

BOROUGH OF HADDON HEIGHTS
Camden County, New Jersey



2016 Master Plan Reexamination

Adopted by the Borough of Haddon Heights Planning Board
after a public hearing on February 16, 2017

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

Candace A. Kanaplan, AICP, PP

December 2016

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



304 White Horse Pike, Haddon Heights, NJ 08035
(856) 546-8611 • Fax (856) 546-8612

Borough of Haddon Heights 2016 Land Use Board

Christopher Soriano (Chairman)

Dean Doukakis (Vice-Chairman)

Mayor Jack D. Merryfield, Jr.

Councilman Stephen Berryhill.

Chief Bruce Koch

Bob Hunter

Jeff Hanson

Jaclyn Parisi

Michael Gatti

Michael Cicaese

Tom Ferrese

Frank Ferrese

Ron Newell, Zoning Official

Stephanie Gee, Secretary

Donald Ryan, Esq, Solicitor

Steven M. Bach, PE, RA, PP, CME, Engineer / Planner

Candace A. Kanaplue, PP, AICP, Planner

2016 Borough of Haddon Heights Council

Mayor Jack D. Merryfield, Jr.

Council President Kathy Lange

Councilwoman Susan R. Griffith

Councilwoman Jacquelyn Valvardi

Councilman Stephen D. Berryhill

Councilman Vincent M. Ceroli

Councilman Richard DiRenzo

Kelly Santosusso, RMC, Borough Clerk

Albert J. Olizi, Jr., Esq, Borough Solicitor

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

TABLE OF CONTENTS

I. Introduction and Planning Background.....	4
II. Borough of Haddon Heights Overview	6
III. Reexamination of the Master Plan.....	6
A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.	6
B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.	17
C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.....	27
1. Haddon Heights Policies, Goals, Objectives, Concerns	
2. Renewable Energy	
3. State Policy	
D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.	31
E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal Master Plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.	33
IV. Conclusion	33

MAPS

MAP 1 Aerial Map

MAP 2 Existing Zoning

MAP 3 Topographic Waterway Map

MAP 4 Potential Redevelopment Area: Block 29, Lot 4 (222 West Atlantic Avenue)

MAP 5 Potential Redevelopment Area: Block 80, Lots 1, 2, 2.01, and 2.03

I. Introduction and Planning Background

Master Plan Reexamination

This Master Plan Reexamination is being prepared in accordance with N.J.S.A. 40:55D-89 (Municipal Land Use Law). The Borough Council must provide for the reexamination of the Borough's Master Plan and development regulations by the Planning Board at least once every ten years. The Borough's current Master Plan was adopted by the Planning Board in March 1996. A reexaminations of the Master Plan was adopted in October 2006.

A Master Plan is intended to guide the use of lands within the Borough in a manner that protects public health and safety, promotes the general welfare, and advances the Borough's goals and objectives. While a Master Plan is required as a prerequisite to the adoption of zoning ordinances, it is also an opportunity for the Borough to proactively plan for and shape its future. Land use policy is integral to many local issues and decisions, and the Master Plan provides the backbone for land use strategies and policies. The Master Plan serves to bring together otherwise divergent plans and programs and to communicate the Borough's goals and objectives to the public, landowners, and other levels of government. The facts, analysis, rationale, priorities, and recommendations in the Master Plan may provide support for the Borough's policy decisions and can unify interests and ideas that often seem to compete with one another. The Master Plan should be used as a structured, but flexible tool built around the Borough's planning philosophy, and utilized to support and promote the Borough's goals and objectives related to the physical, economic and social development of the Borough.

The purpose of a Master Plan Reexamination is to assess how the assumptions, policies and objectives that form the basis for the Master Plan and development regulations have changed since the last Plan or Reexamination and to determine whether any specific changes to the Master Plan or development regulations are recommended, including underlying objectives, policies and standards. This Master Plan Reexamination is being undertaken as a general reexamination of the Master Plan, to consider changing conditions and specific concerns that have arisen, and to address them in the context of a comprehensive land use strategy.

The Master Plan is a policy guide that should be as specific as possible with regard to the Borough's overall goals and the steps needed to implement the Borough's overall vision, while also maintaining an awareness that the social, economic and policy environments are dynamic and may change over the six year planning horizon. The Master Plan lays the foundation to support land use decisions and upon which the recommendations and plans can be incrementally implemented to realize the Borough's goals and objectives. An up-to-date Master Plan presents a clear explanation of the Borough's land use intentions and planning proposals. The plan can communicate the reasoning for the Borough's expectations and requirements, thereby adding efficiency to the planning and permitting processes.

The Borough of Haddon Heights is working to balance its interests in protecting and enhancing existing residential neighborhoods, facilitating opportunities for revitalization and redevelopment, allowing for locally appropriate infill development, encouraging meaningful economic development, retaining existing retail and service uses, prioritizing and facilitating preservation of environmentally valuable and recreationally desirable open spaces, and promoting sustainability and good design. Attaining this balance is a challenge in the best of times and is made more difficult by the stagnating national economy. Despite the many ongoing difficulties brought by the recent economic recession, the upside for municipalities is that the slow-down in

development activity presents the opportunity to look at the big picture, assess the current conditions and plan proactively for the future.

For reference, the following is a listing of the relevant statutory requirements:

40:55D-89 Periodic examination.

The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality, who may, on behalf of the governing body of the municipality, request a copy of the report and resolution. A reexamination shall be completed at least once every ten years from the previous reexamination.

The reexamination report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law, "P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal Master Plan , and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

40:55D-89.1. Reexamination report; absence of adoption.

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

II. Borough of Haddon Heights Overview

The land area of Borough of Haddon Heights is 1.57 square miles and is located in the northern area of Camden County. The Borough is bordered by the t to the Boroughs of Haddonfield, Mount Ephraim, Barrington and Audubon.

The 2014 population estimate for Haddon Heights is 7,425 persons based on 2010 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit.

The development patterns of Haddon Heights and the surrounding municipalities can be characterized as suburban, with development consisting of medium density residential neighborhoods, with industrial and larger commercial uses near the limited access highways, and concentrations of mixed uses and commercial development along major roadways.

III. Reexamination of the Master Plan

The Borough is undertaking this Master Plan Reexamination in accordance with N.J.S.A. 40:55D-89 to review the Borough's planning policies, to ensure that the Borough's planning documents reinforce one another, to set the stage for consistency between the Master Plan and the zoning ordinances and to provide the underlying basis for future Borough planning efforts. The Master Plan Reexamination outlines the considerations required by Municipal Land Use Law (Section 40:55D-89) and provides the responses as appropriate. The first three sections (A, B, and C) require a look back at the Borough's earlier Master Plans, and include observations and an assessment of current conditions, as well as consideration of changes since the last Master Plan was prepared. The last two sections (D and E) include recommendations for actions to guide land use and related policies into the future.

A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. (N.J.S.A. 40:55D-89a)

The 1996 Master Plan set forth a list of goals and objectives, which appear to be reflective of the "problems and objectives relating to land development" at the time of the 1996 Master Plan.

The goals and objectives were reviewed in detail in the Master Plan Reexamination adopted in 2006.

This Master Plan Reexamination process presents an opportunity to review the principles, goals, and objectives that laid the foundations for the 2006 Master Plan Reexamination, and to consider whether the goals and objectives have been achieved, whether they are still relevant and appropriate, or whether changing circumstances dictate that they be revised. The 2006 Master Plan Reexamination indicated that the overall development strategy for Haddon Heights can be stated as "Haddon Heights is a residential community and should remain dedicated to that purpose. Housing is the Borough's most critical resource and, as such, should be protected. Every effort should be made to preserve and enhance the existing residential amenity, while promoting commercial revitalization in the Central Business District; permitting office and mixed use residential re-use of existing older buildings along the

White Horse Pike to maintain a residential atmosphere; allowing new single family attached construction in centralized, well services and accessible location along the Kings Highway; subjecting highway commercial development along the Black Horse Pike to through design and promoting the upgrading of existing single family, tow family, and multi-family units through Borough maintenance standards. The existing mix of housing types should not adversely impact the quality or value of the existing housing stock”.

The specific goals and objectives are listed in the 2006 Master Plan Reexamination are provided below. Recommendations and any proposed amendments will follow in Section D.

2006 Goals and Objectives

The goals and objectives taken from the 2006 Master Plan Reexamination are as follows:

1. Borough-wide capital improvement plan should be created which establishes a short and long range infrastructure improvement program. Through allocation of the Borough’s finite budget resources in combination with other sources of revenue, a systematic implementation program should be undertaken.
2. The State Plan suggests a growth management program strategy which affects the Master Plan objectives both in terms of land use and circulation policies. The State Plan will need to be addressed within the context of the Borough’s Master Plan and through the State and County cross-acceptance process to ensure and maintain local plan consistency.
3. Continued growth and redevelopment within the Borough will support State plans to limit the impacts of development sprawl and therefore local development and redevelopment efforts should be supported and encouraged at all governmental levels.
 - a. Prepare a Master Plan map summary brochure with special emphasis on historic preservation.
 - b. Identify acceptable land use activities for historic structures.
 - c. Continue to evaluate the impact of non-historic sites on historic structures.
 - d. Prepare a comprehensive list of suggested historic rehabilitation guidelines and strategies for a variety of preservation situations in Haddon Heights.
 - e. Combine historic preservation goals and objectives with economic development strategies along Station Avenue and in other areas.
 - f. Prepare sample site plans for historic structures that address landscape, signage, lighting and parking impacts and incorporate finding within the historic element of the Master Plan.
 - g. Prepare a listing of all structures in all historic districts and address their significance within that district. Structures should be classified as non-contributing, non-significant, contributing, and significantly contributing.

