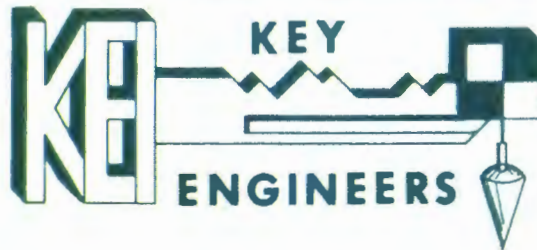


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RE-EXAMINATION REPORT THE MASTER PLAN

For the
TOWNSHIP OF HADDON
CAMDEN COUNTY, NEW JERSEY

April 28, 2009

Adopted by Resolution No. _____ of the Planning Board
of the Township of Haddon.

Adopted pursuant to Article 11 (N.J.S.A. 40:55D-899) of the Municipal
Land Use Law

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Prepared for the Planning Board of the Township of
Haddon, Camden County, New Jersey

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RE-EXAMINATION OF THE MASTER PLAN

A. INTRODUCTION:

1. New Jersey Land Use Law Re-examination Requirements – N.J.S.A. 40:55D-89

All municipalities in the State of New Jersey are required, by law, to periodically review the previous Master Plan or Re-examination Report. The New Jersey Municipal Land Use Law specifically requires that the Planning Board prepare and adopt a Re-examination Report at least once every six years. The intent of the law is to periodically review the development policies and regulations relative to land use. This review analyzes the adequacy of the development or redevelopment in the municipality. The contents of the Re-examination Report are to include, at a minimum, the policies adopted in the prior Re-examination Report, the problems and objectives addressed in that report, the extent to which the problems and objectives have been subsequently reduced or increased, extent of significant changes in the assumptions, policies and objectives of the prior Re-examination Report and the specific recommendations for changes in the policies and standards of the Master Plan and/or Land Development Regulations. Specific items, such as density and distribution of population, land uses, housing conditions, circulation, conservation of natural resources, energy conservation and change in State, County and Municipal policies and objectives are to be addressed.

It is very important that the Re-examination Report be formulated and adopted in a timely and expeditious manner. Failure to adopt a Re-examination Report constitutes "a rebuttable presumption that the municipal development regulations are no longer reasonable". (NJSA 40:55D 89.1).

This report has been prepared to address those elements mandated by the, Municipal Land Use Law with regard to a Municipal Master Plan and its proper Re-examination.

2. Master Plan Requirement N.J.S.A. 40:55D-28

The Municipal Land Use Law provides detailed information as to the contents of a Master Plan and procedures for the Re-examination of same Master Plan. The law states that "the planning board may prepare, and after public hearing, adopt or amend a master plan to guide the use of the lands within the municipality in a manner which protects the public health and safety and promotes the general welfare".

This Re-examination Report is to be adopted by the Planning Board, by resolution, and forwarded to the Governing Body. A copy of the report and the resolution must also be forwarded to the Camden County Planning Board and the municipal clerks of each adjoining municipality. The Governing Body shall adopt the Zoning and Land Use Ordinance, which addresses the issues noted in the Master Plan.

As noted in 40:55D-28b, the Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least, the following elements (1) and (2) and, where appropriate, the following elements (3) through (12):

- (1) A statement of objectives, principles, assumption, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
- (2) A Land Use Element (a) taking into account and stating its relationship to the statement provided for in subsection (1) hereof and other Master Plan elements provided for in paragraphs (3) through (12) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future and varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983", P.L. 1983, c.260 (C. 6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality.
- (3) A Housing Plan Element pursuant to Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;
- (4) A Circulation Plan Element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail;
- (5) A Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any Stormwater Management Plan required pursuant to the provisions of P.L. 1981, c.32 (C.40:55D-93 et seq.);
- (6) A Community Facilities Plan Element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas;
- (7) A Recreation Plan Element showing a comprehensive system of areas and public sites for recreation;

- (8) A Conservation Plan Element providing for the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the recent and future preservation, conservation and utilization of those resources;
- (9) An Economic Plan Element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted;
- (10) A Historic Preservation Plan Element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts;
- (11) Appendices or separate reports containing the technical foundation for the Master Plan and its constituent elements, and;
- (12) A Recycling Plan Element, which incorporates the State Recycling Plan Goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the Municipal Recycling Ordinance, and for the collection disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

B. SUMMARY OF EXISTING MASTER PLAN GOALS, OBJECTIVES AND STRATEGIES

NOTE: The following information regarding the Master Plan goals, objectives and strategies is quoted directly or paraphrased from the original 1999 Master Plan document prepared by Remington and Vernick Engineers, Haddonfield, New Jersey.

1. General Goals and Objectives of the 1999 Master Plan

The current statement of the development policies and objectives is contained in the 1999 Master Plan. The goals are generic and include the following major points:

- a. To encourage municipal action to guide appropriate use or development of land within the Township so as to promote public health, safety, morals and general welfare
- b. "To encourage adequate provision of affordable housing"
- c. "To provide sufficient space in appropriate locations for varied uses according to their respective environmental requirements to meet the needs of all of the Township's citizens"
- d. To promote conservation of historic resources and natural resources
- e. To promote utilization of renewable energy responses
- f. To promote a desirable visual environmental through creative development techniques and good civic design and arrangements

2. Strategic Objectives of the 1999 Master Plan

The 1999 Master Plan outlined specific strategic objectives in addition to the generalized goals listed in 1) above. Selected major points are as follows:

- a. "Maintain community character and improve the quality of existing development"
- b. "Preserve economic balance and provide for a continuing source of employment within the Township"
- c. "Guide the development of available vacant land, the redevelopment of vacant land where warranted...provision for community facilities and services..."
- d. "Assume that development intensity and population density continues to be appropriate to the overall character of the Township"
- e. "Encourage appropriate development along Haddon Avenue to further Westmont's role as the downtown center for the Township"

3. Strategic Recommendation Summary

The following points are set forth in the 1999 Master Plan as specific policy and program recommendations to effectuate the previously outlined goals and objectives.

a. Land Use

- 1) Redevelopment of the Haddon Avenue Corridor as a Main Street District.
- 2) Promote/support business associations for the detached, individual business districts of Haddon Avenue, the White Horse Pike, Black Horse Pike and Route 130.
- 3) Develop economic development partnerships with the Camden County Improvement Authority and the adjoining municipalities.
- 4) Develop business corridor improvement plans and seek the assistance of the Camden County Improvement Authority in redevelopment of Philmore Furniture, Russell Store and DyDee Diaper.
- 5) Explore consolidation of land and improving circulation through the terminations of streets along the Route 130 Corridor.
- 6) Encourage development of new shopping center between Black Horse Pike and Route 130 in the West Collingswood extension.
- 7) Seek Delaware River Port Authority (D.R.P.A.) funding for streetscape improvements along the Black Horse Pike and permission to use the Westmont Station parking lot for community events.
- 8) Evaluate zoning map and the land development ordinance for compatibility with existing and planned uses and the N.J. Residential Site Improvement Standards (N.J.R.S.I.S.).

b. Haddon Avenue Corridor

- 1) Implement the recommendations of the redevelopment plans.
- 2) Revise zoning boundaries to better delineate the downtown uses.
- 3) Develop and implement a streetscape plan.

c. Housing

- 1) Promote home ownership in the western portion of the Township, encourage second floor residential along Haddon Avenue, improve code enforcement and institute a requirement for Certificate of Continuing Occupancy (CCO).

