

"Discovering Collingswood"

A Master Plan for the Borough of Collingswood

Land Use Plan Element

JUNE 1999

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Land Use Plan Element

Prepared for:

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

Prepared By:

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PPK No. 2800.00

COLLINGSWOOD MASTER PLAN LAND USE PLAN ELEMENT

EXECUTIVE SUMMARY

The Land Use Plan Element is the most important element of the Collingswood Master Plan because it establishes the basic physical form of the community. The broadest of all the elements, the land use plan has the central role of correlating all of Collingswood's land use issues into a coherent set of development policies. It must relate to, and support, the other elements of the Master Plan such as Housing, Recreation, and Utilities. By establishing the overall framework of the community, the land use plan then allows a more detailed planning of specific areas within Collingswood such as, but not limited to, the central business district, residential neighborhoods, and recreation areas.

This land use plan has been prepared by first looking at the existing land use in the borough. The Borough of Collingswood is 1,190 acres in size and contains a total of 4,580 parcels. The uses that comprise those properties, be they residential, commercial, institutional, etc., were analyzed in terms of their location, size, and intensity. This information is illustrated on Figure LU-2, Existing Land Use Map. Based on its existing land use pattern, a quick portrayal of the Borough may be given as follows:

- Primarily residential
- Established commercial spine on Haddon Avenue serves as main business district
- Recreational land exists that is centrally located and accessible
- Small, randomly scattered vacant parcels exist
- A traditional small town design with good circulation and appropriate land uses, however, in certain areas there are some obsolete and/or conflicting land uses

Significant planning issues in Collingswood that were identified as part of the study include:

1. **One-and Two-Unit Attached and Detached Homes**
 - Existence of single-family homes along major commercial thoroughfares.
 - Increasing concentrations of absentee landlords.
2. **Multi-Family Housing**
 - Properties classified by tax records as one and two unit homes actually contain 3 or more units.
3. **Commercial / Industrial Land Uses**

- Uncoordinated development and redevelopment efforts taking place in downtown business district.
- The area bounded by Woodlynn Avenue, Crescent Boulevard, and the City of Camden municipal boundary shows potential for redevelopment.

4. Public and Quasi-Public Uses

- Underutilization and inadequacy of public and quasi-public uses.
- Recreational and educational opportunities presented by the neighborhood school system.

Once the existing land use and other background studies were completed, and the problems and opportunities in the borough were identified, a set of overall land use goals and objectives were developed based on the studies, community input, and the input of the elected officials (see Chapter 1, Goals and Objectives). From these goals and objectives is developed a series of recommendations, with both short and long ranges actions, that implement the desired policies over the next 10 to 20 years. The overall representation of this future plan for the community is illustrated on Figure LU-6, Land Use Map.

The Recommended Land Use Plan (Section V of the Land Use Element) breaks the municipality down into eight (8) planning areas. A description and recommendations for each of the planning areas are as follows:

1. **Northeast Collingswood**

This area consists predominantly of single-family detached units on varying lot sizes. There are concentrations of multi-family developments at the northern end of the area near the Cooper River Parkway. Recommended planning activities in this area are as follows:

- Undertake a comprehensive housing rehabilitation program using Neighborhood Preservation Program (NPP) funding, Camden County Housing Improvement Program (HIP), and private funding sources.
- Undertake necessary and appropriate infrastructure repair and replacement including replacement of sewer and water lines and repaving of roadways.
- Provide incentives that promote owner-occupancy of housing.

2. **Downtown Collingswood**

Downtown Collingswood is the core of the commercial district of the Borough. Although portions of this area have already been designated as a redevelopment area, this designation should be expanded. Recommended actions in this area include:

- Institution of a program for themed improvements to the stores and shops including facade restoration and signage.
- Consolidation of the existing police, fire, and municipal court facilities with a new senior center.
- Relocation of existing public works facility.
- Development of a speciality retail center, such as a farmers market facility, that would benefit from close proximity to both the PATCO High Speed Line and the Downtown in the area of the existing police department building.
- Development of traffic calming and pedestrian improvements, including roadway narrowing at intersections pedestrian crosswalks, sidewalk improvements, and themed lighting.
- Development of additional off-street parking to serve the Downtown area, with the parking to be linked by a marginal access system.
- Widening of Collings Avenue between Haddon Avenue and the PATCO Line to provide space for left turns.
- Re-align Maple Avenue to eliminate off-set intersections.
- Initiate planning for expanded senior housing.
- Encourage second-story residential units to be used by adult tenants.
- Redevelopment key parcels, such as the Peter Lumber site, into speciality centers.

3. East Haddon Avenue

This area links the downtown core to the commercial activity on Haddon Avenue in the adjacent Westmont section of Haddon Township. The Patco High Speed Line is located in this area. Recommended activities within this district include:

- Providing adequate off-street parking to serve residential and business properties.
- Maintaining adequate buffers to screen commercial development from adjacent residential pockets.
- Relocation of the conflicting land uses in this area to more appropriate locations in the Borough, such as the Route 130 corridor. In the alternative, provide landscape and facade improvements to increase their compatibility.
- Encourage commercial and service land uses that take advantage of the proximity of the PATCO station.

4. Southeast Collingswood

This area is predominantly residential in character. Recommended activities include:

- Infrastructure repair and replacement as required.
- Promote owner-occupancy of housing.

5. **Central Collingswood**

This area includes Knight Park, the high school/middle school facilities, and the Parkview Apartment Complex. Recommended actions in this area include:

- The redevelopment and enhancement of Knight Park.
- The active re-use of the Scottish Rite Temple site as a cultural center for regional performances with linkages along the Route 30 corridor to the West Collingswood neighborhood commercial area.
- Develop additional off-street parking to serve Knight Park and the High School / Middle School complex.
- Provide incentives that promote owner-occupancy of housing.

6. **West Collingswood**

The West Collingswood area, although primarily residential, has at its heart, a functioning neighborhood commercial center. The area contains a number of retail and service oriented uses, such as a pharmacy, hardware store, dry cleaners, and a barber. Some vacant storefronts and incompatible architecture suggest that redevelopment efforts are necessary to stabilize the area.

Recommended planning actions in this neighborhood include:

- Continued implementation and expansion of the Preservation Program for the existing commercial district to include specific signage and facade requirements.
- Zoning standards to allow the conversion of existing residential development along Collings Avenue and the White Horse Pike to professional office uses and other compatible uses.
- Consolidation of the municipal public works facilities on existing Borough property adjacent to Newton Lake between Taylor and Catell Avenues.
- Provide incentives to promote owner-occupancy of housing.
- Promote redevelopment of neighborhood center and vacant bank property.

7. **Route 130 Corridor**

The Route 130 Corridor contains a number of conflicting land uses and exhibits characteristics of potential redevelopment efforts, such as obsolete layouts, residential properties along a State highway, and flood-prone conditions. All redevelopment efforts should be completed in concert with the ongoing roadway improvements by the New Jersey Department of Transportation. Recommended actions include:

- Undertaking land assembly to remove inappropriate land uses while consolidating land into developable parcels.
- Providing zoning and land use regulations for the development of highway-oriented commercial and industrial uses.
- Provide incentives for the future expansion of Catelli Brothers meat processing facility.
- Ensure coordination between Borough planning activities and NJDOT roadway improvements
- Designate the entire planning area as a redevelopment area.
- Provide buffers to protect adjacent residential neighborhoods in selected areas.

8. Northwest Collingswood

This is primarily a residential area with housing of various types and densities including low rise multi-family, a nursing home, single-family attached and detached dwellings. Recommended activities in this area include:

- Infrastructure repair and replacement.
- Providing adequate buffers to separate existing commercial uses on Haddon Avenue and adjacent residential areas.
- Provide incentives to promote the owner occupancy of housing.
- Maintain and upgrade Roberts Pool.

