Borough of Haddonfield
Camden County, New Jersey

May 14, 2019

2019-06

Ordinance of the Borough of Haddonfield, in the County of Camden, New Jersey Adopting a Redevelopment Plan for the Property Commonly Referred to as Boxwood Hall Located at 65 Haddon Avenue and Comprising Block 11, Lot 3 on the Tax Map of the Borough Pursuant to the Local Redevelopment and Housing Law

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

Whereas, in accordance with the Redevelopment Law, the Commissioners of the Borough of Haddonfield, in the County of Camden, New Jersey [sometimes hereinafter referred to as the “Borough” or where applicable the “Commissioners”] have undertaken a study to determine if the single lot at the northeast corner of Haddon Avenue (CR 561) and Lake Street consisting of 1.482 acres in size currently owned by the Borough and known as Boxwood Hall at 65 North Haddon Avenue, comprising Block 11, Lot 3 on the tax map of the Borough, and containing four buildings and associated structures in various conditions (“Boxwood Property”) should be considered an area in need of rehabilitation pursuant to the Redevelopment Law; and

Whereas, Clarke Caton Hintz, the designated planner for the Borough in connection with the study of the Boxwood Property, submitted a report to the Borough dated August 17, 2018 (the “Boxwood Rehabilitation Report”) and which contains and incorporates a building inspection report dated July 9, 2014 regarding the same property stating that the Boxwood Property meets the criteria set forth in N.J.S.A. 40A:12A-14 since a significant portion of the structures therein are in a deteriorated or substandard condition and that a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3, may be expected to prevent further deterioration and promote the overall development of the community; and

Whereas, N.J.S.A. 40A:12A-14(a) provides that prior to the adoption of a resolution designating Boxwood Property as an area in need of rehabilitation, the Borough Commissioners must first submit a copy of the proposed resolution so designating the property to the Borough Planning Board for its review and recommendations; and

Whereas, on September 12, 2018, the Borough Commissioners pursuant to a resolution adopted on September 11, 2018 referred a copy of such resolution which contained the Boxwood Rehabilitation Report and this resolution in draft to the Borough Planning Board for its review and recommendations and comments pursuant to N.J.S.A. 40A:12A-14(a); and

1
WHEREAS, based on the Boxwood Rehabilitation Report, the Borough Planning Board found that the Boxwood Property satisfied the statutory criteria to be designated as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14(a); and

WHEREAS, on October 2, 2018, the Borough Planning Board, acting by resolution, recommended its adoption and the designation of the Boxwood Property as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14(a); and

WHEREAS, on October 9, 2018, the Commissioners of the Borough adopted Resolution #2018-10-09-148 designating the property as an area in need of rehabilitation pursuant to the provisions of N.J.S.A. 40A:12A-14(a); and

WHEREAS, Clark Caton Hintz has prepared a redevelopment plan for the Boxwood Property (the “Redevelopment Plan”) that the Commissioners have reviewed and desire to adopt pursuant to the provisions of N.J.S.A. 40A:12A-7(e); and

WHEREAS, upon introduction of this ordinance pursuant to such provisions, the Commissioners will forward such Redevelopment Plan to the Borough Planning Board for its review and recommendations; and

WHEREAS, upon final adoption of this ordinance, also pursuant to such provisions, the Planning Board will have reviewed such Redevelopment Plan and will have made its recommendations to the Commissioners who will have considered such review and recommendations in connection with such Boxwood Property; and

WHEREAS, the Commissioners hereby find it appropriate for the Redevelopment Plan to be adopted and further direct that the applicable provisions of the Borough’s Zoning Ordinance and Map be amended and superseded as and to the extent indicated in the Redevelopment Plan to reflect the provisions thereof.

NOW THEREFORE, BE IT ORDAINED by the Commissioners of the Borough of Haddonfield, in the County of Camden, New Jersey as follows:

SECTION I
The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION II
The recommendations and conclusions of the Borough Planning Board are hereby accepted by the Borough. The Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as Exhibit A, is hereby approved and adopted in accordance with the provisions of the Redevelopment Law.
SECTION III
The sections of the Borough’s Zoning Ordinance and Map are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

SECTION IV
If any part of this ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this ordinance.

