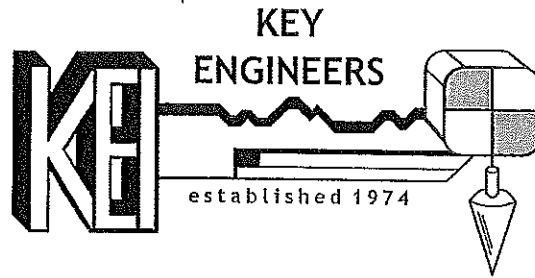


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FINAL REEXAMINATION REPORT  
THE MASTER PLAN  
For the  
TOWNSHIP OF HADDON  
CAMDEN COUNTY, NEW JERSEY

December 16, 2019

Approved by unanimous vote of the Planning Board of the Township of Haddon  
at a public hearing conducted December 16, 2019

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

(KEI #38-21HT)

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

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## REEXAMINATION OF THE MASTER PLAN

### A. INTRODUCTION:

#### 1. New Jersey Land Use Law Reexamination 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 Reexamination Report. The New Jersey Municipal Land Use Law specifically requires that the Planning Board prepare and adopt a Reexamination Report at least once every 10 years. The prior reexamination of the Haddon Township Master Plan was adopted in September 2008.

The intent of the law is to periodically review the development policies and regulations relative to land use in the municipality. This review analyzes the adequacy of the current development standards and redevelopment standards in the land use ordinances with respect to current trends in development or redevelopment that the Township has experienced since the last reexamination. The contents of the Reexamination Report are to include, at a minimum, the policies adopted in the prior Reexamination Report, a review of the problems and objectives addressed in that report and a review of the extent to which the problems and objectives have been subsequently reduced or increased, a review of the extent of significant changes in the assumptions, policies and objectives of the prior Reexamination Report, and the specific recommendations for changes in the polices 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 changes in State, County and Municipal policies and objectives - are to be addressed.

It is very important that the Reexamination Report be formulated and adopted in a timely and expeditious manner. Failure to adopt a Reexamination 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 Reexamination.

#### 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 the procedures for the reexamination of same. 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 Reexamination 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 ORIGINAL MASTER PLAN GOALS, OBJECTIVES AND STRATEGIES

For a frame of reference, the original 1999 Master Plan prepared by Remington and Vernick Engineers will be discussed and then compared to the goals and objectives set forth in the 2008 Reexamination.

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

A statement of the development policies and objectives is contained in the 1999 Master Plan. The goals are generalized 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 resources
- f. To promote a desirable visual environment 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 Cast Stone 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.

C. 2008 REEXAMINATION GOALS, OBJECTIVES AND STRATEGIES AND SUMMARY OF ACTION TAKEN TO ACHIEVE THEM

The following is a summary of the recommendations contained in Article D of the adopted 2008 Reexamination Report prepared by Key Engineers Inc.

The following specific goals and recommendations were set forth, along with amendments and additions to the 1999 Township Master Plan goals, at the time of the 2008 reexamination adoption. Comment is provided indicating whether or not

these goals and recommendations were achieved between 2008 and 2019 or if they remain underway.

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."

Although several land use ordinance amendments were adopted since 2008, this specific change has not yet been advanced.

- 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."

This is a constant and primary goal for the Governing Body and Planning Board. The last 10 years have shown measurable, positive progress in the redevelopment and revitalization of the Haddon Avenue corridor

- c) "Continue municipal support and cooperation for the Business Improvement District and the Haddon Township Business Partnership."

This is an ongoing and positive relationship that continues to be very successful.

- 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."

Through combined efforts of the Governing body and our firm as the Municipal Engineers, upgrades and replacements of aging infrastructure have taken place throughout the Township. Funding is sourced each year from Federal, State and Municipal improvement programs.

These ambitious projects have tangible but sometimes unseen benefits of providing improved water quality in the watercourses of the Cooper River watershed and reducing the number of sanitary sewage overflows that are associated with the aging terra cotta sewer lines in the older sections of the Township.

- e) "Propose and implement planning standards to reduce stormwater runoff through the reduction in impervious surfaces and improved infiltration facilities."

Many of the methods by which stormwater is managed today are legally mandated by the New Jersey Stormwater Management Rules found at NJAC 7:8. However, on smaller sites proposing less than 1 acre of disturbance or proposing less than 0.25 acres of new impervious surfaces, the rules are not applicable. So, the Township Engineer, Gregory B. Fusco, has been requiring that stormwater issues be addressed on small sites such as the typical 5,000 s.f. lots in many of the older residential sections of the Township. These measures have included requiring soil test pits and drywell construction and appropriate site grading. Formally including these requirements in the Township's Code will be a goal of this reexamination.

- f) "Pursue acquisition of additional land to supplement the Saddler's Woods Conservation Area and protect publicly owned, vacant lands from development pressure."

There have been no additional acquisitions of land; however, a proactive project to improve water quality was constructed at the Van Sciver School in 2012. The project included the construction of rain gardens to intercept, collect, filter and infiltrate runoff from the impervious area of the school property. The school adjoins Saddler's Woods and is in the upper watershed area of Newton Creek.

- 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."

Streetscape improvements in areas of redevelopment have been coordinated to follow the standards that were applied in the Haddon Avenue corridor. Coordination of the designs with Collingswood is also planned.

- 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."

No proactive steps have been taken to incorporate standards for solar or wind technology into the Township's Code.

- 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."

The sign ordinance was amended several times since the 2008 Reexamination. The most recent revisions were focused on billboards.

## 2. Housing Objectives

- a) New rules promulgated by the Council on Affordable Housing (C.O.A.H.) became effective in 2008. The Commissioners and Planning Board worked to review the Township's compliance status with assistance from experts. Attorney Jeffrey R. Surenian was commissioned to assist with this process and issued a report on the Township's status in mid-2008 that was included in the original reexamination report.
- b) Redevelopment proposals containing residential elements must be carefully evaluated for their impact on affordable housing obligations.