- 2) Consideration of sharing neighborhood preservation program staff with Collingswood in the West Collingswood extension neighborhood.
- 3) Consider change in zoning from Commercial to Residential on the west side of Route 130 in the West Collingswood extension.
- 4) Encourage residential development along Haddon Avenue by changing existing zoning to Residential between the Westmont Station and Haddon Avenue.
- 5) Consider zoning changes for the undeveloped portion of the residential housing zone (which permits high rise apartments) to lower, more compatible densities.
- 6) Provide for affordable and alternative housing through rehabilitation and redevelopment of vacant land.

d. Community Facilities

- 1) Continue monitoring and maintenance of municipal infrastructure and institute scheduled replacements.
- 2) Plan and construct ADA compliant sidewalk improvements.
- 3) Formulate coordinated water supply policy.
- 4) Upgrade the municipal building and improve handicap accessibility.
- 5) Explore traffic improvements at Cuthbert, South Park Drive, Emerald Avenue, Lees Lane, White Horse Pike and Collings Avenue.
- 6) Maintain the presence of the police substation in the West Collingswood extension.
- 7) Address rear access drive at the McDonalds.

e. Recreation

- 1) Create a new zone known as Public Conservation Recreation Zone.
- 2) Develop and expand Grandview Avenue Park and provide passive natural area along the Newton Creek corridor.
- 3) Refurbish equipment and amenities at the Edison Woods and Newton Creek Parks.
- 4) Develop soccer field and hiking area for Township residents.
- 5) Pursue open space acquisition.

f. Historic Preservation

- 1) Conduct preliminary historic survey of Township, focusing on Westmont and Saddlertown neighborhoods.
- 2) Develop history pamphlet and self guided tour.

g. Recycling

- 1) Incorporate solid waste and recycling standards into Land Development Ordinance.
- 2) Explore yard waste composting to reduce the waste stream and disposal costs.

4. Progress in Addressing Goals, Objectives and Strategies 1999-2007

The following is a current assessment of the progress made in addressing the numerous, ambitious goals and objectives outlined in the 1999 Township Master Plan document as reiterated in items 1 – 3 above.

- a) The most visible and notable progress in the Township has been in the area of redevelopment.

The Township commissioned Professional Planner, Marc R. Shuster, to perform an investigation of properties and to prepare a complete redevelopment plan for the Haddon Avenue Corridor. The most significant parcel in the study is the former DyDee Diaper Service facility on Haddon Avenue. An ordinance confirming and enacting the redevelopment plan was adopted on November 26, 2002.

Demolition of the structures on the DyDee site commenced in the Fall of 2007. The redeveloper has been granted approval for a large scale mixed use development that will include retail uses and residential housing.

The redevelopment process for the project was challenged multiple times, but was ultimately upheld.

On March 18, 2008, the Township's Board of Commissioners adopted four resolutions, 2008-079 through 2008-082, authorizing the Planning Board to conduct an investigation of all of the properties previously found to satisfy the statutory definition of being in need of redevelopment.

The resolutions indicate that the Commissioners are aware of recent changes in the standards obtained in New Jersey's Local Redevelopment and Housing Law (N.J.S.A. 40:A121A-1 et. seq.) that could potentially affect properties previously deemed to be in need of redevelopment in the original studies.

On June 13, 2007 the N.J. Supreme Court issued a decision in Gallenthin Realty Development v. Borough of Paulsboro essentially eliminating the use of the "underutilized" criteria found at N.J.S.A. 40:A12A-1 5(e) in making redevelopment determinations. 5(e) was one of eight criteria that could be applied in a redevelopment determination.

The Court held that a redevelopment determination based on the 5(e) criteria alone is not valid.

The March 18, 2008 Resolution 2008-082 authorizes the Planning Board, with the assistance of a Professional Planner, to investigate each property that was included in the original 2002 determinations to insure that those determinations remain valid under the current remaining seven criteria.

Resolutions 2008-079 through 2008-081 authorize specific focused investigations of the areas commonly known as the Dydee area, the Russel Stone area and the Westmont Theater site.

The investigations have commenced as of this writing and the Planning Board will be reviewing the findings of their Planner and reporting to the Board of Commissioners.

Redevelopment is and will continue to be an extremely important component in the shaping of the future of the Township. Since the Township is nearly completely developed, with the exception of open space and environmentally sensitive areas, the redevelopment of existing properties provides a practical and realistic opportunity for economic growth.

The Township, through its Board of Commissioners and Planning Board, continue to explore redevelopment options for the W.N. Russell and Company facility and the Westmont Theater site, based upon the outcome of the 2008 redevelopment investigations discussed above.

The Township remains proactive in all aspects of redevelopment and in 2006 adopted Ordinance No. 1173 establishing development standards for the redevelopment area surrounding the DyDee site and certain properties on Glenwood Avenue.

- b) The Township has also taken the additional steps, as recommended in the 1999 Master Plan, to form the Haddon Township Business Partnership. In addition, the Township, through Ordinance No. 1082 (2002), established East and Central Business Improvement Districts. Two district improvement districts were necessary to properly address the geographically separate areas.

The Haddon Township Business Partnership was formed in 2002 and was originally designated as the managing entity for the districts. Ordinance No. 1199, adopted in December, 2007, revoked that responsibility and established the Board of Commissioners as the managing entity.

- c) The Township has also addressed another of the Master Plan objectives of reviewing the viability of streetscapes within the Township by forming a Shade Tree Commission. The Commission will be in responsible charge of managing tree removal and maintenance issues and establishing standards for the supplemental planting of trees for proposed development and redevelopment projects.
- d) Notable progress has also been made in the area of infrastructure improvements. The Township has recently aggressively investigated and planned for the reconstruction of numerous stormwater and sanitary sewer conveyance systems throughout the Township. Some of these projects were completed in 2007 and others are currently being incorporated into the Township's long-term Capital Improvement Programs.
- e) Finally, the Township has also visibly pursued the stated objective of aesthetic improvements for the Haddon Avenue corridor by commissioning a report and authorizing the construction of streetscape amenities. The study was prepared by Schoor DePalma in 2002 and included recommendations for signage, facade and streetscape guidelines.

Construction of many of the recommended improvements was commissioned and completed in 2007. The work extended along Haddon Avenue, from Cuthbert Road to Glenwood Avenue, and has provided a measure of aesthetic improvement, as well as having provided uniformity in design elements, including lighting and street furniture.

- f) The Township formed an Historic Society as recommended in the 1999 Plan and it is currently administered by Dennis Raible and Sandy Gear.

C. CURRENT PLAN OBJECTIVES AND CONSIDERATIONS:

The goals and objectives of this report provide the policy for the development and redevelopment of the municipality. The objectives attempt to identify the concerns of the municipal officials and the people living and working within the Township. These objectives are based on the analysis of information obtained from various sources. This portion of the report will review the objectives of prior plans with the current conditions and changes in trends to determine if the objectives require any modifications.

The information contained in this report is a compilation of the suggestions, goals and needs set forth by the Master Plan Re-examination Committee of the Township Planning Board, their Planning Consultants and other municipal representatives.

1. Land Use Issues

Land use addresses the issues of land development policies and regulations and the establishment of zoning districts. The existing character of land use in the Township contains viable residential neighborhoods, multi-family housing, commercial and retail corridors and industrial development adjacent to the major highways of Routes 168 and 130. The overall objective of the land use policy is to continue to provide for a balance of these uses that will result in the sustenance of the fiscal fitness of the Township while maintaining the unique identity of the Township.

The consideration for necessary changes in the land use throughout the Township results from the changes in the needs, demographics, economy and regional and local development pressures as has been experienced in recent years.

