

BOROUGH OF WOODLYNNE
Camden County, New Jersey



2020 Master Plan Reexamination

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I. Introduction and Planning Background

Master Plan Reexamination

This Master Plan Reexamination is being prepared in accordance with N.J.S.A. 40:55D-89 (Municipal Land Use Law). The Borough Council must provide for the reexamination of the Borough's Master Plan and development regulations by the Planning Board at least once every ten years. In 1982 the Borough's Master Plan was completed with the adoption of a revised Land Development Ordinance, a Land Use Plan Map and Zoning Map, Master Plan Reexamination Report and Master Plan Revision. A Master Plan/Land Use Element Reexamination and Housing Element were adopted by the Planning Board in 1995 and 1996. The most recent reexamination of the Master Plan was adopted in June 2006.

At the time of the 2006 reexamination, growth share was still in effect and the Borough had a very low obligation. Since then, the growth share methodology along with COAH has been dismantled and is being handled through the Court system. Currently, the Borough has a present need (rehabilitation) of eight (8) units, a prior round need of zero (0) units and a prospective need of eighteen (18) units. Due to continued lack of development pressures, the Borough opted not to perfect Round one substantive certification nor to participate in the COAH administered Rounds two and three or the current Court administered process.

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

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

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

communicate the reasoning for the Borough's expectations and requirements, thereby adding efficiency to the planning and permitting processes.

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

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

40:55D-89 Periodic examination.

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

The reexamination report shall state:

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

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

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

II. Borough of Woodlynne Overview

The land area of Borough of Woodlynne is 0.23 square miles and is located in the northern area of Camden County. The Borough is bordered by the Collingswood Borough and Camden City.

The 2018 population estimate for Woodlynne is 2,915 persons based on the 2018 American Community Survey from the U.S. Census Bureau.

The development patterns of Woodlynne and the surrounding municipalities can be characterized as suburban, with development consisting of medium density residential neighborhoods, with industrial and larger commercial uses near the limited access highways, and concentrations of mixed uses and commercial development along major roadways such as Mt Ephraim Ave. Woodlynne Avenue runs through the middle of the Borough and is considered the “main street” of the Borough.

III. Reexamination of the Master Plan

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

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

The 1995 Housing Element Update and 1996 Land Use Element set forth a list of goals and objectives, which appear to be reflective of the “problems and objectives relating to land development” at the time.

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

This Master Plan Reexamination process presents an opportunity to review the principles, goals, and objectives that laid the foundations for the 2006 Master Plan Reexamination, and to consider whether the goals and objectives have been achieved, whether they are still relevant and appropriate, or whether changing circumstances dictate that they be revised. The 2006 Master Plan Reexamination indicated that the overall development strategy for Woodlynne can be

stated as “Woodlynne is a residential community and should remain dedicated to that purpose. Housing is the Borough’s most critical resource and, as such, should be protected. Every effort should be made to preserve and enhance the existing residential amenity, while promoting walkability through the heart of the town along Woodlynne Ave and commercial revitalization in the central business area along Mt. Ephraim Ave.

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

2006 Goals and Objectives

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

1. In six (6) years, develop a master plan update concurrently with the periodic general examination.
2. Adopt an expanded statement of objectives, principles, assumptions, policies and standards.
3. Append the redevelopment plan for Woodlynne Avenue to the master plan.
4. Consider adoption of a growth share ordinance to address affordable housing obligations resulting from future growth.
5. Review current development regulations for provision of best planning thought.
6. Adopt the following amendments to the Land Development Ordinance:
 - A. In Article I, GENERAL PROVISIONS, 3 – Word Usage, include the following:
 - a. A definition of a front lot line, addressing non-corner and corner lots
 - b. A definition of a side lot line
 - c. A definition of a rear lot line
 - d. A definition of lot depth for lots having a curved front lot line
 - e. A modified definition of lot width to enable an easily determined calculation.
 - B. Add a Bulk and Area Table that delineate bulk and area requirements for each zoning district.
 - C. Add a requirement that sidewalks be installed along the public right-of-way where development abuts roadways.
 - D. Provide language incorporating by reference the provisions of the New Jersey Residential Site Improvement Standards N.J.A.C. 5;21-1 et seq. for regulation of commercial development except as otherwise provided by the Borough’s Zoning Ordinance.
7. Produce a large format, color zoning map in order to facilitate that identification of zoning districts.

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

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

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

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

1. In six (6) years, develop a master plan update concurrently with the periodic general examination.

Response: The reexamination is now required every ten (10) years.

2. Adopt an expanded statement of objectives, principles, assumptions, policies and standards.

Response: Remains valid.

3. Append the redevelopment plan for Woodlynne Avenue to the master plan.

Response: This should be reevaluated in light of the recent changes to the economy and the limitations of traditional retail and commercial uses.

4. Consider adoption of a growth share ordinance to address affordable housing obligations resulting from future growth.

Response: Growth share is no longer valid. The Borough currently has a rehabilitation need of 8 and a prospective need of 18. Due to continued lack of development pressures, the Borough opted not to participate in the COAH administered Rounds two and three or the current Court administered process.

5. Review current development regulations for provision of best planning thought.

Response: Reword this goal to read "Review existing development regulations to ensure they are aligned with current planning practices".

6. Adopt the following amendments to the Land Development Ordinance:

A. In Article I, GENERAL PROVISIONS, 3 – Word Usage, include the following:

- a. A definition of a front lot line, addressing non-corner and corner lots

- b. A definition of a side lot line
- c. A definition of a rear lot line
- d. A definition of lot depth for lots having a curved front lot line
- e. A modified definition of lot width to enable an easily determined calculation.

Response: Remains valid.

7. Add a Bulk and Area Table that delineate bulk and area requirements for each zoning district.

Response: No longer valid. While a table is not recommended, the bulk standards of each zoning district should be clearly located within the underlying zone throughout the land development ordinance.

8. Add a requirement that sidewalks be installed along the public right-of-way where development abuts roadways.

Response: Remains valid.

9. Provide language incorporating by reference the provisions of the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq. for regulation of commercial development except as otherwise provided by the Borough's Zoning Ordinance.

Response: Remains valid.

10. Produce a large format, color zoning map in order to facilitate that identification of zoning districts.

Response: No longer valid, see Map 2.

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

1. Borough of Woodlynne Policies, Goals, Objectives, Concerns

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

While many of the Borough's goals and objectives have remained steady over the years since the 1995 Housing Element Update and 1996 Land Use Element were adopted, the means to

achieve them have evolved over time. Experience has informed the Borough's planning strategy. As the Borough has gained some experience with revitalization planning and in dealing with the challenges of redevelopment and service delivery faced by mature suburban communities, the opportunities for alternative means of reaching goals and objectives have been considered.

The changes in development patterns since the 2006 reexamination (and most recently due to the current pandemic) may require changes in the way zoning and planning for commercial and retail should be practiced moving forward. E-commerce, office and warehouses may be reviewed as additional uses to focus on with the changing commercial climate that is focused more on on-line ordering as opposed to in-person shopping and dining. The economic recession has set back efforts to achieve a stable commercial occupancy rate. From a planning perspective the slow-down due to the pandemic provides an opportunity to prepare for the economic rebound and changes in commerce by laying the foundations for a diverse and sustainable economy. The recession has resulted in higher unemployment, decreased in-person consumer spending, increase in vacancies in the retail, dining and commercial real estate sectors, and increased demand for existing housing stock and multifamily housing. These impacts have been felt across the State and the nation and have affected all sectors of the economy and people of all income levels. The economy will take additional time to fully rebound. The recent economic conditions have altered some of the assumptions upon which land use decisions had been made over the prior real estate booms.

While economic recovery from the pandemic is continuing, the changes to the way of doing business that have taken place may have longer lasting impacts on society's preferences, priorities, and housing choices, directing more interest toward redevelopment and "smart growth" in the long run. These newer uses could be added to the existing zoning with appropriate buffers that would complement additional uses. The housing market is moving out of cities and a market for lots in compact neighborhoods with an established sense of community and sense of place, with smaller homes that are more energy efficient and closer to places of work may be increasing as it is around New York and Philadelphia suburbs. Working from home trend may continue and have lasting impacts, as well as the change in consumer preference will be to the benefit of Woodlynne.

In order to seize on opportunities to encourage the foundations of a vibrant community over the long term, Woodlynne will need to: encourage the maintenance and modernization of the existing housing stock so that it remains relevant and desirable in the real estate market, encourage the emergence of a unified design scheme in the commercial areas, enhance pedestrian amenities, and reinforce a sense of place that separates sought-after communities from those that are more nondescript.

Some creative planning and redevelopment opportunities may provide for logistics parking for delivery vehicles which support e-commerce and zoning for warehousing and allowing additional housing opportunities in the Borough's commercial districts and redevelopment areas to address the vacancy of retail and office spaces that may no longer be viable. At the same time, the Borough is mindful of the financial constraints faced by homeowners and business owners, and wishes to retain its residents and businesses without placing undue financial strains upon them. The Master Plan Reexamination seeks to set the stage for the necessary balance.

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

- a. Commercial Vacancy.** The changes in development patterns since the 2006 reexamination (and most recently due to the current pandemic) may require changes in the way zoning and planning for commercial and retail should be practiced moving forward.
- b. Redevelopment and rehabilitation opportunities.** The Borough should look at existing and potential Redevelopment and Rehabilitation areas that could incentivize private redevelopment throughout the Borough.
- c. Zoning Regulation of “New” Uses.** There are some contemporary uses that were likely not intentionally omitted from the permitted uses within the Borough’s zoning code. The Borough Council may wish to amend the zoning code to account for these uses.
- d. Borough Zoning Ordinance.** The Borough’s Zoning Ordinance is not currently available in electronic searchable format. Consideration should be given to re-codification of the Borough’s Zoning Ordinance and including the Ordinance on the Borough’s website. In addition, the zoning ordinance should be updated to clearly indicate bulk standards.
- e. Greening of the Community.** As society has become more seriously concerned about the environmental and economic effects of excessive dependence on fossil fuels and of wasteful consumption of energy and resources, there is increased interest in the means to establish a more sustainable economy and lifestyle. The Master Plan may recommend general or specific strategies.

The following specific statutes, regulations and plans have changed since the 2006 reexamination:

1. Renewable Energy

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

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

- **P.L. 2009 C 213** (January 16, 2010) relates to the installation of solar, wind and biomass energy generation facilities on preserved farms and commercial (unpreserved) farms and also modifies the Right to Farm Act and farmland assessment as they relate to renewable energy facilities.
- **P.L. 2009 C 146** amends Municipal Land Use Law N.J.S.A. 40:55D-4 and 7 to include definitions for “Inherently Beneficial Use” and “Wind, solar or photovoltaic energy facility or structure”.

- **Inherently Beneficial Use** - “a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”
- **Wind, Solar or photovoltaic energy facility or structure** – “a facility or structure for the purpose of supplying electrical energy produced from wind, solar, or photovoltaic technologies, whether such facility or structure is a principal use, a part of the principal use, or an accessory use or structure.”
- **P.L. 2009 C 35** (March 31, 2009) adds a section to Municipal Land Use Law N.J.S.A. 40:55D-66.11 which provides that a renewable energy facility is a permitted use within every industrial zone as long as the parcel consists of at least 20 contiguous acres owned by the same entity.
- **P.L. 2009 C 244** (January 16, 2010) creates new sections within Municipal Land Use Law N.J.S.A. 40:55D-66.12 to 40:55D-66.15, to provide guidance for wind energy systems, and provides that ordinances adopted by municipalities to regulate the installation and operation of small wind energy systems shall not unreasonably limit such installations or unreasonably hinder the performance of such installations. The law defines the unreasonable hindrances and requires that within 10 months of enactment of adoption of the law (January 2010), the Director of the Division of Codes and Standards in the DCA , in consultation with the DEP will issue a technical bulletin including a model municipal ordinance for the construction of small wind energy systems.
- **N.J.S.A. 52:27D-141.1 (March 31, 2009)** provides that developers of 25 or more single family residential dwelling units shall offer the installation of solar energy systems as an option to homeowners.
- **P.L. 2010 C 4** (April 22, 2010) provides that solar panels are not to be included as impervious surface for impervious cover calculations or for storm water management planning, only the foundation may be considered impervious.
- **P.L. 2017 C 275** amends Municipal Land Use Law N.J.S.A. 40:55D-28 to include (f) a statement of strategy concerning:
 - (i) smart growth, in part, shall consider potential locations for the installation of electric vehicle charging stations,
 - (ii) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure,
 - (iii) environmental sustainability.

2. State Policy

- a. **State Plan.** The New Jersey State Development and Redevelopment Plan was adopted in March of 2001. The Draft of the updated State Plan was released in 2009, but has not yet been adopted so the 2001 Plan remains the plan in effect at this time. The State Plan designates Woodlynne as part of the Metropolitan Planning Area (PA-1). PA-1 is a smart growth area, which is a generally developed area where investment in infrastructure and redevelopment are encouraged. Within Planning Area 1, the State Plan's intention is to:

- provide for much of the state's future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- re-design areas of sprawl; and
- protect the character of existing stable communities.

These goals are to be met by strategies to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; restore or stabilize a threatened environmental base through brownfields redevelopment and greenway enhancement; and managing traffic effectively.

As part of the Metropolitan Planning Area, redevelopment and revitalization in Woodlynne is encouraged and supported by the State Plan.

- b. **The New Jersey Residential Site Improvement Standards** (N.J.A.C. 5:21) supersede municipal zoning regulations when there are conflicts.
- c. **The New Jersey Council on Affordable Housing's** (COAH) Third Round regulations were initially adopted in 2004, and substantially invalidated in an Appellate Division decision in January of 2007. COAH then released new Third Round regulations that became effective on June 2, 2008, and amendments were immediately proposed and became effective on October, 2008. The rules were again challenged on many fronts and after two years, on October 8, 2010 the Appellate Division invalidated the "growth share" methodology for establishing affordable housing obligations. Some aspects of affordable housing rules and regulations remain in effect. On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (COAH) has failed to act, and as a result, the Courts assumed jurisdiction over the Fair Housing Act. At the time of the 2006 Master Plan Reexamination Report, the Borough decided to continue to monitor these developments, and when the situation stabilizes, determine whether an updated Housing Element and Fair Share compliance plan should be prepared and submitted. At the time of the 2006 reexamination, growth share was still in effect and the Borough had a very low obligation. Since then, the growth share methodology along with COAH has been dismantled and is being handled through the Court system. Currently, the Borough has a present need (rehabilitation) of eight (8) units, a prior round need of zero (0) units and a prospective need of eighteen (18) units. Due to continued lack of development pressures, the Borough opted not to perfect Round one substantive certification nor to participate in the COAH administered Rounds two and three or the current Court administered process.

d. Stormwater:

Municipal Storm Water Regulations were adopted (N.J.A.C. 7:8) in 2004 requiring that all municipalities adopt a Stormwater Plan. The Borough has filed its stormwater permit and is in compliance with the regulations.

Water Quality Management rules (N.J.A.C. 7:15) were adopted by the NJ DEP and became effective on July 7, 2008. These Rules assigned primary wastewater management planning responsibility to the 21 counties. The Borough is in compliance.

Stormwater Management rules will be amended and adopted by the NJDEP, effective March 2, 2021. The Borough should review these rules and amend the Borough Ordinances as required.

The Borough should regularly review all stormwater regulations as promulgated by NJDEP and make any revisions to Borough codes and ordinances as applicable.

- f. New Jersey Statewide Mandatory Source Separation and Recycling Act** (N.J.S.A. 13:1E-99.11 et seq.) calls for source separation and recycling of solid waste throughout the state. The original goal was for a minimum of 15% of the total solid waste stream to be recycled. This goal was then increased to 25%, then 40% and finally 60%. The New Jersey Office of Recycling oversees the State Recycling Fund, which is administered via a tonnage grant program. Each county was required to enact district recycling plans to specify the recyclable materials, create a plan to collect and market the materials, and appoint a recycling coordinator to administer the district. Each municipality was required to designate a recycling coordinator, adopt ordinances to include recycling provisions and enforcement procedures for residents and businesses, and to collect the recyclables either by contract or municipal services. The Master Plan for each municipality must also include requirements for recycling, requiring that provisions for recycling be incorporated into new residential, commercial and industrial development (N.J.S.A. 13:1E-99.16). The New Jersey Municipal Land Use Law (MLUL) was amended in response to the New Jersey Source Separation and Recycling Act adopted in 1987. One of the purposes of Municipal Land Use Law (N.J.S.A. 40:55D-2) specifically addresses recycling. The Borough is in compliance with applicable recycling reporting and requirements.

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

(N.J.S.A. 40:55D-89d)

A new comprehensive Master Plan is not needed at this time, as the planning foundations set forth in the 2006 Master Plan Reexamination remain relevant today. This section outlines the recommended changes and additions to the Master Plan. Together the Borough's 1995 Housing Element and 1996 Land Use Element, along with the 2006 Master Plan Reexamination will form the whole of the Borough's Master Plan.

