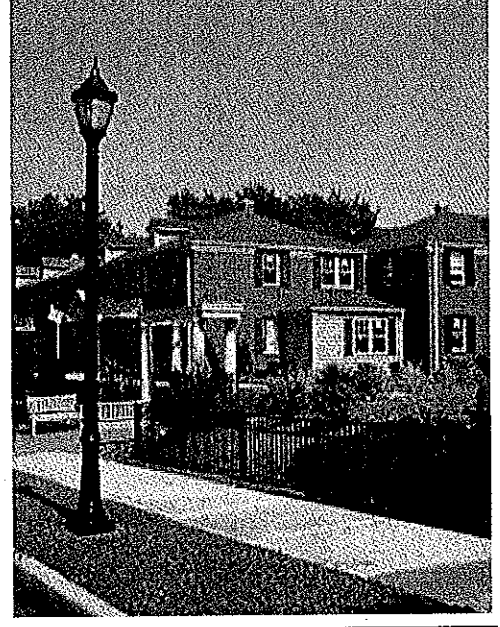
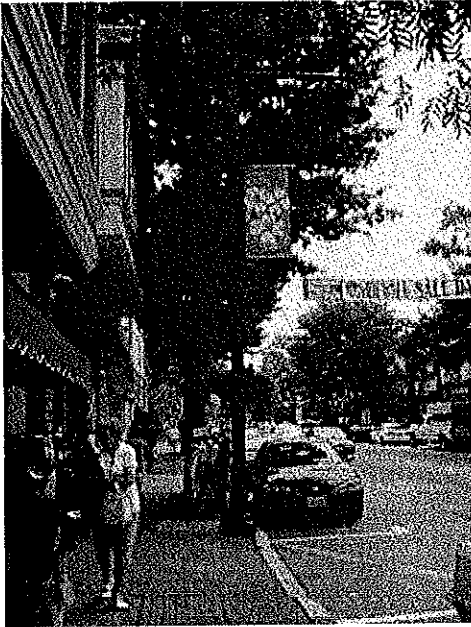


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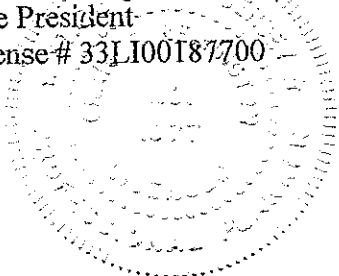


RE-EXAMINATION OF THE MASTER PLAN

May 1, 2008

By the Borough of Collingswood Planning Board

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STATEMENT OF PURPOSE

This document serves for two purposes. First, to provide the initial period review of the Borough of Collingswood's Master Plan that was adopted by the Planning Board in June of 1999 pursuant to the N.J.S.A. 40:55D-89. Secondly, to provide an amendment to both the Master Plan Objectives and Policies as a result of the specific changes that are identified herein.

STATUTORY RE-EXAMINATION OF MASTER PLAN

New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq. requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Borough of Collingswood Planning Board adopted its current Master Plan June 1999. The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

The Master Plan is Collingswood's preeminent planning policy document as it provides planning guidance to the Planning Board and serves as the legal foundation for the Borough's zoning ordinance and development regulations. The significance of this comprehensive planning policy document is further pointed by the statutory imperative of the Municipal Land Use Law at 40:55D-89 to conduct a reexamination of the document at least once every six (6) years, with failure to do so constituting a refutable presumption that development regulations are no longer reasonable, and by the fact that development regulations inconsistent with the Master Plan can only be adopted by a full majority of the governing body with reasons for said action set forth in a resolution. In addition, under 40:55D-62, a zoning ordinance may not be enacted absent the adoption of a land use plan and housing plan by a planning board.

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This report is the first General Reexamination of the Collingswood Master Plan which by statutory charge is to address:

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

The current Master Plan consists of the following ten component plan elements:

- *Goals & Objectives,*
- *Statement of Consistency,*
- *Land Use Element,*
- *Housing Element,*
- *Community Facilities Element,*
- *Conservation & Open Space Element,*
- *Historic Preservation Element,*
- *Recycling Plan,*
- *Community Survey; and,*
- *Implementation Strategies and Redevelopment Regulations.*

The structure of this report follows the general sequence of the statutory requirements outlined above for the conduct of a general re-examination in order to ensure that all statutory requirements are fulfilled. However, the first two sections have been combined to improve flow and understanding.

A. Review of Past Conditions and Changes in Goals and Objectives

The Municipal Land Use Law (MLUL) provides that the reexamination report shall review the major problems and objectives relating to land development in the municipality at the time of the last reexamination report and shall discuss the extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The major problems and objectives identified herein have not significantly changed. While some of the problems and objectives have improved, others persist as they did when they were identified in the 1999 Master Plan. Specific objectives listed in the Master Plan and the extent to which that they have been reduced or have increased since the adoption of the Master Plan are set forth below.

C.40:55D-89a of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

C.40:55D-89b of the MLUL provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The 1999 Master Plan identified the following goals and objectives. The text in bold italics describes the extent to which the goal or objective has changed since the Master Plan was written:

Land Use

1. Provide for strong regulations to ensure compatible land uses throughout the Borough
 - Creation of a strong buffer ordinance to establish a natural separation between different types of land uses

The buffer ordinance for the Borough is sufficient for non-residential uses abutting residential uses.

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- Capitalize on the existing land uses to establish new uses in the surrounding areas (e.g. commuter convenience services near PATCO's Collingswood Station)

While the area around the PATCO station remains of critical importance in terms of the Borough's overall development strategy, the emphasis should be placed on improving existing uses rather than establishing new ones. Furthermore, the Mixed Use distinction should be encouraged wherever relevant.

2. Support the development of a strong Central Business District

- Work with developers and investors to draw specialty commercial, retail, and niche businesses into the downtown's designated strategic redevelopment parcels.

This objective should be broadened to include any businesses where the plan is in appropriate scale and within limits set previously by ordinance regarding square footage.

