

VIII.

RECREATION AND OPEN SPACE

A. Inventory of Recreation Facilities

Haddon Heights has a well-developed recreation program. There are playgrounds at each of the public schools. These small playgrounds meet local neighborhood needs for younger children. Table 1 shows that Haddon Heights has a substantial inventory of public and private recreation facilities and open space acreage. Three existing parks service the major needs of local residents. The Borough-owned Devon Avenue park has two ball fields, a concession stand, blacktop area for street hockey, four tennis courts and a soccer goal. Another municipal park known as the Barr Avenue Recreational Complex is located on West High Street, near Interstate 295. It has four fall fields, three tennis courts, a picnic area and playground equipment. A largely wooded and passive County Park extends from the Kings Highway to Station Avenue. In this park are located a War Memorial, ball field, play equipment, picnic area, trails and a small outdoor amphitheater. Table 2 identifies existing public and school-owned recreation facilities in the Haddon Heights area.

The National Park and Recreation Association (1983) and Delaware Valley Regional Planning Commission (1977) standards and criteria for open space and recreational facilities were used as guidelines to furnish some perspective on the adequacy of both local and regional facilities and acreage. Both Tables 3 and 4 present facilities needed locally and regionally by using these standards and criteria after making adjustments to reflect local conditions. In terms of numbers for Haddon Heights Borough, basketball courts, field

Table 1
Existing Public and School Owned Recreation Facilities in Haddon Heights Borough

FACILITY	LOCATION																			
	Baseball	L.L. Baseball	Softball	Soccer	Football	Multi-Purpose Fld.	Basketball	Tennis	Volleyball	Play Equipment	Picnic Area	Swimming	Gym	1/2 Mile Track	Jog/Bike Trails	Field Hockey	Ice Skating	C.G. Skiing	Fitness Course	
MINI PARKS																				
Atlantic Ave. School							2									1				
Seventh Ave. School							2									1				
Glenview Ave. School							1									1				
St. Rose Catholic Sch.							1									1				
Christian Day Sch.							1									1				
NEIGHBORHOOD PARKS																				
Barr Ave. Compl.	1	2	1					3							1	1				
Devon Ave. Park			2	1		1		4												
Haddon Heights H. Sch.	1				1	1	1									1	1			
Swim Club							1									1				
COMMUNITY PARKS																				
Haddon Heights Lake Pk.	1								2	1	1								1	
TOTAL	3	2	3	1	1	2	9	7	3	8	2	1	1	1	1	1	0	1	0	0

Note: Acreage for schools is total area minus school buildings.

Table 2
Existing Public and School Owned Recreation Facilities in the Haddon Heights Area

MUNICIPALITY	Acreege	Baseball	L.L. Baseball	Softball	Soccer	Football	Multi-Purpose Fld.	Basketball	Tennis	Volleyball	Play Equipmnet	Picnic Area	Swimming	Gym	1/4 Mile Track	Ice Hockey	Jog/Bike Trails	Field Hockey	Ice Skating	C.C. Sking	Fitness Course
Audubon Borough																					
Edgewood Ave.	4.5		2					2													
N. Merchant Field	2			1																	
Merchant & Hampshire	1								2												
Chestnut & E. Atlantic	.75			1																	
Hampshire & Walnut	4							2		1											
Haviland School	1.5							2		1			1								
Mansion Ave. Sch.	1.5							3					1								
Audubon High Sch.	23	1		1	1	1		5	4				1	1			1				
Camden County	22.25																				
TOTAL	60.60	1	2	3	1	1	0	14	6	0	2	0	0	3	1	0	0	1	0	0	0
Haddonfield Borough																					
Crows Woods	61.46				1	1		2	2	1											
Scout Field	1.7			1	1																
Mountwell Area	2.85						1				1										
Wheeler Park	26.4																	1			1
Centennial Park	3.64						1		3												
Middle School	1			1				2					1					1			
High School	2					1		2					2	1							
Tatem School	1.1						1	1													
Radnor Field	3.5						1	1	3												
Green Acres Field	.8			1	1																
E. Haddon School	1						1	1													
Little League Field	4.74		3																		
Hopkins Pond	16																	1			
Pennypacker Park	92.96	1								2	1	1					1		1	1	
Wallworth & Evans	11.98									1		1									1
TOTAL	231.13	1	3	3	3	2	5	9	8	4	2	2	0	3	1	0	3	1	1	1	2
Haddon Township																					
Van Sciver School	9.0		4										1								
High School	.71			1				4	8	1											
W. Collinswood Civ.Ctr.	.5							2			1										
Blenheim Playground	1.4	1						1			1										
Newton Lake Park	10.17																				
Bluebird Playgr.	1.4										1										
Cooper River Pk.	410	2				1	1			5	1	6		1		1		1	1	1	1
Crystal Lake Pk.	9.4							1	4		1	1	1								
Edison Woods	8.6										1										
Battlewood	.31							1													
TOTAL	451.49	3	4	1	0	1	1	9	12	6	6	7	2	0	1	0	1	0	1	1	1
SUB-TOTAL	743.12	5	9	7	4	4	6	32	26	10	10	9	2	6	3	0	5	2	2	2	3

Table 2 Continued
Existing Public and School Owned Recreation Facilities in the Haddon Heights Area

MUNICIPALITY	Acreage	Baseball	L.L. Baseball	Softball	Soccer	Football	Multi-Purpose Fld.	Basketball	Tennis	Volleyball	Play Equipment	Picnic Area	Swimming	Gym	1/4 Mile Track	Ice Hockey	Jog/Bike Trails	Field Hockey	Ice Skating	C.C. Skiing	Fitness Course
Mt. Ephraim																					
Mepri Field	5	1	1			1															
Park of '76	1										1	1									
N.J. & Centre Ave.	.1										1										
Linden Ave.	1.1			1																	
Boro Hall & Kershaw Sch	2.0			1			2														
Bray School	1.45		1				1			1											
Harding & Lowell	.1									1											
Valley & Haddon	24									1	1					1					
TOTAL	34.75	1	2	2	0	1	0	3	0	0	5	2	0	0	0	0	1	0	0	0	0
Barrington																					
Babe Ruth Field	3.5	1																			
Courtney Dr. Field	4.8					1		2		1											
Moore Ave. Playground	2.5			1			3	1		1											
Plummer Park	2										1										
Woodland School	16				1		1						1								
Avon School	4					1				1											
Culbertson Sch.	3					1															
TOTAL	35.8	1	0	1	1	0	3	4	3	0	3	1	0	1	0	0	0	0	0	0	0
Bellmawr																					
Center Ave. Playground	2									1											
Park Drive Park	2.45																				
Kennedy Blvd.	.76									1											
Princeton Ave. Field	2			2			1														
Essex Road Field	2		3				1														
Creek & Bell Road	13.7					1	1			1											
Anderson Ave. Field	.99																				
Smith Ave.	2.14						1	3		1											
Braisinston Ave.	1.63									1											
Roberts Ave.	.15									1											
Alcyon Ave.	.45						1														
Bell Oaks School	2.82	2					1				1	1					1				
Burke School	2.15					1				1											
Bellmawr Park School	12.0					1	1														
TOTAL	45.24	2	3	2	0	1	2	7	3	0	7	1	0	1	0	0	0	1	0	0	0
SUB-TOTAL	115.79	4	5	5	1	2	5	14	6	0	15	4	0	2	0	0	1	1	0	0	0
GRAND TOTAL	858.91	9	14	12	5	6	11	46	32	10	25	13	2	8	3	0	6	3	2	2	3

Table 3**Specific Public, Non-School Owned Recreation Facilities:
Existing & Needed for Haddon Heights and the Surrounding Municipalities**

Type of Facility	Standard (Facilities/Population)	Existing Facilities Haddon Heights	Facilities Needed	Existing Regional Facilities	Facilities Needed Regionally
Baseball	1/5,000	2	1-2	8	14-15
L.L.Baseball	1/5,000	2	1-2	11	14-15
Softball	1/3,000	3	2-3	12	24
Soccer	1/10,000	1	1	5	7-8
Football	1/10,000	0	1	4	7
Basketball	1/5,000	0	1-2	20	14-15
Tennis	1/2,000	7	4-5	27	36
Swimming	1/20,000	0	0	1	3-4
¼ mi. Track	1/20,000	0	0	1	3-4
Field Hockey	1/10,000	0	1	0	7
Handball	1/10,000	0	1	0	7
Volleyball	1/3,000	2	2-3	11	24
Play Equip.	1/2,000	2	8-9	23	36
Picnic Area	1/6,000	2	1-2	14	12

Table 4**Specific Public & School-Owned Recreation Facilities:
Existing & Needed for Haddon Heights and the Surrounding Municipalities**

Type of Facility	Standard (Facilities/Population)	Existing Facilities Haddon Heights	Facilities Needed	Existing Regional Facilities	Facilities Needed Regionally
Baseball	1/5,000	3	1-2	12	14-15
L.L.Baseball	1/5,000	2	1-2	16	14-15
Softball	1/3,000	3	2-3	15	24
Soccer	1/10,000	1	1	6	7-8
Football	1/10,000	1	1	7	7
Basketball	1/5,000	6	1-2	52	14-15
Tennis	1/2,000	7	4-5	39	36
Swimming	1/20,000	0	0	2	3-4
¼ mi.Track	1/20,000	1	0	4	3-4
Field Hockey	1/10,000	1	1	4	7
Handball	1/10,000	0	1	0	7
Volleyball	1/3,000	2	2-3	12	24
Play Equip.	1/2,000	8	8-9	30	36
Picnic Area	1/6,000	2	1-2	14	12

hockey, handball courts, play equipment and picnic areas fell short of the suggested guidelines only because these organizations excluded schools and other private facilities from their standards. If all of these facilities were included, the Borough would meet or exceed most of the generally accepted standards for all basic recreation facilities.

Considering the region, that is Haddon Heights and all of the abutting municipalities, the guidelines suggest that needs are unmet for a number of common recreation facilities, such as baseball, softball, soccer, tennis and playground equipment. Although Haddon Heights appears to have adequate recreation facilities, some of the pressure for additional Borough facilities may be the result of unmet recreation needs in adjacent municipalities.

B. Parks - Existing and Needed

Different levels of recreation activity geared towards varied population ages and interests suggests a variety of park areas. These would range from very small mini-parks, which serve a special part of a neighborhood oriented toward younger children or the elderly, to a Community Park which would serve the entire Borough and contain a variety of specialized recreation facilities.

Park facilities in Haddon Heights can be classified in three separate categories: the Mini-Park, the Neighborhood Park, and the Community Park. Identifying existing facilities in these categories permits comparison with the above referenced standards and criteria. Other larger types of parks such as metro-

politan and regional open space preserves cannot be provided at the municipal level.

-- Mini Park (MP) These small specialized facilities serve a concentrated or limited population. Activities are usually oriented toward children, but can also provide complete recreational experiences for the elderly. Mini-parks are now found exclusively on existing school playgrounds in the Borough, but can be expanded to include vacant lots. The service area for a mini-park is about 1/8 to 1/4 mile, depending on residential density. The desirable size is 1/4 to 2 acres or less and the recommended total amount is .25 to .5 acres per 1,000 population. Applying these specifications to Haddon Heights reveals that, although there are no Borough-owned mini-parks, public and private school facilities often serve this function. Guidelines used to evaluate the adequacy of local facilities and acreage have excluded public and private facilities because their use can be denied to the public at any time. Since Borough residents rely heavily on these private facilities for recreation activities, their inclusion in this analysis seemed appropriate.

The total acreage in mini-park use is approximately 3.5 acres. Mini-park specifications for a 1980 Borough population of 8,361 residents indicates that appropriate land for this use is in the range of 2 to 4 acres, based on .25 to .50 acres per 1,000 population. Since Haddon Heights consists primarily of single family detached dwellings, the back yard often functions as a mini-park and,

therefore, the lower range figure of 2 acres appears most applicable. Even though total existing acreage appears adequate, it would make sense to consider the acquisition of other mini-parks spread throughout the Borough, thereby being more accessible to a larger portion of the population. Development of mini-parks should also include facilities for the elderly, like benches, sitting areas, and table/court games. Locational criteria suggest that such parks be in proximity to apartment complexes, single family developments or housing for the elderly. An examination of the types of equipment available at each park reveals that the existing areas are all school grounds with play equipment and basketball courts. The Borough has no mini-park with passive recreation amenities that would appeal to the older population. This fact suggests that mini-parks with passive recreation amenities, ideally located in proximity to concentrations of housing for the elderly, may be an unmet need.

-- Neighborhood Park (NP) The neighborhood park is defined as an area for intense recreational activities such as field games, court games, crafts, playground apparatus, skating, picnicking, and wading or spray pools. These parks are to serve an area $\frac{1}{2}$ mile in radius, with a population of up to 5,000 people. The recommended size is 15 acres minimum, with 1 to 2 acres per 1,000 population. Actual park size would be dependent on location and adjacent residential density service areas. The Barr Recreational Complex and the Devon Avenue park clearly fit the description of neighborhood parks. Also, the high school

Table 5

**Park Land: Existing & Needed
For Haddon Heights and the Surrounding Municipalities**

Type of Park and Ideal Size	Standard (Acres / Population)	Service Area	Existing Borough Parks	Local Acreage Needed	Existing Regional Parks	Regional Acreage Needed	Typical Facilities
Mini-Park (¼ -2 ac.)	.25-.5ac./ 1,000 people	1/8-1/4 mi.	3.51 ac.	2 to 4	40.6 ac.	18 to 36	Tot lot, Preschool activities benches, court games & dense landscape treatment.
Neighborhood Park (5-20 ac.)	1-2 ac./ 1,000 people	½ mi.	42.81 ac.	8 to 17	177.06 ac.	72 to 144	Playground apparatus, picnicing, field sports, informal & court games
Community Park (10-100 ac.)	4 to 5 ac./ 1,000 people	1½-2 mi.	38.55 ac.	33 to 42	265.6 ac.	288 to 360	Ballfields, walking, & sitting areas, swimming pool, tennis & passive recreation

This table indicates the general park/recreation standards used to derive the Borough's recreation plan. They are based on recognized standards derived by the National Park & Recreation Association and Delaware Valley Regional Planning Commission, as adjusted by RPPW to reflect local conditions. Acreage figures are just for public parks and schoolgrounds (excluding buildings) except for Haddon Heights, in which all recreation facilities were inventoried.

grounds and private swim club adjacent to the Devon Avenue site meet some of the criteria. Considering just the acreage at the Barr and Devon sites (33.2 acres), Haddon Heights exceeds the recommended acreage for neighborhood parks since guidelines suggest that each park contain 15 acres.

- Community Park (CP) The community park is envisioned as an area of diverse environmental quality which may include areas of intense recreational activity, such as athletic complexes and large swimming pools, together with ball fields and various court games. Also it may be an area of natural beauty for more passive outdoor recreation such as walking, viewing, sitting and picnicking.

Haddon Lake Park, which is an 84.8 acre facility - 38 acres of which are in Haddon Heights - fits the description of a community park. The recommended standard for community parks is 4-5 acres per 1,000 population, which generates 33-42 acres of local park land. Since the Borough is overwhelmingly a community of single family detached housing, the smaller acreage per 1,000 would be acceptable. The Borough's recreation needs at the community park level appear to be met by the existence of the County's Haddon Lake Park.

Table 5 furnishes both the local and regional perspective on park land in the Haddon Heights area. Park acreage in the Borough appears to be generally adequate. Regional acreage devoted to mini-parks and neighborhood parks exceeds the standard; however,

acreage for community parks is deficient. These figures might be somewhat misleading because the recreation facility portion of public school facilities was included in the count, while they are excluded in the guidelines.

C. Future Needs - Park & Recreation Facilities

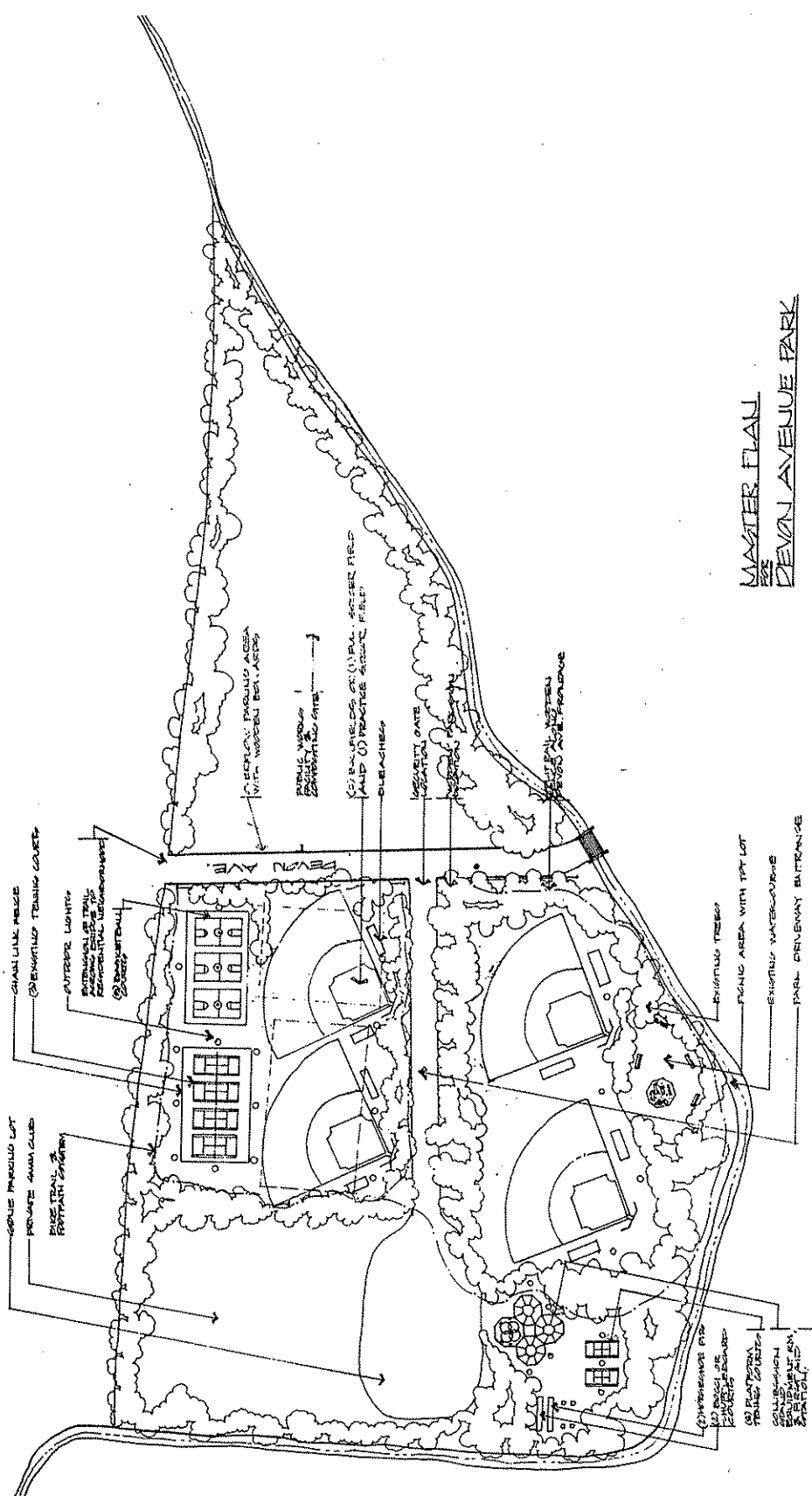
If population projections are correct, the Borough can anticipate slightly decreased demand for recreation facilities in the future. The figures generated by the Delaware Valley Regional Planning commission project a 13.4 percent decline in Haddon Heights's population between the years 1980 to 1990, with an average 12.8 decline in surrounding municipalities. The Borough population could be as low as 7,237 people by 1990. Population projection used for the sizing of the Regional Sewerage Treatment Plant indicates that the Borough population could rise to 9100 people by the year 2000, and growth in the surrounding municipalities could result in levels slightly higher than the existing 1980 figures. After conducting an inventory of existing park and recreation facilities and comparing them to known standards, while taking into consideration demographic trends, the picture that emerges for Haddon Heights is that it has and should continue to have generally adequate recreation facilities, while facilities on a regional level may be inadequate. A regional deficiency in recreation facilities and Community Park acreage may create extra demand on local facilities and may explain a sense of inadequate facilities at the Borough level. The Borough Parks Committee has felt that some needs could be better served by additional baseball fields, basketball courts and possibly a recreation center. Inclusion of these

facilities and others in existing municipal parks has been evaluated.

Park proposals include the following:

- Devon Avenue Park A major asset to the Borough, yet proper planning of its future use is necessary to insure its compatibility with the Borough's overall land use plan. This recreation and open space element proposes existing facilities to be somewhat reorganized on-site and new facilities planned for the wooded area next to Little Timber Creek. The existing watercourse is an amenity that should be protected and enhanced by the removal of all trash and debris, installation of stone riprap and/or plant materials for erosion control and positive visual appearance, and determination of high water level to prevent adverse effects of flooding. In order to protect existing trees, it is recommended that all facilities be sensitively planned to avoid unnecessary destruction. Substantial plant overgrowth, stumps and dead, dying or otherwise hazardous trees should be removed for safety and aesthetic reasons.