Very little of the land area within the Township is vacant. The vacant areas are predominantly located in the areas designated as public open space, recreation areas or environmentally sensitive areas (wetlands) associated with the numerous stream corridors.

The existing Land Use Map (attached) depicts the general land uses throughout the Township.

a. Residential Development

Residential development, since the issuance of the 1990 Master Plan consisted primarily of individual single-family homes on scattered existing vacant lots. The 2000 census notes the number of housing units to be 6,423. The number of housing units in 1990 was 6,389.

Therefore, the percentage increase in housing units from 1990 to 2000 was 0.5 percent. The U.S. census indicated that in the Township, 70.2 percent of the housing units are owner occupied and 29.8 percent are renter occupied.

The construction of the 34 housing units, between 1990 and 2000, is due largely to the approval of minor subdivisions, creating minimally developable lots and existing vacant lots, scattered throughout the developed portions of the Township.

The Township is currently re-considering the permitted density and bulk requirements of the R-1 and R-2 zones, because of concerns with overburdening the existing infrastructure.

It is anticipated that the rate of development of standard residential development will resemble the pattern of construction during the 1990's and early 2000's. It is also anticipated that the development of multi-family or combination of residential/commercial structures will increase slightly as redevelopment projects are formulated and constructed.

b. Demographic Characteristics

The Land Use Element must also address the changes in the demography of the Township. In general, the population of the United States is aging with New Jersey being one of the leading states for the trend of the "graying of America". Only Florida and West Virginia rank above New Jersey for the highest median age in the Country. This is evident by the demand for more seniors housing and services. This trend of the aging population will result in the need for more governmental services for senior citizens. Municipalities with younger populations need more facilities for children such as schools, playgrounds and recreation programs.

The US Census data for both 1990 and 2000 show that the Township's population is significantly older than the US average.

The information obtained from the 2000 US Census documents the following:

	Haddon Township	United States	Camden County
Median Age	40.7 Yrs.	35.3 Yrs.	35.8 Yrs.
Under 5	5.5%	6.8%	6.8%
18 and Over	77.4%	74.3	73.2%
65 and Over	20%	12.4%	12.5%

Excepting for the past increase of the number of children being born to "baby boomers", the number of persons for each household has steadily decreased. It is expected to continue to decline as the child bearing "baby boomers" become older and will stabilize in the next 20 years. It is expected that by the Year 2010 the number of persons 65 years and older will drastically increase. This drastic change in residents over the age of 65 is clearly evidenced by the increase, which occurred between 1990 and 2000 within the Township.

It is anticipated that the Township will follow the national trend toward smaller households. Demand for housing and services for the elderly will also increase. Demands for public transportation will also increase.

With respect to redevelopment, the construction of additional residential units within areas formerly occupied by strictly commercial uses will have some effect on the median age. Typically, younger homebuyers would be purchasing town homes or flats. The number of housing units is not expected to increase significantly within the next 10 years.

Figure No. 1 (Page 12) represents the past and projected changes in the population for the Township and County of Camden. It is clear that the current population, within the Township, is expected to remain very stable through 2030.

FIGURE NO. 1

Population Change in Haddon Township and Comparison to Camden County

Haddon Township			Camden County	
Year	Population	% Change	Population	% Change
1930	9,198	-	252,312	
1940	9,708	+5.54%	255,727	+1.35%
1950	12,379	+27.51%	300,743	+17.6%
1960	17,099	+38.1%	392,035	+30.36%
1970	18,192	+6.39%	456,291	+16.4%
1980	15,875	-12.74%	470,650	+2.5%
1990	14,837	-6.54%	502,824	+6.8%
2000	14,651	-1.25%	508,932	+1.21%
2005	14,484	-1.14%	515,027	1.2%
2010	14,476	-0.06%	516,880	0.36%
2020	14,461	-0.10%	520,290	+0.66%
2030	14,448	-0.09%	523,326	0.58%

Projections for the Years 2005, 2010, 2020 and 2030 are taken from the D.V.R.P.C. Analytical Data Report No. 14, published August 2007.

It is anticipated that, even though the number of persons per household may decrease, the population in the Township will remain very stable in the future.

c. Land Use Plan

The Land Use Element addresses the following types of uses in the Township: low, medium and high density residential (affordable, standard, seniors, downtown, apartments, high rise, commercial, shopping center, office and industrial). The land use bulk requirements do require some modifications in order to continue to address the adequacy of future land use. The present land uses reflect, in most areas, the future land use in the area. It should be noted that additional zoning changes are currently being contemplated for the R-2 zone that would decrease lot coverage for the development of the lot. This will permit stormwater management to be more adequately addressed and alleviate impacts to adjoining homes.

In 2002 and 2004, ordinances were adopted to modify the requirements of the R-D (Residential Downtown) Zone to reflect desired changes.

Also adopted in 2002 and 2006 were ordinances outlining a redevelopment plan and establishing specific design and development requirements for the redevelopment area.

2. Housing

a. Affordable Housing

On December 17, 2007, the New Jersey Council on Affordable Housing (C.O.A.H.) proposed its revised third round rules.

The rules are scheduled for initial publication in the New Jersey Register on January 22, 2008 and will be conducting five (5) public hearings throughout the State to present the rules.

In a letter addressed to all New Jersey Mayors, dated December 24, 2007, the Executive Director of C.O.A.H., Lucy Voorhoeve, presented a synopsis of the new rules. The highlights of the new rules, as currently proposed, are as follows:

- Growth share continues as the approach for municipalities to provide affordable housing as a calculated portion of market rate residential construction and non-residential growth within their communities.
- The growth share ratios, as proposed, are one affordable unit for every five market rate and one affordable unit for every 16 jobs created. (Prior rules: 1 affordable unit/9 market rate and 1 affordable unit for every 25 jobs)

Municipalities may continue to seek adjustments based upon lack of available land.

- Development fee maximums will be increased to 1½% of equalized assessed value for residential construction and to 3% for non-residential construction to aid in providing a funding source for municipalities to be used in satisfying the municipality's obligation.

- The period of need will extend from 1999 to 2018, providing 10 years for a municipality to address their obligation.
- Bonus credits will be offered for special needs housing, family rental and very low income housing.
- Under inclusionary zoning, the new rules will require a municipality to offer a benefit of one market rate unit for every affordable unit constructed by a developer. A payment of \$161,000±, in lieu of constructing an affordable unit, will also be an option for developers.
- Municipalities are encouraged to adopt revised inclusionary zoning ordinances, as soon as possible, that will address the payment in lieu of options and fee ordinance maximums.
- Regional Contribution Agreements (RCA) will continue to be permitted and will allow a municipality to transfer up to 50% of their obligation to other municipalities. RCA costs will increase from \$35,000 to \$67,000-\$80,000/unit.
- Age restricted housing will only be permitted to satisfy 25% of a municipality's obligation.
- Municipalities can receive credit for rehabilitated units completed since 2000.
- Prior round (1993) new construction obligations have been reinstated.

The final rules are anticipated to become effective by June, 2008 and municipalities should be granted the opportunity to submit revised affordable housing plans by December, 2008.

Given the emergent redevelopment opportunities within Haddon Township, it is important that the municipality's Commissioners and Planning Board members become familiar with the new rules and attend one of the public hearings, if possible. C.O.A.H. has also indicated that they will be offering seminars to enable the public and professionals to better understand the rules.

In order to comply with the Fair Housing Act of 1986, the Township modified their Land Use Ordinance to include a specific zone requiring 20% of the units, constructed within that zone, to be affordable housing. This zone is the R-1AH and is known as an inclusionary zone.