**COLLINGSWOOD MASTER PLAN
LAND USE PLAN ELEMENT**

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**COLLINGSWOOD MASTER PLAN
LAND USE PLAN ELEMENT**

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EXHIBITS

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COLLINGSWOOD MASTER PLAN LAND USE PLAN ELEMENT

I. INTRODUCTION

The Land Use Element of the Master Plan is probably the most recognizable part of the Master Plan document. It combines an inventory of the existing characteristics and the recommendations of the various other Master Plan elements (i.e., Housing Element, Circulation Element, Utility Element, etc.). These are synthesized into a comprehensive document identifying steps to be taken by the Borough to achieve its desired goals and objectives over the next 10 to 20 years.

The Recommended Land Use Plan (section V of this Element) separates the municipality into eight (8) areas which, for discussion purposes, are identified as:

- East Collingswood
- Downtown Collingswood
- East Haddon Avenue
- Southeast Collingswood
- Central Collingswood
- West Collingswood
- Route 130 Corridor
- Northwest Collingswood

The text of this section presents a series of recommended actions to be undertaken in each of the designated areas in order to achieve the goals and objectives of this Master Plan.

In addition to establishing work programs to be followed by the municipality, Section V of the Land Use Element presents planning issues which should be incorporated into the zoning changes, which will be undertaken to achieve the desired pattern of land uses in the Borough.

II. ANALYSIS OF EXISTING LAND USE CONDITIONS

A. METHODOLOGY USED TO INVENTORY CONDITIONS

The Borough of Collingswood is 1,190 acres in size and contains a total of 4,580 parcels. Land use information for those properties was obtained primarily from property tax records maintained by the Borough Tax Assessor. The methodology that was employed to code the use of each property is described below.

1. Identify Land Use by Using Block and Lot Records

The block and lot records indicate how each property is categorized for property tax purposes. Figure LU-1 identifies the property classifications identified on the assessor's records. If the records indicate that the property contained a one- or two-unit residential structure, for example, it was coded that way on the land use map. Thus, to the extent that the Borough's tax records are correct, the information presented on the land use map is equally correct.

2. Perform Field Check to Verify Land Use Information

A field check of different land uses in the Borough was performed to verify information obtained from property tax records. Although occasional discrepancies were noted, they were generally not significant enough to make a difference in the general pattern of development, as determined from the tax records.

Perhaps the most significant discrepancy was that several properties reported on tax records as being occupied by one-and/or two-unit residential structures were found, instead, to be occupied by structures containing three to four residential units. Based on exterior observations, the true character of the structure was difficult to discern. In many instances, the three- to four- unit structure was similar in size, design, and overall appearance to the single- and two-unit buildings in the area. The most telling sign that the structure contained more than two units was either in the number of utility meters attached to the unit, the number of mailboxes, and similar indications of more intense use, such as the number of rear entryways, porches, and decks, etc.

Despite such discrepancies, however, in most instances the information reported on the tax records was still applied to reflect the use of the property. As noted previously, while the discrepancies may be significant to the Borough from a taxation standpoint, they generally occur as isolated instances and have little bearing on its overall land use pattern.

FIGURE LU-1

**PROPERTY CODES AND CLASSIFICATIONS
IDENTIFIED ON THE TAX ASSESSOR'S RECORDS
BOROUGH OF COLLINGSWOOD, NJ**

CODE #	CLASSIFICATION	# OF PARCELS
1	Vacant Land	91
2	Residential	3,967
4A	Commercial	328
4C	Apartment	35
6A	Telephone	1
15A	Public School	12
15B	Other School	1
15C	Public Property	73
15D	Charitable	24
15E	Cemetery	1
15F	Miscellaneous Exempt	47
	TOTAL	4,580

SOURCE: BOROUGH OF COLLINGSWOOD 1998 TAX LIST
COMPILED BY: PETER P. KARABASHIAN ASSOC., INC. ,JUNE 1998

3. Code and Transfer Tax Data onto Land Use Map

After determining the land use character of each property (as derived from the Borough's tax records), the data was then transferred onto a municipal base map. Each property was color-coded using the following color scheme to reflect its existing use:

One- and Two-Unit Detached and Attached Residential	Yellow
Multi-Unit Residential	Brown
Commercial	Red
Parks and Recreation	Light Green
Public and Quasi-Public	Blue and Blue Outline
Public Vacant Land	Dark Green
Private Vacant Land	Black

B. FINDINGS

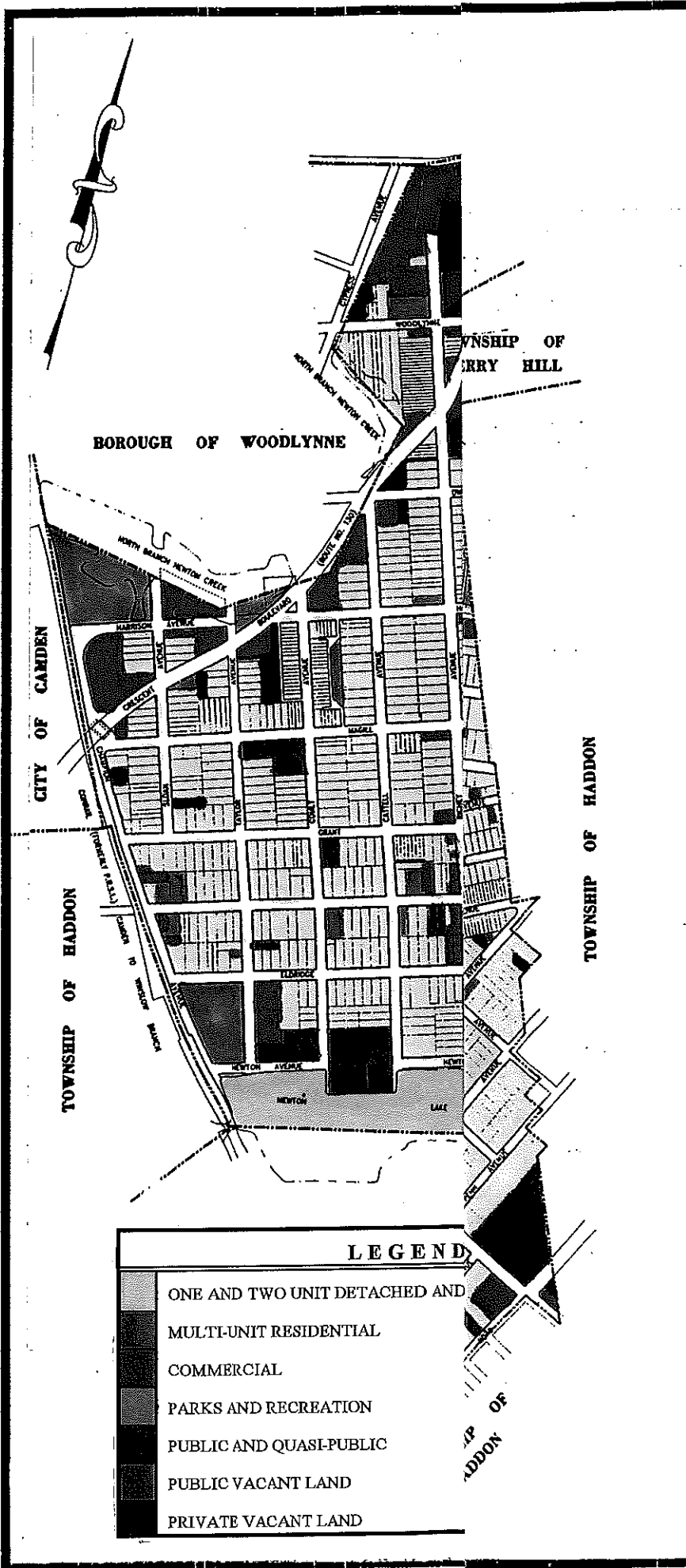
1. General Land Use Pattern

The Borough of Collingswood is a residential community with an appropriate supply of support facilities and services. In terms of its overall design, the Borough has a convenient layout. Its grid-type street pattern provides a number of cross streets that allow quick and convenient access from one end of the Borough to the other. As such, there is an adequate system of internal linkages in place that encourages interaction between neighborhoods, and facilitates access to schools, shopping, and recreation areas.