In 2015 the Appellate Division overturned COAH's Growth Share rules and the NJ Supreme Court issued a decision which transferred responsibility to review Housing Elements and Fair Share plans from COAH to trial judges. Haddon Township has so far addressed their affordable housing obligation by providing (8) affordable rental units at the Albertson Village complex and (25) affordable rental units at the Haddon Towne Center project. The details are further explained in the Housing Element in Section C. 2. of this document.

- 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.

These goals were considered and addressed and continue to be addressed since 2008.

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."

This goal was and is actively pursued. The recent reconstruction of the Park Avenue Bridge, Avondale Road and Hopkins Road are examples of these efforts.

- 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."

These goals are pursued. An example is the requirements for the applicants developing or redeveloping commercial sites to reconfigure and reconstruct their handicap accessible parking facilities and pedestrian amenities.

- 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."

Through funding provided by the Camden County Open Space Program, the township has constructed an 8 foot wide multi-purpose path through Saddler's Woods. The path provides interconnections to the Recchino Field Recreation Complex, Van Sciver School, the

Haddon Township Middle School and the Haddon Township High School. The trail is approximately 2,200 feet in length.

A formal municipal plan for a Township bikeway system has not been developed.

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, then 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."

The Environmental Commission and Shade Tree Commission in the Township continue to be very active in the Township. Both Commissions regularly participate in the review of municipal construction projects as well as the review of developer's site plans that are submitted to the Planning Board. There have not been any additions made to the Saddler's Woods area since the 2008 writing.

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."

The Township has pursued and achieved these goals with vigor. Beginning in 2008, large scale improvements were constructed at Recchino Field, including a new two-story clubhouse, storm drainage improvements and sports field grading. A \$900,000 field house and \$340,000 parking area resurfacing, drainage improvements and baseball field upgrades were completed in 2008. In 2018, the Township made a substantial contribution in the amount of \$400,000 for the replacement of the artificial turf playing surface.

In other areas of the Township, playground improvements were constructed at the end of New Jersey Avenue and a complete restroom facility was constructed at the Robert Krupinski Memorial Park sports complex in the West Collingswood Heights section of the Township.

The Bettlewood Father's Association established in the 1940's has undergone many recent improvements. The building is Township-owned and is now the meeting place of the Township Environmental Commission and the Historical Society and the Saddler's Woods Conservation Association.

- 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."

The Township has worked with business owners and vendors to maintain a vibrant downtown area and has hosted pop-up type musical performances along Haddon Avenue that have attracted hundreds of people during each event.

- c) "The modification and improvement of the current municipal building and Annex should continue to be discussed and any code violations should be corrected."

This work is continuing with recent improvements to the Annex being completed and the planned remediation of a small area of the Municipal Building parking lot.

- d) "The functional capacity of the school system appears to be adequate at this time. As stated previously, all redevelopment proposals are carefully evaluated for potential impact to schools and municipal services and municipal infrastructure."

The current total enrollment for the 2019-2020 school year was 2,198 students according to the NJ State Department of Education. By comparison, in 2008, the total enrollment was 2,035. We also note that in June 2008 the Holy Savior elementary school permanently closed. These figures demonstrate that the enrollment has remained almost unchanged over the last 10 years, even after the closing of Holy Savior. The Haddon Township High School enrollment rose by only 24 students in that same period.

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 is an area where the State Plan encourages growth through redevelopment. We continue to recommend that the Township review the Plan for incorporation of the applicable state policies into Township policies.

The Township worked hard during the last 10 years to assure that the large scale Dy-dee and Russell Cast Stone redevelopment projects worked out well for the residents of the Township. The redevelopment process and the resulting revitalization of the Township's aging downtown district and commercial areas are in full accordance with the tenets of the State Plan for PA-1 areas.

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%."

Not executed.

- b) "Re-evaluate and modify maximum impervious coverage limits for all zoning districts, if necessary."

Not executed.

- c) "Consider the implementation of continued Certificates of Occupancy as a means to upgrade housing stock." This is now a standard, required procedure for the sale of a home.

- 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."

A detailed Tree Ordinance was actually adopted in 1947 with multiple amendments adopted in 1987. It is apparent that no additional amendments were formulated in the period between 2008 and 2019.

- 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."

Several sign ordinance amendments were made with the most recent being those pertaining to billboards in 2018.

- f) "Expand and/or modify the current building design standards of the redevelopment areas to include the entire Haddon Avenue corridor."

Not executed.

- g) "Consider new ordinances that will encourage sustainability and the implementation of green technologies in development, redevelopment and rehabilitation projects throughout the Township."

Not executed.

- h) "Review current accessory building standards and consider recommendations for ordinance modifications."

Not executed.

#### D. CURRENT PLAN OBJECTIVES AND CONSIDERATIONS

The goals and objectives of this report provide the policy for the future 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 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 some 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 in the Cooper River and Newton Creek watersheds.

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 and two, large scale multi-family apartment projects known as Haddon Towne Center and Albertson Village. The 2010 census notes the number of housing units to be 6,477. The number of housing units in 1990 was 6,389. This most current census figure does not account for the newly completed Albertson Village and the Fieldstone Haddon Towne Center projects. At full occupancy, these projects add a total of 334 units to the housing stock. At present, the Haddon Towne Center and Albertson Village units are at 100% occupancy, according to their marketing websites.

In the 2000 U.S. Census, 70.2 percent of the Township's housing units were owner-occupied and 29.8 percent were renter-occupied. The 2010 Census indicates of the 6,477 housing units documented, 68.9% are owner-occupied and 31.1 percent are renter-occupied. Again, these statistics do not reflect the full occupancy of the Haddon Towne Center or Albertson Village developments.

Much of the current construction of new, single family homes in the Township is due to the approval of minor subdivisions, creating minimally developable but technically approvable lots and the construction of homes on existing vacant lots, randomly scattered throughout the densely developed portions of the Township. Many of these vacant lots are located between existing homes and provide minimal land area to adequately address proper drainage and grading associated with new construction.

