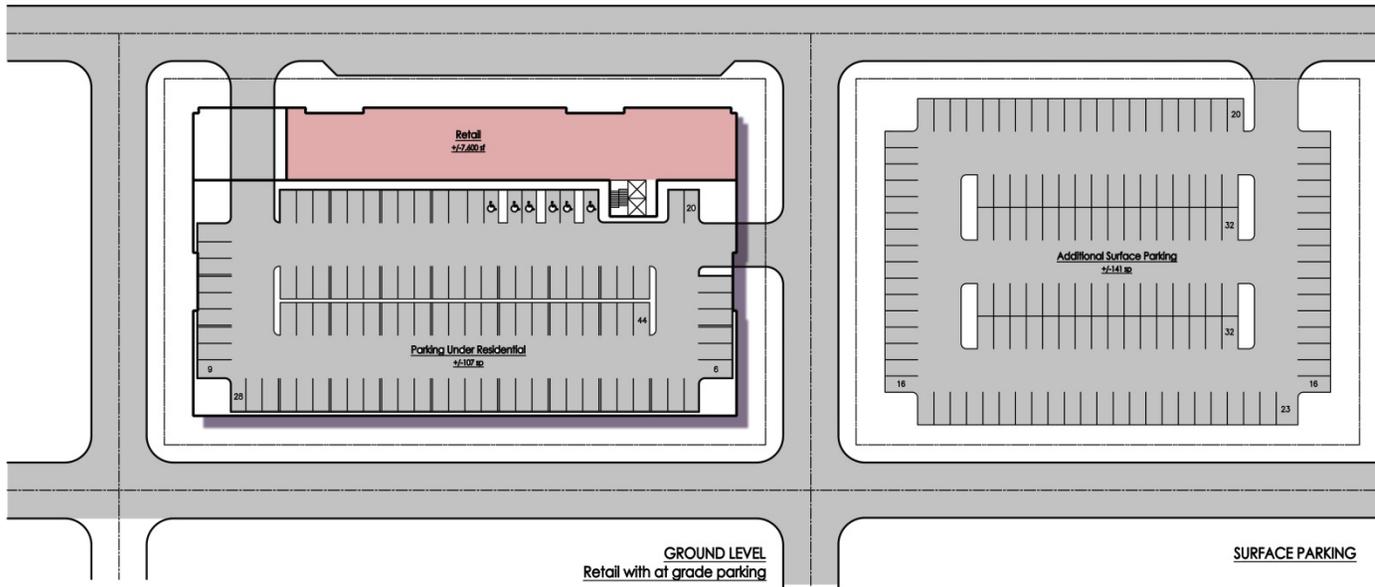
1. Max Density: **16 - 20 units per acre**
2. Max Stories: **4 or 5 stories**
3. Retail: Required on first floor fronting primary street
Requires 40'-0" depth & 16'-0" height
4. Parks and Open Space: Requires 100 sf per unit set aside
5. Replace displaced parking

Note: * For any parcel or lot abutting a residential zone district or recreation zone the minimum distance of any building on a parcel or lot contiguous to a residential zone district (R-50, R-75, R-100, R-150 and R-2F) and/or any conservation/recreation zone (CR) shall be not less than the greater of **100 feet** (except R-150, which shall be 200 feet) or **twice the height of the closest building to the residential zone.**



Development Yield Study

OPTION 1



Development Summary

Impervious Coverage Density Calculation:

Four Story Development:	3 over 1 with ground level parking
Retail:	9,750 sf
Residential:	99 units
Development Area:	172,620 sf (3.96 acres)
Density without Coverage:	25 units per acre
Max. Impervious Coverage:	80%
Density with Coverage:	20 units per acre (80%)

Building Coverage Density Calculation:

Building Area:	54,000 sf
Max. Building Coverage:	25%
Minimum Lot Area:	216,000 sf (4.96 ac)
Density based on Bldg Coverage:	20 units per acre
Density with Coverage:	16 units per acre

Parking Provided:

247 spaces	
At Grade Parking:	107 spaces
Additional Surface Parking:	140 spaces

Parking Required:

247 spaces	
Retail:	49 spaces (5.0 per 1,000 sf)
Zoning Req:	5.0 sp per 1,000 sf restaurant
	4.0 sp per 1,000 sf retail
Residential:	198 spaces (2.0 space per 1,000 sf)
Zoning Req:	1.8 spaces per 1 bedroom
	2.0 spaces per 2 bedroom
	2.1 spaces per 3 bedroom

Development Yield Study

OPTION 1

Development Summary

Impervious Coverage Density Calculation:

Four Story Development:	3 over 1 with ground level parking
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Density with Coverage	20 units per acre (80%)

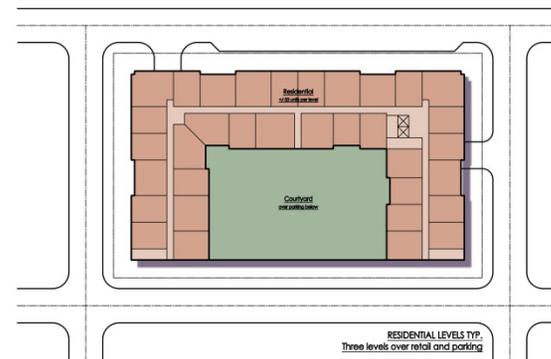
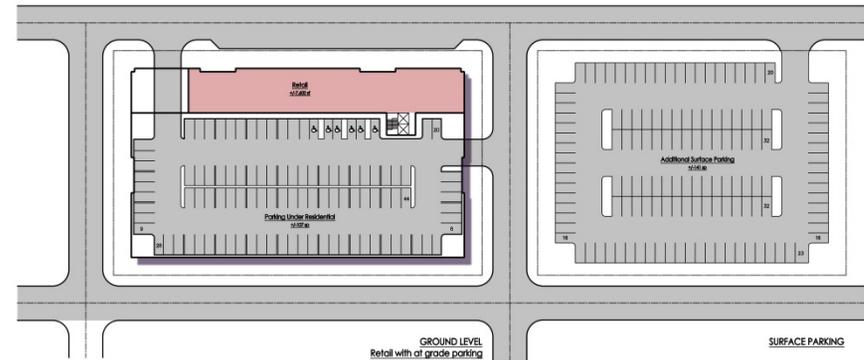
Building Coverage Density Calculation:

Building Area:	54,000 sf
Max. Building Coverage	25%
Minimum Lot Area	216,000 sf (4.96 ac)
Density (Bldg. Coverage):	20 units per acre
<i>Density with Coverage:</i>	<i>16 units per acre **</i>

Parking Provided:	247 spaces
At Grade Parking:	107 spaces
Additional Surface Parking:	140 spaces

Parking Required:

Retail:	49 spaces (5.0 per 1,000 sf)
<i>Zoning Req:</i>	<i>5.0 sp per 1,000 sf restaurant</i>
	<i>4.0 sp per 1,000 sf retail</i>
Residential:	198 spaces (2.0 space per 1,000 sf)
<i>Zoning Req:</i>	<i>1.8 spaces per 1 bedroom</i>
	<i>2.0 spaces per 2 bedroom</i>
	<i>2.1 spaces per 3 bedroom</i>



Development Summary

Impervious Coverage Density Calculation:

Four Story Development:	3 over 1 with ground level parking
Retail:	9,750 sf
Residential:	99 units
Development Area:	172,620 sf (3.96 acres)
Density without Coverage:	25 units per acre
Max. Impervious Coverage	80%
Density with Coverage	20 units per acre (80%)

Building Coverage Density Calculation:

Building Area:	54,000 sf
Max. Building Coverage	25%
Minimum Lot Area	216,000 sf (4.96 ac)
Density based on Bldg. Coverage:	20 units per acre
Density with Coverage:	16 units per acre

Parking Provided:

At Grade Parking:	107 spaces
Additional Surface Parking:	140 spaces
Total:	247 spaces

Parking Required:

Retail:	49 spaces (5.0 per 1,000 sf)
<i>Zoning Req:</i>	<i>5.0 sp per 1,000 sf restaurant</i>
	<i>4.0 sp per 1,000 sf retail</i>
Residential:	198 spaces (2.0 spaces per 1,000 sf)
<i>Zoning Req:</i>	<i>1.8 spaces per 1 bedroom</i>
	<i>2.0 spaces per 2 bedroom</i>
	<i>2.1 spaces per 3 bedroom</i>

