

"Discovering Collingswood"

A Master Plan for the Borough of Collingswood

Statement of Consistency

JUNE 1999

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Prepared for:

Borough of Collingswood Planning Board as part of the Community's Master Plan Analysis

Prepared By:

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June, 1999

(The original of this report has been signed and sealed in accordance with the law)

PPK No. 2800.00

COLLINGSWOOD MASTER PLAN STATEMENT OF CONSISTENCY

I. INTRODUCTION

The following is an analysis of land uses and zoning plans in municipalities that are adjacent to Collingswood. For the most part, neighboring land uses and zoning plans are complimentary to those in adjoining municipalities. Both Haddon Township and Pennsauken Township have recently completed master plan re-examinations and have recommended looking at redevelopment possibilities along their main commercial corridors to stem and correct blighting influences. Camden City is in the process of a thorough overhaul of its existing 1977 Master Plan. Although the results of this study have yet to be released, it is anticipated that it will also include strategies to reverse blighting influences, which are now threatening Collingswood, Woodlynne, Haddon Township and Pennsauken Township. Potential land use conflicts exist along a portion of the Camden City border in West Collingswood under the current zoning plan.

II. ANALYSIS OF THE SURROUNDING COMMUNITIES

A. CAMDEN CITY

That portion of the City of Camden between the Cooper River and Woodlynne Borough is zoned for commercial and industrial uses, similar to those in adjacent Collingswood. Camden City has inclusive zoning patterns that allow for less intensive uses, such as residential and commercial uses, within more intensive uses. This condition fosters a rather unpredictable land use development pattern in Camden City, fraught with all types of potential adverse impacts between incompatible, yet permissible, land uses. This issue and many others are currently being studied as part of Camden City's complete revision of its existing 1977 Master Plan, now underway.

The area between the Cooper River and Haddon Avenue, now owned and operated by Harleigh Cemetery, is zoned R-1 for single family residential and institutional uses, such as the existing cemetery. A strip of land between Haddon Avenue and the PATCO line is zone I-1 for light industrial and any commercial use. The primary uses in this area are a liquor store, window factory, and abandoned car dealerships. The property between The PATCO line and Ferry Avenue is zoned G-2 for general retail and business uses; business, professional, and government offices; general commercial uses; and single family housing. PATCO's Ferry Avenue High-Speed Line station and acres of commuter parking currently occupy this site. Next to the PATCO property are two large modern office buildings, in fair condition.

On the other side of Woodlynne Borough, between Newton Creek and the Haddon Township line, is the former Black Horse Pike Drive-In Movie Theatre site, which is zoned as C-4 and used for a variety of commercial and light industrial uses. This land includes a government office park and is proposed for a post office mail processing facility. To the south of this tract is a narrow area zoned I-1 for light industrial purposes, with commercial uses on the eastern side of US 130 and scrap and recycling uses on the other.

B. CHERRY HILL TOWNSHIP

Only a small portion of the Township adjoins Collingswood along the Cooper River. This tract is owned by the Camden County Park Commission and is zoned for institutional development up to North Cooper River Drive. Between the drive and Marlton Pike is a strip of land zoned for a variety of uses including hotels, highway commercial, and high density residential. There is no conflict between the Township's zoning plan and Collingswood's plan.

C. HADDON TOWNSHIP

Most of the Borough's eastern border, from Center Street to the western end of Ventnor Avenue, is shared with Haddon Township, from which Collingswood was erected in 1888. The Township's zoning plan is generally comparable with Collingswood's plan. Township residential districts with similar densities border most of the Borough's residential districts. An R-1 residential district (single family detached housing on 10,000 square foot lots) extends from the Cooper River to Cuthbert Road and from Chelsea Avenue to the Oaklyn Borough boundary. An R-2 residential district (single family residential on 6,000 square foot lots) extends from Stokes Avenue to Chelsea Avenue.

The area along Cuthbert Road, from the Township line at the Wawa convenience store to Park Avenue, is now zoned GC for general commercial uses. This zone allows a variety of retail and business uses, ranging from small delis to shopping centers. South of Park Avenue along Cuthbert Road is zoned NC for neighborhood commercial, which permits retail uses, shopping centers, and supermarkets, such as the existing Acme. These commercial uses compliment those in adjacent Collingswood, and service Borough residents' shopping and business needs.

Recently, the Township has completed an extensive review of its Master Plan and Land Development Ordinance. The only significant change along the Township line that would affect Collingswood is the proposed reduction of the size and extent of the Haddon Avenue general commercial zone. The plan

recommends limiting the commercial zone to properties fronting along the avenue and rezoning this frontage to permit only downtown-related commercial uses. The remainder of the current GC zone is to be rezoned for downtown residential uses, recognizing the existing homes along Landisfarne Avenue. Several portions of the Haddon Avenue corridor, to the east of the Borough line, have also been included in a redevelopment area plan.

D. OAKLYN BOROUGH

Oaklyn's zoning plan is also similar to Collingswood's zoning plan. Most of the land along the Newton Creek, which is owned by the County and managed as a regional park, is zoned E-1 for environmental protection purposes. Land on either side of the White Horse Pike is zoned C-1 Commercial, and is used for general commercial purposes. The remainder of the private land along the Creek, and the uplands upon the bluff east of the Pike, is zoned R-1 for single family detached homes and developed as such.

E. PENNSAUKEN TOWNSHIP

Like Cherry Hill Township to the east, most of the land along the Borough's boundary with Pennsauken Township is owned by the County and operated as a regional park. This ownership pattern and use is similar to that in Collingswood along the Cooper River. Although it is zoned R-1, which permits residential uses, it is likely that the land between the river and North Park Drive will remain a county park. To the north of the drive, the Township has developed a series of other zones which are correlated to highway access along US 130, US 30 and NJ 70.

The area around the Airport Circle and US 130 is zoned C-2, which allows a variety of commercial uses. To the east, in the old airport property, the Township is zoned LI for office, business, and light industrial park uses. The area between Browning Road and McClennan Avenue is zoned R-5, which permits high-rise apartment buildings. East of McClennan Avenue, on the property owned by Bishop Eustace Preparatory High School, is zoned R-1 for single family detached residential uses and institutional uses, such as the school.

The Township has just completed a re-examination of its master plan and zoning ordinances. There are no substantial issues that would affect Collingswood, other than the Township's desire to encourage redevelopment along the US 130 and Airport Circle area. Stemming and correcting existing blighting conditions in these areas will greatly benefit Collingswood's efforts to do the same along its US 130 frontage.

F. WOODLYNNE BOROUGH

Woodlynne Borough has a simplified zoning plan providing for neighborhood and general commercial uses along major roads, such as Ferry Avenue, Woodlynne Avenue, and US 130 at the Borough line. This includes a commercial/industrial use at the Ferry Avenue boundary, and the Wawa convenience store on Woodlynne Avenue. Woodlynne and West Collingswood residents use the latter property alike. Frontage along the Newton Creek wetlands, which is either owned by the Borough or the County, is zoned M for municipal and conservation uses. The remainder of the Borough's periphery is zoned and used for residential purposes and developed with single family detached and attached housing.