

BOROUGH OF HADDON HEIGHTS
Camden County, New Jersey



**Preliminary Need Investigation
Determination of Need Report**

Block 24 Lots 4 & 5

August 2020

**Recommended to Borough by the Planning Board after a public hearing on _____, 2020
with Resolution 2020-__.**

**Non-condemnation Redevelopment Area Designation by Borough Council in accordance
with Resolution 2020-__ on _____, 2020.**

Steven M. Bach, PE, RA, PP, CME

Candace A. Kanapue, AICP, PP

The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b

2020 Borough of Haddon Heights Joint Planning / Zoning Board

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Steven M. Bach, RA, PE, PP, CME, Borough Engineer

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I. Introduction

The Borough of Haddon Heights Council and the Planning Board have been working towards addressing the Borough's redevelopment and revitalization needs. By utilizing the redevelopment planning tools provided in the Local Redevelopment and Housing Law ("LRHL") (P.L. 1992, c.79 N.J.S.A. 40A:12A-1 et seq.), the Borough aims to enhance opportunities for redevelopment that will serve the residents of Haddon Heights. The Planning Board has been directed by Council to review two parcels as a Redevelopment Study Area ("Study Area") in accordance with the LRHL, to determine whether the properties are "in need of redevelopment".

The Study Area is comprised of the following tax parcels:

- Block 24 Lots 4 & 5

The Preliminary Redevelopment Needs Investigation considers the physical, environmental, and social conditions in the Study Area. Information about current and past uses of a property, site and building conditions, site configuration, relationship to surrounding properties, code violations, existing zoning, previous attempts to develop, and environmental concerns are gathered in order to inform the analysis. The redevelopment study (preliminary investigation) reveals the strengths, weaknesses, opportunities and constraints presented within the study area so that the governing body may make an informed determination.

In accordance with Resolution 2019:234, Haddon Heights Borough Council has authorized and directed the Planning Board to conduct a preliminary redevelopment investigation and to determine whether the Study Area properties qualify under the statutory criteria as a "non-condemnation area in need of redevelopment" and to hold a public hearing to present the findings of the investigation.

Parcels that meet the criteria set forth in the redevelopment statute (N.J.S.A. 40A:12A-5) may be determined to be "in need of redevelopment", which designation will afford the Borough the opportunity to utilize additional tools to implement a coordinated and proactive land use plan for those areas, and will afford the property owners the ability to market or develop the properties in accordance with the redevelopment plan, without the power of eminent domain in the case of a "non-condemnation" designation.

II. Redevelopment Overview

There are conditions exhibited by the subject properties that prompted Borough Council to initiate a redevelopment investigation. The intent of the redevelopment investigation, potential redevelopment area designation, and subsequent redevelopment plan is to enable the use of additional tools to facilitate and encourage private investment in the area; and potentially more input into the future use and design of a site than would be available in the private market and with conventional zoning. Designation of a redevelopment area requires a public planning process that involves the planning board, the governing body, and the interested public. The specific steps in the redevelopment planning process are outlined in section IV below.

New Jersey's Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-1 et seq. enables municipalities to address blighted areas that satisfy certain statutory criteria by contracting with property owners or redevelopers and by exercising other statutory powers to facilitate and initiate redevelopment that otherwise was not occurring within the normal private market. The redevelopment powers are intended to provide local governments with an avenue to assist in reversing a trend toward decline in an area where blighting conditions exist. The New Jersey Constitution vests local governments with the power to undertake the redevelopment of blighted areas, and in doing so to acquire property by eminent domain, if necessary for a "public purpose" and "public use." In this case, the Borough has requested that the Planning Board investigate whether the delineated area satisfies the statutory criteria for a "non-condemnation redevelopment area" designation. This means, that upon the designation of the delineated area as an area in need of redevelopment, the Borough will not have the authority to exercise its constitutional authority to acquire property within the delineated area by eminent domain.

