

**CINNAMINSON TOWNSHIP  
LAND USE PLAN ELEMENT**

October 2009

Prepared by the Cinnaminson Planning Board  
With the assistance of Banisch Associates, Inc.

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## **Introduction**

Planning history is an important aspect in preparing a Land Use Element. It provides important information on the decisions made in achieving the successes of planning and identifies the mistakes made in planning for the local community. It also establishes one of the principles for the revising and/or readopting goals and objectives and the land use element. The following is a summary from the point in which the Planning Board last adopted a Land Use Plan Element.

In 1989 the Township of Cinnaminson Planning Board adopted a Periodic Reexamination Report which made a series of recommendations. The major recommendation being a 1989 Master Plan Update or in other words revising the 1983 Land Use Plan Element.

The recommendation from the Reexamination Report outlined several policy and changes to the 1983 Land Use Plan including

1. As part of the Reexamination Report a series of Goals and Objectives were adopted. These were later modified in the 1997 Periodic Reexamination Report, but these are still in affect.
2. The Reexamination Report recommended rezoning residential zones which contain non-residential uses to reflect their existing uses.
3. Another recommendation was to have areas that are truly residential in nature but are in non-residential zones should be rezoned to reflect their residential character.
4. Since most new residential development will be the result of infill into existing residential zones existing residential densities and bulk standards should be maintained.
5. The report recommended the creation of a new zone for the Parry section reflecting many of existing lot sizes.
6. Also recommended was creation of improved design standards for subdivision such as clustering, buffers and setbacks, environmental characteristics and constraints.
7. The Reexamination Report stated that Rt. 130 should be the focus of commercial development in the Township.
8. It also stated that the Township should develop a redevelopment strategy for the Rt. 130 corridor to determine appropriate land uses and establish design standards.
9. The Report recommended changing the Rt. 130 commercial district to Business Development to provide an integrated system of land use management for the redevelopment of the Rt. 130 corridor.
10. Included within the proposal was also a recommendation to develop design guidelines including lot formation, limiting curb cuts, buffers, signage, landscaping and maximum coverage.

11. The report recommended the elimination of motels and hotels from the permitted use in the Commercial District.
12. Finally, the Reexamination Report recommended focusing on the Delaware River waterfront.

Since the adoption of the 1989 Reexamination Report and the Master Plan Update (Land Use Plan Element), the Planning Board adopted its next Reexamination Report in 1997.

The Planning Board's 1997 Periodic Reexamination Report identified a number of recommendations. Specifically, to update the Master Plan and Land Development Ordinance it recommended.

1. The preparation of a new master plan and the revision of the land use zoning regulations to comport with the new master plan.
2. The new master plan include an updated Land Use Plan Element which addresses the following issues:
  - a. In order to maintain the single-family residential character of many of the Township's neighborhoods, regulations should be established to prevent conversions of single-family dwellings into multiple family dwellings.
  - b. The site plan ordinance and performance standards should be revisited to establish new, unambiguous requirements, which address the needs of today's development while protecting the health, safety and welfare of Cinnaminson.
  - c. The zoning ordinance for light industrial districts should be reexamined to determine whether more flexibility in industrial uses should be provided and residential uses should be prohibited.
  - d. The goals and objectives and their respective changes should be incorporated into the new Land Use Plan Element.
3. The master plan reexamination report recommended the new master plan include: an updated and more comprehensive
  - a. Waterfront Master Plan Element;
  - b. Open Space and Recreation Plan Element which examines the adequacy of the community's supply of open space and recreational facilities in view of anticipated population growth and demographic changes;
  - c. Conservation/Preservation Plan Element focused on preserving the last vestiges of undeveloped lands in the community and tying together the recommendations of the Waterfront Master Plan and Open Space and Recreation Plan Elements; and
  - d. Economic Development Plan element focused on revitalizing the Township's Route 130 commercial corridor.
5. The master plan reexamination report recommended that upon resolving the "builders remedy" lawsuit brought against the Township, the new master plan should establish the foundation for planning and zoning needed to provide for neo-traditional concepts and designs for the resultant inclusionary housing developments.

One of the priority recommendations of the 1989 and 1997 Reexamination Reports was to develop a Redevelopment Plan and/or Economic Development Plan element focusing on revitalizing the Township's Route 130 commercial corridor.

In April 2001 the Planning Board in conjunction with the Burlington County Office of Land Use Planning developed a document entitled "Preliminary Investigation: Area In Need for Redevelopment". The report sets forth an assessment of existing conditions of certain properties within the Township as required in N.J.S.A. 40A: 12A-6, which is "conditions currently serving as obstacles to improving the function, safety, vitality, appearance, convenience and desirability of those areas determined to be "in need of redevelopment".

This study resulted in the Township Committee adopting a Redevelopment Plan in June 2002 specifically identifying four areas in need of redevelopment, appointing the Township Committee as redevelopment entity and setting out a series of redevelopment strategies to overcome the obstacles to comprehensive improvement to the areas identified. These areas included:

- Section #1: This section includes Township owned lands, including rights-of-way, in the vicinity of Calhoun and Clay Streets west of Cinnaminson Avenue. This section is part of an area of Cinnaminson known as "Parry".
- Section #2: This section is located on the northern side of U.S. Route 130 extending from Cinnaminson Avenue approximately two-thirds of the distance to Highland Avenue.
- Section #3: This section is located on the northern side of U.S. Route 130 extending from Union Landing Road to approximately one-half the distance to Taylor's Lane.
- Section #4: This section is located on the southern side of U.S. Route 130 extending from the vicinity of Church Road to approximately one-half the distance to Riverton-Moorestown Road.

Besides adopting a set of goals for the redevelopment plan, the plan strategies involved:

1. Redevelopment plan incentives such as tax abatement and development financing,
2. Government grants from State programs, such as Green Trust Program, Transportation Trust Fund, the Environmental Infrastructure Trust and Community Development Block Grants,
3. Economic Development Committee to advise the governing body and the Planning Board and assist the municipality in identifying economic development strategies,
4. Fast track approval process of development proposals within the redevelopment area,
5. Aesthetic standards, such as architectural design standards and landscaping standards,
6. Acquisition through eminent domain,

7. Relationship with other plans such as the State Development and Redevelopment Plan and Route 130/Delaware River Corridor Strategic Plan and
8. Code enforcement.

Two builder's remedy lawsuits were filed against Cinnaminson Township, and Superior Court assumed jurisdiction. Superior Court also approved the Fair Share Plan set forth in the Housing Element as part of a Final Judgment of Compliance and Repose on December 3, 2001.

The Planning Board formally adopted an amended Housing Element and Fair Share Plan on February 12, 2002 as part of its Master Plan. The Township's Judgment of Repose extended until December 3, 2007, but with the Appellate Division over turning COAH's third round rules the judgment was extended to December 31, 2008.

In 2005 the Planning Board adopted a Periodic Reexamination Report. The 2005 Report recommended:

1. The Planning Board should update its goals and objectives to reflect the priorities of the Planning Board and the preparation of new elements to its Master Plan and the updating of existing elements.
2. The Planning Board should update its Housing element using 2000 Census information, and addressing the requirements of proposed N.J.A.C. 5:94-1 et seq. and N.J.A.C. 5:95-1 (new rules) for the Third Round.
3. As recommended in the 1997 Reexamination Report the Planning Board should develop a Recreation Plan addressing the adequacy of the community's supply of open space and recreational facilities in view of anticipated population growth and demographic changes and focusing on preserving the last vestiges of undeveloped lands in the community.
4. The Planning Board should prepare a Historic Preservation Plan Element to support the recent (2004) actions of the Township Committee in creating a Historic Preservation Commission.
5. The Planning Board should prepare a Farmland Preservation Element to advance the preservation of the remaining farmland in the Township.
6. The Planning Board should prepare a Circulation Plan Element because of the importance of circulation impacting redevelopment;
7. The Planning Board should examine the recent Fair Haven & Atlantic Highlands court decision, which nullified the Manalapan decision relating to the calculation of density and determine whether a major subdivision density adjustment zoning technique should be incorporated into the Land Development Ordinance to adequately protect environmentally sensitive land features.
8. The Planning Board should prepare a Policy Statement as required by N.J.S.A. 40:55D-28d of the MLUL, indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan

adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c.398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c.39 (C. 13:1E-1 et seq.) of the county in which the municipality is located".

9. There have been a number of changes in regulations, State law, regional and State planning initiatives, and local assumptions forming the basis of the master plan and development regulations since adoption of the last Land Use Plan element that suggest the need for an updated Land Use Plan, including:
  - State Development and Redevelopment Plan Cross Acceptance III;
  - Burlington County Route 130 and Delaware River Corridor Strategic Plan;
  - Stormwater management rules and the requirement that each municipality develop its own stormwater management plan;
  - Third Round COAH rules adoption;
  - Demographics changes
  - The need to examine industrial zones and uses,
  - Limited remaining open space in the Township,
  - With the River Line opening the value of the Township's waterfront.
10. With the adoption of the new stormwater rules the Planning Board is required to adopt a Stormwater Management Plan and to recommend a Stormwater Control Ordinance to the Township Committee.

Since the adoption of the Reexamination Report the Planning Board has developed and adopted:

1. Historic Preservation Plan Element,
2. Farmland Preservation Plan Element and
3. Open Space and Recreation Plan Element.
4. Housing Plan Element and Fair Share Plan, and

### ***Goals and Objectives***

N.J.S.A. 40:55D-28b states, "The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements (1) and (2).

Subsection (1) requires the Planning Board to adopt "A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based".

In the Periodic Reexamination Report the following was one of the considerations discussed.

*“Considering these changes to existing master plan elements and the preparation of new elements the Board believes it would be prudent to reevaluate its goals and objectives. Likewise there may be the necessity to address its land use element especially considering the expansion of redevelopment and the conservation of remaining undeveloped land. This also provides the basis to update the Township’s zoning map”. Page 29*

As previously mentioned the Planning Board determined *“The Planning Board should update its goals and objectives to reflect the priorities of the Planning Board and the preparation of new elements to its Master Plan and the updating of existing elements.*

As the Planning Board continues its efforts to adopt new elements and update other elements of its Master Plan it is prudent for the Board to consider updating its goals and objectives. In reviewing them the Planning Board recognized there are certain policies that should be deleted from the set of existing goals and objectives. Specifically, under Goal III: “Safeguard the environmental resources of the community” the first objective is:

- a. Objective A: Continue to require that an environmental impact statement be submitted with all preliminary major site plan and subdivision applications and to be considered as an integral component of the development application review process.*

This is a requirement within the Land Use Ordinance (§455-31) making it a standard for the subdividing of land or the submission of a site plan to the approving boards within the Township. It is an implementation measure not an objective.

Likewise Goal V: *“In recognizing changes occurring in the work place and technological advances being made, provide for home-based occupations, which are compatible with the residential neighborhoods in which they are located and Objective A: Revise the township’s current home-based occupation zoning regulations by providing an updated description of permitted and prohibited uses and setting forth more definitive requirements to ensure compatibility with surrounding residential uses and neighborhoods”* is an action item for the Township Committee at the recommendation of the Planning Board to undertake in the Land Use Ordinance.. It is an activity not a goal or an objective.

Similar to the issue of home occupation again in Goal III: “Safeguard the environmental resources of the community” Objective B states *“Expand the waterfront concept set forth in the 1989 Update and prepares and adopts a Waterfront Master Plan”*: Again this is an implementation measure for the Board to carry out.

The balance of the goals and objectives manage land use, housing and economic development and to a limited extent natural resources and open space. With the adoption of a historic preservation and farmland preservation plan, circulation and recreation plan the Board should consider expanding its lists of goals and objectives to take into consideration these issues.

From the Farmland Preservation Plan goals and objectives should include:

### **Agriculture**

- To encourage the preservation of agriculture through proactive planning where there are suitable conditions for the continued operation and maintenance of agricultural uses.
- To preserve a land base to assure that agriculture remains a viable, permanent land use.
- To coordinate agricultural preservation activities with the State Agriculture Development Committee (SADC), Burlington County Agricultural Development Board and other open space preservation activities in the Township.
- To recognize agriculture as a significant economic industry in the community and to encourage economic opportunities in this industry.
- To provide financial incentives, financing mechanisms and enhanced opportunities for agricultural businesses that assist in maintaining agriculture as a viable economic activity.
- To encourage compatibility between agricultural operations and neighboring nonagricultural development through the right-to-farm ordinance.

For the historic preservation suggested goals and objectives should include:

### **Historic Resources**

- To safeguard and conserve the heritage of the Township by preserving those resources that have historic, archaeological, social, cultural, economic and architectural significance, based on national, state and local importance and criteria.
- To discourage encroachment on historic structures and sites by uses and buildings that is incompatible or detracts from the design of the historic features.
- To encourage the preservation, rehabilitation and adaptive reuse of historic buildings and structures that protects their architectural integrity and preserves their context within the historic landscape.
- To encourage the development of land use regulations that acknowledge and permit special treatment for historic landscapes, districts, sites, and structures, including set back and other zoning standards.

From the Open Space and Recreation and Circulation Plan the goals and objectives for these areas are:

### **Recreation and Open Space**

- To promote the provision of appropriate and balanced public open space and recreational facilities through public action and where appropriate, through the development review process.

- To prepare and maintain a recreation and open space master plan to establish and enhance recreational lands and public open space; to establish linkages of public spaces through the use of greenways, hiking trails, waterways, paths and bikeways; and, to establish as the highest priority for public acquisition, areas of unique recreational, scenic or environmental value.
- To encourage the public acquisition of areas of exceptional recreational or scenic value, or environmental sensitivity, at all levels of government, with priority given to acquisition of land to meet present and future demand for active and passive recreation.
- To encourage the development of new private and public recreation facilities in appropriate locations to serve the residential neighborhoods in the community.
- **To promote a public open space "greenbelt" network through a planned linear walkway and public access program utilizing private and public sector resources.**
- **To advance improvements and promote public access to the waterfront within the Township.**

#### Transportation

- To fashion a circulation plan sufficient to accommodate planned development, while retaining the unique and scenic features of the road network.
- To coordinate with other municipalities and governmental bodies for a regional approach to transportation that respects and enhances the character of the community.
- To establish transportation policies and programs that improve connections among housing, employment and commercial uses, including provisions for vehicular and pedestrian travel and bicycle paths.
- To control development so that traffic will not exceed the capacity of the existing road network to provide safe, efficient and convenient traffic movements, based on rural road service standards designed to maintain the character of the community.
- To recognize that roadways are public lands that deserve aesthetic design consideration, as well as efficient movement of vehicles, to carefully plan the Gateway entrances to the Township that promote a visitor's first impression of Cinnaminson.
- To encourage transportation funding for maintenance of the existing transportation system, rather than encouraging the development of new systems in the Township.
- To minimize the impacts of transportation systems on the environment, including air and noise pollution.

In the recreation and open space the one of the bolded objectives reflects one of the Board's existing objectives and the other is a restatement of another of the Board's objectives.

Following the same format the following are goals and objectives for land use, housing and economic development.

### **Land Use and Management**

- To exercise stewardship over the lands and waters of Cinnaminson Township to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
- To protect and maintain the prevailing character of the Township, especially its residential neighborhoods.
- To promote the goals and objectives of Cinnaminson Township through the incorporation of local policies and strategies that respond to the basic premises, intent and purposes of the State Development and Redevelopment Plan and the Delaware River/Route 130 Strategic Plan.
- To provide a future land use pattern that preserves areas of farmland and other open lands and serves the needs of the community for housing, community services and a safe and healthful environment.
- To offer flexibility in development techniques, which recognize new approaches and technologies that are responsive to evolving demographic, economic and environmental needs.
- **To promote the redevelopment of vacant and underutilized commercial sites located along Route 130, and examine sites to determine whether they have the potential to be redeveloped for commercial uses or other alternate uses, i.e., comprehensively planned residential/commercial/service mixed use developments or office complexes.**

### **Housing**

- **To preserve the existing residential character of the Township in planning for the development of vacant sites and the redevelopment of underdeveloped sites.**
- To promote and support the development and redevelopment of affordable housing intended to address the Township's fair share of the region's lower income housing.
- **To provide for a range of housing opportunities within the Township.**
- **To develop housing strategies to address the needs of various age groups, including housing for senior citizens.**
- To provide for residential densities and lot sizes that do not exceed the capabilities and limitations of natural systems and available infrastructure.

### **Economic Development**

- To provide for desirable non-residential development in appropriate areas of the Township to complement the existing character of the community and aid in broadening the local tax base.
- To encourage the continuation of a variety of types of commercial land use within the Township's existing commercial districts with a focus on the redevelopment of the Route 130 corridor

- To promote the redesign of existing commercial sites to provide a more efficient land use pattern through such approaches as reduced curb cuts, interconnecting driveways, improved pedestrian and bicycle linkages and enhanced landscaping and aesthetics.
- To provide for the appropriate expansion of commercial uses in compact forms and within areas with utilities in order to concentrate businesses and provide a variety of services and to meet the needs of residents and visitors alike.
- To coordinate such items as architectural design, access, landscaping, adequate parking, lighting, signs and similar design features to produce visually and functionally compatible economic development.

Under housing existing goal one and its objectives are restated. Within land use one of the existing objectives under goal IV is restated, but many of the statements of land use and economic development reflect the intent of the existing goals and objectives I and II.

With the Township Committee's adoption of design standards for the Redevelopment Plan and the focus of many of the objectives on design of development and redevelopment the following list on community design is identified by the Planning Board.

#### **Community Design**

- To develop design standards that promote good civic design and high visual quality of site and building design for all land use categories.
- To ensure that new development is visually and functionally compatible with the natural and physical character of the Township.
- To promote physical design and community planning that assure that adjacent land uses function compatibly and harmoniously in terms of scale and location.
- To improve the appearance of developed areas with design standards for features such as but not limited to signs and buffering.
- **To encourage the redevelopment of vacant and underutilized industrial sites into comprehensively planned, diverse light industrial/research and development/office complexes which capitalize on the Township's access to the regional transportation network and proximity to major population and employment centers.**

Again, one of the existing objectives is restated in bold.

#### **Existing Land Use**

Cinnaminson is considered a mature developed community within the urban fabric found in Burlington County between Route 130 and the Delaware River. According to New Jersey Department of Environmental Protection Land Use /Land Cover data in 1995 Cinnaminson Township was 73% developed in some form of urban development (Figure 1). Table 1 shows NJDEP's calculations for the Township.

Also found as part of Table 1 are the figures from NJDEP's Land Use/Land Cover for 2002. Figure 2 reflects the interpretation of those figures. As can be seen there has been a 2% loss of agricultural land in the Township and a 1% increase in urban land uses.

**Table 1 Land Use /Land Cover**

	1995		2002	
	Total	%	Total	%
<b>AGRICULTURE</b>	221	5	142	3
<b>BARREN LAND</b>	162	3	206	4
<b>FOREST</b>	451	9	415	9
<b>URBAN</b>	3,541	73	3,595	74
<b>WATER</b>	97	2	95	2
<b>WETLANDS</b>	376	8	395	8
<b>Total</b>	4848	100	4848	100

Source: NJDEP Land Use/Land Cover 1995 and 2002

The two figures (Figures 1 and 2) identify the most significantly undeveloped land in the Township along the river. This pattern was recognized in the 1989 Land Use Plan Update resulting it recommending that the Planning Board develop a Waterfront Master Plan.

There are though a number of development and preservation activities involving actions on the part of the Township and the private sector that must be addressed in reviewing undeveloped land in the Township since 2002. (Figure 3)

An additional figure (4) is provided which reflects an analysis by a consultant for the Council on Affordable Housing. This analysis also fails to address some of the activities that have taken place within the Township.

### **1. Village of Cinnaminson Harbour**

One of the most significant projects in the Township is the development that has evolved from the settlement in the Cresmont builder's remedy litigation. It involves Block 307, Lots 1 & 1.01; Block 404, Lots 1 & 3; Block 501, Lots 12 & 14; Block 502, Lots 2, 3, 4 & 7; Block 503, Lots 1, 3 & 4 and it is an area of 106± acres. This project under the Court Order permits the development of 911 residential units with associated recreational facilities and open space as well as up to 97,600 square feet of nonresidential space along Broad Street and the waterfront. This development is within the Planned Unit Development District according to the zoning map, but according the Land Development Ordinance it is governed by the Cresmont Standards.