Standards for making these assessments should be established to minimize any subjectiveness in making the classification.

- h. Expand the list of individual historic structures that require protection by including some or all of those listed in the publication titled: "An Historic Guide Through Haddon Heights."
- i. Prepare standards that deal with the issue of "demolition by neglect." All buildings and structures within all historic districts should be maintained in good repair, structurally sound, and reasonably protected against decay and deterioration. Examples of such deterioration include:
 - 1) Deterioration of exterior walls or other vertical supports.
 - 2) Deterioration of roofs or other horizontal members.
 - 3) Deterioration of exterior chimneys.
 - 4) The crumbling of exterior stucco or mortar.
 - 5) Ineffective waterproofing of exterior walls, roofs, or foundations, including broken windows or doors.
 - 6) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that a demotion is necessary for the public safety.

In the event that the Planning Board determines that a structure is being "demolished by neglect", the Board should require compliance with newly established procedures.

- 3.(D) Update Master Plan statistics to incorporate Year 2000 U.S. Census Data, and suggest appropriate revisions in the Housing Policies element of the Master Plan to maintain COAH certification as well as to reflect the most current COAH housing regulations and any procedural changes required by COAH.
- 4. Update the Central Business District (CBD) component of the Master Plan, focusing on ideas to improve Station Avenue and its business and retail climate. Issues related to encouraging retail business retention, encouraging new business growth, balancing ground floor professional office and retail space and other techniques to build upon the Station Avenue improvement efforts undertaken to date would be examined, with recommendations offered, as appropriate. Develop a Station Avenue plan that addresses the following:
 - a. Delineation of trade area.
 - b. Rate the offerings of the CBD by utilizing a questionnaire to help sustain and bring back economic vitality (see Table 1 for example questionnaire) within this area.

- c. Characteristics of trade area, e.g., population, tenant mix, disposable income.
 - d. Identify the areas “niche in the market.”
 - e. Development package including conceptual graphic site layouts and redesigns including signage.
 - f. Retail marketing campaign.
5. Incorporate the Station Avenue Improvements” Plan into the Master Plan and investigate ways in which to expand their use in the Borough.
6. The introduction of traffic calming devices in and around the Borough is important and should always be considered before making a traffic improvement because such a device will assist in the slowing down of motor vehicles and therefore creates greater pedestrian and bicycle safety. *A sample of traffic calming devices for Haddon Heights is presented on Table 2.* The Master Plan envisions the application of traffic calming in the following general areas:
- a. Intersection Decision-Points – at intersections along Borough boundaries to enhance driver awareness of using bypasses to increase the diversion of traffic around town.
 - b. Entry Corridors – dramatically increase driver awareness upon entering the Borough along a major street.
 - c. Secondary Corridors – reduce traffic speed and dramatically increase driver awareness of sharing the street with pedestrians and bicyclists, especially children and the elderly.
 - d. Intersections – reduce traffic speed and more safely channel vehicular movement.
 - e. Neighborhoods – enhance driver awareness upon entering a neighborhood, reduce traffic speed, reduce/divert cut-through traffic, and dramatically increase driver awareness of sharing the street with pedestrians and bicyclists, especially children and the elderly.
7. The Borough should inventory all existing street trees in the community to create a program whereby older trees are replaced, new trees planted, and all trees are adequately maintained in a healthy condition to create and reinforce tree-lined streets throughout the Borough to provide necessary and desirable shade and comfort and a more pleasant visual environment.

The following guidelines should be followed when planting street trees:

- a. A tree planting permit should be obtained from the Borough.
- b. All street trees shall be so situated to form as nearly as possible a straight and uniform line with the other street trees growing along the same street.

- c. Trees shall be planted or set 30 to 40 feet apart where practical and shall be sound, straight, and symmetrical.
 - d. Street trees should not be planted in between the sidewalk and curbing unless otherwise shown on a Street Tree Plan.
 - e. No tree shall be planted nearer than 25 feet to an intersection or alley.
 - f. Every tree should be planted in a pit no smaller than three (3) feet square filled with good top soil, the open space outside the trunk permits the entrance of water and air to the roots.
 - g. New trees should be watered weekly, especially during hot, dry weather to prevent the trees from dying.
 - h. Trees should not be less than three and one half inches in caliper (diameter).
 - i. Plant smaller trees under utility wires.
 - j. Keep street trees at least ten (10) feet from utility poles, and at least six (6) feet from water, sewer, and gas services.
 - k. When a street tree is removed, have the stump removed at the same time. If this is not possible, have the stump cut as close to the ground as possible for reasons of safety and aesthetics.
 - l. Street trees must be trimmed around stop signs and other traffic regulatory signs.
 - m. In areas where trees are close to the curb or where trees are continually struck by parking cars, street tree guards are recommended.
8. Consider the adoption of a reforestation and woodland management ordinance to address areas of woodland scheduled to be destroyed as a result of construction. Specific requirements for tree replacement may include the following provisions:
- a. All newly planted trees and shrubs should be of nursery grown stock. All landscape materials should be a species native to the area and approved by the Planning Board. The developer or property owner should guarantee replacement for (2) years.
 - b. The quantity of trees to be replanted should be equal to the number of trees that would be necessary to cover the entire treed area impacted by a development, based upon a 20' x 20' grid. Of this number of trees, 10% should be balled and burlapped 2"-2-1/2" caliper, 20% should be bare root 1-1/4 to 1-1/2 caliper, and 40% should be bare root six (6) to (8) foot tall whips. A mixture of trees indigenous to the area and site should be utilized.
 - c. Trees should be planted in natural groves and spaced 5' to 15' on center.

- d. The ground plans should be seeded with a meadow grass mix. The specific blend should be approved by the Planning Board.
 - e. All woody and herbaceous plants should be species indigenous to the area.
9. Identify funding mechanisms in the Master Plan to implement various projects, e.g., NJDOT Transportation Enhancement dollars, NJ Smart Growth Planning and Program Resources.
 10. Coordinate the Borough Master Plan with the New Jersey State Plan that addresses areas of growth, no growth, and sensitive growth within the State and the Camden Hub Strategic Plan that was prepared by the Walter Rand Institute for Public Affairs.
 11. Consideration should be given to amending the Land Development Ordinance to require the submission of "Litter Management" plans for nonresidential developments. The purpose of such a plan would be to ensure that trash and litter are controlled in the most effective manner to provide an aesthetically pleasing atmosphere for customers and tenants and to prevent litter from blowing onto neighboring businesses or residences. Specifically, such a plan would address trash receptacles, cigarette urns, street sweeping, policing of grounds, vacuuming and power washing, and the installation and trimming/care of landscaping.
 12. Explore infill development opportunities on existing commercial sites to further improve overall site utilization and promote economic revitalization in the Borough.
 13. Address re-use of the existing firehouse site when and if it becomes available for development to promote further economic revitalization within the Station Avenue area of the Borough.
 14. The Borough's first Housing Plan certification expired in 1993. The Borough should prepare a new Housing Plan Element as per the master plan element required by the Municipal Land use law ("MLUL") per N.J.S.A. 40:55D-1 et seq. This Housing Element/Fair Share Plan must be prepared in accordance with the MLUL, as well as with the Third Round submission regulations (N.J.A.C. 5:94 et seq.) and procedural regulations (N.J.A.C. 5:95 et seq.) of COAH. COAH adopted its new Third Round methodology and regulations on November 22, 2004, which became effective on December 20, 2004.

The new "growth share" procedures mark a significant departure from COAH's prior two rounds of affordable housing methodology. The Third Round methodology implements a growth share approach that links the production of affordable housing with residential and non-residential development that occurs in a municipality between January 1, 2004 and January 1, 2014. For the Third Round growth share component, COAH has adopted ratios that require one (1) affordable unit for every 8 market rate housing units constructed and one (1) affordable unit for every 25 jobs developed as expressed in square footage of new non-residential development. This is the key change from the methodology COAH used in the first and second rounds which had previously assigned an affordable housing obligation as an absolute number to each municipality in its first two rounds.

Options for achieving low and moderate income housing are identified on Table 3.

15. Rezone Block 50, Lots 8 and 9 from R-3 Low Density Residential to either the existing "O" Office Zone District or another similar district that permits nonresidential uses like small offices, storage, and distribution. Other possible uses may include day care centers, but not general manufacturing, commercial and retail activities. This site contains the vacant NJ Water Company distribution center. The Water Company site contains two (2) buildings which total 6,000+ square feet and some off-street parking.

