Bancroft Redevelopment Plan

In Accordance with the Local Redevelopment & Housing Law
(N.J.S.A. 40A:12A-1 et seq.)

BANCROFT NEUROHEALTH PROPERTY
BOROUGH OF HADDONFIELD
CAMDEN COUNTY, NEW JERSEY

Adopted April 6, 2016
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Prepared by:

Philip B. Caton, PP, FAICP
Professional Planner’s License # 1829

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

Clarke Caton Hintz, P.C.
100 Barrack Street
Trenton, NJ 08608
Bancroft Redevelopment Plan

Borough of Haddonfield,
Camden County, New Jersey

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Revenue and Finance
John Moscatelli, Commissioner of Public Works,
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Table of Contents

**INTRODUCTION** ........................................................................................................................................ 1

Map: Bancroft Redevelopment Plan: Context and Historic District ......................................................... 2

**REDEVELOPMENT PLAN PROCESS** ........................................................................................................ 3

**BANCROFT REDEVELOPMENT PLAN GOALS AND OBJECTIVES** .......................................................... 3

**CHARACTERISTICS OF THE REDEVELOPMENT AREA** ................................................................. 5

**LAND USES IN THE REDEVELOPMENT AREA** .................................................................................... 7

Map: Land Use Plan ........................................................................................................................................ 8

**APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE** .................................................................................................................. 10

**GENERAL PROVISIONS** ............................................................................................................................ 10

**BANCROFT REDEVELOPMENT PLAN DEVELOPMENT REGULATIONS** ........................................... 13

**USE REGULATIONS** .................................................................................................................................... 14

**AREA, YARD, COVERAGE AND OTHER REQUIREMENTS** ..................................................................... 17

**PERFORMANCE AND DESIGN STANDARDS** ....................................................................................... 21

**PUBLIC IMPROVEMENTS** .......................................................................................................................... 27

**PROPERTY ACQUISITION** ............................................................................................................................ 27

**RELOCATION** .................................................................................................................................................. 28

**RELATIONSHIP OF REDEVELOPMENT PLAN OBJECTIVES TO HADDONFIELD AND OTHER PLANS** ... 28

**PLANS OF OTHER JURISDICTIONS** ......................................................................................................... 32

**DEVELOPMENT PLAN REVIEW AND APPROVAL** ................................................................................. 35
**Bancroft Redevelopment Plan**

**INTRODUCTION**

The future relocation of the Bancroft NeuroHealth facility at Kings Highway and Hopkins Lane provides the opportunity for the first time since 1883 to re-plan this significant property within Haddonfield. The Bancroft property comprises a total of 19.22 acres; it is bisected by Hopkins Lane into two blocks and lots: Block 13, Lot 25 (6.07 acres) to the west and Block 14, Lot 2 (13.15 acres) to the east. This document addresses both sides of the redevelopment district: the east side between Hopkins Lane and Cooper River Park, a county-owned open space tract in both Haddonfield and Cherry Hill Township, and the west side between Hopkins Lane and the Haddonfield Memorial High School property.

The Redevelopment Plan also serves to implement agreements between Bancroft NeuroHealth; 2 Hopkins Lane, LLC and the Borough of Haddonfield. These agreements will enable the Borough to purchase the entire 19.22 acres of Bancroft property through the assignment of a purchase option for the Bancroft property from 2 Hopkins Lane, LLC to the Borough. Under the agreements 2 Hopkins Lane, LLC will have an option to purchase 8.2 of the 13.15 acres constituting the east side of the property and will have the right to develop 80 market-rate, age-targeted units and 10-12 units that would be deed-restricted to households of low and moderate income (consistent with the Borough’s Third Round Housing Element and Fair Share Plan). While property in the Redevelopment Area will be acquired and Bancroft NeuroHealth will eventually relocate from Haddonfield, such acquisition and relocation are not being undertaken through the instrumentalities of the NJ Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.

This document is the second step in implementing a specific plan for redevelopment that began with the preliminary investigation conducted by the Planning Board during the fall of 2015 that resulted in a declaration of an area in need of redevelopment by Resolution of the Borough Board of Commissioners on January 12, 2016. Subsequent steps will include the selection of a redeveloper or redevelopers and execution of a redevelopment agreement.

A map depicting the Redevelopment Area in context is found on the following page.
REDEVELOPMENT PLAN PROCESS

The formal redevelopment process for the Bancroft Study Area began with the Borough Commission’s authorization for the Planning Board to conduct a preliminary investigation of the area to determine if it met the statutory criteria for designation as a redevelopment area. This action was memorialized in Resolution No. 2015-09-08-151, adopted by the Commissioners on September 8, 2015. This preliminary investigation resolution identified the type of study as a “condemnation study”, meaning that if found to meet the criteria for a redevelopment area the tract could be acquired by eminent domain. Notwithstanding that authority condemnation will not be necessary if the Borough is able to purchase the Bancroft property through the agreements referenced above.

The Planning Board held a public hearing on the findings of the preliminary study and recommended that the Borough Commission adopt the Bancroft Study Area as an “Area In Need of Redevelopment”. The Planning Board found that one statutory criterion for an area in need of redevelopment in N.J.S.A. 40A:12A-6.d was met for all of the area proposed to be designated for redevelopment. The Commissioners accepted the Planning Board’s recommendation and re-designated the site as a Condemnation Redevelopment Area on January 12, 2016 (Resolution No. 2016-01-12-019).

The Bancroft Redevelopment Plan has been prepared pursuant to N.J.S.A. 40A:12A-1 et seq. As required under the statute, the plan includes the following components:

a. Redevelopment Goals and Objectives;

b. Proposed Land Uses and Design Concepts;

c. Redevelopment Regulations and Standards; and

d. Relationship of the Redevelopment Plan to Other Plans

BANCROFT REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Bancroft Redevelopment Plan is intended to expand the public open space in Haddonfield for active and passive recreation, foster the development of an age-targeted and affordable residential development, provide room for the expansion of Haddonfield Borough Board of Education facilities, and retain the 1886 Lullworth Hall. Within this overall redevelopment goal, the Redevelopment Plan establishes a set of

1. This constituted the second time the Commissioners had authorized the study. Previously, the Commissioners had authorized the Planning Board to conduct the preliminary investigation on August 9, 2005 (Resolution 2005-08-09-161). The second study reaffirmed this earlier designation from 2006.
objectives that are based on public input received at the various stakeholder and other public meetings over past years, as well as permitting the redevelopment of the site consistent with the agreements described above. The 14 goals and objectives which are set forth in this section are intended to provide general guidance for the design of the development; however, a lack of adherence to one or more of the goals and objectives does not necessitate the Redeveloper applying for and receiving a variance or waiver as part of the site plan/subdivision approval process. The redevelopment plan objectives include the following:

1. To provide appropriate design and performance standards to guide and facilitate the redevelopment of the Bancroft property in a manner consistent with the overall redevelopment goal;

2. To implement a Redevelopment Plan in which the net costs to the Borough of purchasing the Redevelopment Area property and the related property improvement and maintenance expenses are, on an annual basis, no greater than the revenue generated to the Borough from the sale of land and the redevelopment.

