

#1339 .

ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING CERTAIN AMENDMENTS TO THE REDEVELOPMENT PLAN AS ADOPTED BY ORDINANCE #1173 AND ANY SUBSEQUENT ORDINANCES THERETO

WHEREAS, the Board of Commissioners of the Township of Haddon, by Resolution adopted May 21, 2002, did determine that certain referenced properties were determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.);

WHEREAS, the Board of Commissioners of the Township of Haddon considered, and did approve, by Ordinance #1090 on November 26, 2002, a Redevelopment Plan for the Area as amended by Ordinance #1173, dated December 26, 2006 (the "Redevelopment Plan"); and

WHEREAS, said Redevelopment Plan complied with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder;

WHEREAS, as the result of litigation filed by Fair Share Housing Center ("FSHC") on September 26, 2011 entitled *Fair Share Housing Center, Inc. v. The Township of Haddon, the Planning/Zoning Board of Haddon Township, and Fieldstone Associates, LP d/b/a Towne Center at Haddon Urban Renewal, LLC*, Docket No. L-4888-11, the Parties entered into settlement discussions;

WHEREAS, the parties in the FSHC matter entered into a Litigation Settlement Agreement which calls for certain amendments to be made to the Fieldstone Redevelopment Plan, the Redevelopment Agreement, the Financial Agreement and the Project site plan;

WHEREAS, the Litigation Settlement Agreement in the FSHC matter must be approved by the Superior Court;

WHEREAS, the Planning Board of the Township of Haddon considered, and did make certain recommendations regarding the Redevelopment Plan for the Area;

WHEREAS, the Planning Board of the Township of Haddon has submitted to the Board of Commissioners its recommendations respecting the amendments to the Redevelopment Plan for the Area and the Board of Commissioners has duly considered the Planning Board's recommendations concerning same;

WHEREAS, the Board of Commissioners of the Township of Haddon, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1

et seq., has reviewed and considered the recommended amendments to the Redevelopment Plan from the Planning Board;

WHEREAS, the Board of Commissioners of the Township of Haddon, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed the certain proposed amendments to the Redevelopment Plan, approved by the Haddon Township Planning Board, and wish to adopt these amendments as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance; and

WHEREAS, the Board of Commissioners of the Township of Haddon has determined that approving the proposed amendments to the Redevelopment Plan will be in the best interest of the residents of the Township of Haddon.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of Haddon, County of Camden and State of New Jersey that:

Section 1. That the proposed amendments to the Redevelopment Plan, as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance, be and hereby are adopted as amendments to Ordinance #1090 and any and all subsequent revisions to this Ordinance; and

Section 2. It is hereby found and determined that the Amended Redevelopment Plan conform to the Master Plan of the Township of Haddon.

Section 3. It is hereby found and determined that the Amended Redevelopment Plan give due consideration to the provision of appropriate allowable uses of the Areas as is desirable for residential improvement, including affordable housing units, with special consideration for the health, safety and welfare of the residents of the Areas and the Township of Haddon.

Section 4. It is hereby found and determined that the amendments to the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area and are necessary in order to include affordable housing units within the Redevelopment;

Section 5. In order to facilitate the implementation of the Redevelopment Plan and the amendments thereto, it is hereby found and determined that certain official action must be taken by this Board of Commissioners and, accordingly, this body hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, and this amendment, and (b) requests the various officials, departments, boards and agencies of the Township of Haddon

having administrative responsibility in the premises to cooperate in such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan and its amendments, and Ordinance #1090, Ordinance #1173 and this Ordinance, and take appropriate action upon proposals and measures designed to effectuate the same.

Section 6. Development activity pursuant to the Redevelopment Plan and its amendments shall only be related to the Area and any analysis of surrounding area contained in the Redevelopment Plan and its amendments shall not be construed to mean that the Township of Haddon intends to develop such surrounding areas.

Section 7. The Redevelopment Plan for the Area and its amendments, having been duly reviewed and considered, is hereby approved, and the Township Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

Section 8. The Zoning Map of the Township of Haddon is hereby amended to designate the properties listed in this Ordinance as the Towne Center Redevelopment District.

Section 9. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 10. This Ordinance shall take effect upon final passage and publication in accordance with law.

THE TOWNSHIP OF HADDON

BY: _____
RANDALL TEAGUE, MAYOR

BY: _____
PAUL DOUGHTERTY, COMMISSIONER

BY: _____
JOHN C. FOLEY, COMMISSIONER

ATTEST:

DAWN M. PENNOCK, MUNICIPAL CLERK

The foregoing Ordinance was introduced by the Board of Commissioners at the regular meeting held on July 28, 2015. This Ordinance will be considered for adoption on final reading and public hearing to be held on _____, 2015 at 7:00 p.m. in the Meeting Room, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.

The purpose of this Ordinance is to approve certain amendments to the Redevelopment Plan as originally adopted by Ordinance #1090, and its subsequent amendments. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Township Clerk, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.

I, do hereby certify the foregoing to be a true copy of an ordinance adopted by the Board of Commissioners of the Township of Haddon at a meeting held on ____ of _____, 2015.