A redevelopment area designation provides the Borough the opportunity to work cooperatively with redevelopers to meet the Borough's vision for the area through flexible and creative design. The redevelopment designation and subsequent redevelopment plan create certainty about the Borough's desire to have the area redeveloped, and also present a clear picture of what is expected from the development. In preparing a redevelopment plan the Borough can consider the costs of development in order to ensure that the desired outcome is realistically achievable. The Governing Body has expressed that a redevelopment study and potential non-condemnation redevelopment area designation may be critical in facilitating effective redevelopment of the Study Area. The Governing Body also has the option to enter into a PILOT (payment in lieu of taxes) agreement with the redeveloper for a period not to exceed 30 years, and to negotiate contributions for public improvements. The redevelopment area designation may also enable a redeveloper to qualify for special financing or other incentives from public and private sources.

III. Study Area

Borough Council has requested that the Planning Board consider if Block 24 Lots 4 & 5 meet the statutory redevelopment criteria to be declared a non-condemnation area in need of redevelopment.

A Map of the Study Area is provided as attached Map 1. The tax parcel exhibit is attached as Map 2.

IV. Redevelopment Planning Process

The Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-1 et seq. governs local redevelopment and rehabilitation activities in New Jersey. When adopted in 1992 the intent of the LRHL was to codify, simplify and concentrate prior enactments related to housing and redevelopment, to promote the advancement of community interest, and to promote physical development that will be conducive to social and economic improvement. The LRHL provides a legal mechanism that may be utilized by public bodies in their efforts to arrest and reverse negative, blighting influences that may be taking a toll on the community and to encourage revitalization.

In order to declare an area in need of redevelopment, one or more of the conditions listed in the Statute (N.J.S.A. 40A:12A-5.a-h) must be found to exist.

There are a series of specific steps that must be followed in accordance with the LRHL to determine whether an area is in need of redevelopment and designate a redevelopment area. This is true for proposed condemnation and non-condemnation study areas. An overview of these steps is as follows:

1. The Borough Council directs the Planning Board to undertake a preliminary investigation to determine whether or not the identified area is in need of redevelopment. This is done by a resolution that identifies the area by block and lot and describes the general location of the area. The Borough has undertaken this step via adoption of Resolution 2019:234, where Council referred the Non-condemnation Study Area to the Planning Board.
2. The Planning Board is charged with conducting a preliminary investigation and holding a public hearing, and then making a recommendation to the Governing Body as to whether or not the study area is in need of redevelopment. The Planning Board will:
 - a. Prepare a map showing the boundaries of the redevelopment study area.
 - b. Prepare a report explaining the basis for the investigation and analyzing the conditions in the study area. This includes photographs, descriptions of historic and current uses, site conditions, code violations, other problems, existing zoning, previous attempts to develop, etc. This report constitutes the required investigation report.

- c. Prior to the Planning Board's public hearing to consider the report, provide notice to the Borough's official newspaper and provide notice by mail to all persons owning property within the study area.
- d. Conduct a public hearing to present the findings and to hear testimony from all persons who are interested in or who may be affected by a determination that the area is a redevelopment area. All objections shall be made part of the public record and considered.
- e. After completing the hearing, the Planning Board will recommend that the delineated area, or any part thereof, be determined, or not be determined, by the Governing Body to be an area in need of redevelopment.

Based on the Planning Board's recommendation, the Governing Body may adopt a resolution determining that the delineated study area, or any part thereof, is an "area in need of redevelopment". Upon adoption, the Clerk will send a certified copy of the resolution to the Commissioner of the Department of Community Affairs for review as required by the statute. In addition, all property owners must be notified of the designation of the designation of the redevelopment area and whether it is so designated as condemnation or non-condemnation in accordance with the initial Governing Body resolution.