The site on figure 4 is identified as available land by COAH and figure 3 shows it as a combination of wetlands, forest and barren land.

### **2. MCW Enterprises L.L.C. (Meadowview)**

This is a development of 170 single family detached residential units at a gross density of approximately 2 units per acre. It is located on Block 3106 Lot 1.01 and 1.03 and consists of 84.87 acres. This project extends into Moorestown and is in the R-1CL Residential Cluster District.

In this case figure 4 shows the open space within the complex as available land and figure 3 shows a significant amount of barren land.

### 3. Harbour Reef Joint Venture

This property which involves Block 201 Lot 5 was the subject of the first builder's remedy lawsuit filed against the Township. Since the property is proximate to the Delaware River, a Waterfront Development Permit from the NJ Department of Environmental Protection is required in addition to the customary array of local and county approvals. During the pendency of the litigation, Harbour Reef filed -and received, on November 17, 1997 a Waterfront Development Permit for the construction of up to 103 townhouse units. By Court Order entered on October 12, 1999 the Harbour Reef property was released from the Scarce Resource Restraint and Harbour Reef was granted a builder's remedy. Harbour Reef committed to provide a 15% affordable housing set-aside, for a total of 15 units of the 103 unit development approved by the NJDEP. The NJ DEP permit approval was appealed by neighboring property owners, and was successful in having the State purchase the site as open space in 2002. This area is within the Marine Commercial District.

### 4. SC Holdings

Located on Block 702 Lot 2 the SC Holdings parcel is a 16.42 acre, irregularly-shaped parcel with frontage on Taylors Lane and also on Union Landing road at: the intersection of Wallace Boulevard.

The Special Master, in his April 29, 1997 review of vacant land, observed that the tract is bounded by various industrial and residential uses but found the site sufficiently large to provide a buffer from incompatible land uses. A closed sanitary landfill lies to the west of the site.

Although this is an undeveloped COAH site figure 4 shows it as available land. Figure 3 shows the site as mostly wooded.

### 5. Agricultural Properties

According to the Farmland Preservation Plan there are seven farm assessed parcels in Cinnaminson Township totaling 262.52 acres. (Table 2)

**Table 2 Farm Assessed Land**

Block Lot	Property Location	Acreage
Block 201 Lot 1.01	Taylor's Lane	120.36
Block 801 Lot 1	Union Landing Road	14.12
Block 801 Lot 2	Union Landing Road	93.29
Block 3410 Lot 27	400 N. Forklanding Road	5.62
Block 3419 Lot 1	Lenola Road	20.35
Block 3501 Lot 2	15 S. Forklanding Road	4.0
Block 3503 Lot 1	Forklanding Road	4.78
Total		262.52

Source: Farmland Preservation Plan June 2005

Block 201 Lot 1.01 is owned by the Taylor Family. Only a portion of the property is under cultivation. A significant portion is in woods and wetlands. This area is the Wildlife Refuge which has been conveyed to the New Jersey Natural Lands Trust. The Trust preserves land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space. The Trust manages its properties to conserve elements of natural diversity, such as habitat for rare plant and animal species and rare ecological communities. This area is within the Light Industrial District.

Block 801 Lot 1 & 2 is the Hunter's Farm. This property has filed an application to the State Agricultural Development Committee (SADC) for the direct purchase of the development rights of its farmland. The Township has conducted an appraisal of the property and the Burlington County Agricultural Development Board (CADB) has voted to participate in the farmland preservation of the property even though it is outside of the County's Agricultural Development Area (ADA). The CADB as well as the Township are desirous of maintaining the historical significance of the property as an active farm within the Township. This area is in the Industrial District.

Block 3410 Lot 27 is a small cultivated parcel at 400 Fork Landing Road owned by the Schlup family. This parcel is adjacent to a school and residential development and functions as a nursery. This area is in the R-2A Residence District.

Block 3419 Lot 1 off of Lenola Road is approximately 20 acres with a significant area in agricultural wetlands. The western edge of the property abuts the north Branch of Pennsauken Creek and a portion of the property is in forest. To the north of the property is a residential subdivision. The Farm is owned by the Winner family and it extends in Moorestown Township. This area is in the R-2A Residence District.

On the east side of the north branch of the Pennsauken Creek the Winner family has two farmland assessed parcels. They are Block 3501 lot 2 and Block 3503 Lot 1. These parcels are on Forklanding Road and are adjacent to Route 73. These properties are in the Business Development District. A significant portion of the property is impacted by a stream and is within the 100 year floodplain.

Although Hunter's Farm will be in Farmland Preservation Figure 4 shows the farm as available land.

## **6. New Plan Town Center**

This redevelopment project is under construction in Section 2 of the Township's Redevelopment Plan. The project is for 336,694 square feet of retail space. The space involves the construction of a supermarket, eight (8) retail buildings and four (4) pad sites and associated parking and stormwater facility on Block 1404 Lot 1 and Block 1407 Lot 29.01. The project also involves a major New Jersey Department of Transportation improvement along Route 130 which was initially identified in the Burlington County Strategic Plan for the Route 130 and the Delaware River, the reconstruction and realignment of Cinnaminson Avenue, Branch Pike and Church Street. The project replaces 250,000 square feet of retail space anchored by an out-of-business chain store. It is in the Business Development District (BD). The total property consists of 38.13 acres along the north side of Route 130.

Figure 4 shows the eastern side of the site as available land even though it is presently under development. This is also the case with figure 3 which shows it as forested.

## **7. Motel Row**

The Township Committee solicited proposals for the redevelopment of Block 2102, Lots 43, 54.01, 55, 56, 57, 60 and 61 which together, comprise approximately fifteen  $\pm$  (15  $\pm$ ) acres of land along Route 130 North encouraging distinctive proposals addressing the goals of the Redevelopment Plan and consideration of the goals and objectives as identified by the Planning Board for the Township.

The Township entered into an arrangement with Renwick and Associates to conduct an economic valuation of the properties in question so as to exercise its eminent domain powers under N.J.S.A. 40A: 12A- 1, et seq.

The Township reviewed the Proposals, and determined to enter into negotiations with J. S. Hovnanian & Sons, LLC, a New Jersey limited liability company, with its principle office at 900 Birchfield Drive, Mt. Laurel, NJ 08054, to undertake the redevelopment of these properties.

The project referred to as Siena offers twelve 3-story elevator serviced buildings for individuals 55. Presently under construction this project is for 204 units. This project is in the Business District/Senior Citizen Townhouse District.

## **8. Open Space Acquisition**

This area is a 20 acre parcel which is excess right-of-way from the Route 90 project. It is property identified by the New Jersey Department of Transportation as not necessary to be retained and with Green Acres the Township is in the process of purchasing it. The property lies south of Fork Landing Road abutting Route 73 to the west and Pennsauken Creek to the east.

Approximately 14 acres of the property is unconstrained while the remaining six acres is mainly wetlands. A concept plan has been developed for the area. They include soccer fields, a football field, tot lot and walking trail within the constrained area. It also will include support facilities such as parking and other necessary maintenance.

Its location on the edge of the Township also has been the focus of establishing a system of trails and sidewalks of connecting the facility with the two other community parks (Memorial and Wood) as well as the Middle School on Fork Landing Road. The project area is within the Business Development District.

## **9. WalMart Development**

Not reflected in the 2002 Land Use/Land Cover is the WalMart development along Rt. 130 and Industrial Highway. This complex as well as adjacent satellite stores occupies 39.6 acres and is within the Township's Business Development District. This site is also shown as developable land on figure 4. Figure 3 shows the property as partially forested.

With elimination of these noted available sites according to COAH's consultant many of the remaining parcels are still questionable. For example included as available is the wooded portion of Lakeview Cemetery, Cinnaminson High School, and parkland included in the Township's Recreation and Open Space Inventory, and property along the

River which is owned by NJDEP. Figure 3 produces a different picture of available land once these areas are eliminated.

Table 3 reflects the discussion above as well as other new construction impact on available land in the Township.

**Table 3 Development and Preservation Since 2002**

Aren/Project	Residential	Commercial	Open Space
Village at Cinnaminson Harbour	106 acres		
Meadowview	84.87 acres		
Harbour Reef			46.94 acres
SC Holding	16.42 acres		
Agricultural Properties			
Taylor			120.36 acres <sup>2</sup>
Hunter			107.41 acres
Schlup		5 acres	
New Town		38.13 acres	
Motel Row	15 acres		
Open Space			14 acres
WalMart		39.6 acres	
<b>Total</b>	<b>222.29 acres</b>	<b>82.73 acres</b>	<b>288.71 acres</b>

Tax records for 2003 are provided in Table 4 and an investigation of 2007 tax records show approximately 249 vacant acres on 143 parcels in the Township which is a reduction of 185± acres. Conversely, the Township has experienced a residential increase of 136± acres. The next category reflecting a significant change is that of industrial and commercial properties. In these categories together there has been a 53± acre change.

The next table looks closer at the vacant land issue by examining it by zone. In reviewing the development ability of the parcel the vacant land total reduces down from 249 acres to 234 acres by zones. This figure does not reflect environmental restraints, but are lots that are undersized in terms of meeting area and bulk requirements of the zone. In the nonresidential zones the Industrial District has the most available acreage of 68.25 as opposed to the residential zone high of the R-3 District at 47.33 acres.

The majority of the R-3 property is contained in a 33.33 acre parcel that is adjacent to Pennsauken Creek. In examining environmental constraints the property is in wetlands and the 100 year floodplain of Pennsauken Creek. The second largest parcel in the R-3 zone is 8.5 acres and is also impacted by Pennsauken Creek. The remaining R-3 parcels (approximately 11.5 % of the vacant land within the zone) are scattered sites of approximately 0.59 acres in size.

In the Industrial District the largest parcel is an 11.6 parcel fronting on the Industrial Highway and an 8.86 acre parcel fronting on Union Landing Road with the third largest property being a 6.15 acre parcel again on Union Landing Road on lot north from the

<sup>1</sup> Also includes farmland preservation property.

<sup>2</sup> Overlaps with the Wildlife Refuge

8.86 acre parcel. According to the environmental constraints mapping the latter two parcels contain sensitive forest habitat. The largest parcel has already a conservation easement on the back portion of the parcel as it abuts Pompeston Creek, but since that time this portion of Pompeston has been designated category 1 waters. Besides being impacted by a 300 feet buffer to the high water mark of the Creek there are wetlands on the parcel extending toward Industrial Highway and sensitive forest habitat on the property.

**Table 4 Property Classification by Land Use**

	2003		2007		Difference
	Total	%	Total	%	+/-
No data	48.74	1	0	0	-48.74
Vacant	284.26	7	249.1	6	-185.26
Public School	137.16	3	136.9	3	-0.29
Private School	7.87	0	7.58	0	-.0.29
Public Property	287	7	293.5	7	+6.5
Church	38.31	1	41.4	1	+3.09
Cemeteries	95.48	2	95.7	2	+0.22
Other Exempt	60.59	1	62.3	1	+1.71
Residential	2,038.59	48	2174.75	51	+136.16
Farm Regular	0.27	0	12.8	0	+12.53
Farm Qualified	279.91	7	254.4	7	-25.51
Commercial	460.27	11	443.3	10	-16.97
Industrial	533.81	12	497.2	12	-36.61
Apartment	0.14	0	0.1	0	-0.04
Rail Road I	11.12	0	12.7	0	+1.58
Rail Road II	0.99	0	2.8	0	+1.81
<b>Total</b>	<b>4,284.53</b>	<b>%</b>	<b>4,284.53</b>		

Source: New Jersey Association of County Tax Records

**Table 5 Vacant Property by Zone**

ZONE	TOTAL ACREAGE	TOTAL ACREAGE	DEVELOPABLE ACREAGE
MC	13.91		13.91
LI	10.67		9.89
BD	17.37		13.91
<b>IND</b>	<b>68.25</b>		<b>68.25</b>
C	0.12		0.12
<b>Nonresidential subtotal</b>			<b>106.8</b>
R-1CL		0.17	0
R-2CL		24.77	24.77
R-2		12.7	11.38
R-2A		26.38	25.72
<b>R-3</b>		<b>47.33</b>	<b>47.33</b>
R-4		9.62	9.53
R-5		0.63	0.53
R-6		3.07	2.64
<b>Residential Subtotal</b>			<b>121.9</b>
<b>Grand</b>	<b>110.32</b>	<b>124.67</b>	<b>234.99</b>

A further analysis of vacant land was conducted. Using environmental constraint information and actual filed inspection table 5 was modified to significantly reduce the amount of developable to 23.99 acres. Table 6 provides a description of the change.

**Table 6 Vacant Property by Zone Applying Environmental Constraints and Conducting Field Inspection**

ZONE	TOTAL ACREAGE	TOTAL ACREAGE	DEVELOPABLE ACREAGE
MC	13.91		0
LI	10.67		0
BD	17.37		5.21
IND	68.25		7.69
C	0.12		0
Nonresidential subtotal			12.9
R-1CL		0.17	0
R-2CL		24.77	0
R-2		12.7	6.94
R-2A		26.38	0
R-3		47.33	1.44
R-4		9.62	2.6
R-5		0.63	0
R-6		3.07	0.11
Residential Subtotal			11.09
Grand	110.32	124.67	23.99

### **Building Permits, Certificates of Occupancy and Demolitions**

The last Land Use Element identified Cinnaminson as a developed community, but noted that the Township experienced an increase of over 416 units from 1983 to 1989. The majority of the increase was related to two senior citizen complexes.

In 1990 Cinnaminson had 4,877 housing units. In 2000 that figure had increased to 5,147 units or an increase of 5.5%. This increase corresponds to the number of certificates of occupancies issued during that period.

In looking at certificates of occupancy for the period from 2000 to 2008<sup>3</sup> the Township saw 400 issued but also over that period saw a loss of 30 residential units through demolition.

<sup>3</sup> Jan through September 2008.

**Table 7 Residential Certificates of Occupancy**

	Certificates of Occupancy	Demolitions
2000	43	2
2001	28	2
2002	58	3
2003	53	1
2004	30	5
2005	87	4
2006	75	2
2007	11	10
Jan-Sept. 2008	42	2
Total	427	31

SOURCE: DCA Codes and Standards

Of specific interest within Table 7 are the high numbers of certificates of occupancy issued in 2005 and 2006. A review of the certificates for 2005 demonstrates that 72 were issued for townhouses at the Village of Cinnaminson Harbour and 15 were issued for Meadow View. In 2006 the dominate number of certificates were issued for the Village at Cinnaminson Harbour. Both projects were the result of a Court Order.

Table 8 provides the amount of nonresidential development has taken place in Cinnaminson since 2000. The most significant use group is retail which far surpasses the next significant usage of storage. Retail is a reflective of redevelopment (Shoppes at Cinnaminson). In total it shows that approximately 13.3 acres of floor space has been developed since 2000.

**Table 8 Non-Residential Certificates of Occupancy**

Year	Office	Retail	Assembly uses <sup>4</sup>	Hotels	Education	Industrial <sup>5</sup>	Institution	Storage
2000	4,100	12,232	8,335	21,500	0	10,000	0	3,000
2001	0	0	0	0	0	0	0	1,344
2002	0	500	3,582	228	0	0	0	2,550
2003	0	43,650	0	0	1,344	0	3,045	0
2004	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	48,000
2006	49	15,800	0	0	2,096	0	195	60,000
2007	2,888	5,596	10,154	0	0	0	0	30,691
Jan-Nov 2008	10,014	267,173	12,558	0	0	0	0	0
	17,055	344,951	34,629	21,728	3,440	10,000	3,240	145,585

SOURCE: DCA Codes and Standards

### **Environmental Characteristics and Community Infrastructure**

Although Cinnaminson is mostly developed there are several environmental characteristics that must be taken into consideration in preparing the Land Use Plan Element.

<sup>4</sup> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship, covered athletic fields, and higher education uses

<sup>5</sup> Institutional uses such as assisted living facilities, hospitals, nursing homes, jails, and day care facilities

There are three significant waterways which impact the Township. The most significant is the Delaware River and associated with the River are wetlands and riparian lands. The other two are tributaries of the River. The Pennsauken Creek drains 33 square miles of southwestern Burlington County and northern Camden County. This creek flows into the Delaware near Palmyra. The North Branch of the Pennsauken is in Burlington County, while the south branch is the boundary between Burlington and Camden Counties. In Cinnaminson the north branch has with it associated wetlands.

The other stream in Cinnaminson is Pompeston Creek. It originates from the River and forms the boundary between Riverton and the Township and then extends through Cinnaminson into Moorestown Township. On May 21, 2007 portions of the Creek were designated as Category one waters. The classification changes along the border with Riverton and extends part way into the Township as shown on the attached figure 5 of environmental constraints.

Antidegradation protection applies to surface waters designated as Category One waters. Category one waters is protected from any measurable change in water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. Category one waters is protected from any measureable change in existing water quality.

Under the Stormwater Management Act one technique to protect Category One streams is the Special Water Resources Protection Area requirement. This requires a buffer of 300 feet from the top of bank of a Category One stream. This requirement on vacant land within the Business Development District will have to be taken into consideration. One benefit for the Township is the degree of development since redevelopment can take place within the area of disturbance.

According to the Land Use /Land Cover data from DEP approximately 395 acres or 8% of the Township is wetlands. As previously noted the areas impacted are along the Delaware River, Pennsauken Creek and the Pompeston Creek and along the Pompeston it includes significant areas of the Category One classification.

Cinnaminson Groundwater Contamination (CGC) site is situated on approximately 400 acres and is bounded by Union Landing Road, U.S. Route 130, River Road and Taylors Lane.

CGC site consists of two inactive landfill areas, residential properties, and light to heavy industrial properties. The landfill portion of the CGC site was originally operated as a sand and gravel mining pit. After the mining operation ceased, large amounts of waste materials were landfilled at the site. Wastes included municipal wastes, vegetable and food processing wastes, industrial wastes and hazardous waste. The NJDEP ordered the landfill closed in 1980 and operations ceased. In 1981, the landfill was capped. The landfill area is not the only source of groundwater contamination. Various on-site industrial activities are believed to have caused the development of multiple plumes of area groundwater contamination. The CGC site groundwater is known to be contaminated with arsenic, manganese, and volatile organic compounds, including chloroform, benzene, tetrachloroethylene, trichloroethylene, and vinyl chloride. The site is currently being remediated by a pump, treat, and re-injection program.

Groundwater is considered to be the only major contaminated environmental media that is potentially related to human exposure pathways at the site. Groundwater contaminants have been detected in a few private wells and three public supply wells in the vicinity of the site. However, the contaminated private wells are not being used for a source of potable water. Although it is possible that exposure did occur through non-potable use of the wells, it is unlikely that the magnitude of such exposures would be of public health concern. Moreover, any contaminated water from the down gradient public supply wells is piped to the Pomona Road station and treated with granular activated carbon to remove VOCs before being distributed. Therefore, based upon current site conditions and data available, there is no completed human exposure pathways associated with the CGC site.

Figure 6 shows the five public wells in the Township as well as the Well Head Protection Area (WHPA). The WHPA is a map area calculated around a Public Community Water Supply (PCWS) well that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time. The area of capture over two-, five-, and twelve-years is defined using line boundaries and polygon areas generated with Geographic Information System (GIS). GIS shape files are produced for each PCWS well and for the set of all PCWS wells in a county. WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Protection Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP. New Jersey American Water provides potable water to the Township.

Figure 7 shows the sewer service areas within the Township. The Cinnaminson Treatment Facility has a design flow of 2 million gallons per day and in 2006 had a flow of 1.29 million gallons per day.

Under the newly adopted Water Quality Management Rules Burlington County will become the wastewater management planning entity for all of the municipalities. The County will be required to develop a Wastewater Management Plan in consultation with the municipalities. I will not address treatment facilities and sewer service areas but it also is required to develop a Septic Management Plan for all non-sewer service areas. The County is required to complete its plan by April 7, 2009.