DAWN M. PENNOCK, MUNICIPAL CLERK

“EXHIBIT A”

**AMENDMENT TO REDEVELOPMENT PLAN
(Amending Ordinance No. 1090)**

Section 1. Replace the entire Section C with new section C as follows:

	<u>Formerly</u>	<u>Consolidated</u>
C. Parcel A	(Block 21.05: Lots 43-47) (Block 21.06: Lots 12-35) (Block 21.14: Lots 19-24)	Block 21.05, Lot 43 Block 21.06, Lot 12

This tract, generally known as the “Dydee Site”, included a number of lots in addition to those specifically dedicated to that facility. It is one of the three major redevelopment sites in the Haddon Avenue corridor and its size and location make its potential important for a number of reasons. Because it extends from the retail/office corridor to the adjacent residential areas, it must be carefully designed so any positive impacts are not reduced by negatives to mitigate the positive impacts of redevelopment.

The primary and uniquely positive characteristic of this tract is its location not only on the major corridor of the Township but also nearby a major transit station of the most successful mass-transit line in the region. This makes any redevelopment of this tract potentially consistent with the principles of the State Development and Redevelopment Plan and “Smart Growth” generally. In order to assure consistency, however, the design parameters imposed must be derived from those goals and objectives.

The obvious model upon which to base this project is a predominately residential mixed use “transit village.” The concept to allow higher densities, and mixed use development and to incorporate affordable housing on tracts nearby mass transit stations is one of the major initiatives pursued by various State and Regional Agencies.

Haddon Township’s opportunity here is, however, bolstered by the Haddon Avenue locus of the tract. The redevelopment of the properties will not only take advantage of transit opportunities but will add a minimum of 12,500 square feet (but not more than 25,000 square feet) of new commercial/retail space, and will serve to act as a catalyst to the revitalization of retail and office uses along the corridor by adding a large new customer base within walking distance with significant total disposable income.

In order to accomplish the most appropriate product similar locales and their products were reviewed. Based upon that review and the unique circumstances, a set of regulations is indicated below.

All of the properties in Parcel “A” are necessary for a well-designed mixed use project. It is the intent that any acquisition of properties required be achieved through negotiation between the redeveloper and various owners. However, in the event that the negotiations are unsuccessful it is the intent of the Redevelopment Agency, as a final option, to acquire those properties by condemnation.

Transit Village Overlay District

- A. Purpose: to provide for a comprehensive predominately residential mixed use project incorporating affordable housing that will take advantage of unique opportunities in the Haddon Avenue corridor redevelopment area.
- B. Permitted Principal Uses:
 - 1. Residential
 - a. Single family attached (townhouses)
 - b. Multi-family
 - 2. Non-residential as permitted in the C-1 downtown commercial zone of the first level of buildings fronting on Haddon Avenue.
 - 3. Mixed use buildings along Haddon Avenue containing any of the uses noted in B1 & B2, with a minimum of 12,500 square feet (but not more than 25,000 square feet) of commercial/retail space along Haddon Avenue.
- C. Permitted Accessory Uses
 - 1. parking, including (i) surface parking, (ii) parking at ground level beneath buildings; and, (iii) ground level private garages.
 - 2. recreation
 - 3. clubhouse/amenities
 - 4. Temporary seasonal outdoor seating for cafes and restaurants pursuant to standards to be developed and adopted in the Township Code.
- D. Bulk Regulations
 - 1. Minimum tract size: 5 acres
 - 2. Minimum tract width: 500 ft.
 - 3. Setbacks from all rights-of-way except Haddon Avenue: 10 ft.
* Buildings along Haddon Avenue may have a zero lot line setback, provided however that facades shall be staggered and otherwise subject to the requirements of Section F.7., below.
 - 4. Maximum Coverage: 85% of ground level
 - 5. Maximum Building Height Residential and Mixed Use Buildings: The height of buildings along Haddon Avenue shall not exceed five (5) stories nor 58' in height; the height of buildings interior to the site shall not exceed five (5) stories nor 55' in height; and, the height of buildings adjacent to residential areas shall not exceed four (4) stories nor 45' in height, in each case as height is defined in the Zoning Ordinance, which would be to the highest point of the structure itself. Enhanced architectural interests shall be required as part of the design process with

regard to the top of structural roof surfaces of these buildings without affecting the maximum height restriction.

E. **Affordable Housing:** A total of up to thirty-eight (38) on-site and off-site affordable housing units shall be provided pursuant to the Litigation Settlement Agreement between the parties in the matter of Fair Share Housing Center, Inc. v. The Township of Haddon, the Planning/Zoning Board of Haddon Township, and Fieldstone Associates, LP d/b/a Towne Center at Haddon Urban Renewal, LLC, Docket No. L-4888-11 ("FSHC matter"). Twenty-five (25) residential units Ten (10%) percent of the residential units in the Redevelopment of the Property shall be on-site affordable family rental housing units and up to thirteen (13) affordable family units shall be produced off-site by the Township if required to meet the Township's Third Round requirements pursuant to the Litigation Settlement Agreement in the FSHC matter. All of the required affordable family housing units shall be as defined by the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the regulations of the Council on Affordable Housing ("COAH") and the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1. The mix of one (1), two (2) and three (3) bedroom affordable units shall be in conformance with the Litigation Settlement Agreement and state regulations.

F. **Development Standards**

1. **Maximum Development Unit Count.** 252 total residential units shall be provided including 25 affordable family rental housing units on-site. **Maximum Density:** shall be determined by the conformance of the proposal with the above regulations and Section G. below; provided that the Project shall not include more than nineteen (19) three (3) bedroom market rate residential units.
2. All commercial uses must front on Haddon Avenue.
3. **Parking:** 1.7 spaces/dwelling unit and 3.0 spaces per 1,000sf of retail/commercial space. On and Off-Site Parking may be utilized to meet the parking requirements for the Project. Shared parking and transit village criteria from recognized sources such as ULI, ITE and others shall be considered to grant further reductions in the parking requirements for the Project below the standards set forth in this section.