A change in zoning for this site will be more consistent with present uses and type infrastructure that now exists and may facilitate the planned construction of Haddon Avenue to West Atlantic Avenue over the existing railroad tracks as per the current Master Plan.

16. Rezone the existing R-4 "Window Factory" and "Sherwin Williams" site to the NC Neighborhood Commercial Zone District. There is a need to review the list of permitted and conditional uses in this commercial zone. A new but similar zone would be appropriate if the current NC use mix proves not to be acceptable. The new zoning classification would permit any kind of manufacturing, fabricating, altering, finishing or assembling and offices, storage, distribution and some retail and personal services establishments so as to allow existing nonconforming uses to become permitted uses and to further promote compatible nonresidential activity. It is envisioned that supermarkets, grocery stores, meat markets, delicatessens, fish markets, drugstores, and restaurants would not be permitted land uses within the new zone classification. Planned residential development would be permitted as a conditional use to reflect the current permitted maximum gross density of the R-4 Residential Zone at six (6) dwelling units per acre.
17. The Borough should continue to maintain and utilize its current public works facility at its present location. In the future, the Borough may explore other alternatives that could involve the sharing of such services with other neighboring municipalities and/or the construction of a completely new facility on another site in the Borough.

A new facility should have a pole bam and garage with office space, salt storage, off-street parking for at least twenty (20) cars and for six (6) public school buses, the ability to house equipment for such activities like snow removal and recycling. A total of fifteen (15) employees would occupy the site. The design of a new Public Works facility should reflect the following basic principles:

- a. A minimum number of light standards should be used so as not to negatively impact adjacent neighbors.
- b. Building floor plans should be carefully evaluated to establish minimum vehicular turning movements into the building, thereby further reducing excess pavement and providing for additional landscape areas next to buildings.
- c. Site building architecture should be compatible with other nearby structures.

- d. Keep pavement as far away from any existing watercourse, as possible. Maintain a safe minimum distance and stabilize the slope and landscape to provide an attractive backdrop for the entire site.
 - e. The distance between various on-site buildings should be minimized to minimize the amount of pavement.
 - f. Make sure driveway turning radii leaving the site are adequate to accommodate the largest Borough vehicles including fire trucks.
 - g. Show any and all existing tree lines on the site and permanently preserve these areas.
 - h. If required, construct a naturalized detention basin with taller grasses and trees, which decrease soil erosion and filter out pollutants coming from the developed portion of the site. Alternatively, it is suggested that a basin “wall” system be considered to run next to and between existing trees which would reduce tree removal and its associated negative impacts.
18. In the event the current Public Works facility moves from its present site, rezone the site for senior citizen housing for people 55 years old and older in accordance with the following commonly accepted ordinance definition. “Through its corporations, associations, or owners, said land and structure shall be restricted by bylaws, rules, regulations and restrictions of record to be approved by the Planning Board Attorney, to use by permanent residents 55 years of age or older, with the following exceptions:
- a. A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or older.
 - b. Up to two children, 19 years of age or over, may reside with their parents or parent where one of the parents with whom the child or children are residing is 55 years of age or older.
 - c. One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants. If more than one adult under 55 years of age is necessary to care for the adult occupant, approval shall be required from the homeowners association.”

The Borough owns the 7.3-acre site which is located adjacent to the County Park, between Sylvan Drive and Glover Avenue. A sewage treatment plant had originally been constructed on the site in the early 1900s and had been expanded a number of times to accommodate growth in the Borough. The site has 2-3/4 inch water lines, a broken well, and two underground tanks – 550 and 2,000 gallons. The Department of Public Works is located on the site, involved with storage of maintenance equipment, servicing vehicles within a garage, and coordinating glass recycling. An historic stone foundation of an old mill site can be found next to the Kings Run Creek and the County Park.

The Camden County Municipal Utilities Authority has run a new 20-inch interceptor line to the site to eliminate local treatment and disposal. Sewage treatment use of the site has been abandoned. The County has begun treatment at its regional facility. The site now has an above-ground twenty-by-twenty foot structure which houses a metering and sampling station, plus a small off-street parking area. The existing Master Plan recommends the site be evaluated for the possibility of developing a small mini-park on part of the site and re-use potential for new residential development in the form of either Mt. Laurel housing or market rate conventional housing. The site is ideal for residential development because of its attractive on-site features, including natural vegetation and sloping topography neighborhood, adjacent to a County Park and has excellent vehicular access to Kings Highway. Residential development should attempt to satisfy the local housing market, which prefers an environment that is exclusive and private, similar to Haddonfield Mews. The ideal residential development package for the site would have private street lights, private roadway and open space maintenance, and private solid waste collection. Any development must provide for an adequate buffer zone around the old mill site and should protect as many on-site mature trees as possible.

Senior citizen housing should be encouraged and permitted by the Borough because there is a demand for such housing as supported by the following general reference:

“The number of people age 65 and over in the United States is increasing at a dramatic rate – about 6,000 turn 65 each day. Census Bureau figures indicate that the number of americans in that category increased from 19.9 million in 1970 to 31.5 million in 1990. This trend will continue with 39.3 million anticipated by 2010 and 65.6 million by 2030. In the same time span, this age group will have grown from 9.8 percent of the total population to nearly 22 percent.

The National Institute for Aging and University of Southern California have determined that by the year 2040 there will be 86.8 million Americans age 65 and older; and nearly double for 85 and older.

The aging of America is not only due to more people reaching maturity, but also to their living longer. The old are getting older, and staying healthier; so that four-and even five-generation families are becoming more commonplace. In the oldest age group, most are women.

These facts about the way in which the elderly are increasing should have a significant bearing on how developers respond to this explosive growth.

It is the sheer numbers of people who are elderly that constitute the major impetus for the surge in the development of retirement housing.

(Developing Retirement Communities by Paul A. Gordon; John A. Wiley & Sons, 1991.)

A senior citizen housing development would benefit the Borough by providing new housing for its elderly citizens. In 1990 the total population of the Borough was 7,860 of which 24% were 65 years of age and over or 1,870 persons. There should be a

demand for new dwelling units just from Borough residents. The Delaware Valley Regional Planning Commission forecasts that total population in the Borough will reach 7,941 by the year 2020.

A proposed senior housing development will result in no school-age children on the site. The development will also add to the Borough's municipal revenues while creating negligible traffic impacts and draw minimally on local services.

The development has other beneficial impacts. Thus, both during construction and subsequently, during its operational phase, the project will have economic multiplier effects to the local and regional economics as a result of wages and purchases. The added population will benefit the businesses in the Borough by adding to their revenue stream. Another benefit will be the development of an attractive housing stock that will complement the adjacent neighborhood.

The development of senior housing on the existing public works site should take into consideration the many good examples of neo-traditional and/or small lot housing styles and designs that already exist – narrow streets, front porches, individual garage doors, and attractive fencing.

It is envisioned that either 32 or 34 dwelling units could be located on the Borough owned site. Lot sizes should be between 5,000 and 7,000 square feet, with some a bit larger.

In recognition of the need for housing for seniors, the Borough should adopt an overlay zone to allow the construction of new age-restricted housing on parcels determined to be suitable by way of specific land area for such development site(s) and taking into consideration such other physical and cultural attributes for such unique site(s) and taking into consideration such other physical and cultural attributes for such unique site(s). Such an overlay zone should be created and/or placed over all non-residential zoning districts (i.e., CB Central Business, HC Highway Commercial, NC Neighborhood Commercial, O Office, and PO Professional Office) except for those properties with frontage on the White Horse Pike.

19. The primary goals of the 1996 Haddon Heights Master Plan were to protect historic sites, provide a wide range of housing types, and promote a strong business community. To assist the Planning Board in the Master Plan update process, the following new set of Master Plan policies are advanced:
 - a. Good contemporary design, that complements rather than imitates historic buildings in the Borough, should be encouraged for any new buildings that are constructed, whether they be in history district, adjacent to it, or elsewhere in the Borough.
 - b. Carefully monitor development pressures to prevent expansion of businesses to the point where historic commercial buildings are replaced by large new structures or expanded and altered to the point where they lose their significance.

- c. Require benches, sitting areas, courtyards, bike racks, and fountains in various combinations to create community focal points for residents and workers.
- d. Conserve the economic vitality of the Central Business District by improving its physical appearance, introducing new land uses and maintaining a government presence, e.g., Borough offices, post office, and library. Carefully reevaluate permitted and prohibited uses within the CBD to promote pedestrian uses at first floor levels.
- e. Undertake a vigorous program aimed at strengthening the Central Business District in order to meet the competition from neighboring shopping facilities.
- f. Prepare zoning criteria for churches and other places of worship.
- g. Study principal building setbacks and impervious surface standards within all zone districts, especially with residential zones.
- h. Update the sign ordinance.
- i. Prepare an application to the State Office of Smart Growth for Centers Designation and Plan Endorsement resulting in financial, technical and regulatory priority assistance from the State of New Jersey.
- j. Prepare a "Smart Growth Planning Grant" to be submitted to the State Office of Smart Growth to help fund ongoing planning and implementation work efforts.
- k. Incorporate State Residential Site Improvement Standards into the Land Development Ordinance and update the ordinance and forms as necessary.
- l. Conduct a vacant land analysis and application for COAH certification.
- m. Improve existing business areas to create better pedestrian and bicycle circulation and adequate parking.
- n. Establish design criteria for new and redeveloping commercial areas which will lead to more attractive business areas in order to enhance property values, attract shoppers, and encourage a village-like atmosphere.
- o. Study off-street parking requirements for campers, RVs, and boats.
- p. Prepare wireless telecommunications ordinance language to include definitions and regulations to address alternative tower structures and locations, ancillary facilities, collocation, radio frequency, design, and height limitations.
- q. Revise standards for home occupations and home professional offices, i.e., number of employees, hours of operation, deliveries, noise and traffic, and size, so as to be compatible with the most recent State standards.