Development Yield Study

OPTION 2

Development Summary

Impervious Coverage Density Calculation:

Four Story Development:	3 over 1 with ground level parking
Retail:	36,000 sf
Residential:	138 units
Development Area:	142,441 sf (3.27 acres)
Density without Coverage:	42 units per acre
Max. Impervious Coverage	80%
Density with Coverage	34 units per acre (80%)

Building Coverage Density Calculation:

Building Area:	83,500 sf
Max. Building Coverage	25%
Minimum Lot Area	334,000 sf (7.66 ac)
Density (Bldg. Coverage):	18 units per acre

Parking Provided:	462 spaces
At Grade Parking:	114 spaces
Structured Parking:	348 spaces

Parking Required:

Retail:	180 spaces (5.0 per 1,000 sf)
<i>Zoning Req:</i>	<i>5.0 sp per 1,000 sf restaurant</i>
	<i>4.0 sp per 1,000 sf retail</i>
Residential:	276 spaces (2.0 space per 1,000 sf)
<i>Zoning Req:</i>	<i>1.8 spaces per 1 bedroom</i>
	<i>2.0 spaces per 2 bedroom</i>
	<i>2.1 spaces per 3 bedroom</i>



Development Summary

Impervious Coverage Density Calculation:

Four Story Development: 3 over 1 with ground level parking
 Retail: 36,000 sf
 Residential: 138 units
 Development Area: 142,441 sf (3.27 acres)
 Density without Coverage: 42 units per acre
 Max. Impervious Coverage: 80%
 Density with Coverage: 34 units per acre (80%)

Building Coverage Density Calculation:

Building Area: 83,500 sf
 Max. Building Coverage: 25%
 Minimum Lot Area: 334,000 sf (7.66 ac)
 Density based on Bldg. Coverage: 18 units per acre

Parking Provided:

At Grade Parking: 114 spaces
 Structured Parking: 348 spaces

Parking Required:

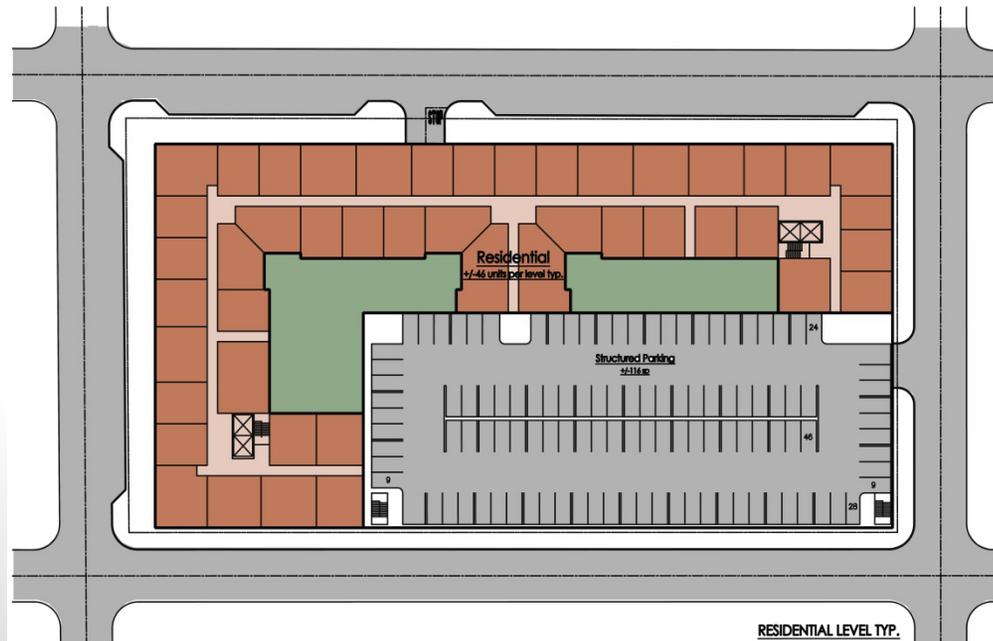
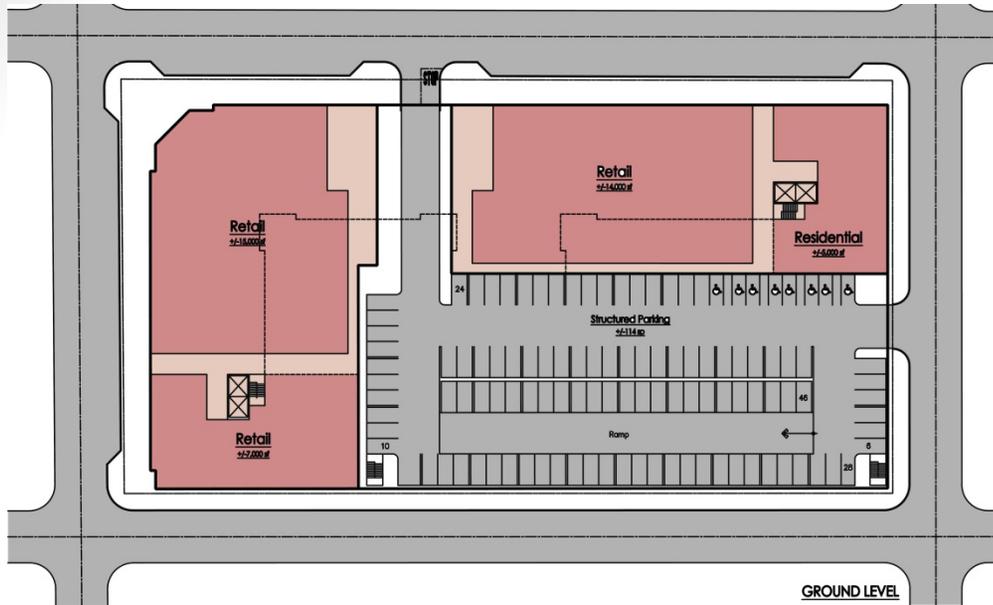
Retail: 180 spaces (5.0 per 1,000 sf)
Zoning Req: 5.0 sp per 1,000 sf restaurant
4.0 sp per 1,000 sf retail
 Residential: 276 spaces (2.0 space per 1,000 sf)
Zoning Req: 1.8 spaces per 1 bedroom
2.0 spaces per 2 bedroom
2.1 spaces per 3 bedroom

OPTION 2

Development Yield Study

OPTION 2

OPTION 2



Development Summary

Impervious Coverage Density Calculation:

Four Story Development:	3 over 1 with ground level parking
Retail:	36,000 sf
Residential:	138 units
Development Area:	142,441 sf (3.27 acres)
Density without Coverage:	42 units per acre
Max. Impervious Coverage:	80%
Density with Coverage:	34 units per acre (80%)

Building Coverage Density Calculation:

Building Area:	83,500 sf
Max. Building Coverage:	25%
Minimum Lot Area:	334,000 sf (7.66 ac)
Density based on Bldg. Coverage:	18 units per acre

Parking Provided:	462 spaces
At Grade Parking:	114 spaces
Structured Parking:	348 spaces

Parking Required:	456 spaces
Retail:	180 spaces (5.0 per 1,000 sf)
Zoning Req:	5.0 sp per 1,000 sf restaurant
Zoning Req:	4.0 sp per 1,000 sf retail
Residential:	276 spaces (2.0 space per 1,000 sf)
Zoning Req:	1.8 spaces per 1 bedroom
Zoning Req:	2.0 spaces per 2 bedroom
Zoning Req:	2.1 spaces per 3 bedroom