SECTION V
A copy of this ordinance shall be available for public inspection at the offices of the Borough Clerk.

SECTION VI
This ordinance shall take effect at the time and in the manner as approved by law.

First Reading – March 26, 2019
Second Reading – April 9, 2019 (Continued to May 14, 2019)
Continued Second Reading & Adoption – May 14, 2019

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE, ACCURATE, AND COMPLETE COPY OF THE ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONER, BOROUGH OF HADDONFIELD, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AT THEIR REGULARLY SCHEDULED MEETING ON MARCH 26, 2019.

[Signature]
Deanna Bennett, Borough Clerk
BOROUGH OF HADDONFIELD
Camden County, New Jersey

EXHIBIT A

Boxwood Hall Rehabilitation Area Redevelopment Plan

May 14, 2019
Boxwood Hall Rehabilitation Area

Redevelopment Plan

DRAFT: MARCH 11, 2019

Haddonfield Borough, Camden County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ 08608
Boxwood Hall

Redevelopment Plan
Haddonfield Borough, Camden County, New Jersey

Prepared for Haddonfield Borough by

Clarke Caton Hintz:

Michael F. Sullivan, ASLA, AICP
Principal
NJPP License #5153

A signed and sealed copy is available at the municipal building.
BOROUGH COMMISSION

Neal Rochford, Mayor, Director of Public Affairs & Public Safety
Jeffrey Kasko, Commissioner, Director of Revenue & Finance
John Moscatelli, Commissioner, Director of Public Works, Parks & Property

STAFF AND CONSULTANTS

Sharon McCullough, Borough Administrator
Mario Iavicoli, Esq., Borough Solicitor
Michael F. Sullivan, ASLA, AICP, Clarke Caton Hintz, Planning Consultant
Deanna Bennett, Clerk
## Table of Contents

1. **Introduction** ............................................................................................................. 5
   - Redevelopment Process and Status ........................................................................... 5

2. **Redevelopment Plan Components** ........................................................................... 6

3. **Redevelopment Objectives** .................................................................................... 7

4. **Subareas and Development Regulations** ................................................................. 7
   - Zoning Map Amendment .............................................................................................. 8
     - Subarea A: R-2(o) Residential Office Overlay ......................................................... 9
     - Subarea B: R-2 Residential ....................................................................................... 9
     - Subarea C: Public Open Space ................................................................................. 9
     - Relationship to Existing Zoning .............................................................................. 10
     - Zoning Map ............................................................................................................. 10

5. **General Provisions** .................................................................................................. 10
   - Redevelopment Entity ................................................................................................. 10
   - Redeveloper Selection .................................................................................................. 10
   - Agreement ..................................................................................................................... 11
   - Effect of Agreement .................................................................................................... 11
   - Expiration ..................................................................................................................... 11
   - Staff Employment ........................................................................................................ 11
   - Acquisition of Property ............................................................................................... 11

6. **Development Review and Approval** ....................................................................... 12
   - Application for Development ...................................................................................... 12
   - Consistency with Redevelopment Plan ..................................................................... 12
   - Planning Board Review ............................................................................................... 12
   - Deviations from Redevelopment Plan ........................................................................ 13
   - Historic Commission Review ..................................................................................... 13
   - Effects of Approval ...................................................................................................... 13

7. **Relationship of Redevelopment Plan to Plans of Other Jurisdictions** ...................... 14
   - State Development and Redevelopment Plan (2001) ............................................... 14
   - Camden County Comprehensive Plan ...................................................................... 15
   - Master Plans of Contiguous Municipalities ............................................................... 16