- r. Add language to address urban reforestation and/or woodland management.

New ordinance regulations would emerge as a result of the Master Plan update effort, but these would be in the nature of refinements to the current code as opposed to a completely new document.

- 20. The Borough should conduct a study parking conditions on the Kings Highway and Station Avenue. The Planning Board has a concern about all forms of parking, especially in proximity to the retail businesses within the Borough. This report recommends that such a study be undertaken as soon as possible. The Board suggests that as part of this study, parking be reviewed on Atlantic Avenue from Station Avenue to Kings Highway, as well as the property where the Department of Motor Vehicles is presently located. The Board also suggests that the study review whether it would be appropriate to close West Atlantic Avenue at Route 295, the border with the Borough of Barrington, so as to create a parking lot. There are ball fields located immediately adjacent to West Atlantic Avenue in this area. Parking in that area is dangerous.
- 21. Amend Ordinance Section 103-135. Signs. To permit the use of temporary sandwich board and 2-sided freestanding signs in the Central Business District, Highway Commercial District, Business Commercial District and the Neighborhood Commercial District. *The Borough Council should give consideration to the draft ordinance found in Appendix 2.*
- 22. The Planning Board recommends that the construction of “Big Box” anchor stores be prevented. As such, Section 103-11 of the Borough’s Zoning and Land Development Ordinance should be amended to include the following: “ANCHOR STORE – or big box or magnet store means a major single tenant store or stores commonly known as large-scale retailers that occupy a minimum building size of 80,000 square feet and derive their profits from high sales volumes and draw customers, and thereby generate business, from surrounding stores”. Also, Section 103-18 should be amended to list “Anchor Stores” as a prohibited use in all districts.

**B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
(N.J.S.A. 40:55D-89b)**

Many of the goals and objectives set forth by the Planning Board in the 2006 Master Plan Reexamination remain salient today. However, over the course of ten years some problems have been reduced, other challenges have remained, and evolving conditions have brought different problems and potential solutions to the forefront.

Steps toward meeting many of the land use objectives identified in the 2006 Master Plan Reexamination were made by amending the zoning code and by proactively pursuing grants for transportation and community improvements. In some cases the objectives have been met, while other situations have been more difficult. Below is a review of the Goals and Objectives of the Master Plan Reexamination and a brief explanation of changes or issues that have occurred since 2006.

1. Borough-wide capital improvement plan should be created which establishes a short and long range infrastructure improvement program. Through allocation of the Borough's finite budget resources in combination with other sources of revenue, a systematic implementation program should be undertaken.

Response: Since 2006, the Borough has implemented an ongoing 5 Year Capital Plan. Therefore this objective has addressed.

2. The State Plan suggests a growth management program strategy which affects the Master Plan objectives both in terms of land use and circulation policies. The State Plan will need to be addressed within the context of the Borough's Master Plan and through the State and County cross-acceptance process to ensure and maintain local plan consistency.

Response: This goal and objective remains valid.

3. Continued growth and redevelopment within the Borough will support State plans to limit the impacts of development sprawl and therefore local development and redevelopment efforts should be supported and encouraged at all governmental levels.

Response: The primary goal and objective a recited above remains valid. However, sub-items a. through i. are no longer considered to be valid goals and objectives.

- 3.(D) Update Master Plan statistics to incorporate Year 2000 U.S. Census Data, and suggest appropriate revisions in the Housing Policies element of the Master Plan to maintain COAH certification as well as to reflect the most current COAH housing regulations and any procedural changes required by COAH.

Response: The Borough has prepared a 2016 Housing Element and Fair Share Plan which addresses Affordable Housing requirements within the Borough. Therefore, this goal and objective has been addressed.

4. Update the Central Business District (CBD) component of the Master Plan, focusing on ideas to improve Station Avenue and its business and retail climate. Issues related to encouraging retail business retention, encouraging new business growth, balancing ground floor professional office and retail space and other techniques to build upon the Station Avenue improvement efforts undertaken to date would be examined, with recommendations offered, as appropriate. Develop a Station Avenue plan that addresses the following:

- a. Delineation of trade area.
- b. Rate the offerings of the CBD by utilizing a questionnaire to help sustain and bring back economic vitality (see Table 1 for example questionnaire) within this area.
- c. Characteristics of trade area, e.g., population, tenant mix, disposable income.
- d. Identify the areas "niche in the market."

- e. Development package including conceptual graphic site layouts and redesigns including signage.
- f. Retail marketing campaign.

Response: This goal and objected as well as sub-items a. though f. are no longer valid. However, the permitted principal and accessory uses allowed in the Central Business District should be re-evaluated.

- 5. Incorporate the Station Avenue Improvements” Plan into the Master Plan and investigate ways in which to expand their use in the Borough.

Response: The Station Avenue streetscape improvements as well as their maintenance are currently addressed in the Borough Code under Chapter 348: Property Maintenance – Article II: Streetscape Project Area Right of Way. Therefore, this goal and objective is addressed.

- 6. The introduction of traffic calming devices in and around the Borough is important and should always be considered before making a traffic improvement because such a device will assist in the slowing down of motor vehicles and therefore creates greater pedestrian and bicycle safety. *A sample of traffic calming devices for Haddon Heights is presented on Table 2.* The Master Plan envisions the application of traffic calming in the following general areas:

- a. Intersection Decision-Points – at intersections along Borough boundaries to enhance driver awareness of using bypasses to increase the diversion of traffic around town.
- b. Entry Corridors – dramatically increase driver awareness upon entering the Borough along a major street.
- c. Secondary Corridors – reduce traffic speed and dramatically increase driver awareness of sharing the street with pedestrians and bicyclists, especially children and the elderly.
- d. Intersections – reduce traffic speed and more safely channel vehicular movement.
- e. Neighborhoods – enhance driver awareness upon entering a neighborhood, reduce traffic speed, reduce/divert cut-through traffic, and dramatically increase driver awareness of sharing the street with pedestrians and bicyclists, especially children and the elderly.

Response: This goal and objective and associated sub-items remains valid.

7. The Borough should inventory all existing street trees in the community to create a program whereby older trees are replaced, new trees planted, and all trees are adequately maintained in a healthy condition to create and reinforce tree-lined streets throughout the Borough to provide necessary and desirable shade and comfort and a more pleasant visual environment.

Response: This goal and objective and associated sub-items is replaced with "The Borough should continue to utilize all resources available to replace removed street trees with new street trees and to add street trees in appropriate locations to reinforce tree-lined streets throughout the Borough to provide necessary and desirable shade and comfort and a more pleasant visual environment."

8. Consider the adoption of a reforestation and woodland management ordinance to address areas of woodland scheduled to be destroyed as a result of construction. Specific requirements for tree replacement.

Response: This goal and objective as well as sub-items a. through e. are no longer valid.

9. Identify funding mechanisms in the Master Plan to implement various projects, e.g., NJDOT Transportation Enhancement dollars, NJ Smart Growth Planning and Program Resources.

Response: This goal and objective remains valid.

10. Coordinate the Borough Master Plan with the New Jersey State Plan that addresses areas of growth, no growth, and sensitive growth within the State and the Camden Hub Strategic Plan that was prepared by the Walter Rand Institute for Public Affairs.

Response: This goal and objective remains valid.

11. Consideration should be given to amending the Land Development Ordinance to require the submission of "Litter Management" plans for nonresidential developments. The purpose of such a plan would be to ensure that trash and litter are controlled in the most effective manner to provide an aesthetically pleasing atmosphere for customers and tenants and to prevent litter from blowing onto neighboring businesses or residences. Specifically, such a plan would address trash receptacles, cigarette urns, street sweeping, policing of grounds, vacuuming and power washing, and the installation and trimming/care of landscaping.

Response: This goal and objective remains valid.

12. Explore infill development opportunities on existing commercial sites to further improve overall site utilization and promote economic revitalization in the Borough.

Response: This goal and objective remains valid.

13. Address re-use of the existing firehouse site when and if it becomes available for development to promote further economic revitalization within the Station Avenue area of the Borough.

Response: This goal and objective is no longer valid as there are no current plans for relocation of the Borough's Emergency Fire Service.