The master plan for Devon Avenue Park incorporates the following major new facilities: two bocce or shuffleboard courts, two horseshoe pits, a concession stand and equipment room, three basketball courts or the development of a multi-use hard surface area, four fields (2 ball fields and 2 soccer fields), off-street parking, an 8' wide on-site bike trail and footpath system, park identification sign and wood rail fence, plus



MASTER PLAN
DEVON AVENUE PARK



security gate, picnic area and tot lot containing swings and slides. The basketball court surface might be organized to serve a multi-use function by striping for both basketball and volleyball, curbing the entire perimeter for ice skating activity and delineating a location for street hockey net installation. With increased use of the park, there might be the need for supervision. The concession stand and equipment room building could be used to check out equipment, such as basketballs, shuffleboard, horseshoe and volleyball equipment, and used as a place to administer first aid. During the majority of the year this building would probably be closed, although it could be used in winter in conjunction with ice skating.

- Barr Recreational Complex Use of the Barr Complex site could also be intensified. The Borough should investigate the possibility of constructing an 8' wide on-site bike trail and footpath system and installing more playground equipment. Two additional ball fields could be created on undeveloped acreage, however, further development should be extremely sensitive to the existing natural visual wooded buffer which separates homes on West High Street from the elevated Interstate Route 295. In addition, either the Barr Recreational Complex or nearby Seventh Avenue School would be ideal locations for a neighborhood recreation center and additional active recreation facilities, e.g. basketball courts.

- Mini-Parks Since the Borough has no mini-parks of its own, a suitably located vacant lot could be

developed into this type of amenity. An ideal location would be close to apartments or elderly housing. Facilities at a mini-park would depend on the park's orientation. If the park were primarily a tot lot, it could contain play apparatus, swings, slides, sandboxes, paved areas for wheeled toys, benches, wading or spray pools and landscape treatment. If oriented towards young adults, it could have a basketball court and, if primarily for older adults, the park could be a passive recreation area with benches, all-weather game boards for checkers, chess, shuffleboard and horseshoes. A mini-park would also contain some combination of facilities for a variety of age groups. One possible location for a new mini-park would be the sewage treatment plant site with direct access from Sylvan Drive. This $\frac{1}{2}$ acre site could be developed for a tot lot, benches and a pedestrian walkway system, plus a bridge over to the County Park.

- Conservation Areas The Borough presently has not designated conservation areas. The existing heavily-treed open space corridor created at the base of the elevation of Interstate 295 should be permanently protected to provide a natural buffer zone for homeowners. No recreational amenities should be provided in this area, (e.g. combination bike and pedestrian trail system, picnic tables, exercise stations, and sitting areas) because of its proximity to existing homes. Every effort should be made to permanently protect the existing treed environment by making portions of these areas available for purchase by abutting landowners to utilize as large extended or oversized

yards with the restriction that no changes to the landscape would be tolerated.

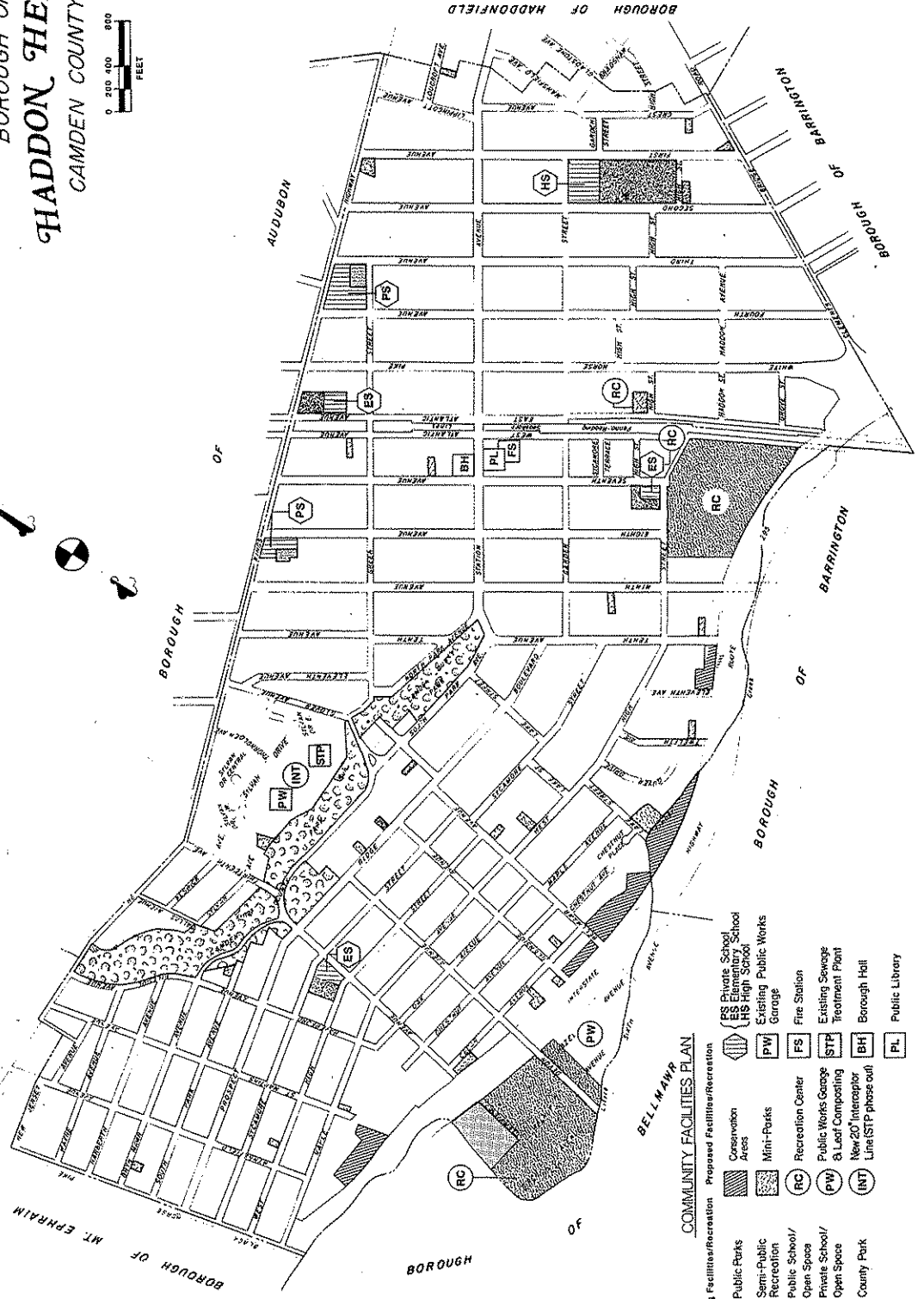
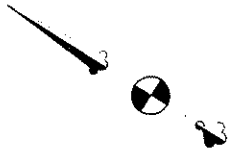
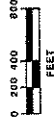
-- Recreation Center The Borough Parks Committee has discussed the possibility of constructing a public recreation center building. The most appropriate location for such a building would be at either the Devon or Barr recreational complex sites. Recreation guidelines suggest 1 recreation center per 10,000 people; size of building recommended is $\frac{1}{2}$ square foot per person served; types of rooms are 1 game room per 10,000, 1 arts and crafts room for every 10,000, and 1 club room or multiple-use room per 4,000 people. Other possible components might include a kitchen/snack bar, lounge and rest rooms. In any event, it is envisioned that a recreation center would be professionally staffed to provide supervision for young adults. The guidelines suggest that Haddon Heights may have the population to support a recreation center, or at least one or two multiple-use rooms at either existing park sites or other locations like the Seventh Avenue School.

-- High School The Haddon Heights High School "Educational Facilities Master Plan" recommends that a multi-purpose room be constructed in 1986 for after school sports activities. Every effort should be made to leave open the high school fields to the general public after regular school hours because of the lack of recreation and usable open space areas east of the White Horse Pike. Bicycles and motorcycles could be prohibited from entering the fields by installing turnstiles at

appropriate locations so that access would only be by foot.

On average, if all the proposed open space and park areas shown on the Community Facilities Map were developed and maintained for recreation, they would provide a ratio of thirteen acres of recreation space for each 1,000 persons. If none of the vacant lots were used for recreation, a ratio of ten acres for every 1,000 persons would exist, based on the 1980 population level in the Borough. Both the ratios exceed the total park land standard range of 5.25 to 7.50 acres/1,000 people. The percent excess ratio of park land in the Borough will become even larger if population levels decline in the future. Using the state recreation standard, that is 3% of the total land area, Haddon Heights should have at least 29.16 acres of park land.

BOROUGH OF
HADDON HEIGHTS
 CAMDEN COUNTY, N.J.



COMMUNITY FACILITIES PLAN

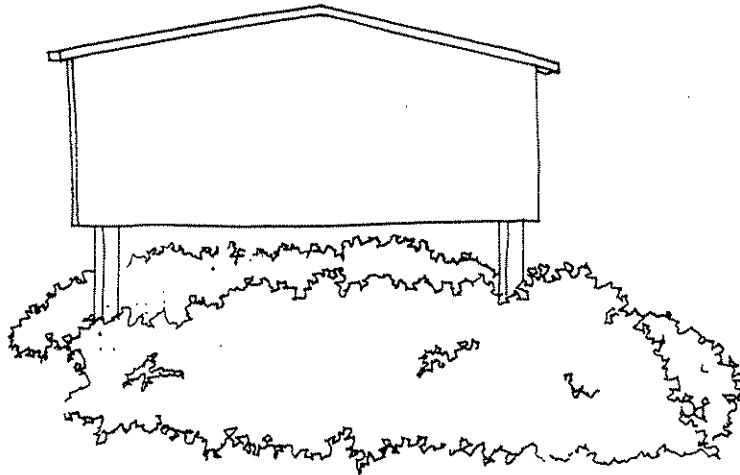
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|--|--------------------------------|--|---------------------|--|---------------------------------|
| | Existing Facilities/Recreation | | Conservation Areas | | PS Private School |
| | Public Parks | | Mini-Parks | | ES Elementary School |
| | Semi-Public Recreation | | Recreation Center | | HS High School |
| | Public School/
Open Space | | Public Works Garage | | Existing Public Works |
| | Private School/
Open Space | | 8-Leaf Composting | | Fire Station |
| | County Park | | New 20' Interceptor | | Existing Sewage Treatment Plant |
| | | | Line STP phase out | | Borough Hall |
| | | | | | Public Library |

IX. IMPROVEMENT PLANS

A. White Horse Pike

The following observations and suggestions have been made to enhance the functional and physical appearance of the White Horse Pike. Each comment has been referenced to a specific map location. Areas outside of Haddon Heights have also been noted because they will continue to have an influence on the physical appearance of the White Horse Pike.

1. Reduce the height and dimensions of existing free-standing sign.
2. Permanently protect mature hedgerows, if appropriate.
3. Good example of parking lot construction protecting existing healthy tree(s).
4. Encourage joint entry/exit driveways with adjoining property to reduce total number of curb cuts which generally impede traffic flow.
5. Pave, landscape and stripe parking lot and screen view of cars from public view along the White Horse Pike.
6. Attractive and functional St. Mary's Episcopal Church free-standing sign with plant materials at the base and proper physical dimensions to fit into the surrounding built environment as shown on the next page.



7. Construct brick and wood fence and sign welcoming the traveling public to Haddon Heights.
8. Border shopping center parking lot with large shrubs and trees or a low level fence or wall.
9. Reduce width of sidewalk by adding planters, landscape strips, benches and other pedestrian amenities.
10. Prohibit roof signs and free-standing signs; permit internally lit overhanging signs and facade signs if coordinated with building architecture and with other nearby signs.
11. Require trees and shrubs distributed throughout parking lot in planting islands to provide maximum shade and protection from heat and glare.
12. Properly manage shopping cart collection and use.

13. Architectural design and building setback has respected existing built environment.
14. Screen front and side of existing parking lot from view by using brick wall(s) and/or landscape materials.
15. Existing apartment building exhibits sensitive landscape treatment with benches and interconnecting walkways to create pleasant and functional people spaces.
16. Avoid parked cars overhanging onto public sidewalks; leave room for landscape buffer.
17. Prohibit parking of cars in front of buildings because it disrupts the visual continuity of the existing streetscape and creates an unpleasant pedestrian atmosphere.
18. New construction should match existing building setback lines, construction materials and roof profiles to reduce the visual impact of new buildings.
19. Discourage or prohibit spotlights aimed at buildings.
20. Need wooden fence and/or landscape hedgerow to buffer apartment building from parking lot and office uses.
21. Existing opportunity to develop joint parking lot, driveway access and free-standing sign for two (2) adjacent uses.

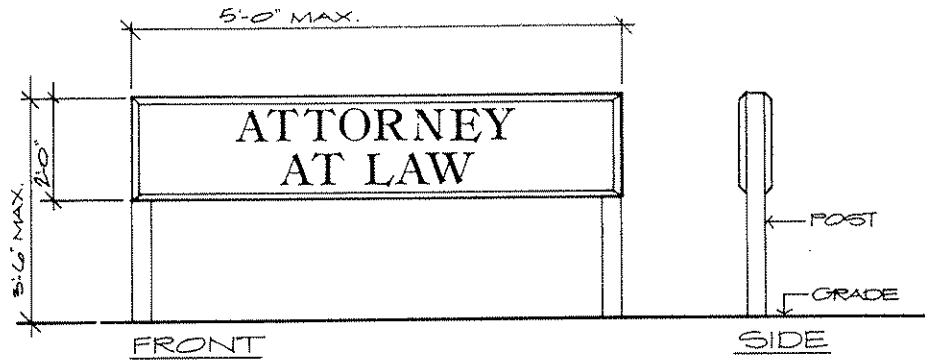
22. Construct brick and wood fence and sign welcoming the traveling public to Station Avenue; prohibit internally lit signs. Provide landscaping at the base of new sign.



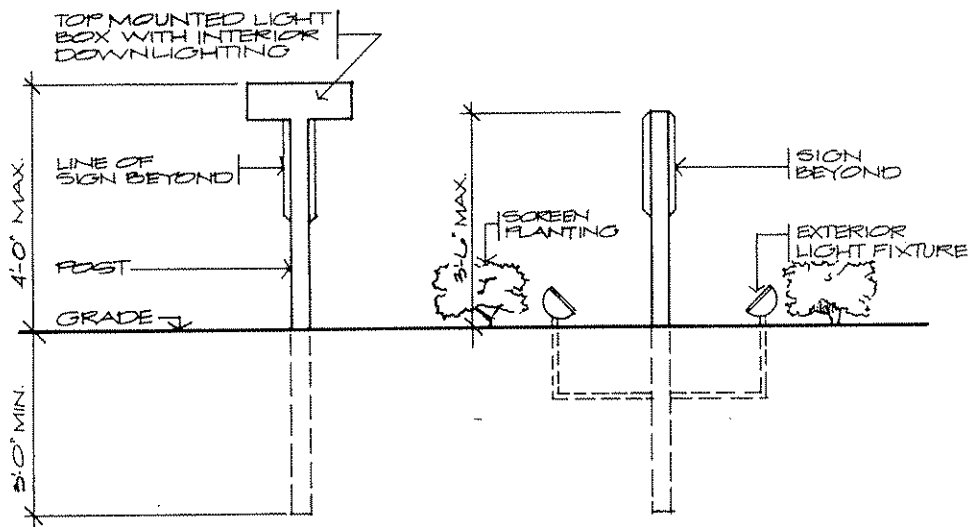
23. Permit multiple tenant listing sign either attached to the building or free-standing near front and rear doorway entrances.
24. Protect existing concrete ribbon driveways, if possible.
25. Existing garages could be utilized for parking spaces if principal building has been converted to

office use to enhance the overall residential setting, reinforce architectural site integrity and provide weather protection for vehicles.

26. Screen ground level air conditioning units and wall-mounted electrical transformers with landscaping and/or walls.
27. Plant trees and ground cover in existing islands.
28. Prohibit fencing of entire property to avoid creating enclosed spaces; side yards should not have a solid fence screen, but should contain some form of natural visual relief.
29. Good use of brick wall to screen parking lot from public view; fencing can be an attractive and decorative element of the streetscape if properly installed and maintained.
30. Prohibit free-standing signage with multiple listing except as previously noted; limit the number of tenants identified on the sign or allow only principal name of establishment or proprietor. Make sure that sign is properly lit and has screen plantings. An example of acceptable signage is shown on the following page.
31. Avoid double "back to back" fencing.
32. Interconnect adjacent properties with driveways and provide alternative rear entranceways if possible.



WOOD ROUTED OR SAND BLASTED SIGN



TOP LIGHTED

GROUND LIGHTED

TYPICAL
SIGN DETAILS

33. Parking should be located at rear of buildings and screened from view.
34. Important to preserve historically and/or architecturally important buildings, especially between High Street and the Kings Highway to the north.

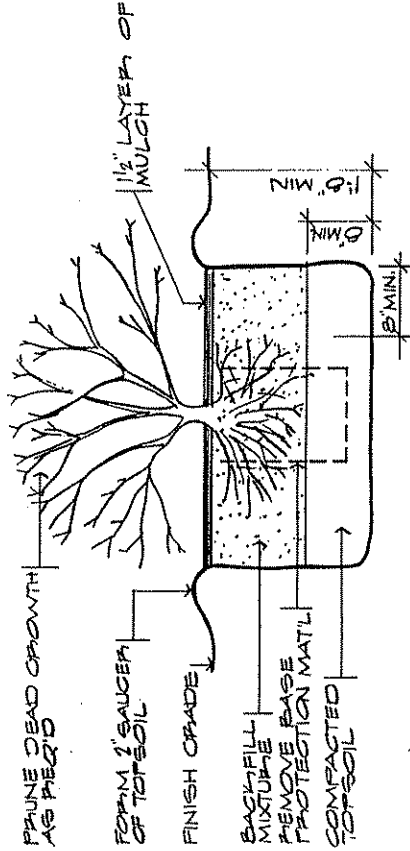
35. Good example of coordinating building color and design with low key free-standing sign placement and design.
36. Require comprehensive landscape plan for entire site with special emphasis on frontage; a landscape plan should provide for a variety and mixture of plant materials, taking into consideration their susceptibility to disease, colors by season, textures, shapes, blossoms and foliage. The sketches and charts on the following page identify significant elements of a landscape plan.
37. Plant more large street trees along the White Horse Pike between the sidewalk and curb line at predetermined spacing to reinforce the positive visual experience and complement the existing built environment.
38. Generally provide rear wooded fencing or clear chain-link with mature landscaping at the time of planting and use hedgerows exclusively along side property lines.
39. Need privacy fence material consistency along common property lines. Try to use wooden fencing that is compatible with the principal building. Fence height should not be greater than 3 feet in front and side yards and should not exceed 4 feet at rear property lines. Every effort should be made to promote natural living fences. This principle is detailed in the following illustration.

PLANT SCHEDULE

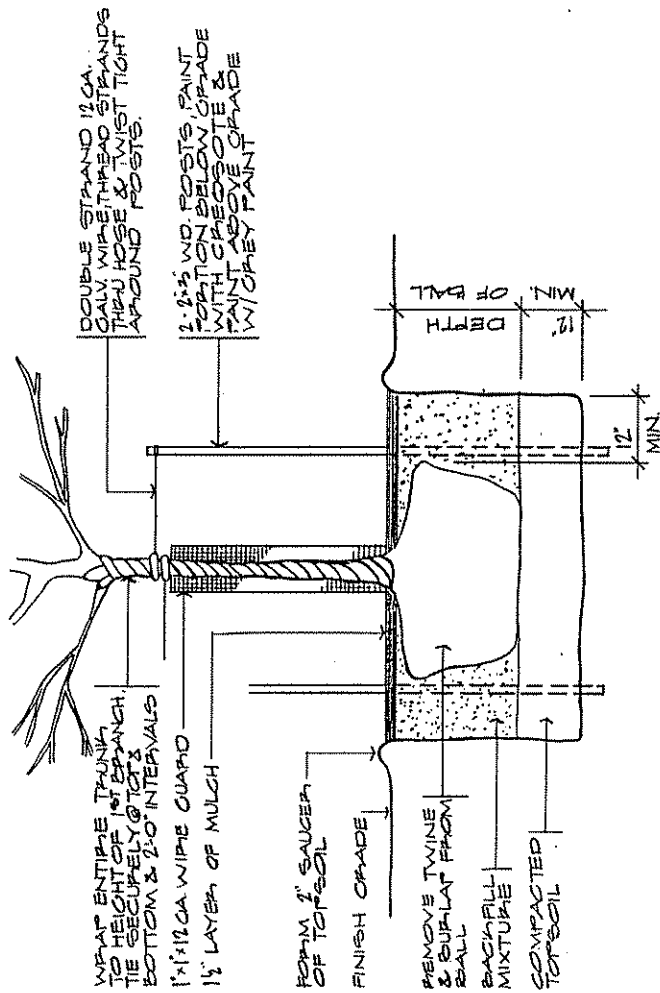
Key	Botanical Name	Common Name	Site	Remarks
Trees				
BA	Betula Alba	European White Birch	10-12'	B&B
CF	Cornus Florida	White Flowering Dogwood	11/2-13/4' cal.	(3 stem clump) B&B
GTS	Gleditsia Triacanthos	Shademaster Locust	11-13'	B&B
	Shademaster		2-2 1/2 cal.	
TG	Tilia Cordata	Greenspire Linden	12-14'	B&B
			2-2 1/2" cal.	
Shrubs				
ADW	Azalea	Delaware Valley White	15-18"	Cont.
AR	Azalea	Rosebud	15-18"	Cont.
CD	Cotoneaster Demmeri	Christmas Cotoneaster	15-18"	Cont.
	Skogsholman			10" o.c.
CS	Cotoneaster Salicifolia	Willowleaf Cotoneaster	15-18"	Cont.
FS	Forsythia Inermedia	Showy Border Forsythia	2-3'	B&B
	Spectabilis			
ICH	IlexCrenata Helleri	Dwarf Japanese Holly	15-18"	B&B
TMH	Taxus Media Hatfieldi	Hatfield Yew	21/2-3'	B&B
	Lagerstroemia Indica	Crepe Myrtle	4-5'	B&B
Ground Covers				
JCS	Juniperus Chinensis	Green Sargents Juniper	15-18"	Cont.
	Sergenti Viridis			18" o.c.
PL	Pyracantha Loboy	Orange Loboy Firethorn	15-18"	Cont.
VM	Vinca Minor	Periwinkle		3" pots
	Lawn			
	Sod			(see specs)