- **Appendix**: Subdivision Plan
INTRODUCTION

The Boxwood Hall Redevelopment Plan encompasses the entirety of an area described and recommended as an “Area in Need of Rehabilitation” within a report prepared by Clarke Caton Hintz, dated August 17, 2018. The Boxwood Hall Rehabilitation Area (BHRA) is located at 65 Haddon Avenue (CR 561) composed of tax lot 3 of block 11. This document is the second step in the rehabilitation of the subject property that must be adopted by the Haddonfield Borough Commission. It contains all required elements for a redevelopment plan pursuant to the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.,

Redevelopment Plan

... a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both. --- NJSA 40A:12A-3

Redevelopment Process and Status

The formal rehabilitation process for Boxwood Hall began with the Borough Commission’s request to this office to conduct an investigation of the area to determine if it met the statutory criteria for designation as a rehabilitation area. Pursuant to the request, this office prepared an investigation report dated August 17, 2018 that found that the study area met the criteria for designation as a rehabilitation area. Based on that report, On September 11, 2018 the Borough Commission prepared a draft resolution designating Boxwood Hall as a rehabilitation area and referred the draft resolution to the Planning Board for review and recommendations. On October 2, 2018, the Planning Board reviewed the investigation and recommended that Boxwood Hall be designated as an area in need of rehabilitation. The Borough Commission designated Boxwood Hall as a rehabilitation area on October 9, 2018 pursuant to the Local Redevelopment and Housing Law NJSA 40A:12A-14(a) (Resolution #2018-10-09-148). Furthermore, a copy of the resolution was sent via certified mail to the Commissioner of the NJ Department of Community Affairs, in accordance with NJAP 40A:12A-6.

This Redevelopment Plan represents the next step in the process for the redevelopment of the BHRA. It is adopted by the Borough Commission
REDEVELOPMENT PLAN COMPONENTS

The Boxwood Hall Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law. As required under the statute, the plan includes the following relevant components (N.J.S.A. 40A:12A-7.a-f):

- Relationship to Local Objectives
- Proposed Land Uses and Requirements
- Redevelopment Regulations and Standards
- Relationship of the Redevelopment Plan to Other Plans
- Redevelopment Regulations and Relationship to Municipal Development Regulations
- Relationship to the Municipal Master Plan

The following components of a redevelopment plan are not applicable to this redevelopment area and are, therefore, not included in this redevelopment plan:

- Provisions for relocation, pursuant to N.J.S.A. 40A:12A-7.a (3), since there are no residents or dwelling units within the redevelopment area that are to be removed or relocated;
- Identification of property to be acquired, pursuant to N.J.S.A. 40A:12A-7.a (4), since this is a “non-condemnation” redevelopment plan, the entirety of the rehabilitation area is owned by the Borough and no properties are intended to be acquired;
- Inventory of affordable housing units to be removed because of the redevelopment plan’s implementation, pursuant to N.J.S.A. 40A:12A-7.a (6), since there are no low-or moderate-income restricted homes, within the rehabilitation area.
- Plan for the replacement of affordable housing units to be removed because of the redevelopment plan’s implementation, pursuant to N.J.S.A. 40A:12A-7.a (7), since there are no dwellings affordable to low-and moderate-income households within the redevelopment area that will be removed.
- Plan for the provision of affordable housing in accordance with the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), pursuant to N.J.S.A. 40A:12A-7.b, since no affordable housing is planned within the rehabilitation area.
REDEVELOPMENT OBJECTIVES

This Redevelopment Plan provides a framework for the rehabilitation of Boxwood Hall. This plan is based on the following objectives:

- Preserve the buildings and site context of Boxwood Hall that have been recognized as “significant” elements within the Historic District based on historical and architectural criteria, which exhibits the “Simple Colonial Style,” including the main building, smokehouse and site elements;

- Promote commercial occupancy and utilization of Boxwood Hall, such that renewed ownership/tenancy may reverse the trend of dilapidation and disrepair and, thus, rehabilitate and preserve the integrity of this significant historic resource;

- Ensure that commercial use of Boxwood Hall is regulated, in terms of scale and intensity, to fit within the existing buildings and site to not threaten or negatively impact the historic integrity of the buildings and structures.