G. **Planned Development Approval Submission Requirements**

1. A general land use plan at a scale of not less than 1" = 40' indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units to be provided and proposed land area to be devoted to residential use shall be set forth. The density and intensity of use of the entire planned development shall be set forth, and a residential density shall be provided.

2. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development; and all parking areas with a calculation showing adequate parking is being provided. A traffic impact report shall be included which shall detail estimated traffic generation on a daily and peak hour basis, the existing traffic on adjacent right-of-way and intersections, impact of proposed traffic, resulting changes in level of service, and means of mitigating impact;
3. An open space plan consisting of a minimum of 20% open space shall be provided showing the proposed land area and location of areas within this open space area to be set aside for recreational purposes. The plan shall include a general description of improvements to be made thereon, including a plan for the operation and maintenance of the landscaped and recreational areas;
4. A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities;
5. A storm water management plan setting forth the proposed method of controlling and managing storm water on the site with preliminary calculations;
6. An environmental report prepared by an individual or firm qualified by education or experience detailing any remediation necessary and status of same, including copies of all correspondence and reports to and from any responsible agency;
7. A design plan with floor plans and elevations of areas visible to the general public which shall indicate how the buildings will complement and enhance the streetscape. The features scale and details of the buildings shall demonstrate compatibility with the existing buildings along the Haddon Ave. corridor, and indicate conformance with the following:
 - a. **Specific Architectural Requirements**
 - (1) Elevations shall be prepared for front, side, and rear views consistent with the goals and design intent of the architectural requirements and with the adjacent context. A materials board depicting the proposed building materials shall be included along with the materials identified on the elevations of the buildings.
 - b. **Architectural Requirements for Haddon Avenue Facades**

- (1) The maximum height shall be consistent with the standards and limitations described in Section D.5., above.
- (2) The maximum building length shall be 240 feet with a minimum separation of 60 feet between multifamily buildings. A minimum separation of 20 feet between an accessory structure and a multifamily building, and a minimum setback of 5 feet from an accessory structure and a property or a street or right of way line; provided that this 5 foot setback shall be increased to 10 feet where the accessory structure is adjacent to a residential use.
- (3) The residential buildings along Haddon Avenue shall be set back a minimum of two (2) from the property line, and shall avoid long continuous, uninterrupted wall and roof planes. Building wall offsets of at least two (2) feet shall be provided at intervals no greater than 40 feet to relieve the visual effect of a simple or long wall. In addition, other architectural projections and recesses must be incorporated to create additional interest. The roof line shall vary in heights and architectural treatment to avoid a continuous flat roof. In certain portions of the roofline sloped elements shall be incorporated to enhance the overall appearance.
- (4) At each interval in the building the architectural character of the building shall change to create the impression of a series of individual attached buildings. The change in architectural character shall include changes in materials, colors, window treatments, balconies, railings, roof offsets & details, and other design elements and details.
- (5) The buildings along Haddon Avenue shall have a multi-fronted appearance with an equally attractive appearance on all facades.

c. Site Orientation

- (1) Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. Buildings located in the interior of the site shall relate to one another, both functionally and visually. Buildings will be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate parking and fire and emergency access.

- (2) Along Haddon Avenue, buildings shall be predominately located to front towards and relate to the street, both functionally and visually.
- (3) Buildings shall define the streetscape through the use of detail, building articulation and massing. The streetscape shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by shade trees and may be further reinforced by walls, street lamps and other street furniture. All streetscapes in the project shall be consistent with the Haddon Avenue Streetscape.
- (4) Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. If deemed appropriate by the Planning Board, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location.
- (5) Buildings located along Haddon Avenue shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishment to obtain this effect.

d. Building Mass & Style

- (1) Buildings shall avoid long, monotonous and uninterrupted walls or roof planes. Building wall offsets, including projections, and recesses, shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (2) Balconies, stoops, open porches, decks, bay windows, raised doorways, chimneys and awnings projecting from the front facade may lie beyond the setback line on the floor levels above the ground level.

e. Roofs & Roof Materials

- (1) Buildings shall incorporate various roof styles.
- (2) A shed roof shall be permitted only when attached to a wall or mixed with a principal roof or parapet wall.

(3) Flat roofs may be permitted when enclosed by a continuous cornice shed roof or parapet, on frontage with a minimum height of three feet. All flat roofs shall have a variety of articulated cornice line.

(4) Permitted roof materials for pitched roofs:

a. Slate or simulated slate (asphalt or composite).

b. Cedar wood or simulated wood shingles (asphalt).

c. Dimensioned asphalt.

d. Standing seam metal.

e. As a general guideline, where hipped roofs are used, a minimum pitch of 6/12 is preferred. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. They are recommended for use only on buildings with a minimum of three stories, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the building facades architecture. Mansard roofs are discouraged on buildings less than three stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements, are encouraged. On residential, gable roofs with a minimum low —rise (3-stories or less) 6/12 pitch should be used to the greatest extent possible. Other types of roofs should be appropriate to the architectural style of the building. On mid-rise 4-story building a minimum of 4/12 pitch may be used. The Board may approve specific building elevations that meet the intent of this provision; but, may vary in actual conformance.

f. Facade Treatment & Facade Materials

(1) The architectural treatment of the front facade shall be continued, in its major features, around all public viewshed sides of a building.