ON SITE SCREENING

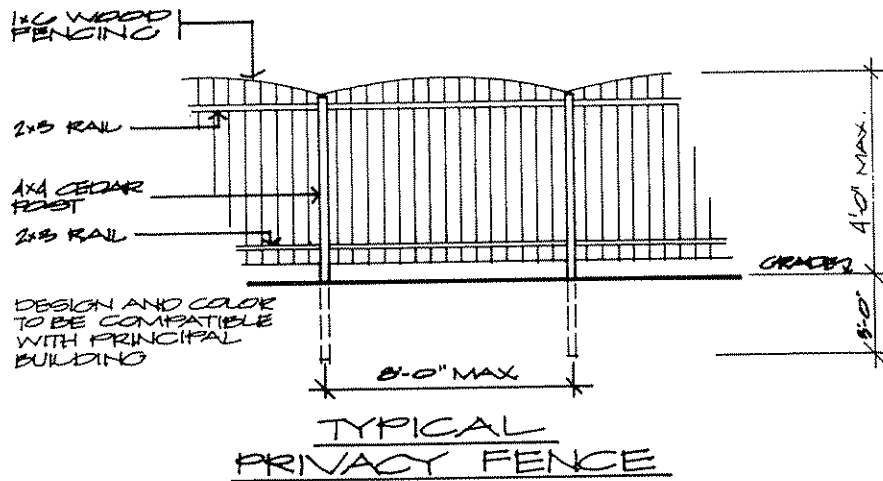
Trees	Shrubs		
Pitch Pine	6-8' tall	Leatherleaf Viburnum	3' o.c.
Pinus regita	B&B	Vib. rhytidophyllum	
Norway Spruce	ALL	Siebold Viburnum	3" o.c.
Picea abies	6' o.c.	Viburnum sieboldi	ALL
American Holly	3-4'	Regel Privet	2' o.c.
Ilex opaca	12" cans	Ligustrum obtusifolium regelianum	B&B



SHRUB PLANTING DETAIL

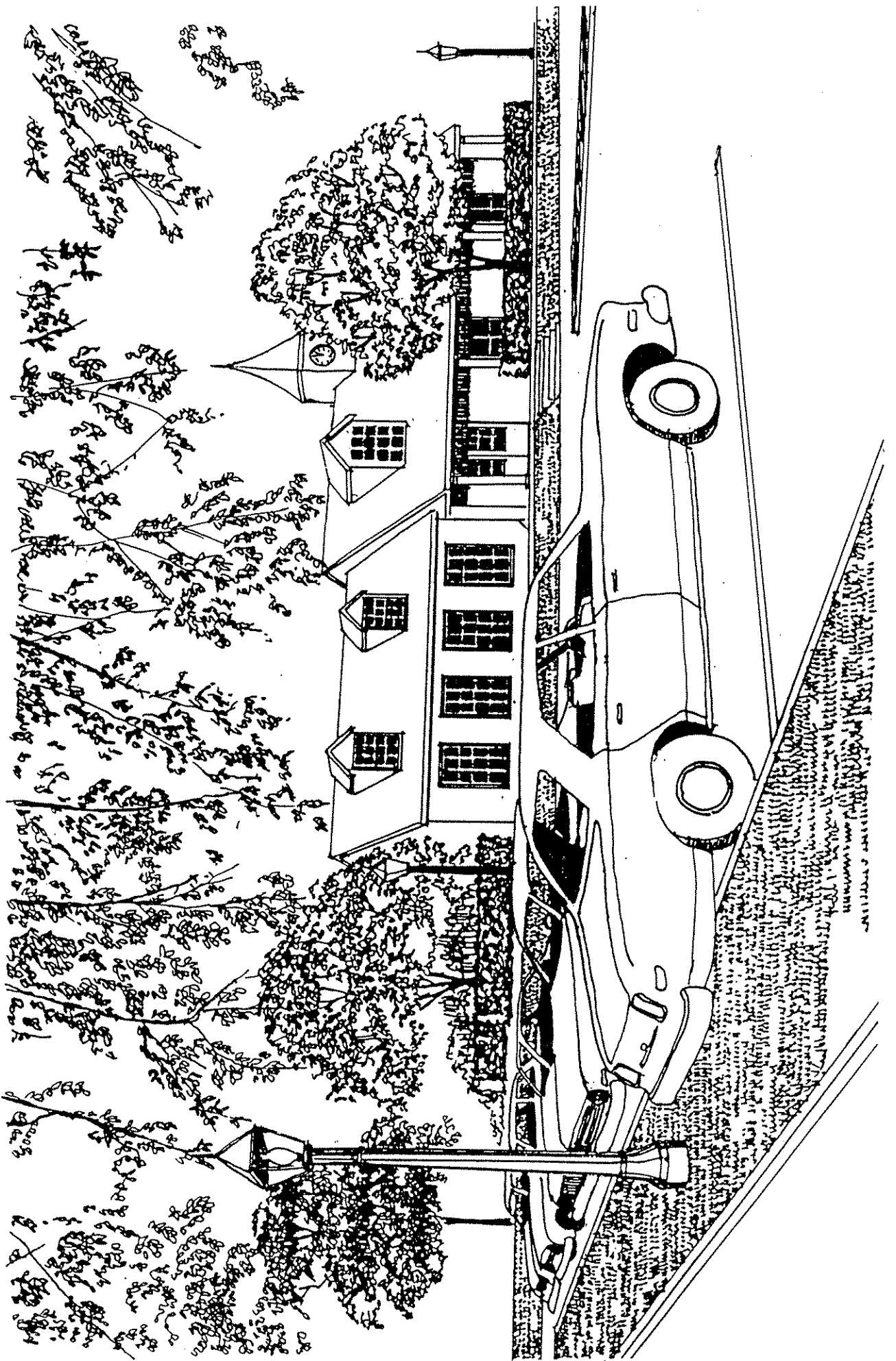


TREE PLANTING DETAIL

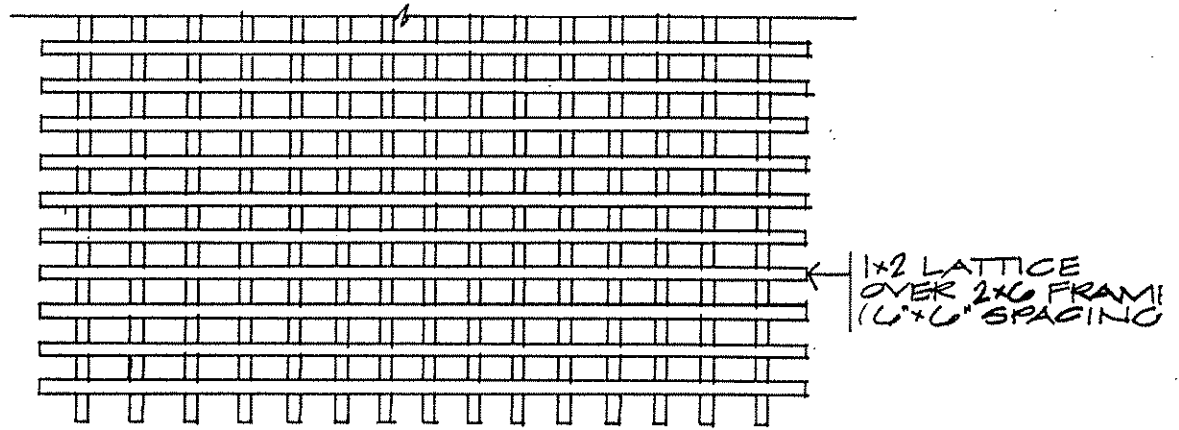


FENCING DETAILS

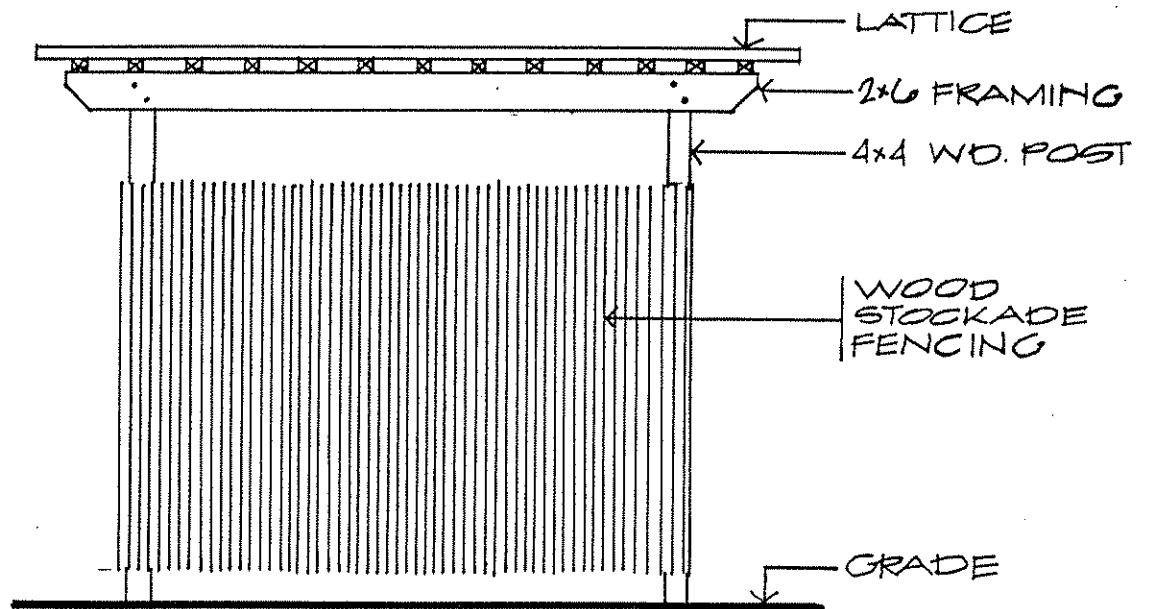
40. Good example of parking lot landscaping is shown on the next sketch.
41. Study possibility of restriping the White Horse Pike to create exclusive left-turn stacking lanes at the intersection with Station Avenue.
42. Good use of small entry and exit signs to define the location of driveways.
43. Excellent screening and accenting of a chain link fence with shrubs.
44. Try to upgrade rear building areas by eliminating fencing, adding entrances, landscaping, sitting areas and directional signage.
45. Existing sign out of scale with the building and the White Horse Pike in general.



46. Permit existing single family dwelling to convert to a professional office or mixed office/residential use if the structure maintains its original appearance and is modified to conform to the character of its immediate surroundings.
47. Encourage driveway entrances from side streets.
48. Permit connection of two or more existing buildings if the existing architectural integrity is maintained or enhanced.
49. Trash dumpsters should be visually screened by decorative wall or fence surrounded with landscaping or housed in an enclosed structure which is in architectural harmony with the existing building. See the illustration on the following page.
50. Encourage outside sitting or picnic areas.
51. Need trees in parking lot and shrubs along property line edges to soften pavement impacts.
52. Good example of screening front yard parking lot with landscape materials.
53. Potential re-use for professional office development.
54. Supplement landscaping with additional plant materials off-site with property owner consent.
55. Good example of free-standing multiple tenant sign; lettering should be of the serif or sans serif style and should be compatible with the



PARTIAL
PLAN

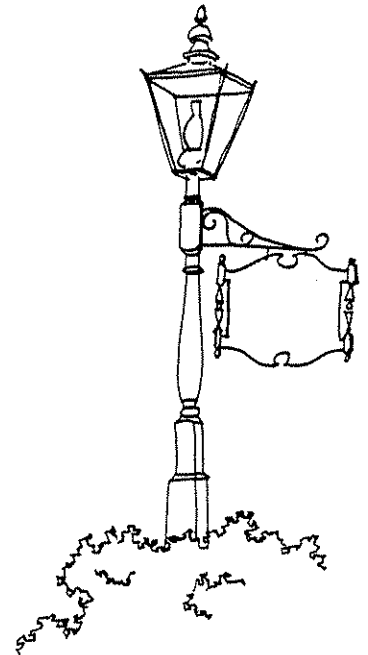


ELEVATION

TYPICAL
LATTICE COVER
NOT TO SCALE

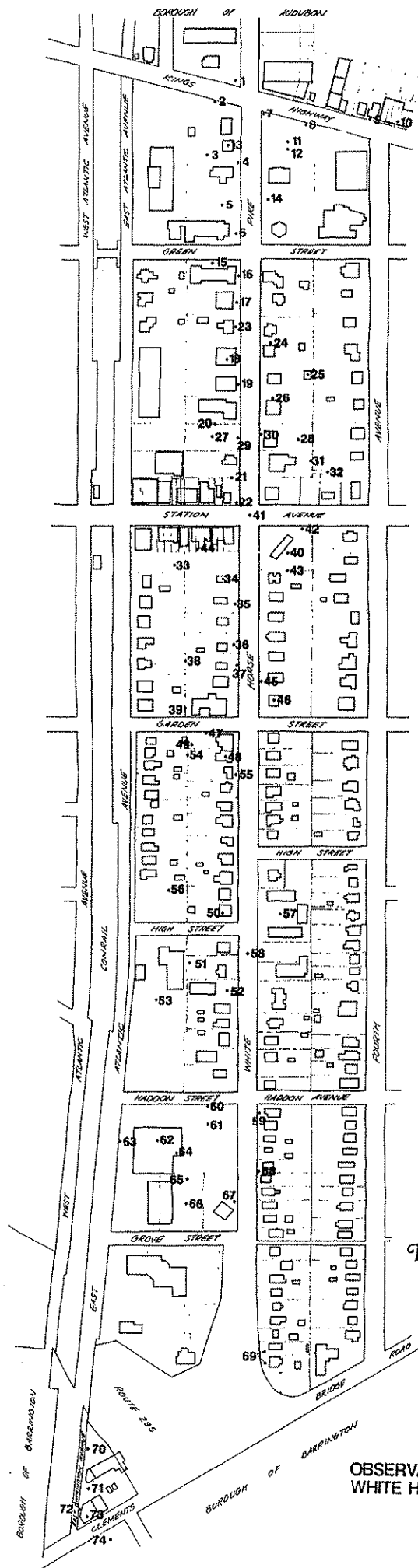
architectural features, facades and colors of the building.

56. Potential Borough mini-park and community center site.
57. Good example of private open space courtyard facing the White Horse Pike, driveway entrance from side street and off-street parking in the rear.
58. Heavy traffic; need to organize travel lanes and/or reduce speed limit for safety.
59. When appropriate, promote this type of "low key" signage and dense landscaping along the Pike.
60. Border parking lot with trees and shrubs in a buffer zone.
61. Re-stripe parking lot, replace older light fixtures, and landscape parking lot with tree planter islands.
62. Screen rooftop mechanical units.
63. Prohibit cars from backing directly onto roadways.
64. Coordinate existing facade signage; permit internal illumination and remove rooftop signs.
65. Promote shared parking and driveway access between land uses located on separate lots.



66. Permit a fixed percentage of compact parking spaces for office building and commercial establishments.
67. Free-standing sign height should be consistent with White Horse Pike office/residential standards.
68. Prohibit paving front yard for off-street parking lot.
69. Free-standing signs too close to roadway and out of scale with existing buildings.
70. Landscape next to building and add new curbing and sidewalk.
71. Pave parking lot and introduce landscape materials.
72. Landscape next to building and add new curbing and sidewalk.
73. Provide flower boxes, street trees and coordinate facade signage.
74. Existing lumber center provides good example of screening storage areas with fencing, landscaping along building frontages, organized parking and coordinated signage with building architecture and materials.

B. Station Avenue Central Business District



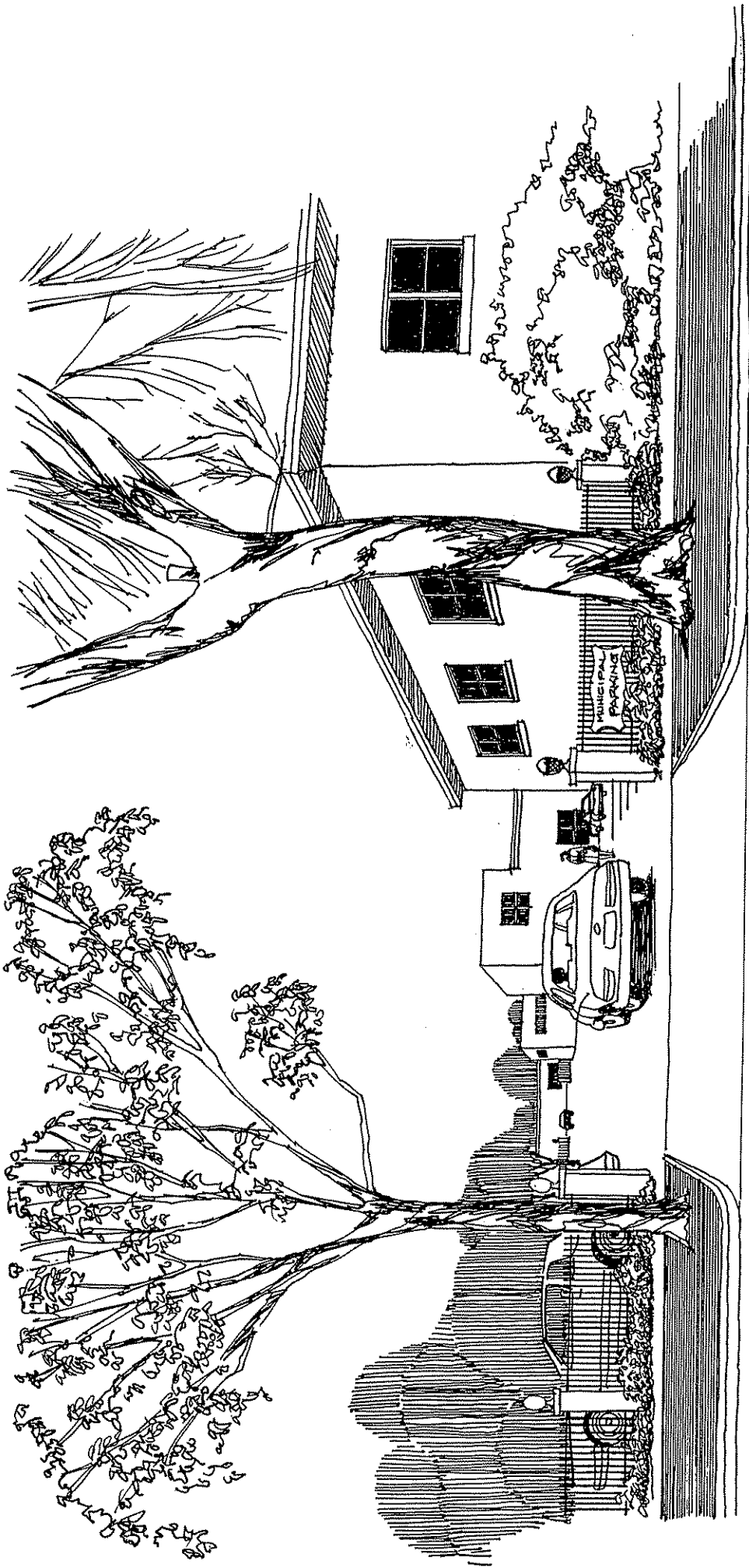
BOROUGH OF
HADDON HEIGHTS
 CAMDEN COUNTY, N.J.



OBSERVATIONS AND SUGGESTIONS: APRIL 1986
 WHITE HORSE PIKE

The following observations and suggestions have been made to enhance the functional and physical appearance of the Central Business District. Each comment has been referenced to a specific map location.

1. Upgrade existing pedestrian connections to make them more attractive and usable.
2. Landscape along and within railroad track right-of-way with trees, shrubs and flowering plants; also need general clean-up of trash and debris.
3. Replace guard rail with more decorative wrought iron railing; add hedgerow or evergreens in back of fence and provide for new curbing and parking stall striping.
4. Improve conditions of existing sidewalks and replace old and/or diseased trees.
5. Possibly construct new municipal parking lot to better service the Central Business District; need to provide extensive screening between residential areas and landscape within parking lot; must be attractive and pleasant. The sketch on the following page shows how a new parking lot might be developed behind City Hall, between West Atlantic Avenue and Seventh Avenue.
6. Try to upgrade rear building areas by eliminating existing fencing; adding entrances, landscaping, sitting areas, mini-parks, and directional signage; rear should be as inviting to shoppers as the front.