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

1. **Goals and Objectives.** Several nearby inner-ring suburbs have taken a proactive approach toward planning and redevelopment over the last decade and have realized some success in attracting investment, redevelopment, and new residents. Deliberate steps must be taken to cultivate the sense of place that attracts people and businesses and to plan for and open the door for investment, while also demanding high quality design and construction to enhance community character. Investments beget other investments, and when guided by strong planning can add up to enhance the cultural, historical, and artistic qualities of a municipality.

The Borough of Woodlynne is situated close to major transportation routes, major job centers, and has a variety of residential housing types. The Borough, along with many of its neighboring municipalities, has been working to retain and attract business and redevelopment and to sustain its thriving neighborhoods. The sense of helplessness about the decline of downtown business districts in the 1980s has given way to a glimmer of optimism about the potential to capitalize on unique assets and defining character of older suburban communities.

2. **Update and Amend the 2006 Zoning Recommendations.** Several recommendations for Zoning District amendments were made as part of the 2006 Master Plan Reexamination adopted by the Planning Board, but not all of the revisions were adopted by ordinance by Borough Council and some are no longer relevant. The recommendations that were not implemented should be implemented or updated to indicate current planning practices. Specific items to be added or changed include as follows:

- a. In Article I, GENERAL PROVISIONS, 3 – Word Usage, include the following:
 - (i) A definition of a front lot line, addressing non-corner and corner lots
 - (ii) A definition of a side lot line
 - (iii) A definition of a rear lot line
 - (iv) A definition of lot depth for lots having a curved front lot line
 - (v) A modified definition of lot width to enable an easily determined calculation.
- b. Add a requirement that sidewalks be installed along the public right-of-way where development abuts roadways.
- c. Update the bulk standards to be clearly located within the underlying zoning districts in the land development ordinance.
- d. Require proof of easements and restrictions for applications.
- e. Consider allowing increased height for fences.

3. **Housing types within the residential zones.** The Borough may want to consider rezoning areas of the Borough with existing rowhomes to a higher density zoning district or allowing attached dwellings with bulk standards to the existing residential zoning districts to minimize variances needed for improvements to the existing townhomes and row homes within the Borough.

4. **Commercial Vacancy.** The changes in development patterns since the 2006 reexamination (and most recently due to the current pandemic) may require changes in the way zoning and planning for commercial and retail should be practiced moving forward. Some creative planning and redevelopment opportunities may provide zoning for e-commerce, logistics parking for delivery vehicles which support e-commerce, warehousing, and allowing for additional housing opportunities in the Borough's commercial districts and redevelopment areas.
5. **Redevelopment and rehabilitation opportunities.** There are two redevelopment areas that are designated within the Borough, Woodlynne Ave and Ferry/Mt. Ephraim Ave. These Plans have not come to fruition and are recommended to be revisited to address the changing face of commercial uses within the Borough. In addition, there is potential for the Borough to initiate revitalization by declaring the entire Borough as an Area in Need of Rehabilitation.
6. **Zoning Regulation of "New" Uses.** There are some contemporary uses that were likely not intentionally omitted from the permitted uses within the Borough's zoning code. These uses include warehouses, e-commerce businesses, gyms and health clubs, internet cafes, micro and craft breweries and distilleries, coffee roasters, solar energy facilities, telecommunications towers, and electric car charging stations. The Borough Council may wish to amend the zoning code to account for these uses.
7. **Borough Zoning Ordinance.** The Borough's Zoning Ordinance is not currently available in electronic searchable format. Consideration should be given to re-codification of the Borough's Zoning Ordinance and including the Ordinance on the Borough's website.
8. **Sidewalks and Crosswalks.** Sidewalks and pedestrian crossings are an essential element of a successful "downtown" business area, as well as for connecting residential areas. The importance of sidewalks cannot be overstated. We recommend the Borough review the Woodlynne Ave area to determine if there are specific locations for sidewalks and crosswalks to be constructed and/or improved upon.
9. **Green Buildings.** Looking toward the future, it is recommended that private property owners, developers and builders, as well as public institutions incorporate green building technologies and techniques into development and redevelopment projects in Woodlynne. Developers may refer to the Leadership in Energy and Environmental Design (LEED) system developed by the United States Green Building Council for guidance in choosing sustainable design elements and building materials. The Planning Board does not recommend that specific compliance with LEED or other green rating systems be required at this time, as there are more ways than one to meet "green" objectives, the technologies are still evolving, and green building requirements may make construction more expensive in the short term. Given current economic conditions the Borough does not propose to make the requirements mandatory. However, it is the Borough's intent to encourage energy efficiency and green building technologies, and to provide reasonable flexibility to enable redevelopment and construction that makes efficient use of energy, water, space, and solar gain and that improve both indoor and outdoor air quality.

- 10. Renewable Energy and Sustainability. Sustainable land use planning** incorporates all the plan elements and topics that have traditionally been included in Master Plans, but takes a more balanced approach that recognizes the interconnectivity of community, land use, the environment, transportation, and the economy. Sustainability requires that human activities be adapted to the constraints and opportunities of the natural systems that are needed to support life.

Interest in reducing greenhouse gases and increasing energy independence has been on the rise. Currently the Borough's land use regulations do not provide guidance for the installation of small wind turbines, geothermal systems, or solar energy systems. Though the prospects for wind energy in a fully developed municipality may seem remote, it is recommended that the Borough adopt standards for renewable energy technologies such as solar /photovoltaic energy systems in order to reduce uncertainty about requirements and the local approval process. Additionally the installation of geothermal systems is encouraged for municipal properties, as an energy efficient means to provide clean and cost effective heating and cooling.

The provision of renewable energy promotes the public health, safety and general welfare by contributing to a reduction in air pollution, creating green jobs, reducing energy costs over time, and improving the environment. The local provision of energy also supports security and safety. The adoption of standards for renewable energy systems will ensure that solar electric systems are permitted in the Borough with appropriate regulations and design standards to ensure safe installation and to protect adjacent land owners. It is anticipated that renewable energy facilities in the Borough will mainly be accessory to residential or commercial uses, where energy produced is primarily for use on site, with excess power going back to the electric grid. Solar production on large commercial rooftops, is specifically encouraged. It is also recommended that the Borough consider whether standards should be developed for solar and wind energy commercial operations where the solar and/or wind facilities are a principal use that produce electricity for commercial sale. A recent State law has amended the Municipal Planning Law to define wind, solar or photovoltaic energy facilities or structures as inherently beneficial uses. By adopting regulations the Borough may direct the renewable energy facilities to locations the Borough deems most appropriate.

- 11. Affordable Housing.** At the time of the 2006 reexamination, growth share was still in effect and the Borough had a very low obligation. Since then, the growth share methodology along with COAH has been dismantled and is being handled through the Court system. Currently, the Borough has a present need (rehabilitation) of eight (8) units, a prior round need of zero (0) units and a prospective need of eighteen (18) units. Due to continued lack of development pressures, the Borough opted not to perfect Round one substantive certification nor to participate in the COAH administered Rounds two and three or the current Court administered process.

In view of the Borough's continuing desire to maintain opportunities for a variety and choice in housing, the Borough will monitor the evolution of the housing laws and regulations.

- 12. The New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21)** supersede municipal zoning regulations when there are conflicts. The zoning ordinance shall reference this and remove and conflicts if they exist.

13. Stormwater Management rules will be amended and adopted by the NJDEP, effective March 2, 2021. The Borough should review these rules and amend the Borough Ordinances as required. The Borough should regularly review all stormwater regulations as promulgated by NJDEP and make any revisions to Borough codes and ordinances as applicable.

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

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

The Planning Board would recommend for specific consideration at this time are as follows:

1. The Borough should consider the adoption of a Borough-wide Rehabilitation Area. The state statute setting forth the guidelines for areas in need of rehabilitation specifically permits a finding of need for rehabilitation that extends to the entire area of a municipality. A delineated area may be determined to be in need of rehabilitation if the municipality finds that a program of rehabilitation is expected to prevent further deterioration and to promote overall development and if one of the following six (6) conditions exist: (1) a significant portion of structures therein are in a deteriorated or substandard condition; (2) more than half of the housing stock in the delineated area is at least 50 years old; (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area; (4) there is a persistent arrearage of property tax payments on properties in the area; (5) environmental contamination is discouraging improvements and investment in properties in the area; or (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

The benefits of Rehabilitation include:

- All powers and rights of a redevelopment designation except for the power of eminent domain and the ability to confer long-term PILOTs.
- Tax exemptions or abatements for up to 5 years.
- Eligibility for tax exemptions or abatements can be customized by a municipality based on structure and/or types of improvements.

- Eligibility for tax exemptions or abatements can differentiate among the various neighborhoods, zones, areas or portions of the area in need of rehabilitation with respect to eligibility.
2. Replace or amend the 2005 Woodlynne Ave Redevelopment Plan to be more in line with current planning practices and to take into consideration the current commercial and residential climate to provide incentives for appropriate development within the Woodlynne Ave Corridor.
 3. Prepare a Redevelopment Plan for the Ferry Ave/Mt. Ephraim Redevelopment Area.

IV. Conclusion

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

APPENDIX 1

Preliminary Investigation for Mt Ephraim and Ferry Avenues

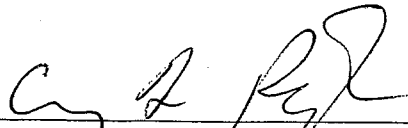
**Preliminary Investigation for
Determination of an Area in Need of Redevelopment
Mt. Ephraim and Ferry Avenues
Redevelopment Study Area**

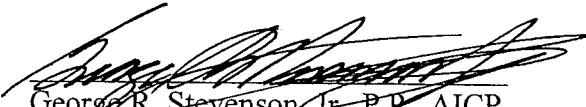
**BOROUGH OF WOODLYNNE
COUNTY OF CAMDEN
STATE OF NEW JERSEY**



Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033

February 15, 2007


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Borough Administrator
Regina Burke

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Cheryl Linthicum

Treasurer
Nancy Hallahan

Borough Council
Teofilo Espinosa, President
Sharon Earley
Maria Espinosa
Stanley Amado
Joseph Chukwueke
Alphonso Thomas

Solicitor
Michael J. McKenna

Planning Board
Mayor Jeraldo Fuentes
Secretary Cheryl Linthicum
Chairman Pablo Fuentes
Stanley Amado
Mark Heacock
Noble Kelly
Staline Pryce

Planning Board Solicitor
Matthew P. Madden, Esquire



Part I: Preliminary Investigation

- I. INTRODUCTION
- II. REDEVELOPMENT PROCESS
- III. OVERVIEW
- IV. POPULATION & EMPLOYMENT TRENDS
- V. STUDY AREA
- VI. MAPS OF STUDY AREA
- VII. EXISTING CHARACTER AND LAND USE
- VIII. STATUTORY CRITERIA
- IX. APPLICABILITY OF STATUTORY CRITERIA
- X. CONCLUSION

I. INTRODUCTION

As part of an initiative to address a long-term less-than-fully productive condition of certain lands and to affect a revitalization of a segment of Mt. Ephraim Avenue, and the remediation of conditions suggestive of physical and economic deterioration, the Mayor and Borough Council of the Borough of Woodlynne through adoption of Resolution # 2007-19, authorized the borough's planning board to conduct a preliminary redevelopment investigation to determine whether the area of the borough designated as the study area, as described herein, qualifies under the statutory criteria to be declared an area in need of redevelopment. The planning board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the preliminary redevelopment investigation on its behalf.

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/under-developed, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed an area in need of redevelopment, this would then permit the preparation and execution of a redevelopment plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

III. OVERVIEW

The Borough of Woodlynne is approximately 0.22 square miles in area, and is located in the western portion of Camden County in southern New Jersey. It is bounded on the north and west by the City of Camden, and on the south and east by the Borough of Collingswood. The borough has proximity to the Ferry Avenue PATCO high speed rail station as well as various regional highway connections.

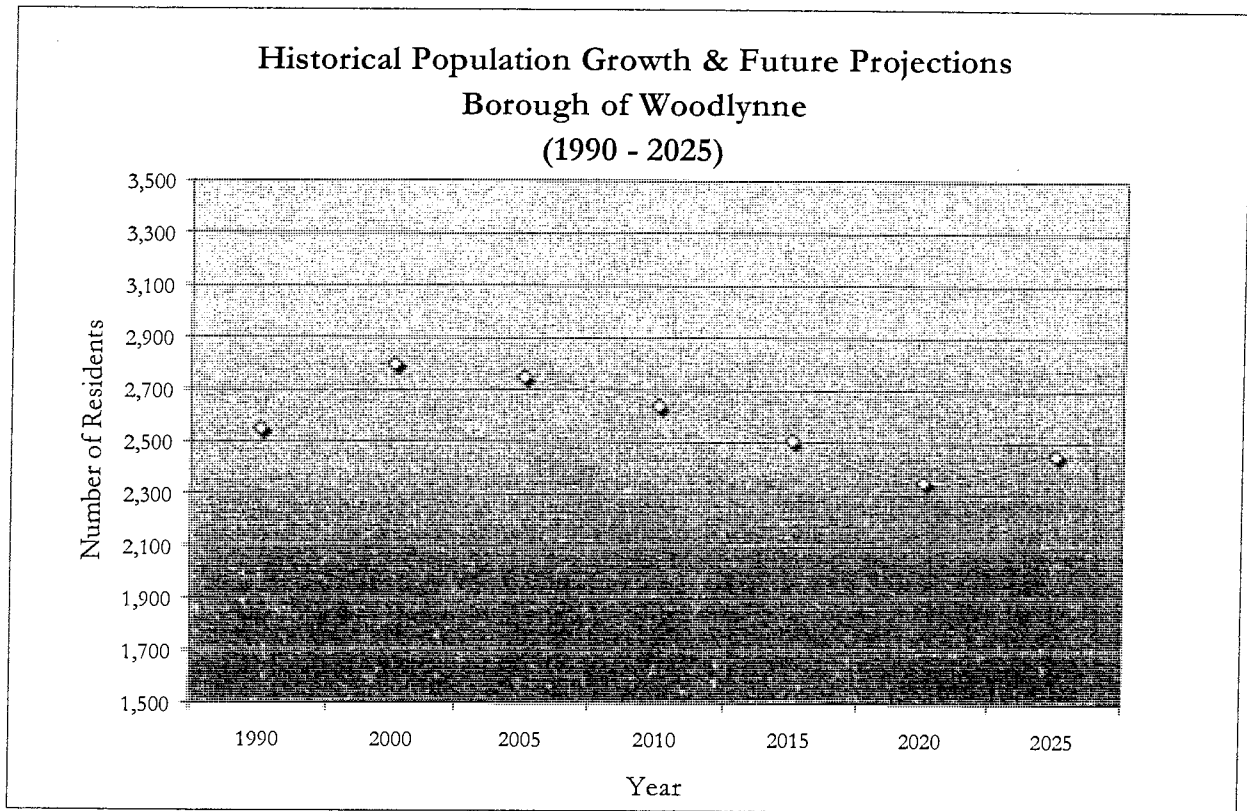
The population of the Borough of Woodlynne as recorded by the 2000 Census is 2,796 people. This is an increase of 249 people (or 9.8%) from the population recorded by the 1990 Census (2,547 people). According to forecasts published by the Delaware Valley Regional Planning Commission (DVRPC), from 2005 to 2010 employment is projected to increase by 11% from 290 to 322 jobs. However, from 2010 to 2030, employment is projected to remain relatively stable with the number of jobs projected to be 321, 325, 315, and 318 in 2015, 2020, 2025 and 2030, respectively.

The borough has experienced very little new housing construction since 1980, according to data from the New Jersey Department of Labor and Workforce Development. Since 1980, the average number of building permits issued for new privately-owned housing units has been less than one (1) per year.

The 'New Jersey State Development and Redevelopment Plan' (SDRP) categorizes the entirety of the borough as being within the Metropolitan Planning Area (PA1).