Because of this type of development, the Township is currently considering amending the permitted density and bulk requirements of the R-1 and R-2 zones. There are valid concerns with overburdening the existing municipal infrastructure and concerns over grading and drainage issues on lots having antiquated minimum standards for lot area and building setbacks.

It is anticipated that the rate of development of single-family residential housing will resemble the pattern of construction during the past 10 years and perhaps less multi-unit housing given the completion of the Fieldstone and Albertson Village projects.

b. Business District Parking Considerations

The Haddon Avenue business district patterns of land use were first evolved more than a century ago in the late 1800's along what was one of the few major roads at that time. At that time, pedestrian traffic was more prevalent and motor vehicle ownership and use was not yet existing. Off street parking was not contemplated in the early 1900's for businesses along Haddon Avenue and buildings were constructed close to the roadways with little or no land area behind the buildings. The buildings at the northwest corner of Stratford Avenue at Haddon and the southwest corner of French Avenue and Haddon are existing examples of that pattern of development.

Today, in some instances, existing businesses struggle to provide adequate parking facilities for their customers in the downtown business area. This has actually led to litigation in one recent case because of illegal parking taking place on the properties of other owners in the area without their consent.

The Township commissioned several parking studies in an effort to understand the demand and maximize the use of available parking. Those studies were performed in 2015, 2016 and 2018 and focused on Haddon Avenue and the White Horse Pike. The Township Engineer was actively involved in this process and performed the actual field studies. The following recommendations were made by the Governing Body as a result of the review of the data:

- The municipal ordinance should be revised to eliminate the off -street parking requirement for existing retail establishments that contain residential living space on the second floor for those structures that contain 1000 sf or less of floor space on the ground level. This amendment would apply to the Haddon Avenue and White Horse Pike Corridors only.
- 
- The shared parking ordinance should be revised to include language that permits offsite parking on adjoining properties within 300 feet of the subject property.

It is noted that on August 22, 2017, the Land Use Ordinance was in fact amended by Ordinance #1372 to approve the option for applicants to provide shared parking within 300' of a subject property. It is important to note, that based on a judicial order dated July 3, 2018, one complete sentence was stricken from the text of the order "due to vagueness". The stricken portion was related to determining the viability of offsite parking arrangements.

One immediate result of the studies that were performed was that the Township has been able to create some additional parking spaces within these corridors.

The Planning Board and Governing Body must continue to evaluate this situation. The Planning Board should formulate recommendations for ordinance amendments to more accurately address the parking needs as uses.

c. 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. New Jersey currently ranks number 12 in the nation with a median age of 39 years. Maine is number 1 with a median age of 44.7. 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 most current US Census data for Haddon Township 2010 show that the Township's population is significantly older than the US and Camden County averages but otherwise appears to be following the national trend. In 2000, the Township's median age was 40.7 and it is now 41.8. However, the percent of the population of the Township over 65 was 20% in 2000 and is now 17.2%. The largest percentage of the population in 2010 was between ages 50-54.

The information obtained from the 2010 US Census documents the following:

	<u>Haddon Township</u>	<u>United States</u>	<u>Camden County</u>
Median Age	41.8 Yrs.	36.9 Yrs.	37.9 Yrs.
Under 5	5.9%	6.6%	6.5%
18 and Over	75.6%	78.3	73.2%
65 and Over	17.2%	12.7%	12.8%

The number of persons for each household has slowly decreased. The average household size is 2.36 people in the Township and the average family size is 3.04 people.

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 recent completion of the Fieldstone and Albertson Village residential projects in areas that were formerly occupied by older, vacant commercial uses, will have an effect on the median age. Typically, younger homebuyers or homebuyers with fewer children would be purchasing town homes, apartments or flats. The number of housing units is not expected to increase significantly within the next 10 years.

Figure No. 1 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 the population in the Township will remain stable in the future. It is interesting to note that the 2018 US Census estimate of population is 14,568 which is very close to the 2010 and 2020 figures in the table above.

It is readily apparent, based the number of Planning Board and Construction Permit applications being submitted regularly for renovation and the demolition of existing homes to provide for the construction of new homes throughout the existing neighborhoods in town, that Haddon Township's housing stock will remain viable well into 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.

Planning has commenced, as of this writing in 2019, for zoning code amendments for the R-2 zone that would decrease lot coverage to 50% for the development of the lot. This will permit stormwater management to be more adequately addressed and reduce impacts to adjoining homes.

Discussions have taken place in 2019 regarding reviewing areas currently included in the R-1 district. The purpose of these discussions is to aid in determining if adjustments to R-1 standards or the R-1 zoning district inclusive areas are needed to address current development patterns and the sizes of vacant lots that could potentially be developed. The Rhoads Avenue, Beechwood Avenue and Carlton Avenue areas were discussed as examples of areas where changes to the R-2 zoning district and standards would be considered.

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 specific redevelopment area.

A majority of the assumptions made in the 1999 Master Plan will hold for the current time and the future. Continued development interest in available isolated lots and subdivisions of smaller but compliant lots for the construction of new homes, is sometimes problematic with respect to achieving proper grading and 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.

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, Bettleground, 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 or subdivisions are approved with lot sizes and configurations set at the current minimum bulk standards.

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 continued recommendation taken the 2008 reexamination and this 2019 reexamination 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.

## 2. Housing Element

The following synopsis of the Township's current status and future planning with regard to affordable housing and the Township's fair share obligation was prepared by Marybeth Lonergan, AICP, the Township's affordable housing consultant. Ms. Lonergan's work was supplemented with additional comments and suggestions provided by this firm in our capacity as Municipal Engineer and Planning Board Planner. Those comments and suggestions were reviewed by Ms. Lonergan and inserted where required.