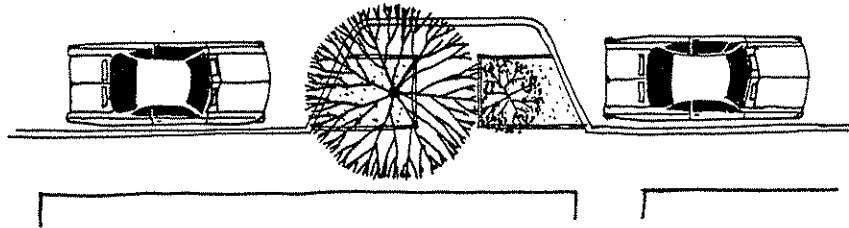


CITY HALL PARKING LOT

7. Occasional storefront rehabilitation and construction has disregarded existing architectural features; design and size of many signs are inappropriate and out of scale.
8. Important to promote window shopping and outdoor displays for pedestrians. Add well-designed flower boxes at intervals along the sidewalk.
9. Not enough on-street parking in front of stores to permit easy and convenient shopper access.
10. Construct brick and wood fence and sign welcoming the traveling public to Station Avenue; eliminate existing internally lit sign at corner.
11. Intersection unsatisfactory, both functionally and aesthetically; traffic movements are hazardous; need striping for left turn stacking lane.
12. Pedestrians must be able to move safely and conveniently from rear parking lots to store fronts along Station Avenue using crosswalks to negotiate side streets.
13. Keep rear areas clean of debris and trash.
14. Train station area is a major visual focal point of the CBD; it requires special light standards, seating areas, street trees and landscaping, wrought iron railings, new sidewalk and pedestrian crosswalks.
15. Only permit office and residential uses on second and third floors; both of these uses add life and

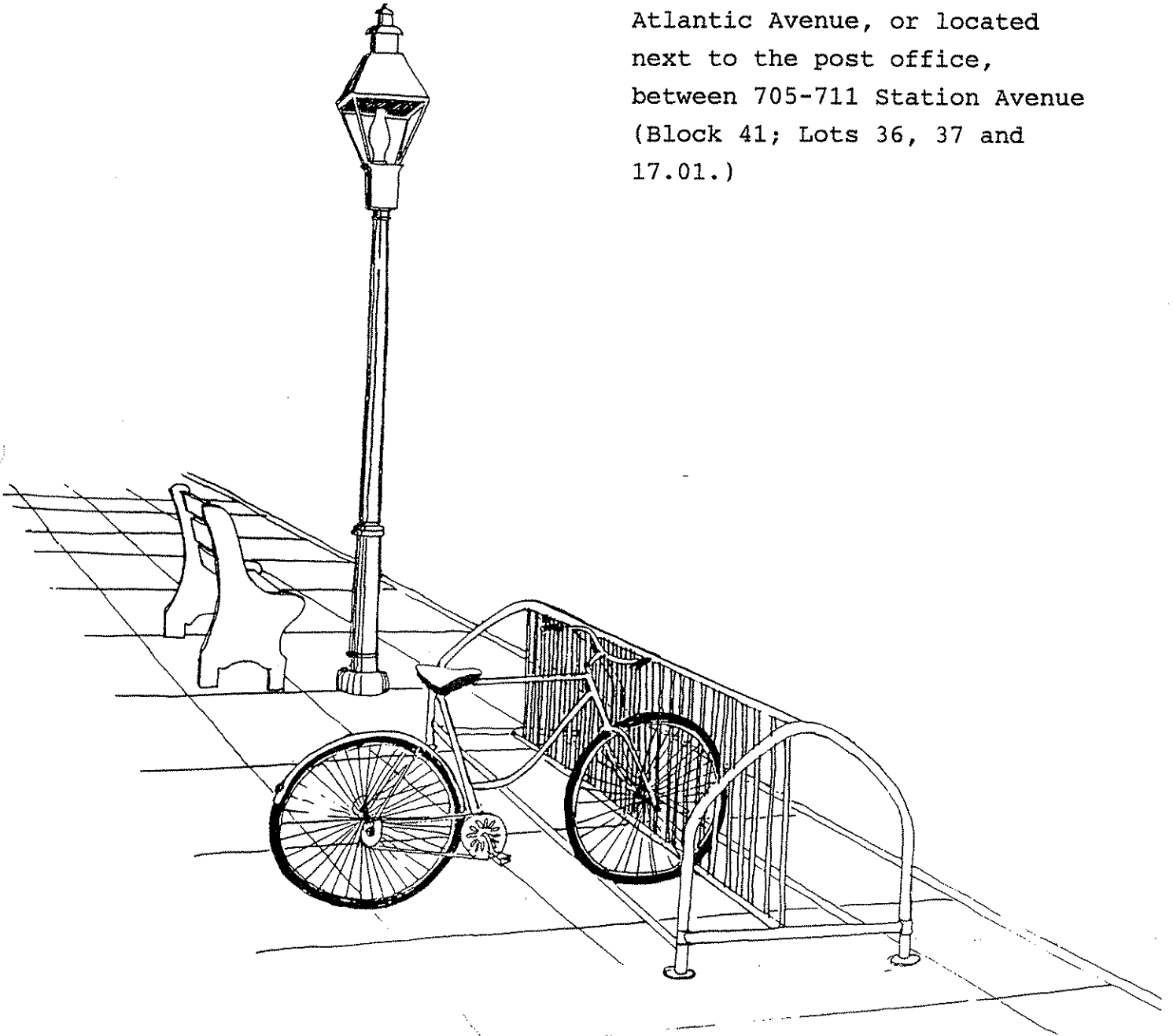
vitality to the CBD - offices during the lunch hour and residents at night.

16. Only permit stores, shops, food and personal service establishments on the bottom floors, e.g. tailor, barber shop, grocery store, restaurant, boutiques, ice cream parlor and book store.
17. Extend wrought iron railing, parking, curbing and new landscaping down to pedestrian underpass; curb and landscape areas out to the street where parking should be prohibited.
18. Provide mid-block planting islands within the 500 and 600 blocks of Station Avenue only if more off-street parking is constructed first.



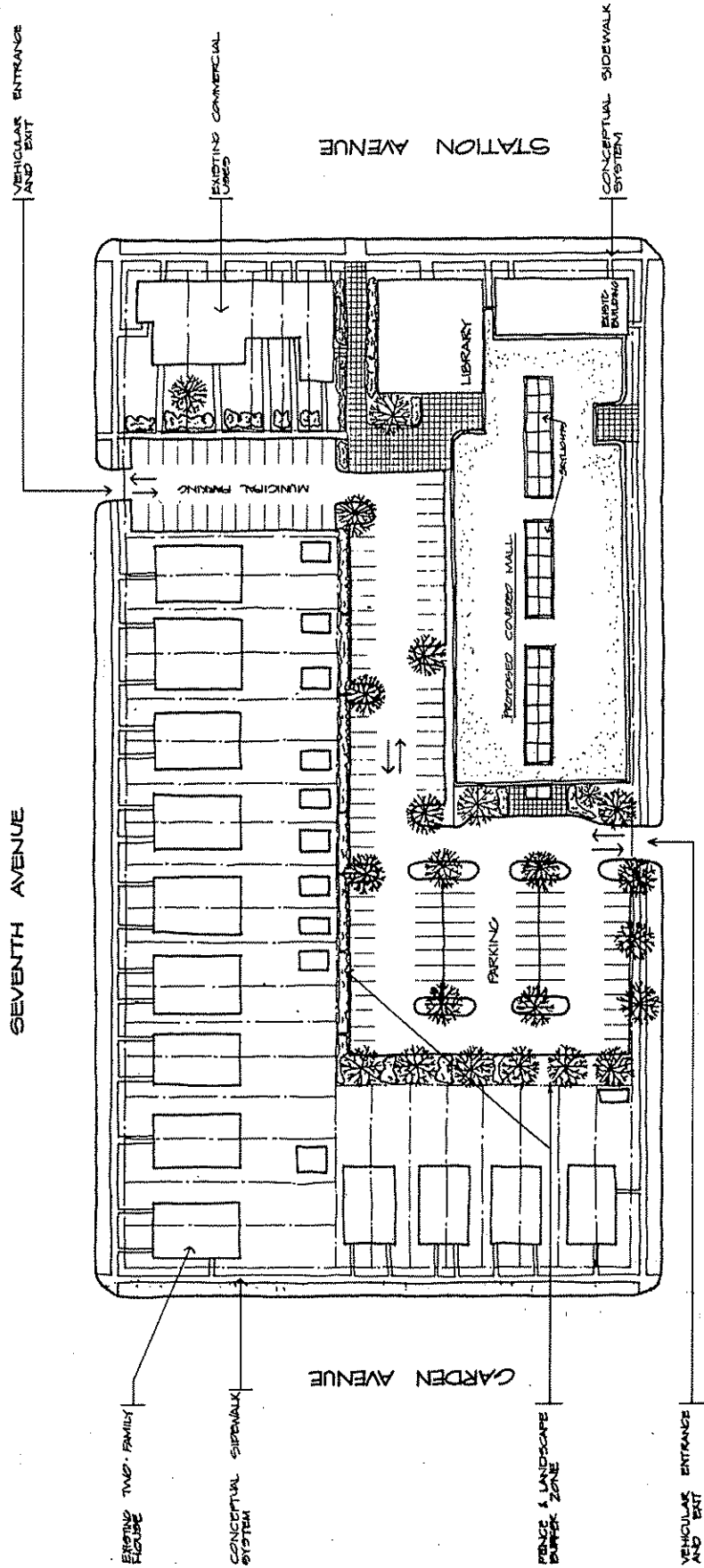
19. De-emphasize the automobile and improve pedestrian conditions by adding benches and bike racks near active uses.
20. Need pedestrian amenities along the sidewalks, e.g. benches, bike racks and special street lights as illustrated in the following drawing.
21. Special redevelopment area to include relocating the firehouse and civil defense functions out of the CBD. Possible new locations for these vital

community facilities would be next to the rescue squad building on the Kings Highway, located on a Borough-owned parcel at the corner of High Street and East Atlantic Avenue, located within the special development area with direct access onto West Atlantic Avenue, or located next to the post office, between 705-711 Station Avenue (Block 41; Lots 36, 37 and 17.01.)



New development of a pedestrian mall/courtyard environment for consumer-oriented small shops, a mini-park and off-street parking requires pedestrian access from Station Avenue and West Atlantic Avenue, possibly recycling of older buildings, maybe similar to King's Court in downtown Haddonfield. The sketches on the following pages show how this area might be redeveloped into a pedestrian mall.

22. Promote outdoor sidewalk restaurant(s) to attract shoppers to the CBD.
23. Encourage uses that provide retail and convenience services, not auto-oriented goods.
24. Try to slow down traffic along Station Avenue and make pedestrian crossings at intersections less hazardous by narrowing streets, using special materials for crosswalks and providing mid-block planting islands.
25. Prohibit large free-standing signs and parking lots in front of stores, e.g. Cumberland Farms.
26. Preserve historic and architecturally important buildings; new building should duplicate existing building line, construction materials and roof profile. Refer to the example on the next page.
27. Use colored brick pavers to re-define crosswalks; depress curb at intersections; install interlocking concrete pavers along existing curb line and store entrances; add bollards to define alleys and



MALL CONCEPT PLAN 'A'
 STATION AVENUE



SEVENTH AVENUE

STATION AVENUE

W. ATLANTIC AVENUE

CARDEN AVENUE

VEHICULAR ENTRANCE AND EXIT

EXISTING COMMERCIAL USES

CONCEPTUAL SIDEWALK SYSTEM

EXISTING TWO-FAMILY FLORISE

CONCEPTUAL SIDEWALK SYSTEM

FENCE & LANDSCAPE BUFFER ZONE

VEHICULAR ENTRANCE AND EXIT

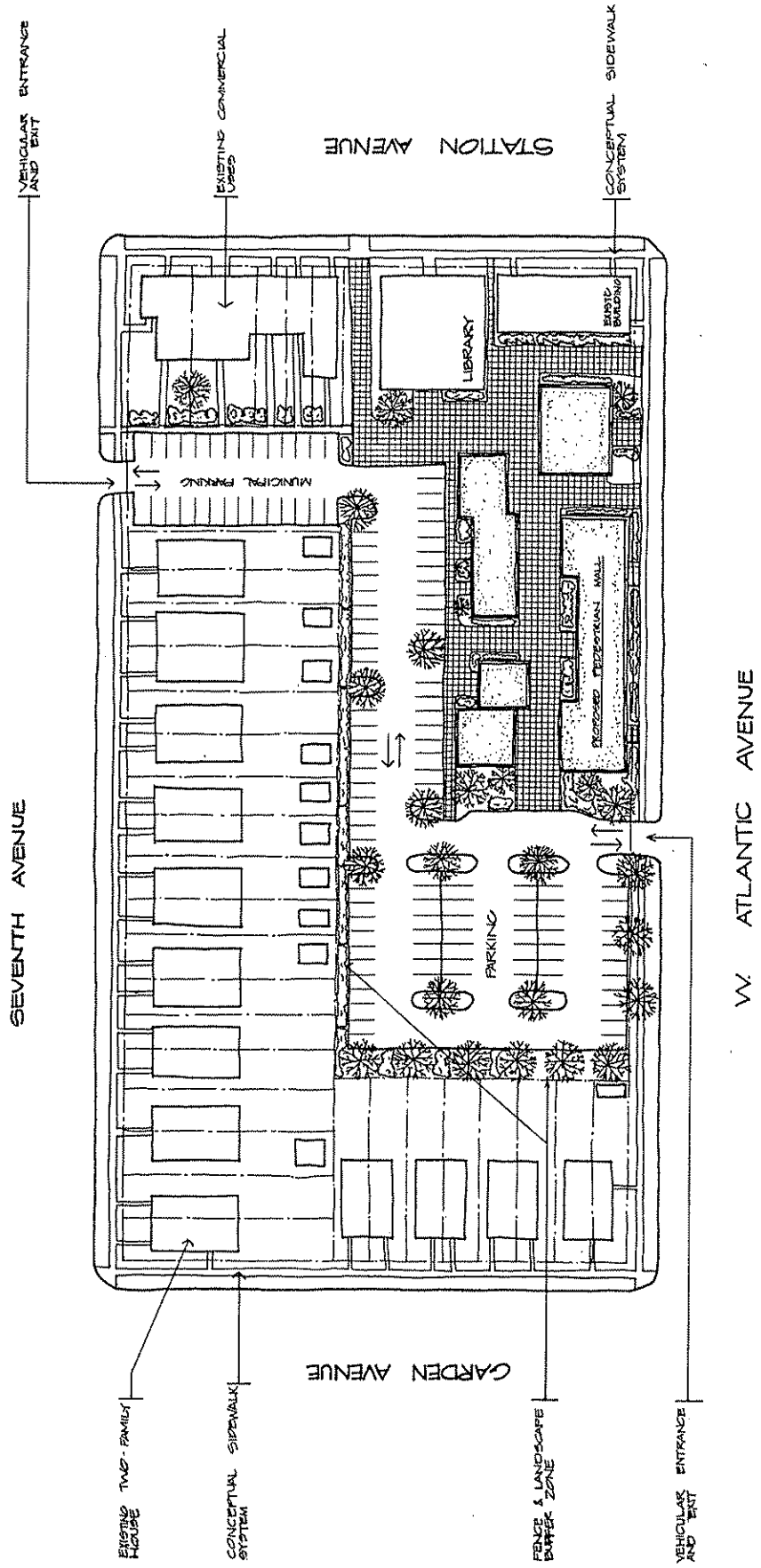
LIBRARY

BUSIC BUILDING

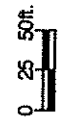
PROPOSED COVERED MALL

PARKING

MUNICIPAL PARKING



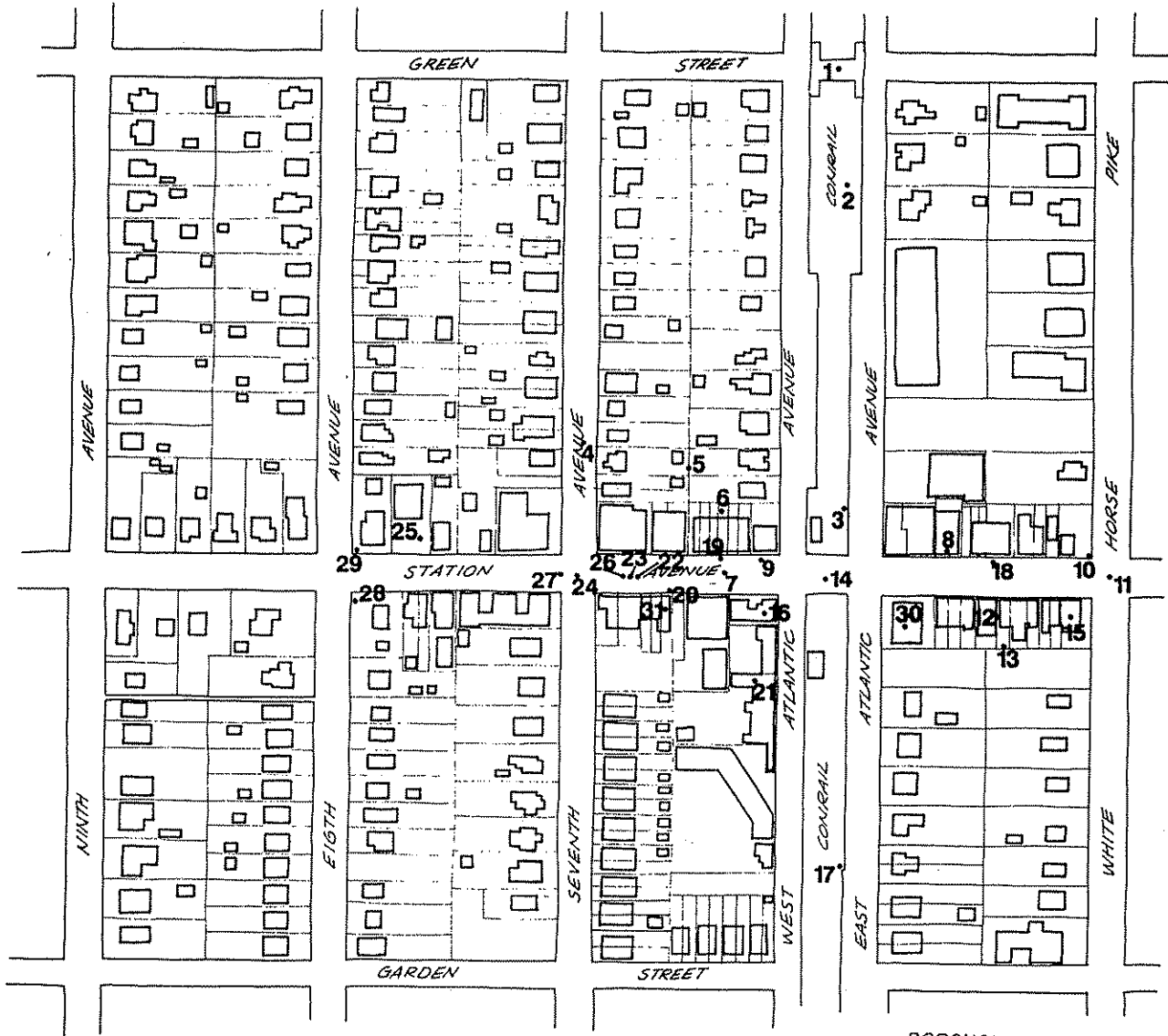
MALL CONCEPT PLAN 'B'
STATION AVENUE



protect trees and pedestrian spaces and install trees protected by cast iron grates.



28. Extensively landscape next to sidewalk(s) and add benches.
29. Remove chain link fencing from front property lines and replace with shorter wooden picket fence.
30. Sign lettering should be compatible with the architectural features and facade treatment of buildings; need special light standards and street signs to distinguish the CBD from other areas.



BOROUGH OF
HADDON HEIGHTS
 CAMDEN COUNTY, N.J.

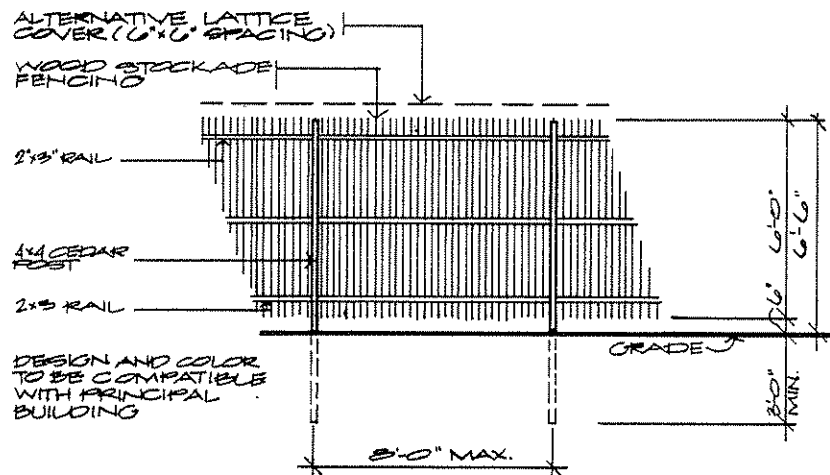
OBSERVATIONS AND SUGGESTIONS: APRIL 1986
 'STATION AVENUE' CENTRAL BUSINESS DISTRICT

31. Prohibit roof signs, free-standing signs and internally illuminated signs; new construction should match existing building setbacks on either side with parking in the rear and screened from public view.

C. Black Horse Pike Highway Commercial District

The following observations and suggestions have been made to enhance the functional and physical appearance of the Black Horse Pike Highway Commercial District. Each comment has been referenced to a specific map location. Areas outside of Haddon Heights have been commented upon because they will continue to have an influence on the physical appearance of the Black Horse Pike Highway Commercial District.