A snapshot of the Borough's existing land use composition is provided on Figure LU-2, "Existing Land Use Based on Tax Assessors Records." As shown, most of Collingswood's land is residentially developed. The residential areas of the Borough are well served by churches, schools, and recreation facilities. The Borough's main roadways are developed mostly with commercial uses. Haddon Avenue serves as the central business district and contains a number of small convenience-type retail establishments and small professional offices. Crescent Boulevard (Route 130) contains some larger commercial businesses. Several small clusters of less intense commercial development also exist along Collings Avenue, particularly in the vicinity of the White Horse Pike.

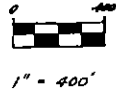
The Collingswood community is served by several key recreation areas. Knight Park is the largest recreation resource and is situated virtually at the Borough's geographic center and is within walking distance of most neighborhoods. In addition to Knight Park, there are two water-oriented County park facilities, Cooper River Park and Newton Lake Park, along the Borough's north and south borders. Both facilities are sizeable areas providing a variety of recreation opportunities.

The land use map shows that the Borough is compactly developed, with little vacant land. Most of its available vacant land is in the form of small lots scattered randomly throughout the community. In terms of offering a future development resource, the supply of vacant land in the Borough is not significant.



LEGEND

	ONE AND TWO UNIT DETACHED AND MULTI-UNIT RESIDENTIAL
	COMMERCIAL
	PARKS AND RECREATION
	PUBLIC AND QUASI-PUBLIC
	PUBLIC VACANT LAND
	PRIVATE VACANT LAND



1" = 400'

FIGURE LU-1

Borough of Collingswood

Camden County, New Jersey

EXISTING LAND USE

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 Map Source: Remington & Vernick Engineers (102197)

In general, based on its existing land use pattern, a quick portrayal of the Borough may be given as follows:

- a. Primarily residential;
- b. An established commercial spine on Haddon Avenue serves as its main business district;
- c. Recreational land exists that is centrally located and conveniently accessible;
- d. Small randomly scattered vacant parcels exist;
- e. A traditional, small town design with good circulation and appropriate land uses. However, in certain areas, there are some obsolete and/or conflicting land uses.

2. Detailed Analysis of Findings

a. Residential: One- and Two-Unit Attached and Detached Homes

Collingswood is comprised mostly of detached and attached of single-unit homes constructed on small lots. The existing development pattern, although dense and compact, is attractively designed. In most neighborhoods, the varying designs and styles of homes offsets the impression of high density and adds favorably to the Borough's overall character and appeal. The presence of mature street trees along many of the Borough's roadways further serves to moderate the appearance of high density in residential neighborhoods. In short, Collingswood's residential element is interesting and attractive and, for the most part, appears to be well-maintained.

Although the Borough's existing residential base is well established, there are certain patterns that should be monitored due to their potential to become problem areas. In particular, the existing homes along major thoroughfares and intersections and the growing number of homes owned by absentee landlords are two items of concern.

1) Homes Along Major Thoroughfares

From a land use planning perspective, the placement of single-family homes along major traffic routes is an undesirable arrangement. Because a municipality's major roads often attract commercial and similar intense uses, the construction of private residences along those same streets often results in land use conflicts caused by incompatible physical relationships. Moreover, the

placement of private homes along heavily used streets creates safety problems for residents, as well as a host of environmental nuisances, such as excessive noise, offensive exhaust fumes and night lighting. The problems are exacerbated when the homes are built at the intersection of two or more major streets.

There are several areas in Collingswood where there are private homes on busy streets that are subjected to adverse influences, and which should be closely monitored by local officials. The presence of homes fronting along Collings Avenue, Haddon Avenue, the White Horse Pike, and Route 130 exposes residents to traffic, auto emissions, and pedestrian safety hazards. In some cases, the homes have been converted to professional offices, community facilities, and similar type uses. The feasibility of converting the other residential uses in this area should be explored.

2) Absentee Ownership Patterns

In reviewing land use records, it was discovered that a considerable number of one- and two-unit residential properties in the Borough are owned by absentee landlords. In many instances, properties owned by out-of-town investors are not properly maintained and gradually slip into disrepair. Although the Borough's housing stock currently appears to be well kept, local officials are advised to be attentive to areas where concentrations of absentee ownership prevail.

Figure LU-3 is a map of the Borough identifying those blocks in the municipality where there are no absentee-owned residential properties. This map depicts relatively few locations where there are properties that are reported as being owner-occupied. Although patterns of absentee ownership exist in virtually all sections of the Borough, the following areas, in particular, appear to have the greatest concentrations:

- (a) West of the White Horse Pike, between Eldridge Avenue and Magill Avenue, in the southwest corner of the Borough;
- (b) Both sides of Haddon Avenue, for its entire stretch from Crescent Avenue eastward to Cuthbert Road;
- (c) The area encompassed by Summerfield Avenue, Highland Avenue, Knight Avenue, and Haddon Avenue, in the north part of the Borough; and
- (d) The area bounded by South Atlantic Avenue, Dill Avenue, Linwood Avenue, and Lakeview Drive, in the southeast corner of Collingswood Borough.

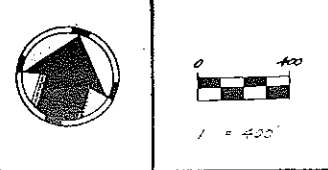
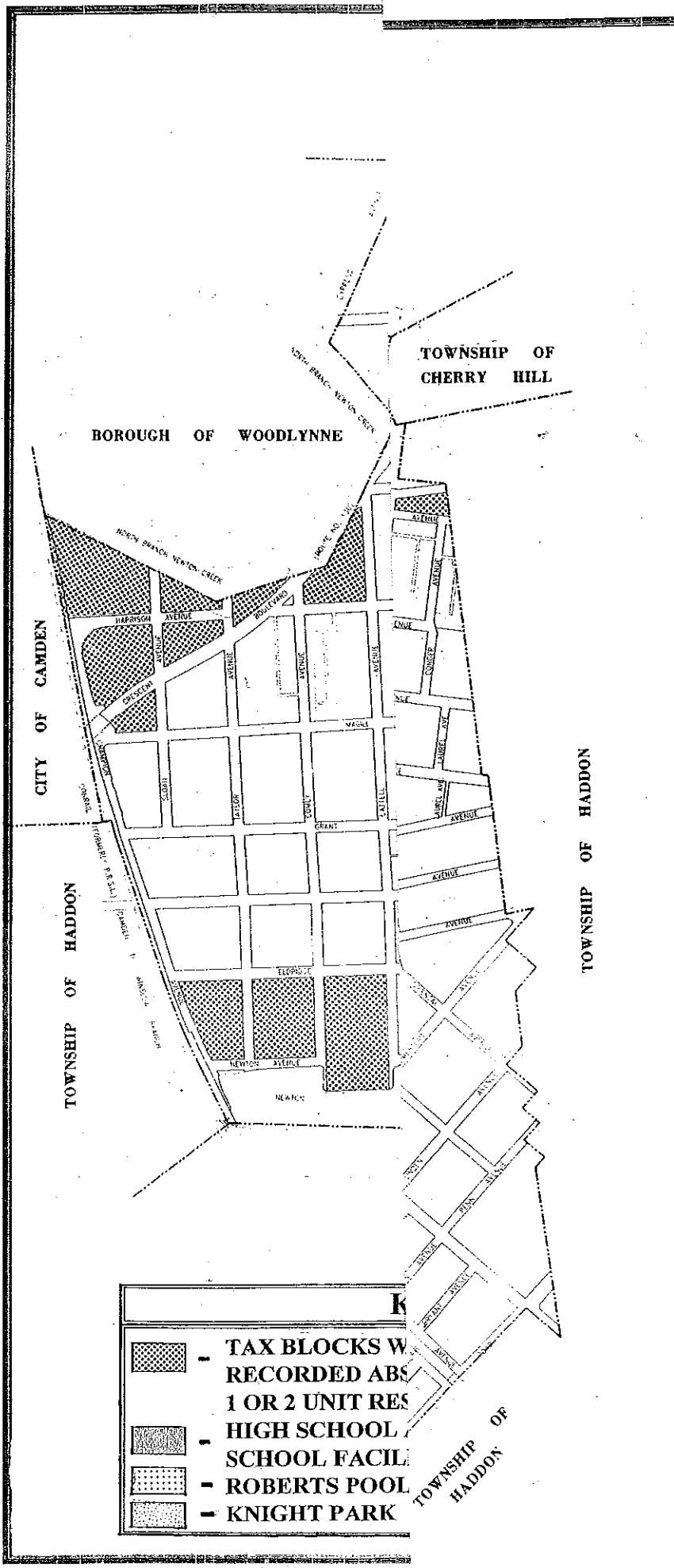