- 3. The Borough Council may prepare, or direct the Planning Board to prepare, a Redevelopment Plan for the Redevelopment Area. The Redevelopment Plan must contain an "outline for the planning, development, redevelopment or rehabilitation of the project area" sufficient to cover the items set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7). The requirements include but are not limited to:
 - a. Relationship to local objectives
 - b. Proposed land uses and building requirements
 - c. Identification of any land to be acquired
 - d. Relationship to Master Plans of adjacent towns, County, and State Plan
 - e. Housing Provisions (if applicable)
 - f. Relationship to municipal Master Plan
 - g. Relationship to Borough's land development regulations (supersede existing or optional overlay)

4. The Borough Council adopts the Redevelopment Plan by ordinance in accordance with the requirements of the law. When the redevelopment plan is prepared by Borough Council it is then referred to the Planning Board for review and a recommendation is made by resolution (in accordance with N.J.S.A. 40A:12A-7(e)). The redevelopment plan may include permitted uses, area and dimensional requirements, recommendations for site design and standards, and an illustrative plan.
5. The Borough Council, as the redevelopment entity, oversees implementation of the redevelopment plan. Redevelopment projects must be carried out in accordance with the Redevelopment Plan.
6. The Borough Council, as the redevelopment entity, selects redevelopers to undertake the redevelopment project(s) to implement the plan and may enter into redevelopment agreements to spell out responsibilities and expectations.
7. Applications for development or redevelopment for properties within in the redevelopment area are reviewed by the Planning Board pursuant to the Municipal Land Use Law.

V. Redevelopment Area Criteria

In order to designate an “Area in Need of Redevelopment”, a land use analysis of the study area must be conducted to determine whether the study area meets the statutory criteria. The delineated area may be determined to be “in need of redevelopment” if, after investigation, notice and hearing, the governing body by resolution concludes that within the delineated area, any of the following conditions is found (in accordance with N.J.S.A 40A:12A-5):

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertakings of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

Over the years, the Courts have ruled that a Determination finding an Area in Need of Redevelopment shall be supported by substantial credible evidence and supported by credible expert testimony. The findings for the determination cannot include “net opinions” and a mere recitation of the statute. This document constitutes the "Determination of Need" report, a gathering and evaluation of existing conditions in the Study Area in order to conclude if they warrant a finding by the Planning Board that the area is in need of redevelopment under the statutory requirements (N.J.S.A. 40A:12A-5.a-h).

VI. APPLICABILITY OF CRITERIA TO STUDY AREA

A. Overall

The criteria outlined in the Local Redevelopment Housing Law and enumerated above have been considered as they relate to the properties within the Study Area. The Study Area consists of two adjacent parcels on the corner of White Horse Pike and Green Street. See Map 1, an aerial map with delineated tax parcels and zoning to provide visual information. The analysis of the parcels within the Study Area have been compiled into a table below, with site photos of the parcels located in Appendix B, for evaluation.

The boundary of the Study Area was determined by the Borough based on a potential redeveloper’s interest in the parcels, which are owned by St Mary’s Church. The parcels are zoned PO Professional Office and contain the St Mary’s Rectory and adjacent parking and associated improvements. These parcels are unlikely to be revitalized through private sector investment only. Specifically, a partnership is likely between a senior housing developer and the church that could provide housing for seniors and preserve part of the church as well.

B. Parcel Analysis and Description of Study Area Properties

The parcels located within the Study Area, are located within the PO Professional Office district and the Historic District Overlay, at 14 and 18 White Horse Pike in Haddon Heights Borough. The permitted uses for the zone are detailed below.

ARTICLE VIII. – PO PROFESSIONAL OFFICE ZONE

17.450-71. - Permitted principal uses.

- A. Offices for professional services such as physicians, lawyers or architects; small commercial offices such as realtors and insurance agencies; and offices incidental to uses permitted in this section.

- B. Residential uses mixed with professional offices, provided that the professional office shall be located only on the first floor of the building. Entrances and exits, which may be either interior or exterior, shall be provided for residential and nonresidential portions of the building and must comply with the New Jersey Uniform Construction Code.

- C. A single detached one-family dwelling house, in connection with which there may be a private garage if consistent with § 450-72C. There shall not be more than one single detached one-family dwelling on a single lot.
- D. Public parks, playgrounds and gardens and private parks, gardens and greenhouses not larger than 240 square feet and outdoor storage buildings not exceeding 100 square feet.
- E. Public recreation and community center buildings and grounds.
- F. Buildings, structures and uses owned and operated by the Borough of Haddon Heights for municipal purposes.
- G. Accessory uses incidental or subordinate to a single detached one-family dwelling.[1]

17.450-73. - Conditional uses.