- Reserve a portion of the Rehabilitation Area, to be retained in ownership by the Borough, as public open space;

- Ensure coordination among these objectives through a comprehensive plan for rehabilitation.

SUBAREAS AND DEVELOPMENT REGULATIONS

The Boxwood Hall Rehabilitation Area (BHRA) contains the entirety of Block 11 lot 3. However, the Borough has developed a framework for the rehabilitation of the (BHRA) that delineates three distinct subareas within the BHRA, each of which is envisioned to support a specific and different use(s). These subareas are created to ensure consistency with objectives of the BHRA and to provide rationale for the creation of separate lots within the BHRA, allowing for the transfer property as necessary, and to assign specific development regulations to such lots. Each subarea is planned for a different land use within the BHRA. The boundaries of the subareas are coterminous with those shown on the plan entitled “Major Subdivision Plan, Lot 3, Block 11, Plate 5, 65 North Haddon Avenue,” prepared by Remington & Vernick Engineers, dated April 3, 2018 and last revised April 11, 2018.
BOXWOOD HALL REHABILITATION AREA (BHRA)

Zoning Map Amendment: Detail

LOCATION:
Block 11, Lot 3
Haddonfield, Camden County, NJ

DATE:
January 2019

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

Base Map Source: Major Subdivision Plan - Lot 3, Block 11, Plate 5
65 North Haddon Ave. By Remington & Vornick Engineers. Revised 4/11/18

Legend
- Boxwood Hall Rehabilitation Area (BHRA)
- Zoning Boundaries
- R-2(0) Zone Overlay
Subarea A: R-2(o) Residential Office Overlay

Zoning Requirements: Subarea A contains the existing historic Boxwood Hall buildings, associated structures and site elements. It is approximately 0.66 acres in area. Development within Subarea A shall be subject to the spatial standards and regulations of the R-2 Residential District, §135-27, and the O Office Overlay District, §135-37. Furthermore, the following additional principal uses are allowed within this subarea: Art Gallery, Civic and Commercial.

Required Preservation of Historic Structures: The existing historic Boxwood Hall, including the main building and the associated smoke house, is on the NJ and National Register of Historic Places. Boxwood Hall is identified as a “contributing” structure within Haddonfield’s Historic District. These buildings shall be retained regardless of their ultimate use. Demolition or major alterations of these buildings shall necessitate a revision to this redevelopment plan.

Historic Easement: This redevelopment plan contemplates that the redevelopment area will be subdivided. A subdivision will require project authorization from the NJ State Historic Preservation Office (SHPO). It is anticipated that project authorization by SHPO would be conditioned upon the execution of a historic easement to strengthen the protections for the existing historic buildings. No reuse or development shall occur that is inconsistent with any easements whose purpose is to protect the integrity of the historic/contributing buildings.

Subarea B: R-2 Residential

Zoning Requirements: Subarea B contains an existing vacant single-family residential building, sometimes referred to as “the cottage”. It is approximately 0.46 acres in area. Development within Subarea B shall be subject to the standards and regulations of the R-2 Residential District, §135-27, which permits single-family detached residential use.

Preservation of Buildings Not Required: The existing dwelling and accessory structures within Subarea B are non-contributing structures, with respect to the Historic District and Boxwood Hall. They may be altered or removed as necessary as part of the implementation of this plan.

Subarea C: Public Open Space

Subarea C does not contain any existing buildings or structures. Rather, it contains lawn and ornamental and native plants of various maturities. Development within Subarea C shall be subject to the standards and regulations of the P Public District, §135-41 and is planned as open space.
**Relationship to Existing Zoning**

The Boxwood Hall Redevelopment Plan constitutes a new zone within the Borough. Land use and other regulations of this plan shall supersede those of Chapter 135 Land Development Ordinance with one exception: this plan shall not supersede the Historic Overlay District established pursuant to §135-48, such that the Historic Overlay District shall remain in effect as an overlay of the entire Boxwood Hall Rehabilitation Area (BHRA). Where the standards of this plan are silent, the regulations of the Land Development Ordinance shall apply as permitted by N.J.S.A. 40A:12A-7.a(2).