FIGURE LU-3

**Distribution of Non Owner
Occupied Residential Properties
Borough of Collingswood,
Camden County, New Jersey**

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 Map Source: Remington & Vermick Engineers (10/21/97)

b. Multi-Family Housing

Residential structures containing three or more dwelling units are classified in this land use assessment as multi-family housing. Although such housing is scattered throughout the Borough, most of the multi-family stock is concentrated in the following areas:

- 1) The 16-acre Parkview Apartment site, which occupies the southeast block of the Collings Avenue-White Horse Pike intersection;
- 2) The high-rise project located along Washington Avenue, which is owned and operated by the Collingswood Housing Authority;
- 3) Cooper River Manor located along Garfield Avenue in the northern part of the Borough;
- 4) Woodlawn Terrace Condominiums - a ± 45-unit condo project located along Woodlawn Terrace.

As noted previously, there are several small buildings at scattered locations in the Borough which are classified, for tax purposes, as one or two unit residential structures, but which, upon closer inspection, appear to contain three to four dwelling units. In particular, the following areas should be investigated by the Borough Tax Assessor to ascertain the specific use of the property (i.e. one- or two-unit residential, or multi-unit housing):

- Collings Avenue, between Champion Avenue and the White Horse Pike;
- South Atlantic Avenue, between Lakeview Drive and Cuthbert Road;
- Structures in the vicinity of Dwight Avenue and the White Horse Pike; and,
- Structures in the area encompassed by Collings Avenue, Beetlewood Avenue, Dayton Avenue and South Atlantic Avenue.

Changes to the Borough's land use map should be predicated on the Assessor's findings.

c. Commercial Land Uses

Collingswood's commercial base is concentrated principally in the following areas:

- 1) Along Haddon Avenue (offices, retail, service uses);
- 2) The area encompassed by Woodlynne Avenue, Crescent Boulevard, and the City of Camden municipal border (heavy commercial type uses)
- 3) Along Crescent Boulevard (Route 130), south of Woodlynne Avenue (highway-oriented commercial uses);
- 4) Along Collings Avenue, especially near the Collings Avenue - White Horse Pike intersection (neighborhood service type uses).

The Haddon Avenue business district serves as the Borough's main business area. The district contains a variety of retail shops and small business establishments. Existing uses are typical of those found in most small downtown areas. They include a broad mix of goods and services that serve collectively to support the everyday needs and lifestyles of community residents.

Although the key ingredients for a more vibrant shopping center along Haddon Avenue are in place, the area's character and appeal can be enhanced further by establishing a 'Main Street' theme. Installing brick pavers, street lamps, benches, landscaping and facade improvements at key locations, are popular ways to improve the look of a downtown and create a more attractive and inviting shopping locale. The vitality of the area would also be enhanced by the provision of additional off-street parking to address an existing parking deficiency in the commercial district. The possibility of channeling local business interests to support a unified downtown development plan will be investigated as part of the Borough's master plan process (See the Master Plan Implementation Strategies).

The existing commercial area that is encompassed generally by Woodlynne Avenue, Crescent Boulevard (Route 130), and the City of Camden municipal border is also an area of opportunity. In its present form and character, the area exudes a strong need for change and could be a target area for future redevelopment activities. Existing land uses in the area are mixed and incompatible. Its overall design is obsolete and

dysfunctional. There are several sizable vacant parcels that are adjoined by poorly developed, underutilized, and/or marginally used properties. A closer investigation of the area, including the proposed Route 130 improvements is warranted to fully and accurately assess the scope of redevelopment possibilities.

d. **Public and Quasi-Public Uses**

As shown on the land use map, the Borough of Collingswood offers a variety of facilities and activities that are categorized as being either public or quasi-public. Such uses include most tax-exempt properties (except parks and outdoor recreation facilities) public housing projects, and undeveloped public property -- all of which are categorized separately in this land use assessment. The broad list of uses that are part of the public-quasi-public classification include schools, churches, charitable organizations, clubs and civic organizations, municipal facilities, cemeteries, and property owned by quasi-public agencies such as the Delaware River Port Authority.

The Borough has a generous supply of public and quasi-public facilities. The neighborhood school system is a community facility asset in Collingswood and creates recreation and educational opportunities accessible throughout the Borough. Prominent land uses of this type include churches, the post office, the library, and Roberts Pool. The Borough Hall is another facility. It is centrally located, but undersized in terms of today's office space needs.

A more thorough assessment of some of the Borough's existing facilities and services is presented in the Community Facilities element of the Master Plan. To the extent that there are deficiencies, the plan will offer recommendations for improving existing conditions.

e. **Vacant Land**

With few exceptions, Collingswood is fully developed. Limited vacant land exists to support new development opportunities. There is some public-owned land along South Park Drive, in the northern part of the Borough. The land is currently unimproved and should probably remain so because it offers a park-like setting that blends favorably with the adjoining waterfront recreation area.

Opportunities for development on privately-owned vacant land are also limited. Aside from several fairly sizable vacant lots in the area encompassed by Crescent Boulevard, and the Camden-Woodlynne municipal border, most of the remaining private vacant land in the Borough is in the form of small scattered lots -- some of which may, in fact, serve as side yards for adjoining residences, but which for tax purposes are classified as unimproved property.

C. MASTER PLAN CONSIDERATIONS

Based on the previous description of existing land uses in the Borough, the following conditions are considered to be the significant planning issues that should be addressed in the Master Plan.

1. One-and Two-Unit Attached and Detached Homes
 - a. Existence of single-family homes along major commercial thoroughfares.
 - b. Increasing concentrations of absentee landlords.
2. Multi-Family Housing
 - a. Properties classified by tax records as one and two unit homes actually contain 3 or more units.
3. Commercial / Industrial Land Uses
 - a. Uncoordinated development and redevelopment efforts taking place in downtown business district.
 - b. The area bounded by Woodlynne Avenue, Crescent Boulevard, and the City of Camden municipal boundary shows potential for redevelopment.
4. Public and Quasi-Public Uses
 - a. Underutilization and inadequacy of public and quasi-public uses.
 - b. Recreational and educational opportunities presented by the neighborhood school system.

III. ANALYSIS OF RECENT ZONING VARIANCES (1993-1997)

A. PURPOSE OF VARIANCE ANALYSIS

The purpose of analyzing variances granted by the Zoning Board of Adjustment is to check the effectiveness of the current zoning standards and regulations adopted by the Borough. For example, an excessive number of bulk variances (e.g., lot area and/or yard setback variances) in a particular zoning district may be indicative of inappropriate bulk standards that should be modified. Similarly, a high number of use variances may be indicative of the need to review the types of land uses permitted in response to current market conditions and the existing pattern of development in the surrounding area.

To undertake preparation of this report, the decisions and resolutions adopted by the Zoning Board of Adjustment were reviewed for the period 1993 through 1997. Exhibit "A" of this report is the itemized summary of documents reviewed and actions taken by the Zoning Board of Adjustment.