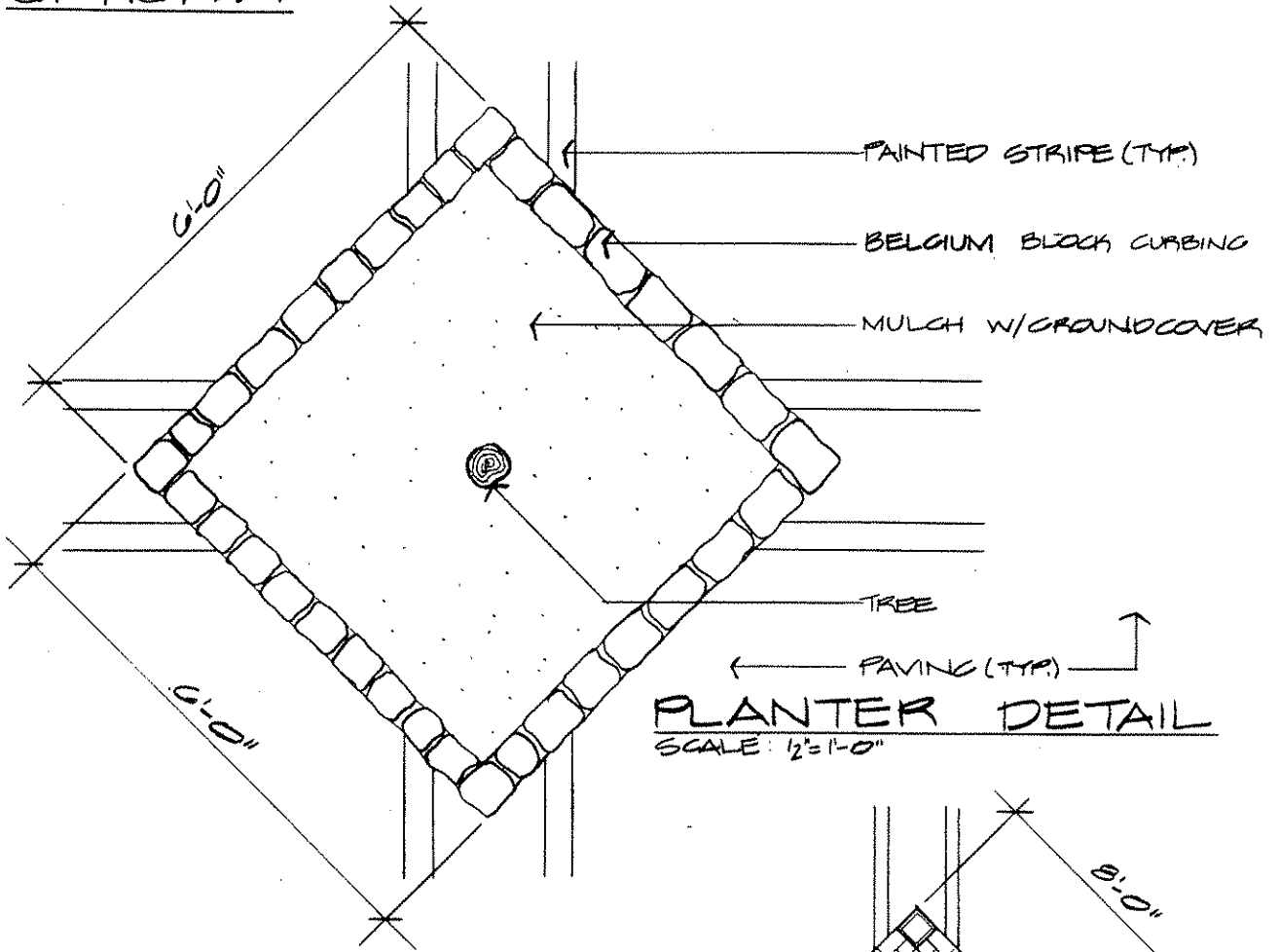
1. Remove billboard.
2. Screen parking lots from public view.
3. Screen dumpster(s) and rear loading and unloading areas.



TYPICAL TRASH ENCLOSURE

4. Screen objectionable views by landscaping off-site with property owner consent.
5. Use bollards to protect existing fence; avoid double fencing.
6. Avoid using chain link fence with colored slats.
7. Drastically reduce scale of existing free-standing sign and replace multi-tenant listing with shopping center name.
8. Border parking lot with trees and shrubs in a buffer zone.
9. Replace older light fixtures and landscape existing parking lot with planter details, as shown on the following page.
10. Screen rooftop mechanical equipment.
11. Landscape at building edge.
12. Remove painted wall sign or reduce in scale.
13. Pave and stripe parking lot; prohibit parking in front yard.
14. Remove roof sign; prohibit free-standing signs; permit internally lit overhanging signs and facade signs if coordinated with building architecture and surrounding environment.
15. Remove billboard.

OPTION 'A'



OPTION 'B'

16" x 16" TREE PIT

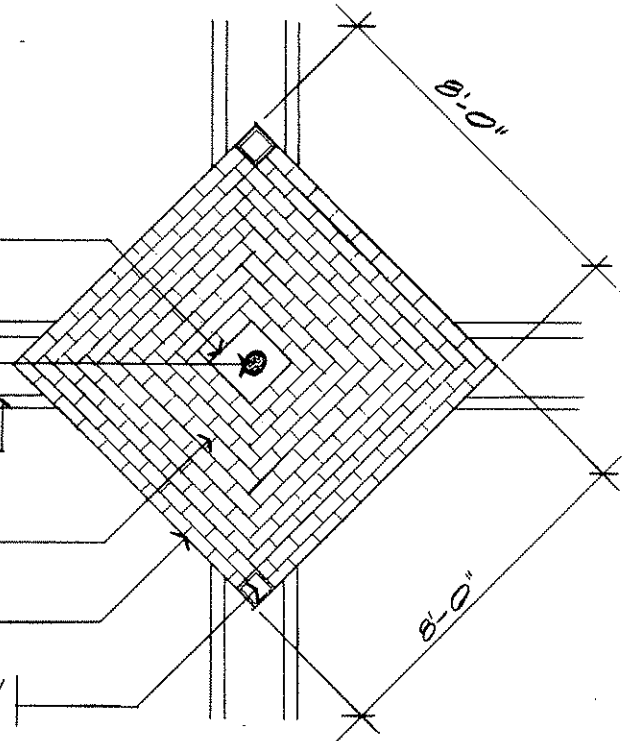
TREE

PAINTED STRIPE (TYP.)

BELGIUM BLOCK PAVING
(RUNNING BOND)

STEEL EDGING (CONTIN.
AROUND PERIMETER)

8' x 8' CONG. BOLLARD W/
CHAMFERED CORNERS



PLANTER DETAIL @ PARKING LOT

SCALE: 1/4" = 1'-0"

16. Use wooden fences in combination with landscaping instead of chain link.
17. Good example of landscaping in front of building.
19. Protect existing trees and hedgerows during construction.
20. Good example of free-standing sign, as shown below.

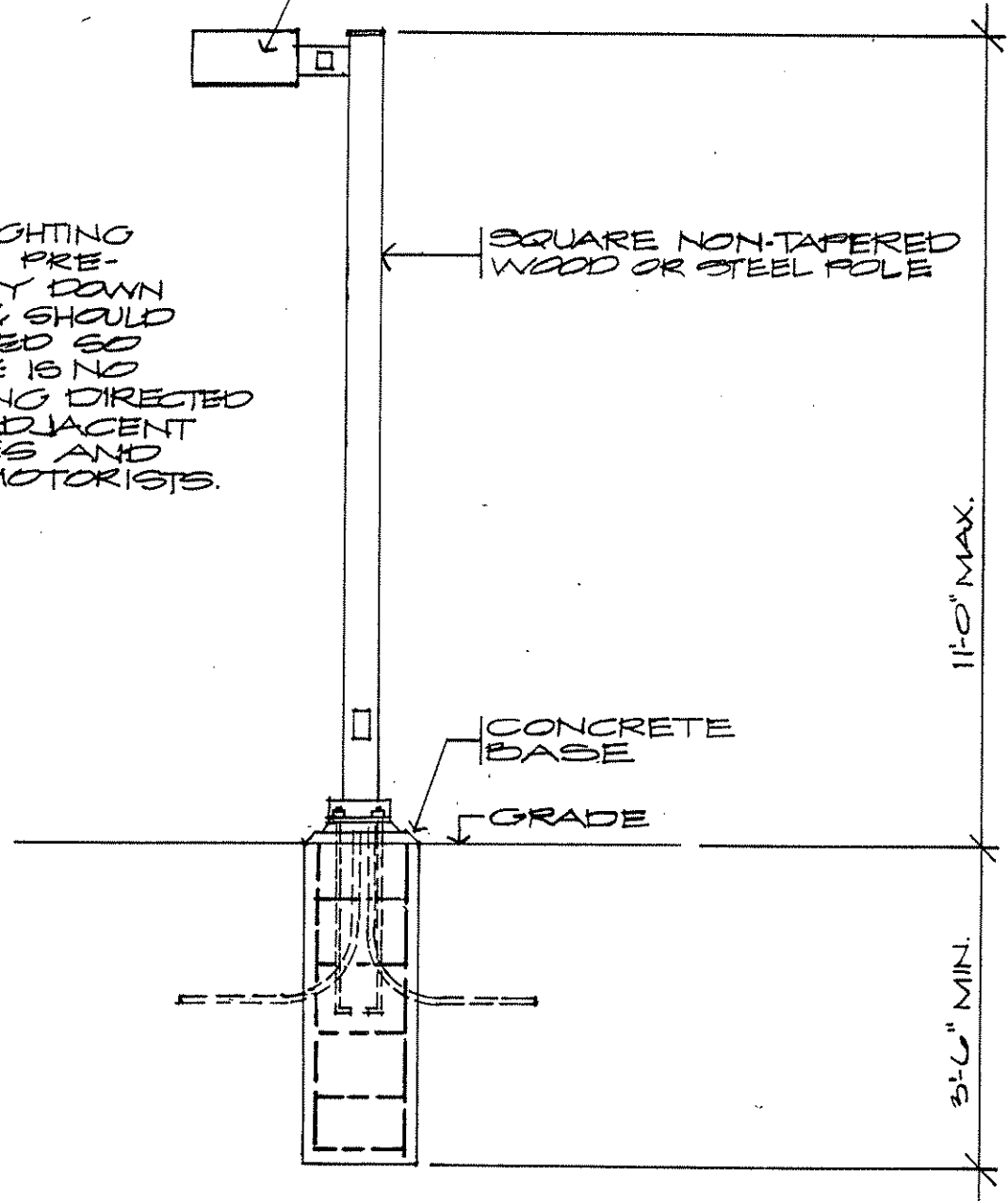


21. Screen air conditioning units at ground or eye level.
22. Need wooden fence and landscaping to separate commercial and residential districts.

23. Heavy traffic and unsightly streetscape, e.g. wires, plastic signs and very little landscaping.
24. Good example of landscaping along side of building.
25. Prohibit cars from parking too close to sidewalk and street; promote shared parking and driveway access between different land uses on separate lots; mandate connections be made between various adjacent parking lots at the time of site plan review.
26. Discourage parking lot in front of building(s); landscape base of free-standing sign; continuous curb cut is too close to intersection.
27. Screen front and side of existing parking lot from view by using brick walls and/or landscape materials.
28. Avoid double back to back fencing.
29. Landscape to screen parking lot from view.
30. Auto-oriented scale must be humanized by transforming strip into pedestrian scale involving the introduction of more landscaping, benches, smaller signs, facade improvements, and bus shelters. It is also important that typical parking lot lights be designed to fit architecturally into the built environment and to eliminate negative impacts on neighboring uses. For illustration, please see the following page.

EXTRUDED ALUMINUM
HOUSING & FIELD
ROTATABLE REFLECTOR

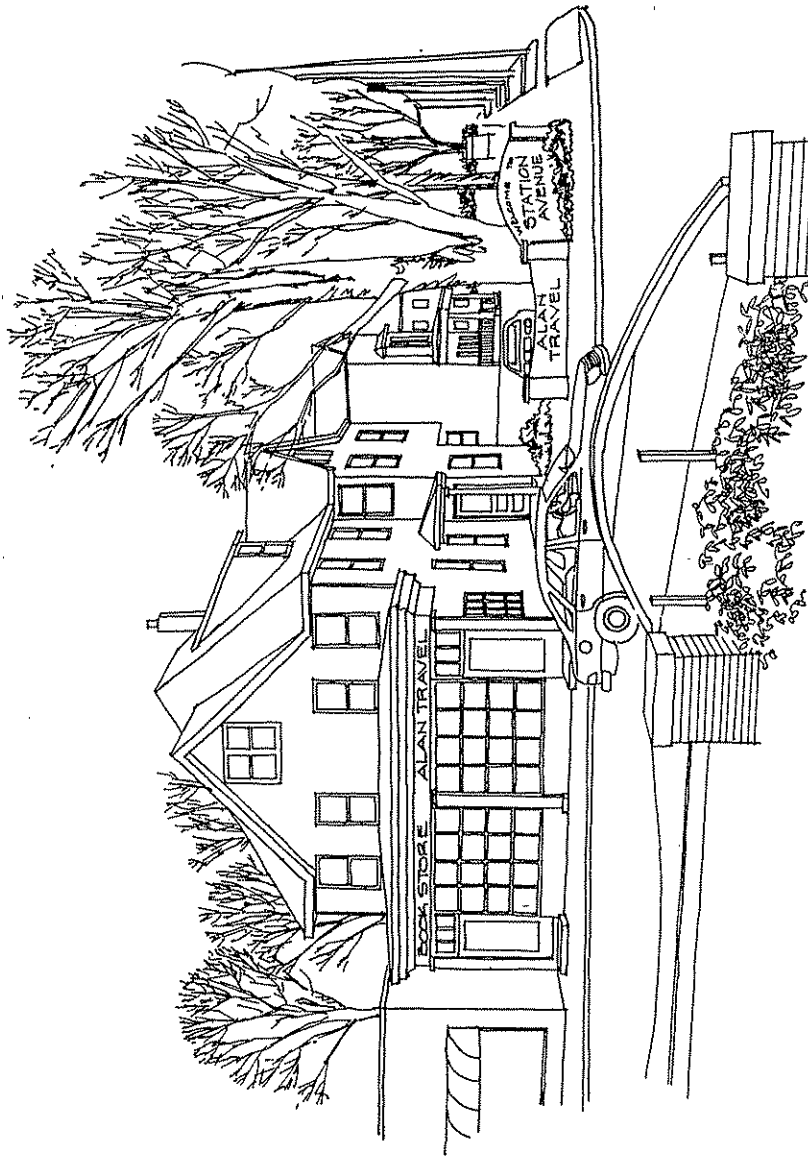
EXTERIOR LIGHTING
SHOULD BE PRE-
DOMINANTLY DOWN
DIRECTED, & SHOULD
BE DESIGNED SO
THAT THERE IS NO
LIGHT BEING DIRECTED
TOWARD ADJACENT
PROPERTIES AND
PASSING MOTORISTS.



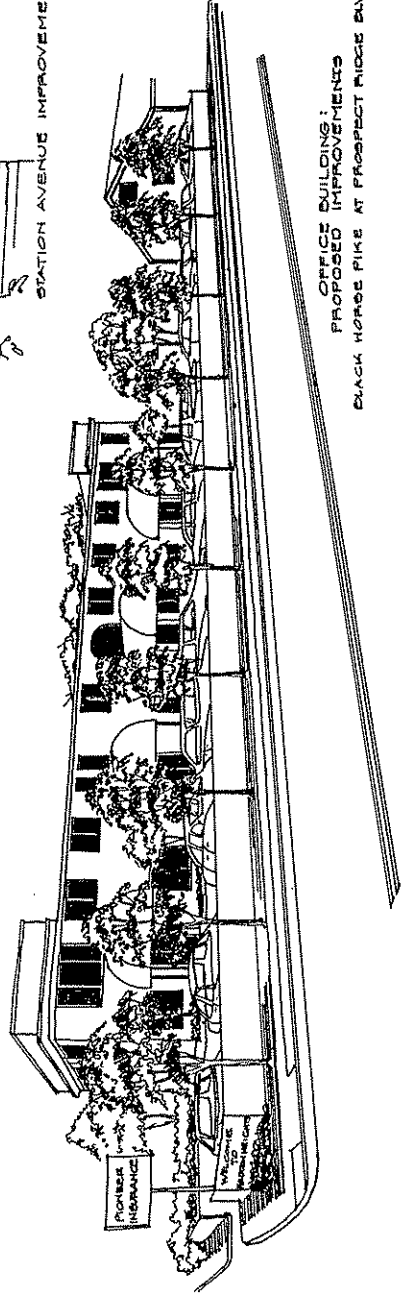
TYPICAL
PARKING LOT LIGHTING

31. Avoid chain link fence in front yard.
32. Limit total number of on-site signs.
33. Landscape between building frontage and sidewalk; clean up and landscape along side property line.
34. Direct auto-oriented signs to the motorist and pedestrian-oriented signs to the pedestrian by varying the mounting heights and orienting the sign to the user.
35. Allow only one free-standing sign per individual building or use and prohibit multiple tenant listings.
36. Reduce curb cuts on Black Horse Pike because they generally impede smooth traffic flow; curb cuts need to be wide, well-marked and clear of parked cars; limit continuous curb cuts and try to consolidate the existing curb cuts.
37. New construction should match the existing building setbacks on either side, with parking in the side yard or in the rear.
38. Street frontages should be devoted to building architecture and landscaping; building setback generally results in decreased visibility and, therefore, decreased economic viability.
39. Permit fixed percentage of compact parking spaces for office buildings; good example of free-standing sign.

40. Use landscaping and/or specially designed walls and fences to screen unsightly land uses along the Pike.
41. Set back parking a minimum distance from the street line to avoid cars being parked in front of buildings, backing onto streets and overhanging sidewalks.
42. Construct brick and wood wall and sign welcoming the traveling public to Haddon Heights and use that wall to screen parked cars as shown in the sketch on the next page. The Station Avenue sketch is shown again here to demonstrate another type of entry treatment.
43. Promote large scale development along the Pike to reduce monotonous small-lot strip development; all buildings should have a unified architectural treatment; new additions should be physically and aesthetically integrated with the existing structure.
44. Reduce the height of the McDonald's free-standing sign.
45. Prohibit flashing, moving and neon signs.
46. Encourage driveway entrances from side streets and provide street trees and landscaped buffer zone between sidewalk and curb line; require window lettering and window signage plan to coordinate overall visual appearance.

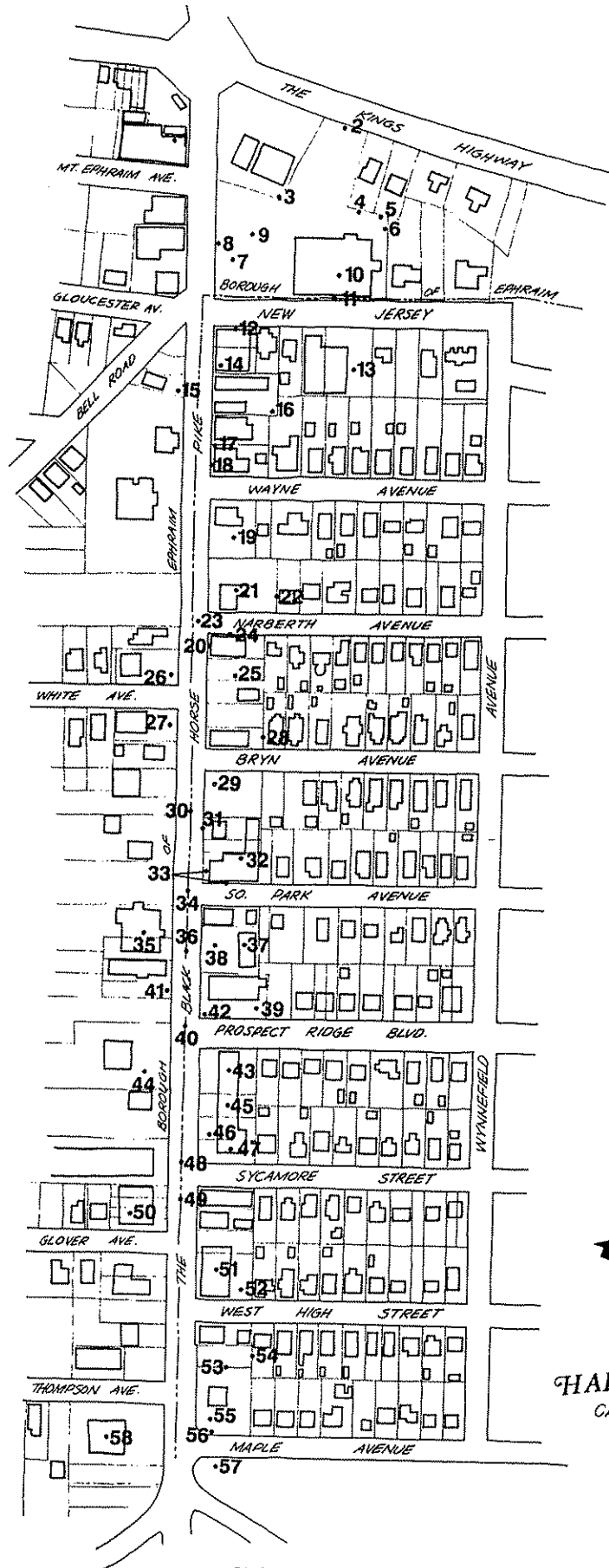


STATION AVENUE IMPROVEMENTS



OFFICE BUILDING:
PROPOSED IMPROVEMENTS
BLACK HORSE PIKE AT PROSPECT RIDGE BLVD.

47. Treatment of side and rear walls of any building in terms of building materials should be similar to the treatment of the front facade.
48. No one architectural style exists on the Pike, but there is the need to create a common framework of color, scale, materials and detailing.
49. Provide for lighting consistency along the strip in height, location, and design; emphasize reduction of glare to adjacent properties.
50. Limit the number of free-standing signs to one; clean up and landscape frontage and coordinate facade signage.
51. Provide attractive rear elevations by using canopies, screening of rooftop mechanical units and dumpsters, using wooden fences and landscaping adjacent to residential uses, controlling site lighting intensity and using the same materials and colors on all sides of the building.
52. Good example of planting maintenance around building, use of colors to accent building, dumpster/building relationship along side street, vehicular access from side street and parking in rear.
53. Avoid placing wooden fence on side property line.
54. Need fence material consistency along common property line.