- Enhance the marketing of the CBD to promote the downtown as destination shopping and entertainment.

This objective remains valid and should be fostered by the appropriate agencies.

- Institute programs that foster strong businesses and marketability such as a Special Improvement District and a Main Street program.

Since the adoption of the Master Plan, three Business Improvement Districts have been established within the Borough and the focus should now be on their growth and success.

3. Promote a strong housing program with the goals of renovating, upgrading, and transforming the previously converted multi-family housing back to their original single-family form

With the institution of the single-parcel redevelopment initiative, this goal is currently being accomplished. Provisions should be in place to ensure completed projects are removed from the redevelopment roster by the Borough in a timely fashion.

4. Establish areas within the Borough which are appropriate for, and support, industrial and intensive commercial uses.

- Revise the zoning and land use regulations to better support the development of highway-oriented commercial uses.

The creation of the HBD, Highway Business District & HID, Highway Industrial District, have addressed this objective and permit by ordinance more intensive uses within the districts. Upgrades to Route 130 continue and, as such, hamper the more intensive uses until construction is complete.

5. Encourage pedestrian friendly routes, particularly in the CBD and West Collingswood, through the use of appropriate design solutions and regulations.

- Develop traffic calming and pedestrian-oriented improvements such as paved cross-walks, bump-outs pedestrian crossings, and appropriate signage in specific areas of the Borough.

Various traffic calming measures have been implemented along Haddon Avenue with further modifications underway including the installation of a fountain in the median near the intersection with Knight Avenue. acting as a gateway into the CBD.

Housing

6. Expand and enhance the current building code enforcement program to promote a well-maintained residential housing base.

- Develop a program for spot inspections of exterior building and yard conditions to enforce zoning and building codes.

A successful Housing Inspection Program has been initiated in conjunction with the Collingswood Fire Department. The program is ongoing and the goal remains relevant.

- Require the annual registration and issuance of an occupancy permit for all rental units beginning at time of occupancy or change of tenant.

This has been accomplished.

7. Promote ongoing rehabilitation and upgrading of existing housing, both single and multi family.

- Retain existing multi-family housing units (10 units or larger) in localities in the community that are proximate to open space, access corridors, and commercial facilities.

The retention of existing multi-family housing units in these areas remains an important objective for the Borough and restoring to their original condition.

- Develop a neighborhood rehabilitation strategy for housing preservation and enhancement.

The entire Borough has been declared an "Area in Need of Rehabilitation" and as such has taken steps to address this goal through the Rehabilitation Plan.

8. Promote the owner occupancy of existing multi-family conversions in appropriate locations.

- When construction loans are provided for maintenance of multi-family units, provide loans only if property will be deed restricted and require owners to live on premises.

The Borough should expand the scope of their Rehabilitation Plan to provide support for multi-family structures when this criterion is met.

9. Promote the conversion of multi-family units to single-family units in areas of predominantly single family homes.

- Continue to provide construction loans for conversions of multi-family units with additional stipulations such as a deed restriction to remain as single-family.

The Borough has enacted a Rehabilitation Plan that enables the continuation of this objective.

10. Continue to provide a variety of affordable housing to citizens of the community.

- Expand housing options for senior citizens in proximity to the Central Business District.

This goal has been partially realized with the Pewter Village Redevelopment, and will be fully met through the Transit Village Development. The village will also address the Borough's entire Round Three Affordable Housing obligation for COAH. The Borough submitted the Third Round Plan on December 20, 2005 and is awaiting comments.

Economic Development (This is not a specific element within the Collingswood Master Plan, but there are economic development themes illustrated throughout the Plan. Therefore, such goals and objectives were appropriate to review in this Reexamination)

11. Establish strategic redevelopment districts throughout the Borough to take advantage of redevelopment designation benefits that can be utilized to attract commercial and industrial businesses to locate/relocate within the community.

- Promote redevelopment of vacant properties in these areas via marketing and financial incentives.

This has been accomplished and continues to be a valid goal.

- Designate a public revolving fund to acquire and re-market properties to encourage compatible land uses.

This remains a valid goal.

12. Support the implementation of a Special Improvement District (SID) within business, industrial and highway commercial areas.

- Encourage the creation of a central budget to "organize and operate" the Borough's downtown with special events and characteristics.

The CBD has become much more self-sufficient in recent years with increased occupancy with projects such as the Lumber Condominiums and no longer requires the hands-on approach that was advocated in the previous Master Plan. This has been accomplished by the creation of Business Improvement Districts and is an ongoing process.

- Initiate a façade, sign and window treatment enhancement effort in the CBD as a first priority.

The goal is accomplished and is ongoing though zoning enforcement. Conditions within the CBD have changed radically since the previous Master Plan and this objective is no longer a priority, but requires maintenance.

- Implement a business district parking plan to serve the public and private uses within the immediate area.

This remains a worthwhile objective and the Borough should take steps towards the creation of such a plan. Steps have been taken such as pocket parking and the Peter Lumber Parking Structure; and the DRPA is developing a plan furthering improvements.

- Augment the SID with a Main Street Program.

A Main Street program would increase the funding options available to the Borough for (re)development within the downtown core and remains a viable objective.

- Use SID management services and funds to improve signage and landscaping along the Route 130 corridor.

Collingswood Circle has been developed. A redevelopment study should be implemented for the entire Route 130 corridor.

- Use SID and other funds to promote the Route 130 corridor through a comprehensive marketing program.

The promotion of the Route 130 corridor should continue to be a priority for the Borough.

13. Financially support the recruitment and attraction of specialty businesses, including markets, restaurants, and retail chains.

- Create an intensive marketing strategy using the “Discovering Collingswood” theme to showcase the Borough and outline the redevelopment incentives available to prospective businesses.

Collingswood is no longer a secret to prospective businesses or residents; this objective is no longer relevant. This has been accomplished with the “It’s Where You Want to Be” campaign and is ongoing.