3. To ensure that the market rate, age-targeted housing is attractive to “empty-nesters” and, to that goal, incorporates certain design and pricing principles into the development. These principles include modest unit size, limited number of bedrooms, single level living or limited living areas on multiple floors, accessibility for residents, covered, garaged and/or structured parking, common area improvements conducive to senior living, price points at or below the median price of a home in Haddonfield, and other community and site features that support independent living of older adults.

4. To encourage high quality architectural design and construction of new residential buildings within the Redevelopment Area which reflect the objectives and standards of the Haddonfield Historic District ordinance;

5. To integrate the affordable housing components seamlessly with the age-targeted dwellings;

6. To facilitate (via either a public sector or private sector owner) the preservation and adaptive reuse of historic Lullworth Hall – the original site of the Bancroft School, its carriage house, and any other historic resources on the property which can be preserved and adapted for beneficial use;

7. To provide for a public use (perhaps including an active recreation facility, such as a baseball or multipurpose field) on the west side of Hopkins Lane adjacent to the Haddonfield Memorial High School property. [Note: The benefits of a baseball field, which would appear to require the partial realignment of
Hopkins Lane, should be evaluated against the desirability of maintaining this historic Lane and the ball field’s cost and impacts on the existing and proposed surrounding residential development];

8. To devote at least one third of the Redevelopment Area east of Hopkins Lane to passive open space, including but not limited to, a comprehensive pedestrian and cycling path system connecting to existing and planned pathways to Hopkins Pond, the Cooper River Park, and along Kings Highway;

9. To guide the site planning of the residential development on the east side of Hopkins Lane to protect and enhance the landscaped/bermed frontage of the Redevelopment Area on Kings Highway as a principal gateway to the Borough and to enhance the natural wooded buffer along the Cooper River;

10. To encourage the creative use of landscape material as an integral design element to the Redevelopment Plan and to reflect consideration of native species, seasonal interest, the texture and shape of blossoms and foliage, and resistance to disease.

11. To utilize “green” building techniques and sustainable design features in both the site design and the residential building design consistent with the Green Building and Environmental Sustainability Element of the Haddonfield Master Plan;

12. To limit impervious surface coverage within the proposed residential development area and in the balance of the Redevelopment Area and utilize innovative stormwater management control techniques to lessen the negative impact of redevelopment on the quality, quantity and rate of stormwater runoff from the Redevelopment Area;

13. To create a vehicular circulation pattern in the Redevelopment Area which gives priority to pedestrians and cyclists over vehicles, seeks to reduce conflict points among these transportation modalities, and coordinates vehicular intersections to improve traffic and pedestrian safety; and

14. To provide adequate parking – both off street and on-street – for the residential development, Lullworth Hall adaptive re-use, and the active and passive recreation facilities which are contemplated in this Redevelopment Plan.

**Characteristics of the Redevelopment Area**

The Bancroft Redevelopment Area, as noted above, is 19.2 acres in area not including the right-of-way of Hopkins Lane. Hopkins Lane intersects Kings Highway (State Route 41) at the front of the tract and divides it roughly one-third to the west and two-
thirds to the east\(^2\). Hopkins Lane traverses over the dam that created Hopkins Pond\(^3\) to the north beyond the Redevelopment Area, circles around the water body to the north and intersects Grove Street. Hopkins Lane provides a means of access from the Birdwood neighborhood to Kings Highway without the necessity of traveling on Grove Street. Hopkins Lane is also an organizing element of the Bancroft School in that it functions as a main driveway to the complex.

The west side of the redevelopment area is the location of Lullworth Hall, an historic structure that, along with its carriage house and associated outbuildings constitute an important cultural resource to the Borough. The west side yard of Lullworth Hall out to Kings Highway is used for surface parking for the facility. To the north is Cooley Hall, which is the largest building on the campus. On the east side of the campus are ten additional buildings, the largest of which is Bancroft Hall located in the center. Farrington Hall is located next to Kings Highway. The other buildings are clustered together to the east and constitute Bancroft’s on-site residences. Surface parking surrounds these buildings. All of these buildings, with the exception of Lullworth Hall and its associated accessory structures, are proposed to be demolished through the implementation of this plan.

The redevelopment area slopes down from the elevation at Lullworth Hall to the east and north where the developed part of the tract transitions steeply to the flood plain of the Cooper River and the outfall from Hopkins Pond. From the Cooper River to Hopkins Lane, the roadway cut for Kings Highway has also created an embankment to the plateau. The sloped areas are heavily wooded and create a demarcation between Cooper River Park and the existing developed portion of the redevelopment area. These wooded slopes and the flood plain of the river create environmentally sensitive lands that are intended to be protected as part of the redevelopment of the property.

Adjacent and nearby land uses include Haddonfield Memorial High School to the west, Borough-owned open space to the north containing a practice field (Anniversary Field) and conservation lands next to Hopkins Pond, Cooper River Park to the north and east owned by Camden County, single family attached dwellings in Haddonfield Mews to the south, as well as single family detached uses on Lee Avenue, Morehouse Lane and fronting directly on Kings Highway. Lastly, the Baptist Cemetery is located directly across the street from the Lullworth House. The wide variety of abutting uses indicates the ability of the tract to host a number of different new uses without creating land use incompatibilities.

\(^2\) - For the sake of convenience, Kings Highway is considered running east to west, though its alignment is closer to a northeast to southwest line.

\(^3\) - Officially, the water body is named “Silver Lake”; the colloquial name will be used in this document.
LAND USES IN THE REDEVELOPMENT AREA

The land use plan on the following page depicts categories of land uses appropriate and desirable for the redevelopment area. Within these broad-based categories, more specific permitted and accessory uses are spelled out in the development regulations section of this document. These uses are limited as indicated. However, the boundaries of the land use plan categories are intended to approximate the locations and acreage to be devoted to differing uses and should not be construed as firmly fixed in place. Flexibility in the development of the redevelopment area, and particularly that portion of the area east of Hopkins Lane is necessary to address market conditions. More details on land use proposals will be addressed through the Redevelopment Agreement which is a prerequisite to developing within the redevelopment area and through subsequent subdivision and site plan submissions by the redeveloper(s). With this in mind, the land use categories are depicted on the land use plan and are described below.
Land Use Plan

LOCATION:
Haddonfield, Camden County, NJ

DATE:
March 17, 2016

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>8.2</td>
<td>42.66%</td>
</tr>
<tr>
<td>Lullworth Hall</td>
<td>1.42</td>
<td>7.40%</td>
</tr>
<tr>
<td>Passive Open Space</td>
<td>4.95</td>
<td>25.75%</td>
</tr>
<tr>
<td>Public Use/Active Recreation</td>
<td>4.65</td>
<td>24.19%</td>
</tr>
<tr>
<td>Total</td>
<td>19.22</td>
<td>100%</td>
</tr>
</tbody>
</table>

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture
The land use plan is a specific requirement for the creation of a redevelopment plan. As its name implies, it is akin to the land use classifications of a master plan rather than a zoning map because it sets guiding principles yet at the same time allows for greater flexibility in the crafting of the redevelopment plan in comparison to a zoning ordinance.