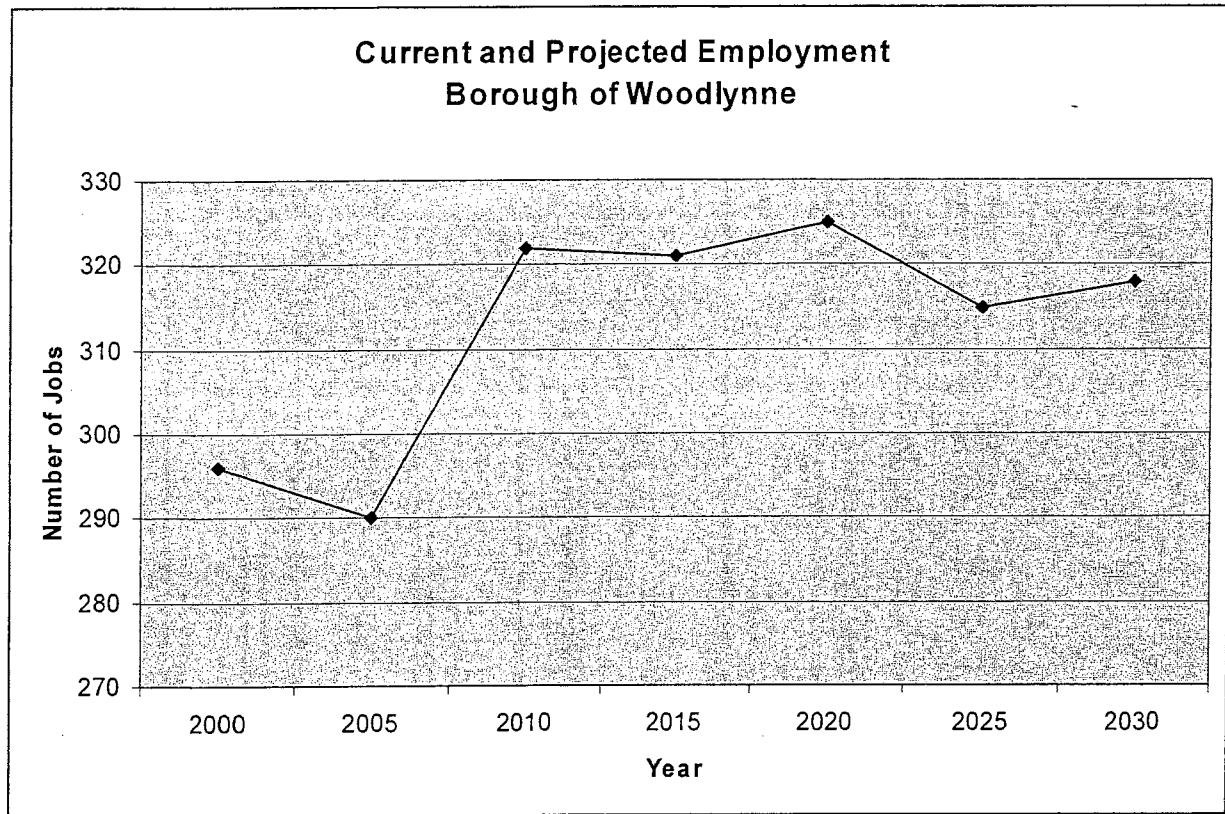
IV. POPULATION & EMPLOYMENT TRENDS

Population



Source: Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

Employment



Source: DVRPC data bulletin, No. 73 (March 2002)

V. STUDY AREA & BASIS FOR INVESTIGATION

Study Area Delineation

The area under examination is comprised of the following parcels:

- Block 101: Lots 1-4, 40
- Block 102: Lot 1
- Block 201: Lots 1, 17-19
- Block 901: Lots 1-3

The boundaries of the study area were determined by the borough given manifestations of physical deterioration and instances of a less-than-fully productive utilization of land; in aggregate, conditions considered to be detrimental to the welfare of the borough. Additionally, the borough recognized that these conditions have existed in the study area for some time, and that absent proactive borough intervention in the form of redevelopment planning, said conditions are not likely to be remediated solely through private sector initiatives.

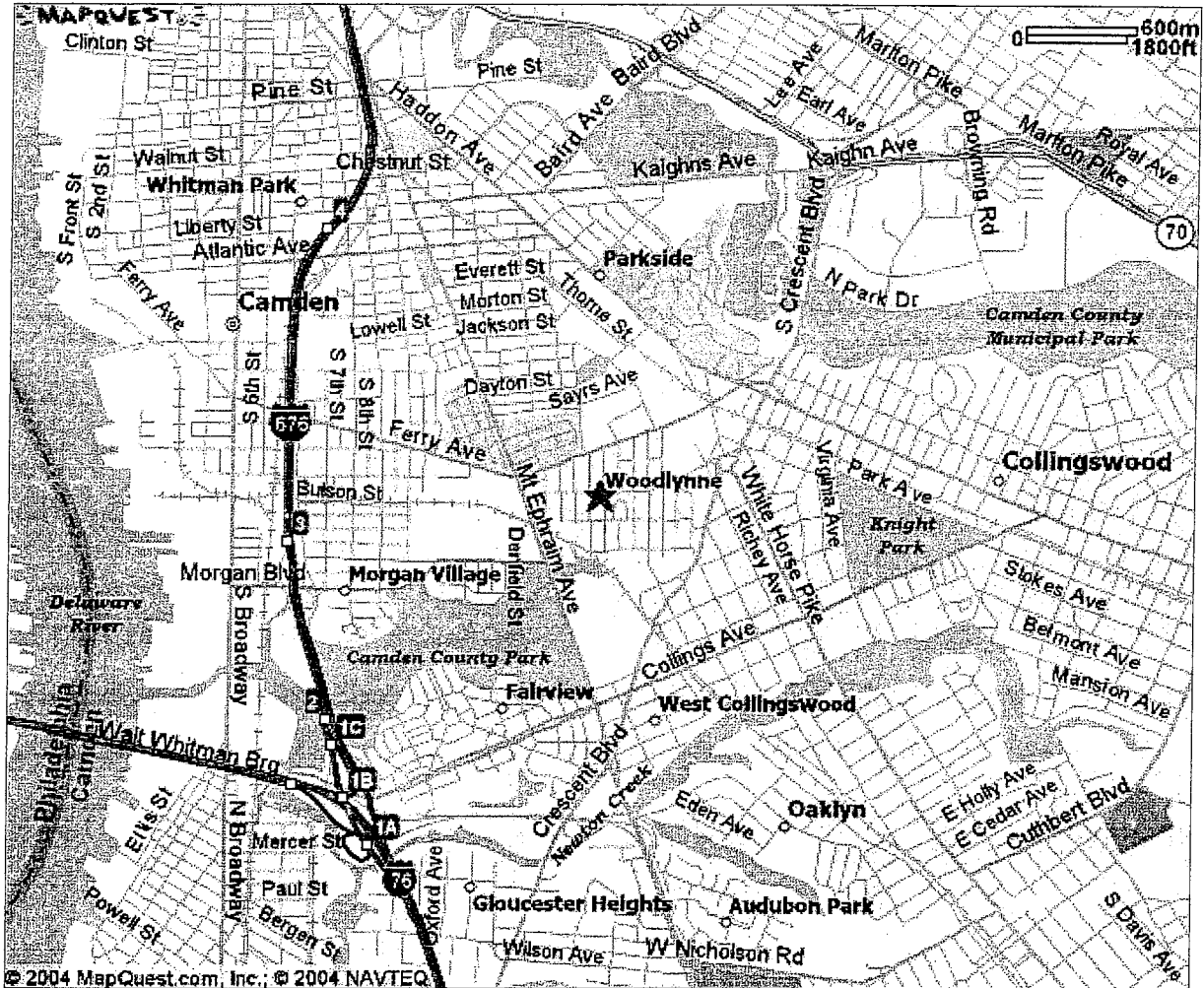
Description & Background

The study area contains commercial, industrial and vacant land. As stated above, the parcels are located in the Metropolitan (PA1) Planning Area under the State Development and Redevelopment Plan (SDRP). The intent of the PA1 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

VI. MAPS OF STUDY AREA

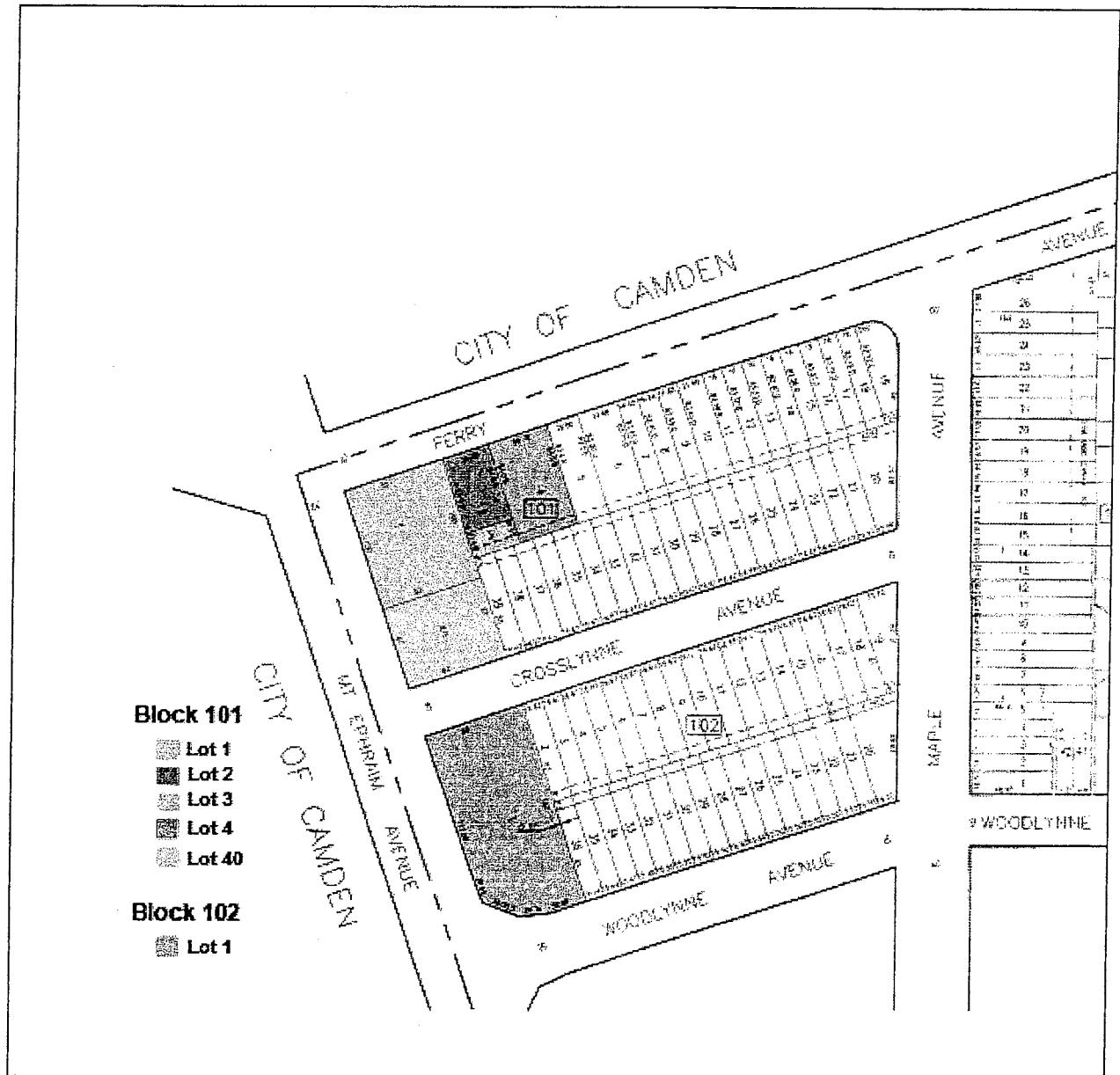
Access Routes in the Vicinity of Woodlynne Borough:



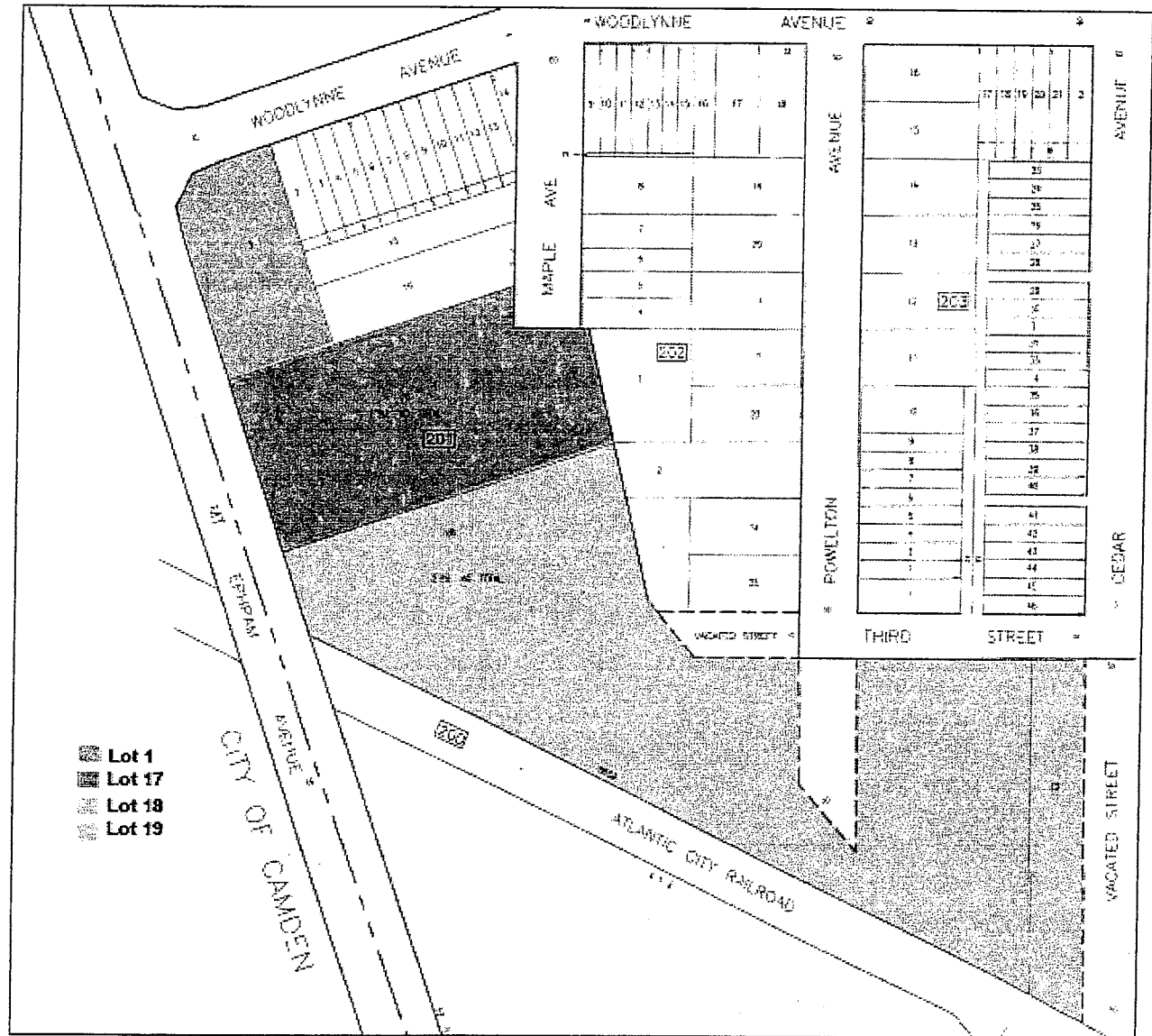
Preliminary Investigation

Borough of Woodlynne, Camden County, New Jersey

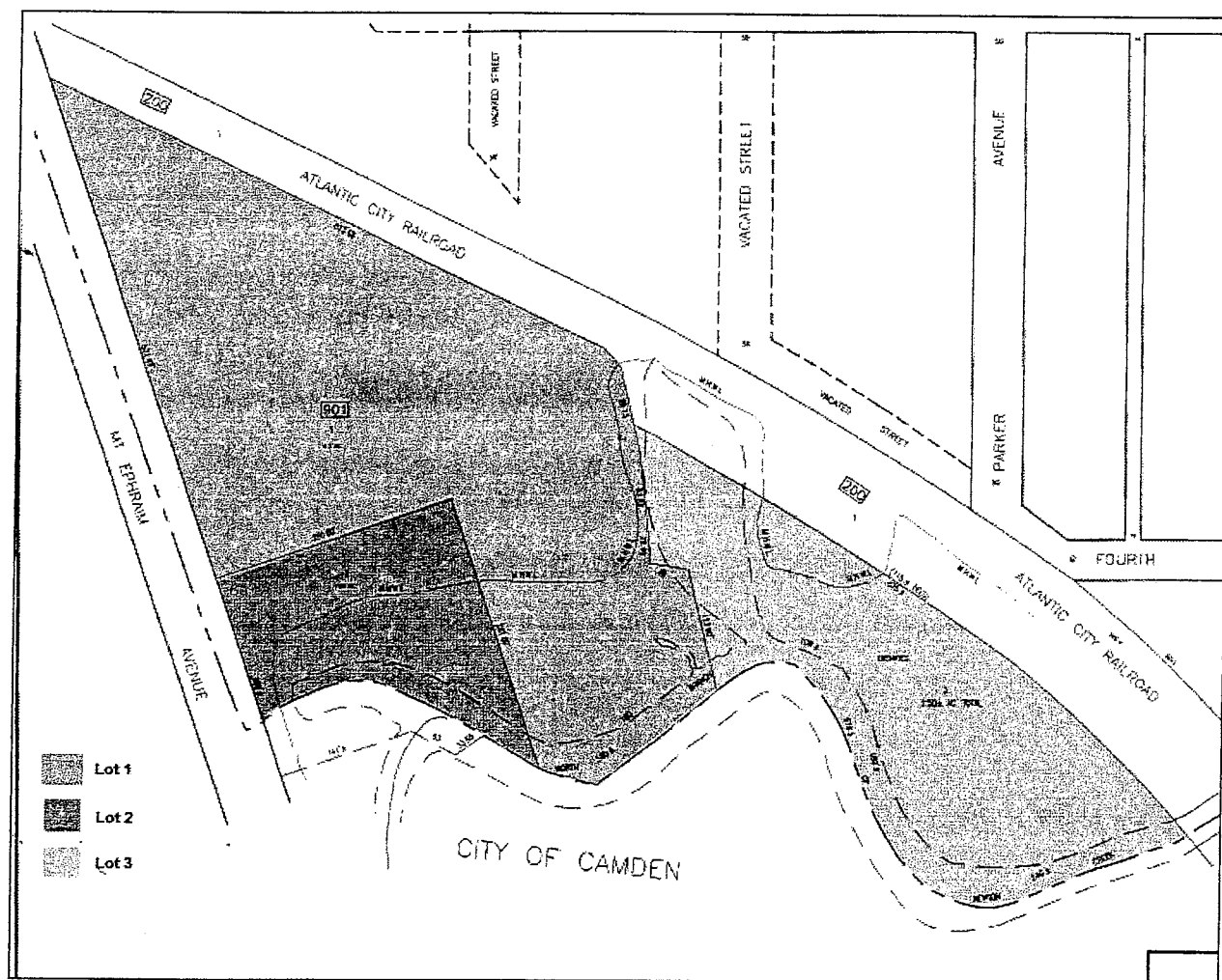
Area of Investigation
Block 101, Lots 1, 2, 3, 4 and 40, and Block 102, Lot 1
of the Borough Tax Map