14. Encourage the creative re-use of existing residential buildings along commercial corridors.

- Promote the conversion of residences to professional office uses in the Collings Avenue and Route 30 corridors with incentive financing and a revised land use ordinance. Retain residential character of buildings and regulate through a strong site plan ordinance.

The creation of the Professional Office District, POD, along the White Horse Pike has been achieved with this stated objective.

Community Facilities

15. Improve the efficiency and effectiveness of public officials and employees through the provision of adequate facilities.

- Relocate police and court facilities into a common public safety building within the Central Business District to allow for the required additional office space.

This remains a valid objective.

- Upgrade and expand the existing fire station and ambulance facility.

This remains a valid objective.

- Combine the Board of Education offices to allow for efficiency between departments and the provision of extra classroom space.

This is no longer a valid objective as the Board of Education is currently renovating facilities to enhance efficiency of functions.

- Implement a parking plan to locate parking contiguous to businesses in the CBD and create new areas for public parking.

A parking plan should be implemented by the Borough throughout the CBD in order to view the area in a comprehensive manner.

16. Continue to support the create re-use of the Excelsior Scottish Rite Temple as a theater and as a cultural center to create a focal point within the community.

- Jointly market the Temple and local businesses through such programs as restaurant discounts, and dinner/theater combinations.

This task is ongoing.

- Support the development of a West Collingswood Redevelopment Plan to encourage compatible uses with the cultural center, such as restaurants and galleries.

The Scottish Rite Auditorium plays an integral role in the life of the community. This task is completed.

Recreation

17. Encourage the redesign of Knight Park to include a variety of unique programming and environmental features.

The Borough should encourage the creation of a signage program throughout the park which would detail the environmental attributes of the park to residents and visitors.

18. Coordinate with the local Board of Education to allow for the school playgrounds to be used as active neighborhood recreational centers.

- Create a “lock and key” program for the neighborhood elementary school parks supervised by neighborhood volunteers.

This remains a relevant objective. The Borough should reinstitute talks with the Board of Education concerning this issue, as well as upgrade the quality of the faculties.

- Continue to upgrade school playground facilities.

This objective remains valid.

19. Continue to upgrade and improve the Newton Creek and Cooper River Parks through active coordination with Camden County Park Department.

The construction of the boat house and an aggressive marketing campaign of the site as an ideal rowing site have improved these parks. This remains a relevant goal.

20. Capitalize on the Borough’s remaining vacant parcels as well as the yards of homeowners to promote the preservation of open space and passive recreational opportunities.

- Continue with the urban reforestation and tree-planting/maintenance program throughout the community.

This remains a valid objective. The Borough is designated as a "Tree City USA" where at least one hundred trees are planted per year.

- Develop an environmental interpretive signage and sponsorship program focused on Knight, Cooper River and Newton Creek Parks to promote awareness of the environmental attributes of the Borough.

This remains a valid objective.

Infrastructure and Utilities

21. Improve road and storm water management systems to prevent flooding.

- Work with public transportation agencies to incorporate adequate storm water control in specific road improvement projects, such as the widening of Route 130.

A Stormwater Management Plan has been adopted. Steps have been taken to eliminate flooding on the Route 130 Corridor and create open space. Specifically, flood – prone residential areas have been, and continue to be, purchased in this area. The homes have been continued to be removed, and the land used for Stormwater storage and mitigation.

22. Continue to upgrade and improve the current sewer and water systems.

- Use available grant monies and improve existing infrastructure to increase capacity needed to meet the needs of new industrial and commercial uses.

This continues to be a valid objective. A Ten Year Capital Plan was adopted by the Borough in 2004. It is recommended that the Capital Plan be incorporated into the Master Plan. Further, a water conservation program was implemented. This allows the Borough to control usage for environmental purposes.

The following projects have been implemented in the Ten Year Public Works Plan: East Madison Project, Standpipe Renovations project, and the West Side WTP project.

Circulation

23. Promote walking and bicycle use throughout the Borough.

- Install bicycle racks in prominent locations throughout the Central Business District, Knight Park, and public school sites.

Bicycle racks have been installed at various locations throughout the Borough. This is an ongoing project.

- Implement traffic calming techniques to slow automobile traffic in areas of heavy pedestrian traffic.

The Borough has implemented various traffic calming measures including bump outs and mid-block crosswalks along Haddon Avenue within the Central Business District.

24. Through the redevelopment process, work with the business owners in the downtown areas to develop areas for public parking.

This goal should be incorporated into an overall comprehensive parking plan for the Borough.

25. Continue to coordinate with state and county agencies to fund and implement road improvement projects.

This continues to be a valid goal.

Recycling

26. Decrease the amount of trash disposed by residents by increasing the amount of recycling.

- Develop a pay-as-you-throw program

The Department of Public Works will perform additional outreach information, increase recycling voluntarily, and eventually eliminate this program.

Conservation

27. Preserve and better use the existing open spaces within the Borough.

- Promote the concept of community gardens in Knight Park and other community open spaces.

This is no longer a valid objective and should be eliminated.

- Encourage backyard habitat gardens.

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The Borough should provide material to homeowners detailing methods of achieving this objective if the Borough determines that the objective is worthwhile.

- Implement a replacement program for aging shade trees within the Borough.

This remains a valid objective.

28. Explore the possibility of creating wetlands mitigation sites in key locations in the Borough for preservation of open spaces, education, and revenue sources.

A Stormwater Management Plan has been adopted. Steps have been taken to eliminate flooding on the Route 130 Corridor and to create open space. This would not apply to Knight Park.

Historic Preservation

29. Increase awareness of the historically significant structures and sites which exist in Collingswood.

- Design a unique historic marker system to indicate all historic homes, buildings, and sites within the Borough.

This remains a valid objective for the Borough.

30. Continue to improve upon the existing methods of historic preservation.

- Create and adopt a design guide for historic renovations which can be utilized by local residents.

