

COPY

Master Plan of the
Township of Willingboro

Planning Board
Township of Willingboro
Burlington County, New Jersey

April 14, 1997

Master Plan
File

PLANNING BOARD OF THE TOWNSHIP OF WILLINGBORO

RESOLUTION NO. 4 - 1997

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Willingboro is charged with the responsibility of preparing and, after public hearing, adopting or amending a Master Plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, pursuant to N.J.S.A. 40:55D-89, the Planning Board is charged with the responsibility of performing a reexamination of the Township of Willingboro Master Plan and development regulations at least every six years; and

WHEREAS, the Planning Board, in consultations with its professional planner, Township Engineer and Planning Board Attorney, has engaged in a thorough and extensive process of reevaluation of all of the elements of the Township of Willingboro development regulations and various land development elements as more particularly described in N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-89, a. b. c. d. and e.; and

WHEREAS, such examination and reevaluation took place over many months at public meetings of the Planning Board conducted pursuant to Public Notice in the Municipal Complex of the Township of Willingboro; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28 a public hearing was duly held on April 14, 1997 in the Municipal Complex of said Township for the purpose of considering adoption of a final draft

Willingboro Township Planning Board Resolution
to Revise the Master Plan of the Township

of the Revised Master Plan of the Township of Willingboro dated April 14, 1997 prepared by Brian M. Slaugh, P.P., A.I.C.P.; and

WHEREAS, notice of such public hearing was duly published in the Burlington County Times on April 2, 1997; and

WHEREAS, notice of such public hearing was duly given to the clerk of each adjoining municipality at least ten (10) days prior to the date of said hearing; and

WHEREAS, notice of such hearing together with a copy of the proposed amendment to the Master Plan was duly given to the Burlington County Planning Board at least ten (10) days prior to the date of said hearing; and

WHEREAS, at said public hearing, the Township Planner, Planning Board professionals and members of the Planning Board explained the proposed Master Plan to the public and discussed various technical issues; and

WHEREAS, public comment was received at said meeting; and

WHEREAS, following such hearing the Planning Board unanimously approved the proposed Master Plan of which a true copy is attached hereto and made a part hereof; and

WHEREAS, a verbatim record of all of the proceedings relating to the said proposed revision of the Willingboro Township Master Plan was duly made;

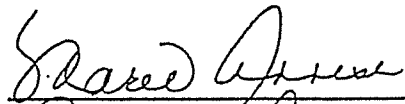
NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Township of Willingboro that the annexed document titled:

Willingboro Township Planning Board Resolution
to Revise the Master Plan of the Township

"Master Plan of the Township of Willingboro, County of Burlington, dated April 14, 1997 prepared by the firm of Clarke-Caton-Hintz, Brian M. Slaugh, PP, AICP (Carl E. Hintz, PP, AICP, CLA, ASLA, Township Planner), be and the same is hereby adopted as the official Master Plan of the Township of Willingboro, provided further, that any previously adopted element of the Master Plan not therein modified shall be, and the same is hereby, readopted.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be published in the Burlington County Times; and it is

FURTHER RESOLVED that the Burlington County Planning Board shall be notified of the adoption of the within revision to the Master Plan of the Township of Willingboro to include a copy of this Resolution and annexed Master Plan of the Township of Willingboro.



Planning Board Secretary

Memorializing Resolution
Approved April 14, 1997.

Master Plan of the

Township of Willingboro
County of Burlington

April 14, 1997

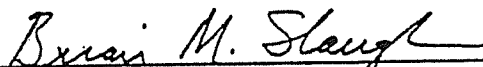
Adopted pursuant to N.J.S.A. 40:55D-28,
the New Jersey Municipal Land Use Law

Any previously adopted element of the Master Plan
not herein modified shall be considered readopted.

□ □ □

Prepared By:

Brian M. Slaugh, PP, AICP
New Jersey Professional Planner License No. 3743



CLARKE • CATON • HINTZ
400 Sullivan Way
Trenton, New Jersey 08628

A signed and sealed original is on file with the Township Clerk's office.

Members of the Planning Board

Kenneth Garrett, Chairman

Stan Schechter, Vice-Chairman

Hon. Paul I. Stephenson, Mayor

Doreatha D. Campbell, Councilwoman

Norton N. Bonaparte, Jr., Township Manager

Linda Bolden

Roy Willitts

Dorothy Collins, Alt. 1

Shelly Pollon, Alt. 2

□ □ □

Marie Annese, Planning Board Secretary

Uri H. Taenzer, Esq., Planning Board Attorney

Arnold Barnett, PE, Municipal Engineer

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GOALS and OBJECTIVES

The Goals and Objectives provide the policy guidance for land use decisions and through their descriptive framework set forth the future vision of the community. The goals and objectives will be the foundation for shaping regulatory ordinances, evaluating applications for land development, and guiding the expenditure of public funds on the needs of the municipality.