Banks, savings and loan associations and other fiduciary institutions. Drive-up facilities may be permitted, provided that such facilities do not adversely impede or conflict with the safe traffic flow required by the principal use on or off the site.

Block	Lot	Address	Tax Class	Owner	Lot Size	Zoning District	Use	Site Details
24	4	14 White Horse Pike	15D	ST MARY'S EPISCOPAL CHURCH	.459 acre	PO	parking lot	Parking lot
24	5	18 White Horse Pike	15D	ST MARY'S EPISCOPAL CHURCH	0.918 Acres	PO	Church	Church building and associated improvements

Site Description and History

The properties in question are situated on White Horse Pike. Both parcels are in common ownership and operation by St Mary’s Episcopal Church.

Block 24 Lot 5 is located at 18 White Horse Pike and is approximately one (1) acre in size. It is a rectangular corner parcel that spans from the White Horse Pike to East Atlantic Avenue and also fronts on Green Street. There is a church and rectory which fronts on White Horse Pike and Green Street with a smaller vacant undeveloped area of the parcel along the frontage of East Atlantic Ave and Green Street. It appears both or part of the structures were built in 1920, according to tax records. Immediately adjacent parcels are also in the PO District. Parcels across Green Street are located in the PO (Along White Horse Pike) and R-1 Residential (along Atlantic). Parcels across White Horse Pike are zoned O - Office. Atlantic Avenue Elementary School is located to the rear of and adjacent to the St Mary’s Church parcels.

Block 24 Lot 4 is located at 14 White Horse Pike and is approximately a half acre in size. It contains a parking lot that is utilized by the Saint Mary's Episcopal Church. There are no structures on the parcel. It is surrounded by other properties in the PO, across the WHP is O Office. There are a total of 26 parking spaces. The existing parking lot has a 30' wide two-way driveway entrance off White Horse Pike that tapers to approximately 20 feet as it enters the parking lot. There is a one way counter clockwise circulation pattern with drive aisles that are between 17 and 20' wide with a mixture of angled and perpendicular parking the majority of which are 8' in width and between 17' and 18' long. Current Borough Ordinance standards for drive aisle width is 24' for perpendicular parking. In addition, Borough Ordinance standards for parking spaces require a minimum of 9 feet by 18 feet parking stalls. The existing parking lot also has a 20' wide access drive to adjacent Lot 3 but there is no easement or agreement with the adjacent property owner for cross access circulation or parking.

The table above describes the ownership, address and property classification of each parcel, in addition to the current uses and conditions. The current zoning is also located in the table. Site Photographs are attached in Appendix A.

Redevelopment Findings

An investigation of the Study Area has been completed, which included, but was not limited to, a review of the existing land uses, the physical condition of the area, the relationships among uses, and the relationship to the community and region and other similar items. The results of this investigation are set forth herein, and the details of each specific parcel can be found below. Based on the findings of the investigation, it is concluded that the Study Area meets the required criteria to be designated as a non-condemnation area in need of redevelopment. Specifically, the Study Area satisfies the following criteria under the Local Redevelopment and Housing Law as an area in need of redevelopment:

- **N.J.S.A. 40A:12A-5.d.** *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*
- **N.J.S.A. 40A:12A-5.h.** *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*
- **N.J.S.A. 40A:12A-3 Findings** *Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”*

Criterion “d”

The ‘d’ criteria applies to all the parcels in the Study Area. Lot 5 has no onsite parking facilities to support the existing structures. Lot 4, which has no principal structure, has a faulty design of parking lot improvements, particularly the substandard size of the drive aisles and parking stalls as compared to existing Borough standards. In addition, the reliance on and utilization of the access drive to adjacent Lot 3 without any written agreement or easement for such use further supports the conclusion that the existing parking facilities located on Lot 4 have a faulty design. The access drive improves the functionality of the parking facilities, however the use of this access can be discontinued at any time by the owner of Lot 3.