BOROUGH OF
HADDON HEIGHTS
 CAMDEN COUNTY, N.J.

OBSERVATIONS AND SUGGESTIONS: APRIL 1986
 BLACK HORSE PIKE HIGHWAY COMMERCIAL DISTRICT

55. "Taco Bell" has good example of free-standing sign dimensions, placement, color and design coordination with the building.
56. Require comprehensive landscape plans with special emphasis on front and rear because of the public view from the Pike and the proximity to residences.
57. Good example of landscaping in front of existing apartments and relationship to off-street parking.
58. Remove all portable and temporary signs which contribute to visual clutter along the Pike.

D. Historic Preservation District(s)

Haddon Heights has utilized monies from the New Jersey Department of Environmental Protection and Community Development Block Grant program to fund a professional historic survey of the entire Borough. The survey notes individual structures, streetscapes, potential historic district boundaries and archeological sites. Photographs of each significant structure have been taken and the location of each has been recorded on maps.

Haddon Heights has become an attractive community for retail and office development and residential investment because of its many assets. The historic survey is a tool which can be used to retain the historic fabric of the Borough while allowing sensitive new development to lead Haddon Heights into a prosperous future with a strong tax base and a thriving business sector.

Haddon Heights has been involved in preservation activities for almost a decade. The Borough was one of the first communities in the state to recognize the importance of historic preservation by adopting a Historic District Ordinance in 1975. The major purpose of this ordinance has been to safeguard the heritage of the Borough of Haddon Heights by preserving that part of the Borough which reflects elements of its cultural, economic and architectural history. The Historic District Ordinance was adopted to enable the Borough to halt further loss of its irreplaceable heritage. One needs to look no further than a mile or two in either direction on the White Horse Pike to see that the once tree-lined atmosphere is now replaced by large office buildings, gas stations, modern apartment houses, uncoordinated signage and unlandscaped parking lots in the front of buildings. The Historic District is not a series of individual structures, but an entity created by its many parts.

The Historic District Ordinance created the Haddon Heights Historic District Advisory Committee. The Advisory Committee advises the Planning Board regarding development activities that affect structures in the Borough's office and business districts. The Advisory Committee does not have the power to alter or deny an development application. That power is vested in the Planning Board.

There has never been a survey completed of the architectural resources of the Borough. This has created a problem because many of the areas of the Borough that should be preserved are residential and are not covered by the Advisory Committee's comments. Parts of the

office and business districts that the Advisory Committee must comment on possess little, if any, historic merit. This has created an environment of confusion. Some of the borough's most historically and architecturally significant neighborhoods and buildings are immediately threatened by demolition. Demolition should be strongly discouraged in any newly designated historic preservation district.

The Borough's recently completed historic survey of architectural resources should be used by the Borough to designate appropriate preservation districts. In addition, individual building data will provide a basis for making informed decisions regarding alterations and other "improvements" to historically important structures.

Archeological sites will be registered with local and state agencies so that development activities can incorporate the preservation or recovery of these remnants of the Borough's past. As an example, the Glover Fulling Mill, c.1740, which has its foundation wall still visible, will be noted so that any residential construction at the municipal sewage treatment plant site will preserve this important archeological feature.

It is recommended that this section of the Borough's Master Plan be amended to reflect the findings of the survey and that it be adopted as a sub-element of this Master Plan which will formally designate all historic sites in the Borough and become a basis for ordinance amendments.

X. IMPLEMENTING THE MASTER PLAN

Planning for a municipality, like planning for any other sphere of life, is necessarily an unending process since, as circumstances change, policies and proposals must alter correspondingly. The energies of the Planning Board of the Borough have up to now been largely absorbed by the preparation of a Master Plan. Now that the Master Plan has been completed, it is time to consider the role which planning can play in the affairs of the Borough.

Implementation of the plan will require effort in many directions: in the establishment of a new Land Development Control Ordinance and procedures necessary to make effective application of the Ordinance and the continuing assembly of records, information and data relative to growth, change, and development within the Borough.

Publication of the Master Plan does not mean completion of planning for the Borough. It signifies only that preparation for future planning activity has attained a certain level. At this point, the planning policies proposed and the codes and ordinances necessary to implement them will have to be presented to Borough Council for its consideration and for the public hearings which are requisite to the enactment of an ordinance. Public acceptance will enable the Borough to adopt the policies proposed by the Planning Board, to enact the ordinances and to implement specific planning proposals.

In light of the studies which have been done, the following can be listed as specific problems and challenges demanding attention from the Planning Board as part of the continuing planning process:

- Draft new Land Development Control Ordinance which includes zoning, site plan and subdivision standards.
- Revise and adopt new zoning map based on the Land Use Plan and identify the boundaries of the Historic District and individual sites.
- Develop a six year capital improvement program geared toward critical short term improvement needs.
- Prepare and adopt an Official Map.
- Update Master Plan section dealing exclusively with historic preservation based on historic sites inventory presently underway.
- Develop a Physical Design Guideline Booklet for the Historic Preservation District and make appropriate revision to the present Historic District Ordinance.
- Actively explore possibilities for inter-municipal and intra-county cooperation so that planning to meet regional problems as they occur can proceed on a more effective basis than that of an unaided local effort.
- Implement Station Avenue Neighborhood Improvements, including new landscaping, benches, light standards, wrought iron railing, sidewalks and planters, and also develop a Building Design Booklet to assist in the upgrading of facades in the CBD.
- Improve the physical appearance of existing parks and add new facilities to expand their use.

- Decide upon preferred land use for the Borough-owned sewage treatment plant site and actively market its reuse through preparation of a developer solicitation package.

- Undertake a study to properly maintain sidewalks and to replace trees on a regular basis.

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Plan and of related capital improvement programs will demand subsequent and repeated re-evaluation, addition and deletion, as circumstances alter within the Borough. Specific plans and details of plans may be expected to change and to improve steadily. It is the responsibility of the Planning Board to see that they do and that they continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy and these will once again be subject to approval by Borough Council and by the public.

APPENDIX 1

TABLE 1 - LAND DEVELOPMENT FEASIBILITY
CONCEPT PLAN - HADDON HOLLOW
 16 Single Family Detached Units

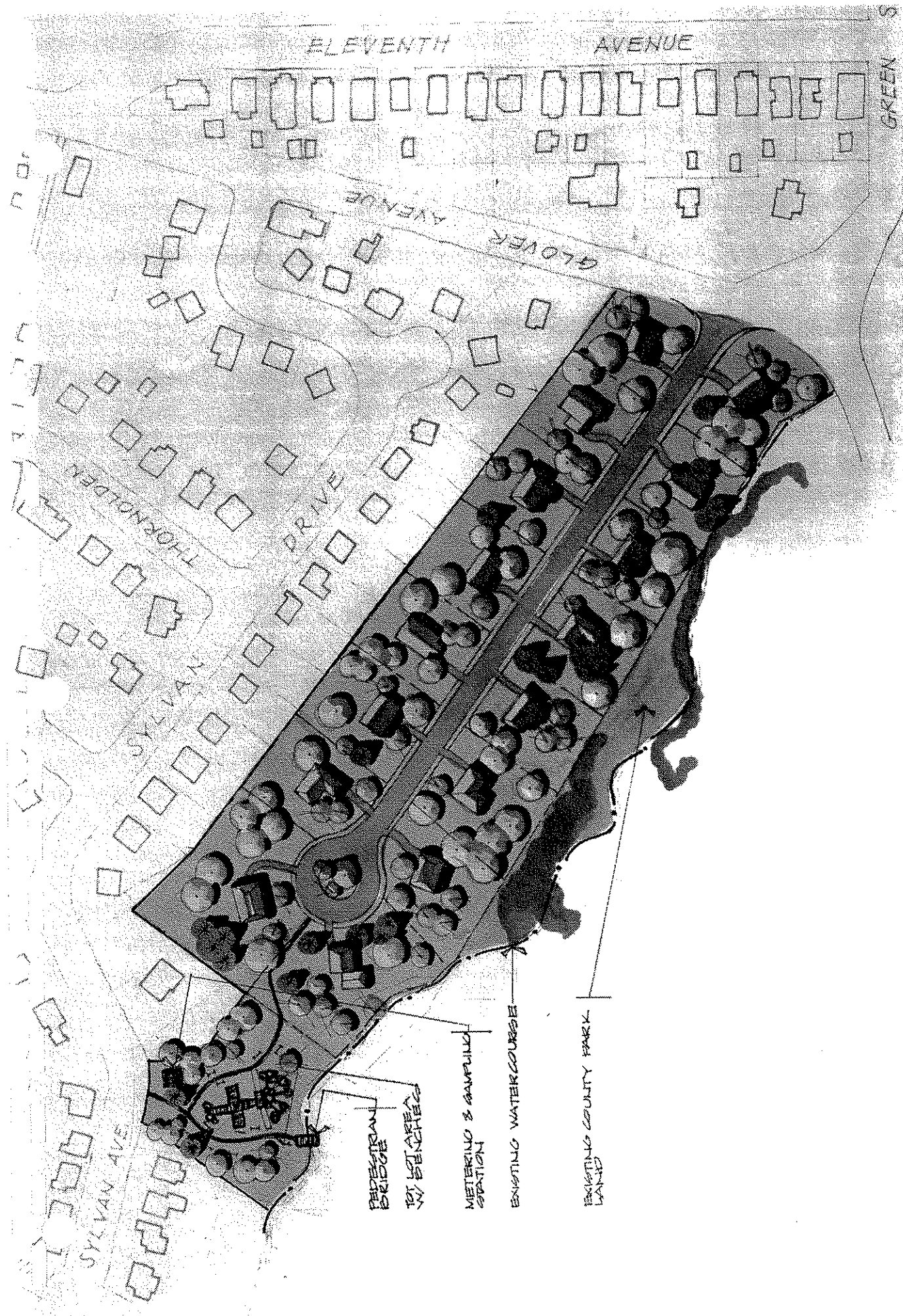
Land Development Costs

On-site Roads - 1,250 LF @ 30' wide	\$60,000
Demolition - 20 days @ \$3,000/day	60,000
Waste Disposal - 10,000 cu.yd. @ \$20/cu.yd.	200,000
Fill - 30,000 cu.yd. @ \$10/cu.yd.	300,000
8" Water Main - 1,400 LF @ \$25/LF	35,000
Storm Structures -	22,000
Storm Pipes - 600 LF @ \$30/LF	18,000
On-site Sidewalks - 2,800 LF @ 5' wide/\$2 sq.ft.	28,000
Off-site Sidewalks - 500 LF @ 5' wide/\$2 sq.ft.	5,000
Tot Lot - 75' x 75' Heavy Timber	25,000
Litter Receptacles - 2 units @ \$200 each	400
Benches - 4 units @ \$250 each	1,000
Pedestrian Bridge -	2,000
Curbing - 3000 LF @ \$10 LF	30,000
Lot Landscaping - \$500/unit	8,000
Legal, Engineering - \$1500/unit	24,000
	<hr/>
Sub-Total	818,400
Contingency	65,472
	<hr/>
TOTAL	\$883,872
SAY	\$884,000

TABLE 2 - WHAT WOULD AVERAGE HOME HAVE TO SELL FOR?

	Per Lot/DU Cost <u>16-Lot Development</u>
1. Raw Land	0
2. Improved Cost (from Table 1)	55,250
3. Residence *	126,500
4. Interest Fee on Construction Loan	15,180
5. Architect & Other Design Fees	12,650
	<hr/>
	209,580
6. Builder's General Overhead & Profit (15%)	31,437
	<hr/>
	241,017
7. Selling Costs (5%)	12,051
	<hr/>
TOTAL	\$253,068
SAY	\$253,000
8. Raw Land - \$128,600 for 7.3 acres	\$263,000

* Assume 2300 s.f. average size dwellings with 3 & 4 bedroom mix.



"HADDON HOLLOW" CONCEPT PLAN
FOR
160 SINGLE FAMILY DETACHED UNITS
RPFW INC. PLANNING CONSULTANTS - PRINCETON, NJ

TABLE 3 - LAND DEVELOPMENT FEASIBILITY

CONCEPT PLAN - HADDON HOLLOW

32 Single Family Detached Units

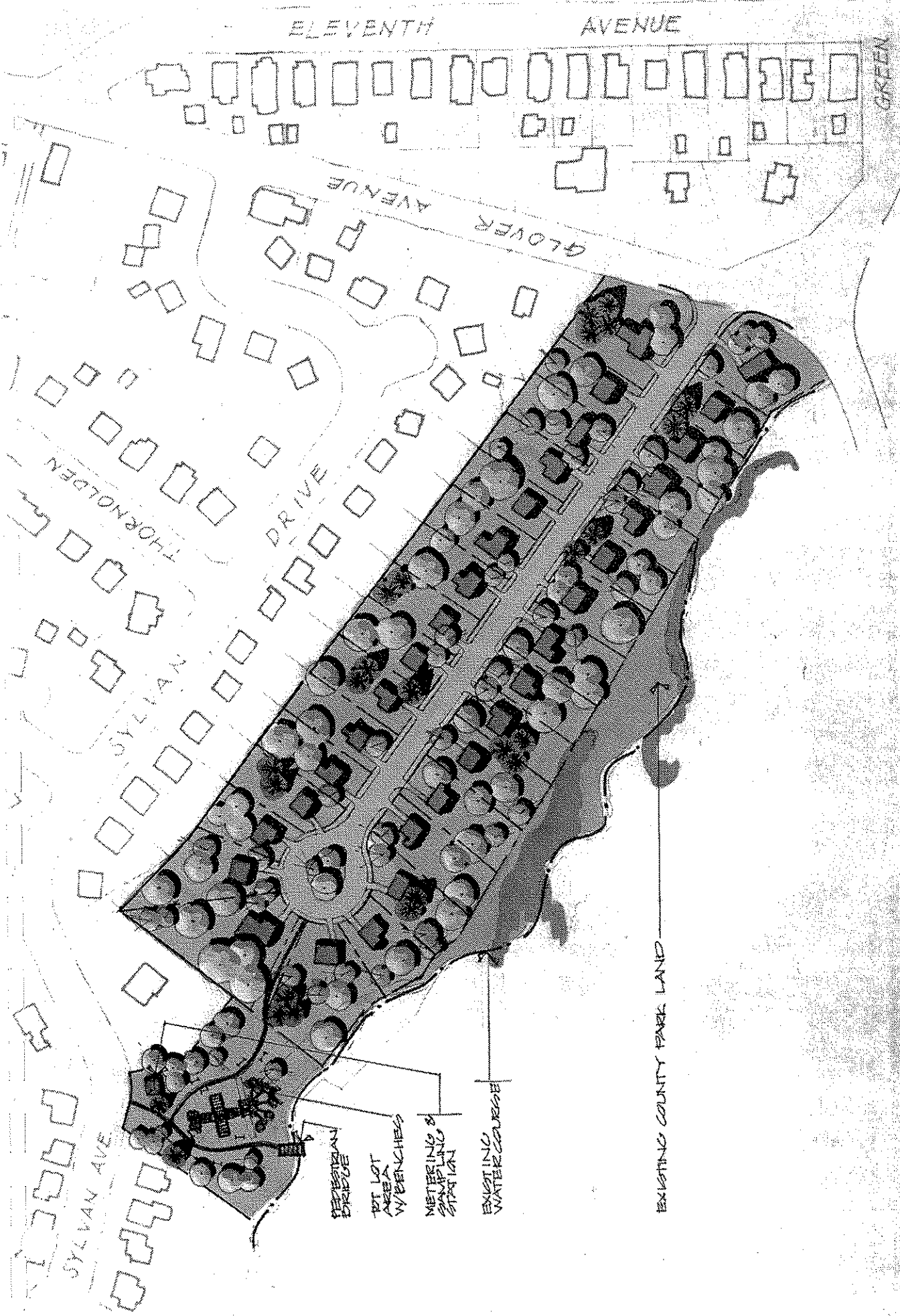
Land Development Costs

On-site Roads - 1,250 LF @ 30' wide	\$60,000
Demolition - 20 days @ \$3,000/day	60,000
Waste Disposal - 10,000 cu.yd. @ \$20/cu.yd.	200,000
Fill - 30,000 cu.yd. @ \$10/cu.yd.	300,000
8" Water Main - 1,400 LF @ \$25/LF	35,000
Storm Structures -	22,000
Storm Pipes - 600 LF @ \$30/LF	18,000
On-site Sidewalks - 2,800 LF @ 5' wide/\$2 sq.ft.	28,000
Off-site Sidewalks - 500 LF @ 5' wide/\$2 sq.ft.	5,000
Tot Lot - 75' x 75' Heavy Timber	25,000
Litter Receptables - 2 units @ \$200 each	400
Benches - 4 units @ \$250 each	1,000
Pedestrian Bridge -	2,000
Curbing - 3,000 LF @ \$10/LF	30,000
Lot Landscaping - \$500/unit	16,000
Legal, Engineering - \$1,500/unit	48,000
	<hr/>
Sub-Total	850,400
Contingency	68,032
	<hr/>
TOTAL	\$918,432
SAY	\$918,000

TABLE 4 - WHAT WOULD AVERAGE HOME HAVE TO SELL FOR?

	Per Lot/DU Cost
	<u>32-unit Development</u>
1. Raw Land	0
2. Improved Cost (from Table 3)	28,688
3. Residence *	84,500
4. Interest Fee on Construction Loan (12% - 9 months)	10,140
5. Architect & Other Design Fees	8,450
	<hr/>
	131,778
6. Builder's General Overhead & Profit - (15%)	19,767
	<hr/>
7. Selling Costs (5%)	7,577
	<hr/>
TOTAL	\$159,122
SAY	\$159,000
8. Raw Land - \$128,600 for 7.3 acres	\$164,000

* Assume 1625 s.f. average size dwellings with 3 & 4 bedroom mix.



"HADDON HOLLOW" CONCEPT PLAN
FOR
322 SINGLE FAMILY DETACHED UNITS

RFFW INC. PLANNING CONSULTANTS, PRINCETON, NJ.

TABLE 5 - LAND DEVELOPMENT FEASIBILITY

CONCEPT PLAN - HADDON HOLLOW

34 Single Family Detached Units

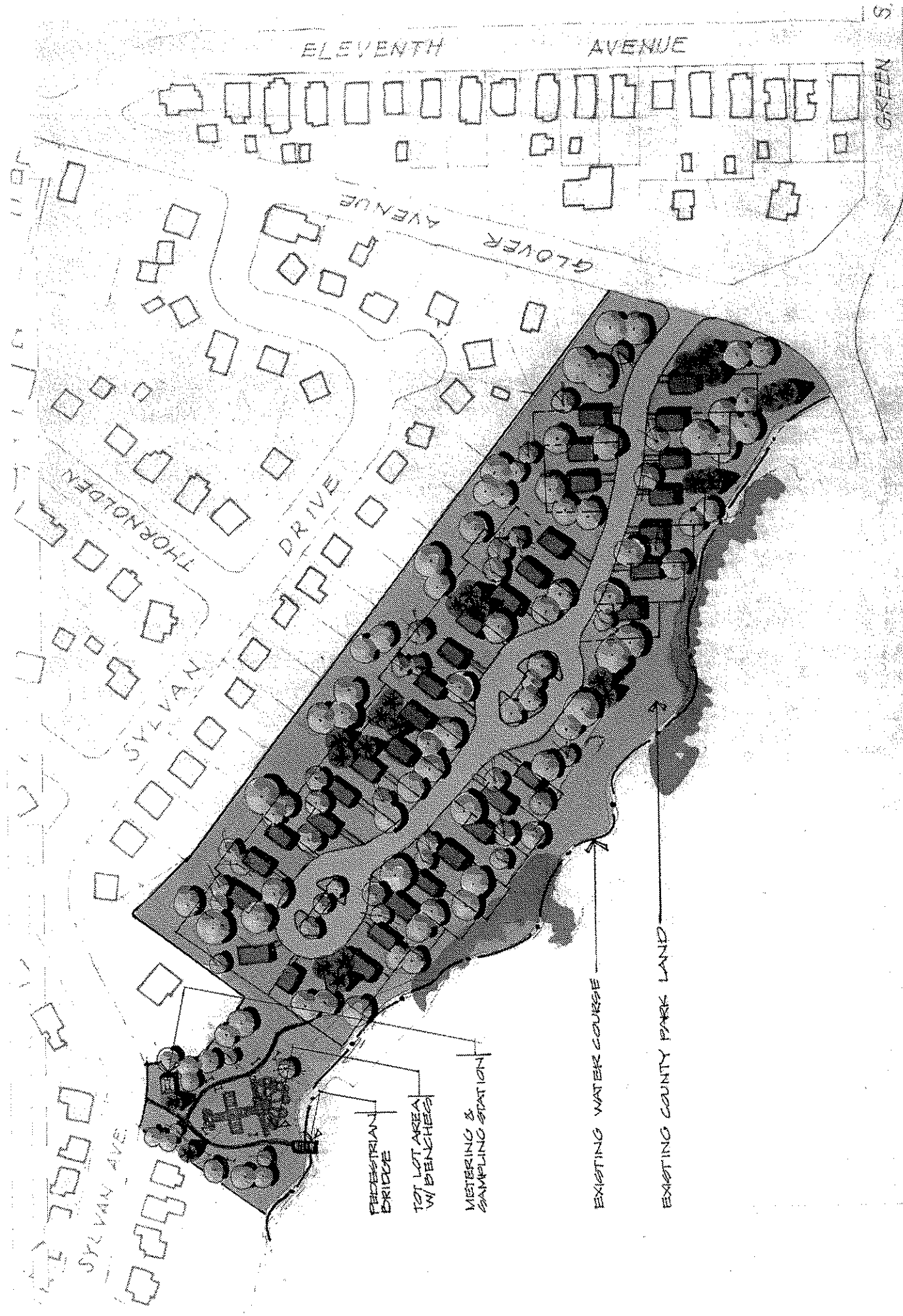
Land Development Costs

On-site Roads - 1,250 LF @ 30' wide	\$60,000
Demolition - 20 days @ \$3,000/day	60,000
Waste Disposal - 10,000 cu.yd @ \$20/cu.yd.	200,000
Fill - 30,000 cu.yd. @ \$10/cu.yd.	300,000
8" Water Main - 1,400 LF @ \$25/LF	35,000
Storm Structures -	22,000
Storm Pipes - 600 LF @ \$30/LF	18,000
On-site Sidewalks - 2,800 LF @ 5' wide/\$2 sq.ft.	28,000
Off-site Sidewalks - 500 LF @ 5' wide/\$2 sq.ft.	5,000
Tot Lot - 75' x 75' Heavy Timber	25,000
Litter Receptacles - 2 units @ \$200 each	400
Benches - 4 units @ \$250 each	1,000
Pedestrian Bridge -	2,000
Curbing - 3,000 LF @ \$10/LF	30,000
Lot Landscaping - \$500/unit	17,000
Legal, Engineering - \$1,500/unit	51,000
	<hr/>
Sub-Total	854,400
Contingency	68,352
	<hr/>
TOTAL	\$922,752
SAY	\$923,000

TABLE 6 - WHAT WOULD AVERAGE HOME HAVE TO SELL FOR?