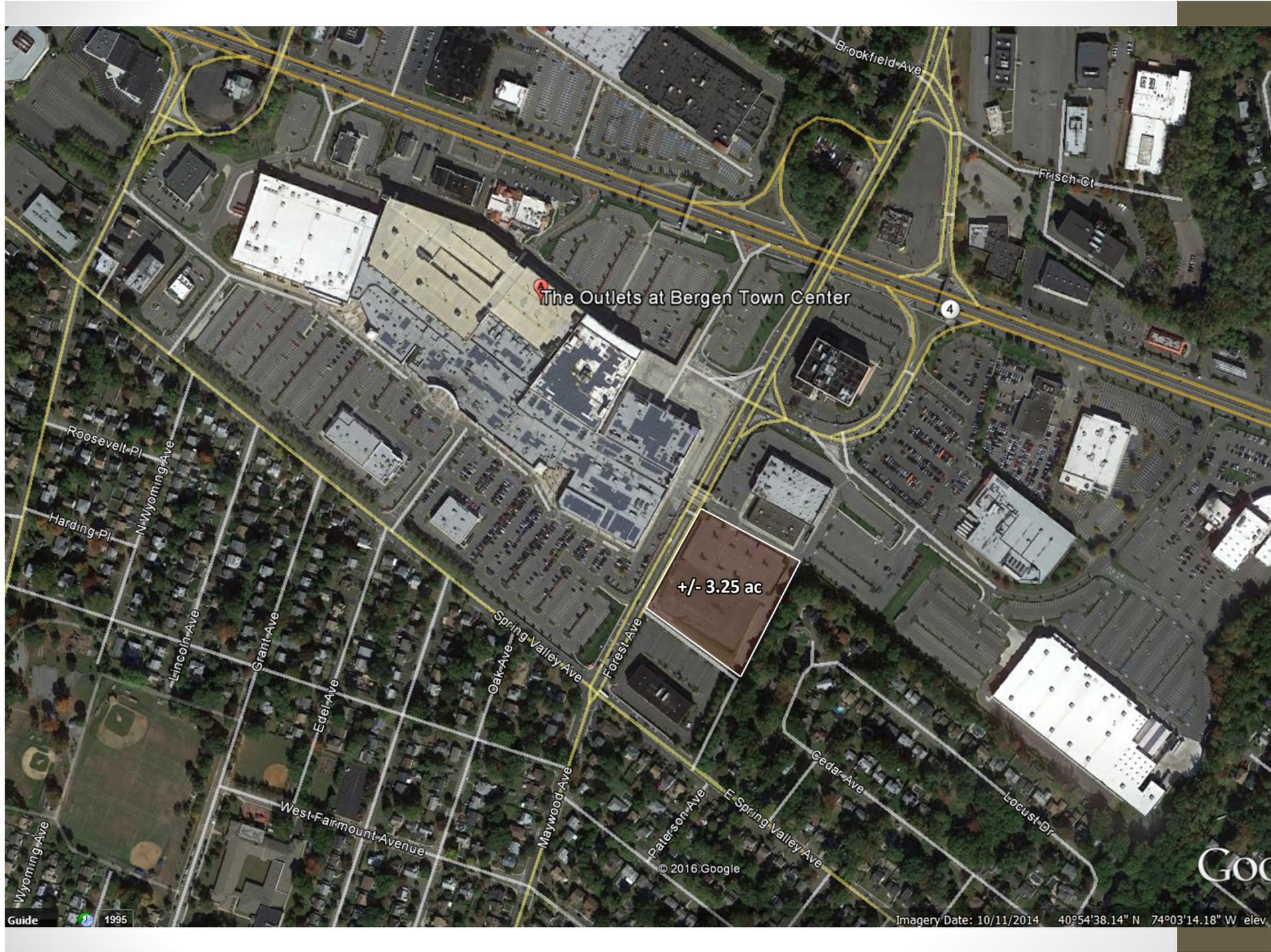
+/- 20 ac

+/- 5 ac

+/- 4 ac

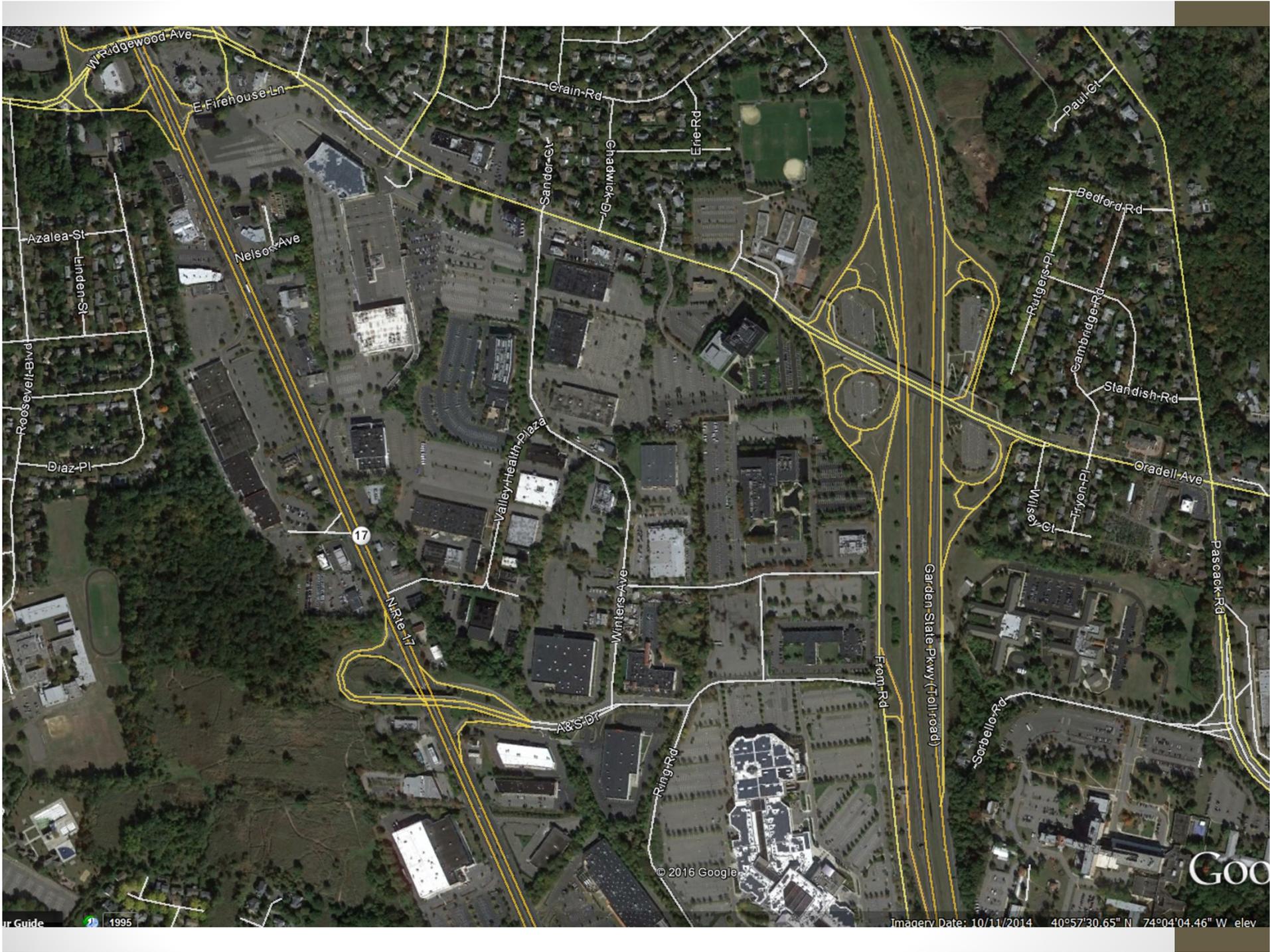
+/- 3.5 ac



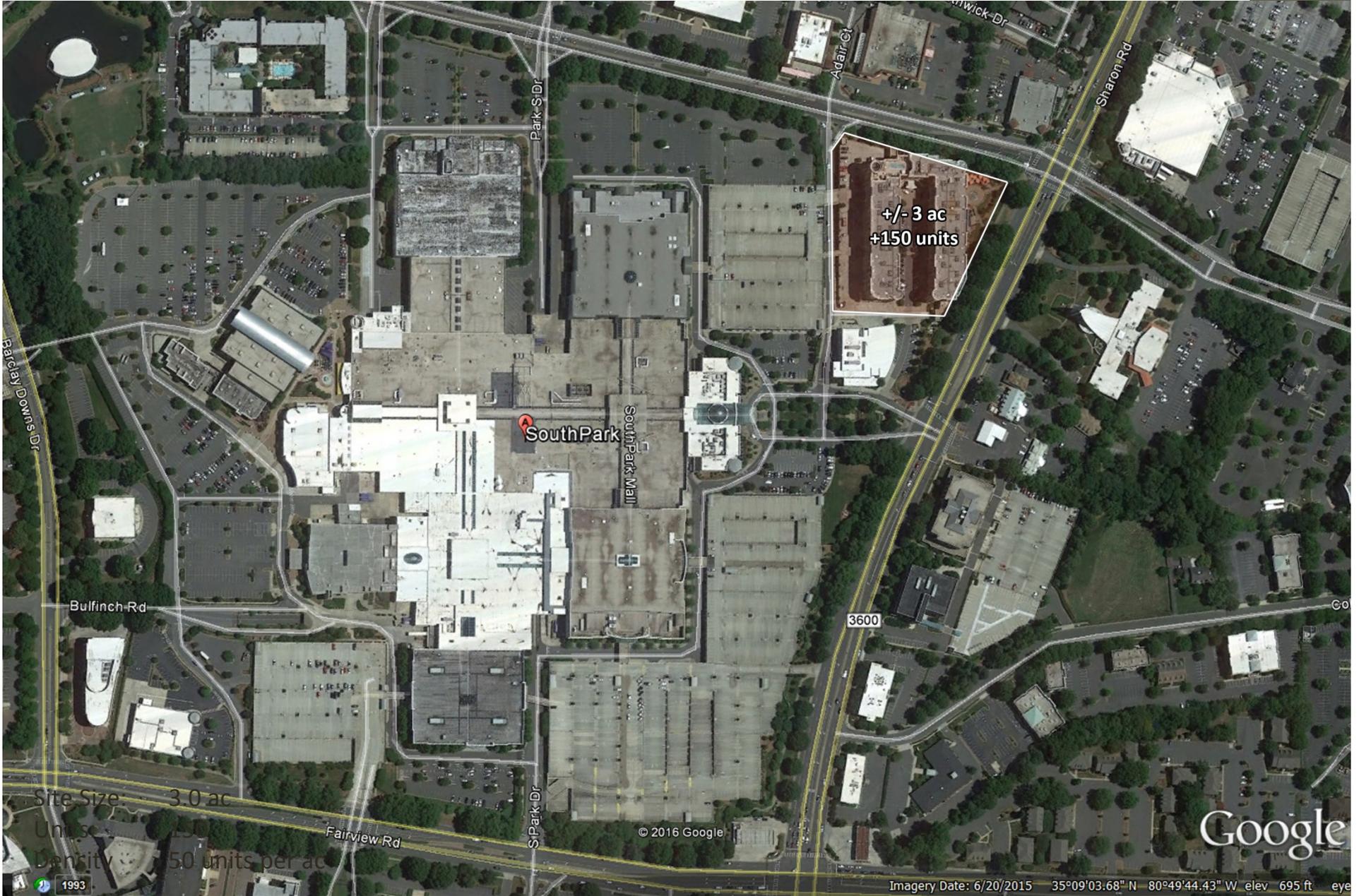


The Outlets at Bergen Town Center

+/- 3.25 ac



The Residence at South Park Mall



The Residence at South Park Mall



Size 3.0 ac
Units 150
Density 50 units per ac

The Residence at South Park Mall



Site Size: 3.0 ac
Units: 150
Density 50 units per ac

Birkdale Village



Site Size: 15.0 ac
Units: 320
Density 21 units per ac

Birkdale Village



Site Size: 15.0 ac
Units: 320
Density 21 units per ac

Birkdale Village



Site Size: 15.0 ac
Units: 320
Density 21 units per ac

Birkdale Village



Site Size: 15.0 ac
Units: 320
Density 21 units per ac

Bulk Standards (Hospital & Health Care)

Buildings

1. Max. Building Height: 120 feet (up to 50% bldg. ftprt.)
2. Building Height: 60 for all other buildings
3. Min. Lot Size: 15 acres
4. Min. Lot Width: 400 feet
5. Min Lot Frontage: 400 feet
6. Max. Lot Coverage
 - a. Building: 50%
 - b. Impervious: 80%
6. Min. Front Yard Setback: 25 feet*
7. Min. Rear and Side Yard Setback: 100 feet or twice the height of the building adjacent to residential

Parking Structure:

1. Max Height: 70 feet (5 Stories)
2. Min. Setback: 25 feet
3. Min. Setback to residential: 200 feet

Note: * For any parcel or lot abutting a residential zone district or recreation zone the minimum distance of any building on a parcel or lot contiguous to a residential zone district (R-50, R-75, R-100, R-150 and R-2F) and/or any conservation/recreation zone (CR) shall be not less than the greater of **100 feet** (except R-150, which shall be 200 feet) or **twice the height of the closest building to the residential zone.**



Bulk Standards (HCC – Pre-Owned)

Permitted Uses – Building Standards:

1. Max. Building Height: 60 feet
2. Min. Lot Area: 21,780 sf
3. Min. Lot Width: 200 feet
4. Min Lot Frontage: 200 feet
5. Max. Lot Coverage
 - a. Building: 25%
 - b. Impervious: 80%
6. Min. Front Yard Setback: 25 feet*
7. Min. Rear Yard Setback: 10 feet*

Conditional Standards:

1. Min. Dealership Building Size: 15,000 or 20,000 sf
2. No outdoor loudspeaker
3. Max. 200 lf for display of vehicles along public street
4. Screening for vehicles not ready for sale
5. Landscape buffer: Min. 20 feet along public roads



Bulk Standards (HCC – New Dealerships)

Permitted Uses – Building Standards:

1. Max. Building Height: 60 feet (HCC Zone)
2. Min. Lot Area: 21,780 sf (HCC Zone)
3. Min. Lot Width: 200 feet (HCC Zone)
4. Min Lot Frontage: 200 feet (HCC Zone)
5. Max. Lot Coverage
 - a. Building: 15% (Not Consistent)
 - b. Impervious: 40% (Not Consistent)
 - c. Min. Front Yard Setback: 25 feet* (HCC Zone)
6. Min. Rear Yard Setback: 10 feet* (HCC Zone)

Conditional Standards:

1. Max Lot Size: 4 acres
2. Display Area: Max. 200 lf for display of vehicles along public street
3. Screening for vehicles not ready for sale
4. Landscape buffer: Min. 20 feet along public roads

Note: * For any parcel or lot abutting a residential zone district or recreation zone the minimum distance of any building on a parcel or lot contiguous to a residential zone district (R-50, R-75, R-100, R-150 and R-2F) and/or any conservation/recreation zone (CR) shall be not less than the greater of **100 feet** (except R-150, which shall be 200 feet) or **twice the height of the closest building to the residential zone.**



Parking Standards (HCC – HCC2)

- | | |
|--|--|
| 1. Office: | 3.0 sp per 1,000 sq ft; |
| 2. Malls: | 4.5 sp per 1,000 sq ft; |
| 3. Retail, shopping centers (<25% restaurants): | 5 sp per 1,000 sq ft; |
| 4. Retail, shopping centers (>25% restaurants): | 4.5 sp per 1,000 sq ft; |
| 5. Hospitals: | 3.5 sp per bed; |
| 6. Long-term acute care facilities: | 0.5 sp per du or bed; |
| 7. Memory or dementia care facilities: | 0.5 sp per du or bed; |
| 8. Assisted living facilities: | 0.5 sp per du or bed; |
| 9. Skilled nursing facilities: | 1.0 sp per 3 beds; |
| 10. Health, wellness, fitness facilities: | 4.5 sp per 1,000 sq ft of floor area; |
| 11. Stand alone medical offices/uses: | 6.0 sp per 1000 square feet |
| 12. Multi-family: pursuant to the RSIS; | 1.8 per 1 bdrm
2.0 per 2 bdrm
2.1 per 3 bdrm |
| 13. All other uses: as set forth in §429-Article XXXI. | |

Note:

Shared Parking is permitted.



Items for Consideration:

- | | |
|---------------------------------------|---|
| 1. HCC & HCC 2 Zone: | Boundaries |
| 2. Density: | 16 du/ac – 20 du/ac - other |
| 3. Hospital & Health Care Facilities: | 120' Height (50% building footprint) |
| 4. Pre-Owned Car Dealerships: | Location / Min. Size / Use / Parameters |
| 5. New Car Dealerships: | Max. Size / Parameters |



Questions