B. FINDINGS AND ANALYSIS

Over the 5-year period of 1993-1997, 117 applications were made to the Zoning Board of Adjustment. Figure LU-4, entitled "Summary of Zoning Board of Adjustment Activity 1993 through 1997," provides a condensed version of the actions by the Board on an annual basis. This Figure identifies the total number of applications per year, the number of denials and the number of approvals granted by the Board by variance type based on the appropriate designation of the New Jersey Municipal Land Use Law.

Over the last 5 years, the Zoning Board of Adjustment heard 28 applications for "Use" (d) variances of which 25 were approved and 4 denied, 7 dealt with expansion of existing non-conforming uses and 1 was a variance in relation to a conditional use. Eleven (11) of the (d) variance approvals granted by the Board were for sites in residential zoning districts, 11 variances for sites in commercial districts, 1 application was for a site that was split zoned residential and commercial and 2 applications were for industrially zoned sites. The 28 applications to the Zoning Board of Adjustment represent action affecting 1% of the 2,800± land parcels in the Borough. This is indicative of the appropriateness of the land uses permitted in the zoning ordinance.

FIGURE LU-4

SUMMARY OF ZONING BOARD OF ADJUSTMENT ACTIVITY, 1993 - 1997
BOROUGH OF COLLINGSWOOD, NEW JERSEY

YEAR	TOTAL APPLICATIONS	# DENIALS	APPROVALS				NON-CONF. CERT.
			(A) APPEAL	(B) INTERPRETATION	(C) BULK	(D) USE	
1993	22	0	--	--	17	5	--
1994	33	2	2*	1	12*	7*	--
1995	31	3	1	--	19	8	--
1996	16	2	--	--	12	2	--
1997	15	0	--	1	9	3	2
TOTAL	107	7	3	2	69	25	2

SOURCE: RESOLUTIONS ADOPTED BY THE COLLINGSWOOD ZONING BOARD OF ADJUSTMENTS 1993 - 1997
COMPILED BY: PETER P. KARABASHIAN ASSOC., INC., JUNE 1998

During the analysis period, the Zoning Board of Adjustment acted on 71 variances from the provisions of N.J.S.A. 40:55(D)-70(c) (bulk variances) of which 69 were approved and 2 were denied. A vast majority (approximately 50%) of the approvals by the Board were variances from traditional bulk standards such as yard set backs (principle and accessory structures), site coverage (principle and accessory), and size of the allowed accessory structures. This was followed by sign variances (30.4 %), parking variances (8.7%), and fence variances (7.2%).

In reviewing the approvals granted by the Board, it was found that a significant number of these variances were setback variances relating to the location of accessory structures such as garages and decks or for minor building elements such as chimneys. Several other variances were for second floor building expansions within the existing building envelope. These items will be evaluated further and, if appropriate, recommended zoning language to address these matters will be incorporated in the proposed amendments to the zoning ordinances.

IV. EXISTING REDEVELOPMENT AREAS IN THE BOROUGH

The governing body has utilized a variety of programs to revitalize the local housing stock and promote the economic revitalization of the Borough. These have included rehabilitation of housing through the NJ DCA Neighborhood Preservation Program (NPP) and the Camden County Housing Improvement Program.

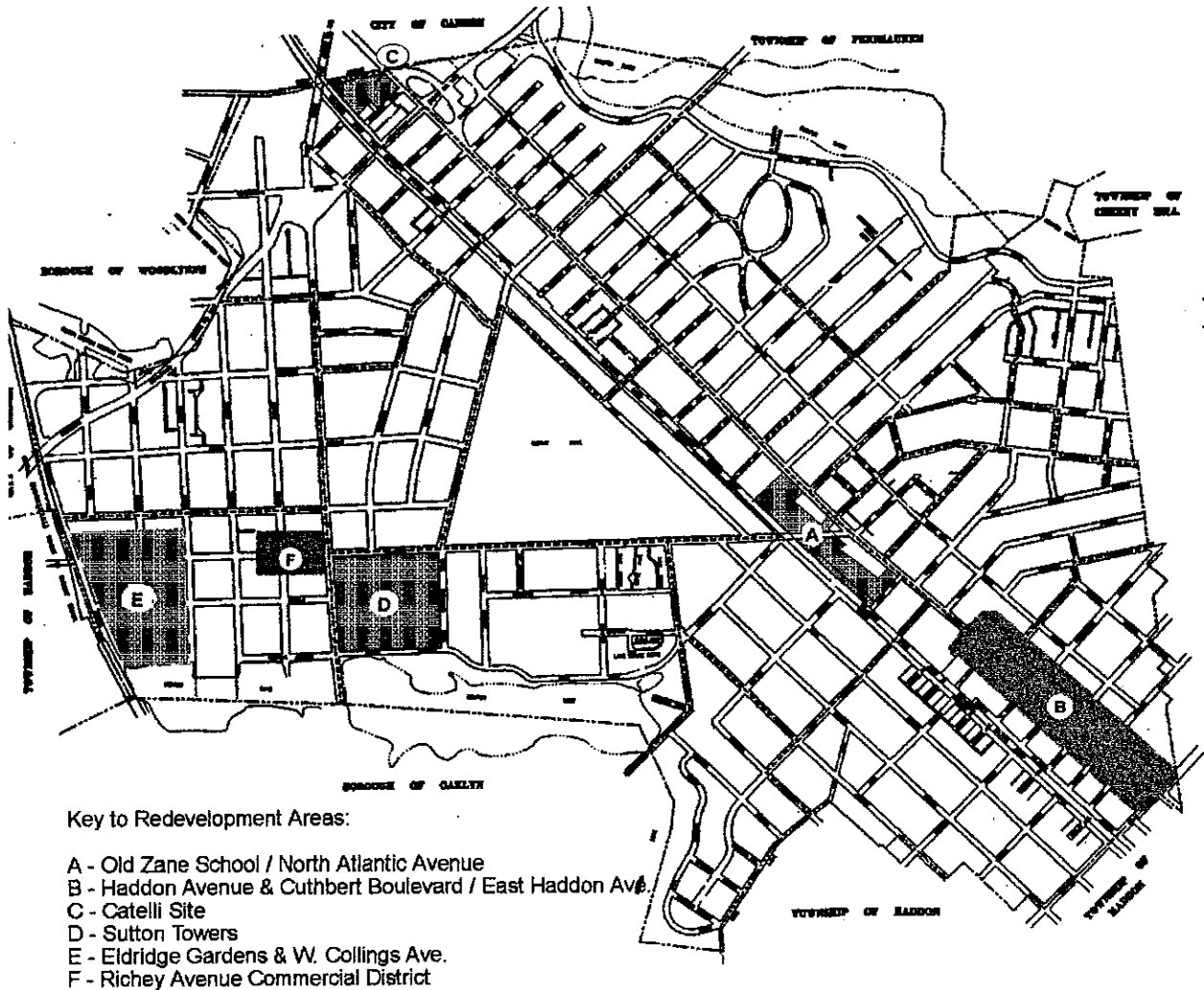
The Borough has also taken advantage of the broad powers available to the municipality under the Redevelopment Laws of the State of New Jersey. The Borough has used redevelopment as a tool to preserve and upgrade existing housing and to implement economic development projects. Six (6) redevelopment areas have been created in Collingswood and are mapped on Figure LU-5, "Existing Redevelopment Areas." These areas are:

- Old Zane School (Block 95 Lot 16)
- Haddon Avenue and Cuthbert Road (Block 59 Lot 2)
- Sutton Towers (Block 189 Lot 1.04)
- Catelli Site (Block 133.01, Lots 1-5, 22,23,23.01 & 24.01)
- Eldridge Gardens and West Collings Avenue (Block 162, Lot 12-19, 21 & 22, Block 163, Lots 9-13, Block 170, Block 171, Block 172 and Block 173)
- North Atlantic Avenue (Block 95, Lots 16, 18.01, 19-22, 22.01, 23, 24, 24.01, 25 & 26 and Block 96, Lots 8, 10, 13.02, 16, 18, 19, & 20)
- Richey Avenue Commercial District (Block 165, Lots 11-20 and 25-28; Block 166, Lots 10-14; Block 167, Lots 1-5,7, and 7.01; and, Block 168, Lot 11-15)
- East Haddon Avenue (Block 38, Lots 12.02-17; Block 50, Lots 7-10; Block 51, Lots 11-17, Block 52, Lots 6-7 and 7.03; Block 60, Lots 2-5.02; Block 61, Lots 6-6.01; Block 62, Lots 2-2.02; Block 65, Lots 1-9; and, Block 66, Lot 1.01-3.)