**Residential** – On the east side of Hopkins Lane, the main area of redevelopment on the tract is proposed for market-rate, age-targeted residential use along with low and moderate income dwellings consistent with the Borough’s Housing Element and Fair Share Plan. The east side of Hopkins Lane can be developed either with market-rate townhouses (with affordable housing in duplexes) or market-rate condominium flats (with affordable housing as condominium flats) in mid-rise building(s) or a combination of the two market-rate housing types along with affordable housing in either configuration.

**Passive Open Space** – Sections of the redevelopment area are intended to remain in their natural state except for the creation of pedestrian and bicycle pathways as appropriate. The areas encompass the environmentally sensitive wooded slopes and wetlands generally on the eastern edge of the property, but also encompassing portions of the north and south perimeter.

**Active Recreation** – An athletic field could be sited in the area presently occupied by Cooley Hall. An active field would complement the football/track and field stadium at Haddonfield Memorial High School. Accommodating a regulation high school baseball field would require the relocation of Hopkins Lane around the field or conceivably to a different alignment through the eastern side of the redevelopment area. However, before any commitments to construct any recreation facility can be made, the cost and funding sources for the facility should be identified and, in the case of a baseball field, the implications of realigning Hopkins Lane should be researched. Also, the impact of any active recreation or other public use on the marketability of the residential land use area across Hopkins Lane must be assessed.

**Public Use** – With the exception of Lullworth Hall and its related yard and parking area, the west side of Hopkins Lane is intended for public use, which may include active recreation as set forth above or parking related to either the High School or the active recreation, or both. Alternatively, this area may be improved by the Board of Education for a different, non-recreation purpose if required by long range facility plans for the district. However, the construction of any of these improvements is subject to the same funding caveat as stated above for any public improvement – the cost and funding source(s) should be identified in order for the improvement to proceed.
**Lullworth Hall** – Lullworth Hall is presently used as administrative offices for Bancroft NeuroHealth. Adaptive reuse of the building from its original purpose as a residence has ensured its survival for 130 years. Since the building’s interior has been altered to accommodate an office use, a professional firm or business service enterprise would be the most likely candidates for its next occupant. Alternatively, since the building has been recently restored and contains a wealth of architectural detail it could be an attractive venue for overnight accommodation as a bed and breakfast inn or it could revert to its original residential use. Regardless of the specific use, the intention is for Lullworth Hall and a suitable surrounding area for yard and parking to be subdivided and sold by the Borough so that it will be transferred to private ownership and become a tax ratable.

**Applicability of the Redevelopment Plan and Its Relationship to the Land Development Ordinance**

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede and replace the zoning provisions of the Haddonfield Borough Land Development Ordinance for Block 13 Lot 25 and Block 14 Lot 2. The zoning map of the Borough of Haddonfield shall be amended upon the adoption of this plan in accordance with N.J.S.A. 40A:12A-7.c. However, in any instance in which this Redevelopment Plan’s regulations and standards do not address a particular land development control, or when specific reference to the LDO is made the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7.a(2). Furthermore, if any provision of this Redevelopment Plan is determined by a Court with appropriate jurisdiction to be invalid the remainder of the Plan will not be affected and will remain in full force and effect.

**General Provisions**

**Redevelopment Authority**

The Borough Board of Commissioners shall act as the “Redevelopment Authority” pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Borough Commissioners shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.
Redeveloper Selection

The Redevelopment Authority may select a redeveloper(s) for the redevelopment of the whole redevelopment area or portions thereof as it deems necessary. The Redevelopment Authority shall select a redeveloper(s) based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objectives of the plan. Due consideration shall be given to the selection of a redeveloper as set forth in the agreements involving the Borough of Haddonfield, 2 Hopkins Lane, LLC and Bancroft Neurohealth.

Redevelopment Agreement

Once a redeveloper has been selected, the Redevelopment Authority shall enter into a redevelopment agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9.

Any development or construction within the redevelopment area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Redevelopment Authority and a municipally-designated redeveloper or redevelopers, which may include optional provisions as mutually determined. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any general development plan, conditional use, site plan, and/or subdivision approval.

Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for redevelopment to the Haddonfield Borough Planning Board in accordance with the terms of the Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Redevelopment Authority. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Redevelopment Authority and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper’s property from time to time or at any time. However, any amendment to the Redevelopment Plan must proceed through the same public notice and hearing process as applies to the initial adoption of the Redevelopment Plan.
Staff Employment

The Redevelopment Authority may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. However, the Redevelopment Authority shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Affordable Housing

Any residential development shall provide a proportionate share of affordable dwellings. The number of affordable housing units in a townhouse development shall be a minimum of ten (10) units and a maximum of twelve (12) units. Should the number of total dwelling units within the redevelopment area exceed 90, the percentage of affordable housing shall be 12.5% of the total number of affordable and market rate dwelling units.

The precise number of affordable housing units shall be consistent with the Borough’s Third Round Housing Element and Fair Share Plan and shall be set forth in the Redevelopment Agreement between the Borough and 2 Hopkins Lane, LLC.

All affordable dwelling units shall be provided as part of an inclusionary development as such term is defined in N.J.A.C. 5:93-1.3, or in such other form as agreed to by the Redevelopment Authority in a Redevelopment Agreement, provided that the alternative form: (1), conforms with applicable state affordable housing regulations or other applicable legal or judicial requirements; and (2), ensures that if the market rate units contemplated by this Redevelopment Plan are constructed then the affordable units required herein are also constructed. The construction, phasing, leasing (if applicable), marketing operation and transfer of any affordable dwelling units shall comply with the Uniform Housing Affordability Controls (“UHAC” - N.J.A.C. 5:80-26.1 et seq.) as they may be amended or superseded.

Once the Bancroft organization vacates the redevelopment area, there will be no residential uses remaining within the redevelopment area. The relocation of the residents in the Bancroft facility will be undertaken voluntarily and thus does not require the implementation of a Workable Relocation Assistance Plan (N.J.A.C. 5:40-1). Furthermore, the Bancroft Redevelopment Area does not include affordable housing units as defined under N.J.S.A. 52:27D-304 and therefore no replacement units shall be required pursuant to N.J.S.A. 40A:12A-7. a (6).
Expiration

The Redevelopment Plan shall remain in full force and effect for a period of thirty (30) years from the date of adoption of this Redevelopment Plan by the Borough Board of Commissioners. Notwithstanding this provision, the period of time granting rights for the redevelopment of any particular parcel within the redevelopment area shall be as established in an executed Redevelopment Agreement (see Effect of Redevelopment Agreement, above).

Bancroft Redevelopment Plan Development Regulations

The regulations in this section shall apply to all land in the Redevelopment Area.

Definitions

Any permitted and accessory uses not defined herein shall be as defined in the Haddonfield Borough Land Development Ordinance.