Materials promoting established design guidelines have been published by the Borough and an update is currently underway.

B. Significant Changes in Assumptions, Policies and Objectives Forming the Basis of the Master Plan

C.40:55D-89c. of the MLUL provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

Since the last Land Use and Housing Elements were adopted, the State of New Jersey adopted the 2001 *New Jersey State Development and Redevelopment Plan* (SDRP). This plan continues to designate the entirety of the Borough of Collingswood as a Metropolitan Planning Area (PA1). The intention of this planning area is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

In terms of land use, the SDRP seeks to promote:

redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

In terms of housing, the SDRP seeks to:

Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

The Borough of Collingswood is a mature community located in the north-central portion of Camden County, favorably located near existing markets, public services, and the PATCO high speed rail line. Approximately 1.9 square miles in size, Collingswood

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contains common borders with Oaklyn and Woodlynne Boroughs, Pennsauken and Haddon Townships, and Camden City, all in Camden County.

Being a mature community, the vast majority of the land within the Borough is developed. The Borough is characterized by turn-of-the-century Victorian attached row homes, detached single family homes, an historic commercial core along Haddon Avenue, and the major recreational areas of Knight Park, Cooper River, and Newton Creek Parks.

Changes in Planning Assumptions

- The Borough recently was declared an “**Area in Need of Rehabilitation**.” This allows the Borough to pursue a program of rehabilitation throughout the Borough, encouraging ongoing property maintenance and upkeep. This designation allows the Borough to achieve several stated goals and objectives within the Master Plan. This is discussed in more detail in “Incorporation of Redevelopment” portion of this re-examination.
- Phase I of the **Lumber Yard Condominiums** will be completed by summer of 2007, and will significantly alter the appearance and character of the Collingswood CBD. It will bring a significant increase in the population of the CBD in keeping with smart growth principles and sustainable development.
- The **PATCO Transit Village** will further transform the Borough’s downtown to meet their entire COAH Round Three obligation and provide CBD housing for senior citizens. It will bring a further influx of residents to downtown Collingswood thereby increasing the activity and sustainability of the Borough.
- The Borough of Collingswood **Ten Year Public Works Plan** is an assessment of the major infrastructure needs in the Borough as identified by various Borough officials and its agents. The Plan provides valid benchmark data to be used for the planning and executing of the public works projects they describe. It also acts as a reference tool for the Borough, principally in the areas of budgeting (long term budget analysis), and project prioritization. The time frame of ten (10) years for the completion of all of the listed projects was selected to establish a rate for project completion. Projects may, however, exceed this timeframe.

Most projects in the *Ten Year Public Works Plan* are renovation oriented projects in that they require the repair or replacement of existing utilities and/or roadways that have deteriorated over time. Utilities requiring renovation is due to poor physical condition and insufficient flow capacity. Many of the proposed projects will combine water and sewer renovations into a single project to limit costs.

- The Appellate Division held in Public Service Electric & Gas Corporation (PSE&G) v. County of Somerset (2003) that utility companies are responsible for the costs associated with relocating utility facilities to accommodate the construction of developments proposed in a master plan. In this particular case,

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the County of Somerset proposed a baseball stadium which was in conformance with the Somerset County Master Plan and PSE&G was required to pay for the relocation of the utility lines due to the construction of the stadium. If a municipality or county incorporates a requirement into the master plan through construction, then the utility companies should be responsible for the relocation of the utilities and the burden of the cost associated with the relocation.

Regional Changes

- **New stormwater regulations** were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection (NJDEP). These regulations will impact how a community plans to address water quality issues and implements stormwater controls for improving water quality and reducing downstream flooding.

On February 2, 2004, the New Jersey Department of Environmental Protection established two sets of stormwater rules that establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges to local waterways. **Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules** (N.J.A.C. 7:14A) are intended to address and reduce pollutants associated with existing stormwater runoff. Stormwater Management Rules (N.J.A.C. 7:8) set forth required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new development.

For residential development, the design and performance standards became immediately effective through the Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21-1 et seq. For non-residential development, each municipal planning board is required to adopt a stormwater management plan consistent with the provisions of N.J.A.C. 7:8-2 and N.J.A.C. 7:8-4. Each municipality is required to adopt a stormwater control ordinance and submit both the plan and the ordinance to the county for review. The Collingswood Municipal Stormwater Management Plan was prepared in May 2006.

- **Council on Affordable Housing (COAH)** – Under COAH's third round rules, each municipality is required to develop a Housing Element to determine the municipal fair share of affordable housing for the 1987-2014 cumulative period and a Fair Share Plan to describe how the municipality intends to address the obligation determined in its Housing Element. In December 2004 the New Jersey Council on Affordable Housing (COAH) adopted **new affordable housing obligations** for all municipalities in the State. Borough of Collingswood submitted its third-round Housing Element and Fair Share Plan in 2005.

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- The neighboring City of Camden taken over by the State of New Jersey by Statute in 2003. The Borough is participating in the Council to oversee the impact of the CRA on the region.
- The Borough is currently involved in the **Haddon Avenue Corridor Study** through New Jersey Department of Transportation (NJDOT) in conjunction with the City of Camden, Haddon Township and the Borough of Haddonfield.
- **New Jersey State Development and Redevelopment Plan (SDRP)** – The 2001 New Jersey State Development and Redevelopment Plan (SDRP) designates the Borough of Collingswood as a Metropolitan Planning Area (PA1), a growth area, which include large urban centers and postwar suburbs that are fully or almost fully development, so that further development is dominated by an intensification of land uses through redevelopment and reuse. The major thrust of the PA1 designation is to make private investment and reinvestment a high priority to sustain and leverage the existing investment in public and private infrastructure, facilities, and services that exist there.