The Land Use Plan for the municipality evaluates the boundaries of the currently designated redevelopment areas to determine their adequacy for the revitalization efforts of the Borough. It also includes recommendations to expand or modify the boundaries of specific areas.

FIGURE LU-5

**EXISTING REDEVELOPMENT AREAS
BOROUGH OF COLLINGSWOOD, NJ**



SOURCE: PETER P. KARABASHIAN ASSOCIATES, INC., JUNE 1998

Redevelopment areas have been designated throughout the Borough to promote economic development and to stabilize the community.

V. RECOMMENDED LAND USE PLAN

A. LAND USE PLAN MAP

A copy of the recommended Land Use Plan Map for the Borough of Collingswood (Figure LU-6) is contained in the front binder pocket. The Land Use Plan is based on a 1995 aerial photograph of the Borough and its surrounding area at a scale of 1" = 300'. On this aerial photograph the individual planning areas and recommended action items relating to each of the districts have been identified. Designated planning areas are identified as:

1. **Northeast Collingswood** -- Bounded by Haddon Township, Maple Avenue, Harvard Avenue, Haddon Avenue, East Knight Avenue, and the Cooper River Parkway;
2. **Downtown Collingswood** -- Bounded by Maple Avenue, Fern Avenue, Haddon Avenue, Lees Avenue, the PATCO Line, West Knight Avenue, and Harvard Avenue
3. **East Haddon Avenue** -- Bounded by Maple Avenue, Haddon Township, Patco Line, Lees Avenue, and Fern Avenue;
4. **Southeast Collingswood** -- Bounded by the PATCO Line, Haddon Township, Beetlewood Avenue, and Lakeview Drive;
5. **Central Collingswood** -- Bounded by the PATCO Line, Lakeview Drive, Beetlewood Avenue, the Borough of Oaklyn, White Horse Pike, Harrison Avenue, and Franklin Avenue;
6. **West Collingswood** -- Bounded by the White Horse Pike, the Borough of Oaklyn, Haddon Township, City of Camden, Borough of Woodlyn, Comly Avenue, and Harrison Avenue;
7. **Route 130 Corridor** -- Bounded by Haddon Avenue, West Lane Terrace, the Patco Line, Franklin Avenue, Harrison Avenue, Comly Avenue, the Borough of Woodlyn, and the City of Camden;
8. **Northwest Collingswood** -- Bounded by Cooper River Parkway, East Knight Avenue, West Knight Avenue, the PATCO Line, West Lane Terrace, and Haddon Avenue.

B. RECOMMENDED LAND USE ACTIONS FOR PLANNING AREAS

1. Northeast Collingswood

This area consists predominantly of single-family detached units on varying lot sizes. There are concentrations of multi-family developments at the northern end of the area near the Cooper River Parkway. Recommended planning activities in this area are as follows:

- Undertake a comprehensive housing rehabilitation program using Neighborhood Preservation Program (NPP) funding, Camden County Housing Improvement Program (HIP), and private funding sources.
- Undertake necessary and appropriate infrastructure repair and replacement including replacement of sewer and water lines and repaving of roadways.
- Provide incentives that promote owner-occupancy of housing.

2. Downtown Collingswood

Downtown Collingswood is the core of the commercial district of the Borough. Although portions of this area have already been designated as a redevelopment area, this designation should be expanded. Recommended actions in this area include:

- Institution of a program for themed improvements to the stores and shops including facade restoration and signage.
- Consolidation of the existing police, fire, and municipal court facilities with a new senior center.
- Relocation of existing public works facility.
- Development of a speciality retail center, such as a farmers market facility, that would benefit from close proximity to both the PATCO High Speed Line and the Downtown in the area of the existing police department building.
- Development of traffic calming and pedestrian improvements, including roadway narrowing at intersections pedestrian crosswalks, sidewalk improvements, and themed lighting.
- Development of additional off-street parking to serve the Downtown area, linked by a marginal access system.
- Widening of Collings Avenue between Haddon Avenue and the PATCO Line to provide space for left turns.
- Re-align Maple Avenue to eliminate off-set intersections.
- Initiate planning for expanded senior housing.
- Encourage second-story residential units to be used by adult tenants.
- Redevelopment of key parcels, such as the Peter Lumber site, into specialty centers.

3. East Haddon Avenue

This area links the downtown core to the commercial activity on Haddon Avenue in the adjacent Westmont section of Haddon Township. The Patco High Speed Line is located in this area. Recommended activities within this district include:

- Providing adequate off-street parking to serve residential and business properties.
- Maintaining adequate buffers to screen commercial development from adjacent residential pockets.
- Relocation of the conflicting land uses in this area to more appropriate locations in the Borough, such as the Route 130 corridor. In the alternative, provide landscape and facade improvements to increase their compatibility.
- Encourage commercial and service land uses that take advantage of the proximity of the PATCO station.

4. Southeast Collingswood

This area is predominantly residential in character. Recommended activities include:

- Infrastructure repair and replacement as required.
- Promote owner-occupancy of housing.

5. Central Collingswood

This area includes Knight Park, the high school/middle school facilities, and the Parkview Apartment Complex. Recommended actions in this area include:

- The redevelopment and enhancement of Knight Park.
- The active re-use of the Scottish Rite Temple site as a cultural center for regional performances with linkages along the Route 30 corridor to the West Collingswood neighborhood commercial area.
- Develop additional off-street parking to serve Knight Park and the High School / Middle School complex.
- Provide incentives that promote owner-occupancy of housing.

6. West Collingswood

The West Collingswood area, although primarily residential, has at its heart, a functioning neighborhood commercial center. The area contains a number of retail and service oriented uses, such as a pharmacy, hardware store, dry cleaners, and a barber. Some vacant storefronts and incompatible architecture suggest that redevelopment efforts are necessary to stabilize the area.

Recommended planning actions in this neighborhood include:

- Continued implementation and expansion of the Preservation Program for the existing commercial district to include specific signage and facade requirements.
- Zoning standards to allow the conversion of existing residential development along Collings Avenue and the White Horse Pike to professional office uses and other compatible uses.
- Consolidation of the municipal public works facilities on existing Borough property adjacent to Newton Lake between Taylor and Catell Avenues.
- Provide incentives to promote owner-occupancy of housing.
- Promote redevelopment of neighborhood center and vacant bank property.

7. Route 130 Corridor

The Route 130 Corridor contains a number of conflicting land uses and exhibits characteristics of potential redevelopment efforts, such as obsolete layouts, residential properties along a State highway, and flood-prone conditions. All redevelopment efforts should be completed in concert with the ongoing roadway improvements by the New Jersey Department of Transportation. Recommended actions include:

- Undertaking land assembly to remove inappropriate land uses while consolidating land into developable parcels.
- Providing zoning and land use regulations for the development of highway-oriented commercial and industrial uses.
- Provide incentives for the future expansion of Catelli Brothers meat processing facility.
- Ensure coordination between Borough planning activities and NJDOT roadway improvements
- Designate the entire planning area as a redevelopment area.
- Provide buffers to protect adjacent residential neighborhoods in selected areas.