AFFORDABLE HOUSING – Dwellings that sell or rent for a price or cost within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-1.3.

AGE-TARGETED HOUSING – A residential development which is designed, marketed and priced to be attractive to “empty-nester” adults aged approximately 55 years or older. The design principles may include modest unit size, limited number of bedrooms, single level living or limited living areas on multiple floors, accessibility, covered, garaged and/or structured parking, social, cultural and recreational facilities conducive to the independent living of older adults, and price points at or below the median price of a home in Haddonfield.

BED AND BREAKFAST INN - a small owner-operated lodging establishment that offers overnight accommodation and breakfast, but not other meals, with bedrooms available for commercial use.

DENSITY, NET RESIDENTIAL – The density, in dwelling units per acre, of that portion of a tract occupied by residential development and its associated accessory uses and structures, including but not limited to, parking, common open space and storm water management facilities.

DWELLING, MULTI-FAMILY - A building which contains more than three (3) dwellings attached to at least one other such dwelling by a common wall, floor or ceiling, each of which is intended for occupancy by one (1) housekeeping unit.

DWELLING, TOWNHOUSE – A dwelling that is designed and occupied exclusively as
the residence of one (1) housekeeping unit, with no other dwelling above or below and is attached by means of one or more common fully separating vertical sound resistant and fire-proof walls to one or more other such dwellings all housed in the same structure.

**DWELLING, DUPLEX** – A type of multi-family dwelling unit located on one floor within a structure of two such dwellings one of which is stacked above the other and with the exterior appearance of a townhouse dwelling. Duplex dwellings may be attached to townhouses on one or both sides by common fully separating vertical sound resistant and fire-proof walls.

**OPEN SPACE** - Any parcel or area of land or water essentially unimproved and set aside, dedicated, and designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

**LDO** – Land Development Ordinance, the Borough of Haddonfield’s land development regulations ordinance.

**USE REGULATIONS**

**Residential Land Uses**

1. **Permitted Uses.** No lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

   A. Age-targeted townhouse dwellings.

   B. Duplex dwellings for low and moderate income households.

   C. Age-targeted multi-family dwellings and multi-family dwellings for low and moderate income households.

   D. Municipal use.

2. **Accessory Uses.** Any of the following accessory uses shall be permitted when used in conjunction with a principal use:

   A. Indoor recreation facilities for the use of residents and guests.

   B. Outdoor recreational facilities, including tennis, bocce and other court
sports and community garden for the use of residents and guests.

C. For multi-family dwellings: a community center and/or community rooms.

D. Satellite dish and television antennas providing telecommunications to residents via a common link within a building.

E. Television or radio antenna, including satellite dish antenna with a diameter of thirty-six (36) inches or less, for single family attached uses, only, which is intended for personal use, provided that it does not exceed the height limitation of the district in which it is located. No more than one antenna shall be permitted per dwelling.

F. Tool, storage or garden shed not exceeding 100 sf. in floor area for townhouse and duplex dwellings, only.

G. Sales office (a temporary use).

H. Surface parking.

I. Signs.

J. Accessory uses on the same lot and customarily incidental to a principal use.

 Passive Open Space Land Use

1. Permitted Uses. No lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

   A. Parks and Conservation.

   B. Trailheads, observation posts and lookouts.

2. Accessory uses. Any of the following accessory uses shall be permitted when used in conjunction with a principal use:

   A. Trails, pedestrian and bicycle paths.

   B. Outdoor seating.

   C. Parking limited to no more than ten spaces at a trailhead.

   D. Signs.
Active Recreation Land Use

1. Permitted Uses. No lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

   A. Parks and field sports recreation.
   B. Conservation.
   C. Municipal use.

2. Accessory uses. Any of the following accessory uses shall be permitted when used in conjunction with a principal use:

   A. Field house and equipment storage.
   B. Concession stand, viewing stands and public restrooms.
   C. Maintenance building.
   D. Surface parking and loading.
   E. Signs.
   F. Accessory uses customarily incidental to a principal use and located on the same lot.

Lullworth Hall: Accommodation and Professional Office Land Uses

1. Permitted Uses. No lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

   A. Bed and breakfast inn located within a historic structure.
   B. Professional office located within a historic structure.
   C. Municipal use.
   D. Board of Education use.
2. **Accessory Uses.** Any of the following accessory uses shall be permitted when used in conjunction with a principal use on the same lot:

   A. Outdoor seating and dining for guests.
   
   B. Surface parking and loading.
   
   C. Tool, storage or garden shed not exceeding 200 sf. in floor area.
   
   D. Greenhouse.
   
   E. Private garage.
   
   F. Signs.
   
   G. Accessory uses customarily incidental to a principal use and located on the same lot.

**AREA, YARD, COVERAGE AND OTHER REQUIREMENTS**

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Bancroft Redevelopment Area.

**General Regulations**

1. The residential portion of the Redevelopment Area (east of Hopkins Lane) may be developed with any of the following alternative approaches:

   A. On a parcel of approximately 8.2 acres as determined by the Borough, up to 80 market rate, age-targeted townhouses and 10-12 duplexes affordable to low and moderate income households, for a total development of 90-92 units.
   
   B. On a parcel of 7.0 acres or less as determined by the Borough, up to 105 market-rate multi-family units and 15 multi-family units affordable to low and moderate income households, for a total development of 120 units.
   
   C. On a parcel of 7.5 acres or less as determined by the Borough, up to 87 market rate dwelling units of both townhouse and multi-family dwelling unit types, along with 13 units affordable to low and moderate income households of either duplex or multi-family type, for a total development of 100 units.
D. Each redevelopment option shall provide a minimum of ten affordable dwelling units or a set-aside of 12.5% of the total development (market rate and affordable units), whichever results in the higher number of affordable units. No less than twenty (20%) percent of the low and moderate income units must have three bedrooms; the balance may have two bedrooms consistent with COAH rules (Uniform Housing Affordability Controls – N.J.A.C. 5:80-26.3 (b)).

2. No development, excepting necessary utilities including storm water management, shall occur below the top of slope adjacent to Cooper River Park and along the Kings Highway frontage.

3. The redeveloper shall install pedestrian walks and pathways serving all facilities within the development, providing access to residential units, parking areas, open spaces, recreational and other community facilities. In appropriate locations as determined during the site plan approval process, such pathways shall be designed and constructed suitable for the additional use by bicyclists.

4. The right-of-way of Hopkins Lane shall be no less than 50 feet in width. This right-of-way shall be accomplished by the dedication of 15 feet on each side of the existing 20 foot wide cartway.

5. All townhouse and duplex dwellings shall be arranged such that service functions and vehicular access to garages occur from the rear of the dwelling. Service functions shall include at a minimum trash pickup and any utility with an above grade service connection.

Residential Principal and Accessory Uses

1. Townhouse and duplex dwellings shall conform to the requirements for the TH-Townhome building type in §135-38.C and §135-38.D(18)(f) for the D1 district with the following additions and exceptions:

   A. Maximum average floor area per townhouse unit
      (not including garages): Two thousand, two hundred fifty

4 The floor area standard is expressed as an “average” to encourage development of townhouses of varying widths, heights and floor areas. This approach will appeal to a broader market and will increase the visual interest of the resulting architecture.