Policy objectives include (1) using land use controls focusing on development and redevelopment where efficient use of public facilities and services can be achieved; (2) preserving housing stock and providing a range of housing choices, (3) encouraging infill developments, assembly of parcels into efficiently developed sites, and the creation of public/private partnerships, (4) capitalizing on high-density settlement patterns to encourage the use of public and non-auto transportation, (5) reclaiming environmentally damaged sites (brownfields) and preventing future damage, with particular emphasis on remaining wildlife habitat, air quality, open space, and recreational opportunities, (6) maximizing recreational opportunities by enhancing existing parks and facilities and creating new sites; (7) integrating historic preservation into redevelopment efforts; (8) eliminating deficiencies in public facilities and expanding them where necessary to accommodate future growth and redevelopment, and (9) regionalizing and coordinating as many public services as feasible and economical, encouraging private-sector investment, and public/private partnerships.

- **Redevelopment Statutes** – Since the adoption of the Master Plan, the criteria for determining an area to be in need of redevelopment have been expanded. Specifically, N.J.S.A. 40A:12A-5 has been amended to add criteria 'h', which states that "[t]he designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation." This amendment expands opportunities for municipalities to determine an area to be in need of redevelopment.

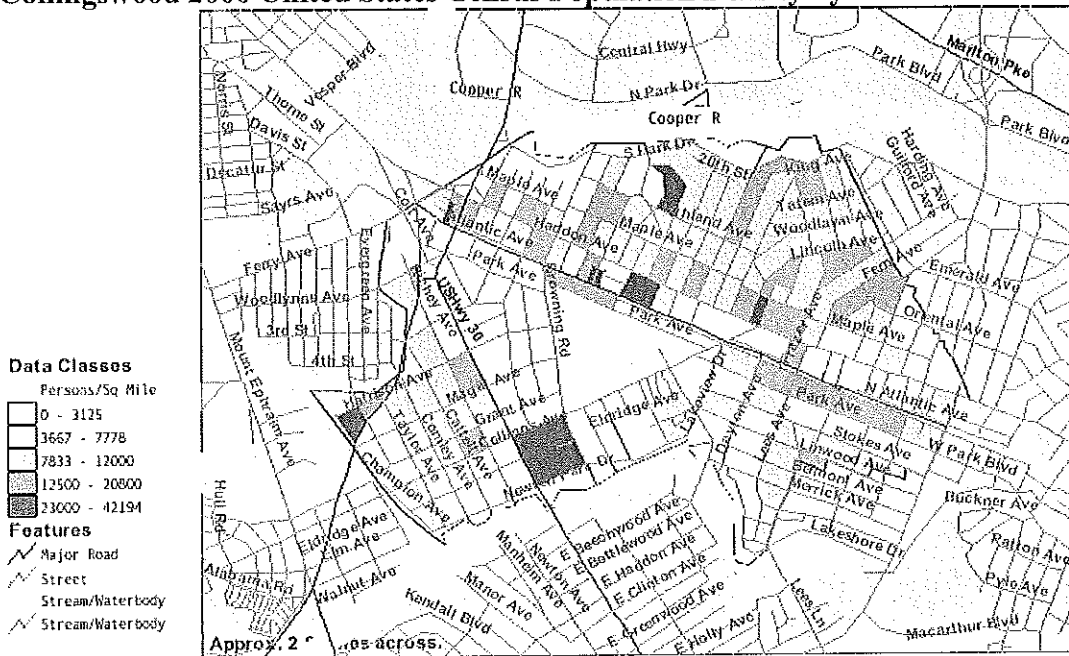
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Population Changes

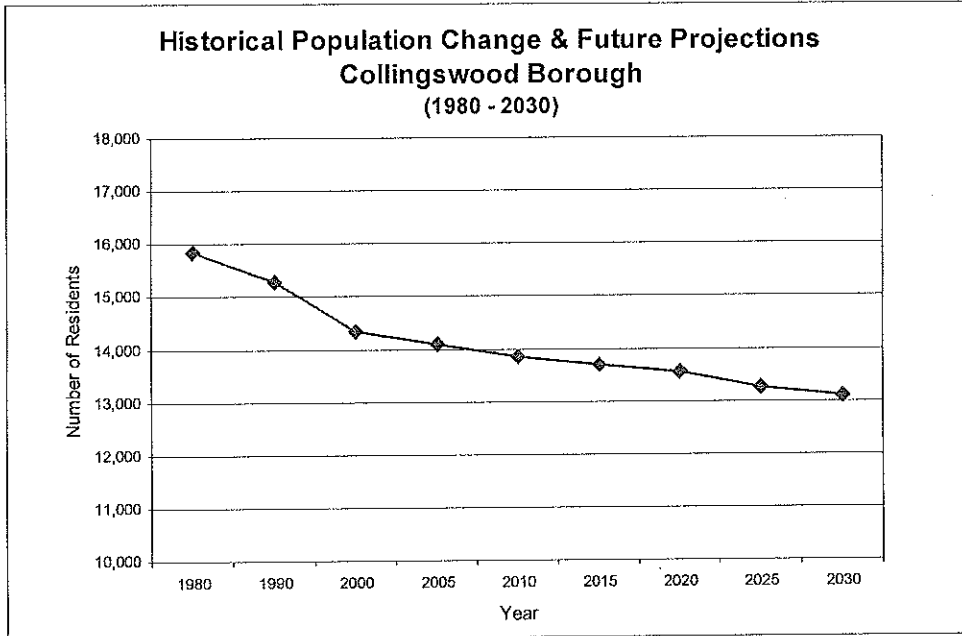
According to the Delaware Valley Regional Planning Council (DVRPC), the population decreased 1.6% in Collingswood although it increased 1.9% in Camden County overall from 2000 to 2005. The Collingswood 2000 population estimate is 14,326 and the 2005 population estimate is 14,083.