The Study Area is designed and has historically been utilized as a Church, but the Study Area is zoned to allow for other uses in the Professional Office zone. In its current condition as detailed herein, the Study Area is not conducive for other uses without significant site modifications to correct the existing faulty design of the parking lot. The faulty design and obsolete layout of the parking lot as described above contributes to conditions which are detrimental to the safety of pedestrians, motorists, and visitors at or near the Study Area. Therefore, the faulty design and obsolete layout of the parking lot as detailed above, when considered together with the lack of written agreement for continued use of the Lot 3 access drive, are detrimental to the safety, health, morals or welfare of the community.

Criterion “h”

The ‘h’ criteria of Smart Growth consistency applies to all the parcels in the Study Area, which are entirely located within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan policies support and encourage development and redevelopment within the PA1 area. As such, redevelopment of these properties is consistent with the Smart Growth objectives of the New Jersey State Development and Redevelopment Plan and would be useful and valuable in contributing to the social and economic benefit of Haddon Heights Borough.

The State Plan designates Haddon Heights as part of the Metropolitan Planning Area (PA-1). PA-1 is a smart growth area, which is a generally developed area where investment in infrastructure and redevelopment are encouraged. Within Planning Area 1, the State Plan’s objective is to:

- provide for much of the state’s future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- re-design areas of sprawl; and
- protect the character of existing stable communities.

These goals are to be met by strategies such as (not limited to) to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; and managing traffic effectively.

As part of the Metropolitan Planning Area, redevelopment and revitalization in Haddon Heights is encouraged and supported by the State Plan. As it relates to the Study Area, this is a fairly large area (approximately 1.5 acres) that could be redeveloped in a way that

could protect the character of the existing Church and the Borough as a whole. This redevelopment area designation would facilitate the continued use of the existing Church building while providing for adaptive reuse and redesign of the existing parking facilities to meet current Borough standards and will allow for the efficient use of the remainder of the Study Area in way to support the viability of the Church and goals and objectives of the Borough to promote responsible growth while protecting the character of the community.

N.J.S.A. 40A:12A-3 Findings

N.J.S.A. 40A:12A-3 defines “redevelopment area” as an area that “may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

As a result, although some portion of the properties in the Study Area may not satisfy a specific statutory criterion, they are being included because they are necessary for the effective redevelopment of the Study Area. Not including the entire Study Area within the designation will prevent it from being redeveloped in a cohesive manner. Inclusion of both parcels within the Study Area is necessary to allow for greater diversity and flexibility in designing an effective plan, including an overall circulation plan, for the redevelopment of the Study Area and to allow for the continued use of the Church.

VII. CONCLUSION

Based on the above analysis and findings, it is concluded that the conditions of the Study Area qualify it as an “Area in Need of Redevelopment” as defined in N.J.S.A. 40A:12A-5. As described in Section VI above, all parcels within the designated Study Area meet one or more of the following statutory criteria listed in the Local Redevelopment and Housing Law (NJSA 40A:12A-1):

- ‘d’ – obsolete layout
- ‘h’ – Smart Growth Consistency
- N.J.S.A. 40A:12A-3

The patterns of land use, condition of properties and other factors as described herein, all lead to the conclusion that the general conditions of the Study Area satisfy the criteria noted, N.J.S.A. 40A:12A-5 (d) and (h) and should be designated an “area in need of redevelopment”. The inclusion of all of the parcels in the Study Area is necessary for the effective redevelopment of the Study Area. It is submitted, therefore, that the Study Area, satisfies the statutory criteria to be declared an “area in need of redevelopment,” and that the Borough Council and Planning Board take the action necessary, after public notice and hearing as required, to make that determination according to law.