(2) Facade materials for residential buildings:

- a. Wood cement board or vinyl siding
 - b. Simulated clapboard.
 - c. Brick, cement board or vinyl shingles.
 - d. Wood shingles.
 - e. Indigenous stone and Cultured Stone.
 - f. Cast Stone
 - g. Architectural CMU
 - h. Stucco
- (3) Facade treatment and facade materials for mixed use buildings along Haddon Avenue.
- a. Mixed use buildings shall be clad in brick or stucco, stone, or a combination thereof a minimum of 8 feet from grade. The pitched roofs shall be asphalt, slate, tile, or wood.
 - b. Stucco shall have either a smooth or textured finish and in a color or colors that complement the other facade materials.
- (4) Siding
- a. Buildings using wood/cement board or vinyl siding shall have between 3.5 inches to six inches exposure.
 - b. Corner boards shall not be less than four inches or more than eight inches and shall protrude from the siding surface to create a shadow line.
- (5) Townhouses shall have a coherent architectural style, vocabulary, and color scheme.
- (6) Front facades of townhouses shall be partially faced in brick, stone or stucco on primary elevations, a minimum of 8 feet above grade which face front and side streets and pedestrian mews. Elevations out of primary viewshed can be made of other materials. Projecting windows may also be made of materials other than masonry. Portions of side elevations may be made of materials other than brick.

- (7) In mixed-use buildings, the differences between ground floor commercial uses and entrances for residential uses shall be encouraged by use of differences in facade treatment. Storefronts and other ground floor entrances may be accentuated through cornice lines. Further differentiation can be achieved through distinct, but compatible, exterior materials, signs, awnings, and exterior lighting.
- (8) Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall facade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and may not exceed 75% of the total ground level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

g. **Entry & Doors**

All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, over-hangs, railings, balustrades, fanlights, transoms and sidelights where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

h. **Trim/eaves & Other Decorative Building Elements**

(1) **Building trim.**

- a. All residential buildings and mixed use buildings shall be, at a minimum, trimmed with gable and eave boards all around. Trim ornament may be elaborated to any of the following:

- Plain or decorated frieze.
- Overhanging eaves.
- Boxed cornice.
- Denticulate cornice.
- Ornate Italianate bracketed cornice.

- (2) Decorative elements such as pergolas, cupolas, and belvederes are encouraged as elements to give architectural emphasis to structures so designated for architectural embellishment.

i. Lighting

- (1) Streetlights and pedestrian lighting shall conform to those previously designed for the Haddon Avenue streetscape within the Township.
- (2) Streets and open space shall be provided with adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties. House side shields shall be provided where abutting a residential use. Lights shall have full cutoff fixtures/heads.
- (3) Along Haddon Avenue, parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces in Town Center, twelve-foot high decorative lampposts shall be provided at regular intervals. Posts in streets shall be spaced at no greater than 60 feet on center. Lighting on residential streets should be no greater than 150 feet apart per side and should be located at the intersections and corners. Lighting standards shall be consistent throughout the Towne Center.
- (4) In parking lots, post heights may be extended to a maximum of 16 feet.
- (5) Use of minimum wattage metal halide or color-corrected sodium or mercury vapor light sources is encouraged. The use of LED lighting is permitted. Non-color corrected low-pressure sodium are prohibited.
- (6) Porch light and yard post lighting is encouraged to augment street lighting design.
- (7) Residential garages facing lanes shall be provided with elevated lighting on the garage facade facing the lane or a post lamp. The parking garage lighting will meet the requirements for intensity.
- (8) Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with the local building codes. Facades, if illuminated, shall be lit from the exterior, and, as a general rule, lights should be

concealed through shielding or recessed behind architectural features. Lighting of roof forms such as copulas or other special roof forms is permitted. The use of LED lighting is permitted. The use of low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to buildings or to light the exterior of buildings, shall be prohibited. Mounting brackets and associated hardware should be inconspicuous.

j. Street furniture

Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, water fountains, and bollards. Street furniture must be compatible with the architecture of surrounding buildings, the character of the area and other elements of the streetscape, and must be specifically consistent with the Haddon Avenue streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

k. Park furniture

Park furniture includes benches, waste containers, picnic tables, play equipment, gazebos, bicycle racks, water fountains, and bollards. Park furniture should be selected to enhance the character of the park and the character of the area and other elements of the streetscape, and must be specifically consistent with the Haddon Avenue streetscape. Consistency in the selection and location of the various elements of park furniture is critical for maximum effect and function usage.

l. Heating and air conditioning

All air-conditioning units, HVAC systems exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from the public right-of-way view and from adjacent properties by using walls, fencing, roof elements, penthouse- type screening devices, or landscaping.

m. Fire escapes

Fire escapes shall not be permitted on a building front facade. On buildings requiring a second means of egress pursuant to the local building codes, internal stairs, or other routes of egress, shall be used.

n. Recycling and trash storage areas

All recycling and trash storage areas shall be screened from public view at the ground level using masonry or wooden walls, landscaping hedging, or a combination thereof or stored within the building. The height of such wall/enclosure must be 1.5 feet higher than the container walls.

8. A housing plan outlining the number and types of housing units to be provided;
9. A local service plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal;
10. A fiscal report describing the anticipated demand on municipal or school system services to be generated by the planned development and any other financial benefits to be realized by municipality or school districts as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues or payment in lieu of taxes which will accrue to the county, and municipality according to the Financial Agreement for Long Term Tax Abatement ("PILOT"), if any, the timing schedule provided, and following the completion of the planned development in its entirety;
11. A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety;
12. A Redevelopment Agreement, which shall mean a written agreement between a redevelopment agency and a developer relating to the redevelopment project.