Collingswood 2000 United States Census Population Density by Census Block



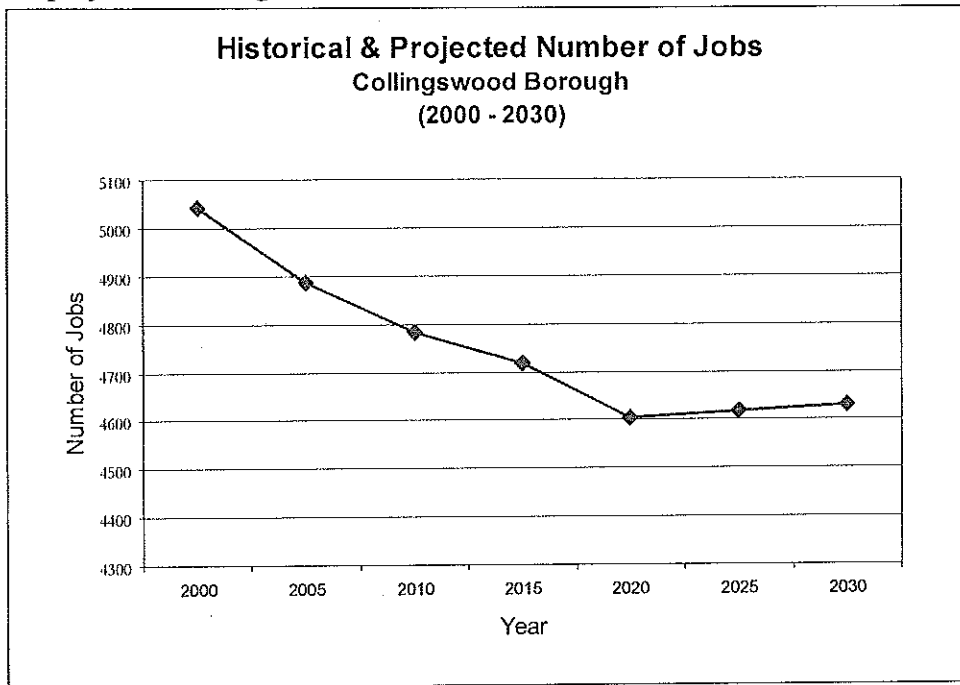
SOURCE: United States Census

According to US Census Statistics, the Collingswood population is decreasing as the chart below illustrates.



Source: Bureau of the US Census (Historical Data); DVRPC data bulletin, Revised No. 73 [March 2005] (Projections)

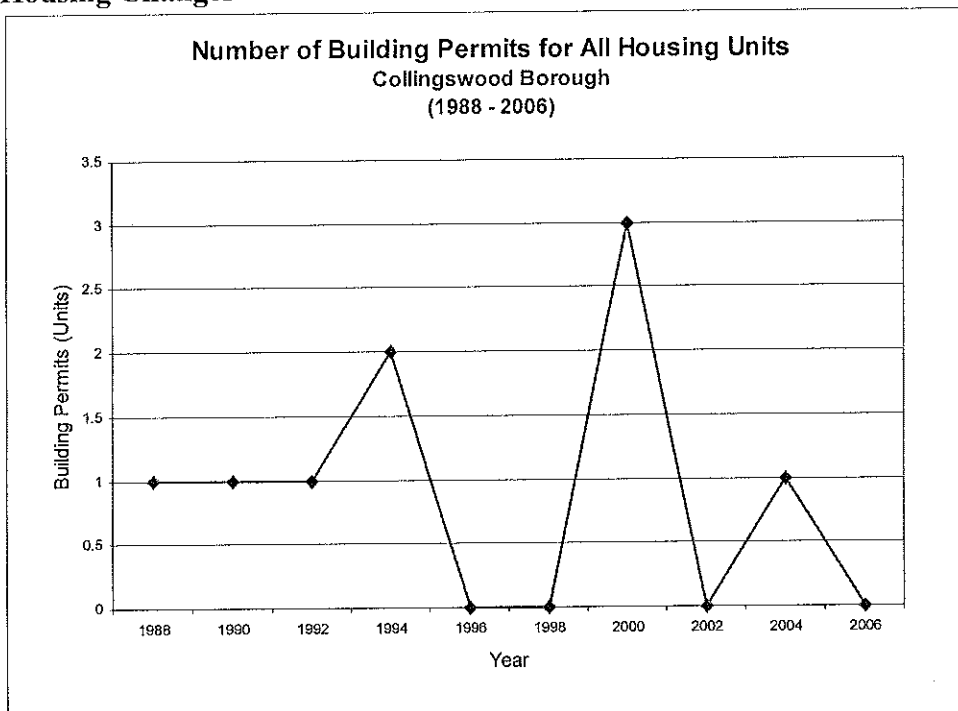
Employment Changes



Source: DVRPC data bulletin, Revised No. 73 (March 2005)

The chart above illustrates a downward trend in job projection with a prediction of a slight, but steady increase around 2020. The history of building permits for housing units is illustrated in the chart below.

Housing Changes



Source: New Jersey Department of Labor and Workforce Development

C. Recommended Changes to the Master Plan and Development Regulations

C.40:55D-89d. provides that the reexamination report shall state:

The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

With thirty goals and forty-four objectives, the 1999 Master Plan is cumbersome and the overall vision is easily lost. As many of the goals and objectives addressed specific actions to be taken by the Borough of Collingswood Planning Board, a number are no longer valid. This section reiterates and discusses which underlying objectives and corresponding regulations should be eliminated or changed.

1. While the area around the PATCO station remains critical in terms of the Borough's overall development strategy, the emphasis should be placed on improving existing uses along with establishing new ones. In addition, the Mixed-Use distinction, as served through Residential, Office and Retail uses, should be encouraged wherever relevant.
2. The entire Borough has been declared an "Area in Need of Rehabilitation" and as such has taken steps to address this goal through the Rehabilitation Plan. It will be necessary to continually find funding sources to assist businesses and residents impacted by the Rehabilitation Plan.
3. Since the adoption of the Master Plan, three Business Improvement Districts have been established within the Borough and the focus should be redirected on their growth and success.
4. The placement of the fire station, the mural issues, and the diagram should be deleted from the Master Plan.
5. The Borough should amend the scope of their Rehabilitation Plan to encourage the development of multi-family structures when the conversion of duplexes back to single family owner occupied homes is met.
6. The façade program has been accomplished and is ongoing though zoning enforcement. Conditions within the Central Business District (CBD) have changed radically since the previous Master Plan and this objective is no longer a priority, but requires maintenance. This should be deleted from the Master Plan.
7. A Main Street program has not received the support of funding, therefore is not beneficial to the Borough for downtown redevelopment. This should be deleted from the Master Plan to avoid ineffective budget spending.