*To address its Second Round (1987 - 1999) affordable housing fair share obligation (36 new construction and 68 rehabilitation), Haddon Township received rehabilitation credits through its participation with the Camden County rehabilitation program and was eligible for affordable housing credits from Rohrer Towers II. The Township received a Second Round Judgment of Repose from the Superior Court on March 6, 2001. The Township filed its first Third Round declaratory judgment action on January 22, 2009 to address the Council on Affordable Housing ("COAH's") 'growth share' approach as adopted in 2008. As a result of subsequent litigation filed by Fair Share Housing Center ("FSHC"), the Township settled litigation with FSHC and Rose Hill per Court Order dated October 1, 2013 and with FSHC and Fieldstone per Court Order of September 23, 2015 resulting in the production of inclusionary developments (both market-rate units and a smaller set aside of affordable units).*

*In 2007 and 2010, the Appellate Division overturned COAH's Third Round Growth Share rules and, finally, the NJ Supreme Court issued a decision on March 10, 2015 (now known as the Mount Laurel IV decision) which transferred responsibility to*

*review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. As directed by the Supreme Court, Haddon Township filed a new Third Round declaratory judgment action in July 2015. The Honorable Nan Famular handles the Township's DJ matter and Judge Famular required the Township to mediate with FSHC (an interested party) in order to determine the Township's Third Round fair share obligation. This obligation was clarified in the NJ Supreme Court's January 2017 ruling that municipalities must also address the 'gap' need created between 1999 and 2015.*

*The Township has a Third Round rehabilitation share of 34 that will be addressed through the Township's continued participation in the Camden County rehabilitation program and also possibly through a local rental-rehabilitation program. The Township's Prior Round obligation (1987 - 1999) is 35 which has been addressed through eight (8) affordable senior rental units at Rohrer Towners II, eight (8) affordable family rental units at Rose Hill, 10 of the 25 affordable family rental units at Fieldstone and nine (9) Prior Round rental bonuses. The Township will address any third round obligation through 49 of the 57 affordable senior rental units at Coles Landing, the balance of 15 affordable family rental units at Fieldstone, and any remaining obligation through any combination the following; 100% affordable housing site, mixed use site and market to affordable program, on select sites throughout various commercial areas within the Township. The Township will also consider establishing overlay inclusionary zoning in other areas.*

*It is anticipated that the Township will enter into a final settlement agreement with FSHC in 2020. At that point the Court will hold a 'fairness' hearing on the settlement agreement after which the Township and Planning Board will comply with the terms of a final settlement agreement with FSHC. Ultimately, the Township will seek court approval of its Third Round Plan at a 'compliance' hearing. Such court approval will be in the form of a Judgment of Compliance and Repose which will protect the Township from builder remedy lawsuits through July 2025.*

**FIGURE 2**

Housing Characteristics  
Haddon Township

2000

2010\*

<u>Characteristic</u>	<u>Number</u>	<u>Percent of Total</u>	<u>Number</u>	<u>Percent of Total</u>
Year Round Housing Units	6,398	100.0%	6,477	100.0%
<u>Tenure:</u>				
Owner Occupied	4,067	63.6	4,287	68.9
Renter Occupied	1,847	28.9	1,939	31.1
Vacant	215	3.36	251	3.88
<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 and 2010

Updated for inclusion in 2019 Reexamination

**FIGURE 3**

Housing Characteristics  
Haddon Township

Age of Housing Stock

Characteristics	Number	2010 Percent of Total
<u>Year Structure Built:</u>		
1990 - March, 2005	173	2.67%
1970-1990	761	11.75%
1960-1969	921	14.22%
1940-1959	2,372	36.62%
1939 & Earlier	2,051	31.67%

Source: US Bureau of the Census - Year Round Housing Units 5 Year Estimates 2006-2010

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 Village
600 Haddon View Apartments	60 Heather House	30 Cedar Court
100 Rohrer Towers I (Age Restricted)	16 Lynn Garden	100 Rohrer Towers II (Age Restricted)
58 Coles Landing (Age Restricted)		

Total = 1,504

As noted earlier in this report, the Albertson Village and Haddon Towne Center have recently added 334 rental units as of this 2019 writing of the Master Plan Reexamination

Original data published by Remington and Vernick Engineers, modified and updated 2019 by Key Engineers, Inc. utilizing 2010 Census data regarding housing, 2006-2010 5 year housing estimates and 2013-2017 5 year estimates.

**FIGURE 4**

Housing Values (2010) \*  
Haddon Township

Owner-Occupied Units by Value

Less than \$50,000	27	0.62%
\$50,000 to \$99,999	26	0.59%
\$100,000 to \$149,999	381	8.69%
\$150,000 to \$199,999	529	12.07%
\$200,000 to \$299,999	1,896	43.26%
\$300,000 to \$499,999	1,392	31.76%
\$500,000 to \$999,999	132	3.01%
Total	4,383	
Median Value	\$254,900	

\*Note: values indicated are based upon US Census Selected Housing Characteristics Data 2006-2010 5 Year estimates. Current market conditions would likely reflect increases in value at the present time (2019). 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.

We note that in the 2000 US Census Profile of Selected Housing Characteristics, the median home value was \$122,200 and the largest percentage of homes (50.1%), were in the value range of \$100,000 to \$149,999

**FIGURE 5**

Housing Values (2013-2017 5 Year Estimates)  
Haddon Township

Renter-Occupied Housing Units by Contract Rent (1,737 units)

Less than \$500	142	8.18%
\$500 to \$999	400	23.03%
\$1,000 to \$1,499	915	52.68%
\$1,500 to \$1,999	217	12.49%
\$2,000 to \$2,499	63	3.63%
\$2,500 to \$2,999	0	
Median Contract Rent	\$1,148.00	
No Cash Rent	102 units	

Source 2013-2017 Selected Housing Characteristics 5 year Estimates US Census

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 completed major 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.

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. 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 curblin. Sidewalks should be inspected and replaced as necessary as part of annual Capital Improvements Programs as is the case with roads. The Shade Tree Commission is actively involved in this process and aids in determining which trees should be considered for preservation. Streetscape improvements including lighting, accessibility and street furniture were substantially completed in 2007 and this type of work should continue where it is needed. Enhancement of pedestrian amenities will in turn enhance the attractiveness and vibrancy 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 2007, to construct a bikeway within the Saddler's Woods Tract. This application was not successful. Over the last several years the Township has utilized other available grant funding sources to construct a multi-purpose path between Saddler's Woods near MacArthur Boulevard and Recchino Field. This path also provides interconnections to the Townships schools and Cuthbert Road retail areas and the County Park system using existing sidewalks. The project could be a launching point for a bikeway system that would provide another mode of transportation throughout the municipality and should continue to be pursued.