14. The Borough's first Housing Plan certification expired in 1993. The Borough should prepare a new Housing Plan Element as per the master plan element required by the Municipal Land use law ("MLUL") per N.J.S.A. 40:55D-1 et seq. This Housing Element/Fair Share Plan must be prepared in accordance with the MLUL, as well as with the Third Round submission regulations (N.J.A.C. 5:94 et seq.) and procedural regulations (N.J.A.C. 5:95 et seq.) of COAH. COAH adopted its new Third Round methodology and regulations on November 22, 2004, which became effective on December 20, 2004.

The new "growth share" procedures mark a significant departure from COAH's prior two rounds of affordable housing methodology. The Third Round methodology implements a growth share approach that links the production of affordable housing with residential and non-residential development that occurs in a municipality between January 1, 2004 and January 1, 2014. For the Third Round growth share component, COAH has adopted ratios that require one (1) affordable unit for every 8 market rate housing units constructed and one (1) affordable unit for every 25 jobs developed as expressed in square footage of new non-residential development. This is the key change from the methodology COAH used in the first and second rounds which had previously assigned an affordable housing obligation as an absolute number to each municipality in its first two rounds.

Response: The Borough has prepared a 2016 Housing Element and Fair Share Plan which addresses Affordable Housing requirements within the Borough. Therefore, this goal and objective has been addressed.

15. Rezone Block 50, Lots 8 and 9 from R-3 Low Density Residential to either the existing "O" Office Zone District or another similar district that permits nonresidential uses like small offices, storage, and distribution. Other possible uses may include day care centers, but not general manufacturing, commercial and retail activities. This site contains the vacant NJ Water Company distribution center. The Water Company site contains two (2) buildings which total 6,000+ square feet and some off-street parking.

A change in zoning for this site will be more consistent with present uses and type infrastructure that now exists and may facilitate the planned construction of Haddon Avenue to West Atlantic Avenue over the existing railroad tracks as per the current Master Plan.

Response: This goal and objective is no longer valid as the subject property contains the Borough's Service Operation Facility and Community Center.

16. Rezone the existing R-4 “Window Factory” and “Sherwin Williams” site to the NC Neighborhood Commercial Zone District. There is a need to review the list of permitted and conditional uses in this commercial zone. A new but similar zone would be appropriate if the current NC use mix proves not to be acceptable. The new zoning classification would permit any kind of manufacturing, fabricating, altering, finishing or assembling and offices, storage, distribution and some retail and personal services establishments so as to allow existing nonconforming uses to become permitted uses and to further promote compatible nonresidential activity. It is envisioned that supermarkets, grocery stores, meat markets, delicatessens, fish markets, drugstores, and restaurants would not be permitted land uses within the new zone classification. Planned residential development would be permitted as a conditional use to reflect the current permitted maximum gross density of the R-4 Residential Zone at six (6) dwelling units per acre.

Response: This goal and objective is no longer valid. The subject site is addressed in the “Redevelopment & Rehabilitation Plans Recommendations” section of this report.

17. The Borough should continue to maintain and utilize its current public works facility at its present location. In the future, the Borough may explore other alternatives that could involve the sharing of such services with other neighboring municipalities and/or the construction of a completely new facility on another site in the Borough.

Response: This goal and objective and associated sub-items are no longer valid as the Borough’s Public Works Department has moved to a new facility since 2006.

18. In the event the current Public Works facility moves from its present site, rezone the site for senior citizen housing for people 55 years old and older in accordance with the following commonly accepted ordinance definition. “Through its corporations, associations, or owners, said land and structure shall be restricted by bylaws, rules, regulations and restrictions of record to be approved by the Planning Board Attorney, to use by permanent residents 55 years of age or older, with the following exceptions:

- d. A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or older.
- e. Up to two children, 19 years of age or over, may reside with their parents or parent where one of the parents with whom the child or children are residing is 55 years of age or older.
- f. One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants. If more than one adult under 55 years of age is necessary to care for the adult occupant, approval shall be required from the homeowners association.”

The Borough owns the 7.3-acre site which is located adjacent to the County Park, between Sylvan Drive and Glover Avenue. A sewage treatment plant had originally been constructed on the site in the early 1900s and had been expanded a number of

times to accommodate growth in the Borough. The site has 2-3/4 inch water lines, a broken well, and two underground tanks – 550 and 2,000 gallons. The Department of Public Works is located on the site, involved with storage of maintenance equipment, servicing vehicles within a garage, and coordinating glass recycling. An historic stone foundation of an old mill site can be found next to the Kings Run Creek and the County Park.

The Camden County Municipal Utilities Authority has run a new 20-inch interceptor line to the site to eliminate local treatment and disposal. Sewage treatment use of the site has been abandoned. The County has begun treatment at its regional facility. The site now has an above-ground twenty-by-twenty foot structure which houses a metering and sampling station, plus a small off-street parking area. The existing Master Plan recommends the site be evaluated for the possibility of developing a small mini-park on part of the site and re-use potential for new residential development in the form of either Mt. Laurel housing or market rate conventional housing. The site is ideal for residential development because of its attractive on-site features, including natural vegetation and sloping topography neighborhood, adjacent to a County Park and has excellent vehicular access to Kings Highway. Residential development should attempt to satisfy the local housing market, which prefers an environment that is exclusive and private, similar to Haddonfield Mews. The ideal residential development package for the site would have private street lights, private roadway and open space maintenance, and private solid waste collection. Any development must provide for an adequate buffer zone around the old mill site and should protect as many on-site mature trees as possible.

Senior citizen housing should be encouraged and permitted by the Borough because there is a demand for such housing as supported by the following general reference:

“The number of people age 65 and over in the United States is increasing at a dramatic rate – about 6,000 turn 65 each day. Census Bureau figures indicate that the number of americans in that category increased from 19.9 million in 1970 to 31.5 million in 1990. This trend will continue with 39.3 million anticipated by 2010 and 65.6 million by 2030. In the same time span, this age group will have grown from 9.8 percent of the total population to nearly 22 percent.

The National Institute for Aging and University of Southern California have determined that by the year 2040 there will be 86.8 million Americans age 65 and older; and nearly double for 85 and older.

The aging of America is not only due to more people reaching maturity, but also to their living longer. The old are getting older, and staying healthier; so that four-and even five-generation families are becoming more commonplace. In the oldest age group, most are women.

These facts about the way in which the elderly are increasing should have a significant bearing on how developers respond to this explosive growth.

It is the sheer numbers of people who are elderly that constitute the major impetus for the surge in the development of retirement housing.

(Developing Retirement Communities by Paul A. Gordon; John A. Wiley & Sons, 1991.)

A senior citizen housing development would benefit the Borough by providing new housing for its elderly citizens. In 1990 the total population of the Borough was 7,860 of which 24% were 65 years of age and over or 1,870 persons. There should be a demand for new dwelling units just from Borough residents. The Delaware Valley Regional Planning Commission forecasts that total population in the Borough will reach 7,941 by the year 2020.

A proposed senior housing development will result in no school-age children on the site. The development will also add to the Borough's municipal revenues while creating negligible traffic impacts and draw minimally on local services.

The development has other beneficial impacts. Thus, both during construction and subsequently, during its operational phase, the project will have economic multiplier effects to the local and regional economics as a result of wages and purchases. The added population will benefit the businesses in the Borough by adding to their revenue stream. Another benefit will be the development of an attractive housing stock that will complement the adjacent neighborhood.

The development of senior housing on the existing public works site should take into consideration the many good examples of neo-traditional and/or small lot housing styles and designs that already exist – narrow streets, front porches, individual garage doors, and attractive fencing.

It is envisioned that either 32 or 34 dwelling units could be located on the Borough owned site. Lot sizes should be between 5,000 and 7,000 square feet, with some a bit larger.

In recognition of the need for housing for seniors, the Borough should adopt an overlay zone to allow the construction of new age-restricted housing on parcels determined to be suitable by way of specific land area for such development site(s) and taking into consideration such other physical and cultural attributes for such unique site(s) and taking into consideration such other physical and cultural attributes for such unique site(s). Such an overlay zone should be created and/or placed over all non-residential zoning districts (i.e., CB Central Business, HC Highway Commercial, NC Neighborhood Commercial, O Office, and PO Professional Office) except for those properties with frontage on the White Horse Pike.

Response: This goal and objective and associated sub-items are no longer valid as the subject property is the site of the developed as Glover Mill Village.