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8. The promotion of the Route 130 corridor should continue to be a priority for the Borough.
9. Bicycle racks have been installed at various locations throughout the Borough. This is an ongoing project.
10. The promotion of the professional uses along Collings Avenue should be removed from the Master Plan as the creation of the POD, Professional Office District, along the White Horse Pike has achieved this stated objective.
11. Combining the Board of Education offices to allow for efficiency between departments and the provision of extra classroom space is no longer a valid objective as the Board of Education is renovating facilities currently to enhance efficiency of functions. This should be deleted from the Master Plan.
12. A parking plan should be implemented by the Borough throughout the CBD in order to view the area in a comprehensive manner.
13. The Borough should encourage the creation of a signage program throughout the park which would detail the environmental attributes of the park to residents and visitors.
14. The Department of Public Works will perform additional outreach information in an attempt to increase recycling voluntarily.
15. The concept of community gardens in Knight Park and other community open spaces is no longer a valid objective and should be eliminated from the Master Plan.

In addition to the above changes to the Goals and Objectives, the Master Plan should incorporate the following concepts:

- In six (6) years, develop a master plan update concurrently with the periodic general reexamination.
- Adopt an expanded statement of objectives, principles, assumptions, policies and standards.
- Incorporate the 10 Year Capital Plan- The following projects should be implemented and overhead utilities should be buried in select project areas:
 - Public Works Building
 - Comly Avenue Pump Station Demolition
 - Comly Avenue Pump Station Force Main Demolition
 - Dwight/Catell/Harrison Avenues Sewer Replacement Project
 - East Harvard Avenue Water Main Replacement Project
 - East Knight Avenue Infrastructure Project

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- East Side WTP Filter Renovation
- King Avenue Sewer Replacement Project
- Newton & Colford Avenues Water Main Replacement Projects
- Richey Avenue Sewer Replacement Project
- Roberts Park Pump Station Renovation
- Water Meter Radio Read Meter Registration Project
- Well # 6 ASR Project
- Well Redevelopment of Wells Nos. 4 & 5

D. Incorporation of Redevelopment Plans

The Borough's goal has been to identify areas In Need of Redevelopment and prepared Redevelopment Plans pursuant to the New Jersey Local Redevelopment and Housing Laws. In accordance to the Municipal Land Use Law, Section C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

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

The Borough of Collingwood has shown a serious commitment to downtown revitalization by way of the redevelopment process. The Lumberyard District is an example of mixed-use development occurring within and around the Central Business District. The Borough has also undertaken a Duplex Conversion Program which has allowed, through financial incentives and loans, residents to convert their multi-family homes into single family dwellings. To date, approximately sixty-two (62) multifamily homes have been converted to single family homes. This is still an ongoing program that the Borough remains faithful to.

The Borough also envisions a Commercial Transit Village Area which would be centered around the PATCO Collingswood Station. Additional mixed-use buildings would be built in line with Haddon Avenue from Collings Avenue to Cuthbert Boulevard.

The opportunity for municipalities to foster redevelopment of areas of a municipality was created with the enactment of the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et seq.), allowing for underutilized land or land with deleterious conditions to be potentially reprogrammed and developed to its highest and best use. Under this legislation, municipalities may deem areas to be in need of redevelopment or rehabilitation, given the existence of the statutory criteria necessary for those determinations. Conditions serving as a basis for an area in need of redevelopment determination, for which only one condition is necessary, include:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, possess any of such characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes, the abandonment of such buildings,

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or the same being allowed to fall into so great a state of disrepair as to be untreatable.

- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contribution to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et. seq.), the execution of the actions prescribed in that act or the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.144 (C.40A:21-1 et. seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and Planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 et. seq.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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

In August of 2006, the entire Borough of Collingswood was recommended for study in a Preliminary Investigation Rehabilitation Report. The Redevelopment Statute (N.J.S.A. 40A: 12A-14) provides that an area may be determined to be “In Need of Rehabilitation” if:

a significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon...

The Redevelopment Statute (N.J.S.A. 40A: 12A-14) provides that an area may be determined to be “In Need of Rehabilitation” if:

more than half of the housing stock in the delineated area is at least 50 years old...

given that 74.94% of the Borough's housing stock is greater than 50 years old certain characteristics can be gleaned from the following:

This housing stock has been served by public water and sewer facilities since their construction and approximately 10% of the Borough's infrastructure has been replaced over the last 50 years. Therefore, it is likely that over 50% of the Borough's water and sewer infrastructure exceeds 50 years old.

The Rehabilitation Plan was prepared in November of 2006. In order to carry out and effectuate the purposes of this act and the terms of the rehabilitation plan, the municipality or designated redevelopment entity may:

- 1) Acquire property through lease or purchase, but not through the use of eminent domain.
- 2) Acquire property options or property rights or furnish property, facilities or services, but not through the use of eminent domain.
- 3) Undertake rehabilitation projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.