H. Other Submission Requirements

1. The applicant shall follow all procedural and substantive requirements of the Municipal Land Use Law and Township ordinances regarding Site Plan and Subdivision approvals.

Section 2. Add the following to XII. STATUTORY REQUIREMENTS, C. Relocation Provision

In addition to the requirements of N.J.S.A. 40A:12H-7(3) the following steps shall be taken to provide adequate relocation of residents affected by the acquisition of property in furtherance of this Redevelopment Plan.

1. A list will be prepared of all owners of affected residential properties and the head of household will be contacted by certified mail to arrange an interview.

2. An interview will be conducted by a designee of the Redevelopment Agency to determine preferences such as cost and location and whether the household desires assistance.
3. A list of real estate brokers will be kept by the Redevelopment Agency to assist households. These brokers will be selected on the basis of office location, and residential experience in the community.
4. The interviewee will be offered the list of real estate brokers from which to select.
5. The broker selected will be required to prepare a list of not less than three available units meeting as closely as is feasible the criteria solicited in the aforementioned interview.
6. The process, including offers and responses shall be monitored by the Redevelopment Agency to assure appropriateness, level of assistance, and satisfaction of recipient.
7. An identical process shall be followed regarding all business owners with the use of commercial real estate brokers.

LOTS AND BLOCKS REFERENCED IN THIS ORDINANCE

Formerly Designated

BLOCK	LOT	PROPERTY ADDRESS
21.05	43, 44	209 Highland Ave.
	45	205 Highland Ave.
	46	Highland Ave.
	47	201 Highland Ave.

BLOCK	LOT	PROPERTY ADDRESS
21.06	12	225 Haddon Ave.
	13	223 Haddon Ave.
	14	221 Haddon Ave.
	15, 16	217 Haddon Ave.
	17	211 Haddon Ave.
	18	209 Haddon Ave.
	19	207 Haddon Ave.
	20	205 Haddon Ave.
	21	203 Haddon Ave.
	22	201 Haddon Ave.
	23	6 Center St.
	24	8 Center St.
	25	10 Center St.
	26	200 Highland Ave.
	27	202 Highland Ave.
	28	212 Highland Ave.
	29, 30	218 Highland Ave.
	31, 32	224 Highland Ave.
	33, 34	226 Highland Ave.
	35	230 Highland Ave.

BLOCK	LOT	PROPERTY ADDRESS
21.14	19	Glenwood Ave.
	20	Glenwood Ave. Rear
	21	Glenwood Ave.
	22	8 Glenwood Ave.
	23	Glenwood Ave.
	24	Haddon Ave.

Consolidated Designation

BLOCK	LOT	
21.05	43	
21.06	12	

“EXHIBIT A”

**AMENDMENT TO REDEVELOPMENT PLAN
(Amending Ordinance No. 1090)**

Section 1. Replace the entire Section C with new section C as follows:

	<u>Formerly</u>	<u>Consolidated</u>
C. Parcel A	(Block 21.05: Lots 43-47) (Block 21.06: Lots 12-35) (Block 21.14: Lots 19-24)	Block 21.05, Lot 43 Block 21.06, Lot 12

This tract, generally known as the “Dydee Site”, included a number of lots in addition to those specifically dedicated to that facility. It is one of the three major redevelopment sites in the Haddon Avenue corridor and its size and location make its potential important for a number of reasons. Because it extends from the retail/office corridor to the adjacent residential areas, it must be carefully designed so any positive impacts are not reduced by negatives to mitigate the positive impacts of redevelopment.

The primary and uniquely positive characteristic of this tract is its location not only on the major corridor of the Township but also nearby a major transit station of the most successful mass-transit line in the region. This makes any redevelopment of this tract potentially consistent with the principles of the State Development and Redevelopment Plan and “Smart Growth” generally. In order to assure consistency, however, the design parameters imposed must be derived from those goals and objectives.

The obvious model upon which to base this project is a predominately residential mixed use “transit village.” The concept to allow higher densities, and mixed use development and to incorporate affordable housing on tracts nearby mass transit stations is one of the major initiatives pursued by various State and Regional Agencies.

Haddon Township’s opportunity here is, however, bolstered by the Haddon Avenue locus of the tract. The redevelopment of the properties will not only take advantage of transit opportunities but will add a minimum of 12,500 square feet (but not more than 25,000 square feet) of new commercial/retail space, and will serve to act as a catalyst to the revitalization of retail and office uses along the corridor by adding a large new customer base within walking distance with significant total disposable income.

In order to accomplish the most appropriate product similar locales and their products were reviewed. Based upon that review and the unique circumstances, a set of regulations is indicated below.

All of the properties in Parcel “A” are necessary for a well-designed mixed use project. It is the intent that any acquisition of properties required be achieved through negotiation between the redeveloper and various owners. However, in the event that the negotiations are unsuccessful it is the intent of the Redevelopment Agency, as a final option, to acquire those properties by condemnation.