Area of Investigation **Block 201, Lots 1, 17, 18 and 19** **of the Borough Tax Map**



**Area of Investigation
Block 901, Lots 1, 2 and 3
of the Borough Tax Map**



Area of Investigation: Aerial Image



Preliminary Investigation
Borough of Woodlynne, Camden County, New Jersey

VII. EXISTING CONDITIONS AND LAND USE

Block 101

Lots 1 and 40 are zoned C Commercial, and are occupied by a single use, a Hess gas station. Lot 1 is listed as an additional lot to Lot 40 on borough tax records. Gas pumps and a canopy structure occupy the middle of Lots 1 and 40. The remainder of the site is comprised of parking and traffic circulation area pavement. An accessory structure and adjacent refuse storage area are located in the northwestern portion of Lot 1. Next to the refuse storage area is a rusted tank. Per the borough wide revaluation of 1999, the improvement value to land value ratio for Lot 40 is 0.49:1. This gas station is listed as a New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site (case#30524).

Lot 2 is in common ownership with Lots 1 and 40 and is also zoned as C Commercial. This lot contains mostly impervious coverage that is contiguous to the paving on Lot 1. Tax records indicate that Lot 2 has had a long term vacant tax classification.

Lot 3 is a landlocked parcel zoned C Commercial. The property contains mostly overgrown vegetation and scattered trash. According to borough tax records, the lot has been vacant for at least ten years, and there is a tax lien against the property.

Approximately 80% of Lot 4 is occupied by a commercial building which now houses a bakery. The property is zoned C Commercial.

Block 102

Lot 1 has is zoned C Commercial and is occupied by a masonry commercial structure containing a pizza shop. Covering the remainder of the parcel is a paved parking lot that exhibits severe, surface course deterioration. A poorly screened refuse dumpster is situated at the northeastern edge of the property, adjacent to the residential use on Crosslynne Avenue. The circulation area on this lot abuts the sidewalk. Though the lot abuts residential uses on its eastern side, no screening is provided to the benefit of said uses. Per borough wide revaluation of 1999, the improvement value to land value ratio on the parcel is 0.31:1.

Block 201

Lot 1 is zoned C Commercial, and is occupied by a masonry, commercial structure containing a convenience store. The majority of the land surrounding the store contains a paved parking lot that exhibits surface course deterioration. There is no screening on this parcel to shield the parking lot from the residential use abutting the west side of this lot. An unscreened refuse dumpster sits on the southern portion of this lot. Per borough wide revaluation of 1999 the improvement value to land value ratio for this property of 0.83:1.

Lot 17 is zoned C Commercial and contains an auto parts store. Surrounding the principal structure is an unscreened parking lot with a small amount of landscaped land. An unscreened refuse storage area, rusted bollards and loading equipment sit to the rear of the principal building. Also at the rear of the property is a driveway with a locked gate that enables commercial traffic from the site to access Maple Avenue. On the southwestern corner of the lot, there are two stacked billboards for which the owner is unknown. Taxes on the billboard are delinquent since its owner is unknown. Per the borough wide revaluation of 1999, the site has an improvement value to land value ratio of 1.6:1.

Lot 18 is an irregularly shaped parcel with a short frontage on Mt. Ephraim Avenue. The rear portion of the lot abuts Third Street on the north side. The property is zoned C Commercial and contains an industrial building housing Kitchen Showroom, Sales and Design. The land surrounding the principal structure on the front end of the parcel is occupied by a paved parking and loading area. Poorly maintained paving and landscaping occurs on the land fronting Mt. Ephraim Avenue. Along the perimeter of the parcel is a rusted, barbed-wire fence. The rear portion of the lot is unimproved, and contains a portion of land documented as a flood prone area. Per the borough wide revaluation of 1999, the site has an improvement value to land value ratio of 1.78:1.

Block 201, Lot 19 is a strip of land having a width averaging approximately 51 feet. The strip abuts the eastern lot line of Block 201, Lot 18 and is in common ownership with same. Approximately one-third of the property on its northern end is improved as a parking lot. The remainder of the parcel is unimproved. The southern half of the property is situated within a USGS documented flood prone area.

Block 901

Lot 1 is an irregularly shaped parcel with approximately 520 feet of frontage on Mt. Ephraim Avenue. The northern lot line abuts a railroad, and the southern lot line runs along Newton Creek. The property is vacant other than for the presence of a small, dilapidated building containing a business selling crabs. Tractor trailer trucks apparently unrelated to the principal use of the site are parked at the rear portion. A dilapidated identification sign for the business is situated near the front of the property. Overgrown vegetation is present throughout the site. The southern portion of the lot is a USGS documented floodprone area; wetlands are also present.

Lot 2 is occupied by a well maintained commercial bank and surrounding parking lot. The entire lot is within a USGS documented flood prone area. The southeastern corner is within fresh water wetlands. The property is zoned C Commercial.

Lot 3 is a municipally-owned, vacant, unimproved property. The lot has no roadway frontage, but is bordered to its north by a railroad and to its south by the Newton Creek. The property has limited development potential owing to the presence of wetland.

VIII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or 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; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- 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 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, or 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 contributing 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 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 Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“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.”¹”

¹ N.J.S.A. 40A:12A-3

Preliminary Investigation

Borough of Woodlynne, Camden County, New Jersey

IX. APPLICABILITY OF STATUTORY CRITERIA

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less-than-fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

Conditions within the study area which provide a basis for a finding of an area in need of redevelopment are set forth by criteria justification below:

Criteria "c"

1. Presence of long term, vacant unimproved parcel with impediments to development relating to lack of road access and wetlands constraints - Block 901, Lot 3.

Criteria "d"

1. The presence of a New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site - Block 101, Lots, 1, 2, and 40;
2. Physical dilapidation evidenced by severe surface course deterioration of pavement - Block 102, Lot 1; Block 201, Lot 1;
3. Faulty design illustrated by opportunity for parking to right-of-way without buffering or barrier to the benefit of pedestrians using the abutting sidewalk - Block 102, Lot 1; Block 201, Lot 1;
4. Faulty design illustrated by lack of buffering or screening to shield commercial activity from view of abutting and nearby residential uses - Block 101, Lot 1, 2, and 40; Block 102, Lot 1; Block 201, Lot 1; Block 201, Lot 17; and
5. Physical dilapidation of principal structure and identification sign - Block 901, Lot.

Criteria “e”

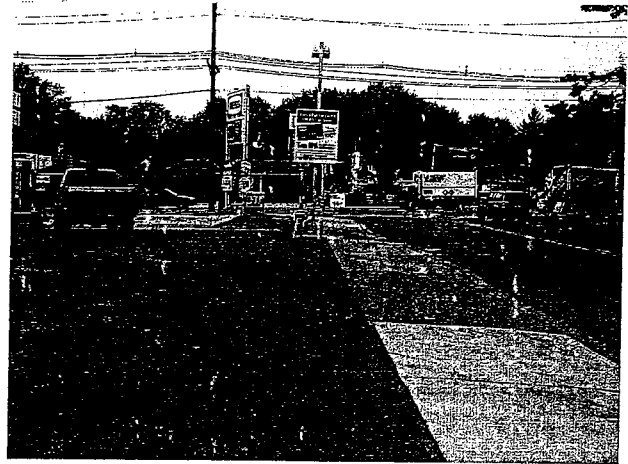
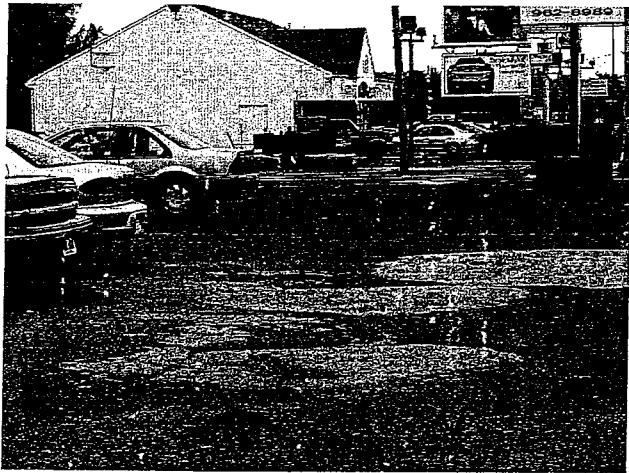
1. Presence of landlocked, undersized parcel having no stand alone development potential - Block 101, Lot 3;
2. Lack of proper utilization owing to low order development as represented by the presence of a small dilapidated structure, on a large expanse of commercially zoned land, from which crabs are sold. Said circumstance counter to the development vision of the borough as expressed through the establishment of the C - Commercial Zone established for the purpose of maintaining the local economy, and promoting expansion of commercial enterprises and employment opportunity - Block 901, Lot 1; and
3. Lack of proper utilization represented by expanse of vacant unimproved land situated within the M - Municipally Operated Property and Camden County Park Zone. Vacant condition is counter to the borough development vision of the prevailing zoning for which recreational uses, government buildings, public service corporation buildings, and uses for the furthersome of the general welfare are anticipated - Block 201, Lot 18.

Criteria “h”

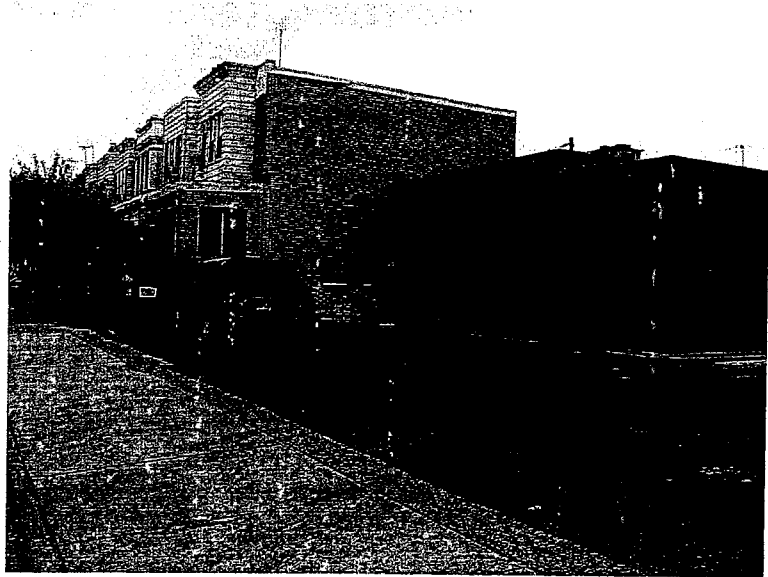
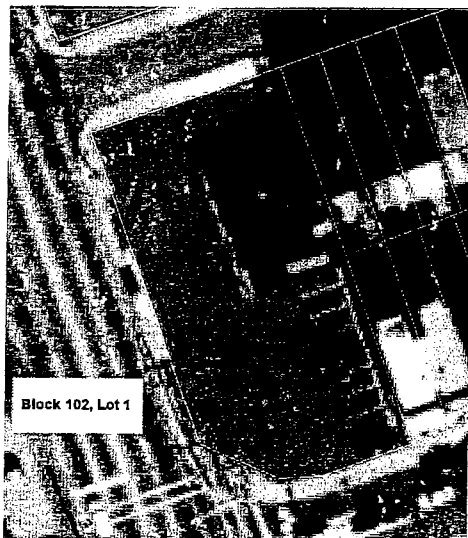
1. From a global perspective, the entirety of the study area is situated within a Metropolitan Planning Area (PA1) under the State Development and Redevelopment Plan (SDRP). This plan posits that the SDRP is the State’s preeminent planning policy guidance that by definition advances smart growth. As such, initiatives in concert with the State Plan also advance smart growth. This redevelopment initiative is consistent with the State Plan as it is a first step in the revitalization and redesign of an area of uncoordinated commercial development.

Overall, the area manifest excessive land coverage, a lack of landscaping, ill defined parking and traffic circulation areas, opportunity for parking to the right-of-way and underutilization of lands which otherwise would be valuable for contributing to the general welfare of Woodlynne; all of which suggestive of disinvestment and lack of vitality necessary for the attraction of new and expansion of existing business so to yield job creation and tax base expansion.

Faulty design and physical deterioration (criteria 'd'): The commercial uses on Blocks 101 and 102 exhibit surface course deterioration, poor design, excessive land coverage, and lack of screening.

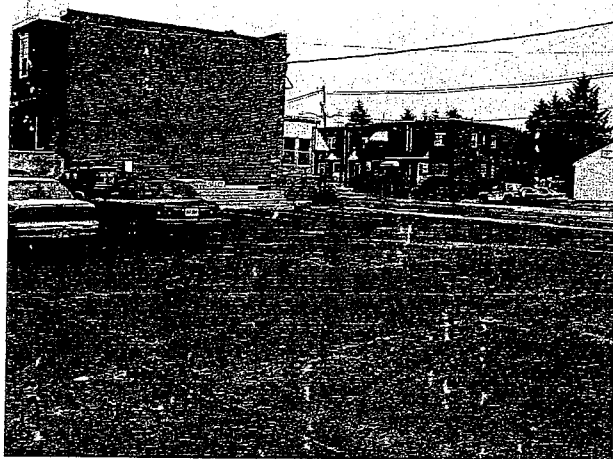


Block 102, Lot 1: Surface course deterioration (left). Block 101, Lots 1 and 2: Lack of barrier between parking area and right-of-way and lack of defined ingress and egress points (right).



Block 102, Lot 1: Excessive land coverage (left); Poor screening of parking lot and refuse area to the benefit of adjacent residences (right)

Faulty design (criteria 'd'): Block 102 and 201.