One of the major changes in the Water Quality Management Rules is the reduction of the nitrite standard for individual treatment subsurface sewage disposal systems. Nitrate is a surrogate for assessing impact of development using individual subsurface sewage disposal systems on ground water quality. The nitrate concentration in ground water of 2 mg/L. This results in average density being a septic density of 9.8 average acres/individual subsurface septic disposal systems within the Pennsauken watershed and 7.9 average acres/individual subsurface septic disposal systems within the Pompeston Creek / Swede Run Watershed. These densities are much lower than the densities presently within unsewered areas within the Township.

## Analysis of Demographic Characteristics

The primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provides a wealth of information concerning the characteristics of the Township's population but at the same time it must be realized that eight years have past since its collection.

The 2000 Census indicates that the Township has 14,595 residents, or 12 less residents than in 1990, a .08% decrease. The Township's .08% decrease in the 1990's compares to a 7% increase in Burlington County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 9. The younger age classes (0-19) are relatively evenly split between with males having the greater population, and females predominate in the 35+ classes.

**TABLE 9: Population by Age and Sex**

Age	Total Persons	Male	Female
0-4	701	365	336
5-19	3,189	1,646	1,543
20-34	1,767	878	889
35-54	4,482	2,200	2,282
55-69	2,452	1,157	1,295
70+	2,004	875	1,129
<b>Total</b>	<b>14,595</b>	<b>7,121</b>	<b>7,474</b>

Source: 2000 U.S. Census, SF-1 for Township, QT-P1.

Table 10 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occur in the 0-4 and 20-34 where the Township has less population than the County or State. However the Township has more persons in the 5-19 and 55+ age groups than the County and State.

**TABLE 10: Comparison of Age Distribution for Township, County, and State  
(% of persons)**

Age	Cinnaminson Township	Burlington County	New Jersey
0-4	4.9	6.4	6.7
5-19	21.9	20.9	20.4
20-34	12.1	18.9	19.9
35-54	30.7	32.2	30.9
55-69	16.8	12.6	12.4
70+	13.8	9	9.7
<b>Median</b>	<b>42</b>	<b>37.1</b>	<b>36.7</b>

Source: 2000 U.S. Census, SF-1 for Township, County, and State. QT-P1.

Table 11 provides the Census data on household size for the Township, while Table 12 compares household sizes in the Township to those in Burlington County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having lower households of one person and more households of 4 to 6 persons and fewer single person households.

**TABLE 11: Persons in Household**

Household Size	Number of Households
1 person	786
2 persons	1,757
3 persons	897
4 persons	943
5 persons	470
6 persons	165
7 or more persons	39

Source: 2000 U.S. Census, STF-1 for Township, QT-P10.

**TABLE 12: Comparison of Persons in Household for Township, County, and State (% of households)**

Household Size	Cinnaminson Township	Burlington County	State
1 person	15.5	22.9	24.5
2 persons	34.7	32.2	30.3
3 persons	17.7	17.6	17.3
4 persons	18.6	16.6	16
5 persons	9.3	7.3	7.5
6 persons	3.3	2.3	2.7
7 or more persons	0.8	1.1	1.7
<b>Persons per household</b>	<b>2.85</b>	<b>2.65</b>	<b>2.68</b>

Source: 2000 U.S. Census, SF-1 for Township, County, and State, QT-P10.

Table 13 presents a detailed breakdown of the Township's population by household type and relationship. There were 4,143 family households in the Township and 914 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has more family households than the County or State (81.9% for the Township, 72.3% for the County, and 70.3% for the State).

**TABLE 13: Persons by Household Type and Relationship**

	Total
<b>In family Households:</b>	<b>4,143</b>
Spouse	3,567
Child	1815
<b>In Non-Family Households:</b>	<b>914</b>
Male householder:	364
Living alone	283
Not living alone	81
Female householder:	550
Living alone	503
Not living alone	47
<b>In group quarters:</b>	<b>195</b>
Institutionalized:	103
Non-institutionalized	92

Source: 2000 U.S. Census, SF-3 for Township, QT-P11 and QT-P12.

Table 14 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes are higher than those of the State and the County.

**TABLE 14: 1999 Income for Township, County, and State**

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Cinnaminson Township	27,790	68,474	75,920
Burlington County	26,339	58,608	67,481
New Jersey	27,006	55,146	65,370

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

Table 15 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 14, the Township proportionally has less persons and families qualifying for poverty status than do the County and State. However, the percentages in Table 14 translate to 353 persons and 10 families in poverty status. Thus, the non-family households have a larger share of the population in poverty status.

**TABLE 15: Poverty Status for Persons and Families for Township, County, and State**

(% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Cinnaminson Township	2.4	2.3
Burlington County	4.7	3.2
New Jersey	8.5	6.3

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table 16 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of Township residents residing in the same house as in 1995 is less than that of the County and State.

**TABLE 16: Comparison of 1995-1998 Place of Residence for Township, County, and State**

Jurisdiction	Percent living in same house in 1995-1998
Cinnaminson Township	17
Burlington County	26.7
New Jersey	27.7

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H7.

Table 17 compares the educational attainment for Township, County, and State residents. These data indicate that Township residents exceeds the State for residents with a high school diploma or higher but has less residents with a bachelor's degree or higher than the State.

**TABLE 17: Educational Attainment for Township, County, and State Residents  
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Cinnaminson Township	89.7	28.8
Burlington County	87.2	28.4
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-2.

As was noted at the beginning of this analysis the figures as presented are eight years old at this point. The New Jersey Department of Labor and Work Force Development have prepared estimates of population for Cinnaminson. The 2007 estimate for population is 15,240. This represents a 4.4% increase in population or a numerical increase of 645 residents in the seven year period.

The Council on Affordable Housing (COAH) have as part of its effort to adopt third round rules used Department of Labor and Work Force Development household and employment estimates for counties to develop municipal household and employment projections. According to COAH's effort it estimates that Cinnaminson in 2004 had 5,346 housing units and that in 2018 it will have 5,843 housing units. The 2004 figure is fascinating since the Township had 4,877 units in 2000 and only issued 212 certificates of occupancy for the period 2000 to 2004. The COAH figures contend that the Township added 469 when it only authorized 400 certificates of occupancy from 2000 to May 2008 and during the same period saw 30 units demolished.

COAH estimates that Cinnaminson had 7,600 jobs in 2004 and that in 2018 it will provide for 10,155 jobs. The 2002 Economic Census shows there are 428 establishments in the Township, but the sample in certain industry types does not provide the number of employees.

The Delaware valley Regional Planning Commission (DVRPC) is the planning agent for

### **Present Zoning**

There are 16 zoning classifications within Cinnaminson. Figure 8 "Present Zoning" depicts the location of the various zones.

### **R-1CL Residential Cluster Districts**

The purpose of the R-1CL District is to provide the opportunity for a variety of single-family detached housing types on a variety of lot sizes including higher density cluster housing (provided that specific design criteria are met) and fulfill, through a contribution in lieu of on-site construction, a portion of Cinnaminson Township's obligation to provide its fair share of the regional need for low- and moderate-income housing.

The zone occupies Block 3106 Lots 1.01 and 1.03. By Court Order of March 4, 1998, the subject property, which extends into neighboring Moorestown Township, was released from the Scarce Resource Restraint and a Developer's Agreement between Cinnaminson and MCW was conditionally approved. The zoning reflects the outcome of the settlement agreement and has no other applicability within Cinnaminson.

### **R-2 Residence Districts**

The R-2 District is a major zoning district in Cinnaminson. There are two concentrations of the zone. One is located north of Route 130 while the other is south much further beyond Route 130. The zone is for single-family detached dwelling, but within the zone there are a number of support facilities such as schools, places of worship and recreation areas. Part of the district contains Riverton Country Club which is the largest land mass in the northern district which is not in single-family detached units (110.63 acres).

### **R-2A Residence Districts**

The R-2A District with the R-2 District is the largest residential districts in Cinnaminson. This district is organized in five areas within the Township. One area is north of Route 130 between Cinnaminson Avenue and Sylvania Avenue, while the others are on the south side of Route 130 with three at the edges of the Township boundary with Moorestown.

This district differs from the R-2 in terms of bulk standards. Most significant is the lot sizes which are 11,475 square feet as opposed to the 15,000 square feet in the R-2.

### **R-3 Residence Districts**

The R-3 district is located in four areas of the Township. The largest area extends the length of Route 130 (beyond the Business Development District) from Branch Pike to the boundary with Delran. Two of the other smaller districts are north of Route 130 with one extending west from Highland Avenue to the Palmyra boundary and the other between Cinnaminson Avenue and the Pennsauken Creek. The last area is west of the Business District along Route 73 abutting Maple Shade and the south branch of the Pennsauken Creek.

This residential district permits again single-family residential units like the R-2 and R-2A and only differs in terms of bulk standards. The R-3 minimum lot size is 11,250 square feet.

### **R-4 Residence Districts**

Commonly referred to as East Riverton these four small districts are located in the northern portion of the Township. Two front on Broad Street surrounded by mostly nonresidential districts. The two larger districts are above Rowland Street abutting Union Landing Road to the east and the Riverton boundary to the west. The Industrial District separates the two districts within the vicinity of Industrial Highway.

The uses in the District are limited to single-family residents. Again, the bulk standards differ for this District with the minimum lot size being 5,000 square feet.

### **R-5 Residence Districts**

There is one R-5 District. It is located west of Cinnaminson Avenue with the southern border being Fairfax Drive and to the north the Borough of Palmyra. To the west it abuts Business Development District of Route 73.

Again, this is a single-family district with different bulk standards. The minimum lot size in the zone is 8,000 square feet.

### **R-6 Residence Districts**

West of Cinnaminson Avenue at Jackson Street between the Business Development District of Route 130 to the south and Division Street to the north is the R-6 District. This single district permits single-family units with differing bulk standards. In the R-6 District the minimum lot size is 7,500 square feet.

### **Planned Unit Development (Cresmont Standards)**

The PUD zone is located on the Delaware River and backs up to Broad Street from North Read Avenue to Union Landing Road. This is the Cresmont site which was the subject of the second builder's remedy suit that was filed against Cinnaminson in 1996.

Extensive discussions were engaged between the Plaintiff and the Township as directed by the Court under the supervision of the Court's Special Master. While those discussions did not ultimately result in a settlement, they did serve to narrow the range of issues in dispute on which the Court had to rule.

On December 4, 2000 the Court entered an Order which awarded Cresmont a builder's remedy for mixed-use development of its property. Zoning standards and a General Development Plan (GDP) map were attached to and incorporated within the Order to guide the development.

The Court Order permits the development of up to 911 residential units (townhouses, flats and multi-family units) with associated recreational facilities and open space as well as up to 97,600 square feet of nonresidential space along Broad Street and at the Delaware River waterfront. A marina and other water related uses are also permitted subject to NJ DEP approval (Waterfront Development Permit.)

The Order obligated Cresmont to provide 136 on-site affordable rental units (a 15% set aside) and entitled the Township to credit for those units plus 83 rental bonus credits. In addition, any non residential space constructed will be subject to the 1% affordable housing fee as required by the Township's developer fee ordinance and COAH's Rules at the time.

Applications by the applicant for local GDP, preliminary or final approvals are processed by the Cinnaminson Planning Board in accordance with zoning standards and the GDP map which were attached to the Court Order. Those standards permit a wide variety of residential uses, including single family detached zero lot line homes, semi-detached (twin) units, townhouses, garden apartments and assisted living/congregate care facilities.

## **IR Inclusionary Residential District0**

This is the SC Holdings parcel of 16.42 acre, irregularly-shaped parcel with frontage on Taylors Lane and also on Union Landing road at: the intersection of Wallace Boulevard.

The Special Master, in his April 29, 1997 review of vacant land, observed that the tract is bounded by various industrial and residential uses but found the site sufficiently large to provide a buffer from incompatible land uses. The closed sanitary landfill addressed previously lies to the west of the site.

The Township has rezoned this property to require a 20% set aside of affordable housing. The applicant is authorized to construct multi-family housing which could be in the form of a duplex (two semidetached dwelling units, side by side, from ground to roof, having only one wall in common on the dividing property line); townhouses (attached individual dwelling units from ground to roof, having individual outside access Rows of attached townhouses shall contain no more than eight dwelling units); multiplex. (Building consisting of three or more dwelling units under a common roof. In general, all units have independent outside access, but this is not necessary. Units may be arranged in a variety of configurations: side by side, back to back or vertically. The essential feature is the small number of units attached. No more than five units shall be attached in any group. The total of all groups shall average four units per structure); and garden apartments. (Multi-family buildings where individual dwelling units share a common outside access. They also share a common yard area, which is the sum of the required lot areas of all dwelling units within the building. Garden apartments shall contain more than three and no more than 16 dwellings in a single structure). Density for multifamily housing is six units per gross acre.

## **R-2CL Residence Cluster Districts**

These are two districts which front on the Delaware River. One is at the terminus of Union Landing Road while the other has access through a designated right-of-way from Broad Street.

The District permits the construction of single-family units as detached units or duplexes. The density of the district is three (3) dwelling units per acre. A bonus density of a maximum of one unit per acre for single-family dwellings is permitted for critical wetlands on site. This bonus is in return for the provision of open space and public access amenities on-site or off-site. Development in the R-2CL Districts should be clustered with consideration of proximity to the Delaware River. To encourage orienting housing toward the river and maintaining usable open space ensuring physical and visual access, the minimum lot size in the R-2CL District varies dependent upon the type of single-family dwellings. Single-family detached can be on 8,000 square feet lots and single-family attached (duplex) zero lot line, one side can be on 4,000 square feet lots.

The district does allow for a conditional use which permits six (6) units per acre with a 50% of undevelopable wetlands on the site e permitted for public access on-site. The area can be developed in duplexes on 3,000 square feet lots, townhouses on 2,200 square feet lots, multiplex on 2,200 square feet lots and garden apartments on parcels at least an acre.

## **LI IND Light Industrial District**

The LI Ind. District is an uneven distribution of parcels along the northern side of Broad Street. The District permits business and professional offices, product assembly, product packaging, warehousing and wholesale centers within a completely enclosed building, production distribution centers, municipal uses and buildings, public utilities<sup>6</sup>, parks and preserves, agriculture and all uses permitted in C Commercial Districts. The minimum lot area within the District is 50,000 square feet, and the maximum building coverage is 50% as well as a minimum green space requirement of 25%.

## **P Park District**

The purpose of the P Park District is to provide the residents of Cinnaminson with passive open space recreational areas adjacent to the Delaware River and the Pompeston Creek. Use of lands in the P Park District is limited to passive open space and recreational uses compatible with the adjacent waterfront and should provide, where possible and feasible, connections with off-site waterfront public access. Any use of the lands in the P Park District must emphasize conservation and enhancement of the natural resources and their enjoyment by the public through passive recreational opportunities that minimize intrusive structures.

One of the parcels within this District is 19.6 acre tract off of Riverside Drive which accessed to Broad Street by way of Zeigler Street, Kern Street or Inman Street. This vacant land and riparian land is owned by the NJDEP.

The second area is adjacent to Riverton along the Delaware at the mouth of Pompeston Creek. It is again land owned by NJDEP and it is 11.81 acres of vacant and riparian land. It is only accessible by North Randolph Street.

Permitted uses in the zones are limited to nature trails, hiking trails, boat launches and ancillary facilities, fishing piers, bicycling, wildlife observation, sitting areas and nature interpretation kiosks.

More active recreational uses, i.e., recreational uses that do not require extensive or intensive use of land may be incorporated where the environmental attributes of the site are compatible with the proposed use and will not result in an unacceptable fragmentation of the park layout.

## **WP Wildlife Preserve District**

The purpose of the WP Wildlife Preserve District is to ensure protection of environmentally sensitive land for open space and educational and interpretive opportunities. Any use of the lands in the WP District shall emphasize conservation and

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<sup>6</sup> Provided that the proposed use in a specific location is necessary for the efficiency of the public utility; that the design of any building in connection with such facility conforms to the general character of the area and will in no way adversely affect the safe and comfortable enjoyment of property rights of adjoining property or within the neighborhood; that adequate and attractive fences and other safety devices will be and that all other requirements and specifications for the zone district in which such use is located will be met and observed provided and sufficient landscaping, including shrubs, trees and lawns, shall be provided and will be periodically maintained by the public utility.

enhancement of the natural resources. Where possible and feasible, public access is encouraged with connections to off-site waterfront.

As previously noted a small portion of the property is under cultivation and two residential units of family members are on the property, but the major portion of the property is in woods and wetlands. This property over 160 acres including riparian land has been conveyed to the New Jersey Natural Lands Trust. The Trust preserves land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space. The Trust manages its properties to conserve elements of natural diversity, such as habitat for rare plant and animal species and rare ecological communities.

Permitted uses are limited to nature trails, hiking trails, wildlife observation, sitting areas, nature interpretation kiosks, agriculture, educational museum and environmental studies center.

### **C Commercial Districts**

Presently the Commercial zone is limited to two areas on the west side of Cinnaminson Avenue. The frontage of Cinnaminson Avenue from Calhoun Street to Division Street and from Fairfax Street to the boundary with Palmyra.

Besides single-family units the zone permits retail store, business or professional office, studio, personal service shop, bakery or confectionery shop, dwelling apartments in connection with business use, restaurants<sup>7</sup>, indoor motion pictures or legitimate theater; bowling alley; or indoor year-round swimming club, mortuary, banking, savings and loan, or other full-service financial institutions, except, however, that business as conducted primarily for check-cashing purposes shall not be permitted in the Commercial District, tailor shop, dressmaking establishment or shoe repair shop, newspaper or job-printing establishment, open-air parking lot, excluding automobile junkyard and display of used motor vehicles for sale, public garage, automobile repair shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered<sup>8</sup>.

There is one prohibited use. Amusement centers are prohibited and are defined as the operation of a business wherein the proprietor, owner or tenant provides three or more game or amusement machines for play by the public, whether or not said machines are coin-operated.

Within the Commercial District lots must be a minimum of 5,000 square feet.

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<sup>7</sup> An establishment where refreshments or meals may be obtained by the public for consumption on the premises, within the building housing the restaurant and at tables provided for the public by the owners or management of the establishment. No service of meals or refreshments is permitted to be made to any person or persons in a vehicle on the premises.

<sup>8</sup> Except that no public garage, automobile repair shop, motor vehicle service station, car wash or other similar establishment where motor fuel lubricating oils or motor accessories are stored or motor services are rendered shall be located within 300 feet of any property upon which a church, school, hospital, theater or place of public assembly seating over 50 persons is located.

## **BD Business Development District**

The BD District in Cinnaminson is the main commercial district the length of Route 130 and Route 73. It also houses all but one of the redevelopment areas as identified in the Township's Redevelopment Plan.

It is very specific in regard to its permitted uses as well as uses that are prohibited. Within the District the permitted uses are limited to general corporate, administrative and professional offices, banks and other financial institutions, assisted living, rest and convalescent homes, medical facilities, hospitals, physical rehabilitation facilities, restaurants and catering establishments where refreshments and meals may be obtained by the public for consumption on the premises within the building housing the restaurants and at tables provided for the public by the owners or management of the establishment, Tailor shop, dressmaker, bakery or confectionery shop and retail within a shopping center, funeral homes, veterinarians, hotel and conference center and shopping centers and/or major retail establishments for the sale of goods and services<sup>9</sup>.

There are very specific prohibited uses in the BD District. They are Adult entertainment (bookstores, video stores, adult novelty stores, theaters, exotic dancing<sup>10</sup>, amusement centers.; bars (excluding those associated with restaurants); bowling alleys; churches, places of religious worship and the like; cocktail lounge; collection agencies; correctional/detention facilities; dance clubs; workers compensation offices; employment offices; janitorial supplies/services; kennels; laundromats; laundry/dry cleaners (with plants on premises); low-scale beauty supply stores; mental health facilities; music-only venues; pawnshop, pet stores; plant nursery (except florists); rehabilitation facilities (mental health, drug, alcohol); rental offices (car, furniture, etc.); strip clubs; tattoo parlors; theaters; tobacco shop; tools and heavy equipment sales; wholesale products; Discount stores that primarily sell off-price, surplus, discontinued and odd-lot retail merchandise such as dollar stores and Big Lots; and all other uses currently not permitted in the zone

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<sup>9</sup> Of certain types and descriptions that are not prohibited and provided that the parcel of ground in question is under single ownership, has an area of not less than 15 acres, has a frontage of not less than 750 feet on a major street and contains an establishment or establishments having a gross floor area of not less than one 100,000 square feet. The number, size and manner of the ingress and egress to and from said streets shall be subject to the approval of the reviewing board or agency, and shopping centers are further subject to the requirements of §525-107.