In a conversation with Ms. Pam Weintraub from the Council on Affordable Housing (C.O.A.H.) on December 6, 2007, it was indicated by Ms. Weintraub that the most current information on file is that the Township has a second round obligation, 1987-1999, of 18 rehabilitation units and 32 units through new construction. On January 23, 2008, Ms. Weintraub indicated that more up to date calculations have set the number of rehabilitation units at 42.

According to Ms. Weintraub, there was no growth share added to the Township's obligation since there was a predicted loss of 377 households and 232 jobs for the second round period.

The census data reviewed by our firm does indicate that there were 6,389 housing units and the 2000 Census data indicates that there were 6,423 housing units showing an actual increase of 34 units.

It should be noted that the current 2007 regional income limits published by COAH indicate that the moderate-income level for a 4-person family in Camden County is \$57,280.00 and the median is \$71,600.00. The median household income for the Township, according to the US Census, is \$51,076.00 with an average household size of 2.36 persons.

b. Balance of Housing Types and Housing Stock

The residential areas of the Township consist of a wide range of single-family residences, high rise residences, garden apartments and duplexes. The mix of units is 66.3% detached single family dwellings, 5.8% duplex and 15.5% being in 20 or more unit structures. The bulk of the Township's housing (75.4%) was constructed prior to 1959, which is a testament to the quality of the original housing stock.

The future land use plans, which establish the policy for land development, become the existing Land Use Plan.

The current master plan contains detailed data regarding the housing stock in 1990. We are herewith providing updated tabular information reflecting the values in 2000.

In light of proposed rule changes promulgated by the Council on Affordable Housing (C.O.A.H.), consideration must be given to provisions for affordable housing in unit mixes associated with future redevelopment projects.

c. Changes in Assumption for Land Uses

A majority of the assumptions made in the 1999 Master Plan will hold for the current time and the future. One change proposed at this time is to reduce the maximum coverage requirements of the R-2. This will encourage more compatible development with regard to stormwater management.

Another area of land use and development ordinance that has been suggested for review by the Planning Board is the section regulating the locations of accessory buildings. Currently 5' is required to the property line and 10' between accessory buildings is required.

FIGURE 2

Housing Characteristics
Haddon Township

1990

2000*

Characteristic	Number	Percent of Total	Number	Percent of Total
Year Round Housing Units	6,389	100.0	6,398	100.0%
<u>Tenure:</u>				
Owner Occupied	4,343	68.0	4,067	63.6%
Renter Occupied	1,899	29.7	1,847	28.9%
Vacant	147	2.3	215	3.36%
<u>Units in Structure:</u>				
One	4,360	68.2	4,241	66.3%
Two	360	5.6	368	5.8%
Three & Four	355	5.6	317	5.0%
Five or More	1,314	18.8	1,189	18.58%
Other	115	1.8	-	-
<u>Number of Rooms:</u>				
1-3 Rooms	824	12.9	928	14.5%
4-5 Rooms	1,663	26.0	1,474	23.0%
6+ Rooms	3,902	61.6	3,996	62.4%
Median	5.9		6.1	

* - Source: US Census 2000

Original table prepared by Remington and Vernick Engineers, modified and updated 2008 by Key Engineers, Inc.

FIGURE 3

Housing Characteristics
Haddon Township

Age of Housing Stock

<u>Characteristics</u>	<u>Number</u>	<u>2000 Percent of Total</u>
Year Structure Built:		
1990 – March, 2000	98	1.53%
1970-1990	587	9.17%
1960-1969	892	13.94%
1940-1959	2,826	44.17%
1939 & Earlier	1,995	31.2%

Source: US Bureau of the Census – Year Round Housing Units

Pursuant to the 1999 Master Plan prepared by Remington and Vernick, the following information was provided:

Township of Haddon files indicate that there are 1,499 multi-family housing units broken down as follows:

432 Haddon Hills	80 Cuthbert Manor	28 Colonial Gardens
596 Haddon Avenue	60 Heather House	30 Cedar Court
100 Rohrer Towers I (Age Restricted)	16 Lynn Garden	100 Rohrer Towers II (Age Restricted)
57 Coles Landing (Age Restricted)		

Total = 1,499

Original data published by Remington and Vernick Engineers, modified and updated 2008 by Key Engineers, Inc.

FIGURE 4

Housing Values (2000) *
Haddon Township

Owner-Occupied Units by Value

Less than \$50,000	13	0.3%
\$50,000 to \$99,999	987	24.3%
\$100,000 to \$149,999	2,039	50.1%
\$150,000 to \$199,999	693	17%
\$200,000 to \$299,999	293	7.2%
\$300,000 to \$499,999	42	1%
\$500,000 to \$999,999	0	0

Median Value \$122,200.00

Original table prepared by Remington and Vernick Engineers, modified and updated 2008 by Key Engineers, Inc. *Note: values indicated are based upon 2000 Census Data. Current market conditions would likely reflect substantial increases in value at the present time (2008). The US Census defines housing value as the respondent's estimate on how much a house and lot or condominium and lot would sell for if it were for sale.

FIGURE 5

Housing Values (2000)
Haddon Township

Renter-Occupied Housing Units by Contract Rent

Less than \$200	74	4%
\$200 to \$299	101	5.5%
\$300 to \$499	153	8.3%
\$500 to \$749	676	36.6
\$750 to \$999	663	35.9%
\$1,000 to \$1,499	120	6.5%

Median Contract Rent \$690
No Cash Rent \$60

Original table prepared by Remington and Vernick Engineers, modified and updated 2008 by Key Engineers, Inc.

Source: US Bureau of the Census

d. Land Use Classification

The existing zoning classifications will be utilized to designate the permitted land uses for the Township. There are six (6) categories for residents: R-1, R-2, R1AH, R-D, R-G and R-H.

The R-1 Zone is designated in the Township where the lots are larger and contain mostly single-family home. The minimum lot is 10,000 square feet and the maximum permitted lot coverage is 50%. The R-2 Zone encompasses the residential area in the older sections of the Township and includes the West Collingswood, Bettewood, Collingswood Manor and Westmont sections. The minimum lot size is 6,000 square feet and permits 60% impervious coverage. In addition, the minimum side yard is six feet with an aggregate side yard of only 15 feet required. This excessive permitted coverage and minimal side yard is becoming problematic as isolated vacant lots are being developed.

Proper management of stormwater runoff, on developing single lots within the R-2 zone, is a difficult task. It often results in impacts to adjoining property owners and unmitigated discharges of runoff to municipal streets and exacerbates problems with existing aging infrastructure.

It is a recommendation of this re-examination report that the development standards of the R-2 zone be reviewed and modified to reduce the impact of development under the current parameters. Discussions with the Planning Board, during the preparation of this report, have indicated that 50% maximum lot coverage would be a realistic compromise.

3. Transportation and Vehicular Circulation

a. Vehicular Circulation

Circulation throughout the Township of Haddon is unique in that the Township is fragmented into three (3) distinct geographic areas spanning over three miles from the eastern portions to the western portions. The municipality's sections are linked by several County highways and three (3) State highways.

The New Jersey Department of Transportation is currently completing improvements and signalization at the intersection of Routes 30 and 130, commonly known as the Collingswood Circle, in order to improve circulation and to attempt to relieve long-standing flooding conditions associated with the Cooper River. Although the intersection is not in Haddon Township, its connection to the White Horse Pike, Haddon Avenue and Route 130 make it a critical component of circulation into and out of the Township. Full construction of the improvements is expected to be completed in 2009.

Since traffic congestion occurs primarily along the State highways and County roads, it is very difficult for the Township to control the traffic along these roads. Motorists bypass these congested roads by traveling through adjacent residential streets due to the delays caused by the congestion.