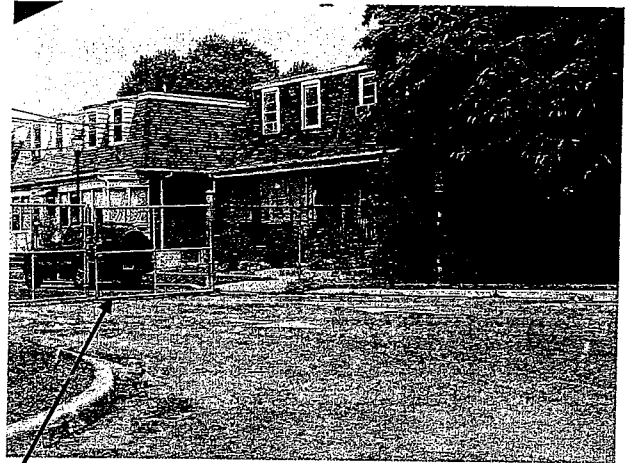
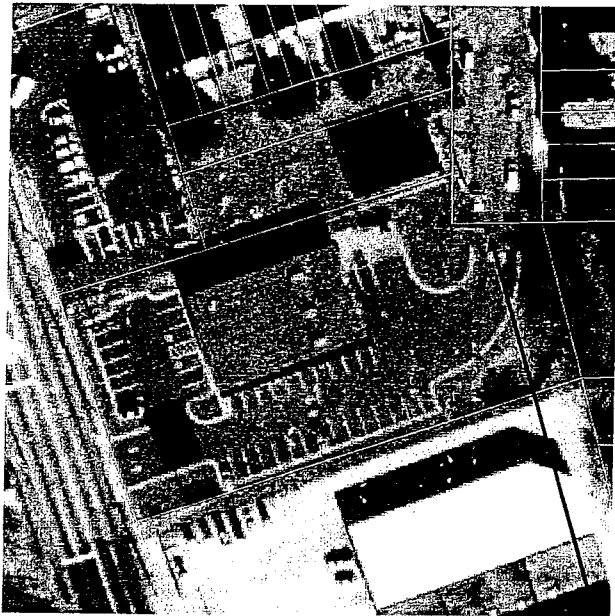


Block 102, Lot 1: excessive land use and lack of delineated stalls (left); Ill-defined traffic and parking circulation pattern results in stacked parking (right)

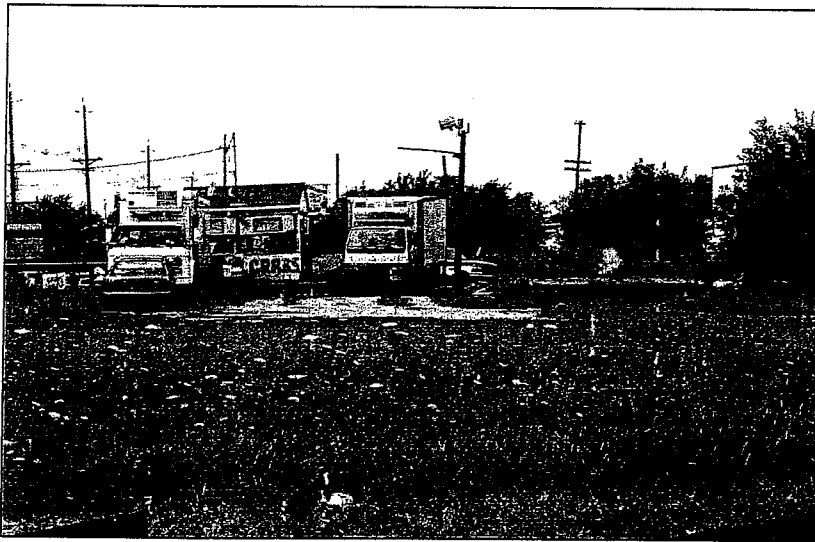


Block 201, Lot 1: poorly screened parking area adjacent to a residential use

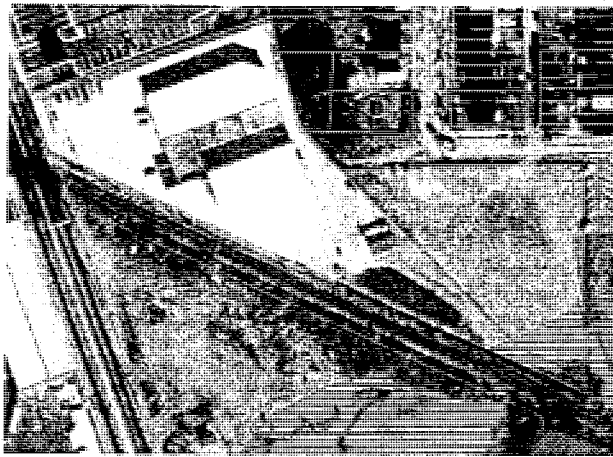
Faulty design (criteria 'd'):



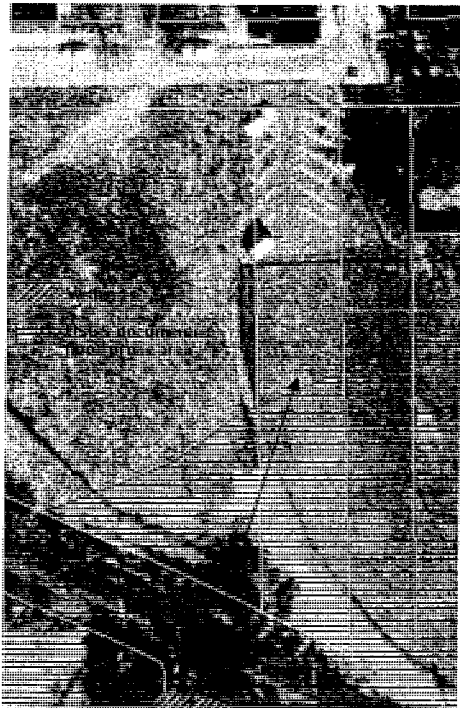
Driveway provided on Block 201, Lot 17 would permit unregulated cross-block access were it not gated (left); Physical deterioration (Criteria "d") and economic stagnation (Criteria "e"): Block 901, Lot 1



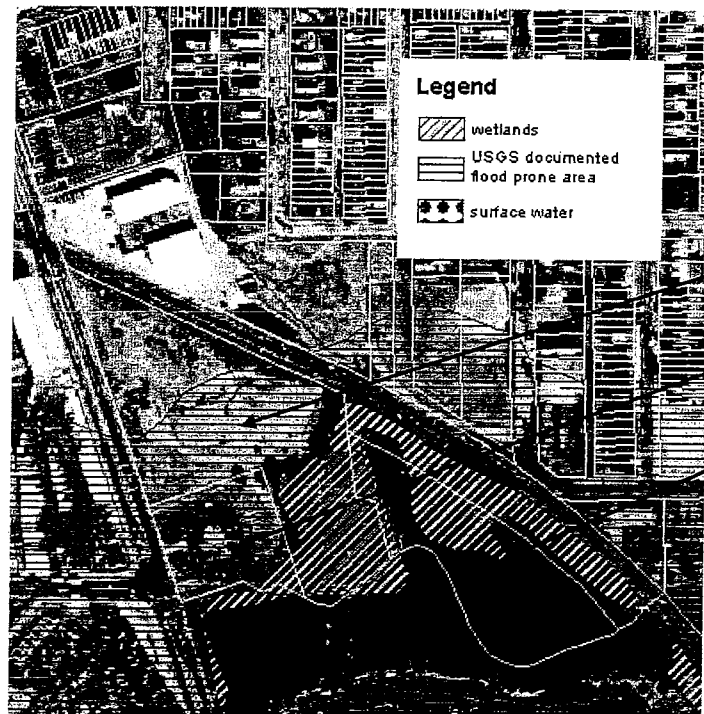
Less than fully productive utilization of land (Criteria "e") / vacant land with impediments to development (Criteria "c")



Underutilization of Block 201, Lot 18 as shown by lack of improvements to rear portion of the lot (left);



Block 201, Lot 19



Block 901, Lots 1, 2, & 3

X. CONCLUSION

Given situation within a Metropolitan Planning Area (PA1) and conditions set forth herein evidencing physical as well as economic deterioration, this preliminary investigation concludes that a basis exists for a lawful declaration of an area in need of redevelopment based upon criteria 'c', 'd', 'e', and 'h'. This preliminary investigation further recommends that the Planning Board of the Borough of Woodlynne and Borough Council take the action as prescribed by law to declare the entirety of the study area an area in need of redevelopment.

¹ Any Municipal governing body resolution which designates an area to be in need of redevelopment is required to be submitted to the New Jersey Department of Community Affairs (DCA) for review. If the area designated is within an area targeted for development activity by state policies (Metropolitan [PA1] or Suburban [PA2] planning areas, or within an identified center, for example), approval of the designation is automatic upon submittal of the resolution to the DCA Commissioner. If the area which has been designated is not within an area for which development hand redevelopment is encouraged by state policies, laws, or regulations, the DCA Commissioner has the authority to approve or reject the designation. In such cases, if no response is received from the Commissioner within thirty (30) days of the municipal submittal, the designation is automatically approved.

APPENDIX 2

Preliminary Investigation and Redevelopment Plan for Woodlynne Avenue Corridor

DRAFT: October 7, 2004

**Preliminary Investigation for
Determination of an Area in Need of Redevelopment
and
Redevelopment Plan**

BOROUGH OF WOODLYNNE
in the
COUNTY OF CAMDEN
STATE OF NEW JERSEY



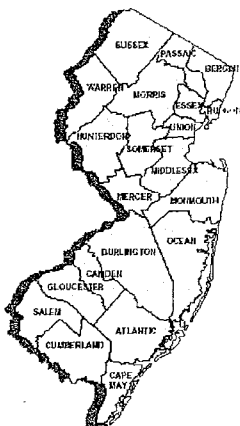
Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033

OCTOBER 2004

PRELIMINARY

Craig F. Remington, L.S., P.P.,
Vice President
License #1877

George R. Stevenson, Jr., P.P., AICP
License #5487



Part I: Preliminary Investigation

- I. INTRODUCTION**
- II. REDEVELOPMENT PROCESS**
- III. OVERVIEW**
- IV. POPULATION & EMPLOYMENT TRENDS**
- V. STUDY AREA**
- VI. MAPS OF STUDY AREA**
- VII. EXISTING CHARACTER AND LAND USE**
- VIII. STATUTORY CRITERIA**
- IX. APPLICABILITY OF STATUTORY CRITERIA**
- X. CONCLUSION**

I. INTRODUCTION

As part of an initiative remediate conditions suggestive of physical and economic deterioration and to affect a revitalization of a segment of the Woodlynne Avenue corridor, the Mayor and Borough Council of the Borough of Woodlynne through adoption of Resolution 2004-57, authorized the Borough's Planning Board to conduct a Preliminary Redevelopment Investigation to determine whether the area of the borough designated as the study area, as described herein, qualifies under the statutory criteria to be declared an area in need of redevelopment. The Planning Board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the Preliminary Redevelopment Investigation on its behalf.

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/under-developed, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed an area in need of redevelopment, this would then permit the preparation and execution of a redevelopment plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

III. OVERVIEW

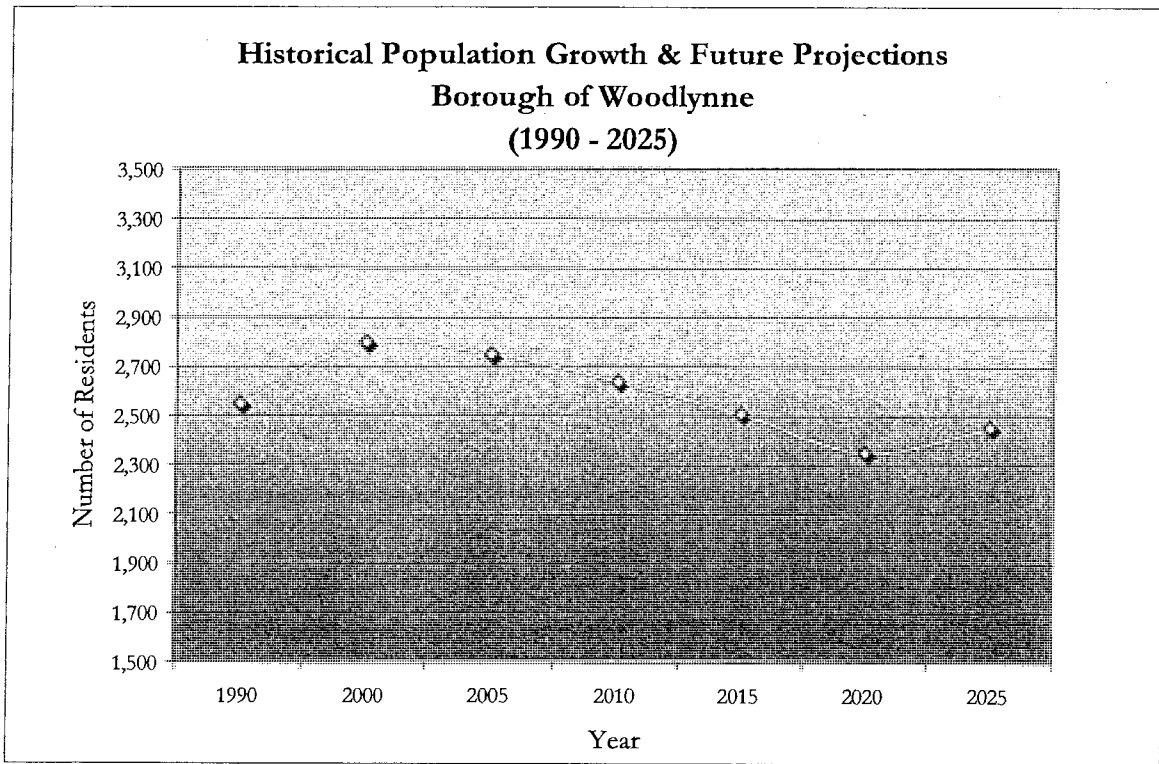
The Borough of Woodlynne is approximately 0.22 square miles in area, and is located in the western portion of Camden County in southern New Jersey. It is bounded on the north and west by the City of Camden, and on the south and east by the Borough of Collingswood. The borough has proximity to the Ferry Avenue PATCO high speed rail station as well as various regional highway connections.

The population of Woodlynne Borough recorded by the 2000 Census is 2,796 persons. This is an increase of 249 persons (or 9.8%) from the population recorded by the 1990 Census (2,547 persons). The borough has experienced no new housing construction since 1980, according to data from the Workforce New Jersey Public Information Network. Population and employment forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) do not project a significant change for the borough between 2000 and 2025.

The 'New Jersey State Development and Redevelopment Plan' (SDRP) categorizes the entirety of the borough as being within the Metropolitan Planning Area (PA1).

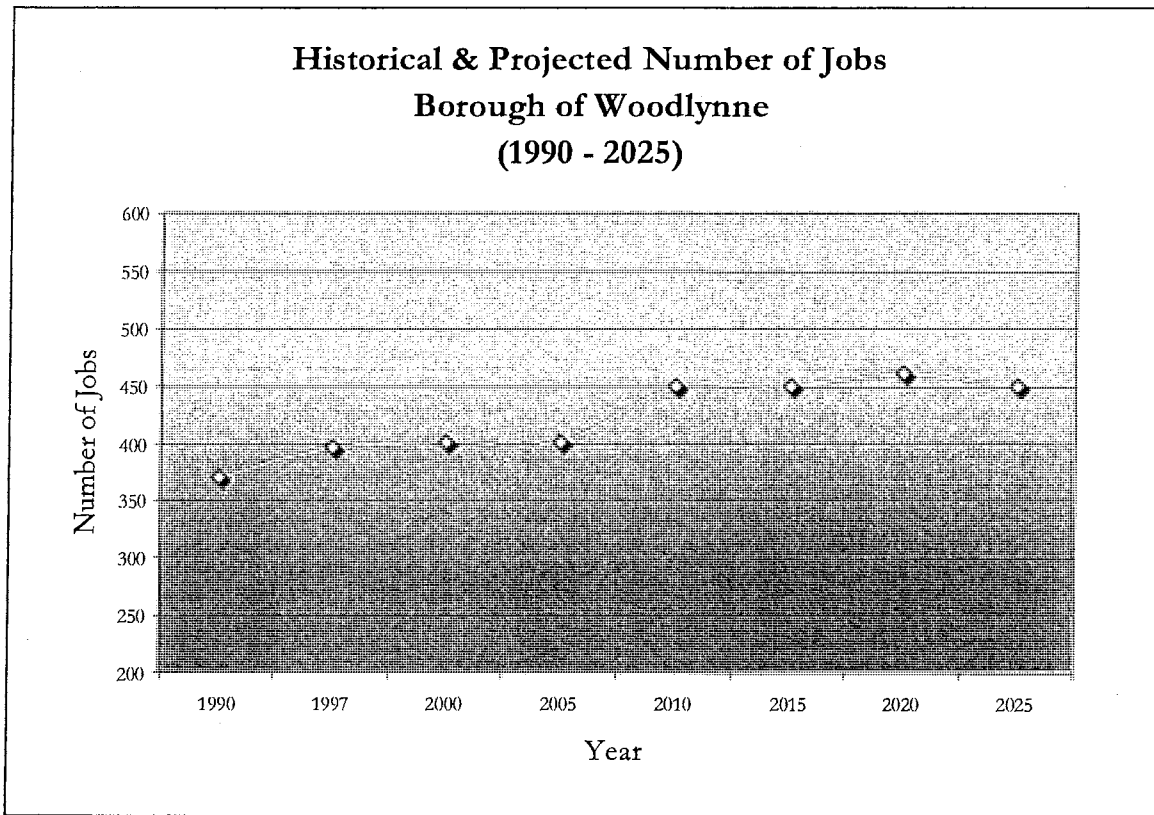
IV. POPULATION & EMPLOYMENT TRENDS

Population



Source: Bureau of the US Census; DVRPC data bulletin, No. 73 (March 2002)

Employment



Source: DVRPC data bulletin, No. 73 (March 2002)

V. STUDY AREA & BASIS FOR INVESTIGATION

Study Area Delineation

The area under examination is comprised of parcels on both the east and west sides of Woodlynne Avenue, forming a contiguous corridor. Specifically, the area consists of the following tax parcels:

- **Block 302:** Lots 1, 27
- **Block 303:** Lots 1-6, 36-41
- **Block 304:** Lots 1, 2, 37
- **Block 401:** Lots 25-35
- **Block 402:** Lots 20-25, 27
- **Block 403:** Lots 14-16
- **Block 404:** Lot 1
- **Block 405:** Lot 16
- **Block 602:** Lots 1, 35
- **Block 605:** Lots 1, 20-22
- **Block 701:** Lots 15, 16

The boundaries of the study area were determined by the borough given manifestations of physical deterioration, commercial vacancy, and instances of less than a fully productive utilization of land; in tandem, these conditions are detrimental to the health, safety, and welfare of the borough. Additionally, the borough recognized that these conditions have existed in the study area for some time, and that absent proactive borough intervention in the form of redevelopment planning, said conditions are not likely to be remediated solely through private sector initiatives.