OPEN SPACE

Open space for conservation and recreational purposes should be enhanced through public and private efforts. The remaining natural features in the Township should be preserved which provide active and passive recreational facilities and open space pedestrian linkages.

- Encourage pedestrian connections, through zoning options if necessary, between parks and other open space.
- Use planning techniques to encourage private open space on remaining vacant, underutilized, or redevelopment sites.
- Maintain the quantity and quality of existing parks and open space, providing for such amenities as adequate parking and easy access to promote their use.
- Retain the parkway "greenbelts" that enhance the visual quality and original intention of the road system.
- The traditional integration of municipal and school district open space should be continued.
- Consider, where appropriate, bikeway extensions to open space and community facilities.

HOUSING

Maintain the quality of the Townships housing stock as a strategy for neighborhood preservation. Create opportunities for the development of varied housing types to meet the needs of young couples, families, single parents, empty nester couples and senior citizens.

- Facilitate, at the Township level, rehabilitation, upgrading (including minor additions) and facade improvements of housing through a streamlined approval process which eliminates unnecessary regulatory procedures.
- Make available grant and loan assistance, through existing and future County, State and Federal programs, to low and moderate income households to enable the low cost rehabilitation of their units.
- Consider "in-law" additions to dwelling units to enable senior citizens to live with family members in the community through a conditional use process to be established in the Zoning Ordinance.

COMMERCIAL REDEVELOPMENT

Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors.

- Maintain an appropriate amount of commercial/retail to adequately service the Township.
- Redevelop underutilized commercial facilities to provide services more marketable to Township residents.
- Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township.
- Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.
- Evaluate the sign ordinance for its impact on businesses and revise if necessary.
- Analyze the retail market to determine the need for different commercial/retail services and offices.
- Recognize existing professional uses in residential areas but discourage additional conversion of residences for such activities that intensify the use of the property. Allow limited use of residential

property for business purposes that does not intensify the overall use of the land. Establish criteria for limited home occupations and home professional offices to minimize any adverse impacts on the neighborhood.

- Establish a process to examine proposed development by means of a pre-application conference with appropriate staff and consultants to improve the quality of submissions and reduce the length of time for approval.

LANDSCAPING

Revise landscaping regulations for commercial and residential uses to improve standards to reflect best practices.

- Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots.
- Improve the streetscape in redeveloping and vacant areas by requiring street trees on all collector and arterial roads.
- Assess the adequacy and health of existing street trees and prepare a street tree planting program.
- Issue standards for adequate buffers between incompatible uses.
- Assess the potential for developing a municipal tree farm.
- Consider enhanced signage and landscaping at major entrances to the Township.

HISTORIC PRESERVATION

Pursue the nomination of Willingboro to the State Register of Historic Places because of its unique characteristics as a planned suburban community.

- Adopt a Historic Preservation Element of the Master Plan to support the establishment of historic districts and landmarks.

*Goals and Objectives · Master Plan
Township of Willingboro*

- Assess the advisability of becoming a Certified Local Government through the state Historic Preservation Office.
- Establish design standards to encourage development in Willingboro to be compatible to the style and scale of existing buildings.

COMMUNITY FACILITIES

Plan adequately for the timely provision of new community facilities, or the reuse of community facilities which are no longer needed because of demographic factors or obsolescence.

- Active and passive recreation facilities should be reviewed in relationship to the demographic characteristics of the Township.
- Land use and zoning for vacant schools should be reviewed for their potential impact on surrounding neighborhoods.
- The adequacy of public safety, consisting of police, fire, and emergency services, should be examined.

LAND USE

Foster a well balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.

- Improve the quality of life for Willingboro residents, persons who work in the municipality and visitors by following the principles of the Master Plan and its implementation through the land development ordinance.
- Preserve undeveloped open space and promote the visual enjoyment of the land.
- Direct new development and redevelopment to places in relation to their transportation and environmental capacities.

*Goals and Objectives · Master Plan
Township of Willingboro*

- Provide continuity with previous planning documents.
- Reduce blighting influences through improved standards for commercial development.
- Discourage the introduction of incompatible land uses.
- Evaluate the need for other types of senior citizen housing and potential locations.
- Determine traffic and circulation improvements as necessary.
- Review the provisions for public utilities including potable water, sanitary sewer, solid waste disposal, and recycling.
- Discourage development on vacant small key parcels, especially corner lots, for the enhancement of the Township's visual quality. Review the feasibility of state Green Acres funding for acquisition.
- Develop criteria for Planning Board review on change of use applications.
- Establish policy on the installation of sidewalks for public access.