8. Northwest Collingswood

This is primarily a residential area with housing of various types and densities including low rise multi-family, a nursing home, single-family attached and detached dwellings. Recommended activities in this area include:

- Infrastructure repair and replacement.
- Providing adequate buffers to separate existing commercial uses on Haddon Avenue and adjacent residential areas.
- Provide incentives to promote the owner occupancy of housing.
- Maintain and upgrade Roberts Pool.

C. OVERALL LAND USE RECOMMENDATIONS

1. Lower Population Densities

One of the most compelling items revealed in analyzing the Borough is that the population density is closer to the density found in Camden than in many of the adjacent suburban communities. Figure LU-7 is a table that compares the historic changes in the population density of Collingswood with that of surrounding communities. As reflected on this figure, the current densities in Collingswood of 8,354.6 persons/sq.mi. are reflective of a highly urbanized area such as Camden (9,919.7 persons/sq.mi.) rather than the more suburban surroundings of Haddon Township (5,515.6 persons/sq.mi.), Cherry Hill (2,859.7 persons/sq.mi.), or Oaklyn (7,262.3 persons/sq.mi.). While much of the high density population can be found in the existing large multi-family developments throughout the Borough, a significant amount can be attributed to the smaller 2-4 unit apartment buildings. These smaller apartments frequently are a result of a conversion of older residential structures and do not have appropriate amenities to serve the residents such as adequate parking and yard space.

Accordingly, one of the primary focuses of the land use plan and the subsequent zoning ordinance will be to lower residential densities in the traditional "single-family" neighborhoods Borough-wide. This is to be accomplished through changing zoning district standards to prohibit development of 2- and 3-unit structures (except in designated apartment zones) and through providing financial incentives to convert the older structures that are currently 2+ family units back to single-family occupancy.

FIGURE LU-7

**COMPARISON OF HISTORIC POPULATION DENSITIES OF COLLINGSWOOD AND
SURROUNDING MUNICIPALITIES
BOROUGH OF COLLINGSWOOD, NJ**

MUNICIPALITY	SIZE (Sq. Mi.)	POPULATION DENSITY PER SQUARE MILE					
		1940	1950	1960	1970	1980	1990
Collingswood	1.83	6,931.7	8,633.9	9,491.8	9,520.2	8,654.6	8,354.6
Camden	8.82	13,326.1	14,121.9	13,283.3	11,627.1	9,627.0	9,919.7
Cherry Hill	24.25	239.6	427.1	1,299.9	2,655.5	2,836.5	2,859.7
Haddon	2.69	3,608.9	4,601.9	6,356.5	6,762.8	5,901.5	5,515.6
Oaklyn	0.61	6,342.6	8,014.8	7,832.8	7,583.6	6,923.0	7,262.3
Pennsauken	10.54	1,683.6	2,160.1	3,204.1	3,452.9	3,204.5	3,295.8
Woodlyn	0.22	13,004.5	12,618.2	14,218.2	14,095.5	11,718.2	11,577.3

SOURCE: NJ DEPARTMENT OF LABOR
COMPILED BY: PETER P. KARABASHIAN ASSOC., INC., OCTOBER 1997

2. Neighborhood Elementary Schools

The Collingswood elementary schools represent a time-honored tradition of incorporating educational facilities into the neighborhoods in which they serve. This is not only practical from an accessibility stand point for children who walk to school, but it also encourages community pride and neighborhood participation in the education of the children.

The elementary school also provides active recreational opportunities for the residents of the neighborhoods. To date, these recreational facilities have been underutilized. The Borough should work with the Board of Education to make the playground facilities more accessible to the neighborhood residents through a community monitoring program. Capital improvements, such as the installation of new equipment and picnic tables, should be continued.

VI. ZONING ISSUES

As a starting point to the zoning analysis, which will be provided as a separate document, existing parcel sizes and lot area configurations were reviewed using the information found on the Borough's tax maps. The intent of this study was to identify "average" or "typical" lot sizes and setbacks which would serve as the basis for the future changes to the zoning district designations.

Preliminary findings suggest that current zoning standards for the area and bulk requirements may not be consistent with the existing conditions. A detailed investigation of area and bulk requirements and use designations will be conducted to determine what, if any, modifications will be required as part of the overall Master Plan process.

The following are some of the planning issues which will be addressed as part of the zoning analysis and in preparation of the zoning ordinance revisions:

- Appropriate and inappropriate land uses along the Borough's major thoroughfares.
- Standards to regulate emerging developing trends, such as assisted living.
- Incompatibility of 3 and 4 unit houses in single-family districts.
- Incorporation of marginal access roadways and cross easements for shared parking.
- Inconsistent and incompatible signage in the downtown area.
- Redevelopment activities which require specific zoning changes.
- Traffic calming and other pedestrian-oriented improvements.
- Buffer and landscape requirements.

EXHIBIT A

**ITEMIZED ANNUAL SUMMARY
OF ZONING BOARD OF ADJUSTMENT
ACTIONS**

YEAR	Res. #	Bl/Lot	Zone	Applicant(s)	Variance	Comments
1993	1	85/19	R-1	Nickles (Nichols)	c	carport in front yard
1993	4	186A/4	R-1	Williams	c	porch in front yard of corner lot
1993	5	15/3	B-2	Montaldo & Moore	c	number of parking space
1993	6	64/1B	B-2	Collingswood Jewlers	c	size of backlit awning sign
1993	7	62/3A	R-2	Quick	c	sideyard setback for res. addition
1993	8	11/15A	R-2	Gattone	c	size and setback of garage
1993	9	133A/1-5,23,23A	LI	Fortuna, etal	d	a ballroom dancing use in the LI dist
1993	11		B-3/R-2	H&P Imports	d	auto repair & sales on a split zoned parcel
1993	12	61/5B	R-2	Abrams	c	sideyard setback of res. addition
1993	13	144/1	B-2	Sireci	d	home prof office w/sign
1993	17	40/25	R-2	Albertson	c	sideyard setback for dormer addition on undersized lot
1993	18	66/1B	B-2	Messina	d	retail sale of coffee in connection with an existing non conf. use
1993	19	1C/1,2	B-3	Rosenblatt	d	used car sales on undersized lot w/ 2 prev. existing uses
1993	20	71/44	R-3	Nigro	c	rearward setback for res. addition
1993	21	27/14	R-2A	Hoffman	c	off street parking in front yard of residential use
1993	22	40/26	R-2	Smith	c	accessory building setback
1993	23	33/41	R-2	Janders	c	excess building coverage & deck in side yard setback
1993	24	6/3D	R-2A	Pfeffer	c	excess building coverage & addition in side yard setback area
1993	25	12/100	R-1	Contravo	c	accessory setback & excess building coverage
1993	26	11/1/12	R-2A	Hall	c	size of garage
1993	27	114/8	B-2	Kelbes	c	sideyard setback for res. addition & deck
1993	29	167/6A	B-1	Sheinken	c	Number of signs & size of signs
1994	1	38/10	B-2	Reber	c	sideyard setback for prof. office use
1994	2	85/4	R-2A	A&A Glove & Fisher	d	home occ. in a nonconforming res. duplex
1994	3	110/1	R-3	United Methodist Homes	c & d	expansion of nonconforming home for the aged
1994	4	96/4A	B-1	Malec	d	use variance to allow 2 principal uses on one lot
1994	5	125A/10B	R-2A	Gregory	c	excess bldg cover & sideyard setback for deck on undersized lot
1994	6	51/13	B-2	Hildreth	c	relettering existing nonconforming freestanding sign
1994	7	68/1A, 1F	R-2A	Del-Val Pool Maint. Inc.		determined variance not needed to use adjacent space for business
1994	8	125A/2-5,11	B-2	Vodav Property Inc.	c	sign height, sign area & #signs per frontage
1994	9	50/8	B-2	Desaretz	a,d	appeal of zoning officers decision and use variance approving relettering of nonconforming sign