Description & Background

The study area encompasses a variety of uses including vacant, residential, commercial, and municipal. The parcels are located in the Metropolitan (PA1) Planning Area under the State Development and Redevelopment Plan (SDRP). The intent of the Metropolitan Planning Area (PA1) of the SDRP 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

From a zoning standpoint, study area parcels are located within the R/Residential, C/Commercial, and M/Municipally Operated Property zoning districts.

Existing Zoning Classifications

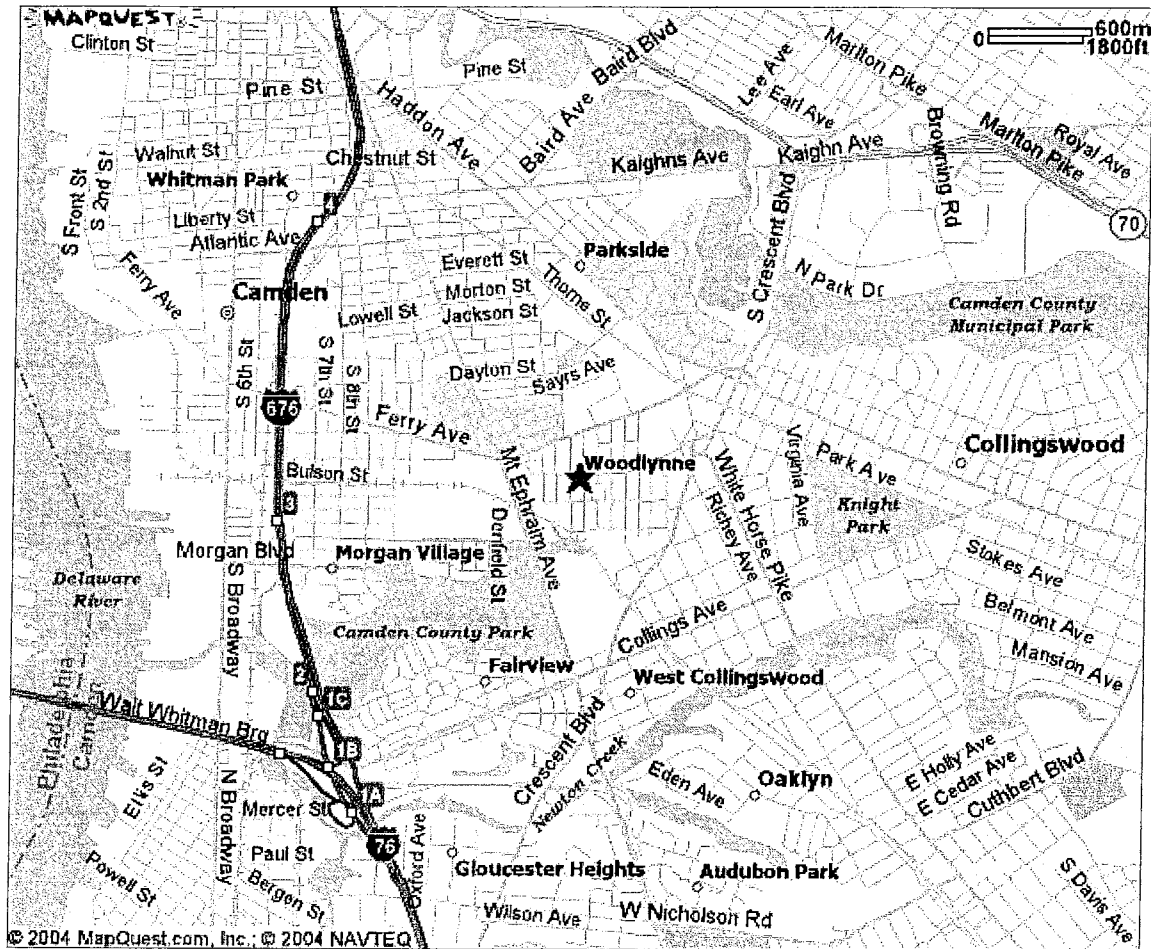
The **R Residential District** is intended to preserve densities associated with existing housing development patterns, and provides for single-family detached dwelling units as well as conditional uses including home offices, efficiency apartments, and hotels. Also permitted are municipal and public uses.

The **C Commercial District** is intended to provide for the retention and orderly expansion of commercial uses. Permitted uses include mixed-use (commercial/residential) development, retail and service uses intended to serve neighborhood residents, restaurants, car dealerships, and other retail and service establishments.

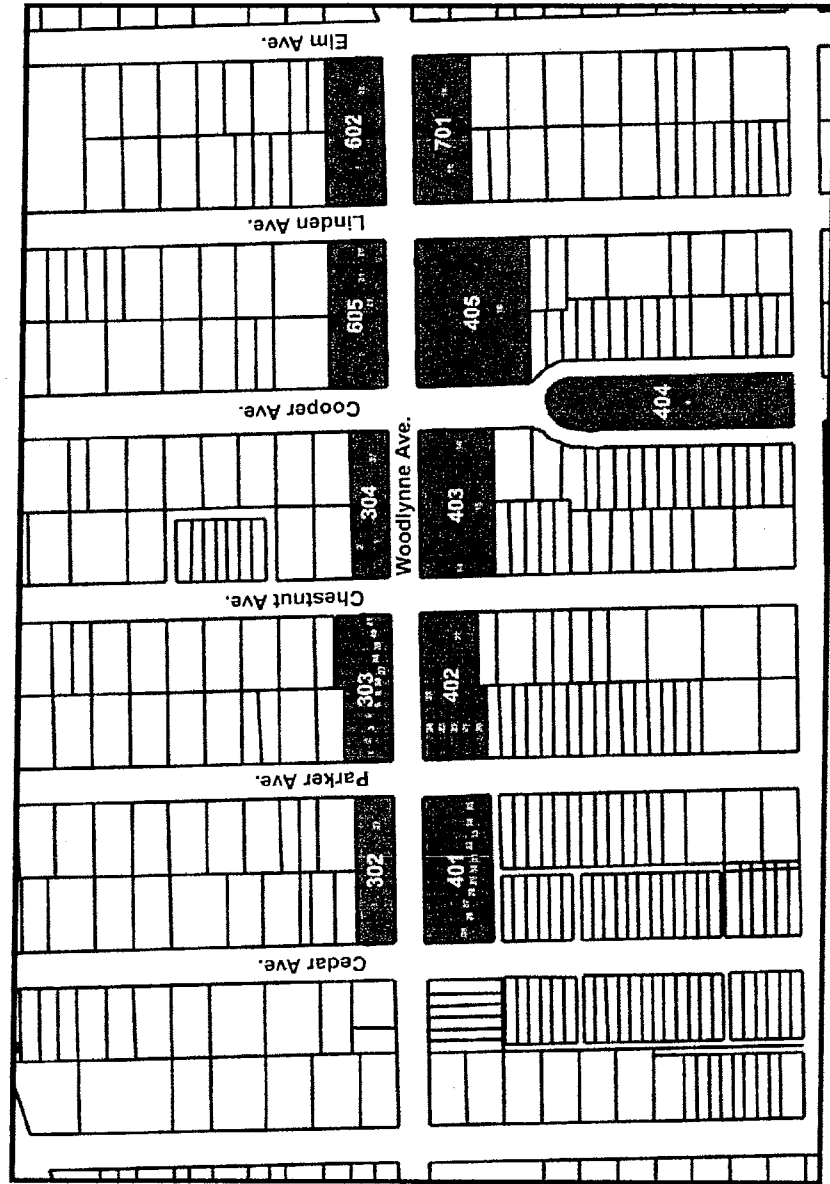
The **M Municipally Operated Property District** is intended to provide for municipal and public uses including parks.

VI. MAPS OF STUDY AREA

Access Routes in the Vicinity of Woodlynne Borough



Borough of Woodlynne Redevelopment Study Area



VII. EXISTING CHARACTER AND LAND USE

The study area includes that portion of the Woodlynne Avenue corridor (i.e. those parcels with frontage on Woodlynne Avenue) bounded on the east by Elm Avenue and on the west by Cedar Avenue, as well as the borough municipal complex located off Woodlynne Avenue. Land uses present within the study area are briefly described below by block, with the description proceeding from west to east.

Blocks 302 and 401 (bounded by Cedar Avenue and Parker Avenue)

The study area parcels within these blocks are situated within the R Residential zoning district. Block 302 contains two dwelling units in fair condition. Block 401 contains eleven rowhomes that are in good condition, with the exception of one unit that is presently vacant, having been damaged by fire.

Blocks 303 and 402 (bounded by Parker Avenue and Chestnut Avenue)

The study area parcels within Block 303 are situated within the C Commercial zoning district, as is the northeastern corner of Lot 27 on Block 402. The remaining study area parcels within Block 402, as well as the remainder of Lot 27, are situated within the R Residential zoning district. Uses present within Block 303 include ground floor commercial uses (including offices and retail uses, as well as multiple vacant storefronts) with second-story dwelling units. Uses present within Block 402 include rowhomes, one structure with apartments above a vacant groundfloor storefront, apartments (on Lot 27) in the style of a motel, with surface parking fronting on Woodlynne Avenue, and a corner convenience store on the portion of Lot 27 located within the Commercial zoning district.

Blocks 304 and 403 (bounded by Chestnut Avenue and Cooper Avenue)

Block 304, Lot 1 and Block 403, Lot 14 are situated within the C Commercial zoning district. The remainder of the study area parcels within these blocks are situated within the R Residential zoning district. Block 304 contains a commercial structure (Lot 1) that is presently vacant, as well as a multi-family dwelling unit (Lot 37). Block 403 contains a multi-family residential structure as well as the Immaculate Heart of Mary Church.

Block 404 (bounded by Cooper Avenue East and Cooper Avenue West)

This block contains a single parcel, situated within the M Municipally Operated Property zoning district, and containing the Woodlynne borough hall, fire department, and public library.

Blocks 405 and 605 (bounded by Cooper Avenue and Linden Avenue)

Block 605 contains one parcel within the M Municipally Operated Property zoning district (the Veterans' Memorial on Lot 1), two parcels within the C Commercial zoning district (Lots 21 and 22, each containing ground floor commercial uses with dwelling units above), and one parcel within the R Residential zoning district (Lot 20), containing a multi-family residential structure. The study area parcel within Block 405 (lot 16) is situated within the R Residential zoning district, and contains an Episcopal Church with accessory dwelling units and other ancillary improvements.

Blocks 602 and 701 (bounded by Linden Avenue and Elm Avenue)

The study area parcels within these blocks are all situated within the R Residential zoning district. Block 602 contains a commercial structure in good condition as well as a multi-family residential structure. Block 701 contains a single-family dwelling unit in good condition as well as a second detached dwelling unit with a ground floor commercial use.

VIII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or 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; or the same being allowed to fall into so great a state of disrepair as to be untenable
- 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 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, or 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 contributing 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 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 Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“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.”¹

¹ N.J.S.A. 40A:12A-3

IX. APPLICABILITY OF STATUTORY CRITERIA

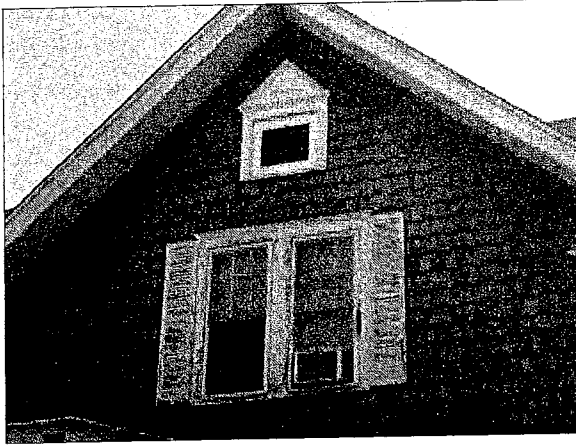
The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less than fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

With respect to the advancement of smart growth planning, the State Plan (SDRP) designates the entirety of the study area as being within the Metropolitan Planning Area, an area for which redevelopment activity is anticipated in order to stabilize and reinforce older communities. Declaring the study area to be in need of redevelopment would advance the overarching themes of this designation by promoting development activity and growth within the borough's mixed-use core. Therefore, this report concludes that the principles of smart growth are advanced such that the threshold for satisfaction of criteria 'h' is reached for the entirety of the study area.

There are several characteristics present throughout the study area in various concentrations which qualify it for redevelopment eligibility. Buildings within the study area (both commercial uses and dwelling units) exhibit numerous instances of exterior deterioration and dilapidation (most frequently involving severe deterioration of exterior covering being indicative of a trend toward dilapidation - criteria 'a'). In addition, the study area exhibits a pattern of commercial vacancy (criteria 'e') and the widespread dilapidation of sidewalks and paved areas (criteria 'd'). These characteristics, combined with a general condition of uncoordinated and haphazard development, reflect a pattern of stagnation and disinvestment that would benefit from proactive borough intervention in the form of a redevelopment declaration.

Photographic documentation of these area-wide characteristics, as well as other localized conditions, is presented below.

Deterioration / dilapidation of exterior structural elements (criteria 'a')



Dilapidation of exterior finishing
(Block 701, Lot 16)



Dilapidation of awning, projecting elements



Dilapidation of exterior finishing
(Block 405, Lot 16)



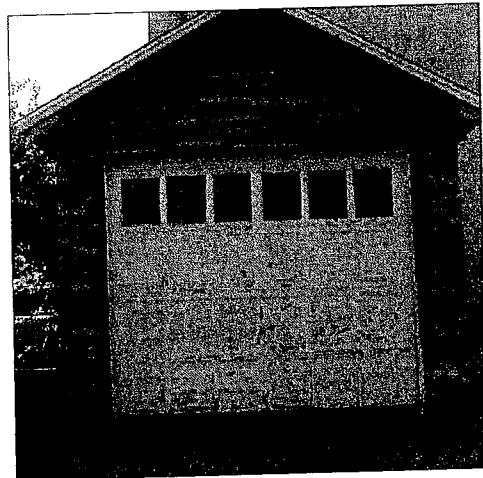
Dilapidation of window area, molding



Dilapidation of windowfront and doorway abutting Woodlynne Avenue

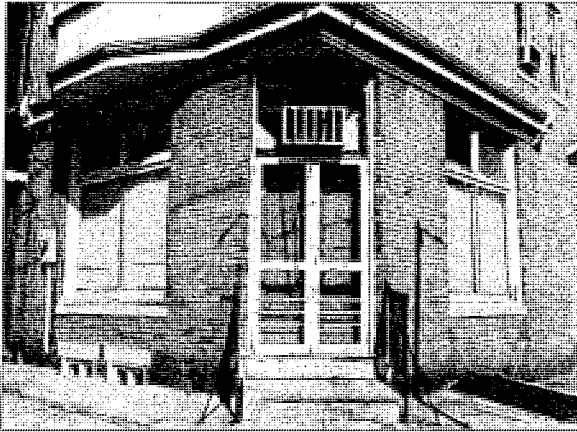


Dilapidation of porch and gambrel



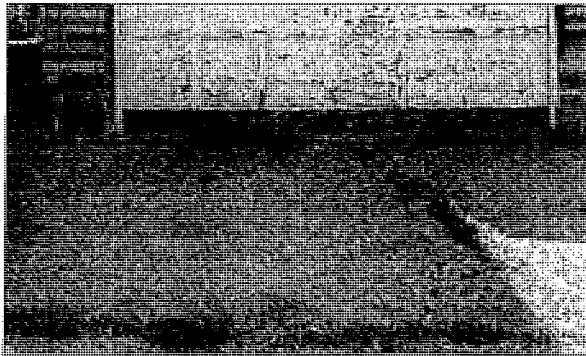
Dilapidation of garage finishing

Vacant storefronts (criteria 'e')

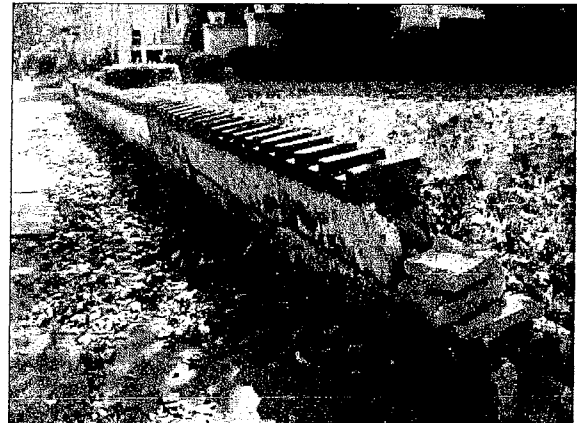


Examples of vacant storefronts fronting on Woodlynne Avenue

Dilapidation of pavement and other improvements (criteria 'd')



Surface course deterioration
Block 405, Lot 16



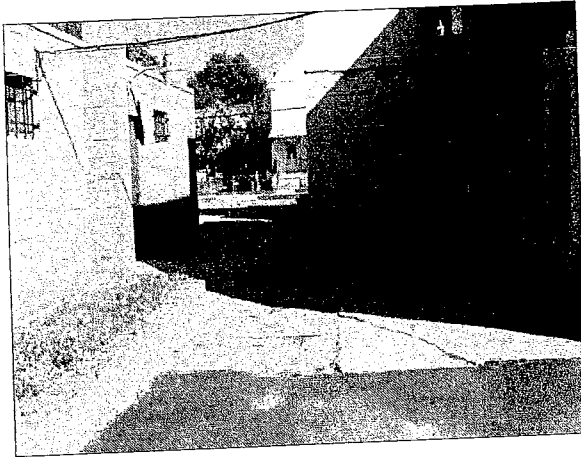
Dilapidation / Deflection of retaining wall
Block 701, Lot 16



Dilapidation of sidewalks, curbing

Other Localized Conditions

Criteria 'd': Block 303 contains an instance where cross-block access is provided in an uncoordinated and unregulated manner, representing an instance of faulty design. In addition, off-street parking for the apartment building on Block 402, Lot 27 is designed in such a way as to require cars to back out onto Woodlynne Avenue, representing a potentially unsafe condition and faulty design. There are several other localized instances of inadequate off-street parking areas, as illustrated below.