19. The primary goals of the 1996 Haddon Heights Master Plan were to protect historic sites, provide a wide range of housing types, and promote a strong business community. To assist the Planning Board in the Master Plan update process, the following new set of Master Plan policies are advanced:
- a. Good contemporary design, that complements rather than imitates historic buildings in the Borough, should be encouraged for any new buildings that are constructed, whether they be in history district, adjacent to it, or elsewhere in the Borough.
 - b. Carefully monitor development pressures to prevent expansion of businesses to the point where historic commercial buildings are replaced by large new structures or expanded and altered to the point where they lose their significance.
 - c. Require benches, sitting areas, courtyards, bike racks, and fountains in various combinations to create community focal points for residents and workers.
 - d. Conserve the economic vitality of the Central Business District by improving its physical appearance, introducing new land uses and maintaining a government presence, e.g., Borough offices, post office, and library. Carefully reevaluate permitted and prohibited uses within the CBD to promote pedestrian uses at first floor levels.
 - e. Undertake a vigorous program aimed at strengthening the Central Business District in order to meet the competition from neighboring shopping facilities.
 - f. Prepare zoning criteria for churches and other places of worship.
 - g. Study principal building setbacks and impervious surface standards within all zone districts, especially with residential zones.
 - h. Update the sign ordinance.
 - i. Prepare an application to the State Office of Smart Growth for Centers Designation and Plan Endorsement resulting in financial, technical and regulatory priority assistance from the State of New Jersey.
 - j. Prepare a “Smart Growth Planning Grant” to be submitted to the State Office of Smart Growth to help fund ongoing planning and implementation work efforts.
 - k. Incorporate State Residential Site Improvement Standards into the Land Development Ordinance and update the ordinance and forms as necessary.
 - l. Conduct a vacant land analysis and application for COAH certification.
 - m. Improve existing business areas to create better pedestrian and bicycle circulation and adequate parking.

- n. Establish design criteria for new and redeveloping commercial areas which will lead to more attractive business areas in order to enhance property values, attract shoppers, and encourage a village-like atmosphere.
- o. Study off-street parking requirements for campers, RVs, and boats.
- p. Prepare wireless telecommunications ordinance language to include definitions and regulations to address alternative tower structures and locations, ancillary facilities, collocation, radio frequency, design, and height limitations.
- q. Revise standards for home occupations and home professional offices, i.e., number of employees, hours of operation, deliveries, noise and traffic, and size, so as to be compatible with the most recent State standards.
- r. Add language to address urban reforestation and/or woodland management.

New ordinance regulations would emerge as a result of the Master Plan update effort, but these would be in the nature of refinements to the current code as opposed to a completely new document.

Response:

This goal and objective as well as sub-items a. through r. are no longer valid.

- 20. The Borough should conduct a study parking conditions on Kings Highway and Station Avenue. The Planning Board has a concern about all forms of parking, especially in proximity to the retail businesses within the Borough. This report recommends that such a study be undertaken as soon as possible. The Board suggests that as part of this study, parking be reviewed on Atlantic Avenue from Station Avenue to Kings Highway, as well as the property where the Department of Motor Vehicles is presently located. The Board also suggests that the study review whether it would be appropriate to close West Atlantic Avenue at Route 295, the border with the Borough of Barrington, so as to create a parking lot. There are ball fields located immediately adjacent to West Atlantic Avenue in this area. Parking in that area is dangerous.

Response:

This goal and objective of evaluating and improving parking along Kings Highway, Station Avenue, East Atlantic, and West Atlantic Avenues remains valid.

21. Amend Ordinance Section 103-135. Signs. To permit the use of temporary sandwich board and 2-sided freestanding signs in the Central Business District, Highway Commercial District, Business Commercial District and the Neighborhood Commercial District. *The Borough Council should give consideration to the draft ordinance found in Appendix 2.*

Response:

It recommended that the entire sign ordinance be reviewed and revised as necessary.

22. The Planning Board recommends that the construction of “Big Box” anchor stores be prevented. As such, Section 103-11 of the Borough’s Zoning and Land Development Ordinance should be amended to include the following: “ANCHOR STORE – or big box or magnet store means a major single tenant store or stores commonly known as large-scale retailers that occupy a minimum building size of 80,000 square feet and derive their profits from high sales volumes and draw customers, and thereby generate business, from surrounding stores”. Also, Section 103-18 should be amended to list “Anchor Stores” as a prohibited use in all districts.

Response:

This goal and objective is no longer valid.

- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives. (N.J.S.A. 40:55D-89c)**

1. Borough of Haddon Heights Policies, Goals, Objectives, Concerns

While the Borough has not seen a fundamental shift in the assumptions, goals and objectives that formed the basis for the 2006 Master Plan Reexamination; there have been some circumstantial changes in and around the Borough, some changes to statewide policies and regulations that impact the Borough, and some new perspectives on how to respond to economic and social changes. Many small to medium sized developed suburbs, such as Haddon Heights, face common problems that can be solved more efficiently and effectively with coordination and cooperation. Such cooperation can also provide a shared voice to advocate for the concerns of similarly situated municipalities.

While many of the Borough’s goals and objectives have remained steady over the years since the 1996 master plan was adopted, the means to achieve them have evolved over time. Experience has informed the Borough’s planning strategy. As the Borough has gained some experience with revitalization planning and in dealing with the challenges of redevelopment and service delivery faced by mature suburban communities, the opportunities for alternative means of reaching goals and objectives have been considered.

The current economic recession has set back efforts to achieve a stable commercial occupancy rate. From a planning perspective the economic slow-down provides an opportunity to prepare for the economic rebound by laying the foundations for a diverse and sustainable economy. The recession has resulted in higher unemployment, decreased consumer spending, diminished demand for existing housing stock and commercial space, a dearth of credit for development, and has halted many development projects. These impacts have been felt across the State and the nation and have affected all sectors of the economy and people of all income levels. The economy will take additional time to fully rebound. The current economic conditions have altered some of the assumptions upon which land use decisions had been made over the prior real estate boom.

While economic recovery from the recession is continuing, the economic changes that have taken place may have longer lasting impacts on society's preferences, priorities, and housing choices, directing more interest toward redevelopment and "smart growth" in the long run. Many experts agree that the general societal trend will not likely revert fully to its pre-recession affinity for conspicuous consumption. Preferences for large houses on large lots with large gas guzzling SUVs in the driveway in far-flung suburbs may be replaced (at least for some) by preferences for smaller lots in compact neighborhoods with an established sense of community and sense of place, with smaller homes that are more energy efficient and closer to places of work. If the projections are correct, this change in consumer preference will be to the benefit of Haddon Heights.

In order to seize on opportunities to foment the foundations of a vibrant community over the long term, Haddon Heights will need to: encourage the maintenance and modernization of the existing housing stock so that it remains relevant and desirable in the real estate market, encourage the emergence of a unified design scheme in the commercial areas, enhance pedestrian amenities, and reinforce a sense of place that separates sought-after communities from those that are more nondescript. At the same time, the Borough is mindful of the financial constraints faced by homeowners and business owners, and wishes to retain its residents and businesses without placing undue financial strains upon them. The Master Plan Reexamination seeks to set the stage for the necessary balance.

Specific Land Use and Development issues that have arisen since the last Master Plan Reexamination in 2006 are outlined below. The observations and issues lead to recommendations for policy changes and/or implementation of regulatory changes in Section D.

- a. **Need for Commercial Character.** There is concern about the design and architectural character of non-residential development and redevelopment, particularly along the Black Horse Pike. Without clear design guidelines, development and redevelopment can appear uncoordinated and haphazard and therefore does not contribute toward the creation of a unified a sense of place or destination.
- a. **TCDI: Form Based Code Study.** In 2012, the Borough commissioned a Form Based Code Study through grant funding provided by the DVRPC (Delaware Valley Regional Planning Commission under the Transportation and Community Development Initiative program.

- b. **Central Business District Parking.** There remains concern as to the adequacy of the parking regulations with in the district. Specifically in regards to designated restricted parking areas and durations.
- b. **Impervious Coverage.** Many applications associated residential additions or alterations were observed to need variances for “Lot Coverage”.
- c. **Outdoor Seating and Dining.** There is an observed increase in outdoor seating and dining in the business districts.
- d. **Traffic Calming.** The increase volume and interaction of pedestrians, motorists, and bicycles along Station Avenue, East Atlantic, and West Atlantic Avenues raises safety concerns.
- a. **Redevelopment Opportunities.** There are two (2) areas in the Borough that appear to be underutilized. These areas are Block 29, Lot 4 (222 West Atlantic Avenue) (Reference Map 4) and Block 80, Lots 1, 2, 2.01, and 2.03 (Please Reference Map 5).

2. Renewable Energy

The State Legislature has enacted several pieces of new legislation over the last year that affect renewable energy facilities (solar, wind and biomass). The various laws converge to generally encourage the production of alternative and renewable energy, yet without local efforts to link the state laws to local ordinances, there is some confusion about what is and is not permitted, and a lack of clarity about municipal land use intentions.

Below is a summary of the laws enacted by the New Jersey State Legislature.

- **P.L. 2009 C 213** (January 16, 2010) relates to the installation of solar, wind and biomass energy generation facilities on preserved farms and commercial (unpreserved) farms and also modifies the Right to Farm Act and farmland assessment as they relate to renewable energy facilities.
- **P.L. 2009 C 146** amends Municipal Land Use Law N.J.S.A. 40:55D-4 and 7 to include definitions for “Inherently Beneficial Use” and “Wind, solar or photovoltaic energy facility or structure”.
 - **Inherently Beneficial Use** - “a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”
 - **Wind, Solar or photovoltaic energy facility or structure** – “a facility or structure for the purpose of supplying electrical energy produced from wind, solar, or photovoltaic technologies, whether such facility or structure is a principal use, a part of the principal use, or an accessory use or structure.”