The Governing Bodies of the Township and County and representatives of New Jersey Department of Transportation should continue to work towards possible solutions to reduce these conditions. Recent reconstruction of the MacArthur Boulevard-Crystal Lake Avenue intersection is an example of this cooperation.

Municipal roads and infrastructure continue to be reviewed and systematically reconstructed as part of annual Capital Improvement Programs.

b. Pedestrian Elements

The sidewalk system exists throughout most of the developed areas of the Township and much of it is heaved and broken due to its age and the maturity of trees growing behind the curbline. Sidewalks should be inspected and replaced as necessary as part of annual Capital Improvements Programs as is the case with roads. The newly formed Shade Tree Commission should be involved in this process to determine which trees should be considered for preservation. Streetscape improvements including lighting, accessibility and street furniture have been completed in 2007 and this type of work should continue. Enhancement of pedestrian amenities will in turn enhance the viability of the downtown business districts.

c. Other Modes of Circulation/Transportation

Other modes consist of mass transit and bicycle. These modes have been discussed in detail in the publication entitled "Direction 2020" published by the D.V.R.P.C.

The Delaware River Port Authority (D.R.P.A.), through the Port Authority Transit Company (PATCO) operates a successful high speed commuter rail system through the Township, which is accessible from Haddon Avenue and Crystal Lake Avenue. The Westmont station is located along the line with destinations to Philadelphia and Lindenwold. The PATCO High Speed Line System is also interconnected to transferring rail systems at the Lindenwold station for the New Jersey Transit Line and in Philadelphia, to the Market-Frankford line.

There have been discussions to designate the Westmont station as a transit-oriented destination and transit village. These alternatives are currently being studied by consultants for the New Jersey Transit, PATCO and Camden County Improvement Authority. They have been discussed in the Master Plan with suggested zoning changes that would create a special downtown residential zone.

New Jersey Transit also offers bus transportation along all major routes through Haddon Township, including Haddon Avenue and Crystal Lake Avenue.

With regard to bicycle transportation, the Township filed an application for funding with the New Jersey Department of Transportation, in the Fall of 2007, to construct a bikeway within the Saddler's Woods Tract. This application was not successful. The bikeway, if constructed, would provide a link between MacArthur Boulevard and Graisbury Avenue and, more importantly, would be a central hub for a bikeway connecting the Townships schools, recreation areas, Cuthbert Road retail areas and the County Park system. The project could be a launching point for a bikeway system that would provide another mode of transportation through the municipality and should continue to be pursued.

4. Environmental

a. Environmental Constraints

The 1999 Master Plan acknowledged that a substantial amount of the vacant land in the Township is environmentally sensitive. This land is subject to the Freshwater Wetlands Protection Act administered by the New Jersey Department of Environmental Protection Act. This Act has been continually updated. The act regulates activities in wetlands and wetlands transition areas in all areas.

The areas noted as environmentally sensitive areas include tidal and non-tidal wetlands and forested wetlands and they have not changed since the date of the Master Plan. The areas containing poor soils, high water table, wetlands, marshes, streams and steep slopes with erodable soils that preclude development from occurring or inhibit development within close proximity to them.

Substantial portions of the Township are considered flood hazard areas and are within the limits of 100 year floodplains. New regulations adopted by the New Jersey Department of Environmental Protection in November 2007 will have substantial impact on the development potential in these flood hazard areas. The new rules will provide greater protection to stream corridors than the previous stream encroachment rules that they replaced.

The Environmental Constraints Map (Map No. 3) depicts significant areas within the Township (map attached) with environmental constraints and is based upon the most current mapped data available from the New Jersey Department of Environmental Protection through its I-map System.

b. Environmental Hazards

The Township currently has (24) known contaminated sites listed in the New Jersey Department of Environmental Protection Site Remediation Program database. Most of the sites are privately owned and many are current or former gasoline service stations with underground storage tank related issues. The Haddon Township Public Works Department is listed as having an active case.

The Township is aware of the New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Program (HDSRF) and is municipal grant funding.

The H.D.S.R.F. Program in conjunction with the New Jersey Economic Development Authority dispenses grants and loans to municipalities in amounts of up to 3 million dollars per year. Grants are awarded to municipalities to cover 100% of the costs of preliminary site assessments, site investigations and remedial investigations. Low interest loans are available to municipalities to cover the costs of actual remedial work. Matching grants for remedial action are available under certain circumstances.

In order to qualify for such a grant, the municipality must document that there is a comprehensive redevelopment plan for the property and demonstrate that there is a realistic opportunity to develop or redevelop the site within 3 years of the completion of the remediation. An additional 2 million dollars is available in grants to sites that have been designated as Brownsfield Development Area (BDA).

Funding is also available to private parties in the form of "Innocent Party Grants" whereby 50% of remediation costs are provided from the H.D.S.R.F. Properties and owners of those properties must satisfy several criteria to be eligible for the program. Private party low-interest loans are also provided by the H.D.S.R.F. program for a wide range of situations and ownership conditions.

The Township encourages participation in the H.D.S.R.F. Program and stands willing to assist its business owners and residents with site investigation and cleanups through the program.

The issue of improving and protecting the waters of New Jersey has been a priority with the Federal and State agencies. To effectively address this issue, the State has been divided into twenty watershed management areas. Various Federal and State rules and regulations have been developed to address best management practices for the treatment of stormwater. The Township has taken all required steps and adopted the required ordinances to comply with the latest N.J.D.E.P. stormwater management rules.

c. Water Supply

The Master Plan of 1999 noted the concerns with the public water conveyance systems. The plan noted that the age of the three individual systems (Haddon Township, N.J. American and Collingswood) serving the Township, is the primary concern. Sections of the system are undersized and many individual services are galvanized steel.

In 2007, the Township solicited bids for the replacement of a substantial portion of the main traversing Saddler's Woods. This work is scheduled to commence in the Spring of 2008.

The Township must continue with a regimented system of monitoring and maintenance and budget the replacements of portions of the system, as necessary.

The Environmental Commission has requested that the Water Department investigate alternative methods of discharging overflow water from the system in the vicinity of Saddler's Woods.

d. Sanitary Sewer

The Township's sanitary sewer system is also of advanced age and much of the system is impacted by inflow and infiltration (I & I). The severity of the I & I problem warranted the New Jersey Department of Environmental Protection to executive an Administrative Consent Order (ACO) on December 31, 2004, mandating certain corrective work and milestones for completing that work.

The Township and its municipal engineer are currently working to correct the numerous deficiencies and safeguard public health and must plan to comply completely with the ACO.

Recent construction projects in the Bettewood section of the Township have provided a means to reduce the inflow and infiltration. Interceptors have been installed that collect roof drain and sump discharges and direct the flow to storm sewers, rather than to sanitary sewers.

Municipal Capital Improvement Programs must include a realistic plan for addressing this critical environmental issue.

e. Environmental Commission Activities and Objectives

The Township has a very active Environmental Commission and they conduct monthly meetings in the Township.

The Commission was formed in 2002 and has been extremely pro-active in protecting Saddler's Woods and in the investigation of the acquisition of additional nearby lands to supplement the 25 acre Saddler's Woods Tract.

In 1999 the Township successfully acquired 15.3 acres using Green Acres funds on the southerly side of MacArthur Boulevard, with the intention of developing additional athletic fields.

Opposition to the athletic field proposal came from the Commission and numerous other environmental groups at that time and, eventually, persuaded the Board of Commissioners to preserve the tract through a perpetual conservation easement, in 2003.