**Zoning Map**

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 to reflect the area encompassed by this redevelopment plan as the “Boxwood Hall Rehabilitation Area / BHRA”. This will replace the existing R-2(O) Residential Single-Family 2/ Office Overlay districts, but shall not replace the Historic Overlay District.

**GENERAL PROVISIONS**

**Redevelopment Entity**

The Borough Commission shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-15 Implementation of redevelopment plan for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Borough Commission shall have the powers set forth in N.J.S.A. 40A-12A-15 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

**Redeveloper Selection**

The Borough Commission may select a single redeveloper for the rehabilitation of the entire Redevelopment Area, or more than one redeveloper. The Borough Commission shall select the 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 objective of the plan.
Agreement

Once a redeveloper(s) has been selected, the Borough Commission shall enter into an agreement with the redeveloper(s) 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 the contractual agreement between the Borough Commission and the municipally designated redeveloper(s). The agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any development approval.

Effect of Agreement

The execution of the agreement shall convey the right to prepare an application for development to the Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Borough. In addition, the execution of the 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 Borough Commission 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.

Expiration

The Redevelopment Plan shall remain in full force and effect for twenty (20) years.

Staff Employment

The Borough Commission 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. The Borough Commission, however, shall not authorize expenditures that exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Acquisition of Property

N.J.S.A. 40A-12A-15 excludes the use of eminent domain to acquire any land or building pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (C.20:3-1 et seq.), since such powers are not authorized within an Area in Need of Rehabilitation. No land is planned to be acquired as part of this plan.
DEVELOPMENT REVIEW AND APPROVAL

Application for Development

Applications for development shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Chapter 135 Land Development of the Borough of Haddonfield, “Exhibit 1 Required Submission Documents”.

Consistency with Redevelopment Plan

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 Borough Commission, as the redevelopment entity, shall execute an Agreement with a redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development regulations of Chapter 135 shall be deemed to be certified as consistent with this plan and shall not require a separate determination of consistency by the Development Review Committee.

Any subdivision of the Rehabilitation Area shall be identical to the proposed lot lines shown on the plan entitled “Major Subdivision Plan, Lot 3, Block 11, Plate 5, 65 North Haddon Avenue,” prepared by Remington & Vernick Engineers, dated April 3, 2018 and last revised April 11, 2018, which is appended to this plan. Any proposed subdivision that is not identical to that Major Subdivision Plan shall be deemed to be inconsistent with this redevelopment plan and would require a revision to this redevelopment plan prior to consideration by the Borough Commission for consistency and subsequent implementation via a Planning Board application.

Planning Board Review

1. All development review shall be conducted by the Haddonfield Borough Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

2. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a&b.
3. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Development regulations of Chapter 135 shall not require an additional, separate approval by the Planning Board.

**Deviations from Redevelopment Plan**

Any development approved by the Planning Board within the Boxwood Hall Rehabilitation Area (BHRA), shall conform to use and other standards of this Redevelopment Plan. Deviations shall not be granted from “Use Regulations” or any mandatory components of this plan and any such deviations shall require an amendment to this redevelopment plan. Deviations from standards that would be analogous to “c” variances or design exceptions (as articulated in the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-70.c. and N.J.S.A. 40:55D-5) may be granted by the Planning Board.

**Historic Commission Review**

The BHRA lies within the Historic Overlay District and, therefore, all projects undertaken within the BHRA shall be subject to Historic Commission Review. Nothing in this plan shall be interpreted to modify the existing procedure for Historic Commission review as applied to the BHRA.