Feedback received from the current 2019 Planning Board members with regard to this reexamination report shows that proposed bikeways are still an important planning goal for the Township. Environmentally friendly bicycles produce no air pollution, reduce traffic congestion and in downtown areas, reduce the demand for available parking areas.

Another suggestion from the members of the Board is to determine suitable areas for the provision of electric vehicle charging stations along the Haddon Avenue corridor or elsewhere in the Township. The improvements to electric vehicles in the last several years are making them more attractive to a broader

range of buyer and sales are increasing. With that comes the need for electric charging stations.

According to the latest information provided by the State of New Jersey, there are only 330 charging stations in the entire State at this time.

Potential and practical locations are larger shopping centers where ample or excess standard parking is available. These locations are less likely to be affected by the loss of spaces due to the installation of dedicated charging station stalls. Downtown areas may be more difficult because parking is at a premium and depending upon the type of charging station vehicles could occupy spaces for extended periods.

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 along Cooper River, Newton Creek and various tributaries are considered flood hazard areas and are within the limits of 100 year floodplains. Regulations adopted by the State of New Jersey in November 2007 now govern any type of development proposal in those flood hazard areas. The rules provide greater protection to stream corridors than the previous stream encroachment rules that they replaced. The rules are intended to reduce the impacts of future development within these areas. The rules prohibit fill placement in most cases and require excavated compensation areas that result in no net change in the floodplain and stream corridor's ability to accommodate stormwater flows.

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 GeoWeb System.

b. Environmental Hazards

The Township currently has (18) known contaminated active sites listed in the New Jersey Department of Environmental Protection Site Remediation Program database. This reflects a reduction from the (24) that were listed at the time of the 2008 reexamination. All but one of the sites are commercial properties and a few are current or former gasoline service stations with underground storage tank related issues. The Haddon Township Public Works Department and the former Dy-Dee sites were listed as having active cases but through active cleanup and monitoring both of these sites have been remediated. In the case of Dy-Dee, the site was remediated and redeveloped.

The Township is aware of the New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Program (HDSRF) and its 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 was completed in the spring of 2008. Water mains have also been replaced on Heather Road, Lees Lane and Carlton Avenue.

The Township must continue with a regimented system of monitoring and maintenance and budget the replacements of portions of the system, as necessary. In 2018, the NJDEP required that all municipal water systems implement an asset management based system to prioritize the maintenance and replacement of all the drinking water system components.

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 execute 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 worked diligently to correct the numerous deficiencies to safeguard public health and worked toward having the ACO lifted.

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

In 2010, the NJDEP did in fact lift the ACO due to the Township's massive efforts in addressing the inflow and infiltration issues.

Municipal Capital Improvement Programs shall continue to include a realistic plan for continuing to address 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 (SWCA) was formed. The Association is a 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 and SWCA are 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.

The SWCA has administered over \$500,000 in grant monies received from various conservation and charitable foundations. Current membership stands at 165 members, according to SWCA member Lorraine Prince. Ms. Prince has also indicated that the SWCA has provided over 600 hours of educational programs in 2019 and receives 4,000 visitors annually.

The rare old growth forest ecotype coupled with its naturally protective characteristics within the Newton Creek watershed, make Saddler's woods the premier environmental resource in the Township.

According to then 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 had previously submitted the statement for inclusion in the 2008 Master Plan Reexamination Report and it remains a Municipal objective in this 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, geo-thermal 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 included in the 2008 Reexamination is again included in the current goals and objectives of this 2019 Reexamination 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, and 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. The most current 2018-2019 enrollment data indicates that there are 2,035 students in the (7) schools with approximately 144 teachers.

According to statistics provided by the New Jersey Department of Education, the Township's school system has a student/teacher ratio of 14.6:1 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 14,707 residents, the Township should provide 116 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. As stated previously in Section B of this report, the football field was upgraded to a state-of-the-art artificial turf playing surface in 2005. A \$900,000 field house and \$340,000 parking area resurfacing, drainage improvements and baseball field upgrades were completed in 2008 and in 2018, the Township contributed \$400,000 for the replacement of the artificial turf playing surface.

Future plans at Recchino call for improved drainage and access for the lower fields. The Township has also recognized the importance of passive recreation in the form of "pocket parks" along the Haddon Avenue corridor. In 2018, a pocket park was completed adjacent to the Haddon Towne Center and includes a falling water decorative fountain.

In 2018, the Township opened Haddon Square a 20,000 s.f. open space that is utilized for open-air concerts and festivals. In this year, 2019, the Township is also looking into the development of a pocket park adjacent to the Municipal Building.

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, has 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 Reexamination 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 Redevelopment 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 population growth in areas designated in the State Plan for growth which significantly reduces 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.

The redevelopment process typically makes use of existing cleared or otherwise disturbed lands and utilizes existing infrastructure. In nearly all cases, redevelopment does not require clearing of vacant lands, extension of municipal utilities and expenditure or degradation of natural resources.

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, develop procedures, identify appropriate stormwater management measures and establish design standards.

Revised NJDEP Stormwater Rules (NJAC 7:8) were adopted in 2019. Additional educational outreach and public advertisement are now required to continue to educate the public and improve the awareness of stormwater pollution and its impacts. The Township is required to initiate public outreach regarding stormwater pollution and the New Jersey Department of Environmental Protection stormwater regulations. The goal of the rules, as amended, is to provide additional means of minimizing stormwater pollution, to encourage stormwater infiltration, to minimize impervious coverage, to encourage the recycling of rainwater, recharge of groundwater or filtration of runoff by vegetation.