MAP 1: Redevelopment Study Area with Zoning



ZONING DISTRICT DESIGNATIONS
LAST REVISION: JANUARY 2010-CHAPTER 450

R-1	[Yellow]	- LOW DENSITY RESIDENTIAL DISTRICT
R-2	[Light Green]	- LOW DENSITY RESIDENTIAL DISTRICT
R-3	[Light Blue]	- LOW DENSITY RESIDENTIAL DISTRICT
R-4	[Light Purple]	- LOW DENSITY RESIDENTIAL DISTRICT
R-5	[Light Orange]	- LOW DENSITY RESIDENTIAL DISTRICT
R-6	[Light Brown]	- LOW DENSITY RESIDENTIAL DISTRICT
R-7	[Light Red]	- LOW DENSITY RESIDENTIAL DISTRICT
REC	[Light Green]	- RECREATIONAL DISTRICT
C	[Light Green]	- CONSERVATION DISTRICT
CB	[Red]	- CENTRAL BUSINESS DISTRICT
HC	[Pink]	- HIGHWAY COMMERCIAL DISTRICT
BC	[Orange]	- BUSINESS COMMERCIAL DISTRICT
NC	[Light Blue]	- NEIGHBORHOOD COMMERCIAL DISTRICT
O	[Light Blue]	- OFFICE DISTRICT
PO	[Light Green]	- PROFESSIONAL OFFICE DISTRICT
PO-R	[Light Green]	- PROFESSIONAL OFFICE-RESIDENTIAL DISTRICT
MPW	[Light Blue]	- MUNICIPAL-PUBLIC WORKS DISTRICT
H	[Dashed Line]	- HISTORIC DISTRICT BOUNDARY
WC	[Dotted Line]	- WOODLAND CONSERVATION BOUNDARY

BA **BACH Associates, PC**
 ENGINEERS • ARCHITECTS • PLANNERS
 304 White Horse Pike Tel: 856-546-8611
 Haddon Heights, New Jersey 08035 Fax: 856-546-8612
 www.BachDesignGroup.com

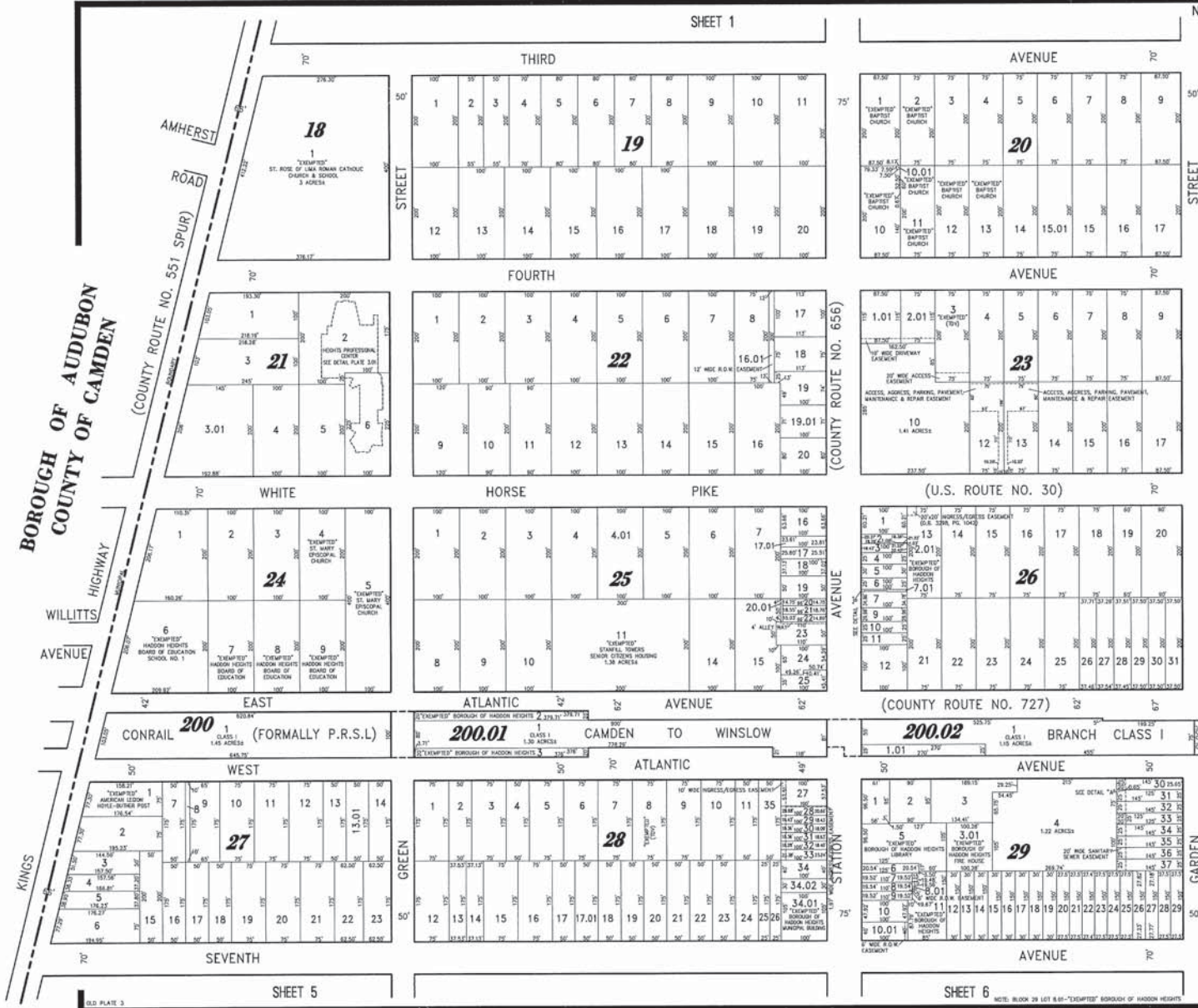
Borough of Haddon Heights
Camden County, NJ
*This map was developed using NJGIN/NJDEP Geographic Information System digital data, but this is a secondary product which has not been verified by NJGIN/NJDEP and is not state authorized

