

Welcome

Marshall's Corner - Pennytown Task Force

Background Information: Pennytown Property Acquisition

- November 2008: Planning Board adopted the Housing Element to the Twp. Master Plan
 - The plan formally identified the Pennytown property as a unique site with available sewage treatment capacity and as a site for up to 70 units of municipally sponsored affordable housing
- Spring of 2009: the Twp. contracted with the owner to buy the Pennytown property
- After significant due diligence by the Twp., the sale was completed in December of 2009
 - Affordable housing trust fund dollars used to purchase the property

Background Information: Area In Need of Redevelopment

- Requirements pursuant to NJ Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.) outline a sequence of steps the Twp. must follow
- Twp. Committee authorized the Planning Board to undertake preliminary investigation in summer of 2009
 - Properties considered in the potential area included Pennytown, Kooltronic, PSE&G and 84 Lumber

Background Information: Area In Need of Redevelopment (cont.)

- Preliminary investigation determines the suitability of whether the properties in question should be designated an area in need of redevelopment
 - Statutory criteria applied to factual findings regarding the current conditions at the properties
 - Factual findings include building conditions, utilities, environmental conditions, applicable land use and zoning policies and property records

Background Information: Area In Need of Redevelopment (cont.)

- Investigation determined conditions sufficient to designate the Pennytown, Kooltronic and PSE&G properties as “An Area in Need of Redevelopment”
 - Given adjacency of Pennytown and Kooltronic, it would be beneficial and consistent with smart growth if the planning on the two properties were coordinated and conducted holistically
 - Complete investigation results documented in the report available on the Twp. website

Background Information: Area In Need of Redevelopment (cont.)

- Township adopted a resolution in September 2009 identifying the Pennytown, Kooltronic and PSE&G properties as “An Area in Need of Redevelopment”
- Next step pursuant to Redevelopment Law is creation of a redevelopment plan by Twp.
 - Plan establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish those goals and objectives

Background Information: Marshall's Corner/Pennytown Task Force

- Established in the fall of 2009 as an advisory group to assist the Twp. to assemble pertinent information about the Redevelopment Area
- Comprised of Twp. citizens representing various community interests (recreation, affordable housing, historic preservation, etc.) and Twp. representatives

Background Information: Marshall's Corner/Pennytown Task Force (cont.)

- Working collaboratively to:
 - Identify stakeholders
 - Hold public meetings
 - Educate the public of the area's redevelopment possibilities
 - Assemble relevant redevelopment area information (findings)
 - Produce a “consensus document” outlining findings and potential land development goals and objectives identified by the community at large

Background Information: Marshall's Corner/Pennytown Task Force (cont.)

- Findings to date include (information available on Twp. website):
 - Marshall's Corner
 - Else Tract
 - Form Based Zoning
 - Water Supply and Wastewater Treatment issues
 - Recreation
 - Community/civic presence (as an anchor and engine for the redevelopment area)