The Township has no mitigation options in place for development proposals that cannot completely address the NJDEP stormwater regulations. If future major development/redevelopment projects cannot comply with the NJDEP Stormwater regulations, mitigation measures must be in place to address the Rules. Consideration should be given to the restoration of the drainage swales in "The Canyon" area and should be specifically included in the Township Stormwater Ordinance as a mitigation option for developers.

These amended rules will need to be addressed in the Township's Ordinances in the near future with reference to major and minor development proposal.

e. 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, 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.

E. SUMMARY OF PLANNING RECOMMENDATIONS OF THIS 2019 RE-EXAMINATION REPORT:

The following recommendation summary was compiled in accordance with multiple discussions conducted at the Planning Board Work Session meetings commencing in June 2019 and completed in November 2019. Additional input from the Mayor and

Commissioners, Township Engineer, Township Housing Consultant and Township Solicitor was also received and incorporated into these recommendations where required.

The goal of this Reexamination report is to provide a tangible set of guidelines for future development in the Township of Haddon. These guidelines will promote a high quality of health, environmental sustainability, public safety and general welfare for the current and future residents of the Township.

Based on the detailed discussions of the various Master Plan Elements in this report, the following specific goals and recommendations are hereby set as amendments and additions to the 1999 Township Master Plan and shall be supplementary to or reinforce the goals and recommendations of the 2008 Reexamination Report as noted in the body of this report:

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. Discussions have focused on reducing the maximum allowable coverage in the R-2 Zone to 50% from the current 60%.
- b) The Planning Board should prepare a comprehensive review of the Land Use and Development Ordinance to determine if other bulk standards are appropriate in each zoning district and to determine if the permitted uses for each zoning district are appropriate for the present times.
- c) The Planning Board has determined that they should further investigate and discuss the positive and negative issues associated with short term residential rentals in the Township. These rentals would be similar to those administered by and offered through companies such as Airbnb, Homeaway, Vrbo etc.

Given the fact that the Township is characterized by densely distributed residential housing, this investigation must be performed thoroughly. The evaluation of the impact of such short term rentals on available parking facilities and the potential for impact to existing residents located in closely constructed adjoining homes is critical.

Based on the findings and discussions, the Board could then make recommendations to the Governing Body for ordinance amendments to establish standards for or prohibition of short term rentals. If they are to be considered as a permitted use in limited areas, appropriate locations and standards must be established.

- d) 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.

- e) Continue municipal support and cooperation for the Business Improvement District and the Haddon Township Business Partnership.

- f) Continue to 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.

- g) Pursue acquisition of additional land to supplement the Saddler's Woods Conservation Area This would provide additional buffering to the existing environmentally sensitive areas and therefore protect the watershed associated with the parcel. Properties under consideration in the past were portions of properties owned by the Diocese of Camden and the Haddonview Apartments.

- h) 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.

- i) Incorporate "green technology" into the Land Use Ordinances to address future proposals for facilities utilizing wind or solar powered generators, address electric vehicles and the related needs for electric vehicle charging stations and other advanced green technology. Standards for heights, types and locations of solar and wind electric generating equipment should be incorporated in the ordinance.

Discussions of this matter with the Board indicated that requiring a feasibility study from applicants that would demonstrate the costs and benefits of small scale systems would be a possible application requirement.

- j) Draft a recommendation for a Land Use and Development ordinance amendment that will require, at a minimum, the performance of backhoe soil test pits to determine soil permeability and soil structure and the depth to the seasonal high water table on all residential lots proposed to

be developed. Standards could be established to prohibit basement construction if the depth to the seasonal high water table is less than 5' below the ground surface and/or in cases where the first floor elevation would be excessive to overcome a water table issue. At a minimum, all basement and crawlspace construction should be based on actual site specific soils and groundwater data and the rules contained in the International Building Code.

The following are additional suggestions and future requirements for amendment to the Municipal Land Use ordinances that will further aid in sensible and responsible development in the future:

- All development including, but not limited to, the construction of single family homes, commercial buildings, above ground or inground swimming pools, landscaping/hardscaping construction and building additions should be required to submit a Grading Plan. The Grading Plan must be based on a current boundary survey of the property. The survey shall include existing topography on the subject property and within 50' of the property boundary to document the existing drainage patterns on and adjacent to the site. Existing State, County or Municipal stormwater management systems such as storm drains, culverts, ditches, basins, yard drains etc., located within the roadways or lands adjoining a project site must be detailed on the required Grading Plan. Grading Plans shall be required to include calculations documenting runoff rates and volumes from the proposed development. Proposed grading and management of runoff shall be performed to minimize/eliminate impact to adjoining properties and roadways.
- Revised NJDEP Stormwater Rules (NJAC 7:8) were adopted in 2019. Additional educational outreach and public advertisement is now required to continue to educate the public about stormwater pollution. The Township is required to improve public awareness and public outreach regarding stormwater pollution and the New Jersey Department of Environmental Protection stormwater regulations. The goal of the rules as amended is to provide additional means of minimizing stormwater pollution, to encourage stormwater infiltration, to minimize impervious coverage, to encourage the recycling of rainwater, recharge of groundwater or filtration of runoff by vegetation.

This will need to be addressed in the Township's Ordinances in the near future regarding major and minor development.

The Township has no mitigation options in place for development proposals that cannot completely address the NJDEP stormwater regulations. If future major development/redevelopment projects

cannot comply with the NJDEP Stormwater regulations, mitigation measures must be in place to address the Rules. Consideration should be given to the restoration of the drainage swales in "The Canyon" area and should be specifically included in the Township Stormwater Ordinance as a mitigation option for developers.

- k) Draft a recommendation for a Land Use and Development ordinance amendment that will require management of developed runoff associated with individual home construction. This is a very common type of development in the Township and is typically considered minor development under the definitions in the NJ Stormwater Rules.