5 Floor area shall include basements and attics having no less than 6.5 feet of headroom, but shall not include attached garages used primarily for the storage of motor vehicles, all detached garages, space within a double height ceiling or atrium,
B. Maximum number of bedrooms per townhouse unit 6: Three (3)

C. A minimum of seventy-five (75%) percent of the market rate townhouses shall be designed and constructed with the master bedroom on the same floor level as the principal communal living spaces such as the kitchen, dining and living room; units with elevators which connect the master bedroom to the level of the principal communal living spaces and units with two master bedrooms even if the bedrooms are not on the same level as the principal communal living spaces.

D. Maximum townhouse building height shall be 35 feet and 3 stories. Height shall be measured in accordance with the definition in “Zones Outside of Downtown Zoning District” in Section 135-10 of the LDO, subject to the following exception: for townhouses with garage space on a level below that of the first level of living space (which design may be utilized on sloping portions of the site), the determination of average grade shall not include the elevation of the rear of the building (the level of garage access).

E. Minimum average floor area per pair (2) of duplex dwellings (not including garage, if offered): Two thousand (2,000) square feet

F. The maximum horizontal width of an individual townhouse façade shall be between 24 and 35 feet and the maximum horizontal length of a façade or side wall of a townhouse building shall be 125 feet. In addition, the maximum length of townhouse rooflines without a break of at least 2 feet shall be 60 feet.

G. Accessory uses and structures shall not be located in a front yard.

2. Multi-family dwellings. The area, yard, coverage and other bulk standards for principal buildings used as multi-family dwellings shall be as set forth in §135-36 of the LDO, the R-11 Residential District with the following additions and exceptions:

A. Maximum average floor area per unenclosed porches or porticos, bay windows or similar minor projections. 

6 While the maximum number of bedrooms per unit is three, development of two bedroom units is encouraged for similar reasons as expressed in Footnote #4.
market-rate multi-family dwelling unit: One Thousand two hundred (1,200) square feet

B. Minimum average floor area per low and moderate income multi-family dwelling unit shall be consistent with NJ Department of Community Affairs standards for 2 and 3 bedroom units

C. Maximum average number of bedrooms per market-rate multi-family unit: 2.5

D. Building height.

i. The maximum number of stories shall be four residential floors; these four residential floors may be located over one floor of parking.

ii. The maximum height of the residential portion of the building shall be 53 feet for a flat roofed building and 70 feet for a building with a pitched roof.

iii. For every foot in excess of 40 feet in height, the yard setbacks shall be increased by two feet.

Passive Open Space and Active Recreation Uses

The following area, yard, coverage and other bulk regulations shall apply to passive open space and active recreation uses:

1. Minimum lot area: Ten Thousand (10,000) square feet
2. Minimum street frontage: Twenty (20) feet
3. Minimum lot width: Twenty (20) feet
4. Minimum lot depth: Thirty (30) feet
5. Minimum front yard: Twenty (20) feet
6. Minimum individual side yard: Ten (10) feet
7. Minimum rear yard: Fifteen (15) feet
8. Maximum permitted impervious coverage: Twenty percent (20%)
9. Maximum permitted building coverage: Ten percent (10%)

10. Maximum permitted building height:
   A. Field House: Thirty-five (35) feet
   B. Other Buildings: Twenty (20) feet

**Lullworth Hall Uses**

1. Minimum lot area: One (1) acre

2. Minimum street frontage: One hundred seventy-five (175) feet

3. Minimum lot width: One hundred seventy-five (175) feet

4. Minimum lot depth: Two hundred (200) feet

5. Minimum front yard: Sixty (60) feet, except that no garage shall be closer than seventy-five (75) feet to a front property line.

6. Minimum side yard: Fifteen (15) feet

7. Minimum rear yard: Fifteen (15) feet

8. Maximum permitted building coverage: Fifteen percent (15%)

9. Maximum permitted impervious coverage: Seventy-five percent (75%)

10. Maximum permitted building height: Thirty-five (35) feet, except that existing spires, cupolas and tower elements may exceed that height.

11. Accessory uses and structures shall not be located in a front yard or within five (5) feet of a side or rear property line.

**PERFORMANCE AND DESIGN STANDARDS**

The following performance and design standards shall be used in all development planned within the Bancroft Redevelopment Area.
Promotion of Conservation

The design of residential buildings, non-residential buildings and their site development components shall promote the conservation of energy through the use of site planning, architectural elements and construction techniques to minimize energy consumption and to provide for the maximum utilization of renewable energy sources. As part of either a preliminary major site plan or subdivision, whichever comes first, the redeveloper shall prepare and submit a “Sustainable Design Assessment.” The Sustainable Design Assessment shall set forth ways in which the proposed development will utilize building design, construction materials, mechanical systems, site design and development techniques, and facility management practices which promote natural resource preservation and the minimization of energy consumption. The Sustainable Design Assessment shall address the following topics at a minimum, along with relevant “strategies” identified in the Green Buildings and Environmental Sustainability Element of the Haddonfield Borough Master Plan:

1. Sustainable site development
   A. The minimization of site disturbance and soil erosion during construction and the maximization of tree retention.
   B. The extent to which natural drainage systems can be utilized and naturalized control structures designed following NJDEP Low Impact Development Techniques for storm water management.
   C. The preservation or restoration of natural site features.
   D. The use of building orientation and landscape features to capitalize on passive heating and cooling.

2. Water efficiency
   A. The use of captured rainwater for internal and external water demand.
   B. The use of gray water for internal and external water demand.
   C. The use of low-flow and no flow fixtures and fittings.

3. Energy efficiency
   A. The use of photovoltaic solar panels, passive solar heating/cooling and natural ventilation.
B. The use of a thermally efficient envelope to reduce the size of the HVAC system over conventional construction methods.

C. The use of energy management systems, monitoring, and controls to continuously calibrate, adjust, and maintain energy-related systems.

D. The provision of individual occupant controls when not in conflict with paragraph -C.

4. Indoor environmental quality

A. The methods to be used to control pollutant sources.

B. The use of low-emission materials.

C. The provision of outdoor views for occupants.

D. The provision of recycling stations in public areas.

5. Construction materials

A. The means whereby the consumption of building materials may be minimized.

B. The process whereby the durability and adaptability of building materials for new use is determined and implemented.

C. The use of rapidly renewable building materials and salvaged and refurbished materials in the redevelopment.

General Requirements for All Uses

1. Buildings should have architectural features and patterns that provide variety and visual interest. Buildings should include substantial variation through the use of the three main elements of base, field and entablature. Primary building facades shall be articulated by façade offsets and the use of vertical and horizontal elements to provide shadow lines, breaks and banding. The first story of the building should generally constitute the base of the design for any building three stories or higher. Buildings facing Cooper River Park shall be designed with windows that take advantage of park views as well as balconies or terraces facing the park.
2. Doorways, windows and other openings in the façade of buildings should be proportioned to reflect pedestrian scale and movement and encourage interest at the ground level.