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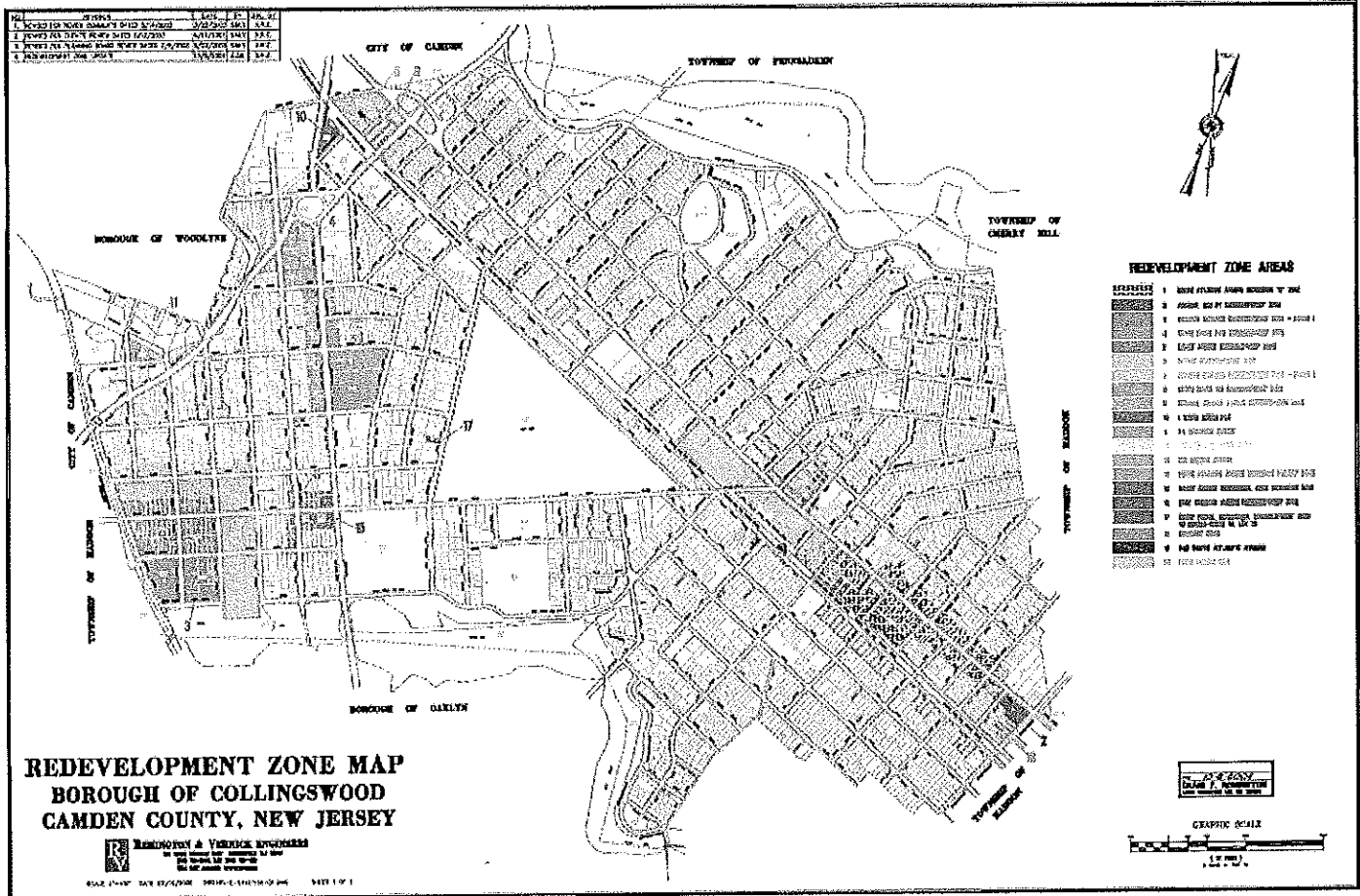
- 4) Borrow money, receive grants and loans, and provide those monies to redevelopers.
- 5) Clear, construct or reconstruct any infrastructure or site improvements.
- 6) Prepare or arrange by contract for the provision of professional services and the preparation of plans by licensed professionals and/or other consultants for the carrying out of redevelopment projects.
- 7) Contract with public agencies or redevelopers for the planning, construction or undertaking of all or any portion of the Rehabilitation Project.
- 8) Arrange or contract with public agencies or redevelopers for the opening, grading, or closing of streets, roads, alleys or other places.
- 9) Lease or convey property or improvements without public bidding.
- 10) Enter upon buildings or property for conduct of investigations or surveys.
- 11) Carry out a voluntary rehabilitation program and develop plans for the enforcement of codes and regulations relating to use and occupancy, rehabilitation, demolition, and removal of buildings or improvements.
- 12) Request the designation of particular areas as areas in need of rehabilitation.
- 13) Prepare plans for the voluntary repair and rehabilitation of buildings and improvements.
- 14) Prepare plans for the enforcement of regulations relating to use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition or removal of buildings and improvements.
- 15) Publish and disseminate information concerning any Rehabilitation Area, plan or project.
- 16) Pursue any other convenient or necessary avenues in order to carry out all the powers allowed under the rehabilitation statute.



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E. Additional Recommendations

Façade Improvement Program

It is recommended that the Borough explore the feasibility of implementing a façade improvement program that provides incentives and funding to local business establishments to improve their storefronts.

Neighborhood Preservation Program (State of New Jersey)

Consideration should be given to the New Jersey Neighborhood Preservation Program of the Department of Community Affairs. The program provides for direct financial and technical assistance to municipalities over a three (3) to five (5) year period to conduct activities associated with the preservation of designated neighborhoods based on strategic revitalization plans within those municipalities. The primary objective of the program is the restoration and comprehensive improvement of viable neighborhoods. The activities involved bring together local and state government, neighborhood residents, private businesses, and lenders in a common effort to restore a favorable climate for investment and to improve the quality of life for residents.

In 2007, the Borough was awarded a new Neighborhood Preservation Program which will serve as a joint program between the Borough of Collingswood and the Borough of Woodlynne. The program will be enacted between 2008 to 2013. In the first year, \$125,000 in aid will be allocated for and to be used by both municipalities. Each consecutive year, another \$100,000 will be given to the Borough of Collingswood, over a period of four years (\$525,000 total)