<sup>10</sup> ADULT BOOKSTORE, ADULT NOVELTY STORE or ADULT VIDEO STORE — A commercial establishment which has as a significant or substantial portion of its stock-in-trade, or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising or maintains a substantial section of its sales or display space for the sale or rental, for any form of consideration, of any one or more of the following:

[1] Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes, compact discs, slides, DVDs or other visual representations which are characterized by their emphasis on the exhibition or display of "specified sexual activities" or "specified anatomical areas," as those terms are defined at N.J.S.A. 2C:34-6.

[2] Instruments, devices or paraphernalia which is designed for use or marketed primarily for stimulation of human genital organs or for pseudo masochistic use or abuse of the user or others.

ADULT THEATER — A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear nude or semi-nude, or live performances which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities" as said terms are defined in N.J.S.A. 2C:34-6.

The minimum lot size in the District is 40,000 square feet.

Because of the shallow depths of the District lots abutting residential zones or residential uses are a major issue which is addressed in terms of parking

Also permitted are Planned Business Development Parks consisting of one or more of the permitted uses in the BD District. A Planned Business Development park (PBD) is a flexible development of mixed uses all developed pursuant to an overall integrated plan. The purpose of a PBD is to promote progressive development of land and construction by encouraging planned business developments to achieve office and light industrial development offering greater creativity and flexibility in site plan design than is provided under the strict application of zoning regulations, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of Cinnaminson and its citizens. The principal building in a PBD may contain more than one use and/or organization, provided that the total building coverage of the combined uses does not exceed the maximum improvement coverage specified for the district. Any lot developed as a PBD may contain more than one principal building, provided that the total improvement coverage specified for the district is not exceeded and the building separation requirements are met. All buildings, signs, walkways and lighting fixtures are required to be compatibly designed, whether constructed all at one time or in stages over a period of time. The PBD has a minimum size of five (5) acres.

### **BD-1 Business Development/Senior Citizen Townhouse Districts**

The 1983 Master Plan proposed the designation of certain sites for senior citizen townhouses. The recommendation was based on a study of census data indicating a marked trend toward a greater proportion of elderly in the age bracket of 55 to 64. One of the purposes of the Municipal Land Use Law is to encourage senior citizen community housing construction.

The purpose is to provide suitable housing opportunities for those individuals whose children have grown and whose existing housing has become too large or burdensome, and who wish to remain in the Township.

Also the purpose also states, "It is recognized that while senior citizen townhouse use is necessary to serve the needs of this class of the Township's residents, indiscriminate Township development could become inimical to the public health, safety and general welfare if such development were to be permitted to be established without due regard for existing conditions and the character of the area surrounding the proposed townhouse development. Therefore, senior citizen townhouses are permitted as a conditional use".

Although it is addressed as a conditional use there is on the zone plan four (4) specific locations on the zone plan. There is presently a 6,300 square feet retail space on the site (Cinnaminson Plaza L.P.) On the south side of Route 130 at New Albany Road is a 2.91 acre parcel. Also on the south side of Route 130 is the second site at Andover Road of approximately 4.81 acres in size. This is presently the site of the Post Office.

The third site is on the north side of Route 130 between Wynwood Drive and Riverton Road. This is the site of the Sweetwater development. It is a 96 unit age-restricted project. The last site also has developed as age-restricted project on the south side of

Route 130 west of Riverton Road. This site is the Westfield Leas project. This is a 144 unit project.

These areas are not restricted to age-restricted housing. They can also develop in accordance to the permitted uses within the BD zone.

### **IND Industrial Districts**

East of Pompeston Creek and north of Route 130 above the BD District on 130 and south of Broad Street is located the Township's Industrial District. Within this area are three (3) industrial parks. The Industrial Center of Cinnaminson is found just beyond the BD District on Route 130 between Industrial Highway and Taylor's Lane. Taylor's Industrial Park is bounded by the RiverLINE tracks to the north and Taylor's Lane to the east. The Cindel Industrial Park sits south of the RiverLINE and east of Taylor's Lane. This park actually is located in Cinnaminson and Delran Township with the actual larger portion in Delran.

Within the Industrial zone all permitted uses within the Commercial zone and the Business Development zone authorized including warehousing and indoor storage. Industrial uses are permitted unless they are prohibited uses and uses substantially similar to abattoir, acid manufacture, ammonia, bleaching powder or chlorine manufacture, arsenal, asphalt manufacture, candle manufacture, celluloid manufacture, chemical refining, processing or recycling, coke oven, concrete recycling, crushing or processing, creosote treatment or manufacture, disinfectants manufacture, distillation of bones, coal or wood, dyestuff manufacture, emery cloth and sandpaper manufacture, extermination and insect poison manufacture, fat rendering, fertilizer manufacture, fireworks or explosives manufacture or storage, fish smoking or curing, glue, size or gelatin manufacture, junkyard or automobile wrecking yard, lampblack manufacture, match manufacture, oilcloth or linoleum manufacture, oiled or rubber goods manufacture, ore reduction, paint, oil, shellac, turpentine or varnish manufacture, petroleum refining or storage, plating works, potash works, pyroxylin manufacture, rubber caoutchouc or gutta-percha manufacture, rubber or tire recycling, salt works, sauerkraut manufacture, soap manufacture, soda and compound manufacture, solid waste hauling, maintenance and related and ancillary uses and activities, stockyard, tallow, grease or lard manufacture or refining, tanning, curing or storage of leather, rawhides or skins, tar distillation and manufacture, tile or brick manufacture, trash incineration, truck and busing terminals and transshipment facilities<sup>11</sup>, vinegar manufacture, wool pulling or scouring and yeast plant.

Also, the uses permitted in the IND Industrial Districts exclude all uses that cause smoke, odors, fumes, gases, dust or powdered waste of any kind to be emitted into the air outside the building or buildings on the lot or of such nature as to cause vibrations or noises likely to disturb persons on adjacent or nearby lots. The area of any lot used for a commercial or industrial purpose and not occupied by buildings shall at all times be kept free from weeds, brush and undergrowth and generally cared for by the owner or

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<sup>11</sup> "Trucking and busing terminals and transportation facilities" is defined as those businesses or uses whose primary activity is directed to the transportation of goods, wares, merchandise or people and the consolidation, shipment, transshipment or transport of the same but shall not be construed to prohibit business or uses engaged in the commerce, transportation or loading of goods, wares or merchandise manufactured or sold on the premises

occupant of the premises so that such open area do not become a nuisance or present an unsightly appearance.

Within the zone the minimum lot size is 15,000 square feet and the building coverage is 60%.

### **MC Marine Commercial Districts**

The 1989 Master Update recommended rezoning two areas as MC Marine Commercial. One area is along the waterfront close to the mouth of the Pompeston Creek. It starts at North Read Avenue to North Randolph Avenue. The other area is from Dredge Harbor to Taylor's Lane. The two areas were rezoned in 1990.

The permitted uses included boat building, marine sales and supplies, repair, rental, sales and storage of boats, marinas, fishing piers, boat docks, boat launches, executive, administrative and professional offices, marine-related wholesaling and processing within a completely enclosed building, public recreation and cultural uses and public utility facilities. Also as an accessory use the area including residential flats (a residential dwelling unit situated on the second floor above permitted and nonresidential uses), restaurants, if they are combined with a permitted use and shall not occupy more than 25% of the developable acreage, warehousing, storage and distribution facilities when located on the same premises as and in connection with permitted office uses; provided, however, that such facilities do not exceed 50% of the total gross floor area of the structure(s) and marine services when services are performed in conjunction with marine sales or supplies and provided that services are clearly incidental to the principal use. Also multi-family housing is permitted as a conditional use.

A major portion of the MC District associated with Dredge Harbour was the site of the Harbour Reef proposal. Block 201 Lot 5 was the subject of the first builder's remedy lawsuit filed against the Township and was over 78% of the MC District. As previously noted since the property is proximate to the Delaware River, a Waterfront Development Permit from the NJ Department of Environmental Protection was required in addition to the customary array of local and county approvals. During the pendency of the litigation, Harbour Reef filed -and received, on November 17, 1997 a Waterfront Development Permit for the construction of up to 103 townhouse units. By Court Order entered on October 12, 1999 the Harbour Reef property was released from the Scarce Resource Restraint and Harbour Reef was granted a builder's remedy. Harbour Reef committed to provide a 15% affordable housing set-aside, for a total of 15 units of the 103 unit development approved by the NJDEP. The NJDEP permit approval was appealed by neighboring property owners, and was successful in having the State purchase the site as open space in 2002.

### **Recommendations**

Realizing that planning is a dynamic process the landscape of Cinnaminson has not dramatically changed from the last time the Township adopted a land use element. But there are many policy and planning decisions facing the Township Planning Board and Township Committee which did not exist or have taken form since the last revisions to the Land Use Element.

Since then a plan has been developed by the County in concert with the 12 municipalities including Cinnaminson between Route 130 and the River which has been endorsed by the State Planning Commission opening the possibility of State investments being focused in the corridor to facilitate local plans. The New Jersey Department of Environmental Protection has advanced the New Jersey Heritage Trail along the Delaware River which has seriously altered plans for use of the riverfront by municipalities. New Jersey Transit now operates rail service through the Township between Camden and Trenton which creates new opportunities and new issues. Portions of the Pompeston Creek in Cinnaminson have been designated Category 1 waters by the Commissioner of NJDEP, which bring about certain constraints to development and the Council on Affordable Housing has put forward three rounds of affordable housing of which several projects have changed the complexion of the Township and the third round could place a significant financial burden on the Township.

At the same time the Planning Board has adopted a Historic Preservation Plan to help protect the historic sites. The Planning Board has also adopted a Farmland Preservation Plan identifying and trying to preserve its last pieces of the Township's agrarian past. It has adopted an Open Space and Recreation Plan which advances an Action Plan for maintaining the important recreation facilities and protecting the important environmental aspects of the Township. The Planning Board has adopted a Housing Plan to meet its affordable housing obligation and it is about to adopt a Circulation Plan to improve mobility within the Township. Finally the Township Committee has adopted and is implementing a Redevelopment Plan for improvements along the Route 130 corridor.

To tie these efforts together and to meet its responsibility under the Municipal Land Use Law the Planning Board approves the Land Use Plan (Figure 13) and within the Plan recommend a number of changes to the Land Use Plan Element to meet the goals and objectives and policies as expressed in this document and other optional elements it has adopted. It also makes a series of recommendations to Township Committee to advance the implementation of the Land Use Plan Element as provided in the Appendices.

### **Riverton Country Club**

The Riverton Country Club is a significant asset within the Township. In the Open Space and Recreation Plan Element it is identified as a vital component of the Township's open space even though it is privately.

The Club presently sits within the R-2 District as a nonconforming use. (Figure 9) Any improvements the Club needs to make such as the lighting of tennis courts or an expansion of its pro shop it must appear before the Township's Zoning Board of Adjustment to obtain a use variance. The more important aspect of improvement at the Club should be before the Planning Board in a normal site plan process.

To alleviate this issue the Planning Board recommends that the R-2 zoning district be amended to add golf courses as a conditional use. Conditions should be size, uses, parking, access and other bulk requirements so as to protect neighboring residential properties. An example of language on the conditional use is provided in Appendix D of this document.

## **Incorporation of Cresmont Standards in the Land Use Ordinance**

Presently the Cresmont Standards are Exhibit A of the Judgment of Repose issued by Judge Bookbinder. They have permitted the Planning Board to approve a General Development Plan for the Villages of Cinnaminson Harbour and several sections of that project. Exhibit A is used on every preliminary and final application submitted by the applicant.

This recommendation on its face looks like a housekeeping issue, but it is only something the Township Committee can overcome and its importance can not be overlooked. Since its adoption the standards have already been amended. The standards and this type of action need to be codified so as to assist future approving boards. Appendix C provides the standards as amended and approved by the Court.

## **Recreation and Open Space Inventory Properties**

With the adoption of the Open Space and Recreation Plan a Recreation and Open Space Inventory was created and has been used by the Township as a requirement for Green Acres funding.

More recently a number of these properties were partially identified as developable land by COAH's consultant for low and moderate income housing. It is the opinion of the Planning Board that these properties which are located in a many of different zones be incorporated into the Park District category and the Board further recommends that the Park District be amended to reflect the active nature of these parcels and the existing uses of the properties.

Appendix B provides amendments to the Park District section of the Land Development Ordinance. It revises the purpose of the District in creating two distinct areas, expands the list of permitted uses and recommends changes to the zoning map.

## **Broad Street**

The Cinnaminson portion of Broad Street, River Road or County Road 543 has significant differences of uses as well as zoning districts. This is especially evident on the north side where the uses are agricultural, wooded, residential, industrial and commercial. It also is a mix of zones ranging from Marine Commercial, Light Industrial, R-4 and PUD.

One of the recommendations of the 1989 Land Use Plan was, "Areas of the Township have been found to be residential in character but located in nonresidential zones. It is recommended that these areas be zoned accordingly, respecting the residential use of the land. .... Another area to include in the R-4 District, in recognition of their residential use, is along Broad Street from North Read Avenue to North Pompess Avenue ." This recommendation is reaffirmed, but not so in such a sweeping manner.

There has been a further degree of nonresidential development beyond North Canal Avenue and there is another zone that has been introduced in the area, PUD so the specific recommendations are: (see Figure 10)

- Block 301, Lot 1, Block 302 and Block 303 Lot 7 (east of Inman Street should be moved into the Light Industrial zone).

- Block 501 should be changed from LI to R-4 (North Broad St extending west from Union Landing Road.)
- Block 502 and 503 (Broad St. to North Warrington should be changed where need from Light Industrial to PUD.
- Block 402, Block 403, Block 404 Lots 1.01, 1.02, 9, 10, 11, and 12 and Block 308 Lots 1 and 1.01 should be Light Industrial (West side of North Warrington to the east side of North Read and west side of North Randolph)
- Block 404 Lots 2 to 8, Block 405, Block 406 and Block 407 Lots 1 to 3 and Lots 9 to 11 should be R-4 (North Randolph Avenue to North Canal Avenue)
- Block 407 Lots 4 to 7 and Block 408 should be Light Industrial.
- With the purchase of Block 201 Lot 5 and 5.01 by Green Acres the MC zone should be eliminated and these lots should be placed in Park along with Lots 6 and 6.01.

### **Redevelopment Plan**

As previously discussed the Township Committee has adopted a Redevelopment Plan. The areas designated by the Township Committee as "Areas in Need of Redevelopment" were recommended by the Planning Board but these areas are not reflected on the Zoning Map.

The Planning Board recommends that the "Areas in Need of Redevelopment" should be shown as an overlay within the zoning districts. Identifying the areas provides the public a clear understanding of the areas that have been identified for redevelopment.

### **Route 73**

At this time Route 73 is zoned Business Development. Figure 11 shows the Land Use/Land Cover of the area as it presently. The figure is in two parts because they represent the only portions which traverse through Cinnaminson. The northern portion extends from Pennsauken Township into Palmyra for approximately 320± feet on the eastern side and 550± feet on the western side. It is detached from the Township by the Pennsauken Creek and is abutted by three parcels.

The westerly lot is 7.85 acres and is owned by the Pollution Control Finance Authority of Camden County which operates the Camden Resource Recovery Facility and the Pennsauken Sanitary Landfill. The parcel in question is part of the latter. The easterly side is an irregular shaped parcel that is in care of the Eller Media Co, a national outdoor advertising firm more commonly known as Clear Channel. Both parcels are impacted by wetlands and riparian lands.

The Planning Board recommends that the Business Development District in this area be moved into the Park District.

The other portion of Route 73 extends from Maple Shade in the south and exits into Pennsauken Township to the north. Two Township highways access to Route 73. Fork Landing Road is an Urban Collector from Route 73 to Lenola Road with both intersections proving traffic controls. It is also the main artery to connect the western

portion of the Township beyond Route 73 with other portions of the Township. The second road that connects with Route 73 is O'Donnell Lane which is bisected by Route 73.

From the border with Pennsauken which is the south branch of Pennsauken Creek along the westerly side to O'Donnell Lane is the right-of way of Route 90. On the opposite side the right-of-way extends approximately 450± feet north of O'Donnell Lane. The balance of the frontage on the west is part of a truck sales operation which is presently trying to expand as a nonconforming use. Beyond this lot the balance of properties are residential.

On the east side there are a number of auto related facilities such as auto detailing, auto repairs, auto sales, auto glass and body work and there also is a pet shop, which was approved by the Zoning Board of Adjustment as a use variance.

All of the uses fronting on Route 73 within the Business Development District are all uses prohibited within the BD District. To bring greater conformity of uses it is recommended that the zoning be changed to a new District Highway Commercial on the east side and including on the west side Block 3504 Lot1. The balance of the zone on the west side should be the R-3 District as well as those lots fronting O'Donnell Lane on the east side. The new HC District would recognize many of the existing uses within the corridor and allow for greater commercial uses.

### **Industrial Zone**

A significant portion of the Township is composed of existing industrial activity. In reviewing the Industrial District certain improvements were identified by the Planning Board. It was believed that these improvements would add to the welfare of the community as well as assist the existing and future businesses.

1. One proposal which is embodied in the Circulation Plan is the establishment of designated truck routes on municipal roads as well as those identified by the State

To provide access for trucks to industrial properties on Union Landing Road the Planning Board is recommending the identification of private roads to be established.

An example shows on figure 12 two possibilities. One proposal is to extend a connection road between Lots 1 and 2.02 in Block 610 and through Lot 3 or the use of an existing right-of-way along Lot 34 to Lots 37 and 38 in Block 702 and extending it across Lot 3 in Block 610 which would provide a connection between Union Landing Road and Taylor's Lane with the latter being a designated truck route. This proposal will deter movement on Union Landing Road impacting residential development and a preserved farmland parcel. The roadways would be privately maintained but would have the support of the Township.

A second proposal involves the completion of Wallace Boulevard. The Boulevard provides internal movement within the Industrial District connecting numerous one acre industrial parcels to Union Landing Road and the Industrial Highway. (Figure 12 A)

Greater benefit to the Industrial District would be the extension of Wallace Boulevard from Union Landing Road to Taylor's Lane. The Planning Board recommends that a 60 feet right-of-way be established along the westerly border of Block 702 Lot 2 from

Union Landing Road through the boundary of Block 702 Lots 1 and 40 to Taylor's Lane or adjust the alignment to continue the access onto Taylor's Lane through the portion which fronts on Taylor's Lane.. This would establish greater circulation within the industrial district.

2. The second recommendation involves the establishment of a permitted use within the Land Development Ordinance (LDO) for distribution. Presently in the LDO truck and busing terminals and transshipment facilities are prohibited and are defined as those businesses or uses whose primary activity is directed to the transportation of goods, wares, merchandise or people and the consolidation, shipment, transshipment or transport of the same but shall not be construed to prohibit business or uses engaged in the commerce, transportation or loading of goods, wares or merchandise manufactured or sold on the premises. Because of prevalence of on demand storage or warehousing of goods within the region as well as the use of flex space the Planning Board recommends an amendment to the LDO the creation of distribution as a permitted use.

### **Impervious Coverage**

Impervious surfaces like asphalt, cement and roofing prevent infiltration of rainfall into the soil, disrupting the water cycle and affecting both the quantity and quality of water resources. In recent years, research has shown the amount of impervious surface in a watershed to be a reliable indicator of the impacts of development on water resources.