In 2004, Saddler's Woods Conservation Association was formed. The Association is 501(c)(3) organization focused on restoration, education and research of this natural resource. This organization is a separate entity that works cooperatively with the Township of Haddon and its Environmental Commission. Haddon Township's Environmental Commission is charged with the care and management of Saddler's Woods to uphold the preservation values outlined in the conservation easement which protected the site in perpetuity.

According to Environmental Commission Chairman, Peter Kroll, the Commission's objectives for the Township in the future include the following:

- Continuing with the pursuit of acquiring additional lands to further enhance and permanently protect the Saddler's Woods natural area.
- Protect vacant publicly owned lands from future development and sale to private entities.
- Plan for additional trails along the many waterways within the Township.
- Establish a dialogue with the adjoining and nearby municipalities of Audubon and Oaklyn regarding the establishment of a trail network within the PSE&G Westville Cut Right-of-Way.

The Environmental Commission has, with the assistance of the Township Resident and Professional Planner Andrew Levecchia, prepared a detailed draft statement on sustainability. According to Mr. Levecchia's statement, sustainability is attained by practices that meet present needs and does not compromise the ability of future generations to meet their own environmental social and economical needs.

They have submitted the statement for inclusion in the Master Plan Re-Examination Report.

The following is a synopsis of the statement and the major points that should be respected and considered by the Planning Board as Haddon Township continues to make decisions on planning, development and redevelopment issues in the future:

I. Local Environmental Efforts

1. The Planning Board and Governing Body should adopt and implement measures that will foster sustainability and provide for a healthier environment for future generations.
2. Land use policies and decisions should focus on conserving open space and reducing the burden on natural resources. The preservation of Saddler's Woods is given as an example.
3. Protect trees and vegetation that provide insulating and shading capabilities and air quality improvements by absorbing carbon emissions and trapping particulates.
4. Protect natural waterbodies to maintain and improve surface water quality.
5. Encourage green buildings and development or redevelopment in close proximity to mass transit.

6. Encourage innovative technologies such as wind, geothermal and solar energy utilization. Careful consideration should be given to the construction of wind turbines within the developed residential areas of the Township.

II. Energy Audits and Assessments

1. To insure compatibility with existing residential development.

In order to establish a community baseline for carbon emission levels, local government and residential activity should be analyzed. Public works practices for refuse collection, recycling, snow removal and heavy equipment usage should be reviewed for sustainability. The National Guide To Sustainable Municipal Infrastructure should be consulted.

2. Encourage individual residents to reduce energy consumption and thus work towards sustainability and reduction of carbon emissions.

III. Policies

1. The Environmental Commission, through Mr. Levecchia's statement, suggests the adoption of "Leadership in Energy and Environmental Design Green Building Rating System" (LEED) for major construction projects.

The LEED design criteria can be applied to all development and redevelopment projects, including commercial and residential rehabilitation and new construction.

- a) The Planning Board should thoroughly review not only the LEED program, but other current or emerging standards for green technology and sustainability. Upon reaching a consensus, the Board should consider a resolution requiring green technology standards to be applied to all development, redevelopment and rehabilitation projects.

The resolution of the Board must also include recommendations for adoption of appropriate ordinances by the Township's Governing Body.

2. Encourage the Governing Body to implement green purchasing for the Township by consulting the "NJ Green Purchasing Guide".
3. Utilize green cleaning supplies as recommended by the 2006 New Jersey Order and the Association of New Jersey Environmental Commission's Spring 2007 report.

4. Encourage the Mayor to execute the Mayor's Climate Protection Agreement.
5. Encourage the recognition of the importance of building orientation, shade tree preservation and non-structural methods of stormwater management.
6. Protect and enhance wildlife habitats and natural ecosystems.
7. Promulgate land use ordinances and planning standards that encourage the following:
 - a) Shared parking
 - b) Pedestrian and Bicycle Friendly Circulation
 - c) Protection of Open Space
 - d) Restoration of Brownfields Sites

The above outline and statement prepared by Mr. Levecchia, in concert with the Environmental Commission is herewith included in the current goals and objectives of this Re-Examination Report.

5. Community Facilities

Community facilities consist of buildings and grounds available to be utilized by the community. These facilities consist of municipal buildings, fire and police facilities, community centers, schools, houses of worship, municipal open space and recreational facilities.

a. Municipal Buildings and Facilities:

The current 1999 Master Plan indicates that both the Police Department facilities and municipal building are substandard. Some renovations have been performed and include minor improvements to the facilities for various departments. The annex building and municipal building are fully utilized by multiple users and are remaining in need of building code and accessibility improvements.

In the long-term, the Township may want to consider the acquisition of additional adjacent lots, which front along Haddon Avenue and Center Street to create a town square/municipal complex.

Other municipal facilities, including the William G. Rohrer Library, appear to be adequate at this time and should remain adequate, given the projections for stable population levels previously discussed.

b. Schools:

Public school students are educated in the Haddon Township School System with facilities that include one (1) middle school, five (5) elementary schools and one (1) senior high school.

A parochial elementary school and parochial regional high school are also located within the Township. The parochial elementary school, Holy Savior, is scheduled to close in the fall of 2008. According to a 11/30/07 newspaper article in the Philadelphia Inquirer, Camden-Diocese Bishop Joseph Galante said that the schools will be reorganized and condensed. The 164 students in Holy Savior will have the option of attending St. John School in Collingswood.

The US 2000 Census indicates that there were 3,584 children enrolled in school within the Township. Current New Jersey Department of Education records indicate 2,440 students within the public schools in the Township, although the Board of Education records, dated December 31, 2007, indicate a total of 2,200 students. According to Mark Ritter, Assistant Superintendent of the Haddon Township School District, the current school system capacity is adequate to accommodate normal cyclical enrollment patterns within the Township.

The system could also accept the full enrollment of Holy Savior, without any problems, according to Mr. Ritter. It is however unlikely that all of the enrolled students at Holy Savior would transfer to public school.

According to statistics provided by the New Jersey Department of Education, the Township's school system has a student/teacher ratio of 14.5/1 where the State average is 17.5/1. The school system also exhibits above average student attendance rates.

It is anticipated that the number of students should remain relatively stable. The D.V.R.P.C., as previously discussed, has predicted a nearly constant population level for the Township from the Year 2005 to 2035 and the availability of land for large scale residential development is almost non-existent.

It is very likely, however, that the Board of Commissioners will continue to advance additional redevelopment projects that include residential components. Potential impact to the school system must be considered as redevelopment plans are formulated.

c. Recreation Facilities

According to the current Master Plan Program, the Township maintains adequate recreational facilities pursuant to National Park and Recreation Guidelines and Calculations.

Utilizing D.V.R.P.C. recommendations of 125 persons/acres of recreation area, and an average population of approximately 14,448 residents, the Township should provide 115 acres of area dedicated to recreation. Currently, the Township owns and maintains approximately 51 acres of municipal open space and benefits from being able to make use of an additional 145 acres of County Park lands associated with Newton Lake and Cooper River. Furthermore, the Township's Board of Education controls additional recreation facilities that are available for use by the general public, on a controlled basis.

The Recchino Field Complex on Crystal Lake Avenue is an example of the inter-cooperation between the School Board and the Township.

The Board of Education owns the property and the Township and Board contribute funds to maintain and improve the facility. The football field was recently upgraded to a state-of-the-art artificial turf playing surface. A \$900,000 field house and \$340,000 parking area resurfacing, drainage improvements and baseball field upgrades will take place in 2008.

Future plans at Recchino call for improved drainage and access for the lower fields.