Faulty cross-block access, Block 303



Block 402, Lot 27: cars must back onto roadway



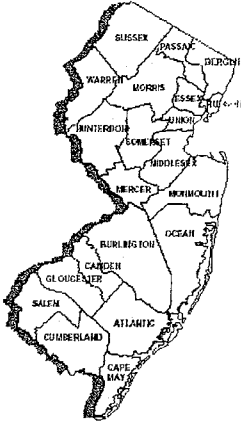
Illustrations of inadequate off-street parking arrangements within the study area

X. CONCLUSION

Based upon the justifications set forth herein, relating primarily to numerous instances of dilapidation, commercial vacancy, and economic underutilization being detrimental to the health, safety, and welfare of the borough, and given that this redevelopment initiative advances smart growth planning through consistency with the intentions of the Planning Area in which the study area is situated, this Preliminary Investigation concludes that the entirety of the study area meets the established threshold of eligibility under criteria 'a,' 'd,' 'e,' and 'h' and should therefore be declared to be an area in need of redevelopment.

It is recommended that the Borough of Woodlynne Governing Body and Planning Board take the action necessary, after public notice and hearing, to make said determination according to law.

Part II: Redevelopment Plan



I. REDEVELOPMENT PLAN

II. PLAN IMPLEMENTATION

Appendix A: New Jersey Finance and Incentive Programs

I. REDEVELOPMENT PLAN

From a strategic standpoint, this redevelopment plan envisions, through the employment of the tools available under redevelopment planning, the establishment of Woodlynne Avenue as a healthy commercial corridor in Woodlynne Borough's 'downtown.'

In addition, a more fully productive utilization of land is to be achieved in part through the remediation of conditions suggestive of physical and economic deterioration and the establishment of an environment conducive to the retention and expansion of existing business, as well as the attraction of new enterprise resulting from opportunities made available under a proactive redevelopment initiative.

Accordingly, this plan expands land area eligible for nonresidential development and encourages flexibility of design as may be achieved through the mechanism of planned development. In accordance with section 6 of P.L. 1992, c. 79 (C.40A:12A-7), an outline for the planning, development, and redevelopment of the project area is advanced.

The Mayor and Borough Council of the Borough of Woodlynne will serve as the redevelopment entity responsible for the execution of the redevelopment plan.

LAND USE:

This plan envisions the expansion of commercial development potential as well as the fostering of a pedestrian-friendly streetscape along the Woodlynne Avenue corridor. This is intended to enhance the area's viability as Woodlynne's 'Main Street' and its health as a commercial core.

Unless otherwise specified herein, the use, bulk, and area requirements for the prevailing zoning districts that underlie the study area shall be deemed to control development on study area parcels.

Recommendations

1. The entirety of the redevelopment area (with the exception of Block 404) shall be subject to the use, bulk, and area restrictions set forth for the C Commercial zoning district within Article V of the Woodlynne Borough Land Development ordinance, except that the development of new residential uses as set forth under the R Residential zoning district shall not be permitted, and further except that there shall be no minimum front yard requirement. There shall be a maximum front yard of ten (10) feet. The primary structure on any redevelopment area parcel is encouraged to be built to the sidewalk edge (i.e. the property line) so as to contribute to the creation of a pedestrian-friendly street wall.

2. In addition to those uses permitted above, municipal or public uses (such as a community center) shall also be permitted within the redevelopment area.
3. A consistent design theme should be encouraged for the Woodlynne Avenue corridor, including elements such as signage that might reference some aspect of the borough's heritage. Such a design theme would help to define the core of Woodlynne and increase its value as an amenity and destination for community residents. As part of this design theme for the borough core, the provision of ornamental street lighting fixtures and street trees should be considered, as should the provision of additional pedestrian spaces such as plazas or gardens.
4. The acquisition by negotiated settlement or eminent domain of the church and accessory structures on Block 405, Lot 16 should be considered. Specifically envisioned is the adaptive reuse of this church as a community center.
5. The acquisition by negotiated settlement or eminent domain of the apartment building on Block 402, Lot 27 should be considered. Specifically envisioned is the demolition of this structure and its replacement with a commercial use able to benefit from frontage on Woodlynne Avenue.
6. The relocation of the war memorial on Block 605, Lot 1 to another borough-owned parcel should be considered. The development of a new commercial use on this parcel is recommended.
7. The streetward façade of a nonresidential structure on any study area lot with frontage on Woodlynne Avenue shall be visually permeable (i.e. shall contain windows or other openings at eye level). The creation of 'blank walls' facing Woodlynne Avenue shall be prohibited.
8. No study area lot shall have off-street parking in front of the primary structure on the lot (i.e. between the streetward façade of the structure and the roadway). In the case of corner lots, both that portion of the lot abutting Woodlynne Avenue and that abutting the intersecting roadway shall be deemed to be fronts of the lot for the purposes of this recommendation.
9. Off-street parking areas within the study area that are exposed to view from any roadway shall have a minimum planted buffer of four (4) feet in width on all perimeter areas abutting lot lines or street rights-of-way. This buffer shall include a continuous visual screen which is five (5) feet in height at the time of planting and is fifty percent (50%) evergreen plant material or deciduous material which is demonstratively effective for screening purposes. The height of any required screen, hedge or wall shall decrease where driveways approach sidewalks or walkways in

order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.

10. The reconstruction of streetscape improvements along Woodlynne Avenue, including curbing and sidewalks, is recommended where deterioration is evident.
11. The institution of a façade improvement program for the redevelopment area should be considered.
12. **Signs**

The following regulations shall govern the size and placement of signs for structures with ground floor nonresidential uses on study area lots.

- (a) No free-standing signs shall be permitted.
- (b) Each nonresidential property may have one (1) attached sign, to be either mounted flush against or attached in a perpendicular manner to a wall.
- (c) Attached signs that are placed flush against a wall may not exceed the lesser of fifteen percent (15%) of that wall's surface area or twenty-four (24) square feet.
- (d) Signs mounted perpendicular to a wall may not extend more than three (3) feet from that wall and may not have an area greater than four (4) square feet.
- (e) The bottom of a sign mounted perpendicular to a wall shall be at least eight (8) feet above the sidewalk.
- (f) If a commercial use has a secondary entrance, one (1) additional attached sign is permitted at that entrance, provided it is mounted flush against the wall and does not exceed four (4) square feet in area.
- (g) Window signs are permitted providing said signs do not exceed fifteen percent (15%) of the window area.
- (h) Awning or canopy signs. Each commercial storefront may have one awning or canopy sign subject to the following conditions:
 - (i) Only one (1) such sign is permitted per storefront, on the first floor only.

- (ii) Sign letters and characters may be painted or sewn. Maximum letter height shall be nine (9) inches.
- (iii) Maximum lettering area shall not exceed one-half (1/2) square foot for each linear foot of building frontage, or sixteen (16) square feet, whichever is less. Inclusion of the premise's street address on the awning or canopy shall not be counted towards the maximum permitted sign area or number of signs.
- (iv) Awning or canopy signs attached to the same building must be the same shape, color and height, regardless of individual business ownership or tenancy in the building.
- (v) Awning or canopy signs may not extend outward from a building's façade more than four (4) feet, and may not encroach into a public right-of-way unless said awning or canopy is at least seven (7) feet above any sidewalk.

SPECIAL DESIGN REQUIREMENTS:

1. Implementation of planned development, that is, single entity development of complimentary uses under a unifying plan is strongly encouraged where appropriate as an alternative to single parcel/single use development.
2. Interconnectivity of parking facilities of adjoining compatible uses and sharing of parking facilities is strongly encouraged.
3. A traffic study is to be submitted in conjunction with any development proposal, unless deemed to be unnecessary by the planning board, and should adequately demonstrate the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate finding of no significant impact, or measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.

DEVIATIONS FROM PROVISIONS OF REDEVELOPMENT PLAN:

The planning board may review and retain jurisdiction over applications requiring relief for deviations, other than with respect to permitted uses, from this redevelopment plan or other Borough development ordinances. Accordingly, an amendment to the redevelopment plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this redevelopment plan or the pertinent sections of Borough's Land Development Ordinance, or from the design standards set forth in this redevelopment plan or

other Borough development ordinances. All requests for such relief shall be made to the planning board accompanied by a complete application for development as otherwise required by Borough ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

ECONOMIC DEVELOPMENT AND FINANCING:

- Utilization of public / private partnerships is strongly encouraged in order to facilitate the full realization of this plan's vision.

ADDITIONAL RECOMMENDATIONS:

- In order to spur economic development, consolidation and/or subdivision of land for flexible accommodation of various uses is recommended under this plan.
- Smart Growth Future Planning Grants should be pursued for the conduct of studies as may be necessary relating to infrastructure installation and land use.
- Also recommended is the selective acquisition of land by eminent domain or negotiated settlement as found to be necessary in support of the objectives of this plan.

LAND ACQUISITION:

As authorized by the Local Redevelopment and Housing Law, lands and/or buildings not owned by the Borough of Woodlynne, necessary for the effective execution of the redevelopment plan, may be acquired by condemnation in accordance with the provisions of the Eminent Domain Act of 1971.

RELOCATION ASSISTANCE:

The Redevelopment Agency shall undertake all appropriate relocation measures as required by law pursuant to the Relocation Assistance Law of 1967, P.L. 1967, C. 79 (c. 52:31B-1 et. seq.) and the Relocation Assistance Act, P.L. 1971, C. 362 (c. 20:4-1 et. seq.) in the event of displacement of any resident from the redevelopment area.

II. IMPLEMENTATION OF REDEVELOPMENT PLAN

Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- 1) Undertake redevelopment 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.
- 2) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of section 22 of P.L. 1992, c. 79 (C.40A-12-22).
- 3) Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c. 361 (C. 20:3-1 et. seq.).
- 4) Clear any area owned or acquired and install or reconstruct infrastructure
- 5) 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.
- 6) Arrange or contract with public agencies or redevelopers.
- 7) Lease or convey property or improvements without public bidding.
- 8) Enter upon buildings or property for conduct of investigations or surveys.
- 9) Provide for relocation assistance
- 10) 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.
- 11) Request the designation of particular areas as areas in need off redevelopment or rehabilitation.

SITE PLAN AND SUBDIVISION APPLICATIONS

In the execution of this redevelopment plan, it should be noted that development and subdivision within the area shall be governed by the requirements set forth under the applicable development regulations of Woodlynne Borough. Redevelopment activities shall be in conformance with the adopted redevelopment plan which may be amended in accordance with law. Site plan review, as may be required, shall be conducted by the Planning Board of the Borough of Woodlynne, pursuant to the provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper, shall comply with the applicable provisions of Title 40, Chapter 37A.

AGREEMENTS WITH (RE-)DEVELOPER

Agreements with developers shall note that only those uses established in the redevelopment plan shall be constructed, and prohibit, without approval of the redevelopment entity, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

EQUAL OPPORTUNITY

The land within the project area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

PERIOD OF APPLICABILITY

The provisions of this plan, specifying the redevelopment plan for the project area and requirements and restrictions with respect thereto, shall be in effect for a period yet unspecified until such time as the purpose of the plan has been satisfied and the designated district's need for redevelopment has been substantially alleviated.

STATE PLAN CONFORMANCE

This redevelopment plan compliments the goals of the PA1 designation under the SDRP by promoting economic activity in the core of Woodlynne Borough, an existing, stable community.

APPENDIX A

New Jersey Financing and Incentive Programs

Business Employment Incentive Fund:

Under the BEIP program, incentive grants are offered to companies that create new jobs in New Jersey. Qualified businesses can apply for periods as long as 10 years for incentive grants up to 80% of the New Jersey personal income tax withholdings from new jobs created when they relocate to New Jersey, or expand their businesses in the state. In the base year, the company must create at least 25 new jobs in a targeted urban community or at least 75 jobs in a suburban area.

Bond Financing:

Bond financing can be an attractive form of lower cost, long-term borrowing for qualifying businesses needing at least \$1 million in capital. Tax-exempt bond financing, which can provide capital at interest rates substantially below the prime rate, is authorized under the Internal Revenue Code for use by manufacturers needing to finance buildings and equipment. The New Jersey Economic Development Authority may issue a bond of up to \$10 million to enable a manufacturer to finance real estate acquisitions, equipment, machinery, building construction, and renovations. Certain other specified businesses also may qualify for this type of financing, such as commercial and industrial projects located in federal Empowerment or Enterprise Zone Communities. Taxable bonds, which also can provide favorable interest rates, are not subject to the same federal restrictions. They may be used on a wider range of businesses without dollar limitations and for such purposes as debt refinancing or working capital.

Statewide Loan Pool for Business:

Through an arrangement between the New Jersey Economic Development Authority and New Jersey banks, loans from \$50,000 up to \$3 million for fixed assets and up to \$500,000 for working capital are available. The New Jersey Economic Development Authority provides up to 25% of the financing subordinate to 75% bank participation. Also, the New Jersey Economic Development Authority will provide up to \$250,000 of the loan at a below-market interest rate and also may guarantee up to 30% of the bank portion.

Local Development Financing Fund:

The New Jersey Economic Development Authority's Local Development Financing Fund is aimed at stimulating commercial and industrial projects in Urban Aid communities through matched fixed-asset loans. Low-interest local development loans can range from \$50,000 to \$2 million. The host municipality must sponsor the request for financial assistance.

Fund for Community Economic Development:

Loans and loan guarantees are made to urban-based community organizations that in turn make loans to microenterprises and small businesses which may not qualify for traditional bank financing. Affordable capital is provided to fill financing gaps in the development of community facilities and other real estate-based economic development projects. Funds are available to local groups to finance feasibility studies and other predevelopment costs to determine if a real estate project is viable. Technical assistance is also available to support the long-term growth and viability of individual organizations.

Real Estate Development

The New Jersey Economic Development Authority supports the creation of jobs and ratables principally in the urban centers of the state by providing assistance for projects that are consistent with state and local economic development objectives. The NJEDA's main development focus targets urban-aid municipalities. In pursuing that goal, the NJEDA has engaged in a large number of projects in the development of centers identified in the State Plan. Examples include the New Jersey Performing Arts Center in Newark, the Blockbuster-Sony Music Entertainment Center in Camden and the Jersey City Medical Center. It also supports the growth of important industry sectors such as the Technology Center in New Brunswick.

Sustainable Loan Fund:

The Sustainable Loan Fund, that provides low-interest loans of up to \$250,000, is targeted to assist companies wishing to improve the environmental quality of their operations. Preference for loans is given to firms that locate in urban and town centers near existing infrastructure and mass transit.