Impervious surfaces seal the soil surface, eliminating rainwater infiltration and natural groundwater recharge. Impervious construction materials collect solar heat in their dense mass, and impervious pavements deprive tree roots of aeration, eliminating the "urban forest" and the canopy shade that would otherwise moderate urban climate.

Cinnaminson presently addresses building coverage within its LDO for the various zones so that the amount of roof coverage is addressed. Unfortunately, this does not take into account other impervious surfaces which are beyond the right-of-way on lots such as driveways and parking lots. Various studies have shown that structures (rooftops) account for only 35% of impervious surface on lots as opposed to 65% attributable to transportation related facilities (driveways and parking lots).

This was recognized by the Court Master in the Cresmont case where an overall figure (55%) for impervious coverage is a control on the scale and openness of the project. Also, the newer zones such as IR, R-2CL and R-1CL all residential zones have impervious surface requirements.

Recognizing this issue the Planning Board is recommending the incorporation of impervious coverage in the LDO for nonresidential properties. Specifically the Board recommends the need for impervious (or land) coverage maximums under area restrictions and regulation. The Planning Board recommends following impervious coverage in Table 18.

Table 18 Recommended Impervious Coverages

Zone	Existing Building Coverage	Impervious Coverage
LT <i>IND</i>	50%	75%
C	70%	85%
BD	50%	75%
BD-1	50%	75%
IND	60%	75%

**State, County and Municipal Plans**

N.J.S.A. 40:55D-28d states, "The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.) of the county in which the municipality is located."

**Delran Township**

The eastern border is shared with Delran Township and the proposed land uses between the two is generally consistent. To the north the Marine Commercial or Park District coincides with Delran's Harbor District whose purpose is promote water-oriented recreational activities in the Dredge Harbor Basin. Beyond River Road the Township's share industrial zoning until Broad Street where both propose commercial activity. At River Road or Broad Street Cindel Industrial Park is partially located in both municipalities. On the south side both have proposed single-family residential.

**Maple Shade Township**

Maple Shade forms the southern boundary to the west within the area of Route 73. Several streets actually provide access to properties within the Township, such as Fernwood Avenue and Maple Avenue. The proposed Land Uses between the two municipalities is somewhat consistent.

**Moorestown Township**

Moorestown Township forms most of the southern border with Cinnaminson and its proposed land uses are generally inconsistent with those within Cinnaminson. To the west Moorestown proposed uses are predominantly residential in nature. Restricted Industrial Districts designed primarily to provide for modern, administrative, research and industrial establishments with a view to encouraging attractive development in areas which are particularly well suited for such uses are opposed to the residential zoning scheme in Cinnaminson.

To the east the area is somewhat more consistent in both Township's proposing residential development but at different densities. Moorestown calls for single-family

units between 1.5 acres per unit to lots of 17,000 square feet in developments that provide 25% of the development tract in open space.

### **Palmyra**

Palmyra borders Cinnaminson to the north. Specifically it extends from the Pennsauken Creek on the west to several blocks beyond Highland Avenue. The land uses between the two municipalities is residentially consistent in the form of single family homes. Most of the residential lots in Palmyra are 7,500 square feet lots as oppose to the lots ranging from 15,000 square feet to 8,000 square feet in Cinnaminson.

### **Pennsauken Township**

To the west Cinnaminson is bordered by Pennsauken Township, Camden County beyond the Pennsauken Creek. The two planning districts in Pennsauken are the Colonial Planning District to the north where Route 90 and Route 130 traverse both municipalities and the Village Planning District to the south along Route 73 and Maple Avenue in Maple Shade. The Colonial District is a combination of industrial and commercial land uses which is consistent with the land use plan in Cinnaminson along Route 73 which is business development, but is inconsistent with the residential land uses from Fairfax Avenue to a distance above Calhoun Street.

In the Village District below Route 130 the land use plans are generally consistent with commercial uses along 130 than changing to residential land uses on smaller lots toward the area of Park Avenue.

### **Riverton**

To the north from the Riverton Country Club to the Pompeston Creek and to the west of the Pompeston Creek as it enters the Delaware River is the Borough of Riverton. The land use plans between the Riverton and Cinnaminson are generally consistent along the northern border of Cinnaminson. They are basically residential with 8,000 square feet lots in Riverton to the 15,000 square feet lots in Cinnaminson's R-2 zone. This consistency is maintained along the Pompeston as it extends north with residential uses extending to Rowland Street where there is a degree of inconsistency along Broad Street where light industrial in Cinnaminson abuts Riverton's Memorial Park. There is consistency north of Broad where Riverton proposes general business and Cinnaminson proposes light industrial.

### **Burlington County Route 130/Delaware River Corridor Strategic Plan**

Burlington County's land use plan for Cinnaminson is enclosed with the Route 130/Delaware River Strategic Plan which was three year collaboration between the 12 municipalities and the County. The major thrust of the Plan was to create a vision for the Corridor communities, translate it into physical forms of development and redevelopment that are desirable and necessary to assure revitalization within the corridor and recommend policies, actions and strategies, which would be implemented by the twelve communities, the County, the State and the Federal government in terms of short, mid and long range timeframes.

In applying the vision of the corridor to Cinnaminson the Township's commercial area along Rt. 130 was identified as a commercial/services redevelopment node with Delran

Township. At the same time the East Riverton section of the Township was included a Town Center designation with Palmyra and Riverton.

The recommendations for these areas were developed to address target areas, target projects and areas of concern. The latter are more broadly based and applicable corridor wide in economic development, transportation and circulation, housing, utilities and infrastructure, open space/recreation/environment and community services.

The Plan received an endorsement from the State Planning Commission upon its completion and adoption by the Board of Chosen Freeholders. The benefits of endorsement have been extended to the participating municipalities.

Cinnaminson has accomplished several of the Plan's outcomes such as the adoption of a Redevelopment Plan, two important redevelopment projects underway and a major transportation improvement at Cinnaminson Avenue, Branch Pike and Church Street with Route 130.

### **State Development and Redevelopment Plan**

On March 1, 2001 the State Development and Redevelopment Plan was readopted. In the adoption of the Plan the Township was delineated within the endorsement received for the Route 130/Delaware River Corridor Strategic Plan and Cinnaminson remained in the Metropolitan Planning Area (PA 1). PA 1 provides for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable Communities.

Cinnaminson is consistent with the intent of PA 1 in its efforts in redevelopment, its goals of stabilizing its suburban housing stock and protecting the character of the community.

### **Burlington County Solid Waste Management Plan**

The Solid Waste Division plans for, implements, and operates facilities located at the 522-acre Resource Recovery Complex for the environmentally sound management of residential and commercial solid waste, the recycling and reuse of tires, construction material, and old appliances and the processing of sewage sludge into compost fertilizer.

At the Household and Small Quantity Hazardous Waste Facility oil based paints, pesticides, thinners, household and car batteries, antifreeze, used motor oil, fluorescent lights, and other items that contain hazardous substances are accepted from County residents and conditionally exempt small businesses.

The Division also oversees operation of the regional recycling program that provides for collection of recyclables at the curb and at drop-off sites located throughout the County. It provides assistance to businesses, institutions, and multifamily complexes in establishing recycling programs.

Also, the County has partnered with Rutgers University to create the EcoComplex, an environmental research center which performs research and develops new technologies to address the pressing environmental, solid waste, and resource-recovery issues faced in New Jersey. The EcoComplex functions as a hub of education and outreach for the entire environmental community.

Incorporated in §422 of the Township's Code are Cinnaminson's regulation in addressing solid waste and recycling. Specifically, §422-1 states, "*The Township of Cinnaminson finds that the reduction of the amount of solid waste and conservation of recyclable materials is an important public concern and is necessary to implement the requirements of SWMA and the county plan. The recycling of certain materials from the residential, commercial and institutional establishments in this municipality will reduce the need for landfills and conserve existing landfill capacity, facilitate the implementation and operation of other forms of resource recovery, and conserve natural resources.*"

The Township participates in the County's recycling program in providing a curbside program and a public drop-off program for the delivery of paper, cardboard, glass, cans, and plastic for all residents except multi-family, condominium complex and mobile home parks which will maintain a private drop-off program.

## Appendix A

### Vacant Land by Zoning District

416	9	710 S RANDOLPH AVE	R-4	0.17
423	9.02	S WARRINGTON AVE	R-4	0.07
423	12	820 S BELLEVIEW AVE	R-4	0.21
423	14	810 S BELLEVIEW AVE	R-4	0.14
425	7	719 S SNOWDEN AVE	R-4	0.11
507	5.02	1920 ROWLAND ST	R-4/IND	1.76
603	5	821 UNION LANDING RD	R-4	0.14
702	23	2601 RTE 130	BD	0.97
702	10.01	2603 RTE 130	BD	2.9
3503	12	206 O'DONNELLS LN	BD	0.58
3503	20	RTE 73	BD	0.76
803	3	2311 WALLACE BLVD	IND	0.55
803	4	2309 WALLACE BLVD	IND	0.55
803	8	WALLACE BLVD	IND	0.75
803	9	1303 UNION LANDING RD	IND	2.11
803	22	2101 WALLACE BLVD	IND	1.72
803	24	2105 WALLACE BLVD	IND	1
803	26	2203 WALLACE BLVD	IND	1
803	27	2205 WALLACE BLVD	IND	1
804	7	WALLACE BLVD	IND	0.91
804	8	WALLACE BLVD	IND	0.79
1004	38	1508 RIVERTON RD	R-2	1.19
1201	6.01	5A PAR DR	R-2	0.61
2102	45.03	2200 BRANCH PIKE	R-2	0.49
2404	40.02	7 SOFIA CRT	R-2	0.41
2404	40.03	8 SOFIA CRT	R-2	0.59
2404	40.04	6 SOFIA CRT	R-2	0.73
2404	41.03	1 SOFIA CRT	R-2	0.32
2404	41.04	3 SOFIA CRT	R-2	0.34
3211	6.08	2503B RIVERTON RD	R-2	0.46
3401	36	2404 CHURCH RD	R-2	1.5
3401	37.01	2400 CHURCH RD	R-2	0.62
3504	20.02	1144 FERNWOOD AVE	R-3	0.36
3504	21.02	1141 N FERNWOOD AVE	R-3	0.26
3504	21.03	1143 FERNWOOD AVE	R-3	0.56
3504	21.04	1145 FERNWOOD AVE	R-3	0.26
1906	5	1831 JACKSON ST	R-6	0.11

**Vacant Land by Zoning District**

LI	0.0
BD	5.21
IND	10.38
C	0.0
<b>Nonresidential</b>	<b>15.59</b>
R-1CL	0
R-2CL	0
R-2	7.26
R-2A	0
R-3	1.44
R-4	2.43
R-5	0
R-6	0.11
<b>Residential</b>	<b>11.24</b>
<b>Grand total</b>	<b>26.83</b>

## **Appendix B**

### Park District

#### §525-58 Purpose

The purpose of the P Park District is to provide the residents of Cinnaminson Township with passive open space and active recreational opportunities.

1. Primarily passive recreation is found adjacent to the Delaware River, Pompeston Creek and Pennsauken Creek. Use of passive lands in the P Park District is rationed to passive open space and recreational uses compatible with the adjacent waterfront and should provide, where possible and feasible, connections with off-site waterfront public access. Any use of the lands in passive areas shall emphasize conservation and enhancement of the natural resources and their enjoyment by the public through passive recreational opportunities that minimize intrusive structures.
2. Active recreation areas are limited to the lands of the Recreation and Open Space Inventory of the Recreation and Open Space Plan maintained by the Cinnaminson Township Planning Board. Use of active recreation areas shall be but not limited to ballfields, tennis and basketball courts, tot lots and picnic areas.

#### §525-59 Permitted Uses

In the P Park District, the following uses of lands and buildings are permitted in the passive areas:

##### A. Passive Areas

1. Nature trails.
2. Hiking trails.
3. Bicycling.
4. Wildlife observation.
5. Sitting areas.
6. Nature interpretation kiosks.
7. More active recreational uses, i.e., recreational uses that do not require extensive or intensive use of land may be incorporated where the environmental attributes of the site are compatible with the proposed use and will not result in an unacceptable fragmentation of the park layout.

##### B. Active Areas are

1. Ballfields (football, softball, baseball and soccer)
2. Tennis courts and practice walls,
3. Basketball courts,
4. Tot lots,
5. Batting cages,

6. Bocci ball courts
7. Hockey rinks and
8. Recreational activities recommended by the Cinnaminson Township Park and Recreation Committee and approved by the Township Committee.

#### **Amendment to Zoning Map**

The following Block and Lots are changed to the P Park District

1. From R-2A District Memorial Park (Block 2001 Lot 11),
2. From R-2 District Wood Park (Block 3211 Lot 1),
3. From R-3 District Garfield Park (Block 1605 Lot 7.02),
4. From R-3 District Fountain Farms Park (Block 2708 Lot 1),
5. From R-3 District Ravenswood Park (Block 2902 Lot 14),
6. From R-5 District Extension Park (Block 1710 Lots 286-294, 309-315),
7. From R-4 District East Riverton Park (Block 506 Lot 1),
8. From R-2A District Pocket Parks (Block 3411 Lot 29 and Block 3417 Lot 21)
9. From BD District Bird Preserve (Block 1407 Lot 29.02)
10. From R-2 District Pompeston Creek (Block 901 Lot 44), from R-3 District Block 2503 Lot6 and from R-2 District (Block 2602 Lot 32)
11. From R-2 District Branch Park (Block 3210 Lot 25)

## Appendix C

### ARTICLE IX

#### Cresmont Development Standards

The following standards represent Exhibit A in the order of the New Jersey Superior Court in Cresmont Housing partnership vs. Township of Cinnaminson, et al, Docket No. BUR-L-1996.96

#### A. Permitted Uses

1. Residential
  - a. Single family detached zero lot line homes
  - b. Semi-detached (twins) units
  - c. Townhouses
  - d. Garden Apartments
  - e. Six unit garden apartments
  - f. Assisted living/congregate care facilities
  - g. Townhouse/Flats
2. Nonresidential
  - a. Retail sales, including but not limited to food/grocery and specialty stores
  - b. Restaurants
  - c. Banking establishments with drive in facilities
  - d. Personal and business services, including, but not limited to copy centers, beauty salons, cleaners
  - e. Offices
  - f. Medical clinics with offices for the practice of medicine by more than one (1) doctor and/or medical group for the examination of and /or the treatment of persons as outpatients and the laboratories incidental thereto
  - g. Movie theaters and performing arts facilities with capacity for no more than 200 seats. The maximum seating shall not be increased for a theater with multiple screens.
  - h. Community center
  - i. Bed and breakfast facilities with no more than 10 bedrooms
  - j. Recreation, exercise and health club facilities, including buildings for indoor court games, such as racquetball, handball, squash, tennis, basketball and other facilities related thereto indoor swimming and sauna facilities
  - k. Public park and rise facilities
  - l. Shopping centers and
  - m. Day care centers
3. Marinas and marine uses not to exceed 5,000 square feet of total floor area should be permitted to include:
  - a. Marina and fishing pier,
  - b. Retail marina not to exceed 2,000 square feet
  - c. Boar launches
  - d. Marine related administrative offices and

e. Public recreation

B. Area Restrictions and regulations

1. Tract Standards

- a. Impervious surface ratio in residential area 55 percent
- b. Impervious surface ratio in nonresidential area along waterfront 65 percent
- c. Impervious surface ratio in nonresidential area along Broad Street 75 percent
- d. Active recreational space 6 acres

2. Tables of Dimensional requirements by dwelling type

- a. Single family detached zero lot line
  - 1. Minimum lot area 4,500 sq ft
  - 2. Minimum street frontage 30 ft
  - 3. Minimum lot width at building line 50 ft
  - 4. Minimum lot depth 85 ft
  - 5. Minimum front yard 20 ft
  - 6. Minimum side yard 20 ft on side  
not on lot line.
  - 7. Minimum side yard 0 on other  
side<sup>12</sup>
  - 8. Minimum rear yard 20 ft
  - 9. Maximum building coverage 40 percent
  - 10. Maximum impervious coverage 50 percent
  - 11. Maximum building height 35 ft<sup>13</sup>
  - 12. Accessory structures
    - a. Location rear yard
    - b. Minimum rear yard setback 5 ft
    - c. Minimum side yard setback 5 ft
    - d. Maximum height 15 ft
- b. Semi-detached (twins) units
  - 1. Minimum lot area per unit 4,500 sq ft
  - 2. Minimum lot area per twin structure 9,000 sq ft
  - 3. Minimum street frontage per lot 30 ft
  - 4. Minimum lot width at building line 45 ft
  - 5. Minimum lot depth 85 ft
  - 6. Minimum front yard 20 ft
  - 7. Minimum side yard 10 ft on side<sup>14</sup>
  - 8. Minimum side yard 0 on other  
side<sup>15</sup>

<sup>12</sup> Where a side yard of less than 5 ft is provided, a 3 foot maintenance easement must be provided on the adjacent property.

<sup>13</sup> The maximum building height may be increased to 45 ft when flood plain regulations do not permit livable floor area at grade. The intent is to allow parking under the livable area. With the increased height the minimum front yard and rear yard setbacks are increased to 25 ft.

<sup>14</sup> Provided driveways are not located closer than 5 ft from any property line.

9. Minimum rear yard	20 ft
10. Maximum building coverage	40 percent
11. Maximum impervious coverage	50 percent
12. Maximum building height	35 ft <sup>16</sup>
13. Accessory structures	
a. Location	rear yard
b. Minimum rear yard setback	5 ft
c. Minimum side yard setback	5 ft
d. Maximum height	15 ft
c. Townhouse	
1. Minimum lot area per unit	2,000 sq ft
2. Minimum lot width at building setback	20 ft
3. Minimum setback from right-of-way	20 ft
4. Minimum rear yard	15 ft
5. Minimum side yard	15 ft
6. Minimum distance to private access drive or parking	15 ft
7. Minimum spacing between buildings	
a. Side to side	30 ft
b. Rear to rear	50 ft
c. Front to front	50 ft
8. Maximum units per structure	8
9. Maximum building height	3 stories or 42 ft <sup>17</sup>
10. Accessory structures	
a. Location	rear yard
b. Minimum rear yard setback	5 ft
c. Minimum side yard setback	5 ft
d. Maximum height	15 ft
d. Garden Apartments (except for 6 unit garden apartments)	
1. Minimum setback from right-of-way	20 ft
2. Minimum setback from property line	½ height of building
3. Minimum distance to private access drive or parking	15 ft
4. Minimum lot width at building setback	20 ft
5. Minimum spacing between buildings	
a. Side to side	Average height of adjacent building
b. Rear to rear	50 ft

<sup>15</sup> Where a side yard of less than 5 ft is provided, a 3 foot maintenance easement must be provided on the adjacent property.

<sup>16</sup> The maximum building height may be increased to 45 ft when flood plain regulations do not permit livable floor area at grade. The intent is to allow parking under the livable area. With the increased height the minimum front yard and rear yard setbacks are increased to 25 ft.

<sup>17</sup> The maximum building height may be increased to 4 stories and 52 ft when flood plain regulations do not permit livable floor area at grade. The intent is to allow parking under the livable area. With the increased height the minimum setback from the right-of-way is increased to 25 ft.