Therefore, stormwater management is technically not required on these smaller lots. Requiring some degree of management at the local level will help minimize the effects of impervious surface construction on the available land area on the relatively small, permissible lot sizes. Larger scale developments having more than 0.25 acres of new impervious surfaces or proposing to disturb more than an acre, would still be subject to the New Jersey Stormwater Management Rules and the recent 2019 amendments.

Stormwater management options in an amended ordinance for individual home construction should include the construction of drywells, rain gardens (in appropriate locations), direct piping of roof drain collectors to existing storm drainage systems, where feasible and if documented system capacity exists, rain collection and re-use systems "rain barrels" and employing minimally impactful grading techniques to avoid directing runoff to adjoining properties.

- l) Draft a recommendation for a Land Use and Development ordinance amendment that will amend Chapter 142-56 to offer xeriscaping and meadowscaping landscape designs as an option where irrigation is not provided and/or to promote conservation of water resources on commercial developments. Xeriscaping utilizes drought tolerant species and minimizes or eliminates the need for irrigation and to some degree, minimizes the need for maintenance. Meadowscaping provides an opportunity to establish more natural groundcovers on project sites such as wildflower mixes. Meadowscapes improve biodiversity and eliminate the need for herbicides, pesticides and supplemental irrigation.
- m) Review current accessory building standards and consider recommendations for ordinance modifications.
- n) Continue to evaluate and review the current fence ordinance to determine if all conditions contained therein are suitable for the various Zoning Districts.

- o) Amend Land Use Ordinance to include the requirements that pedestrian and handicap accessibility amenities be brought up to the most current, applicable standards on existing developed sites at such time that a site plan application is submitted for building expansion or a major change in tenancy use type is proposed.
- p) Consider a zoning change for the area currently Zoned R-1 along Beechwood and Rhoads Avenues, south of MacArthur Avenue, and along Carlton Avenue between Haddon Avenue and Westmont Avenue. Consideration should be given to designate those areas as R-2.

Given the existing, small lot sizes in that localized area, the current R-1 designation is not appropriate or practical.

## 2. Housing Objectives

As described on pages 22 and 23, the Township has a Third Round rehabilitation share of 34 that will be addressed through the Township's continued participation in the Camden County rehabilitation program and also possibly through a local rental-rehabilitation program. The Township's Prior Round obligation (1987 - 1999) is 35 which has been addressed through eight (8) affordable senior rental units at Rohrer Towners II, eight (8) affordable family rental units at Rose Hill, 10 of the 25 affordable family rental units at Fieldstone and nine (9) Prior Round rental bonuses. The Township will address any third round obligation through 49 of the 57 affordable senior rental units at Coles Landing, the balance of 15 affordable family rental units at Fieldstone, and any remaining obligation through any combination the following; 100% affordable housing site, mixed use site and market to affordable program, on select sites throughout various commercial areas within the Township. The Township will also consider establishing overlay inclusionary zoning in other areas such as the Haddon Avenue corridor.

It is anticipated that the Township will enter into a final settlement agreement with FSHC in 2020. At that point the Court will hold a 'fairness' hearing on the settlement agreement after which the Township and Planning Board will comply with the terms of a final settlement agreement with FSHC. Ultimately, the Township will seek court approval of its Third Round Plan at a 'compliance' hearing. Such court approval will be in the form of a Judgment of Compliance and Repose which will protect the Township from builder remedy lawsuits through July 2025.

## 3. Transportation and 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. Enhanced, safe pedestrian circulation will improve within the Township as plans are prepared for construction of streetscape improvements along selected arterial and major collection streets and as applications for development and redevelopment are reviewed.

Sidewalks and handicap accessibility improvements should be specifically required by ordinance to be improved or reconstructed at retail centers and commercial facilities whenever site plans for additions, expansions or major tenant changes are reviewed.

The recent Target parking amenity reconstruction is a good example of this. It is also recommended that street crossings, in heavily traveled areas, be improved with delineated crosswalks, pedestrian signals and required signage as municipal or private developments take place. Along with sidewalks, adequate street lighting and benches should also be provided where feasible.

Design standards for outside dining along sidewalks and other pedestrian ways should be developed. Standards to be discussed should include minimum walkway widths, maximum seating capacities, the safe passage of pedestrians and prohibiting the outdoor storage of tables and chairs that are not in use.

It is noted that nearly all recent commercial redevelopment approvals have included stipulations to upgrade pedestrian facilities and perform handicapped parking facility reconstructions to meet the most current ADA and other applicable accessibility standards. This type of vigilance by the Board in their development application reviews should obviously continue.

- c) Bikeways.

The Borough of Collingswood and Haddon Township have partnered to create a multi-municipal Bicycle Pedestrian Master Plan through a grant from the Delaware Valley Regional Planning Commission (DVRPC). The goal of the project is to develop a plan for a bicycle and pedestrian network that seamlessly links the two communities with a specific focus on travel to, from and along Haddon Avenue (County Route 561), public transportation connections, and other assets throughout the region. With respect to this plan, a pedestrian multipurpose path should be investigated between the Collingswood High Speed Line Station and the Westmont High Speed Line station along South Atlantic Ave.

It is continued to be recommended that a plan be developed for additional bikeways in feasible locations. Proposed bikeways could be constructed on publically owned lands or by means of easements obtained from private landowners. Extensions and additional branches of existing bikeways should be encouraged

Bikeways should be provided in the same direction of travel along major highways and roadways wherever they can be safely established. These bikeways should be constructed working with existing roadway and shoulder widths or within widened roadways, whenever complete County or Municipal roadway reconstructions are scheduled to occur. The objective is to provide a safe, protected travel lane or path 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.

- d) The Township should continue to pursue opportunities along Haddon Avenue and the White Horse Pike to invite and encourage walkable and integrated open-air, multi-use development that is organized around a clearly identifiable and energized public realm where citizens can gather and strengthen their community bonds. This shall be accomplished by inviting retail, dining, and leisure uses, as well as by vertical or horizontal residential uses. The establishment of pocket parks should continue to be investigated along both corridors.
- e) Commence with Planning Board discussions and evaluations of the Township's off-street parking requirements for businesses. Formulate recommendations for Land Use and Development ordinance amendments that will eliminate or possibly reduce the requirement for off-street parking for various sized retail businesses and restaurants.