YEAR	Res. #	Bl/Lot	Zone	Applicant(s)	Variance	Comments
1994	10	83/13	R-2A	Proudfoot	c	fence height in front (side) setback of corner lot
1994	11	30B/1	B-1	Ledzey	d	DENIAL of app for prof office on first floor
1994	12	168/7&9	R-2	St. Luke's Evang. Lutheran Ch.	d	Use variance for daycare center in church building
1994	13	123/13A	R-2	Burley	c	rear yard setback variance for deck
1994	14	96/12	B-1	Colonial Transport Inc.	c	rear yard setback variance for storage shed
1994	15	68/1B	R-2A	Donahue & Catalano	d	use variance for law office in residential zone
1994	16	31/17	B-1	Villa Barone	c	backlit awning w/ 3 signs over ROW
1994	17	157/7	R-2	Donohue & Gagliardi	d	expansion of nonconforming restaurant use
1994	18	19D/33	R-2	Cole	c	denied variance for chimney in side yard setback
1994	19	19C/39	R-2A	Steward	c	sideyard setback variance for 2 st. residential addition
1994	20	151A/21	B-3	D'Ippolito	c	setback variance for canopy over gas pumps
1994	21	127A/19	R-3	Geracitano	a	appeal of Zoning Officers denial to relocate sign
1994	22	67/3, 3A, 4	B-2	Continental Bank	c	alteration of a free standing sign
1995	1	19D/33	R-2	Cole	c	sideyard setback variance for chimney encroachment
1995	2	69/8	R-2A	Tayoun	c	site coverage (51% v. 40% permitted)
1995	3	94/8	B-1	Testa	d	Use var allowing retail sales in conj w/ telemarketing sales
1995	4	56/30	R-2	Koener	c	site coverage (installation of above ground pool exceeds 40%)
1995	5	169/1,3	R-2	Cate	d	convert 5 unit apt to 4 units & const. 4 car garage
1995	6	186/17	R-2A	Ferrari	c	reduction in onsite parking to conv convert attached garage to living space
1995	7	182/2		Ruff	a	deleted condition of Hist Comm certificate of appropriateness
1995	8	134/1F	R-1	Roof	c	2nd fl. expansion in sideyard setback area (existing NC setback)
1995	9	96/17B	B-1	Webb	d	Denied variance to allow 2 permitted uses on one lot
1995	10	96/14A	B-1	Martin's Cleaners	c	height of awning over walkway (8.5ft v. 10 ft)
1995	11	31/17	B-1	Barone	c	height of backlit awning over walkway (7.6 ft v. 10ft)
1995	12	191/15,16	R-2A	Rohleder	c	expand 1st fl of nonconforming duplex
1995	13	19G/31	R-3	Wermtz	c	height of fence in front (side) yard of corner lot (5 ft v. 4 ft)
1995	14	30A/7	B-1	Walczak	d	use var to allow 2 separate uses on the property
1995	15	25/10	R-2	O'Neill	d	use var to allow photography studio on 1st fl of duplex
1995	16	94/20,20A	B-1	Christian Beacon Press	d	use var to allow art fabrication studio
1995	17	16/1	R-2	McCrindle	c	expansion of driveway in front (side) yard of corner lot
1995	18	67/6	B-2	Midlantic Bank, NA	c	variance to replace existing signs and reduce total sign area
1995	19	168/12-15	R-2	Midlantic Bank	c	variance to replace 8 existing signs

YEAR	Res. #	B/Lot	Zone	Applicant(s)	Variance	Comments
1995	20	165/24	R-2A	Pilla	d	var to allow medical office w/o physician residing on site
1995	21	171/8	R-4	FOP Lodge #55, Inc.	d	var for lot area <1ac. (cond. use std)
1995	22	186/5	R-2A	Seigeldorf	c	exp dormer in side yard (existing nonconforming bldg setback)
1995	23	30B/9	B-1	Markakis	c	sign area (13.5 sf v. 6.5sf)
1995	24	155/9A	R-2	Marks	c	side yard setback of accessory garage
1995	25	14/4	B-2	Myers	d	denied use variance application for video store
1995	26	151A/21	B-3	Coastal Mart, Inc.	c	variance for 1 free standing and 3 mounted signs
1995	28	31/21	B-1	PNC Bank	c	approved sign size & second sign on one lot, denied sign adj. to Frazier Ave.
1995	16A	94/20,20A	B-1	Christian Beacon Press	c	F. A. R. var in conjunction with minor sub
1995	19A	168/12-15	R-2	Midlantic Bank	d	denied variance to install new signs
1995	19B	168/12-15	R-2	Midlantic Bank	d	variance to expand size of freestanding sign (replacement)
1995	20A	165/24	R-2A	C.H.U.M.C		parking variance (8sp v. 9)
1996	1	11/12A	R-2A	Ledoux	c	side yard setback for 2 st res addition
1996	2	48/18	R-2	Hoven	c	height of replacement fence (6ft) in front yard
1996	3	19C/23	R-2	Lutz	c	denied variance for 880 sq ft garage
1996	5	132/1	B-3	Teamsters Local 676	c	multiple signs on one lot exceeding sqft req.
1996	6	151/20	R-2	Cruz	c	aboveground pool in front yard (longside) of corner lot
1996	7	36074	R-2	Hoover	c	sideyard setback, building & site coverage for res. addition
1996	8	19H/38, 61, 65 & 19B/1,31	R-4	Cooper River Investors, Inc	c	sign variances for rental complex
1996	10	67/6	B-2	PNC Bank	c	denied sign variances for bank
1996	11	67/6	B-2	PNC Bank	c	sign variances for bank
1996	12	129/1B-4	LI	Aldi, Inc	d	use variance for a limited assortment grocery store
1996	13	133/11,11B	R-3	R.Q. Jewlers, Inc.	c	variance to reletter nonconforming sign
1996	14	67/4	B-2	Collective Bank of NJ	c	variance for reconstructed free-standing sign
1996	12A	129/1B-4	LI	Aldi, Inc		conditional p&f site plan approval
1996	12B	129/1B-4	LI	Aldi, Inc	c	sign variances for limited assortment grocery store
1996	3A	19C/23	R-2	Lutz	c	approved variance for a 704 sqft garage
1996	4A	146/4	B-3	Sandu	d	construct canopy over nonconforming pump island
1996	4B	146/4	B-3	Sandu	c	size of free standing service station sign
1997	2	31/21	B-1	Community Nat'l Bank	c	larger sign than permitted, additional signs on lot, sign projecting more than 15 inches

YEAR	Res. #	B/Lot	Zone	Applicant(s)	Variance	Comments
1997	3	15/7	B-1	Johnston	d	expansion of nonconforming 1st fl medical office
1997	4	19N/17	R-2	Allen	c	conversion of garage reducing offstreet pkg to 1 space
1997	5	174/6A	R-2	Harris	c	Fence height in front (side) yard of corner lot
1997	6	62/2, 2.01	B-2	Corestates Bank, N.A.	c	replacement of existing signs & addition of parking lot directional sign
1997	7	113/8E	R-2	Hyland	c	excess building and site coverage for deck
1997	8	12/12A	R-2	White	c	accessory garage over 500 sqft
1997	9	110/1	B-2	United Methodist Home of NJ	c	setback of additional freestanding sign
1997	10	153/4A	R-2	Goraj	c	fence height in front (side) yard of corner lot
1997	11	21/10C	B-1	Urso	40:55D-68	first floor office is a valid preexisting nonconforming use
1997	12	97/5A	B-1	Richter	40:55D-68	first floor office is a valid preexisting nonconforming use
1997	13	181/1G	R-5	Omnipoint Comm	d	installation of personal communication antennae on roof of structure
1997	14	36112	R-2	Bartlett	c	sideyard setback variance for addition to rear of building
1997	15	181/1D	R-5	Sprint Spectrum LP	d	installation of telecommunication antenna & equipment on building roof
1997	16	145/17, 18	B-3	Esser	b	interpretation that mural on animal hospital is not a sign