Map Data & Sources

Data Source: New Jersey Geographic Information Network	
Scale: 1" = 190'	Proj: HH2019-7
Date: April 28, 2020	
Drafted by: Chloe Bach	
Prepared by: Candace Kanaplue, AICP, PP #5942	

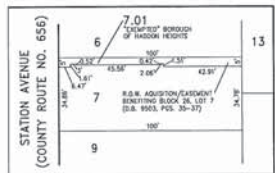
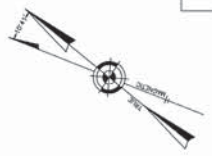
REDEVELOPMENT STUDY AREA
BLOCK 24 LOTS 4 & 5

MAP 2: Tax Parcels

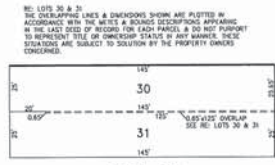


NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO)

REVISIONS	
12-31-2011	CHARLES E. ADAMSON 42827
12-31-2012	CHARLES E. ADAMSON 42827
12-31-2014	CHARLES E. ADAMSON 42827
12-31-2016	CHARLES E. ADAMSON 42827
12-31-2018	CHARLES E. ADAMSON 42827
12-31-2018	CHARLES E. ADAMSON 42827



SHEET 4



THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY ENGINEER TAXATION AFFIDAVIT STAMP WITH APPROVAL DATE 05-01-2011 SERIAL NUMBER 988 AND SIGNATURES OF ENGINEERS THOMAS J. REILLY, CHIEF, LOCAL PROPERTY FIELD ASSISTANCE, SUE DAVENPORT, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CURRENT CONDITIONS, THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS.

TAX MAP
BOROUGH OF HADDON HEIGHTS
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 5-17-2019
 CHARLES E. ADAMSON NJ PROFESSIONAL LAND SURVEYOR LIC. NO. 42827
 REMINGTON & VERNICK ENGINEERS
 836 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
 (609) 795-9506 FAX (609) 795-8062
 WEB SITE: ADDRESS WWW.RVJEC.COM
 TO SHOW CONDITIONS AS OF 5-23-2019