The current Master Plan lists all facilities available within the Township and includes a comprehensive list of recommendations that remain valid.

6. Recycling

The Township currently contacts with South Jersey Sanitation, Inc. for the collection of the recyclable material. Careful consideration should be given, as previously discussed in the environmental portion of this report, to encourage sustainability throughout the Township.

The Township intends to implement various programs to improve the separation and collection of recyclable materials.

7. Changes in Governmental Policies and Existing Conditions

Changes in governmental policies greatly affect the development of land in the region. Environmental policies established prior to the 1990's, such as wetlands, stream encroachment, flood plain management, recharging of aquifers, stormwater management, recycling, solid and hazardous waste management and disposal have dominated changes in land development regulations. Other legislation, such as the Fair Housing Act and State Planning Act have also affected development in the State and, subsequently, the Township.

a. Environmental Regulations:

Federal and State regulations are enacted as a result of the increasing concern for the loss and damage to environmentally sensitive areas.

On the State level, revisions to the Wetlands Act were enacted and have been continually revised and are due for further revision in 2008. These regulations have precluded or made development more difficult in the areas within or adjacent to wetlands.

The restriction of development of environmentally sensitive areas affects private owners and governmental agencies as well. The inability to develop private lands, due to environmental regulations, have affected some development and capital projects in the Township. For the most part, the developers have altered their proposed developments to address the preservation of the environmentally sensitive areas.

In November 2007 the N.J.D.E.P. adopted new rules governing flood hazard areas and stream corridors. These rules will have a marked effect on development within the Township in areas adjacent to streams. The new rules call for increased buffering to streams and also prohibit filling and construction that would result in the displacement of any flood storage volume.

The Township must make provisions for permitting green technologies within the Land Use Ordinance and Municipal Code. Municipalities, developers and current homeowners will be forced, in the near future, to implement new green technologies including wind mills, solar panels, "green roofs" and other alternative designs in light of rising energy costs and diminishing natural resources. Section 4 of this Re-Examination Report includes sufficient detail to facilitate working toward this goal.

Height restrictions for equipment, proximity to residential structures and other criteria must be given consideration in formulating appropriate use constraints for the implementation of green technologies.

b. State Planning Act and Smart Growth:

The State Planning Act of 1985 created the State Planning Commission and mandated the Commission to take various actions. The first State Plan was adopted in 1992. The latest State Plan was adopted by the State Planning Commission on March 1, 2001. The Township has been designated as a PA-1 Metropolitan Planning Area, which is characterized as nearly fully developed.

On April 28, 2004, the N.J. State Planning Commission approved the release of the preliminary State development and Redevelopment Plan. This commenced the third round of cross-acceptance.

The Camden County Planning Board issued a final negotiation report dated March 22, 2005 and it was approved by the Camden County Board of Freeholders on April 21, 2005. Haddon Township participated in the process in 2004.

The latest State Plan provides "stronger policy direction" and "addresses issues which will have profound effects on our quality of life". The Plan includes additional sections, which explain how local governments can achieve the goals of the State Plan.

Indicators and Targets have also been included, which will assist in making sure that all are working to achieve the goals over the next 20 years. The targets include the elimination in the backlog of maintenance and repair needs, improving water quality, significantly reducing levels of distress in communities, having all municipal and County plans consistent with the State Plan and endorsed by the State Planning Commission, continuing with the acquisition of farmland and open space and locating the majority of new jobs and populations growth in areas designated in the State Plan for growth which significantly reducing land consumption per person.

The concept of "Smart Growth" is outlined in the State Plan and includes development and redevelopment in recognized centers utilizing existing infrastructure.

The principles of Smart Growth include mixed-use development, pedestrian friendly centers and neighborhoods, the preservation of open spaces and compact, clustered community plans. The Township's recent redevelopment efforts are consistent with the principles of Smart Growth.

c. State Residential Site Improvements Standards:

These standards were adopted on January 6, 1997. These standards supersede all respective municipal design standards. These rules create statewide standards for residential subdivisions to "ensure predictability in site improvement standards, avoid unnecessary cost in the construction process, to streamline the development approval process and improve the efficiency of the application process, etc.

d. State Stormwater Regulation Program:

The State has developed this program to address stormwater quality, quantity and recharge issues, related to development, redevelopment and existing developed areas. The Governing Body has adopted the Stormwater Management Plan and Stormwater Control Ordinance. The Plan and the Ordinance establish goals, develops procedures, identifies appropriate stormwater management measures and establishes design standards.

f. Delaware Valley Regional Planning Commission:

The Delaware Valley Regional Planning Commission (D.V.R.P.C.) is a quasi-public agency that is responsible for long-range transportation and land use planning environmental protection and economic development issues in the Philadelphia metropolitan area. The D.V.R.P.C. has also addressed issues of the protection of natural resources, affordable housing, welfare reform, creation of greenways, water quality management, pedestrian and bikeways, etc. The D.V.R.P.C. has addressed these issues in various documents, which they continue to update throughout the years.

The implementation of the goals of the D.V.R.P.C. publications will be continued by the State and local governments and Federal and State mandates continue to be enacted.

D. RECOMMENDATIONS:

The goal of this Re-examination report is to provide a guide for the future development in the Township while promoting a high quality of health, environmental sustainability, public safety and welfare for the current and future residents.

The following specific goals and recommendations are hereby set forth as amendments and additions to the 1999 Township Master Plan:

1. Land Use Plan:

- a) The Land Use Plan consists of maintaining the current land use categories and proposing reduction of the permitted lot coverage requirements in the R-2 Zone. Ordinance modifications would need to be proposed by the Planning Board and forwarded to the Board of Commissioners for adoption and amendment of the Ordinance.
- b) Continue to evaluate portions of commercial and retail corridors associated with Haddon Avenue, the White Horse Pike, the Black Horse Pike and Route 130 to determine redevelopment needs.

The Township should work with current landowners to pursue enhancement of existing properties through specific funding programs and tax incentives designated for properties in need of redevelopment.

- c) Continue municipal support and cooperation for the Business Improvement District and the Haddon Township Business Partnership.
- d) Formulate specific capital improvement plans for municipal roads, sanitary sewer, potable water supply and stormwater management improvements. Insure adequate annual funding based upon those reports to carry out specified improvements.
- e) Propose and implement planning standards to reduce stormwater runoff through the reduction in impervious surfaces and improved infiltration facilities.
- f) Pursue acquisition of additional land to supplement the Saddler's Woods Conservation Area and protect publicly owned, vacant lands from development pressure.
- g) Support and advance continued streetscape improvement projects in the Township's primary corridors.

Expand and modify the current building design element standards of the redevelopment area as contained in Ordinance No. 1173 to include the entire Haddon Avenue corridor and the White Horse Pike corridor.

- h) Recommend incorporation of "green technology" into the Land Use Ordinances to address future proposals for facilities utilizing wind or solar powered equipment into or detached from structures.

Encourage comprehensive policies and land use ordinances that will encourage sustainability beginning at the most basic local levels.

- i) Prepare and complete a comprehensive Signage Ordinance that will enable the Township to create and maintain consistent, context sensitive, standards for the various commercial and retail corridors within the Township.

2. Housing Objectives

- a) As the new rules promulgated by the Council on Affordable Housing (C.O.A.H.) become effective, presumably in 2008, the Commissioners and Planning Board should form a committee to review the Township's compliance status. Attorney Jeffrey R. Surenian, has been commissioned to assist with this process and is expected to issue a report on The Township's status in mid-2008.
- b) Redevelopment proposals containing residential elements must be carefully evaluated for their impact on affordable housing obligations. Equally important under the proposed C.O.A.H. rules, is the growth share component triggered by new commercial development.
- c) Continue the cooperative relationship with the Camden County Community Development Program in securing financial resources for home rehabilitation in eligible areas of the Township.
- d) Encourage home ownership and encourage maintenance and enhancement of existing housing stock.
- e) Strictly enforce current property maintenance and signage ordinances to improve the aesthetics of commercial and retail corridors.