- **P.L. 2009 C 35** (March 31, 2009) adds a section to Municipal Land Use Law N.J.S.A. 40:55D-66.11 which provides that a renewable energy facility is a permitted use within every industrial zone as long as the parcel consists of at least 20 contiguous acres owned by the same entity.
- **P.L. 2009 C 244** (January 16, 2010) creates new sections within Municipal Land Use Law N.J.S.A. 40:55D-66.12 to 40:55D-66.15, to provide guidance for wind energy systems, and provides that ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. The law defines the unreasonable hindrances and requires that within 10 months of enactment of adoption of the law (January 2010), the Director of the Division of Codes and Standards in the DCA , in consultation with the DEP will issue a technical bulletin including a model municipal ordinance for the construction of small wind energy systems.
- **N.J.S.A. 52:27D-141.1 (March 31, 2009)** provides that developers of 25 or more single family residential dwelling units shall offer the installation of solar energy systems as an option to homeowners.
- **P.L. 2010 C 4** (April 22, 2010) provides that solar panels are not to be included as impervious surface for impervious cover calculations or for storm water management planning, only the foundation may be considered impervious.

The Borough should update Ordinance to address these new regulations.

3. State Policy

- a. State Plan.** The New Jersey State Development and Redevelopment Plan was adopted in March of 2001. The Draft of the updated State Plan was released in 2009, but has not yet been adopted so the 2001 Plan remains the plan in effect at this time. 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 intention 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 to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; restore or stabilize a threatened environmental base through brownfields redevelopment and greenway enhancement; 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.

- b. **The New Jersey Residential Site Improvement Standards** (N.J.A.C. 5:21) have been revised and supersede municipal zoning regulations when there are conflicts.

D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared. (N.J.S.A. 40:55D-89d)

A new comprehensive Master Plan is not needed at this time, as the planning foundations set forth in the 1996 Master Plan Reexamination remain relevant today. This section outlines the recommended changes and additions to the Master Plan. Together the Borough's 1996 Master Plan along with the 2016 Master Plan Reexamination will form the whole of the Borough's Master Plan.

The specific Master Plan Amendments and Recommendations are listed below and will serve to ensure that the Borough's planning policies and regulations support the goals and objectives as the Borough strives to implement effective regulations and efficient processes.

- a. **Need for Commercial Character.** There is concern about the design and architectural character of non-residential development and redevelopment, particularly along the Black Horse Pike. Without clear design guidelines, development and redevelopment can appear uncoordinated and haphazard and therefore does not contribute toward the creation of a unified a sense of place or destination.

Recommendation:

It is recommended these commercial areas be reviewed for potential zoning revisions.

- b. **TCDI: Form Based Code Study.** In 2012, the Borough commissioned a Form Based Code Study through grant funding provided by the DVRPC (Delaware Valley Regional Planning Commission under the Transportation and Community Development Initiative program.

Recommendation:

Though the Planning Board does not recommend wholesale adoption of the Form Based Code developed under the study, specific recommendations were identified for incorporation into the Borough's Zoning Ordinance.

- c. **Central Business District Parking.** There remains concern as to the adequacy of the parking regulations with in the district. Specifically in regards to designated restricted parking areas and durations.

Recommendation:

It is recommended these commercial areas be reviewed for potential zoning revisions.

- d. **Impervious Coverage.** Many applications associated residential additions or alterations were observed to need variances for “Lot Coverage”.

Recommendation:

It is recommended that the “Lot Coverage” requirements of the Ordinance be revised to permit decks which drain through to soil and certain paver surfaces to not be considered impervious coverage under the “Lot Coverage” requirements of the Ordinance.

- e. **Outdoor Seating and Dining.** There is an observed increase in outdoor seating and dining in the business districts.

Recommendation:

Consideration should be given to incorporating more detailed regulatory language in the Ordinance in regards to outdoor seating and dining in the Central Business, Highway Commercial, and Neighborhood Commercial Districts.

- f. **Traffic Calming.** The increase volume and interaction of pedestrians, motorists, and bicycles along Station Avenue, East Atlantic, and West Atlantic Avenues raises safety concerns.

Recommendation:

Consideration should be given to evaluate potential traffic calming measures along Station Avenue, East Atlantic, and West Atlantic Avenues. It is recommended that any traffic calming measures considered should not detract for the existing character of these thoroughfares.

- g. **Redevelopment Opportunities.** There are two (2) areas in the Borough that appear to be underutilized. These areas are Block 29, Lot 4 (222 West Atlantic Avenue) (Reference Map 4) and Block 80, Lots 1, 2, 2.01, and 2.03 (Please Reference Map 5).

Recommendation:

Consideration should be given to performing Determination of Need Studies and Redevelopment Plans for Block 29, Lot 4 (222 West Atlantic Avenue) and Block 80, Lots 1, 2, 2.01, and 2.03

- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal Master Plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (N.J.S.A. 40:55D-89e)**

It is the Borough's intent to maintain the option to utilize all available planning tools to work toward realization of the Borough's vision for a healthy, vibrant, and attractive business environment, to improve the quality of life for current and future residents, and to maintain and enhance opportunities for smart growth and economic development. As the Borough continues to monitor and assess conditions in the nonresidential areas in the context of the overall land use picture, specific properties or areas may emerge as candidates for redevelopment. Where redevelopment or rehabilitation area designation has the potential to advance the Borough's goals and objectives, to incentivize redevelopment of properties vital to anchoring the local economy, to create community value, and to have positive ripple effects throughout the Borough, then those areas may be recommended for study in accordance with Local Redevelopment and Housing Law.

The only area that the Planning Board would recommend for specific consideration at this time are

- Block 29, Lot 4 (222 West Atlantic Avenue)
- Block 80, Lots 1, 2, 2.01, and 2.03

IV. Conclusion

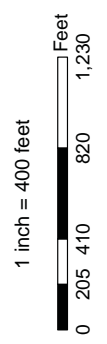
The recommendations in sections D and E above will assist the Borough in advancing its goals, which include supporting existing businesses, attracting new employers, encouraging in-fill development and redevelopment, incorporating inviting and vibrant public spaces, and improving architectural character and design. Despite the challenges faced by the Borough of Haddon Heights, the Borough has much strength, and is well positioned to capitalize on its assets to enhance the sense of community, convenience, and character that make the Borough desirable to many residents.

MAP 1

Aerial Map

Existing Conditions Borough of Haddon Heights

Camden County, New Jersey



Legend

- Parcels
- Municipal Boundary

Data Sources:
Parcel and Municipal Boundary data provided by Haddon Heights Tax Map Key Map. Last updated 12-31-2013.
Aerial Photography Provided by NJDEP 2013 Digital Orthophotographs

All positions are based on the following
- NAD 83 (horizontal datum)
- NJ State Plane Coordinate System

Rawick & Veruick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595, Fax: (856) 795-1882
Web Site Address: www.rve.com

MAP 2

Existing Zoning

ZONING DISTRICT DESIGNATIONS

LAST REVISED: JANUARY 2010-CHAPTER 450

- R-1 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-2 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-3 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-4 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-5 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-6 - LOW DENSITY RESIDENTIAL DISTRICT
 - R-7 - LOW DENSITY RESIDENTIAL DISTRICT
 - REC - RECREATIONAL DISTRICT
 - C - CONSERVATION DISTRICT
 - CB - CENTRAL BUSINESS DISTRICT
 - HC - HIGHWAY COMMERCIAL DISTRICT
 - BC - BUSINESS COMMERCIAL DISTRICT
 - NC - NEIGHBORHOOD COMMERCIAL DISTRICT
 - O - OFFICE DISTRICT
 - PO - PROFESSIONAL OFFICE DISTRICT
 - PO-R - PROFESSIONAL OFFICE-RESIDENTIAL DISTRICT
 - MPW - MUNICIPAL-PUBLIC WORKS DISTRICT
-
- H - HISTORIC DISTRICT BOUNDARY
 - WC - WOODLAND CONSERVATION BOUNDARY

HISTORIC LANDMARKS

HADDON HEIGHTS COMMERCIAL HISTORIC DISTRICT

- ① - COLONEL JOSEPH ELLIS HOUSE, 1009 SYCAMORE STREET (ca. 1754)
- ② - JOHN T. GLOVER HOUSE, 1212 SYLVAN AVENUE (ca. 1734)
- ③ - HINCHMAN-HURLEY HOUSE, 1019 NORTH PARK AVENUE (ca. 1699)
- ④ - C. GLOVER HOUSE, 1908 NEW JERSEY AVENUE (ca. 1775)
- ⑤ - GLOVER FULLING MILL, SYLVAN DRIVE (ca. 1750)
- ⑥ - ALBERTSON MEMORIAL FOUNTAIN, PRESENTLY LOCATED ON KINGS HIGHWAY AT WHITE HORSE PIKE
- ⑦ - MARY T. MOUNT HOUSE, 101 BLACK HORSE PIKE
- ⑧ - PSE&G SUBSTATION, 611 E ATLANTIC AVENUE (ca. 1900)
- ⑨ - FOURTH AVENUE BETWEEN GREEN STREET AND HIGH STREET, EXCLUDING THE BAPTIST HIGH SCHOOL

NOTE: Per Chapter 450, under Zoning and Land Development, all office zones are to be considered within the Historic District as follows:

450-108. Designated Historic Landmarks.
 A. There is hereby established in the Borough of Haddon Heights a district to be known as the "Haddon Heights Commercial Historic District," which shall include the Office and Business Districts established in the official Zoning Ordinance. The boundary lines of the Haddon Heights Commercial Historic District, as generally defined by the several streets, shall be the existing rear boundary lot line, as of the date of this article, of the lots bordering on the outside line of the streets named as boundaries or 200 feet from the outside line of the streets named as boundaries, whichever is the lesser distance.