3. As described above, Lullworth Hall and diverse smaller historic structures are located within the Redevelopment Area. The Redeveloper(s) is encouraged to find adaptive uses for these structures and to restore them accordingly.

Landscaping

The following landscape requirements pertain to development within the Bancroft Redevelopment Area:

1. Landscape design. The protection of wooded areas, specimen trees, and existing vegetation suitable for landscape screens within the redevelopment area shall be a factor in determining the location of open space, buildings, underground services, walks, paved areas, parking areas and finished grade levels and shall be based on a survey of the natural features of the tract.

2. Perimeter buffer requirements. Landscape buffers shall be required along the perimeter property lines of the portion of the Redevelopment Area along the Cooper River and associated woods. The existing berm and vegetation along the Kings Highway frontage of the Redevelopment Area shall be preserved and enhanced as necessary. The existing trees within the “parking strip” along the Kings Highway frontage shall be retained. The landscape treatment for the entire Kings Highway frontage shall accentuate the “gateway” character of this location consistent with the Redevelopment Plan. Existing vegetation which is of high quality and appropriate density shall be retained. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board. The perimeter buffer shall be suitable for its function of site enhancement and screening and shall incorporate street trees as appropriate, such as along Hopkins Lane. Native vegetation shall be utilized where possible due to its natural resistance to drought and disease and its acclimation to this area.

3. Building within a perimeter buffer. Public and private streets affording access to the site may cross a required perimeter buffer. Accessory structures such as utilities and signs approved as part of the signage plan, and traffic signal and street lighting systems may be placed in a perimeter buffer. No off-street parking facilities, above ground storm water management facilities or other buildings shall be constructed within the required perimeter buffer.
Market Study

Prior to applying to the Redevelopment Authority for any local land use approval, the Redeveloper(s) shall submit a Housing Marketing Plan in a form and scope to be set forth in the Development Agreement. The Marketing Plan shall describe the site planning and design features which are tailored to the “empty nester” market and the marketing program the Redeveloper proposes to undertake to attract the intended age targeted purchasers.

Lighting

1. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the developed area. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across the property lines to prevent glare or spillage at any location on or off the property. The use of light emitting diode (LED) fixtures is strongly encouraged for energy efficiency and uniform illumination.

2. Illumination shall be no more than one-half (1/2) foot-candle at a street line, one (1) foot-candle at vehicular entrances and exits, and one-quarter (1/4) foot-candle at other perimeter property lines.

3. All parking lots shall be illuminated with an average of no less than one (1) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 15 to 1.

4. Lighting poles and footers together shall not exceed twenty (20) feet in height in parking lot areas and twelve (12) feet illuminating pedestrian walkways and residential areas outside of parking lots.

5. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be one half (0.5) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and average foot-candles shall be no greater than 12 to 1.

6. Lamps shall emit a color temperature between 3200°K and 5000°K with a minimum color rendering index of seventy (70) or higher.
7. In general, fixtures for general parking lot illumination shall be downcast luminaires; however, fixture styles for the Lullworth Hall parking area shall be historic.

**Mechanical Equipment, Trash Collection and Loading Areas**

1. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed and enclosed.

2. No centralized area for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, internal collector street, public sidewalk, or internal pedestrian walkway, excluding sidewalks to service entrances. This shall not apply to townhouse or duplex dwelling units, which will handle storage individually.

3. Outdoor storage, utility meters, HVAC equipment, recycling containers, trash dumpsters, trash compactors, and other such service functions shall be incorporated into the overall design of the redevelopment area. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

**Roof Design**

1. General. Variations in roof lines shall be used to add visual interest to townhouses and reduce the scale of mid-rise multi-family buildings. These architectural features may include varying ridge beam heights, dormers on pitched roofs, cornice treatments, roof overhangs with brackets, overhanging eaves, stepped parapets, richly textured and/or differently colored materials. Multi-family buildings may have flat roofs provided that roof-mounted HVAC equipment is screened from ground level view by parapets. Roofing materials shall be tile, slate, asphalt or metal when visible from public streets, sidewalks and public open spaces.

**Signs**

The redeveloper may utilize the sign standards of the Land Development Ordinance or in the alternative present a comprehensive sign package for review and approval of the Haddonfield Historic Preservation Commission, as part of a preliminary major site plan or preliminary major subdivision application.
PUBLIC IMPROVEMENTS

Public improvements are anticipated to be required and installed at the full expense of the designated redeveloper as individual lots and tracts of land are redeveloped consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property as well as on abutting rights-of-way. The redeveloper is expected to construct or pay its pro rata share of the costs of any off-tract improvements necessitated by their redevelopment. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction.

Streets

The redeveloper shall construct the public and private streets necessary to implement the Redevelopment Plan. Residential access streets shall be constructed as required by the Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.). Nothing herein shall prevent one or more streets from being privately owned and maintained. Street ownership and maintenance responsibilities shall be as set forth in any Redevelopment Agreement.

Utilities

The Redevelopment Area is currently located within the service areas of the Borough of Haddonfield for public water, public sewer and natural gas. All development within the Redevelopment Area shall be served by these utilities. The redeveloper shall install or otherwise pay for the installation of the various mains, service lines, standpipes, and other facilities required for the redevelopment in accordance with the policies and standards of the respective utility companies which provide the services.

There are no identified water supply, gas supply or sewerage treatment capacity constraints for the service level of development anticipated in the Redevelopment Plan. All cabling systems for electric service, cable television, telephone, internet and similar wiring shall be placed underground by the redeveloper, including the length of any existing street frontages.

PROPERTY ACQUISITION

No property within the Bancroft Redevelopment Area is proposed to be acquired by public entities under the auspices of this Redevelopment Plan. The entire
Redevelopment Area is proposed to be acquired by the Borough of Haddonfield under private contract. Consequently, the use of eminent domain shall not be necessary for purposes of carrying out this Redevelopment Plan.

**RELOCATION**

Because of the voluntary sale and relocation of the Bancroft NeuroHealth facility per contractual sales agreement there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Program under N.J.A.C. 5:11-1 et seq.

**RELATIONSHIP OF REDEVELOPMENT PLAN OBJECTIVES TO HADDONFIELD AND OTHER PLANS**

**Haddonfield Borough Master Plan**


The 1984 Master Plan sets forth six goals, three of which are related closely to the proposed Redevelopment Plan. The goals are indicated as follows:

- Maintain the visual attractiveness of the community and preserve the historic character of the central area.

- Maintain the predominantly single-family residential character of the Borough.