Brownfields Incentive for Industrial Cleanup

The New Jersey Commerce & Economic Growth Commission provides significant incentive program to developers who remediate and redevelop contaminated sites. A developer may enter into a redevelopment agreement with the Secretary of Commerce that allows for recovery of up to 75% of the cost of remediation once the redevelopment project has begun to realize the new tax revenues in an amount sufficient to cover the cost of remediation. The developer must be a nonresponsible party, who agrees to undertake and complete the cleanup to the satisfaction of the New Jersey Department of Environmental Protection.

Hazardous Discharge Site Remediation Loan & Grant Program:

Businesses may qualify for loans up to \$1 million for up to 10 years for site investigation and cleanup. The interest rate is the Federal Discount Rate at approval or closing of contaminated sites, whichever is lower, with a minimum of 5%. Loan guarantees are also available.

Customized Training Program:

The New Jersey Department of Labor's Customized Training Program promotes the creation and retention of high-skill, high-wage jobs through comprehensive workforce training. Financial assistance in the form of matching grants may be available to qualified businesses to offset some of the costs of occupational training in the workplace. Training plans are largely designed by the employer. Training may be classroom based or on the job. Applicants may select a third party training vendor such as New Jersey community colleges, four-year colleges/universities, county vocational schools, or private training organizations.

Urban Enterprise Zone Program

The New Jersey Urban Enterprise Zone Program was created to stimulate economic development and job creation in the State's designated zones. Participating businesses located in these zones are eligible to receive incentives, including sales tax exemptions for building materials, equipment and supplies invested or used at the certified site, corporation tax benefits, and unemployment insurance rebates. Retailers charge only half the current sales tax on most "in person" purchases. Receipts from retail sales are deposited into a Zone Assistance Fund to which zone municipalities may apply for funding for projects within the urban enterprise zones. Over \$315 million has been approved from the Zone Assistance Fund for more than 1,000 zone projects. The Program's over 6,500 participating businesses have created over 50,000 full-time jobs and 5,000 part-time jobs since the program's inception in 1984. These companies employ 150,000 full-time employees and project hiring nearly 25,000 employees this coming program year. Companies have invested over \$9.9 billion to date in their businesses. They will invest another \$1.9 billion in the upcoming program year.

Benefits to Qualified Businesses Include:

- Reduced Sales tax (3% vs. 6% outside the UEZ)
- Sales tax exemptions
- Corporate tax credit for the hiring of certain designated employee groups
- Subsidized unemployment insurance costs
- Priority assistance for the Local Development Fund Program

NJ Redevelopment Authority:

The New Jersey Urban Redevelopment Act created the New Jersey Redevelopment Authority (NJRA) in 1996 to spearhead the economic development efforts in New Jersey's urban

communities. The NJRA became operational in April 1997 and began focusing on investing in neighborhood-based redevelopment projects. Through the New Jersey Redevelopment Act, the NJRA has also assumed the assets and liabilities of the former Urban Development Corporation.

The Authority offers:

- low and no interest loans
- equity investments loan guarantees
- technical assistance

The NJRA partners with community-based organizations, developers and businesses to leverage its resources to formulate and develop redevelopment projects to increase economic opportunities in 67 eligible communities. The NJRA's primary interest is to ensure that projects developed are urban-focused, neighborhood-based and investment-driven. The NJRA's commitment to projects goes well beyond financing. The NJRA is taking a comprehensive approach to economic development opportunities that are "Creative Community Investments."

Technology Certification Program:

This Innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

Technology Transfer & Commercialization Program:

This competitive investment program administered by the Commission on Science & Technology is a funding source for small, for-profit technology companies, to conduct product or process development projects with a near-term commercial outcome. Loans range from \$50,000 to \$250,000 and companies are required to repay only the principal amount of the loan. Companies eligible for this funding must be New Jersey based or plan to relocate to New Jersey.

Early Stage Enterprise (ESE) Seed Investment Fund:

Very young technology enterprises may be eligible to receive investments ranging from \$50,000 to \$1.5 million.

SBIR Bridge Loan Program:

Applicants for federal Small Business Innovation Research grants may receive loans which help bridge the time and financial gap between the awarding of Phase I and Phase II of the federal SBIR grants.

Edison Venture Finance Fund:

To increase the availability of venture capital to New Jersey businesses, the Edison Venture Fund makes investments in emerging technology businesses in the mid-Atlantic region, including New Jersey. The Edison Venture Fund has committed to target one-third of its capital to New Jersey-based businesses. The New Jersey Economic Development Authority has invested in this fund, and refers qualified high-tech companies to the fund for financing.

R & D Tax Credit Carry Forward Extension:

This law allows Research & Development Tax Credits to be carried forward for a period of 15 years. These credits must be incurred during period on or after 7/1/98, but no later than 6/30/01. Current law allows Research and Development Tax Credits to be Carried forward for a period of seven years. New Jersey corporate business taxpayers are eligible if they have incurred qualified research expenses (pursuant to IRC 41 as of 6/30/92) in the following areas: advanced computing, advanced materials, biotechnology, electronic device technology, environmental technology, and medical device technology.

NJ Manufacturing Extension Program:

This innovative program allows new or expanding technology and biotechnology businesses to turn their tax losses and credits into cash to grow their businesses. Approved businesses may sell their unused net-operating-loss carry forwards and unused research and development tax-credit carry forwards to any corporate taxpayer in the state for at least 75% of the value of the tax benefits. They can then use the money raised for working capital to buy equipment or facilities or for other business expenses. To qualify, the technology or biotechnology business must have 225 employees or less of which at least 75% must be based in New Jersey, and meet certain other criteria.

R & D Excellence Program:

This program is intended to create and/or mature new scientific and technology areas, which have potential for products, services, or processes important to New Jersey's future economic development. This multi-year grant program is available to academic research centers to work in collaboration with industrial partners.

Advanced Technology Centers:

Research Centers of excellence are located at New Jersey's major academic institutions, serving industry by offering and enhancing academic/industrial technology collaboration opportunities in a variety of disciplines. Advanced Technology Centers are designed to focus on strong industrial/academic R& D partnerships for continuous innovation to increase productivity, global competitiveness and profits

Technology Business Incubators:

Seven incubator facilities provide start-up and small firms with low-cost office, light manufacturing and/or laboratory space, shared central facilities, and business training and assistance. The Commission on Science & Technology expects to develop an additional five new incubators in New Jersey within the next two years. This expansion will allow New Jersey and its businesses to enjoy the economic benefits that can be derived from the incubation model.

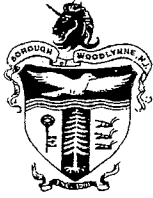
Technology Centre of New Jersey:

Designed by the New Jersey Economic Development Authority, the Technology Centre of New Jersey, conveniently located in Central Jersey, is a collaborative effort by the State of New Jersey, private corporations, and academia featuring state-of-the-art, affordable laboratory, office, and production facilities for emerging and established technology companies.

Washington Technical Liason:

The Technical Liaison Consultant provides New Jersey business with assistance in identifying available funding opportunities from the federal Small Business Innovation Research Program and other federal funding sources.

www.njbrc.org/finance/fin.doc



**BOROUGH OF WOODLYNNE
ORDINANCE #1-2005**

**AN ORDINANCE IMPLEMENTING A REDEVELOPMENT PLAN FOR AN AREA IN THE
BOROUGH OF WOODLYNNE WHICH IS LOCATED WITHIN THAT AREA OF LAND
DESCRIBED IN ATTACHED SCHEDULE A PURSUANT TO NJSA 40A: 12A-7**

WHEREAS, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by a municipal ordinance pursuant to NJSA 40A:12A-7, and said redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, the Mayor and Council of the Borough of Woodlynne directed the Planning board to conduct a preliminary investigation to determine whether a certain proposed area in the Borough satisfied the statutory criteria as redevelopment area; and

WHEREAS, pursuant to the Mayor's and Council's directive, the Planning Board conducted a preliminary investigation and recommended the designation of that area of land as noted in attached schedule A as a redevelopment area and also prepared a development plan, which was submitted to the governing body for approval; and

WHEREAS, the governing body approved the recommendations of the Planning Board and declaring the redevelopment zone;

WHEREAS, the redevelopment plan meets the aforesaid requirements, and is consistent with the Borough's Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodlynne that the Redevelopment Plan recommended by the Planning Board and approved by Mayor and Council, is hereby adopted as the Redevelopment Plan of the Borough of Woodlynne for the area identified on attached Schedule and depicted in the map and plan adopted is hereby incorporated herein pursuant to NJSA 40A: 12A-7.

Section II. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of their inconsistency.

Section III. Should any part or parts of this ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section IV. This Ordinance shall take effect upon final adoption and publication in the manner according to law.

NOTICE: OF PENDING ORDINANCE:

The foregoing Ordinance was introduced and approved by the borough Council of the Borough of Woodlynne at a meeting of said Council held on the 13th day of January, 2005, and will be considered of final passage at a meeting to be held on the 24h day of February, 2005, 8:00 PM at the Municipal building, 200 Cooper Ave.

Veronica M. Gitto, Clerk



**BOROUGH OF WOODLYNNE 200 COOPER AVE.
WOODLYNNE, NJ 08107 (856) 962-8300 fax (856) 962-8763**

**NOTICE OF ADOPTION
ORDINANCE #1-2005**

**AN ORDINANCE IMPLEMENTING A REDEVELOPMENT PLAN FOR AN AREA IN THE
BOROUGH OF WOODLYNNE WHICH IS LOCATED WITHIN THAT AREA OF LAND
DESCRIBED IN ATTACHED SCHEDULE A PURSUANT TO NJSA 40A: 12A-7**

Please take notice that the foregoing ordinance was adopted at a public meeting of the Mayor and Council of the Borough of Woodlynne after public hearing held on February 24, 2005. The public meeting was held at the Woodlynne Municipal Building, 200 Cooper Ave., Woodlynne, NJ 08107.

Veronica M. Gitto,
Borough Clerk

OLD BLOCK #	NEW BLOCK #	NEW LOT #	OLD LOT #
8	602	35	1
8	602	1	2
9	605	20	1
9	605	1	2
9	605	21	3
9	605	22	5
10	304	37	1
10	304	1	2
10	304	2	2A
11	303	36	1
11	303	6	2
11	303	37	3
11	303	5	4
11	303	38	5
11	303	4	6
11	303	39	7
11	303	3	8
11	303	40	9
11	303	2	10
11	303	41	11
11	303	1	12
12	302	27	1
12	302	1	2
17	401	30	25
17	401	31	27
17	401	32	29
17	401	33	31
17	401	34	33
17	401	35	35
17	401	25	46
17	401	26	48
17	401	27	50
17	401	28	52
17	401	29	54
18	402	27	13
18	402	20	36
18	402	21	38
18	402	22	40
18	402	23	42
18	402	24	44
18	402	25	44A
19	405	16	17
19A	403	14	26
19A	403	15	28
19A	403	16	33
19B	404	1	1
20	701	16	20
20	701	15	27

Comment [R1]:

SCHEDULE A

MAP 1

Aerial Map



304 White Horse Pike
Haddon Heights, New Jersey 08035
www.BachDesignGroup.com

Tel: 856-546-8611
Fax: 856-546-8612

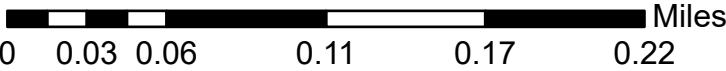
**Borough of Woodlynne
Camden County, NJ**

*This map was developed using NJGIN/NJDEP Geographic Information System digital data, but this is a secondary product which has not been verified by NJGIN/NJDE and is not state authorized

Map Data & Source:

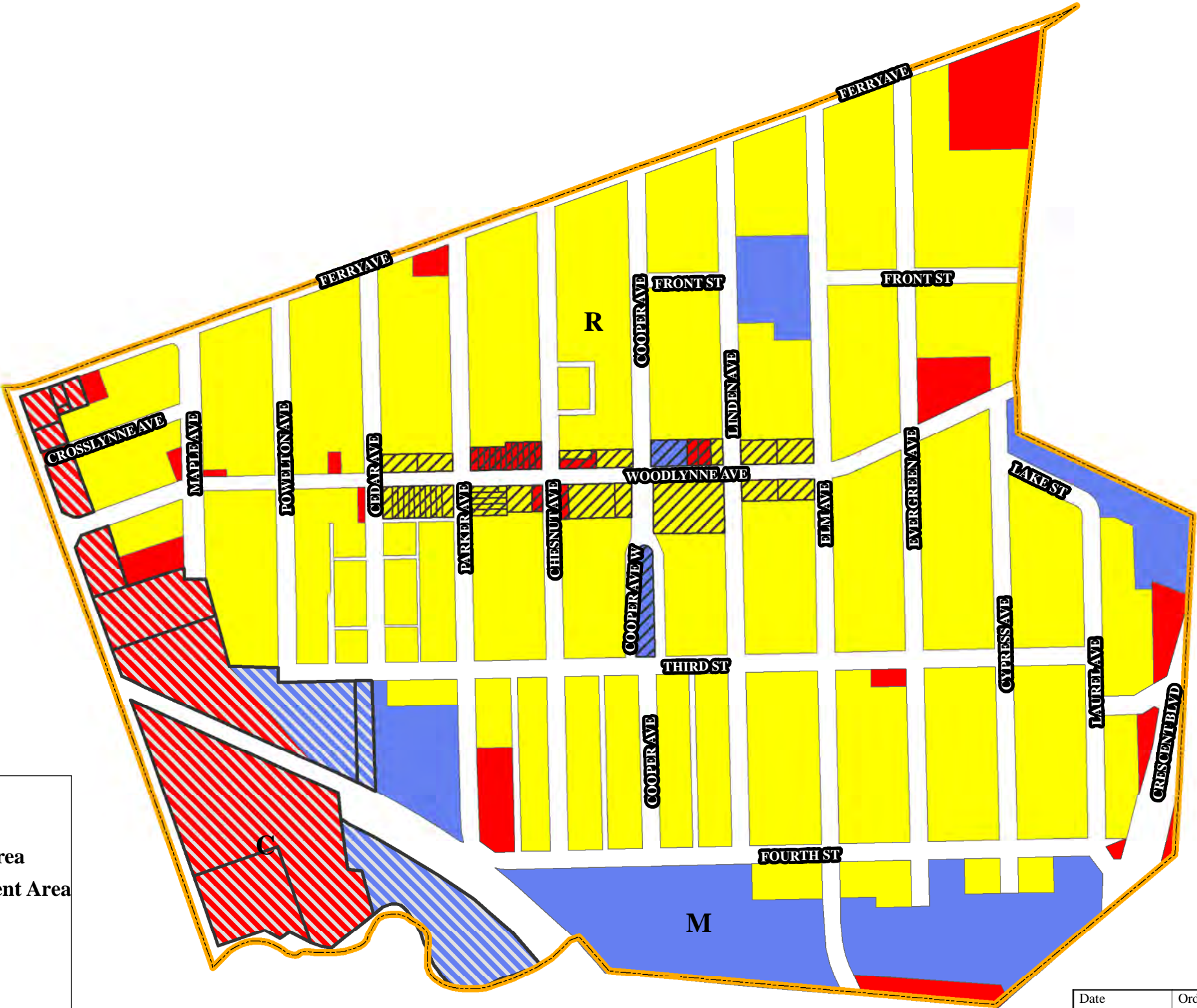
Data Source: Esri World Imagery	
Scale: 1" = 350'	Proj: WDLYN2019-3
Date: XXXXX, XX, 2020	
Drafted by: Chloe Bach	
Prepared by: Candace Kanaplue, PP, AICP	

**WOODLYNNE BOROUGH
AERIAL MAP**



MAP 2

Existing Zoning



Legend

- Municipal Boundary
- Woodlynne Avenue Redevelopment Area
- Mount Ephraim Avenue Redevelopment Area
- Lakes
- Streams

Zoning

- C-Commercial
- M-Municipally Operated Properties
- R-Residential

Date	Ordinance No.	Description
5/13/2010	5-2010	Composite Zoning and Redevelopment Map Adoption

BA

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike
Haddon Heights, New Jersey 08035
www.BachDesignGroup.com

Tel: 856-546-8611
Fax: 856-546-8612

Borough of Woodlynne
Camden County, NJ

*This map was developed using NJDEP Geographic Information System digital Data, but this is a secondary product which has not been verified by the NJDEP and is not stat authorized.

Zoning Map
Sources:

Parcel Data: Camden County Planning Department

Scale: 1"= 350'

Date: April 8, 2010

Proj: WDLYN2010

Prepared By: Leah Furey PP AICP #5851 Ryan Conklin PP #6054

BOROUGH OF WOODLYNNE
ZONING MAP

Based on Existing Zoning Map
Prepared By:
Scangarello and Associates
July 1982
and
Redevelopment Plans in accordance with Ordinances 1-2005 & _2007

3501750350

Feet

N