- |   |                                     |
|---|-------------------------------------|
| c. Front to front                                       | 50 ft                               |
| 6. Maximum units per structure                          | 32                                  |
| 7. Maximum building height                              | 3 stories or 42 ft <sup>18</sup>    |
| 8. Maximum length of structure                          | 192 ft                              |
| e. Six (6) unit garden apartments                       |                                     |
| 1. Minimum setback from right-of-way                    | 15 ft                               |
| 2. Minimum setback from property line                   | ½ height of building                |
| 3. Minimum distance to private access drive or parking  | 15 ft                               |
| 4. Minimum lot width at building setback                | 20 ft                               |
| 5. Minimum spacing between buildings                    |                                     |
| a. Side to side   | Average height of adjacent building |
| b. Rear to rear   | 50 ft                               |
| c. Front to front                                       | 50 ft                               |
| 6. Maximum building height                              | 3 stories or 42 ft <sup>19</sup>    |
| 7. Maximum length of structure                          | 70 ft                               |
| f. Townhouse / Flat                                     |                                     |
| 1. Minimum width at building setback:                   | 20 feet                             |
| 2. Minimum set-back from right of way:                  | 20 feet                             |
| 3. Minimum rear yard set-back:                          | 15 feet                             |
| 4. Minimum distance to private access drive or parking: | 15 ft                               |
| 5. Minimum distance of driveway to intersection         | 25 feet                             |
| 6. Minimum spacing between buildings                    |                                     |
| a. Side to side:  | 30 feet                             |
| b. Rear to rear:  | 50 feet                             |
| c. Front to front:                                      | 50 feet                             |
| 7. Maximum units per structure                          | 16                                  |
| 8. Maximum height                                       | 3 stories or 42 feet <sup>20</sup>  |
| 9. Maximum length of structure                          | 190 feet                            |
| g. Assisted Living Congregate Care                      |                                     |
| 1. Maximum density                                      | 30 beds/acre                        |
| 2. Minimum lot area                                     | 3 acres                             |
| 3. Impervious surface ratio                             | 50 percent                          |
| 4. Maximum building height                              | 42 ft                               |
| 5. Minimum set back requirements                        |                                     |

<sup>18</sup> The maximum building height may be increased to 4 stories and 52 ft when flood plain regulations do not permit livable floor area at grade. The intent is to allow parking below three (3) livable floor areas.

With the increased height the minimum setback from the right-of-way is increased to 25 ft to 30 ft  
<sup>19</sup> The maximum building height may be increased to 4 stories and 52 ft when flood plain regulations do not permit livable floor area at grade. The intent is to allow parking below three (3) livable floor areas. With the increased height the minimum setback from the right-of-way is increased to 15 ft to 25 ft

<sup>20</sup> The maximum height may be increased to four (4) stories and 52 feet when flood plain regulations do not permit livable floor area at grade. The intent is to require parking below the livable floor area. With the increased height, the minimum set-back from the right of way line shall be increased to 25 feet.

- a. Right of way 25 ft
- b. Distance to private drive or parking 15 ft
- c. Distance from any residential property line 65 ft
- d. Distance from nonresidential property line 100 ft
- e. Distance of loading /delivery area to residential property line 100 ft
- h. Nonresidential development
  - 1. Minimum lot size 10,000 sq ft
  - 2. Minimum lot width 100 ft
  - 3. Minimum lot depth 100 ft
  - 4. Minimum front yard 25 ft
  - 5. Minimum rear yard 20 ft
  - 6. Minimum rear yard 50 ft<sup>21</sup>
  - 7. Minimum side yard 20 ft
  - 8. Minimum side yard 50 ft<sup>22</sup>
  - 9. Maximum building coverage 30 percent
  - 10. Maximum building height 42 ft
- i. Marina Structures
  - 1. Minimum lot size 10,000 sq ft
  - 2. Building setback from residential lot line 75 ft
  - 3. Minimum lot width 100 ft
  - 4. Minimum front yard 25 ft
  - 5. Minimum rear yard 25 ft<sup>23</sup>
  - 6. Minimum side yard 25 ft

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<sup>21</sup> If adjacent to a residential use

<sup>22</sup> If adjacent to a residential use

<sup>23</sup> Rear yard requirement does not restrict fishing piers, docks and boat launches provided said rear yard is contiguous to a waterway.

## **Appendix D**

### Golf Courses as a conditional Use in the R-2 District

#### §525-20 Use Restrictions and Regulations

B. The following uses shall be permitted as a conditional use after approval by the Planning Board of the Township of Cinnaminson

(2) Golf course/club/country club. The following conditions shall apply to all golf courses.

(a) A golf course/club/country club shall have a minimum of eighteen (18) holes and with a minimum lot area of at least one hundred (100) acres of contiguous property.

(b) A golf course/club/country club shall have a club house of not less than 25,000 square feet.

(c) The use of sludge and sludge derived products is prohibited.

C. Accessory uses or structures; signs

(2) Definitions. As used in this section, the following terms shall have the meanings indicated:

GOLF COURSE/CLUB/COUNTRY CLUB shall mean a tract of land improved with at least eighteen (18) holes for playing the game of golf, and improved with tees, greens, fairways and hazards, and a clubhouse (which may include dining rooms, common rooms, a pro shop, social rooms, kitchen, locker rooms and similar facilities) and customary, but clearly subordinate accessory facilities such as tennis courts and swimming pool and buildings and structures for the maintenance and operation of the facility.

#### §525-97 Permitted Uses; conditions

##### Design Standards for golf course/club/country club

All of these standards may not be achievable on every site plan; for this reason, each application shall be carefully considered on its merits and waivers may be granted where appropriate:

1. The design, operation and maintenance of a golf course shall be governed by the USGA's "Environmental Principles for Golf Courses in the United States". The golf course shall be designed so as to be eligible to receive a USGA Course Rating and Slope Rating as defined in the USGA Handicap System. Putting greens shall be constructed following the USGA's "Recommendation for a Method of Putting Green Construction" or by another method approved by the Land Use Board.

2. Disturbance of wooded areas: Where a golf course is proposed in area of mature forest no more than twenty-five percent (25%) of the mature trees may be removed.

3. Setback requirements:

- a. The minimum spacing between a fairway, green, or tee and any lot line shall be one hundred (100) feet.
  - b. The minimum spacing between any permitted accessory structure to a golf course and any lot line shall be one hundred-fifty (150) feet.
  - c. The minimum spacing between a building and a natural water course shall be one-hundred (100) feet.
4. The maximum height of any structure shall be thirty-five (35) feet.
5. Floor area ratio for all structures on a single lot shall not exceed 0.01.
6. Lot Frontage
  - a. A golf course is required to provide at least two (2) safe and efficient access and egress points from one or more public roads. One of the two accesses may be provided only for emergency access. The two means of access and egress shall be connected internally and the curb cuts shall be spaced at least two hundred (200) feet apart. A golf course should be located in reasonable proximity to a county road.
  - b. Where a lot abuts an existing public street, the minimum lot frontage shall be fifty (50) feet.
7. Deed restrictions. Site plans shall be required to provide appropriate deed restrictions. The legal instrument shall be drafted in general accordance with the recommendations and language contained in Appendix 4 of this chapter.
  - a. Conservation easements shall be required for all waterways, wetland areas and required transition areas.
  - b. Critical areas outside the area of disturbance shall contain conservation easements. These critical areas shall include slopes in excess of thirty- five percent (35%), floodplains and open water bodies.
  - c. All site plans shall contain a reference to any required conservation easement.
8. Landscaping.
  - a. Existing vegetation shall be preserved in areas where disturbance is not necessary.
  - b. Where landscaping is proposed, native species only shall be utilized in the design.
  - c. Where structures are located in woodlands, a treed area of at least thirty (30) feet between structures and the roadway shall be retained.
9. Lighting.
  - (a) The intent of lighting is to ensure that it contributes to the character and safety of the site and its use without disturbing adjacent development. Lighting shall be provided within parking lots and along pedestrian walkways. Lighting fixtures shall be limited to heights of 24 feet for parking lots and 16 feet for pedestrian walkways. All lighting shall be shielded from producing off-site glare, either

through exterior shields or through optical design inside the fixture, so that the direction of the light is downward. Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such produces. Neon facade signs are prohibited. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible. The use of low pressure sodium or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited.

(b) Parking lots shall be adequately lighted for both motorists and pedestrians

(c) Any other outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications are to minimize undesirable off-premises effects.

(d) No light shall shine into building windows, or onto streets and driveways so as to interfere with or distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval. Wall mounted fixtures are only permitted if directed into a site and not positioned towards neighboring properties or public streets.

10. Concrete engineered structures. In any development, some engineered structures are necessary for access and drainage. In order to accommodate the installation of infrastructure while reducing its impact, the following standards shall apply:

a. Visible structures such as curbing, culverts, walls and outlet structures shall not be stark white.

b. The use of dyed and textured concrete as well as the use of other natural materials is required to minimize the visual impact of these structures. Such concrete shall be of natural earth colors in the range of grays to browns.

11. Guardrails. Guardrails shall be constructed of wood. They will be required with side slopes steeper than three to one (3:1) and depths greater than nine (9) feet.

12. One (1) illuminated sign not exceeding eighteen (18) square feet shall be permitted except that illuminated directional and traffic signs are permitted within the golf course provided that they are screened from the road and residential properties and no greater than two (2) square feet .

13. There shall be four (4) parking spaces per hole and five (5) spaces per 1,000 square feet of gross floor area. All parking spaces can be satisfied using grass paver blocks or similar semi impervious building material. Parking areas shall be screened from view of all residential property and roads.

14. All interior roads and travel lanes shall be designed as not to create a dust nuisance onto adjacent property. The Planning Board may require interior roads and travel lanes to be paved to prevent dust nuisances on adjacent properties.

15. Parking areas and buildings shall be screened from view of residential properties and roads to the extent practical, except that a gate house may be visible from the road of a golf course.

16. Water Quality Protection

a. The golf course shall be designed using grasses and other plants that minimize, to the extent practical, the use of pesticides, fertilizers and water.

b. A golf course shall have a suitable wash area for the cleaning of lawn mowers and equipment. The wash area shall be at least one hundred (100) feet from any natural water course.

c. No pesticide, herbicide, or fertilizer, shall be utilized within 100 feet of any natural water course.

17. A golf course shall comply with all federal, state, county and local environmental and health regulations.

18. The conservation of water should be encouraged. The use of surface water, captured rainwater and recycled water is encouraged for irrigation purposes.

19. Assurances shall be provided that any adverse impacts on groundwater or surface water quality resulting from the golf course will be mitigated by the owner. The applicant shall provide for the monitoring of water quality of the groundwater and surface water resources associated with the golf course. The monitoring program, including the timing and frequency of testing and the identification of chemical parameters to be tested shall be established by the Approving Authority at the time the Integrated Turf Management Plan and Integrated Pesticide and Pest Management Plan are approved as part of the conditional use application. The monitoring program shall be consistent with the guidelines established for monitoring plans by the New Jersey Department of Environmental Protection (NJDEP), Bureau of Water Quality Analysis. The results and findings of any water quality monitoring shall be submitted by the owner to the Township for monitoring purposes.

20. The golf course shall make provisions for the travel and habitation of wildlife and shall provide for wildlife corridors and other wildlife utilization as may be accommodated by the site. Where appropriate wildlife habitat exists, the golf course shall be encouraged to register with the Audubon Cooperative Sanctuary Program.

## Appendix E

### Broad Street Rezoning

Block	Lot	Existing Zone	Proposed Zone	Location
301	1	RA-4	LI	424/426 INMAN ST
302	1	RA-4	LI	500 INMAN ST
302	2	RA-4	LI	2601 BROAD ST
501	2	LI	RA-4	2013 BROAD ST
501	3	LI	RA-4	2009 BROAD ST
501	4	LI	RA-4	2005 BROAD ST
501	5	LI	RA-4	2003 BROAD ST
501	6	LI	RA-4	2003 BROAD ST
501	7	LI	RA-4	1941 BROAD ST
501	8	LI	RA-4	1939 BROAD ST
501	9	LI	RA-4	1933 BROAD ST
501	10	LI	RA-4	1935 BROAD ST
501	11	LI	RA-4	1929 BROAD ST
501	13	LI	RA-4	1921 BROAD ST
502	1	LI	PUD	1905 BROAD ST
502	2	LI	PUD	1829 BROAD ST
502	5	LI	PUD	1811 BROAD ST
502	6	LI	PUD	1809 BROAD ST
503	1	LI	PUD	1713 BROAD ST
503	2	LI	PUD	1711 BROAD ST
503	3	LI	PUD	1701 BROAD ST
503	3	LI	PUD	SNOWDEN AVE
503	4	LI	PUD	506 N PLEASANT AVE
503	5	LI	PUD	514 PLEASANT AVE
308	1	PUD	LI	447 N RANDOLPH AVE
402	1	PUD	LI	1517 BROAD ST
402	2	PUD	LI	1515 BROAD ST
402	3	PUD	LI	1511 BROAD ST
402	4	PUD	LI	1505 BROAD ST
402	5	PUD	LI	1501 BROAD ST
402	6	PUD	LI	510 BELLEVIEW AVE
402	8	PUD	LI	506 N BELLEVIEW AVE
402	9	PUD	LI	501 N WARRINGTON AVE
403	1	PUD	LI	501 N BELLEVIEW AVE
403	2	PUD	LI	1423 BROAD ST
403	5	PUD	LI	1401 BROAD ST
403	6	PUD	LI	514 N READ ST
404	1.01	RA-4	LI	1323 BROAD ST
404	1.02	RA-4	LI	NORTH READ AVE

404	9	RA-4	LI	464 N RANDOLPH AVE
404	10	RA-4	LI	N RANDOLPH ST
404	11	RA-4	LI	460 N RANDOLPH AVE
404	12	RA-4	LI	511 N READ ST
407	4	LI/R-4	LI	510 N CANAL ST
407	5	LI/R-4	LI	508 N CANAL ST
407	6	LI/R-4	LI	501 N POMPESS AVE
408	1	LI?	LI	1009 BROAD ST
404	2	LI	RA-4	1315 BROAD ST
404	3	LI	RA-4	1311 BROAD ST
404	4	LI	RA-4	1307 BROAD ST
404	5	LI	RA-4	1301 BROAD ST
404	6	LI	RA-4	508 N RANDOLPH AVE
404	7	LI	RA-4	504 N RANDOLPH AVE
404	8	LI	RA-4	500 N RANDOLPH AVE
406	1	LI	RA-4	1223 BROAD ST
406	2	LI	RA-4	1217 BROAD ST
406	3	LI	RA-4	1211 BROAD ST
406	4	LI	RA-4	1207 BROAD ST
406	5	LI	RA-4	1201 BROAD ST
406	6	LI	RA-4	514 N POMPESS AVE
406	7	LI	RA-4	510 N POMPESS AVE
406	8	LI	RA-4	508 N POMPESS AVE
406	9	LI	RA-4	504 N POMPESS AVE
406	10	LI	RA-4	500 N POMPESS AVE
406	11	LI	RA-4	501 N RANDOLPH AVE
406	12	LI	RA-4	505 N RANDOLPH AVE
406	13	LI	RA-4	509 N RANDOLPH AVE
406	14	LI	RA-4	513 N RANDOLPH AVE
406	15	LI	RA-4	515 N RANDOLPH AVE
407	2	LI	RA-4	1111 BROAD ST
407	3	LI	RA-4	1101 BROAD ST
201	5	MC	P	RIVER RD AT TAYLORS LN
201	5.01	MC	P	RIVER RD AT TAYLORS LN

201	6	MC	P	TAYLORS LN
201	6.01	MC	P	DELA RIVER FRTGE

## **Appendix F**

### **Redevelopment Area Overlay**

**Section #1:** This Section includes Township owned lands, including rights-of-way, in the vicinity of Calhoun and Clay Streets west of Cinnaminson Avenue. This Section is part of an area of Cinnaminson known as "Parry".

**Section #2:** This Section is located on the northern side of U.S. Route 130 extending from Cinnaminson Avenue to approximately two-thirds of the distance to Highland Avenue.

**Section #3:** This Section is located on the northern side of U.S. Route 130 extending from Union Landing Road to approximately one-half the distance to Taylor's Lane.

**Section #4:** This Section is located on the southern side of U.S. Route 130 extending from the vicinity of Church Road to approximately one-half the distance to Riverton-Moorestown Road.

**Section #5:** This section is located along the northern side of Rt. 130 from Wynwood Drive to the Pompeston Creek.

**Section #6:** This section is along the southern side of Rt. 130 between the Pennsauken Creek and Church Road (Block 2001; Lot 2).

## Appendix G

### Route 73

#### Rezoning

Rezoning					Property
Block	Lot	Existing	Proposed	Location	Class
North end of Rt. 73					
1715	1	BD	P	RTE 73	15F
1714	1	BD	P	RTE 73	1
South end of Rt. 73					
3503	1	BD	HC	10 S FORKLANDING RD	3A
3503	1	BD	HC	S FORKLANDING RD	3B
3503	2	BD	HC	RTE 73	15C
3503	3	BD	HC	RTE 73	15C
3503	4	BD	HC	2450 RTE 73	2
3503	5	BD	HC	2470 RTE 73	4A
3503	7	BD	R-3	213 O'DONNELLS LN	2
3503	8	BD	R-3	207 O'DONNELLS LN	2
3503	9	BD	R-3	205 O'DONNELLS LN	2
3503	9.01	BD	HC	O'DONNELLS LN	15C
3503	10	BD	R-3	203 O'DONNELLS LN	2
3503	11	BD	R-3	204 O'DONNELLS LN	2
3503	12	BD	R-3	206 O'DONNELLS LN	1
3503	13	BD	HC	2500 RTE 73	4A
3503	14	BD	HC	2504 RTE 73	4B
3503	15	BD	HC	2506 RTE 73	2
3503	17	BD	HC	2508 RTE 73	4B
3503	18	BD	HC	2512 RTE 73	4A
3503	19	BD	HC	2514 RTE 73	4B
3503	20	BD	HC	RTE 73	1
3504	1	BD	HC	2501 RTE 73	4A
3505	4	BD	R-3	301 O'DONNELLS LN	2
3505	5.01	BD	R-3	305 O'DONNELLS LN	2
3504	3	BD	R-3	306 O'DONNELLS LN	2

### Highway Commercial District (HC)

A. Principal permitted uses. In all (HC) Highway Commercial District, the following uses (and no others) of land and buildings are permitted:

1. Business and professional offices.
2. Public garage, automobile repair and body shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered, except that no public garage, automobile repair shop, motor vehicle service station, car wash or other similar establishment where motor fuel lubricating oils or motor accessories are stored or motor services are rendered shall be located within 300 feet of any property upon which place of public assembly seating over 50 persons is located. Said distances shall be measured on a straight line or air line from the outer boundary or property line of the lot containing

the proposed use to the outer boundary or property line of the lot containing a place of public assembly seating over 50 persons, public garage repair shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered. No outdoor storage in connection with any of the uses mentioned in this subsection shall be permitted, except that the outdoor storage of small utility trailers which can be attached to motor vehicles and which have a load limit not in excess of 2,000 pounds, commonly known as "U-Haul-it trailers," shall be permitted at service stations.

3. Indoor motion pictures or legitimate theater; bowling alley; or indoor year-round swimming club
4. Retail store; or personal service shop
5. Restaurants.

As used in this subsection, the following terms shall have the meanings indicated:

**DRIVE-IN RESTAURANTS and TAKE-OUT RESTAURANTS**

Establishments where patrons are served or can obtain refreshments or meals for principal consumption outside the confines of the principal building or in automobiles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided for the patrons.

**RESTAURANT**

An establishment where refreshments or meals may be obtained by the public for consumption on the premises, within the building housing the restaurant and at tables provided for the public by the owners or management of the establishment. No service of meals or refreshments is permitted to be made to any person or persons in a vehicle on the premises.

6. Banking, savings and loan, or other full-service financial institutions, except, however, that business as conducted primarily for check-cashing purposes shall not be permitted
7. Mortuary
8. Municipal uses and buildings.
9. Public utilities, provided that the proposed use in a specific location is necessary for the efficiency of the public utility; that the design of any building in connection with such facility shall conform to the general character of the area and will in no way adversely affect the safe and comfortable enjoyment of property rights adjoining property or within the neighborhood; that adequate and attractive fences and other safety devices shall be provided and sufficient landscaping, including shrubs, trees and lawns, shall be provided and will be periodically maintained by the public utility; and that all other requirements and specifications for the zone district in which such use is located will be met and observed.
10. Parks and preserves.
11. Agriculture.