LEGEND

KEY MAP

- 10 PLATE NUMBER
- 110 BLOCK NUMBER
- ARTIFICIAL-BLOCK-LIMIT-LINE
- PLATE DELINEATION LINE
- MUNICIPAL BOUNDARY LINE
- WATERWAY LINES
- ASSESSMENT LINE
- W.L.A. WETLAND AREA - W.L.A.
- F.H.A. FLOOD HAZARD AREA - F.H.A.

BASE PLAN REVISIONS		
8-3-2011	CHARLES E. ADAMSON	42627
12-31-2013	CHARLES E. ADAMSON	42627



- NOTES:
1. TOTAL AREA OF THE BOROUGH OF HADDON HEIGHTS: 1024 ACRES +/- OR 16 SQUARE MILES +/-.
 2. ZONING DISTRICT DESIGNATIONS ARE BASED ON THE LAND USE PLAN 1995 PREPARED BY, LENAZ, MUELLER & ASSOCIATES; PLANNING/DEVELOPMENT CONSULTANTS PRINCETON, NEW JERSEY AND ZONING MAP AMENDMENTS COMPLETED TO DATE.
 3. ZONING BOUNDARIES ARE TAKEN TO LOT BOUNDARIES FOR CONSISTENCY.

ZONING & LAND DEVELOPMENT BOROUGH OF HADDON HEIGHTS



CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 400' DATE: 5-17-2010

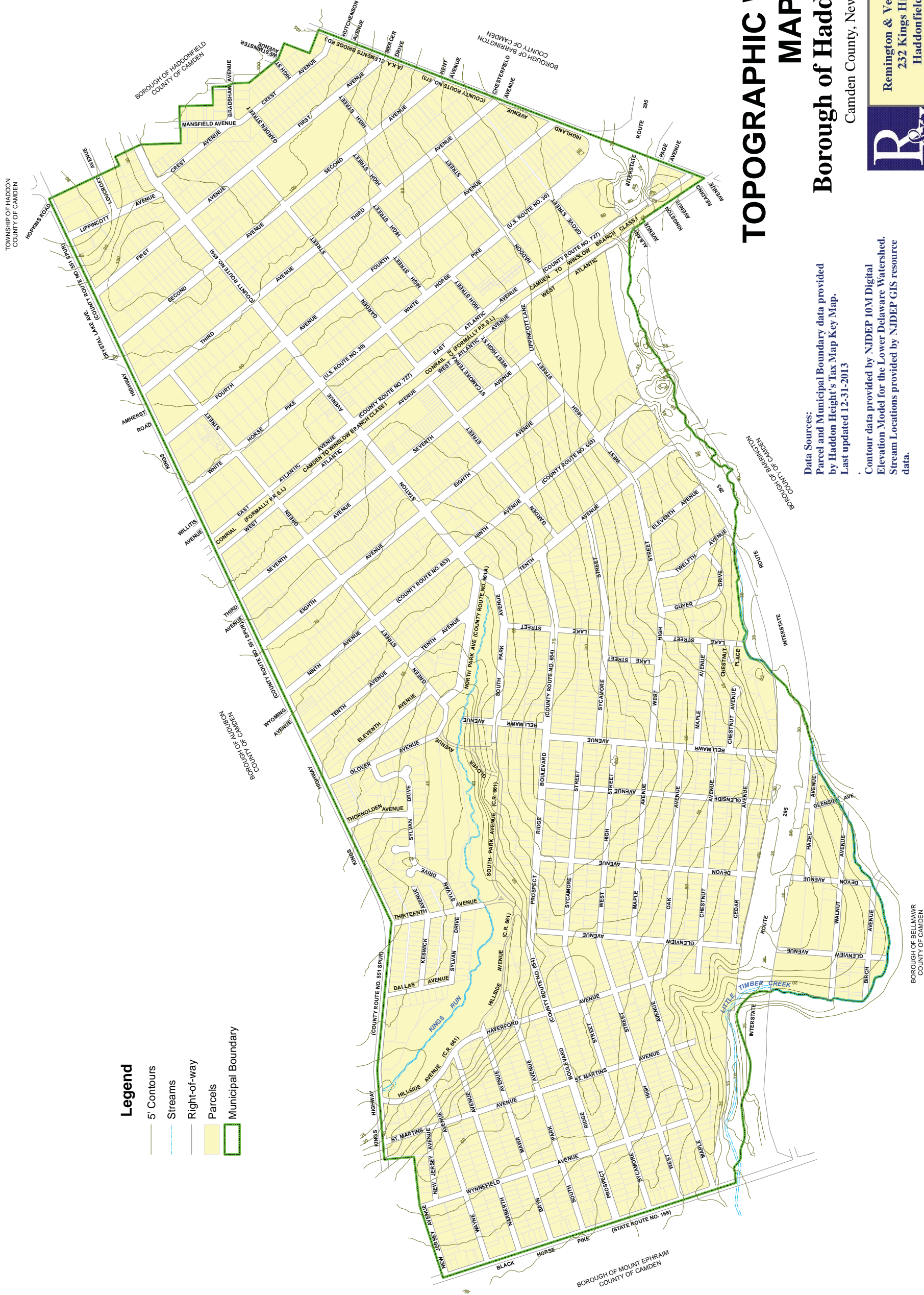
MAP 3

Topographic Waterway Map



Legend

- 5' Contours
- Streams
- Right-of-way
- Parcels
- Municipal Boundary



TOPOGRAPHIC WATERWAY MAP

Borough of Haddon Heights

Camden County, New Jersey

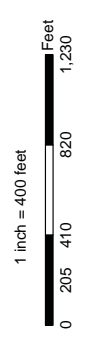


Remington & Vernick Engineers
 232 Kings Highway East
 Haddonfield, NJ 08033
 (856) 795-9595, Fax: (856) 795-1882
 Web Site Address: www.rve.com

Data Sources:
 Parcel and Municipal Boundary data provided
 by Haddon Heights Tax Map Key Map.
 Last updated 12-31-2013

Contour data provided by NJDEP 10M Digital
 Elevation Model for the Lower Delaware Watershed.
 Stream Locations provided by NJDEP GIS resource
 data.

All positions are based on the following
 - NAD 83 (horizontal datum)
 - NJ State Plane Coordinate System








MAP 4

Potential Redevelopment Area:
Block 29, Lot 4 (222 West Atlantic Avenue)



LEGEND

-  Subject Property
-  Parcels
-  Municipal Boundary
-  Wetlands
-  Waterbody

BLOCK	LOT	AREA
29	4	49,658 SF (1.139 AC)

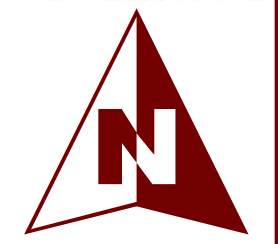
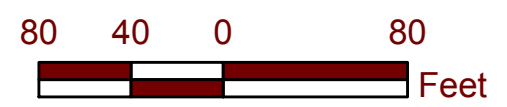
BACH Associates, PC
 ENGINEERS • ARCHITECTS • PLANNERS
 304 White Horse Pike Tel: 856-546-8611
 Haddon Heights, New Jersey 08035 Fax: 856-546-8612
 www.BachDesignGroup.com

**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

Zoning Map Sources

Parcel Data: Camden County Planning Department	
Pinelands Boundary & Watershed Layer: NJ Pinelands Comm.	
Scale: 1" = 80 feet	Updated Bach Associates 2015
Date: January 22, 2016	Proj: HHP2015-1
Prepared by: Steven M. Bach PP #LI 05557	



MAP 5

Potential Redevelopment Area: Block 80, Lots 1, 2, 2.01, and 2.03



LEGEND

- Subject Properties
- Municipal Boundary
- Wetlands
- Waterbody
- Parcels

BLOCK	LOT	AREA
80	1	39,107 SF (0.897 AC)
80	2	12,280 SF (0.281 AC)
80	2.01	52,876 SF (1.213 AC)
80	2.03	15,440 SF (0.356 AC)

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

Zoning Map Sources
 Parcel Data: Camden County Planning Department
 Pinelands Boundary & Watershed Layer: NJ Pinelands Comm.
 Scale: 1" = 150 feet Updated Bach Associates 2015
 Date: January 22, 2016 Proj: HHP2015-1
 Prepared by: Steven M. Bach PP #LI 05557