Transit Village Overlay District

- A. Purpose: to provide for a comprehensive predominately residential mixed use project incorporating affordable housing that will take advantage of unique opportunities in the Haddon Avenue corridor redevelopment area.
- B. Permitted Principal Uses:
1. Residential
 - a. Single family attached (townhouses)
 - b. Multi-family
 2. Non-residential as permitted in the C-1 downtown commercial zone of the first level of buildings fronting on Haddon Avenue.
 3. Mixed use buildings along Haddon Avenue containing any of the uses noted in B1 & B2, with a minimum of 12,500 square feet (but not more than 25,000 square feet) of commercial/retail space along Haddon Avenue.
- C. Permitted Accessory Uses
1. parking, including (i) surface parking, (ii) parking at ground level beneath buildings; and, (iii) ground level private garages.
 2. recreation
 3. clubhouse/amenities
 4. Temporary seasonal outdoor seating for cafes and restaurants pursuant to standards to be developed and adopted in the Township Code.
- D. Bulk Regulations
1. Minimum tract size: 5 acres
 2. Minimum tract width: 500 ft.
 3. Setbacks from all rights-of-way except Haddon Avenue: 10 ft.
* Buildings along Haddon Avenue may have a zero lot line setback, provided however that facades shall be staggered and otherwise subject to the requirements of Section F.7., below.
 4. Maximum Coverage: 85% of ground level
 5. Maximum Building Height Residential and Mixed Use Buildings: The height of buildings along Haddon Avenue shall not exceed five (5) stories nor 58' in height; the height of buildings interior to the site shall not exceed five (5) stories nor 55' in height; and, the height of buildings adjacent to residential areas shall not exceed four (4) stories nor 45' in height, in each case as height is defined in the Zoning Ordinance, which would be to the highest point of the structure itself. Enhanced architectural interests shall be required as part of the design process with

regard to the top of structural roof surfaces of these buildings without affecting the maximum height restriction.

E. Affordable Housing: A total of up to thirty-eight (38) on-site and off-site affordable housing units shall be provided pursuant to the Litigation Settlement Agreement between the parties in the matter of Fair Share Housing Center, Inc. v. The Township of Haddon, the Planning/Zoning Board of Haddon Township, and Fieldstone Associates, LP d/b/a Towne Center at Haddon Urban Renewal, LLC, Docket No. L-4888-11 (“FSHC matter”). Twenty-five (25) residential units Ten (10%) percent of the residential units in the Redevelopment of the Property shall be on-site affordable family rental housing units and up to thirteen (13) affordable family units shall be produced off-site by the Township if required to meet the Township’s Third Round requirements pursuant to the Litigation Settlement Agreement in the FSHC matter. All of the required affordable family housing units shall be as defined by the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the regulations of the Council on Affordable Housing (“COAH”) and the Uniform Housing Affordability Controls (“UHAC”), N.J.A.C. 5:80-26.1. The mix of one (1), two (2) and three (3) bedroom affordable units shall be in conformance with the Litigation Settlement Agreement and state regulations.

F. Development Standards

1. Maximum Development Unit Count. 252 total residential units shall be provided including 25 affordable family rental housing units on-site. Maximum Density: shall be determined by the conformance of the proposal with the above regulations and Section G. below; provided that the Project shall not include more than nineteen (19) three (3) bedroom market rate residential units.
2. All commercial uses must front on Haddon Avenue.
3. Parking: 1.7 spaces/dwelling unit and 3.0 spaces per 1,000sf of retail/commercial space. On and Off-Site Parking may be utilized to meet the parking requirements for the Project. Shared parking and transit village criteria from recognized sources such as ULI, ITE and others shall be considered to grant further reductions in the parking requirements for the Project below the standards set forth in this section.

G. Planned Development Approval Submission Requirements

1. A general land use plan at a scale of not less than 1” = 40’ indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units to be provided and proposed land area to be devoted to residential use shall be set forth. The density and intensity of use of the entire planned development shall be set forth, and a residential density shall be provided.

2. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development; and all parking areas with a calculation showing adequate parking is being provided. A traffic impact report shall be included which shall detail estimated traffic generation on a daily and peak hour basis, the existing traffic on adjacent right-of-way and intersections, impact of proposed traffic, resulting changes in level of service, and means of mitigating impact;
3. An open space plan consisting of a minimum of 20% open space shall be provided showing the proposed land area and location of areas within this open space area to be set aside for recreational purposes. The plan shall include a general description of improvements to be made thereon, including a plan for the operation and maintenance of the landscaped and recreational areas;
4. A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities;
5. A storm water management plan setting forth the proposed method of controlling and managing storm water on the site with preliminary calculations;
6. An environmental report prepared by an individual or firm qualified by education or experience detailing any remediation necessary and status of same, including copies of all correspondence and reports to and from any responsible agency;
7. A design plan with floor plans and elevations of areas visible to the general public which shall indicate how the buildings will complement and enhance the streetscape. The features scale and details of the buildings shall demonstrate compatibility with the existing buildings along the Haddon Ave. corridor, and indicate conformance with the following:
 - a. Specific Architectural Requirements
 - (1) Elevations shall be prepared for front, side, and rear views consistent with the goals and design intent of the architectural requirements and with the adjacent context. A materials board depicting the proposed building materials shall be included along with the materials identified on the elevations of the buildings.
 - b. Architectural Requirements for Haddon Avenue Facades

- (1) The maximum height shall be consistent with the standards and limitations described in Section D.5., above.
- (2) The maximum building length shall be 240 feet with a minimum separation of 60 feet between multifamily buildings. A minimum separation of 20 feet between an accessory structure and a multifamily building, and a minimum setback of 5 feet from an accessory structure and a property or a street or right of way line; provided that this 5 foot setback shall be increased to 10 feet where the accessory structure is adjacent to a residential use.
- (3) The residential buildings along Haddon Avenue shall be set back a minimum of two (2) from the property line, and shall avoid long continuous, uninterrupted wall and roof planes. Building wall offsets of at least two (2) feet shall be provided at intervals no greater than 40 feet to relieve the visual effect of a simple or long wall. In addition, other architectural projections and recesses must be incorporated to create additional interest. The roof line shall vary in heights and architectural treatment to avoid a continuous flat roof. In certain portions of the roofline sloped elements shall be incorporated to enhance the overall appearance.
- (4) At each interval in the building the architectural character of the building shall change to create the impression of a series of individual attached buildings. The change in architectural character shall include changes in materials, colors, window treatments, balconies, railings, roof offsets & details, and other design elements and details.
- (5) The buildings along Haddon Avenue shall have a multi-fronted appearance with an equally attractive appearance on all facades.

c. Site Orientation

- (1) Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. Buildings located in the interior of the site shall relate to one another, both functionally and visually. Buildings will be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate parking and fire and emergency access.