B. Accessory uses or structures; signs.

1. Accessory use or structure on the same lot with and customarily incidental to the main permitted use or structure located on the lot. The term "accessory use or structure," as used within this section, shall include and permit:

a. Any of the following accessory signs, provided that no sign shall be placed in such a position that it will cause danger to traffic on a road or street by obscuring the view and provided that no sign shall be of the flashing type:

i. An official highway name sign or traffic sign.

ii. A sign advertising the sale or rental of premises and a sign bearing the word "sold" or "rented" and the name and address of the person effecting the sale or rental, provided that such sign may be erected only on the premises to which it relates and that the size of any such sign shall not exceed one square foot for each 10 feet of lot frontage, with a maximum of 32 square feet, but no such sign need be less than six square feet.

iii. A sign indicating land in the process of development and showing the name of the owner, developer, builder or agent, provided that the size of any such sign shall not exceed 32 square feet and that not more than one such sign shall be erected on each 500 feet of street frontage.

iv. A sign of a mechanic, but only during the period of time that such person is performing work on the premises, provided that such sign shall be erected only on the lot where the work is being performed and that the size of any such sign shall not exceed 12 square feet and that such sign shall be removed promptly upon completion of the work.

v. A sign exhibiting the name given to the property by the owner or occupant or relating to trespassing on the premises or indicating the private nature of a road or driveway, provided that the size of any such sign shall not exceed two square feet.

vi. A sign advertising a permitted accessory use, provided that the size of any such sign shall not exceed two square feet and that such sign shall be erected only on the lot where such accessory use exists.

vii. A sign necessary to the public welfare.

b. Signs permitted under Subsection B (1) (a) i through vii of this section, if illuminated, should be illuminated in such a manner that incandescent lamps, neon tubes, fluorescent tubes or any form of illumination is not exposed unless provided with hood or shade.

c. There shall be no flashing signs, rotating signs, running borders or other forms of animation of whatever nature.

C. In all Highway Commercial Districts, the following area restrictions and regulations are established:

1. Principal building. Minimum requirements shall be:

- a. Lot area: 50,000 square feet.
- b. Lot frontage: 200 feet.
- c. Lot width at building line: 200 feet
- d. Lot depth: 200 feet.
- e. Side yard, each: 35 feet
- f. Front yard: 75 feet.
- g. Rear yard: 50 feet.
- h. Maximum building coverage: 50%.
- i. Minimum green space: 25%.

2. Accessory building. Minimum distance shall be as follows:

- a. To side line: 35 feet
- b. To rear line: 50 feet.

3. Maximum building height. No building shall exceed 35 feet.

4. Minimum floor area. Each building shall have a minimum gross floor area of 2,000 square feet.

D. Any principal building may contain more than one use and/or organization. Any lot may contain more than one principal building structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning and subdivision regulations, including frontage on a public street

E. At least the first 40 feet adjacent to any street line and 20 feet adjacent to any lot line shall not be used for parking and shall be planted and maintained as lawn area, ground cover or landscaped with evergreen shrubbery and separated from the parking area by poured concrete or Belgian block curbing.

F. No merchandise, products, shipping crates, pallets, waste or similar material or objects shall be displayed or stored outside.

G. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block and or masonry walls.

H. All portions of the property not utilized by building or paved surfaces shall be landscaped, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and

paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.

- I. A minimum buffer area of 25 feet in width shall be provided along any common property line with a residential zone district or residential use.
- J. Minimum off-street parking shall be subject to the requirements of §525-110.
- K. Minimum off-street loading shall be subject to the requirements of §525-110B.
- L. Signage in the HC Zone shall be as required in §525-121

## **Appendix H**

### Distribution facilities within the Industrial District

C. Industrial uses except the following uses and uses substantially similar to the following:

Truck and busing terminals and transshipment facilities. For purposes of herein, "trucking and busing terminals and transportation facilities" shall be defined as those businesses or uses whose primary activity is directed to the transportation of goods, wares, merchandise or people and the consolidation, shipment, transshipment or transport of the same but shall not be construed to prohibit business or uses engaged in the commerce, transportation or loading of goods, wares or merchandise manufactured or sold on the premises. Notwithstanding the foregoing, trucking and busing terminals and transshipment facilities shall not be deemed to include facilities whose primary activity is the production, assembly, handling, packaging, storage and/or distribution of goods, wares and/or merchandise. Such activities and facilities shall be considered permitted uses within this zone.

[Added 8-18-1993 by Ord. No. 1993-12; amended 8-5-2009 by Ord. No. 2009-9]

## ***Appendix I***

### Impervious Coverage Recommendation for Nonresidential Districts







<b>Zone</b>	<b>Existing Building Coverage</b>	<b>Impervious Coverage</b>
LT <i>IND</i>	50%	75%
C	70%	85%
BD	50%	75%
BD-1	50%	75%
IND	60%	75%

1995 Land Use/Land Cover  
Cinnaminson Township, Burlington County

Figure 1

October 2009

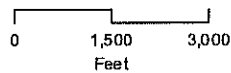
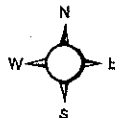
Legend

-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetlands



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:  
Burlington County Dept. of IT  
NJDEP









2002 Land Use/Land Cover  
Cinnaminson Township, Burlington County

Figure 2

October 2009

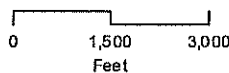
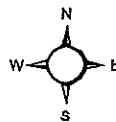
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-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetlands



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

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Burlington County Dept. of IT  
NJDEP









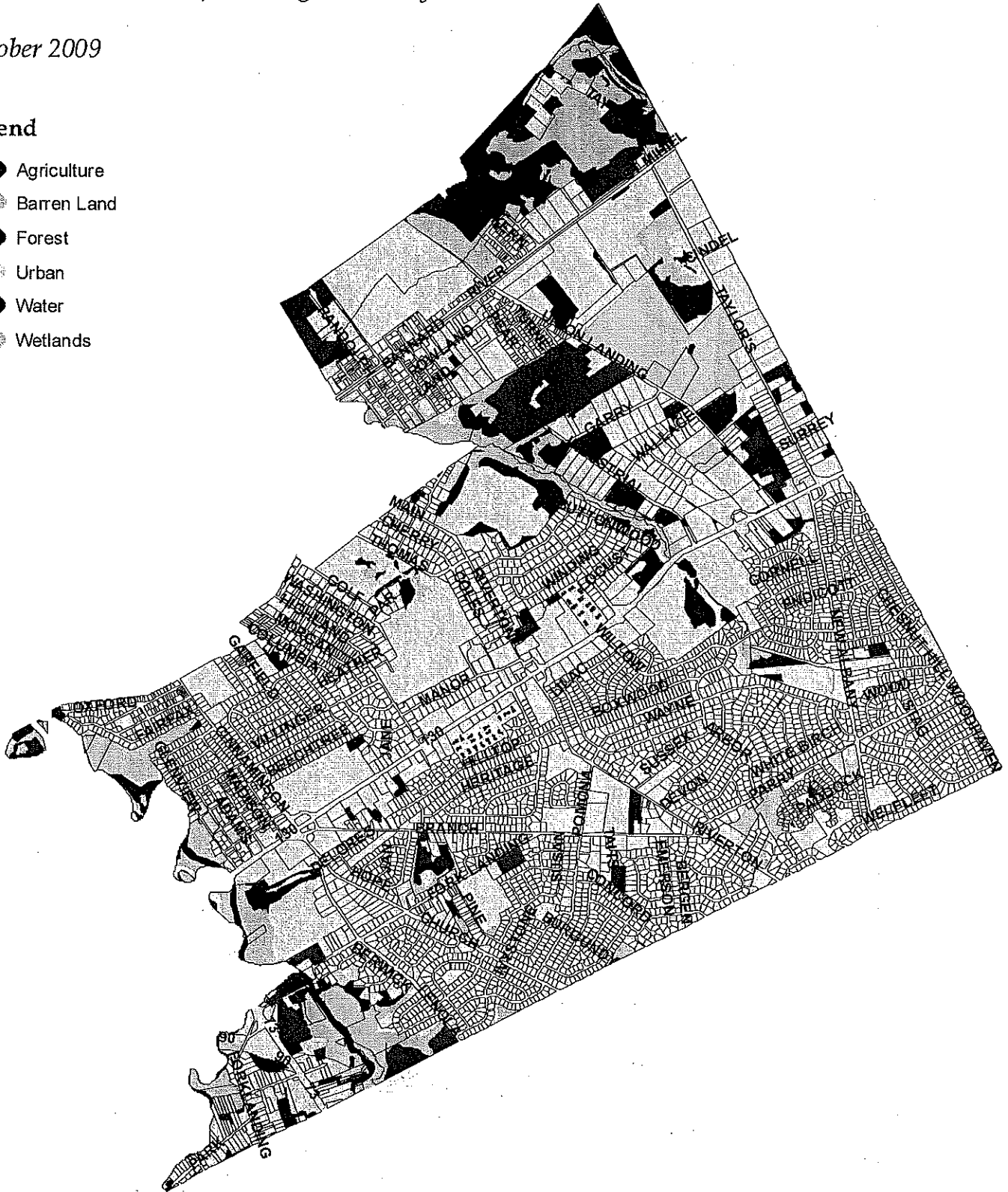
Existing Land Use - 2008  
Cinnaminson Township, Burlington County

Figure 3

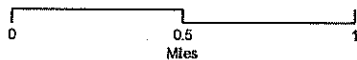
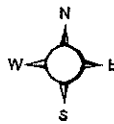
October 2009

Legend

-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetlands



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Data Sources:  
Burlington County Dept. of IT  
NJDEP

**BANISCH**  
ASSOCIATES, INC.  
Planning and Design

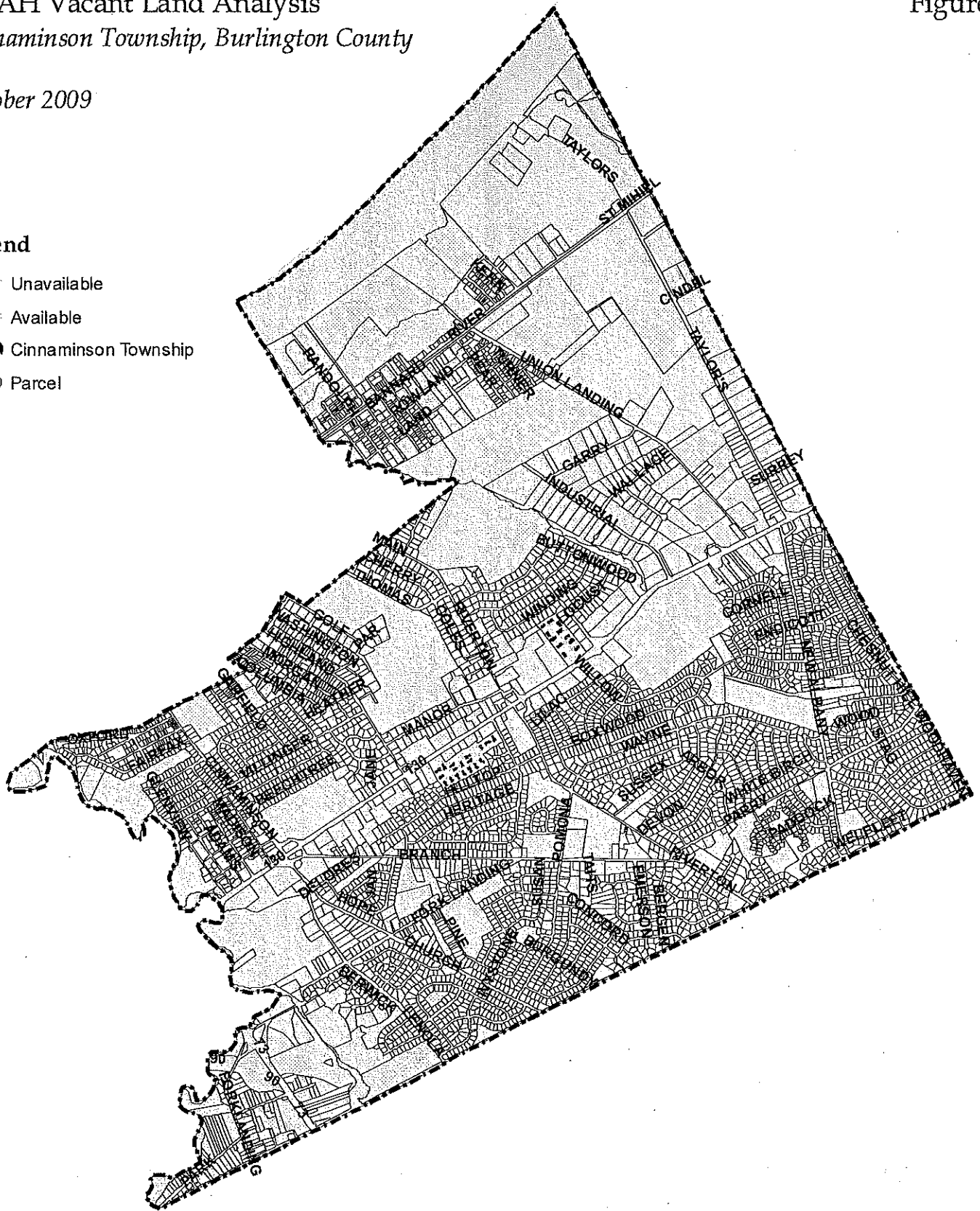
COAH Vacant Land Analysis  
 Cinnaminson Township, Burlington County

Figure 4

October 2009

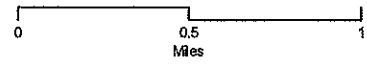
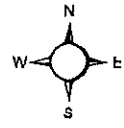
Legend

-  Unavailable
-  Available
-  Cinnaminson Township
-  Parcel



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources: NJDEP,  
 Burlington County Dept. of IT,  
 NJ Council on Affordable Housing











# Environmental Constraints

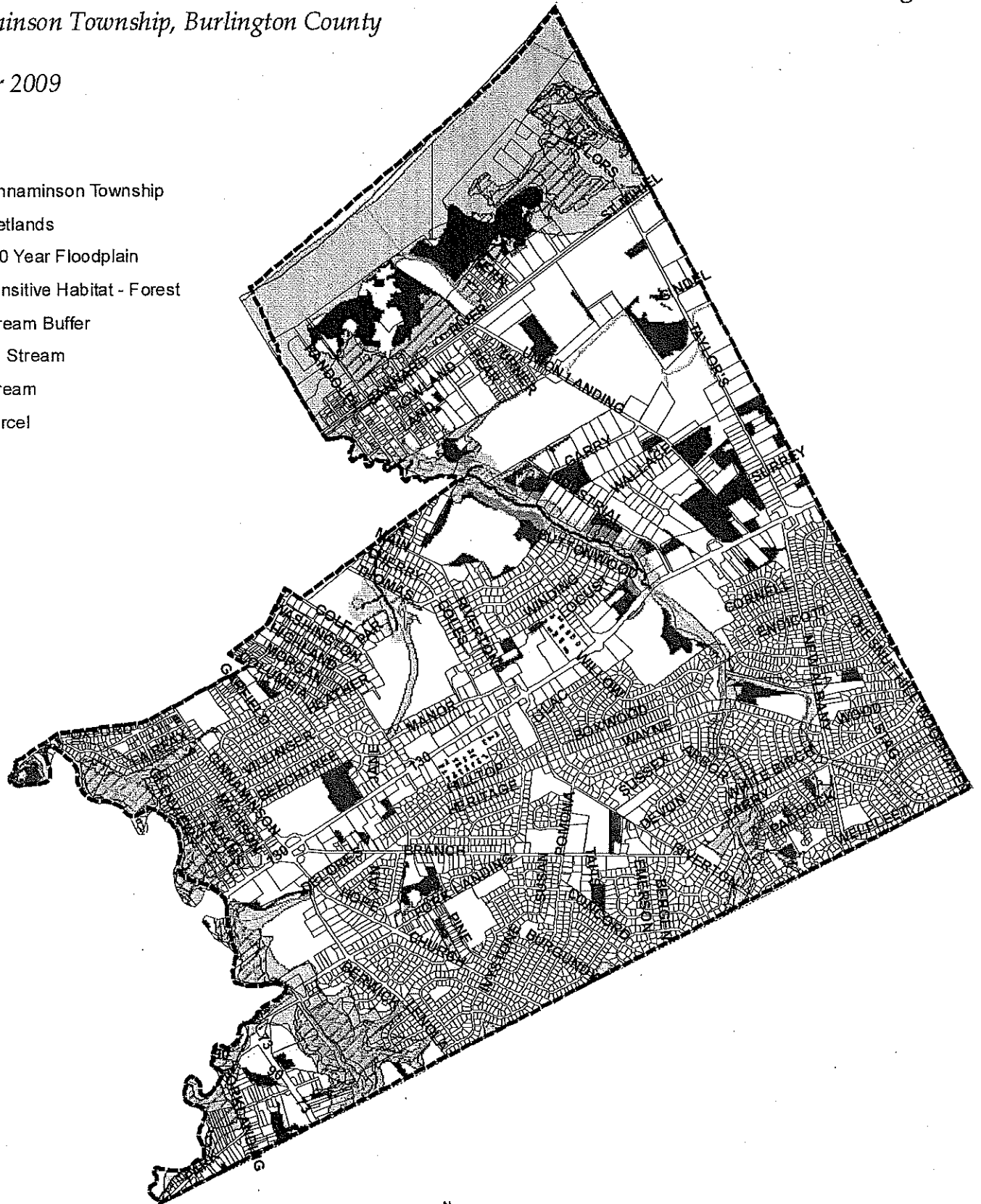
## Cinnaminson Township, Burlington County

Figure 5

October 2009

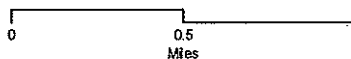
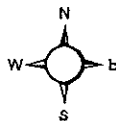
### Legend

-  Cinnaminson Township
-  Wetlands
-  100 Year Floodplain
-  Sensitive Habitat - Forest
-  Stream Buffer
-  C1 Stream
-  Stream
-  Parcel



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources: NJDEP,  
Burlington County Dept. of IT

























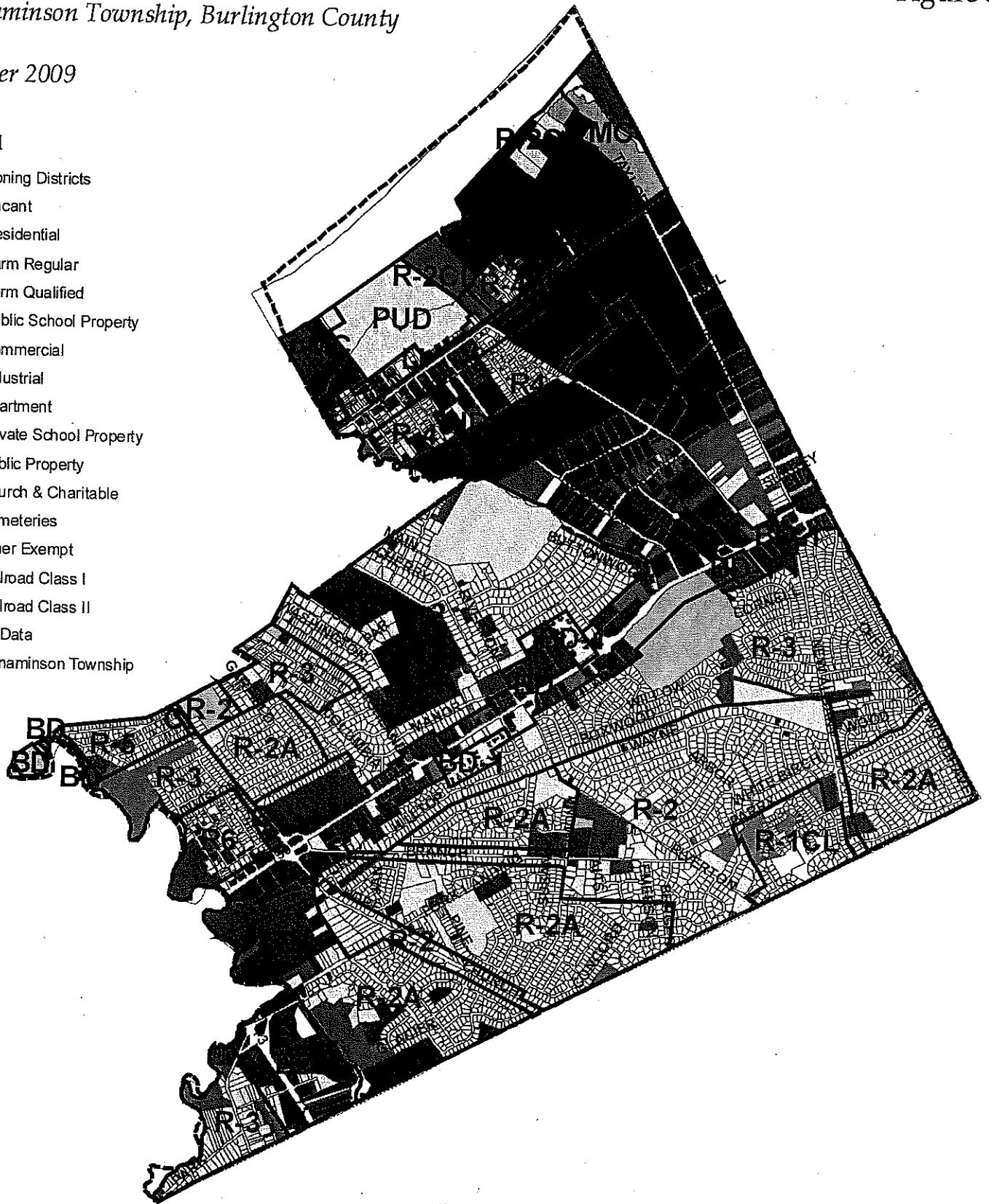
# Existing Zoning and Property Class Cinnaminson Township, Burlington County

Figure 8

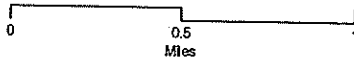
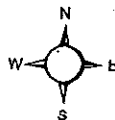
October 2009

## Legend

-  Zoning Districts
-  Vacant
-  Residential
-  Farm Regular
-  Farm Qualified
-  Public School Property
-  Commercial
-  Industrial
-  Apartment
-  Private School Property
-  Public Property
-  Church & Charitable
-  Cemeteries
-  Other Exempt
-  Railroad Class I
-  Railroad Class II
-  No Data
-  Cinnaminson Township



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.