3. Circulation Goals

- a. The Township should continue its cooperative efforts with the Camden County Highway Department and the New Jersey Department of Transportation Office of Local Aid to improve county and local roads and intersection signalizations.
- b. Pedestrian Circulation. Pedestrian circulation will improve as plans are prepared for construction of streetscape improvements along selected arterial and major collection streets.

Sidewalks should be provided or improved at all retail shopping centers and districts, public buildings and facilities to provide ease of access and reduce the need for vehicular traffic to these sites. We also recommend that street crossings, in well-traveled areas, be improved with crosswalks, pedestrian signals and signage. Along with sidewalks, adequate street lighting and benches should also be provided.

- c. Bikeways. It is recommended that a plan be developed for bikeways and that bikeways be provided in the same direction of travel and/or along major highways and roadways, which provide a safe, protected travel way for bicyclists. The bikeways will also provide a number of routes for bicyclists to travel through the Township and link with other bikeways in adjoining municipalities. Specifically, the Saddler's Woods area and the area behind the Acme Shopping Center at Cuthbert Road and Belmont Avenue should be evaluated.

4. Environmental Objectives:

The objectives of the original 1999 Master Plan should continue to be implemented. New rules and regulations in regard to the protection of environmentally sensitive areas, stormwater and watershed management and management practices continue to be implemented as required by law.

Pursuant to discussions with Peter Kroll, Environmental Commission Chairman, the Township should continue to pursue acquisition of additional land at the Saddler's Woods conservation area and should, carefully, evaluate the further disposition of any municipally owned lands.

5. Community Facilities Goals:

- a) The need for community facilities is dependent upon the complexion and demands of the population of the Township and the mandates passed down by the Federal and State agencies. As the population ages, the demands for the types of community facilities will also change. The Township has addressed some of those needs with the Recchino Field Recreation Improvements Program. The multi-phase construction of the Recchino Field Recreation Complex has created a recreational and community centerpiece. The recent acquisition of a portion of the Westville Cut at Recchino will allow further improvement of the area.

As previously stated, the acquisition of additional land, adjacent to the Township-owned portion of Saddler's Woods, must be pursued to insure protection of this unique resource.

- b) The promotion of the performing arts and other arts should be encouraged so as to diversify the community's interest and patronage in the downtown business districts of both Haddon Avenue and the White Horse Pike.
- c) The modification and improvement of the current municipal building and annex should continue to be discussed and any code violations should be corrected.
- d) The functional capacity of the school system appears to be adequate at this time. As stated previously, all redevelopment proposals must be carefully evaluated for potential impact to schools.

6. State Development and Redevelopment Plan:

The State Development and Redevelopment Plan serves as a guide for state, regional and local agencies to protect the natural resources of the State, identify areas of growth and establish state policies for land use, housing and economic development. The Township is entirely within a PA-1 Metropolitan Planning area which are areas where the State Plan encourages growth through redevelopment. We recommend that the Township review the Plan for possible incorporation of the state policies into Township policies.

The redevelopment process and the resulting revitalization of the aging downtown district or commercial areas are in accordance with the basic tenets of the State Plan. The redevelopment makes use of existing facilities and infrastructure and does not require development of expanses of vacant lands and expenditure or degradation of natural resources.

The current re-investigation of properties must be carefully reviewed by the Planning Board to insure consistency and compliance.

7. Zoning and Land Use Regulation Modifications:

The Planning Board has discussed desired changes in the zoning and land use laws of the Township. These desired changes are intended to give the Township a controlling hand in future development and redevelopment.

The following items should be discussed and further refined by the Planning Board and presented to the Governing Body for adoption by Ordinance, if appropriate:

- a) Reduce maximum allowable coverage in the R-2 Zone to 50% from the currently permitted 60%.
- b) Re-evaluate and modify maximum impervious coverage limits for all zoning districts, if necessary.
- c) Consider the implementation of continued Certificates of Occupancy as a means to upgrade housing stock.
- d) Consider evaluating tree removal standards and formatting the basis for a tree protection ordinance that will complement the recent formation of the Haddon Township Tree Commission.
- e) Consider changes in the Sign Ordinance to require architecturally consistent and compliant signage throughout the Township. Pylon signage would only be permitted along the highway and monument type signs along other commercial corridors. Signage should be considered in less intense commercial districts.

Consistency of downtown commercial signage must be a goal of any sign ordinance modification.
- f) Expand and/or modify the current building design standards of the redevelopment areas to include the entire Haddon Avenue corridor.

- g) Consider new ordinances that will encourage sustainability and the implementation of green technologies in development, redevelopment and rehabilitation projects throughout the Township.
- h) Review current accessory building standards and consider recommendations for ordinance modifications.

E. CONCLUSION:

This comprehensive Re-Examination Report shall satisfy the statutory requirement set forth under Article II c.40:55D-89 regarding re-examination of the Master Plan.

Upon the conducting of a public hearing, and after careful consideration, the Planning Board of the Township of Haddon shall adopt this Re-examination Report with additions or amendments, if necessary. The report shall serve as the Master Plan guidance document until such time as it is again re-examined.

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projects\38\021\Docs\Final Re-Examination Report

MAPS



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REGIONAL LOCATION MAP
TOWNSHIP OF HADDON
Camden County, New Jersey
January 2008
Map No. 1
TAKEN FROM DELORME STREET ATLAS MAP 2004

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NOTES:

THIS MAP IS NOT TO SCALE.

THE BASE MAPPING IS TAKEN FROM THE MASTER KEY MAP TOWNSHIP OF HADDON PERFORMED BY REMINGTON AND VERNICK ENGINEERS, DATED 10-27-91

LEGEND

6 TAX MAP PLATE NUMEERS



ENVIRONMENTALLY SENSITIVE AREAS
FRESHWATER WETLANDS, AS MAPPED BY NEW
JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION JANUARY 2008 GIS DATA INFORMATION
FOUND AT WWW.STATE.NJ.US/DEP/GS/INDEX.HTML

BOUNDARY

ENVIRONMENTAL CONSTRAINTS MAP
TOWNSHIP OF HADDON
Camden County, New Jersey
January 2008
Map No. 3

BOROUGH OF COLLINGSWOOD

BOROUGH OF
OAKLYN

BOROUGH OF
AUDUBON

BOROUGH OF HADDONFIELD

TAX MAP PLATE NUMBERS



ATHLETIC FIELDS (SCHOOLS)



COMMERCIAL/SERVICES

CONIFEROUS FOREST



OTHER URBAN CR BUILT-UP LAND



THIS MAP IS NOT TO SCALE.

THE BASE MAPPING IS TAKEN FROM THE MASTER KEY MAP
TOWNSHIP OF HADDON PREPARED BY REMINGTON AND
VERNICK ENGINEERS, DATED 10-27-91.

THE LANDUSE AREAS SHOWN ON THE MAP WERE OBTAINED
FROM THE GEOGRAPHIC INFORMATION SYSTEM NETWORK
LOCATED ON THE NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION WEBSITE AT
WWW.STATE.NJ.US/DEP/GIS/INDEX.HTML

EXISTING LAND USE MAP
TOWNSHIP OF HADDON
Camden County, New Jersey
January 2008
Map No. 2