- (2) Along Haddon Avenue, buildings shall be predominately located to front towards and relate to the street, both functionally and visually.
- (3) Buildings shall define the streetscape through the use of detail, building articulation and massing. The streetscape shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by shade trees and may be further reinforced by walls, street lamps and other street furniture. All streetscapes in the project shall be consistent with the Haddon Avenue Streetscape.
- (4) Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. If deemed appropriate by the Planning Board, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location.
- (5) Buildings located along Haddon Avenue shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishment to obtain this effect.

d. Building Mass & Style

- (1) Buildings shall avoid long, monotonous and uninterrupted walls or roof planes. Building wall offsets, including projections, and recesses, shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (2) Balconies, stoops, open porches, decks, bay windows, raised doorways, chimneys and awnings projecting from the front facade may lie beyond the setback line on the floor levels above the ground level.

e. Roofs & Roof Materials

- (1) Buildings shall incorporate various roof styles.
- (2) A shed roof shall be permitted only when attached to a wall or mixed with a principal roof or parapet wall.

(3) Flat roofs may be permitted when enclosed by a continuous cornice shed roof or parapet, on frontage with a minimum height of three feet. All flat roofs shall have a variety of articulated cornice line.

(4) Permitted roof materials for pitched roofs:

a. Slate or simulated slate (asphalt or composite).

b. Cedar wood or simulated wood shingles (asphalt).

c. Dimensioned asphalt.

d. Standing seam metal.

e. As a general guideline, where hipped roofs are used, a minimum pitch of 6/12 is preferred. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. They are recommended for use only on buildings with a minimum of three stories, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the building facades architecture. Mansard roofs are discouraged on buildings less than three stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements, are encouraged. On residential, gable roofs with a minimum low —rise (3-stories or less) 6/12 pitch should be used to the greatest extent possible. Other types of roofs should be appropriate to the architectural style of the building. On mid-rise 4-story building a minimum of 4/12 pitch may be used. The Board may approve specific building elevations that meet the intent of this provision; but, may vary in actual conformance.

f. Facade Treatment & Facade Materials

(1) The architectural treatment of the front facade shall be continued, in its major features, around all public viewshed sides of a building.

(2) Facade materials for residential buildings:

- a. Wood cement board or vinyl siding
 - b. Simulated clapboard.
 - c. Brick, cement board or vinyl shingles.
 - d. Wood shingles.
 - e. Indigenous stone and Cultured Stone.
 - f. Cast Stone
 - g. Architectural CMU
 - h. Stucco
- (3) Facade treatment and facade materials for mixed use buildings along Haddon Avenue.
- a. Mixed use buildings shall be clad in brick or stucco, stone, or a combination thereof a minimum of 8 feet from grade. The pitched roofs shall be asphalt, slate, tile, or wood.
 - b. Stucco shall have either a smooth or textured finish and in a color or colors that complement the other facade materials.
- (4) Siding
- a. Buildings using wood/cement board or vinyl siding shall have between 3.5 inches to six inches exposure.
 - b. Corner boards shall not be less than four inches or more than eight inches and shall protrude from the siding surface to create a shadow line.
- (5) Townhouses shall have a coherent architectural style, vocabulary, and color scheme.
- (6) Front facades of townhouses shall be partially faced in brick, stone or stucco on primary elevations, a minimum of 8feet above grade which face front and side streets and pedestrian mews. Elevations out of primary viewshed can be made of other materials. Projecting windows may also be made of materials other than masonry. Portions of side elevations may be made of materials other than brick.

- (7) In mixed-use buildings, the differences between ground floor commercial uses and entrances for residential uses shall be encouraged by use of differences in facade treatment. Storefronts and other ground floor entrances may be accentuated through cornice lines. Further differentiation can be achieved through distinct, but compatible, exterior materials, signs, awnings, and exterior lighting.
- (8) Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall facade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and may not exceed 75% of the total ground level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

g. Entry & Doors

All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, fanlights, transoms and sidelights where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

h. Trim/eaves & Other Decorative Building Elements

(1) Building trim.

- a. All residential buildings and mixed use buildings shall be, at a minimum, trimmed with gable and eave boards all around. Trim ornament may be elaborated to any of the following:

- Plain or decorated frieze.
- Overhanging eaves.
- Boxed cornice.
- Denticulate cornice.
- Ornate Italianate bracketed cornice.