	Per Lot/DU Cost
	<u>34-Lot Development</u>
1. Raw Land	0
2. Improved Cost (from Table 5)	27,147
3. Residence *	84,500
4. Interest Fee on Construction Loan (12% - 9 months)	10,140
5. Architect & Other Design Fees	8,450
	<hr/>
	130,237
6. Builder's General Overhead & Profit (15%)	19,536
	<hr/>
	149,773
7. Selling Costs (5%)	7,489
	<hr/>
TOTAL	\$157,262
SAY	\$157,000
8. Raw Land - \$128,600 for 7.3 acres	\$162,000

* Assume 1625 s.f. average size dwellings with 3 & 4 bedroom mix.



"HAPPY HOLLOW" CONCEPT PLAN
FOR 24 SINGLE-FAMILY DETACHED UNITS



APPENDIX 2

EXISTING LAND USES: APRIL, 1986

A. White Horse Pike

-- Borough of Audubon

- 1) Apartments
- 2) Texaco Gas Station
- 3) Century Movie Theater
- 4) Fotomat
- 5) Cleaners
- 6) Art Supplies; Dance Center; Costume Shop;
Art & Drafting Center; Music Center
- 7) Dyna Systems; Accountant; Opticians;
Haircutters; Hair Creations; All-State Insurance

-- Block 24

- 8) Doctor's office
- 9) Sayers, Starrett & Runner Real Estate
- 10) Community Title Abstract Company and
Funk Sales Institute
- 11) Atlantic Avenue Elementary School
- 12) St. Mary's Episcopal Church

-- Block 21

- 13) Acme Supermarket
- 14) John Healey Funeral Home
- 15) Temple Beth Shalom

-- Block 25

- 16) King's Court Apartments
- 17) House "For Sale"
- 18) Daniel White, Realtor; James Ernst, Incorporated;
Murphy & King Insurance; Televants Corporation
- 19) Rushton Electronics
- 20) Dermatology; Haddon Pediatric Group
- 21) Stanfill Towers
- 22) Purdy Company
- 23) Apartments
- 24) Flowers by Charles
- 25) Masonic Temple
- 26) Chinese Restaurant; Alan Travel; Book Store

-- Block 22

- 27) MacNaul Law Firm
- 28) Family Optometry
- 29) Chronic Pain Center; Oncology & Hematology

- 30) Attorney's office; Business Development Corporation; Diet Center; Mike Fox & Associates
- 31) Envoy Funeral Home
- 32) Glendale National Bank

-- Block 26

- 33) Doctor's offices
- 34) Law offices
- 35) Chiropractor
- 36) Accountants and Auditors
- 37) Kaselaan & D'Angelo, Architects & Engineers
- 38) General Contractor
- 39) Air Handlers, Heating & Air Conditioning; Econo-Development
- 40) Apartments

-- Block 23

- 41) Haddon Savings & Loan Association
- 42) Kaselaan & D'Angelo, Architects & Engineers

-- Block 36

- 43) Sandmeyer Associates
- 44) Republican Executive Finance Club
- 45) Certified Public Accountant
- 46) Wellington Group, Business Consultants & Market Feasibility Studies

-- Block 37

- 47) Precision Design, Contractors; Blueprints Unlimited
- 48) Iredell Franciscan Funeral Home
- 49) Graebel Movers
- 50) Apartments
- 51) Office
- 52) Child Study Team; Terra-Hydro Engineering Group
- 53) American Cancer Society
- 54) Apartments

-- Block 34

- 55) Apartments
- 56) DeMartini Olympus Patio Homes
- 57) Apartments

-- Block 38

- 58) Billows Electronic Supply; Salvation Army Thrift Store; E.D. Brewer & Sons Office Furniture

- 59) AM/PM Mini Market; Shell Gas Station
- 60) New Jersey Water Company; Grove Plaza Professional Office Building

-- Block 39

- 61) American Water Works Company
- 62) Public Service & Electric Substation
- 63) Veterans of Foreign Wars Post 1958

-- Block 35

- 64) Doctor's office
- 65) Professional office building
- 66) Family Foot Care
- 67) Ascension Lutheran Church

-- Block 39 (continued)

- 68) Cooper Burial Vault
- 69) Beauty Salon; Luncheonette
- 70) K-9 Kare

B. "Station Avenue" Central Business District

-- Block 43

- 1) Doctor's office

-- Block 41

- 2) Insurance office
- 3) Doctor's office
- 4) Cumberland Farms
- 5) Cleaners
- 6) Insurance Agency
- 7) Post Office

-- Block 51

- 8) RH Concept; Catholic Brother's Supply Company
- 9) Doctor's office
- 10) Chiropractor
- 11) Haddon Heights Apartments

-- Block 28

- 12) Municipal offices
- 13) New Jersey Bell Company (vacant)

- 14) Crestmont Federal Savings; Clothing Store;
Carousel Shop; Doctor's office; Davis Plumbing
& Heating
- 15) Gift & Home Furnishings Store

-- Block 29

- 16) Lindsey's Food Market; Gift Shop; Picture Frames;
Tailor; Children's Shop; Plumbing & Heating
Business
- 17) Income Tax Service
- 18) Tanner School Furniture Company
- 19) Civil Defense Building
- 20) Wholesale Distributors
- 21) Fire House
- 22) Garden State Graphics; Keystone Insurance
- 23) Library
- 24) Wallcovering Store; Station House Restaurant;
Hairlines Unlimited
- 25) Wash Works Laundromat

-- Block 200B

- 26) Railroad building

-- Block 200A

- 27) Dentist's office

-- Block 25

- 28) House "For Sale"
- 29) 120 Haddon Office Center
- 30) Flowers by Charles
- 31) Insurance Company; Dancing School
- 32) S.H. Fawstow 5 & 10¢
- 33) Ruthelen Apartments; Sweet & Precious Candy
- 34) Loose Ends Restaurant; Health Food Store;
B & W Deli
- 35) Masonic Temple
- 36) Chinese Restaurant; Alan Travel; Book Store

-- Block 26

- 37) Doctor's office
- 38) Markarian Jewelers; Heritage Opticians
- 39) Suburban Hardware; Paul's Beauty Salon;
Hair Station
- 40) White Horse Pike Hair Salon
- 41) News Shop; Gift Shop; Ralph's Pizza;
Leopold Pharmacy
- 42) Heritage Bank

C. Black Horse Pike Highway Commercial District

-- Borough of Mt. Ephraim

- 1) Forcini Realty; Hair Fashions; Florist;
What-Not-Shop; Printing; Wedding Shop
- 2) Rodney's Burgers
- 3) Mobil Service Station
- 4) Dry Cleaner's; Cumberland Farms
- 5) Movie Theater; Accountant; Doctor's office
- 6) Restaurant
- 7) Mt. Ephraim Baptist Church
- 8) CVS Pharmacy; Laundry; Appliance Store;
Meat Shop

-- Block 128

- 9) South Jersey Wallpaper
- 10) Beauty Shop
- 11) Commercial Use

-- Borough of Mt. Ephraim (continued)

- 12) Gulf Gas Station

-- Block 128 (continued)

- 13) Vincent Apartments
- 14) March of Dimes; Doctor's office
- 15) Doctor's office

-- Borough of Mt. Ephraim (continued)

- 16) Mt. Ephraim Municipal Building
- 17) Elementary School

-- Block 131

- 18) House "For Sale"
- 19) Vaney & Company, Realtors

-- Block 134

- 20) Smalls Formal Wear; Association Business Careers
- 21) Beauty Salon
- 22) The M.A.D. House; Dance Studio

-- Borough of Mr. Ephraim (continued)

- 23) F.M. Electronics
- 24) Verna Apartments

- 25) Carpet Remnant Outlet
- 26) King Gas Station

-- Block 137

- 27) Del Buono Bakery

-- Block 140

- 28) Doctor's office
- 29) Mechanics Auto Parts
- 30) Pioneer Mortgage Insurance Building

-- Borough of Mt. Ephraim (continued)

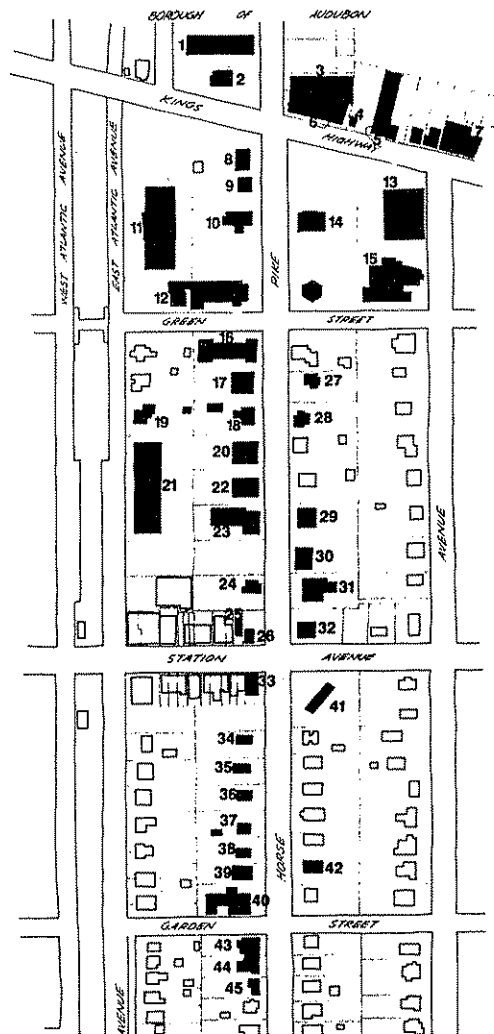
- 31) Sparkles Restaurant
- 32) Office of Aging
- 33) McDonald's
- 34) Carvel Ice Cream
- 35) Mt. Ephraim Apartments
- 36) Barber Shop; S.J. Maytag; Joe's Shoes;
Auto Parts

-- Block 143

- 37) Strip Shopping Center









Primary and accessory uses located on a park site are susceptible to abuse and destruction. A properly designed park will help to reduce the rate and amount of vandalism. Passive and active use areas should be oriented to promote continued care and respect for park facilities.

There are numerous methods that can be employed in deterring vandalism. A few are listed below:

A. High Use Area -

Generally speaking, if a park experiences a high degree of use during the day and night, opportunities for vandalism will be minimal. Therefore, it is recommended that some park activities be promoted for year-round use.

B. Activity Location on the Site -

D. Patrols -

Patrols of a park area can assist in reducing vandalism. This can either be done by the police or by others appointed by council. It is possible that these patrols may be more effective if run at irregular and unsystematic time intervals, thereby preventing potential vandals from scheduling their actions during unpatrolled periods.

E. Supervision -

A recreation director (with the aid of paid or volunteer assistants) could directly manage and operate park activities.

F. High Maintenance -

Experience has shown that people take better care of

I. Regulations -

Regulation for the use of a park should be established. This will begin to formalize what can and what cannot be done on park land. It also serves to define when a park will open and close, any fines or fees to be levied, and special requirements for overnight use of the facility.

J. Lighting -

Lighting should be provided for recreation activities and also in key locations to discourage vandalism. Lighting can be placed around and near sanitary facilities, telephones, parking lots and other areas where people might congregate.

Major Accessory Uses Should be Blended into Existing and Proposed Open Space Areas to Complement and Serve Primary Uses.

A. Drinking Fountains

Drinking fountains should be located near active recreation uses such as playground areas, existing baseball fields and basketball courts, and near tennis courts.

B. Maintenance Equipment

Large maintenance equipment should be kept off-site. However, small scale equipment, e.g. hoes, rakes and shovels, could be kept on-site in a supervisor's building, concession stand, or pavilion.

C. Bleachers

F. Fences

Fences should be installed and maintained at predetermined locations. They should be installed only after sufficient public notice has been given and public participation has been encouraged and noted.

G. Bicycle Stands

Bicycle stands should be installed in or adjacent to high-use areas. They should be of adequate strength and durability to protect bicycles from vandalism and theft. Bicycle traffic through parks should be encouraged and controlled, rather than prohibited.

H. Lighting

Lighting should only be provided when it does not create a
identical areas. Proper

Initially, a complex system of walkways should not be placed on a site. Only after the park has been improved and developed and a determination made as to where people are coming from and going to can placement of walkways be done successfully and economically. However, several major paths should initially be constructed.

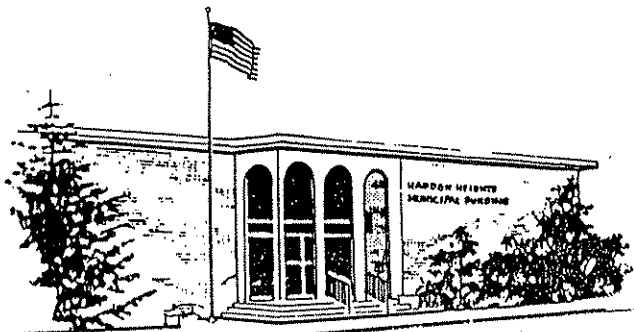
K. Rest Rooms

Rest rooms should be considered at large community parks and play fields. They should be easily accessible and identifiable and be located either near parking areas or places where people would congregate.

L. Telephones

Telephones should be provided at a central location along





BOROUGH OF

Haddon Heights NEW JERSEY 08035

625 STATION AVE. Phone (609) 547-7164

May 27, 1987

Mr. Mike Mueller
621 Princeton Road
Princeton, New Jersey 08540

RE: Rehabilitation Funds for Low Income Housing

Dear Mr. Mueller:

The method used to contact those who are eligible for the "Rehabilitation Funds for Low Income Housing" was to pull a listing from the current tax records of all residents

THE HOME IMPROVEMENT PROGRAM (HIP)

IF YOU OWN A HOME IN CAMDEN COUNTY AND NEED TO MAKE REPAIRS BUT CAN'T AFFORD A BANK LOAN.....THEN YOU SHOULD READ THIS!

The Home Improvement Program (HIP) offers financial and technical assistance to qualified owner occupants who need to make home improvements.

HIP offers financial assistance for NECESSARY repairs (called code items) for such items as roofs, heaters, plumbing, electrical, and structural deficiencies. Assistance is NOT available for general property improvements or general maintenance repairs such as siding, painting, kitchen or bathroom remodeling, room additions, sewer cleaning, etc.

The financial assistance is in the form of a DEFERRED PAYMENT LOAN. These funds are limited and will be loaned out on a first come first served basis until exhausted.

A Deferred Payment Loan is one where you borrow now but make NO MONTHLY PAYMENTS. There is NO INTEREST CHARGE. You repay exactly what you borrowed whenever you sell, vacate, or transfer title to your home.

about below to determine whether you qualify for

CAMDEN COUNTY

HOME IMPROVEMENT PROGRAM
(H. I. P.)
APPLICATION



HOME IMPROVEMENT PROGRAM (H.I.P.) APPLICATION
PROGRAM COORDINATED BY:
CAMDEN COUNTY DIVISION OF COMMUNITY DEVELOPMENT
COUNTY ADMINISTRATION BUILDING
600 MARKET STREET
CAMDEN, NJ 08102

JOSEPH V. BORREGGINE, FREEHOLDER DIRECTOR
WILLIAM J. HARRIS, DIRECTOR
GARY H. SPEWAK ASSISTANT DIRECTOR

ALL INFORMATION PROVIDED IN THIS APPLICATION IS CONFIDENTIAL

IF YOU NEED ASSISTANCE IN COMPLETING THIS APPLICATION PLEASE CALL
US AT 757-6745.

INSTRUCTIONS

- 1) ANSWER ALL QUESTIONS COMPLETELY. IF A QUESTION DOES NOT APPLY TO YOUR PARTICULAR SITUATION, PLEASE INDICATE BY WRITING "N/A".
- 2) BE SURE TO ENCLOSE ALL REQUIRED DOCUMENTATION (SEE BELOW).
- 3) LEAVE NO SECTION UNANSWERED WITHOUT AN EXPLANATION.
- 4) OMISSIONS AND INACCURACIES WILL RESULT IN PROCESSING DELAYS.

PART ONE: INFORMATION ABOUT THE PEOPLE LIVING IN YOUR HOME

Name of applicant (Homeowner): _____

Name of spouse (co-owner): _____

Telephone number: _____ Work: _____

Applicant's age: _____ Race: _____ (used only to evaluate program)

Total number of persons residing in your home: _____

Street address: _____

Town: _____ Zip code: _____

Block: _____ Lot: _____ Assessed value: \$ _____

Purchases date: _____

Are property taxes & water/sewer rents paid to date? Yes _____ No _____

If you are paying on a mortgage.....

Are payments up to date? Yes _____ No _____

Mortgage company: _____

Address: _____

PART FOUR: EMPLOYMENT INFORMATION FOR ALL HOUSEHOLD MEMBERS

NAME	EMPLOYER	EMPLOYER'S ADDRESS	PHONE
APPLICANT			
SPOUSE			
CHILD/OTHER			
CHILD/OTHER			

PART FIVE: UNREIMBURSED MEDICAL EXPENSES

Report the total that you paid for ALL unreimbursed medical expenses last year (include the cost of medical insurance). If you are eligible for a medical deduction you will be required to document these expenditures.

\$ _____

PART SIX: APPLICANT'S CERTIFICATION

We (the persons whose signature (s) appear below) are aware that the benefits available through this program are awarded on the basis of established income limits and on the applicant's status as owner-occupant of the property for which the assistance is sought. We also understand the need for verification of all information reported on this form.

PART SEVEN: GENREAL INFORMATION

Please indicate the type of work that you believe needs to be done on your home. Use the space below to provide any other information which you feel would be useful to us in processing your application.

ROOFING _____ HEATING _____ PLUMBING _____
ELECTRICAL _____ WEATHERIZATION _____ INSULATION _____
STRUCTURAL (WALLS, FLOORS, CEILINGS. ETC.) _____ OTHER _____

*Working copy
with enclosed list
of Trustees attached.*

REV. OF INDEX, SECTION
REVIEWED
SUBJECT ()
NOT SUBJECT ()
FEB 25 1966
FEB 25 1966

CERTIFICATE OF INCORPORATION
OF
HADDON HEIGHTS DEVELOPMENT
CORPORATION, INC.

We, the undersigned, acting as incorporators of a corporation
under the New Jersey Statutes, Title 15, do hereby adopt the following
Certificate of Incorporation for such corporation:

ARTICLE I

The name of the corporation is Haddon Heights Development Corporation,
Inc.

ARTICLE II

The corporation is a corporation not for profit.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The corporation is organized and chartered for the purpose of

enhancing the economic development of the greater Haddon Heights area

pledge, conveyance or assignment in trust of the whole or any part of the property of the corporation, whether at the time owned or thereafter acquired, and to sell, pledge or otherwise dispose of such bonds or other obligations of the corporation for its corporate purposes.

To lend to any person, firm or corporation any of its funds, either with or without security.

To promote and assist the growth and development of small business concerns and others.

To have one or more offices, to carry on all or any of its operations and business and without restriction or limit as to amount to purchase or otherwise, acquire, hold, own, mortgage, sell, convey or otherwise dispose of, real and personal property of every class and description.

To acquire, construct, convert or expand plant facilities for lease or sale.

The corporation is organized and operated exclusively for non-profit purposes, and no part of any net earnings shall inure to the benefit of any member or trustee.

October, 1985

CORPORATE COMMITTEE:

Dorothy J. Grant

John Schmidt

Suzanne Troy

Anthony Giorgio

Robert Brown

Richard Wells

Ernest Smith

August A. Longo

XXXXXXXXXXXXXX

Lee A. Solomon

TRUSTEES:

116 Seventh Avenue
Haddon Heights, NJ 08035

610 Station Avenue
Haddon Heights, NJ 08035

20 Second Avenue
Haddon Heights, NJ 08035

204 Tenth Avenue
Haddon Heights, NJ 08035

P.O. Box 164
Haddon Heights, NJ 08035

1019 N. Park Avenue
Haddon Heights, NJ 08035

17 Second Avenue
Haddon Heights, NJ 08035

216 First Avenue
Haddon Heights, NJ 08035

217 Second Avenue
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Haddon Heights, NJ 08035

318 Third Avenue
Haddon Heights, NJ 08035

116 Seventh Avenue
Haddon Heights, NJ 08035

Tina L. Wells

Steve Dorsey
(Env. chairman)

Stanley A. Smith

Joan Caccia

Joseph Margre

Robert Berry

Stella Skowronek
(Suburban Woman's Club)

Jeanne Romer
(Village Playbox)

1019 N. Park Avenue
Haddon Heights, NJ 08035

133 Third Avenue
Haddon Heights, N.J. 08035

Haddon Savings & Loan Assoc.
201 White Horse Pike
Haddon Heights, NJ 08035

Heritage Bank
223 Market Street
Philadelphia, Pa 19106
(Home: 1932 Bryn Mawr Ave.
Haddon Heights, NJ 08035)

Crestmont Federal Savings & Loan
Assoç.