APPENDIX 1

Site Photographs

Site Photographs Taken on April 14, 2020



Block 24 Lots 4 (right) and 5 (left) as seen from White Horse Pike



Block 24 Lot 4 (14 White Horse Pike) as seen from White Horse Pike

Site Photographs Taken on April 14, 2020



Block 24 Lot 5 (18 White Horse Pike) as seen from Green St



Block 24 Lot 5 (18 White Horse Pike) as seen from Green St

Site Photographs Taken on April 14, 2020



Block 24 Lot 5 (18 White Horse Pike) as seen from Green St



Block 24 Lot 5 (18 White Horse Pike) as seen from Green St

Site Photographs Taken on April 14, 2020



Block 24 Lot 5 (18 White Horse Pike) as seen from Green St

APPENDIX 2
Resolution 2019-207

RESOLUTION 2019:234

RESOLUTION AUTHORIZING AND DIRECTING THE BOROUGH OF HADDON HEIGHTS PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES BLOCK 24, LOTS 4 & 5 IS TO BE DELINEATED AS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION REDEVELOPMENT) PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the LRHL sets forth the procedures for the Borough of Haddon Heights (“Borough”) to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use as a redevelopment area, including the power of eminent domain (“Condemnation Redevelopment Area”); and

WHEREAS, the Mayor and Borough Council of the Borough of Haddon Heights seek to authorize and recommend that the Borough of Haddon Heights Planning Board conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condensation Redevelopment Area; and

WHEREAS, the areas in question are located at or near the intersection of the White Horse Pike and Green Street and is identified as Block 24, Lot 4 (consisting of approximately 20,000 SF +/-) and Block 24, Lot 5 (consisting of approximately 40,000 SF +/-) owned by St. Mary's Episcopal Church, White Horse Pike and Green Street, Haddon Heights, New Jersey 08035, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development and the sale of the property for increased employment and housing opportunities, tax rateables and other benefits which communities generally derive from the redevelopment of lands in these areas; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough and its residents to authorize the Borough Planning Board to undertake such preliminary investigation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, the Borough of Haddon Heights wishes to direct the Borough of Haddon Heights Planning Board to undertake a preliminary investigation utilizing Bach Associates, PC (Planner) to prepare the preliminary investigation and to determine whether the proposed Study Area, as set forth herein, qualifies as an area in need of Non-Condensation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

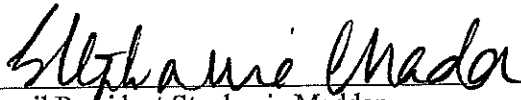
WHEREAS, the Borough of Haddon Heights shall fund the study and be responsible to incur all expenses in conjunction with the matter; and

WHEREAS, the Mayor and Borough Council are empowered to authorize this preliminary investigation to be conducted by the Borough of Haddon Heights Planning Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condensation Redevelopment Area.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Haddon Heights in the County of Camden and State of New Jersey as follows:

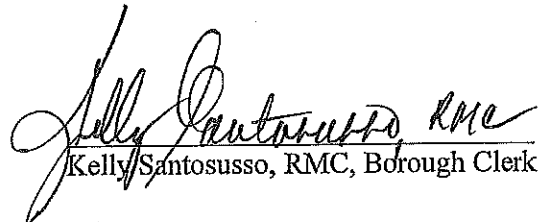
1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Borough of Haddon Heights Planning Board is hereby authorized to undertake a preliminary investigation, utilizing Back Associates, PC (Planner) to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Borough Council whether the area comprising the Study Area is an area in need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain.
4. The Borough of Haddon Heights Planning Board shall provide a written report to the Mayor and Borough Council setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Borough Council whether said properties are an "Area in Need of Redevelopment" under the meaning and intentment of the LRHL.
5. The Borough of Haddon Heights Planning Board shall submit its findings and recommendations to the Mayor and Borough Council in the form of a Resolution with supporting documents.

December 30, 2019



Council President Stephanie Madden,
in the absence of Mayor Jack D. Merryfield

I, Kelly Santosusso, RMC, Clerk of the Borough of Haddon Heights, do hereby certify the forgoing to be a true and correct copy of a resolution adopted by the Council of the Borough of Haddon Heights at the Regular Meeting of December 30, 2019 held in the Municipal Building, 625 Station Avenue, Haddon Heights, New Jersey 08035.



Kelly Santosusso, RMC, Borough Clerk