The municipal ordinance should be revised to eliminate the off -street parking requirement for existing retail establishments that contain residential living space on the second floor for those structures that contain 1000 sf or less of floor space on the ground level. This amendment would apply to the Haddon Avenue and White Horse Pike Corridors only.

It is noted that on August 22, 2017, the Land Use Ordinance was amended by Ordinance #1372 to approve the option to provide shared parking within 300' of a subject property. Portions of that ordinance have since been invalidated.

The Board shall regularly evaluate the needs for parking along their business corridors as properties are continually developed and redeveloped and as popular business use types change over time.

- f) Review the current suitability of the coin-operated, metered parking system along Haddon Avenue with regard to efficiency, ease of use, maintenance, public satisfaction, impact to businesses and other facets of the current, coin operated system. It is noted that the system was installed and put into operation about 10 years ago.

The Board should explore the types of systems that are currently available that operate by means of credit card kiosks or cellular phone applications directly at the meter.

- g) Investigate and make recommendations regarding the need for electric vehicle charging stations in the Township's downtown business district as well as other areas in the Township. Charging stations should be recommended to be a permitted use in the non-residential zoning districts. As stated elsewhere in this report, electric cars are growing in popularity and the need for charging stations is growing proportionately. Currently, in New Jersey, there are only 330 stations available to the public and they are not well distributed geographically at this point in time. The closest station to Haddon Township as of this writing is at the Crowne Plaza Hotel on Route 70 in Cherry Hill.

Because of the value of parking spaces for the Haddon Avenue business district, it is not recommended to propose curbside charging stations along Haddon Avenue. It would be more practical and advantageous to provide stations in larger public or private parking lots where the designation of dedicated spaces for charging would have less of an impact from the loss of those spaces for conventional vehicles. Shopping centers and larger individual stores such as Acme, CVS and the Westmont Plaza would be examples of suitable locations. A dedicated space may be considered to be provided in the Township Municipal Building parking lot.

In addition, the Board should recommend that electric vehicle charging stations be permitted as an accessory use, not a principal use, in the Township's non-residential zones. Standards regulating the locations of the charging stalls and their effect on conventional parking stall count will need to be developed.

Additional discussions should also be conducted about the potential for future incorporation of electric vehicles into the Township's current Municipal vehicle fleet.

- h) A discussion should be conducted regarding the advent of autonomous vehicles on public roads. Currently New Jersey has no laws in place addressing the use or testing of such vehicles on the State's roadways but 41 States to date have passed rules and regulations addressing their operation. California has issued permits to firms for the road testing of autonomous vehicles with drivers and has actually issued a permit for driverless vehicles that can be operated remotely. New Jersey has only passed legislation, at this point, creating a task force to evaluate the autonomous vehicle and its effects.

The Township would not have any jurisdiction to legislate autonomous vehicles without an overreaching, New Jersey statute as a basis. However, periodic discussions between the Planning Board, Police Department and Governing Body, regarding legislative updates would prepare everyone for the time when a municipal planning or regulatory policy may in fact be needed.

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.

As stated previously, the Township should continue to pursue acquisition of additional land adjacent to the Saddler's Woods conservation area and provide support to the Saddler's Woods Conservation Association. The Township should carefully evaluate disposition of any municipally owned lands.

All of the Land Use Plan recommendations above regarding the applicable goals regarding respect of the freshwater wetlands, stormwater management and flood hazard area rules would apply for the Environmental Objectives.

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 and continues to address those needs with the ambitious Recchino Field Recreation Improvements Program. The multi-phase construction of the Recchino Field Recreation Complex has created a recreational and community

centerpiece. The past acquisition of a portion of the Westville Cut at Recchino Field has also allowed for further improvements to the area.

The Crystal Lake Pool continues to be one of the most popular recreational resources in the Township. The Governing Body continues to maintain the facility in exemplary condition and each year devotes the funding necessary to insure its continued popularity.

The Bettewood Fathers Association building is now a municipal facility utilized by the Environmental Commission as their meeting place and education center. The Saddler's Woods Conservation Association and the Township's Historical Society make use of the facility as a meeting place as well. This valuable resource should continue to warrant Township support.

The Robert Krupinski recreational facility in West Collingswood Heights has received major upgrades in the last 5 years and should continue to be considered for improvements.

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) Upgrades and improvements of interior and exterior amenities at the Township Municipal Building have been performed over the last 6 years and have included the construction of a new roof and altering the actual roof structure design to improve longevity. New windows and doors have been installed and a soil remediation is to be performed at the location of a former underground storage tank at the southeast corner of the building.

Renovation work at the Annex Building has also been conducted recently. Work on both structures should continue to be planned and any code violations should be corrected as the work is performed.

- d) The functional capacity of the school system is adequate at this time. In the 2016-2017 school year, the enrollment in Kindergarten through twelfth grade was 2,075 students and there was a teacher to student ratio of 12.6:1. As stated previously, all large scale development and redevelopment proposals must be carefully evaluated for potential impact to the school system.

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 is an area where the State Plan encourages growth through redevelopment.

The Township's redevelopment process and the resulting revitalization of aging downtown districts and commercial or industrial areas are in clear agreement with the basic tenets of the State Plan. Redevelopment of the Dy-Dee facility and the Russell Cast Stone facility have made use of existing, vacant commercial facilities and has resulted in the construction of vibrant residential and commercial properties. Infrastructure did not have to be extended to these facilities but instead were upgraded and replaced where necessary. This resulted in benefits to the developers and the Township and the projects did not require development of expanses of vacant, natural lands or the degradation of natural resources.

Future applications for redeveloping properties must be carefully reviewed by the Planning Board to insure consistency and compliance with local redevelopment plans and the State Plan to insure similar successes.

F. CONCLUSION:

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

After the conduction of a public hearing, and after careful consideration, the Planning Board of the Township of Haddon shall adopt this Reexamination 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.