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HOUSING ELEMENT

The Fair Housing Act¹, enacted by the New Jersey State Legislature in 1985, created the Council on Affordable Housing (COAH) within the New Jersey Department of Community Affairs. COAH is responsible for determining each municipality's allocation of low and moderate income housing, establishing guidelines for implementing the Fair Housing Act and evaluating proposed municipal compliance strategies.

The Council on Affordable Housing divided the state into six housing regions and established a formula which assigns each municipality a "fair share" of its region's need for affordable housing. Willingboro is located within the Southwest region which includes the counties of Burlington, Camden and Gloucester.

COAH's initial formula was developed for a six year period, from 1987 through mid-1993. That formula was superseded in 1994 by new COAH regulations (*N.J.A.C. 5:93-1.1 et seq.*) which recalculated a portion of the 1987-1993 fair share obligation for each municipality and computed the additional municipal housing need through 1999. This Housing Element has been prepared in accordance with the substantive and procedural regulations of the Council on Affordable Housing and represents the cumulative need from 1987 to 1999².

Once the Housing Element is adopted, the municipality has the option to file it and a Fair Share Plan with COAH. The municipality also has the right to request COAH's review and approval, called "substantive certification". Once the Council on Affordable Housing approves the plan, the Township gains a presumption of validity in any litigation concerning affordable housing. The Fair Share Plan noted above is a document that contains proposed implementing ordinances and administrative procedures designed to provide the opportunity for affordable housing construction and rehabilitation in the municipality.

HOUSING STOCK INVENTORY

In 1990, there were 11,236 housing units in Willingboro, of which 192 or 1.7%

¹ - *N.J.S.A. 52:27D-301 et seq.*

² - *N.J.A.C. 5:91-1 et seq.* and *5:93-1.1 et seq.*

were vacant. Of the 11,044 occupied units, 93.6% were owner occupied and 6.4% were rented. Table 1, Housing Units by Occupancy Status, illustrates this occupancy status in 1990.

Table 1. Housing Units by Occupancy Status, 1990

	<u>Housing Units</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Occupied	11,044	10,340	704
Vacant	192		
Total	11,236		

Source: 1990 U.S. Census

Nearly all of the housing stock, 99%, is single-family, either attached or detached. Duplex units comprise less than 1% of the total housing units, 3 or more unit structures comprise 0.3% and 0.3% of the total are classified as "other". See Table 2, Housing Units by Number of Units, following:

Table 2. Housing Units by Number of Units in Structure, 1990.

<u>Number of Units</u>	<u>Owner Occupied</u>	<u>Rental</u>	<u>Vacant</u>	<u>Total</u>
1, Detached	9,671	573	171	10,415
1, Attached	605	107	20	732
Two	4	5	0	9
Three or more	30	12	0	42
Mobile Home/Trailer	4	0	0	4
<u>Other</u>	<u>26</u>	<u>7</u>	<u>1</u>	<u>34</u>
Total	10,340	704	192	11,236

Source: 1990 US Census

*Housing Plan · Master Plan
Township of Willingboro*

Table 3 below illustrates the aging of the Township's housing stock. While only 24.5% of the housing units were constructed prior to 1960, the 1960's saw the largest numeric increase in the municipality's housing stock with the construction of 7,100 units, or 63% of the total. A large majority of the Township's housing stock, or 87.7%, was 20 years old or more in 1990; the median year built was 1964.

Table 3. Housing Units by Age, 1990.

<u>Year Built</u>	<u>Total Units</u>	<u>%</u>	<u>Owner Occ.</u>	<u>Rental Occ.</u>	<u>Vacant</u>
1980-1990 ³	103	1.0%	87	7	9
1970-1979	1,275	11.3%	1,183	77	15
1960-1969	7,100	63.2%	6,601	364	135
1950-1959	2,579	23.0%	2,342	204	33
1940-1949	112	1.0%	112	0	0
Before 1940	<u>67</u>	<u>0.6%</u>	<u>32</u>	<u>35</u>	<u>0</u>
Totals	11,236	100.0%	10,357	687	192

Median year built: 1964

Source: 1990 US Census

Building permit data since March, 1990 when the U.S. Census was taken may be used as a surrogate to determine the construction of housing units, since historically there is a close correlation between permit data and actual construction. From 1990 through 1995, 42 building permits and 18 demolition permits were issued. Assuming completion and occupancy of each of these units, the Township's net housing stock increased to 11,260 units from the 11,236 counted in the 1990 Census.

Table 4 on the following page, Housing Units by Number of Rooms, shows that more than 86% of the housing units have 6 rooms or more, indicating comparatively larger residences built in the Township.

³ - Includes units through March 1990

Table 4. Housing Units by Number of Rooms, 1990.