- (2) Decorative elements such as pergolas, cupolas, and belvederes are encouraged as elements to give architectural emphasis to structures so designated for architectural embellishment.

i. Lighting

- (1) Streetlights and pedestrian lighting shall conform to those previously designed for the Haddon Avenue streetscape within the Township.
- (2) Streets and open space shall be provided with adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties. House side shields shall be provided where abutting a residential use. Lights shall have full cutoff fixtures/heads.
- (3) Along Haddon Avenue, parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces in Town Center, twelve-foot high decorative lampposts shall be provided at regular intervals. Posts in streets shall be spaced at no greater than 60 feet on center. Lighting on residential streets should be no greater than 150 feet apart per side and should be located at the intersections and corners. Lighting standards shall be consistent throughout the Towne Center.
- (4) In parking lots, post heights may be extended to a maximum of 16 feet.
- (5) Use of minimum wattage metal halide or color-corrected sodium or mercury vapor light sources is encouraged. The use of LED lighting is permitted. Non-color corrected low-pressure sodium are prohibited.
- (6) Porch light and yard post lighting is encouraged to augment street lighting design.
- (7) Residential garages facing lanes shall be provided with elevated lighting on the garage facade facing the lane or a post lamp. The parking garage lighting will meet the requirements for intensity.
- (8) Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with the local building codes. Facades, if illuminated, shall be lit from the exterior, and, as a general rule, lights should be

concealed through shielding or recessed behind architectural features. Lighting of roof forms such as copulas or other special roof forms is permitted. The use of LED lighting is permitted. The use of low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to buildings or to light the exterior of buildings, shall be prohibited. Mounting brackets and associated hardware should be inconspicuous.

j. Street furniture

Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, water fountains, and bollards. Street furniture must be compatible with the architecture of surrounding buildings, the character of the area and other elements of the streetscape, and must be specifically consistent with the Haddon Avenue streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

k. Park furniture

Park furniture includes benches, waste containers, picnic tables, play equipment, gazebos, bicycle racks, water fountains, and bollards. Park furniture should be selected to enhance the character of the park and the character of the area and other elements of the streetscape, and must be specifically consistent with the Haddon Avenue streetscape. Consistency in the selection and location of the various elements of park furniture is critical for maximum effect and function usage.

l. Heating and air conditioning

All air-conditioning units, HVAC systems exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from the public right-of-way view and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.

m. Fire escapes

Fire escapes shall not be permitted on a building front facade. On buildings requiring a second means of egress pursuant to the local building codes, internal stairs, or other routes of egress, shall be used.

n. Recycling and trash storage areas

All recycling and trash storage areas shall be screened from public view at the ground level using masonry or wooden walls, landscaping hedging, or a combination thereof or stored within the building. The height of such wall/enclosure must be 1.5 feet higher than the container walls.

8. A housing plan outlining the number and types of housing units to be provided;
9. A local service plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal;
10. A fiscal report describing the anticipated demand on municipal or school system services to be generated by the planned development and any other financial benefits to be realized by municipality or school districts as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues or payment in lieu of taxes which will accrue to the county, and municipality according to the Financial Agreement for Long Term Tax Abatement ("PILOT"), if any, the timing schedule provided, and following the completion of the planned development in its entirety;
11. A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years,-including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety;
12. A Redevelopment Agreement, which shall mean a written agreement between a redevelopment agency and a developer relating to the redevelopment project.

H. Other Submission Requirements

1. The applicant shall follow all procedural and substantive requirements of the Municipal Land Use Law and Township ordinances regarding Site Plan and Subdivision approvals.

Section 2. Add the following to XII. STATUTORY REQUIREMENTS, C. Relocation Provision

In addition to the requirements of N.J.S.A. 40A:12H-7(3) the following steps shall be taken to provide adequate relocation of residents affected by the acquisition of property in furtherance of this Redevelopment Plan.

1. A list will be prepared of all owners of affected residential properties and the head of household will be contacted by certified mail to arrange an interview.

2. An interview will be conducted by a designee of the Redevelopment Agency to determine preferences such as cost and location and whether the household desires assistance.
3. A list of real estate brokers will be kept by the Redevelopment Agency to assist households. These brokers will be selected on the basis of office location, and residential experience in the community.
4. The interviewee will be offered the list of real estate brokers from which to select.
5. The broker selected will be required to prepare a list of not less than three available units meeting as closely as is feasible the criteria solicited in the aforementioned interview.
6. The process, including offers and responses shall be monitored by the Redevelopment Agency to assure appropriateness, level of assistance, and satisfaction of recipient.
7. An identical process shall be followed regarding all business owners with the use of commercial real estate brokers.

LOTS AND BLOCKS REFERENCED IN THIS ORDINANCE

Formerly Designated

BLOCK	LOT	PROPERTY ADDRESS
21.05	43, 44	209 Highland Ave.
	45	205 Highland Ave.
	46	Highland Ave.
	47	201 Highland Ave.

BLOCK	LOT	PROPERTY ADDRESS
21.06	12	225 Haddon Ave.
	13	223 Haddon Ave.
	14	221 Haddon Ave.
	15, 16	217 Haddon Ave.
	17	211 Haddon Ave.
	18	209 Haddon Ave.
	19	207 Haddon Ave.
	20	205 Haddon Ave.
	21	203 Haddon Ave.
	22	201 Haddon Ave.
	23	6 Center St.
	24	8 Center St.
	25	10 Center St.
	26	200 Highland Ave.
	27	202 Highland Ave.
	28	212 Highland Ave.
	29, 30	218 Highland Ave.
	31, 32	224 Highland Ave.
	33, 34	226 Highland Ave.
	35	230 Highland Ave.

BLOCK	LOT	PROPERTY ADDRESS
21.14	19	Glenwood Ave.
	20	Glenwood Ave. Rear
	21	Glenwood Ave.
	22	8 Glenwood Ave.
	23	Glenwood Ave.
	24	Haddon Ave.

Consolidated Designation

BLOCK	LOT	
21.05	43	
21.06	12	