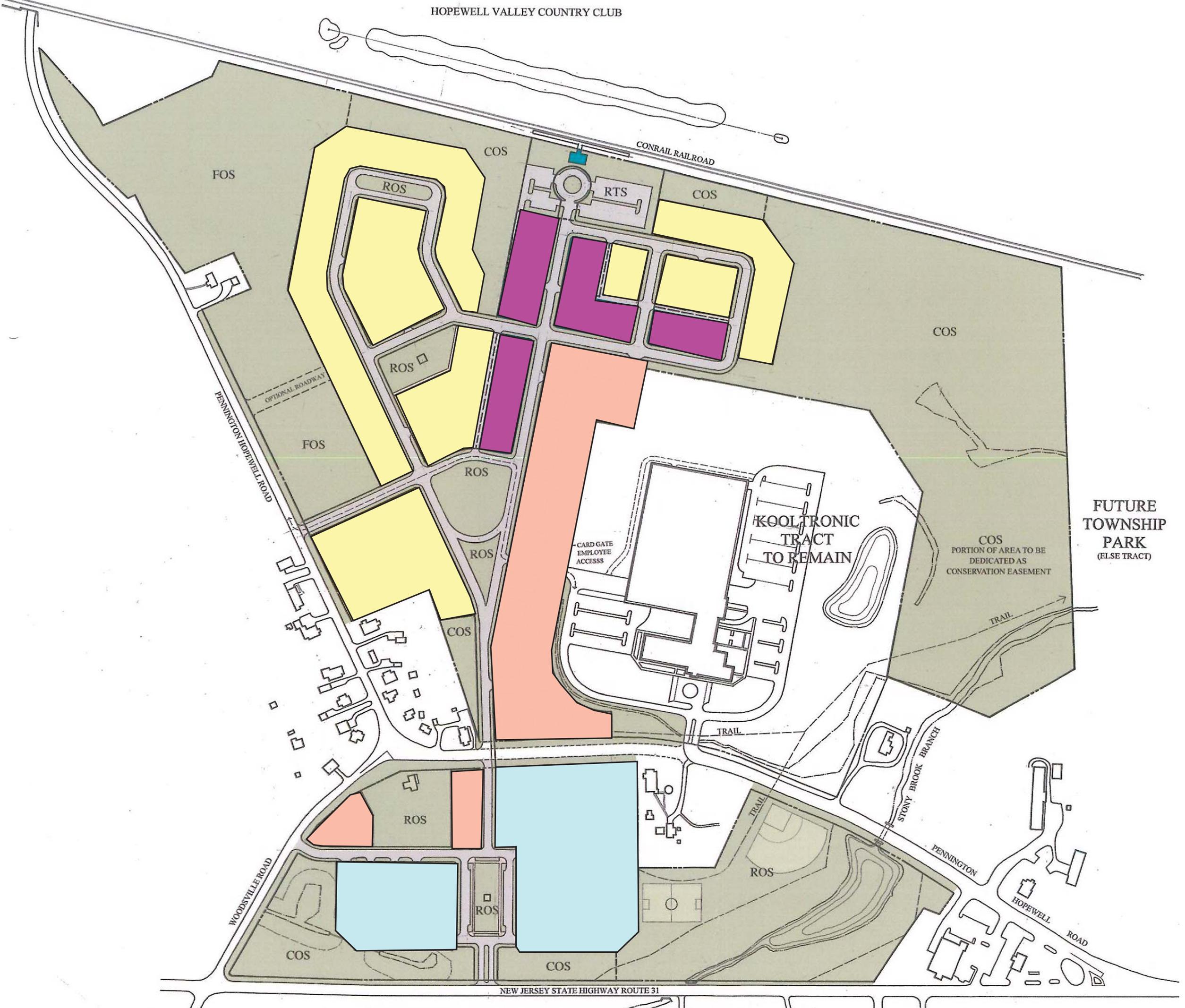
Background Information: Marshall's Corner/Pennytown Task Force (cont.)

- Holistic, integrated and sustainable planning approach
 - Collaborative efforts with Kooltronic to explore the potential advantages of the entire redevelopment area
- Preliminary plan
 - Conceptual only, illustrating placeholders for key elements and a framework from which the community can begin to see and discuss the potential uses and layouts for the Area
 - First step in an ongoing review by and dialogue with the community at large
 - Future Task Force meetings will continue dialogue about the overall plan and its components

Background Information: Marshall's Corner/Pennytown Task Force (cont.)

- Tonight's meeting
 - Focus solely on a discussion of the logic of a community center campus located in the Redevelopment Area
 - Gather feedback from Valley groups with a vested interest in a community center





FOS

COS

CONRAIL RAILROAD

ROS

RTS

COS

COS

PENNINGTON HOPEWELL ROAD

OPTIONAL ROADWAY

FOS

ROS

ROS

ROS

COS

CARD GATE
EMPLOYEE
ACCESS

KOOLTRONIC
TRACT
TO REMAIN

COS
PORTION OF AREA TO BE
DEDICATED AS
CONSERVATION EASEMENT

FUTURE
TOWNSHIP
PARK
(ELSE TRACT)

TRAIL

TRAIL

STONY BROOK BRANCH

PENNINGTON

WOODSVILLE ROAD

ROS

ROS

ROS

COS

COS

HOPWELL ROAD

NEW JERSEY STATE HIGHWAY ROUTE 31