Data Sources: NJDEP,  
Burlington County Dept. of IT




**BANISCH**  
ASSOCIATES INC.  
Planning and Design

Riverton Country Club - 2008  
 Cinnaminson Township, Burlington County

October 2009

Figure 9

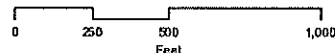
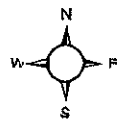
Legend

-  Zoning Districts
-  Riverton Country Club
-  Cinnaminson Township



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

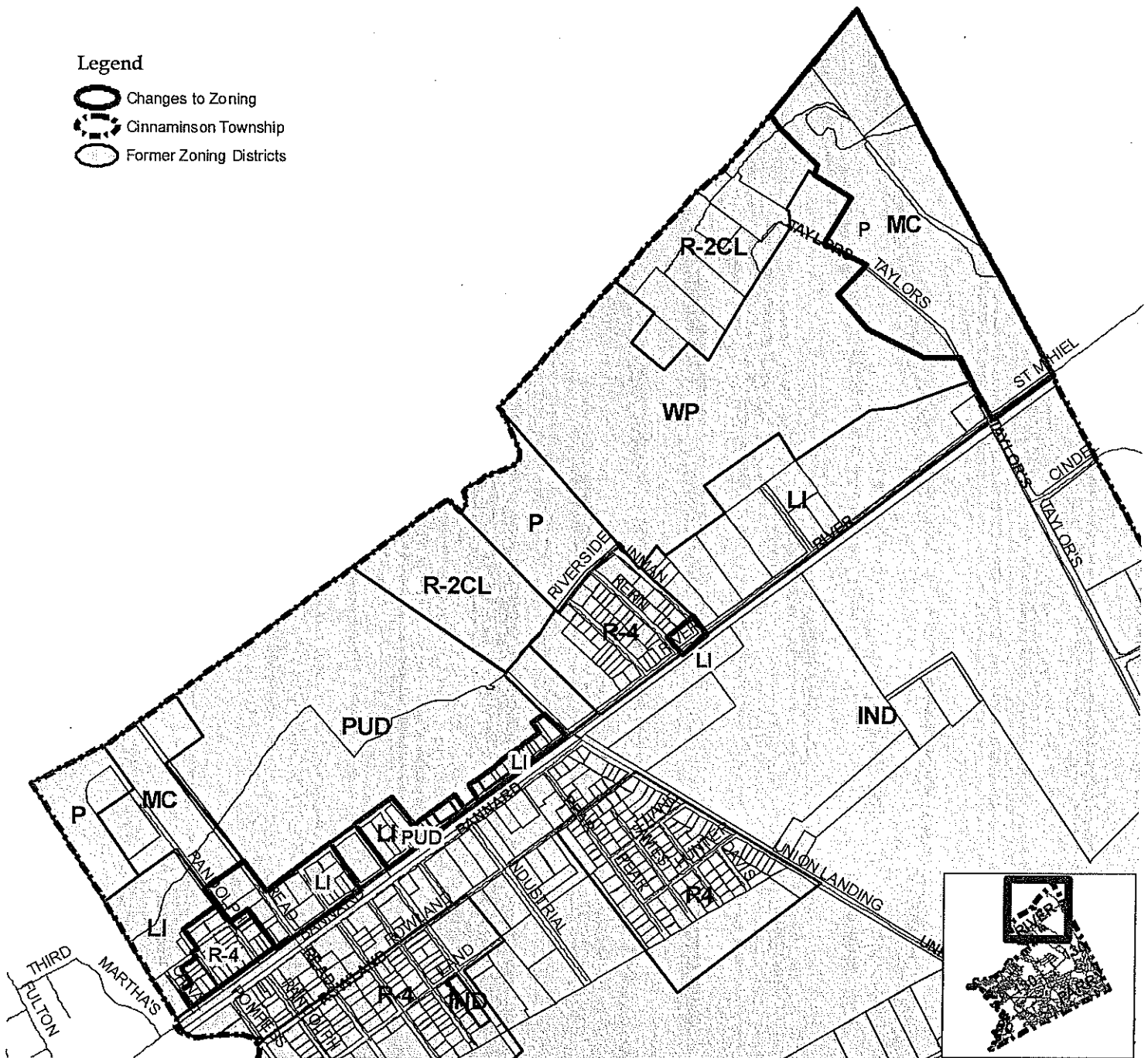
Data Sources: NJDEP,  
 Burlington County Dept. of IT,  
 icubed, Fort Collins CO



# Rezoning Along Broad Street Cinnaminson Township, Burlington County

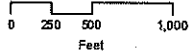
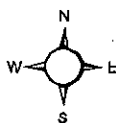
Figure 10

October 2009



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Data Sources: NJDEP,  
Burlington County Dept. of IT,  
icubed, Fort Collins CO















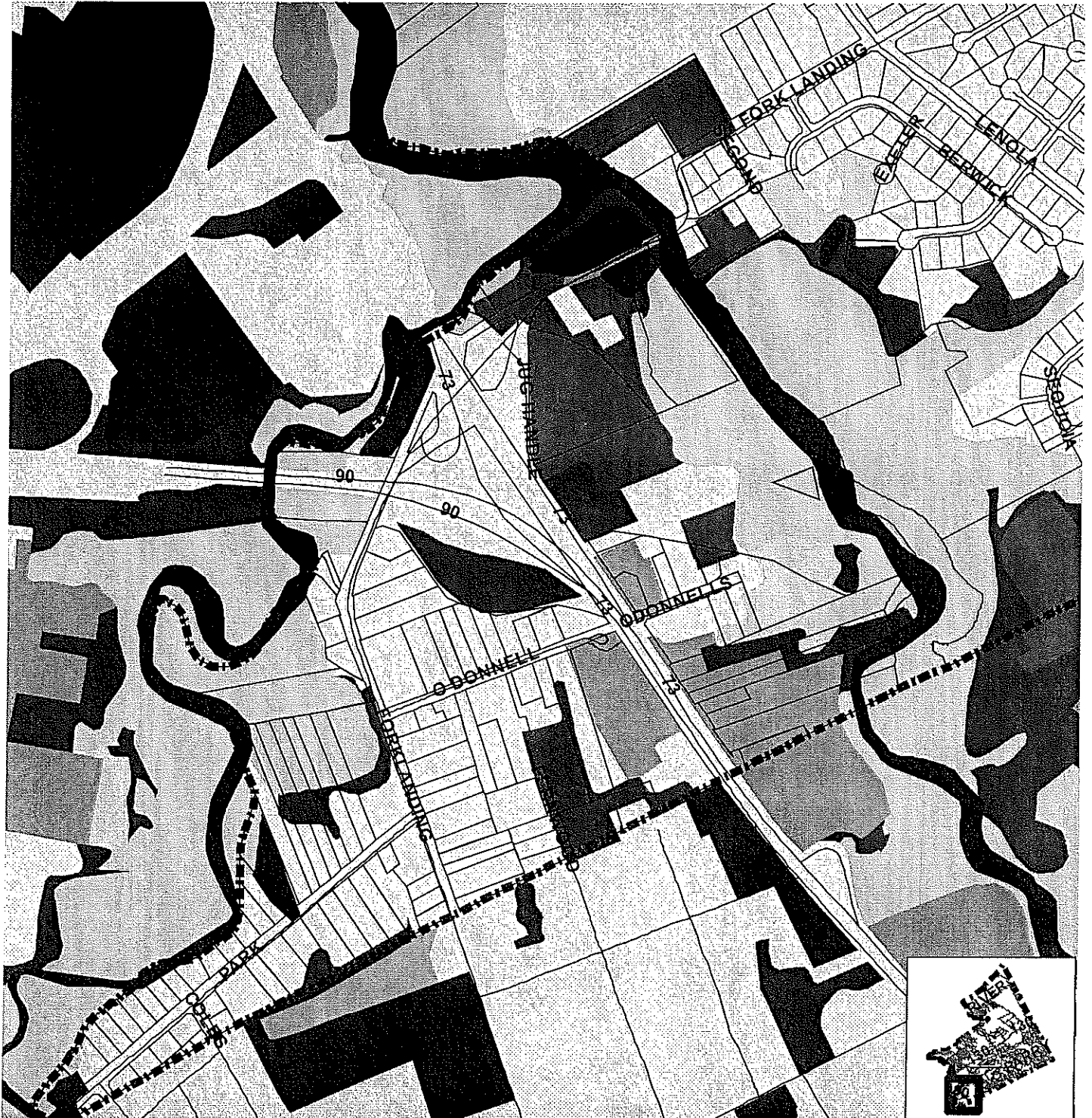
**Land Use/Land Cover - Route 73**  
*Cinnaminson Township, Burlington County*

October 2009

Figure 11

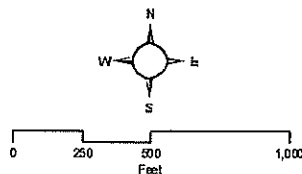
Legend

-  Agriculture
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetlands
-  Commercial
-  Industrial
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density
-  Cinnaminson Township



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources: NJDEP,  
 Burlington County Dept. of IT,  
 iarcbed, Fort Collins CO



Possible Private Truck Routes  
 Cinnaminson Township, Burlington County

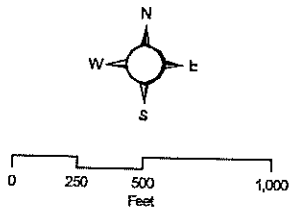
Figure 12

October 2009



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

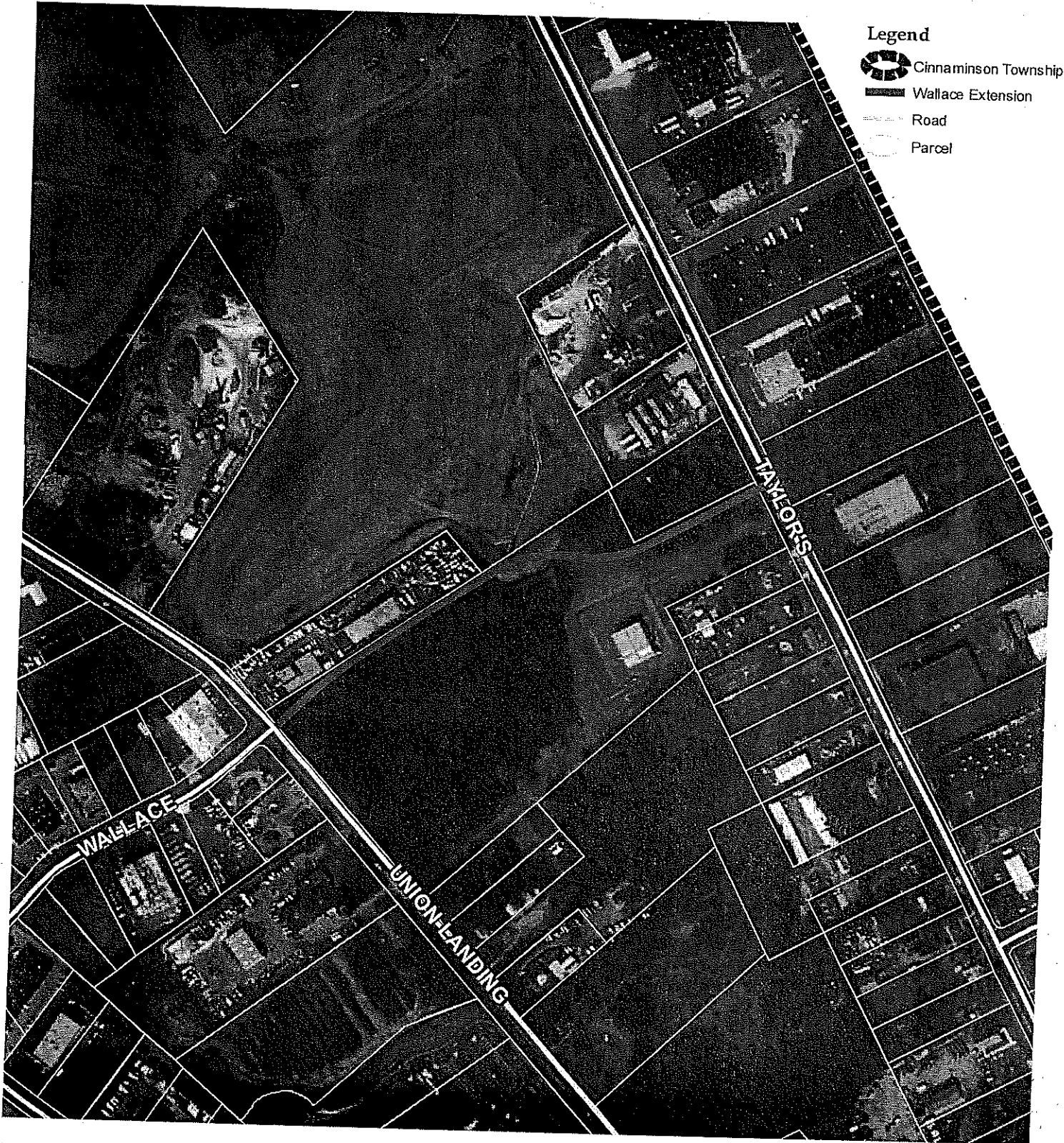
Data Sources: NJDEP,  
 Burlington County Dept. of IT,  
 icubed, Fort Collins CO.







**Wallace Boulevard Extension**  
*Cinnaminson Township, Burlington County*

Figure 12a

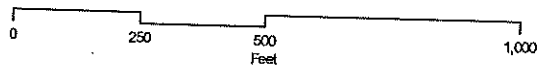
October 2009



- Legend**
-  Cinnaminson Township
  -  Wallace Extension
  -  Road
  -  Parcel

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digitized data, but the secondary product has not been an NJDEP verified and is not guaranteed.

*Data Sources: NJDEP,  
 Burlington County Dept. of IT,  
 icubed, Fort Collins CO.*











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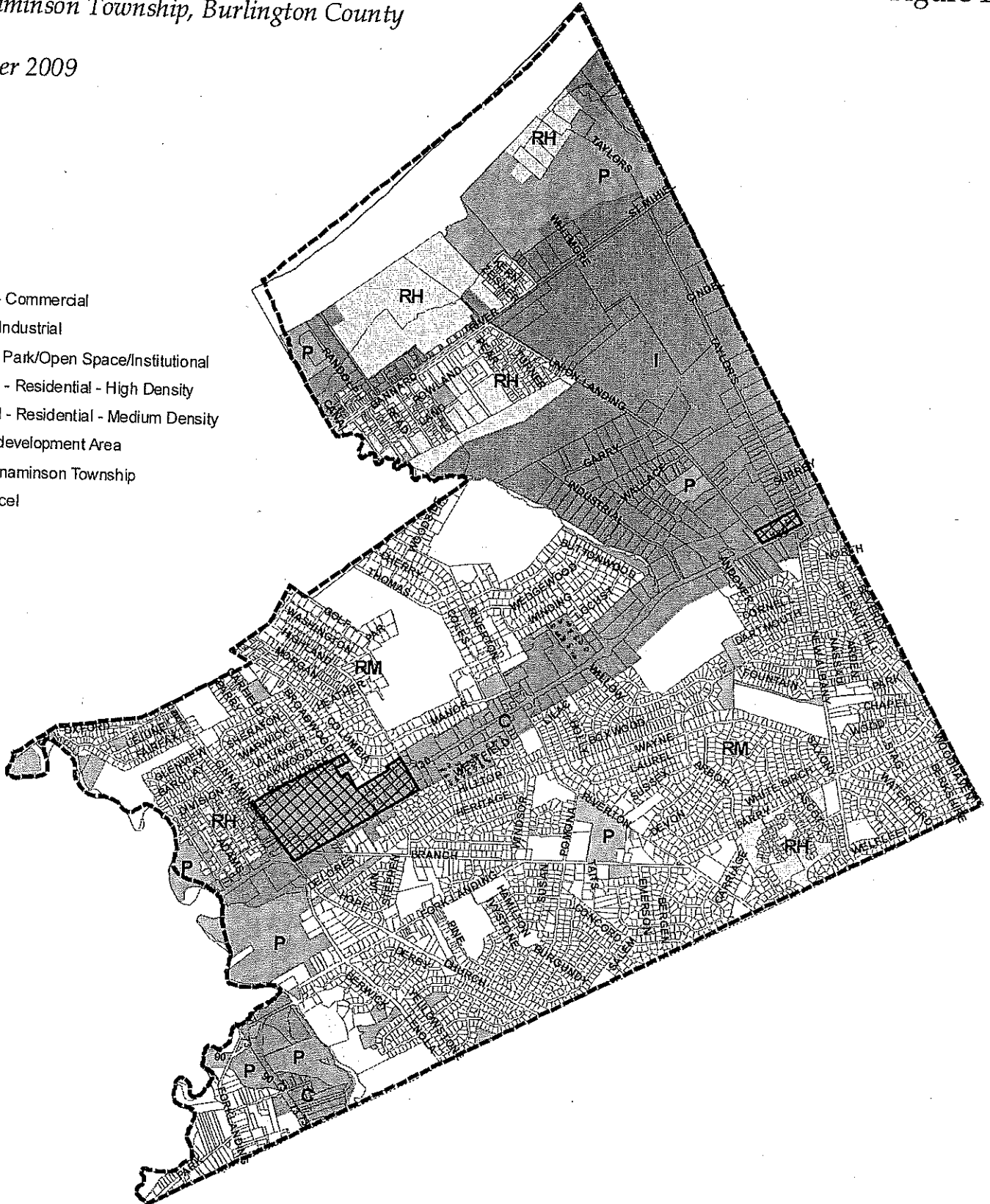
Land Use Plan  
 Cinnaminson Township, Burlington County

Figure 13

October 2009

Legend

-  C - Commercial
-  I - Industrial
-  P - Park/Open Space/Institutional
-  RH - Residential - High Density
-  RM - Residential - Medium Density
-  Redevelopment Area
-  Cinnaminson Township
-  Parcel



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources: NJDEP,  
 Burlington County Dept. of IT  
 Banisch Associates, Inc.