- Continue to expand housing opportunities in the Borough to meet established needs for existing and future residents

The maintenance of the visual attractiveness of Haddonfield;

The preservation of Haddonfield’s historic character; and

The encouragement of single-family residential uses

The growing land use incompatibility of the Bancroft school within a residential neighborhood of Haddonfield was specifically addressed in the 2000 Residential Land Use Element, as follows:

“Bancroft School is included in a single-family detached residential district, although it is unlikely that it will be converted to such uses in the future. Currently, this pre-existing non-conforming use must apply to the Zoning Board of Adjustment whenever any changes to the site are proposed. This century old use has experienced significant growth and change over the past few decades and has adversely impacted nearby residential areas. The Borough should begin a process wherein the Borough moves to document existing uses and conditions at the Bancroft site, and to establish standards acceptable to the Borough for the Bancroft site (Block 13, Lot 25 & Block 14, Lot 2). Bancroft should be invited to participate in this process. Any campus plan by Bancroft must address the school’s current and potential adverse impacts on nearby single-family and other residential uses as well as the Borough as a whole, and demonstrate how the school will ameliorate any such adverse impacts.”

The process suggested in the 2000 Residential Land Use Element was initiated but never completed. Nonetheless, the relocation of the Bancroft school to Mount Laurel Township and the pending acquisition of the property by Haddonfield provides an opportunity for the Borough to convert the Bancroft property to the following uses: age-targeted market rate and family affordable residential use, professional office/ bed and breakfast (Lullworth Hall only), and active and passive open space. These uses are all more compatible with the residential context within which Bancroft is located.

The 1984 Master Plan and the 2009 Re-examination Report both include goals concerning the Borough’s housing stock – both to maintain the predominantly single family character of the Borough and to expand housing opportunities to meet the needs of existing and future residents. These goals resonate with the Borough’s affordable housing obligation which is addressed below. However, more broadly, they also reference the need to accommodate the shelter needs of households who are at different stages of life and require housing units designed with them in mind.
The 1991 Reexamination Report urged the Borough to explore the possibility of developing housing for senior citizens. Notwithstanding the construction of Lincoln Commons there is still an unmet need for age-targeted housing in Haddonfield. This is housing which would enable adults whose children have grown and left the single family detached home in which they were raised to “downsize” into a smaller unit, perhaps on one level, with limited maintenance responsibilities. This is the primary development goal of the Redevelopment Plan and it responds to a need which has been articulated in the Borough’s Master Plan and Reexamination Reports since 1984.

The Master Plan also promotes the preservation of the Borough’s historic character. The Redevelopment Plan acknowledges that the redevelopment area is entirely within the Borough’s historic district and, as such, the development will be subject to the review of the Haddonfield Historic Preservation Commission pursuant to the Borough’s LDO. Furthermore, the Redevelopment Plan is supportive of the preservation of Lullworth Hall (and the historic outbuildings) through its plan to sell it to a private entity for a professional office, a bed and breakfast or a reversion to residential use. Private ownership should help ensure that the building and its immediate surroundings are well maintained. In this respect the Redevelopment Plan is fully consistent with the Master Plan.

Other Master Plan guidance related to the Bancroft property is found in the 2005 Recreation and Open Space Element which cites a “need to provide recreational opportunities for an increasing number of younger aged residents.” The 2008 Element supplement observes that part of the Bancroft property “would make excellent playing fields to add to the high school’s existing stadium and one practice playing field.” In light of these recommendations the Redevelopment Plan’s acknowledgement that both active and passive recreational uses would be appropriate is certainly consistent with the Master Plan.

As has been previously noted the 2008 Housing Element and Fair Share Plan, which was approved by COAH, calls for the construction of ten affordable housing units as part of any redevelopment of the Bancroft property. Furthermore, the redeveloper was to assist in funding the construction of an additional ten units on a site behind Borough Hall.

The administration of the Mount Laurel doctrine has experienced a sea change since 2008, with COAH’s role in interpreting and enforcing the doctrine having been transferred to the judiciary. It is not yet clear what implications this transfer of authority will have on Haddonfield’s future affordable housing obligations. However, what is apparent is that the Redevelopment Plan calls for a minimum of 10 affordable
units to be constructed as part of any residential redevelopment. This is clearly consistent with the Housing Element.

The Redevelopment Plan does not obligate the redeveloper to make a financial contribution for off-site affordable housing; however, it does require additional on-site affordable units if the total residential development exceeds 80 units. Thus, as many as 5 additional affordable units may be built on site. Consequently, the Redevelopment Plan is substantially consistent with the Housing Element of the Master Plan.

Finally, in 2015 the Planning Board adopted a Green Building and Environmental Sustainability Element of the Master Plan. The overarching intent of the Element is to ensure that planning and development in Haddonfield Borough is done such that future generations enjoy the same or better opportunities in terms of housing options, access to open space and the local ecology, vibrant community life and environmental health. The Redevelopment Plan requires the redeveloper to submit, with any application for preliminary site plan or subdivision approval, a “Sustainable Design Assessment” which sets forth the ways in which the residential development will feature green building design and sustainable site planning and construction. This requirement is clearly consistent with the Borough’s most recent Master Plan Element.

**Haddonfield Borough Land Development Ordinance**

The site is comprised of two parcels, split by Hopkins Lane (Block 13, Lot 25 & Block 14, Lot 2). Both parcels are zoned R-2 and this classification permits single family residential, open space and municipal uses. The Redevelopment Plan provides for the eastern parcel to be developed with age-targeted market rate housing – either as townhouses or multi-family condominiums – and affordable housing – either as duplexes or multi-family condominiums and open space.

Notwithstanding the distinction between single family attached and multi-family housing types in the Redevelopment Plan and the single family detached housing type permitted in the R2 zoning district, the residential land uses between the two documents are fundamentally consistent.

Similarly, the active and passive open space and public uses which are proposed in the Redevelopment Plan for both sides of Hopkins Lane are essentially the equivalent use categories as in the R2 district.

The only distinction in permitted uses between the two documents involves the Lullworth Hall building, which has been a non-conforming use as the Bancroft offices for many years. The Redevelopment Plan seeks to authorize its current use as
professional offices and add a bed and breakfast as well as a reversion to residential use. In either case under the Redevelopment Plan the Lullworth Hall property would continue to be preserved as an historic landmark and as a tax ratable with a use compatible to the uses adjacent to it.

**PLANS OF OTHER JURISDICTIONS**

The Borough of Haddonfield is bounded by Cherry Hill Township to the north and east, Tavistock Borough, Barrington Borough and Haddon Heights Borough to the south, and Audubon Borough and Haddon Township to the west. No significant impacts are anticipated from the redevelopment of the site due to its limited scope and its distance from all adjoining municipalities other than Cherry Hill Township.

**Cherry Hill Township**

The Redevelopment Area is separated from a predominantly residential neighborhood of Cherry Hill Township by the County-owned Cooper River Park. As a practical matter, even if land uses in the two municipalities were incompatible the County Park and its wide, wooded stream corridor would likely adequately buffer land uses on one side from the other. However, the Redevelopment Plan provides for the removal of an obsolete, intensely developed institutional use and its replacement with new residential and open space uses, all of which are compatible with the existing residential development adjoining the County Park in Cherry Hill Township.