615 Station Avenue
Haddon Heights, NJ 08035

Glendale National Bank
131 White Horse Pike
Haddon Heights, NJ 08035

American Legion
Atlantic Avenue & Kings Highway
Haddon Heights, NJ 08035

102 West Atlantic Avenue
Haddon Heights, NJ 08035

1126 Prospect Ridge Blvd.
Haddon Heights, NJ 08035

608 Kings Highway
Haddon Heights, NJ 08035

THE LEGAL COUNSEL
AND
ADMINISTRATIVE SERVICES

• 621 Alexander Road • Princeton, NJ 08540 • 609-452-2520

Gerard C. Lanz, AIA AICP PP
Michael K. Mueller AICP PP

March 19, 1987

Mr. Gary Yost, Chief Loan Officer
Department of Community Development
County Administration Building
600 Market Street
Camden, New Jersey 08101

RECEIVED
MAR 23 1987

CAMDEN CO. DIV. OF COMMUNITY DEV.

Dear Mr. Yost:

As you will recall, we had a telephone conversation about a month ago with reference to Haddon Heights housing rehabilitation efforts through the Camden County Home Improvement Program (HIP).

Haddon Heights prepared a draft Housing Element dated November 1986 which it submitted to the N.J. Council on Affordable Housing for their review and comment. In a letter dated January 16, 1987 the Affordable Housing Council requested certified documentation of the Housing Element for Haddon Heights after April, 1980. I included it in

DEPARTMENT OF
COMMUNITY DEVELOPMENT

William J. Harris
Director



Camden County

County Administration Building
600 Market Street, Camden, New Jersey 08101
(609) 757-6745

March 25, 1987

Lenaz, Mueller & Associates
621 Alexander Road
Princeton, New Jersey 08050

Dear Mr. Mueller:

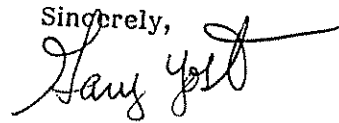
Per your request in your letter of March 19, 1987, regarding the wishes of the N.J. Council of Affordable Housing, I am enclosing a copy of the Camden County Home Improvement (HIP) guidelines that will be of help to you in completing the affordable Housing

1) 1928 W. High Street	-	Approved	Feb. 3, 1987
2) 1912 W. High Street	-	Approved	Mar. 2, 1987
3) 212 Eighth Ave.	-	Received	Feb. 23, 1987
4) 33 Tenth Ave.	-	Cost =	\$ 7125.00

Final Inspection - March 10, 1987

All units are single family residences. I hope the information provided is sufficient.
Please do not hesitate to contact our office.

Sincerely,



Gary Yost
Chief Loan Officer

CREDITING DOCUMENTATION OWNER-OCCUPIED REHABILITATION:

MUNICIPALITY:

COUNTY:

A.	<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
----	------------------------	----------------	----------------------	---------------------------------

B. Brief description of six year affordability control:
(Kindly attach sample lien)

CREDITING DOCUMENTATION OWNER-OCCUPIED REHABILITATION:

MUNICIPALITY: Haddon Heights

COUNTY: Camden

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
---------------------------	----------------	----------------------	---------------------------------

See August 18, 1986 letter from Mr. Gary Yost.
See March 25, 1987 letter from Mr. Gary Yost.

10

\$58,058

B. Brief description of six year affordability control:
(Kindly attach sample lien)

See March 25, 1987 letter from Mr. Gary Yost.

C. Statement that all of the above units were below code standard
and raised to code standard after rehabilitation.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

William J. Harris
Director



Camden County

County Administration Building
600 Market Street, Camden, New Jersey 08101
(609) 757-6745

August 18, 1986

R.P.P.W.
621 Alexander Road
Princeton, N.J. 08540

Attn: Michael Mueller

Dear Mr. Mueller:

Enclosed are your requests for information on the Camden County
Home Improvement Program (HIP).

... guidelines explain the program, eligibility requirements,
... facilities.

TEIGHTS
 TATION APPLICANTS - 8/14/86

	<u>COST</u>	<u>COMPLETION</u>
deling	9074	7/16/82
g	20	10/ 2/81
	1700	3/12/82
ions	3555	9/17/82
ing	20	6/ 4/81
Contracting Corp.	4843	9/ 1/81
uilders, Inc.	2849	9/24/82
an	5405	3/18/83
ectrical Contractors, Inc.	1460	12/ 9/83
ses	9297	6/13/83
Louis Heating Contractor	1695	7/29/83
ng Co., Inc.	455	5/ 4/84
	325	9/12/83
	575	10/ 7/83
rles General Contractor	4530	8/ 9/85
rs	5130	5/15/86

t Program, August 1986.

TOWN = HADDEN HEIGHTS

YEAR = 1

ACTIVITY	APPROPRIATION	REVISIONS	INCOME	CUR APR	EXPENDITURES	BALANCE
	16000			16000	16000	0
PARKING FACILITY	30000	-1500		28500	28500	0
SINGLE FAMILY RESIDENTIAL	0	1500		1500	1500	0
ZCOUNTY-WIDE REHAB ADMIN						
Summary for YEAR (Count = 3):	46000	0	0	46000	46000	0
Total						

YEAR = 2

ACTIVITY	APPROPRIATION	REVISIONS	INCOME	CUR APR	EXPENDITURES	BALANCE
	0			0	0	0
CODE ENFORCEMENT	0	2500		2500	2500	0
HOMELESS SHELTER	0	15124		15124	15124	0
SINGLE FAMILY RESIDENTIAL	80600	-10420		62180	62180	0
STREET IMPROVEMENTS	0	796		796	796	0
ZCOUNTY-WIDE REHAB ADMIN						
Summary for YEAR (Count = 5):	80600	0	0	80600	80600	0
Total						

YEAR = 3

ACTIVITY	APPROPRIATION	REVISIONS	INCOME	CUR APR	EXPENDITURES	BALANCE
	89400	-85400		4000	4000	0
COMMERCIAL REVITALIZATION	0	28695		28695	28695	0
REGIONAL FOOD BANK	0	6705		6705	6705	0
ZCOUNTY-WIDE REHAB ADMIN						
Summary for YEAR (Count = 3):	89400	-50000	0	39400	39400	0
Total						

YEAR = 4

ACTIVITY	APPROPRIATION	REVISIONS	INCOME	CUR APR	EXPENDITURES	BALANCE
	47000	-21374		25626	25626	0
COMMERCIAL REVITALIZATION	0	21374		21374	6159	15215
HOMELESS SHELTER						
Summary for YEAR (Count = 2):	47000	0	0	47000	31785	15215
Total						

DEPARTMENT OF
COMMUNITY DEVELOPMENT

William J. Harris
Director



Camden County

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600 Market Street, Camden, New Jersey 08101
(609) 757-6745

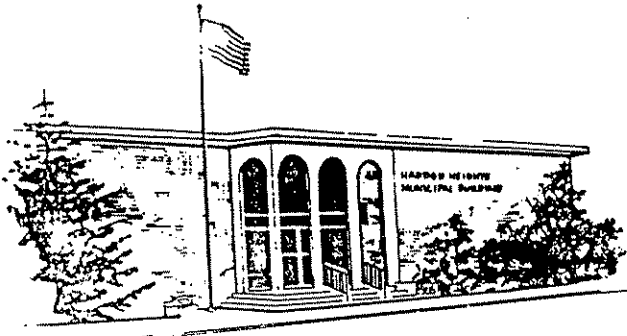
RECEIVED
JUN 10 1987
AFFORDABLE HOUSING

June 9, 1987

Mayor August Longo
Borough of Haddon Heights
625 Station Avenue
Haddon Heights, New Jersey 08035

Dear Mayor Longo:

I am responding to your inquiry on the availability of CDBG funds for repairs to homes occupied by low-income households in the Borough. Currently there is a \$376,596 balance in the Home Improvement Program budget for this activity. \$545,740 has been appropriated for this activity.



BOROUGH OF

Haddon Heights NEW JERSEY 08035

625 STATION AVE. Phone (609) 547-7164

June 24, 1987

Ms. Audrey Winkler, Principal Planner
State of New Jersey
Council of Affordable Housing
707 Alexander Road
CN 813
Trenton, New Jersey 08625-0813

Dear Ms. Winkler:

In response to your letter of June 18, 1987 regarding certain further modifications required by the COAH to the Borough's draft fair housing plan, and based on telephone conversations that you have had with Lenaz, Mueller & Associates, the Borough's planning consultants on this matter, this letter reply is provided.

1. The Borough's plan to address its indigenous need of 23 housing units during the 1987-1993 time period is to cooperate with the Camden County Department of Community Development to insure adequate funding for the rehabilitation of these units. It is the Borough's goal to rehabilitate its indigenous need within the six year time frame available to it to accomplish this objective. The Borough further agrees to aggressively seek the rehabilitation of the maximum number of units possible on an annual basis by closely cooperating with the County Department of Community Development to insure that funds it has available for rehabilitation county-wide are utilized to assist eligible homeowners in Haddon Heights. It is acceptable to the Borough to establish a check point after two years from date of substantive certification to meet with the COAH and evaluate the progress that the Borough has made with respect to meeting its six year goal.

Incorporated 1894

At that point, an evaluation can be made as to what techniques, if any, may be needed to insure the accomplishment of the remainder of the Borough's indigenous need obligation.

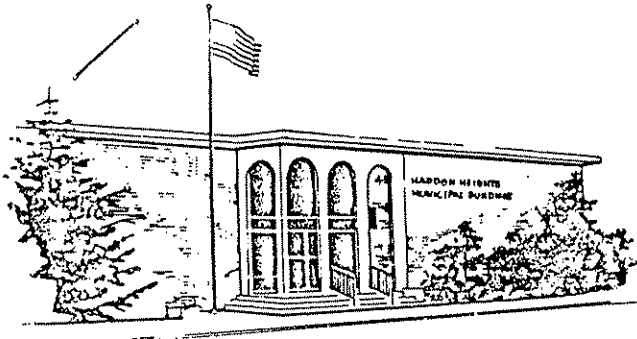
2. The Borough will undertake an affirmative marketing effort to locate and assist eligible homeowners in taking advantage of the rehabilitation program described above. Such affirmative activities may include, but not be limited to, block ads in newspapers, distribution of flyers, and field surveys to locate the owners of said buildings. The Borough will seek active assistance of the Haddon Heights Development Corporation as well as the Camden County Office of Community Development in accomplishing these and other affirmative measures to insure maximum outreach and information as to the availability of homeowner rehabilitation program assistance.

Pending substantive certification of the borough's fair housing plan, the above modifications will be incorporated with the plan during the 45 day period allotted for such changes.

We look forward to receipt of the COAH's substantive certification.

Sincerely,

A. A. Longo
Mayor



BOROUGH OF

Haddon Heights NEW JERSEY 08035

625 STATION AVE. Phone (609) 547-7164

June 26, 1987

Ms. Audrey Winkler, Principal Planner
State of New Jersey
Council on Affordable Housing
707 Alexander Road
CN 813
Trenton, NJ 08625-0813

Dear Ms. Winkler,

Please consider this an addendum to my letter of June 24, 1987.

I refer you to your letter of June 18, 1987, (Copy attached) relative to the \$376,596.00 in the Home Improvement Program as referred by Mr. William J. Harris, Dir. Camden County, County Development Dept.

It is our intention to make use of the funding available in the current and up coming years.

Very truly yours,

A. A. Longo
Mayor

Incorporated 1904

DRAFT RESOLUTION

- WHEREAS, The Borough of Haddon Heights recognizes an obligation to provide for affordable housing opportunities as required by the Fair Housing Act, and
- WHEREAS, the Planning Board of the Borough has adopted a Housing Element of the Master Plan which provides that at least 23 affordable units should be provided through the rehabilitation of deficient units currently existing in the Borough, and
- WHEREAS, the Borough of Haddon Heights has received a letter from Mr. William J. Harris, Director of Camden County Department of Community Development (attached as Exhibit A) explaining that CDBG funds are now available and will be available next year to assist Haddon Heights; and
- WHEREAS, the Borough of Haddon Heights has expressed its intention (attached as Exhibit B) to make use of these CDBG funds in the current and up-coming years to fund housing rehabilitation; and
- WHEREAS, the Final Housing Element proposes to fund rehabilitation through grant funds;
- NOW, THEREFORE, be it resolved that the Borough of Haddon Heights pledges its good faith effort to apply annually for rehabilitation grant funds, either by itself or through an agency of Camden County, from any state or federal programs that may be available. Said grants shall be used for the purpose of rehabilitating at least 23 housing units for the benefit of low and moderate income households. It is recognized that Community

Development Block Grant funds for program year 9 are already committed to another purpose. Affordability controls of 6 years for owner-occupied units and 10 years for renter-occupied units shall be imposed upon each unit so rehabilitated. The administration of rehabilitation grant funds shall be handled by the Camden County Community development staff or arrangements will be made under other grants to develop effective local staff administration.

Note: This resolution will not be adopted by the Borough Council until such time as the Borough's Housing Plan has received substantive certification from the New Jersey Council on Affordable Housing, but will be enacted within 45 days of such certification.

MUNICIPAL DETAILED DATA COMPILATION FOR PRE-CREDITED NEED DETERMINATION

SECTION I. PRESENT AND PROSPECTIVE NEED

A Indigenous Need (Actual Deficient Housing)	A₁ Sub-Regional Multi-Index Need 506 <hr/>	A₂ Sub-Regional Single-Index Need 1,072 <hr/>	A₃ Municipal Single-Index Need 79 <hr/>
B Indigenous Need (Capped Deficient Housing)	B₁ Regional Average Percent Deficiency 0.026 <hr/>	B₂ 1987 Occupied Housing Estimate 3,184 <hr/>	B₃ Status for Allocation X <hr/>
		Result 1 <u>37</u>	GROWTH <u> </u> NON-GROWTH <u> </u> URBAN AID <u> </u>
C Reallocated Present Need		C₁ 1987 Regional Pool of Excess Deficient Housing Units 4,060 <hr/>	
D 1987-1993 Prospective Need		D₁ Regional 1987-1993 Prospective Need 18,179 <hr/>	

SECTION II. ALLOCATION FACTORS FOR REALLOCATED PRESENT AND PROSPECTIVE NEED

E Local Allocation Factors	E₁ Employment 1,292 <hr/>	E₂ Regressed Employment Change 7 <hr/>	E₃ 1983-1984 Aggregate Per Capita Income 96,326,352 <hr/>	E₄ Land in Growth Area (Acres) 1,011 <hr/>
F Regional Allocation Factors	F₁ Employment 362,365 <hr/>	F₂ Regressed Employment Change 10,249 <hr/>	F₃ 1983-1984 Growth Area Aggregate Per Capita Income 12,406,160,836 <hr/>	F₄ Land in Growth Area (Acres) 409,261 <hr/>
Result 2* .00357 <hr/>	Result 3 .00069 <hr/>	Result 4 .00776 <hr/>	Result 5 .00247 <hr/>	Results 6 / 7 .00460 / .00362 <hr/>

*Results 2-7 expressed as a decimal

CONSULTANT CREDITS

Lenaz, Mueller & Associates
Planning Consultants
Princeton, New Jersey

Gerald C. Lenaz, AIA, AICP, PP
Michael K. Mueller, AICP, PP, Project Planner
Joyce Haney, Planner
Ann Welsh, AICP, PP, Senior Planner
Stephanie Rossini, Research Analyst

DESIGN CONSULTANT FOR IMPROVEMENT STUDIES

Williamson Design Group
Haddonfield, New Jersey

Jack Williamson, AIA
Principal

GRAPHIC CONSULTANTS

RPPW Inc.

Michael Smirnoff, Graphic Design
Edward Kirchner, Chief Draftsman

GUIDE TO THE INTERPRETATION OF DETAILED DATA

The following is in response to communities requesting detailed data used in the calculation of pre-credited affordable housing need.

The directions for using the information in Section I—"Present and Prospective Need"—are well-detailed in the New Jersey Council on Affordable Housing's *Fair Share Housing Criteria and Guidelines*. The initial calculation of present need concerns *indigenous need*. This need category is an indication of local housing deficiency. Municipal indigenous need (referred to later as Result 1) is the smaller of $A_1 \times (A_3 + A_2)$, or $B_2 \times B_1$. The other two categories of need, *reallocated present need* and *prospective need*, as well as their sum, *precredited need*, will be covered in the final paragraphs of this guide.

The general calculations of Section II—"Allocation Factors"—are also found in the *Fair Share Housing Criteria and Guidelines*. The detailed data are presented here. The *employment allocation factor* (Result 2) is the quotient produced when 1984 local covered employment (E_1) is divided by 1984 regional covered employment (F_1).† The *change in employment allocation factor* (Result 3) is derived by dividing the local regressed employment change (E_2) by the regional regressed employment change (F_2).† The *income allocation factor* (Result 4) is found by dividing the local aggregate per capita income (E_3) by the regional growth area per capita aggregate income (F_3).† The *land in the growth area allocation factor* (Result 5) is produced by dividing the local acres in growth area (E_4) by the regional total of acres in growth area (F_4).† The employment, income, and land area allocations (Results 2, 4, and 5) are averaged to obtain the *present need allocation factor* (Result 6). The four allocations (Results 2 to 5) are averaged to obtain the *prospective need allocation factor* (Result 7).

Section III—"Secondary Sources of Housing Demand/Supply"—provides some data which were not presented in detail in the *Fair Share Housing Criteria and Guidelines*. Secondary demand due to low- and moderate-income *demolitions* (Result 8) is determined by multiplying the average of the annually reported municipal demolitions in 1983 and 1984 ($G_1 + 2$) by 6, and then multiplying that result by 1.5 times the percentage of low- and moderate-income households in the subregion (G_5). [This low- and moderate-income demolition figure is not allowed to exceed $.95 (G_1 + 2) \times 6$]. The number of units available from *filtering* (Result 9) is determined by dividing the 1980 local number of multifamily units (H_1) by the 1980 regional number of multifamily units (I_1)* and then multiplying this result by the regional filtering value (G_2). The number of units available from *residential conversion* (Result 10) is determined by dividing the 1980 local number of two- to four-family units (H_2) by the 1980 regional number of two- to four-family units (I_2)* and then multiplying this result by the regional residential conversion value (G_3). The number of units available from *spontaneous rehabilitation* (Result 11) is determined by dividing the local aggregate income (H_3) by the regional aggregate income (I_3)* and then multiplying this result by the regional spontaneous rehabilitation value (G_4).

Reallocated present need is determined by multiplying the present need allocation factor (Result 6) by the regional pool of excess deficient housing units (C_1). This is termed Result 12. It is not done for Urban Aid Cities or non-growth areas (checked "Urban Aid" or "Non-Growth" in the Status for Allocation [B₃]). *Prospective need* is determined by multiplying the prospective need allocation factor (Result 7) by regional low- and moderate-income household growth (D_1). This is termed Result 13. This is also not done for Urban Aid Cities or non-growth areas.

Pre-credited need is determined by adding together indigenous need (Result 1), reallocated present need (Result 12), prospective need (Result 13), and demolitions (Result 8), and then subtracting from that total: filtering (Result 9), conversions (Result 10), and spontaneous rehabilitation (Result 11). If this result is less than zero, it is set at zero. Pre-credited need is termed Result 14.

For Urban Aid Cities, total need is determined by using the lesser of two numbers. One is developed from the total of $A_1 \times (A_3 + A_2)$ and demolitions (Result 8) minus filtering (Result 9), conversions (Result 10), and spontaneous rehabilitation (Result 11). The other is $B_2 \times B_1$. The smaller of the numbers from these two calculations is the final need for an Urban Aid City.

†For communities in the growth area of the region

*For all communities in the region

SECTION III. SECONDARY SOURCES OF HOUSING SUPPLY

G Supply/Demand Factors	G ₁ 1983/1984 Demolitions	G ₂ Regional Filtering Projection	G ₃ Regional Conversion Projection	G ₄ Regional Spontaneous Rehab Projection	G ₅ Subregional Percentage of Low- and Moderate- Income Households *
	2	9,587	1,478	542	.423

SECTION IV. ALLOCATION FACTORS FOR SECONDARY SOURCES OF HOUSING SUPPLY

H Local Allocation Factors	H ₁ 1980 Multifamily Unit Totals	H ₂ 1980 2- to 4-Family Unit Totals	H ₃ 1983-1984 Aggregate Per Capita Income
	819	469	96,326,352
I Regional Allocation Factors	I ₁ 1980 Multifamily Unit Totals	I ₂ 1980 2- to 4-Family Unit Totals	I ₃ 1983-1984 Total Aggregate Per Capita Income
	121,352	42,692	14,201,442,966
Result 8 4	Result 9 65	Result 10 16	Result 11 4
	Result 12 19	Result 13 66	Result 14 41

*G₅ expressed as a decimal

Community HADDON HEIGHTS BOROUGH

County/Region CAMDEN/REGION 5

William R. Dolphin Prepared

Aug 28, 1984 Date

Robert W. Burchell Checked

Aug 28, 1984 Date