**Effects 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 an agreement between the Borough and a redeveloper.
RELATIONSHIP OF REDEVELOPMENT PLAN TO PLANS OF OTHER JURISDICTIONS

State Development and Redevelopment Plan (2001)

The New Jersey State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The Boxwood Hall Redevelopment Plan is consistent with, the NJ State Plan, Statewide Policies, in particular:

- Goal 1 – Revitalize the State’s Cities and Towns
- Goal 4 – Protect the Environment, Prevent and Clean Up Pollution
- Goal 6 – Provide Adequate Housing at a Reasonable Cost
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

Specific State Plan policies are reflected by this redevelopment plan:

Policy 12 Redevelopment and Adaptive Reuse of Obsolete/Underutilized Facilities Provide financial and technical assistance for the redevelopment and adaptive reuse of obsolete or underutilized public and private facilities for appropriate economic development purposes.

The Boxwood Hall Redevelopment Plan is consistent with, the NJ State Plan Intent and Policies for PA1 Metropolitan Planning Area:

Intent

• provide for much of the state’s future redevelopment;
• revitalize cities and towns;
• promote growth in compact forms;
• stabilize older suburbs;
• protect the character of existing stable communities.

Policy Objectives

The following set of Policy Objectives should be used to guide the application of the State Plan’s Statewide Policies in the Metropolitan Planning Area, the criteria for designation of
any existing or new Centers appropriate in this Planning Area, the optional delineation of Center Boundaries around Centers, and local and State agency planning.

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

(2) Housing: Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings, and the introduction of new housing into appropriate non-residential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites and Historic and Cultural Sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

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

This Redevelopment Plan directly supports these State Plan Policy Goals, both overall Statewide and for the PA-1 Metropolitan Planning Area.

Camden County Comprehensive Plan

Camden County’s Comprehensive Plan identifies areas targeted for future investment and articulates policies to coordinate development and redevelopment among the various municipalities. The Boxwood Hall Redevelopment Plan is substantially consistent with Camden County’s plan:

**Community Investment:** The BHRA is located in an area identified in the County Plan for the promotion of growth and redevelopment, called a Priority Growth Investment Area (PGIA). These places exhibit existing infrastructure, employment clusters and dense settlement patterns. This Redevelopment Plan is consistent with this priority for investment and growth.

**Community Vision—Transit Centers:** The BHRA is located in an identified Transit Center associated with the Haddonfield PATCO station on the Community Vision Overlay. The County Plan advocates for the activation of transit corridors through targeting growth within
walking distance of transit stations. Since the BHRA is within the PATCO station transit center, redevelopment of the BHRA as called for in this Redevelopment Plan is consistent with this policy.

**Community Vision—Main Streets:** The BHRA is located along Haddon Avenue, which is identified as a Main Street on the Community Vision Overlay. The County Plan advocates for the maintenance and enhancement of the vitality of Main Streets. Redevelopment within the BHRA according to this Redevelopment Plan would reactivate a vacant use and rehabilitate a significant historic resource and is, therefore, consistent with this policy.

**Land Use:** According to the Land Use Element Executive Summary in the Comprehensive Plan, “Camden County’s Land Use Element is intended to provide the County and its 37 municipalities with an actionable vision for the future, providing a clear picture of what the land use landscape in the County could look like by 2040... The Land Use Element is part of an overall update to Camden County’s Comprehensive Plan, and is intended to keep pace with changes anticipated up to the year 2040.”

The Land Use Element Executive Summary identifies 10 goals. The most relevant of these with respect to this redevelopment plan are:

1. **Promote growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.**

5. **Encourage active transit corridors by clustering growth, development, and a vibrant mix of uses within a walkable distance of transit stations.**

7. **Support the vitality of neighborhood main streets as anchors of the local community.**

This Redevelopment Plan is consistent these County-wide land use goals.

**Master Plans of Contiguous Municipalities**

Haddonfield is adjacent to Cherry Hill Borough, Haddon Borough, Audubon Borough, Haddon Heights Borough, Barrington Borough and Tavistock Borough. The Boxwood Hall Rehabilitation Area (BHRA) is a small area of just under 1.5 acres. It is located in the center of Haddonfield and is not near or adjacent to any of the surrounding municipalities. There are no significant relationships between the master plans of these adjacent towns and the objectives and regulations of this redevelopment plan.
APPENDIX A

Subdivision Plan