**Camden County**

The Camden County Master Plan was adopted in 1972. The Master Plan provided future development direction through three functional areas (working areas, living areas and service or commercial areas). The Plan recognized the established character of Haddonfield with particular attention given to the Borough’s Central Business District and shopping area. In 2014 Camden County adopted a new Land Use Element which characterized the Borough as a Priority Growth Investment Area. The Land Use Element indicates 10 overarching county wide policy goals, two of which relate closely to Haddonfield Borough.

Goal 5 encourages active transit corridors by clustering growth and development within a walkable distance of transit stations, while goal 7 promotes the vitality of neighborhood main streets as anchors of the local community. While the Redevelopment Area is located slightly beyond a convenient walkable distance to the transit station, it will provide new housing for additional residents who will in turn utilize the Borough’s downtown. The addition of housing in close proximity to the
commercial core will help maintain the vitality of downtown, while increasing pedestrian activity.

As indicated in the County’s 2014 Land Use Element, land use policy for “Future growth, development, and investment should primarily take the form of revitalization and infrastructure upgrades, redevelopment of underutilized and contaminated sites, (re)development near transit infrastructure, infill development in existing neighborhoods and corridors, improvements to the pedestrian, bicycle, and transit infrastructure network, and renovation and reuse of structures with historic value”\(^7\). The Redevelopment Plan is clearly consistent with this strategy.

**State Development and Redevelopment Plan**

The State Development and Redevelopment Plan, last adopted March 1, 2001 is organized around eight goals which respond directly to legislative mandates of the State Planning Act. Three of these goals, most closely related to the proposed Redevelopment Plan, are described below.

**Goal 1- Revitalize the State’s Cities and Towns**

The Redevelopment Plan will provide for the redevelopment of an obsolete, over-developed institutional site into a mixed use development consisting primarily of residential uses, along with professional office and open space uses.

**Goal 6- Provide Adequate Housing at a Reasonable Cost**

The Borough of Haddonfield is located in the Metropolitan Planning Area (Planning Area 1) and this Plan will provide for the construction of new single family attached housing, including affordable units, at densities associated with inclusionary development.

**Goal 7- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value**

The entire Bancroft site is within the Haddonfield Historic District. The Plan provides for the preservation and enhancement of Lullworth Hall, the most

\(^7\) - *Camden County Land Use Element 2014*, p. 32.
distinctive historic structure on the property and the current administrative office for Bancroft NeuroHealth.

The State Plan further indicates 11 policy objectives which should be used to guide the application of the State Plan’s Statewide Policies within Planning Area 1. The proposed Redevelopment Plan closely relates to four of these objectives which are described below. As such the proposed Redevelopment Plan is in compliance with State Plan planning objectives and policies.

- **Land Use:** Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities.

- **Housing:** Provide for a full range of housing choices through redevelopment, new construction and the introduction of new housing into appropriate nonresidential settings.

- **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that encourages pedestrian activity and reduces dependency on the automobile.

- **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area’s ability to redevelop.
DEVELOPMENT PLAN REVIEW AND APPROVAL

Pre-application Conference and Concept Plan

Prior to submission of any application for development, the redeveloper shall meet for a pre-application conference with the Borough to insure that the requirements of the Redevelopment Plan are addressed.

The redeveloper shall submit a concept plan to the Borough at an early stage of the design process. The redeveloper shall present concept drawings of the project illustrating its compliance with the Redevelopment Plan. The Borough shall provide the redeveloper with written comments and if need be, alternative sketches, in response. The concept plan shall be compared with the design standards in this Redevelopment Plan as the basis for the review.

Escrow Fee

The Redevelopment Agreement shall provide that the Redeveloper(s) shall be responsible for payment of all professional fees and expenses related to the Borough’s cost of negotiating and preparing the Redevelopment Agreement(s), any financial and PILOT agreement(s) and any and all related agreements, resolutions, and ordinances as may be necessary. Redeveloper(s) seeking approval of a project in the Redevelopment Area (such as, but not limited to a subdivision or site plan approval) shall establish an escrow account with the Redevelopment Authority from which any consultants necessary for the Authority’s review of the redevelopment project shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. The Redevelopment Authority shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

Application for Development

The application for development shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in the Land Development Ordinance Application Checklist(s), with the following additional submission requirements:

1. A Sustainable Design Assessment.
2. An architectural elevation of each façade; or in the case of townhouses and duplexes, typical elevations.
3. A detail of each of the following building elements:
A. Main and secondary building entrances. A typical entrance may be shown if the main and secondary entrances are the same.

B. Typical window and surrounding architrave.

4. A site section for any portion of the redevelopment site adjacent to an arterial roadway or as otherwise requested by the Borough.

5. A sample board(s) for review by the Borough upon which are attached the actual materials to be used on each façade, including but not limited to, window glass, window frame, architrave, base, field, cornice and accent materials. Simultaneously, or as a separate application, the materials to be used in any signage for the redevelopment shall be submitted for review.

6. A copy of any protective covenants or deed restrictions applying or to be applied to the subject land.

7. Any existing or proposed easement or land dedicated or reserved for public use beyond that already indicated in the Redevelopment Plan.

8. A list of all required regulatory approvals at the municipal, county, state, and federal level of government and their status.

Redevelopment Authority Approval

The Redevelopment Authority shall certify the consistency of an application for development with the Redevelopment Plan prior to its submission by the redeveloper to the Haddonfield Borough Planning Board upon recommendation of the Borough. As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute a Redevelopment Agreement with the redeveloper.

Public Notice and Hearing

Any action towards the certification of consistency of a redevelopment project within the redevelopment plan by the Redevelopment Authority shall be taken at a public hearing of the Redevelopment Authority that is open to the public. The redeveloper shall provide notice to the public in the official newspaper of the municipality at least ten (10) days prior to said hearing in accordance with the procedures contained within N.J.S.A. 40:55D-1 et seq. for an application for development.
Planning Board Review

1. Site plan and subdivision review shall be conducted by the Haddonfield Borough Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat. Applications may be submitted for individual buildings, or groups of buildings.

2. The Haddonfield Borough Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except those standards and regulations specified in paragraph 3 below, in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c.

3. No deviations shall be granted that result in any of the following effects or conditions:

   A. To allow a use not specifically permitted within the redevelopment district;

   B. Exceeding the maximum number of residential units, bedrooms or floor area beyond those permitted;

   C. Exceeding the maximum building or structure height as measured in feet and/or stories. However, the Planning Board retains the right pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-60) to approve applications for building height in excess of that permitted in this Redevelopment Plan so long as the deviation is not greater than 10 feet or 10% of the permitted building height.

   D. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Redevelopment Authority.

   E. Deviations which will result in a change to the project phasing requirements set forth below.

Any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d, and any change in the total number of dwelling units or the phasing schedule shall require an amendment of this Redevelopment Plan.
Project Phasing

No phasing of any development shall be permitted in the Bancroft Redevelopment Area except in conformance with an executed Redevelopment Agreement with the Redevelopment Authority. The redeveloper may apply as part of an application for development approval before the Planning Board for a phasing plan. The phasing plan shall be in accordance with an implementation schedule, which shall be binding upon the redeveloper.

Effect of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) except to the extent they may be modified by the Redeveloper’s Agreement.