<u>Rooms</u>	<u>Number of Units</u>	<u>Percentage of Total</u>
1	0	0.0%
2	15	0.1%
3	92	0.8%
4	436	3.9%
5	1,024	9.1%
6+	<u>9,669</u>	<u>86.1%</u>
Totals	11,236	100.0%

Mean rooms per unit: 6.8

Source: 1990 US Census

Table 5, Housing Values, 1980, shows the distribution of housing values in 1980 and Table 6 Housing Value, 1990, shows, as its name implies, the distribution of housing value in 1990. Median housing value in Willingboro increased by 105%, from \$46,400 in 1980 to \$95,100 in 1990. Though this is a significant increase, it does not exceed the 126% increase in median housing value for units in Burlington County between 1980 and 1990. In other words, the increase in housing value in the Township did not keep pace with the overall rise in value in Burlington County during the same time period. Nonetheless, the increase is nearly twice the rate of increase in the cost of living, which rose 62.4% over the decade⁴.

Table 5. Owner-Occupied Housing Values, Willingboro, 1980.

<u>Self-Reported Housing Value</u>	<u>No. of Housing Units</u>	<u>Percent</u>
Less than \$10,000	0	0.0%
\$10,000 - \$14,999	0	0.0%
\$15,000 - \$19,999	0	0.0%
\$20,000 - \$24,999	0	0.0%

⁴ - Consumer Price Index (U) for the Philadelphia CMSA, 1980 and 1990.

Housing Plan · Master Plan
Township of Willingboro

Table 5. Housing Values, Willingboro Township, 1980, cont.

\$25,000 - \$29,999	1	0.1%
\$30,000 - \$34,999	16	2.3%
\$35,000 - \$39,999	86	12.1%
\$40,000 - \$49,999	390	55.1%
\$50,000 - \$79,999	214	30.2%
\$80,000 - \$99,999	0	0.0%
\$100,000-\$149,999	1	0.1%
\$150,000-\$199,999	0	0.0%
\$200,000 or more	0	0.0%

1980 Median Value \$46,400

Table 6. Owner-Occupied Housing Values, Willingboro, 1990.

<u>Self-Reported Housing Value</u>	<u>No. of Housing Units</u>	<u>Percent</u>
Less than \$15,000	0	0.0%
\$15,000 - \$19,999	0	0.0%
\$20,000 - \$24,999	6	0.1%
\$25,000 - \$29,999	0	0.0%
\$30,000 - \$34,999	10	0.1%
\$35,000 - \$39,999	13	0.1%
\$40,000 - \$49,999	21	0.2%
\$50,000 - \$74,999	1,091	10.8%
\$75,000 - \$99,999	4,841	48.1%
\$100,000-\$149,999	3,485	34.6%
\$150,000-\$199,999	528	5.2%
\$200,000-\$249,999	37	0.4%
\$250,000-\$299,999	16	0.2%
\$300,000-\$399,999	6	0.1%
\$400,000-\$499,999	10	0.1%
\$500,000 or more	0	0.0%

1990 Median Value \$95,100

Source: 1980, 1990 U.S. Census

Willingboro Township has 23 housing units that lack complete plumbing facilities. This is an increase from 1980 when only 4 year-round units lacked complete plumbing facilities. Even though the number of such units has increased, it still represents a minuscule number of substandard housing units. Overcrowding is more prevalent. Overcrowding means that more than 1 person per room lives in a particular unit. Special purpose rooms such as bathrooms are not included in this total. About 2.3% of the units were found to be overcrowded in the 1990 Census. Table 7, Selected Quality Indicators illustrates these findings.

Table 7. Selected Quality Indicators, Occupied Housing Stock, 1990.

	<u>Overcrowded</u>	<u>Lacking Complete Plumbing</u>	<u>Combined Overcrowded and Lacking Complete Plumbing</u>
No. Units	256	23	0

Source: 1990 U.S. Census

An unusual finding of the Census is that no units that lacked complete plumbing were also overcrowded. More typically, these two factors have considerable overlap. In general, however, the picture presented by these statistics is of a housing stock in good condition with little sign of deterioration. There are several likely explanations for this finding. The median age of when the housing was built is 1964, a relatively young age. The household income statistics indicate a community well able to avoid routine maintenance and improvement. Lastly, the deed restrictions on nearly all of the housing stock require a high level of upkeep.

HOUSING STOCK PROJECTIONS

As previously noted, building permit data provides a reasonable surrogate for determining the amount of housing constructed. Over the past fifteen years, the number of permits issued has closely followed the business and mortgage rate cycle. Since little residential vacant land remains and most of it is zoned for single family residential development, it is not surprising that all of the permits issued during this period were for such housing. Table 8, Residential Building Permits Issued, presents building permit data from 1980 to 1995.

Table 8. Residential Building Permits Issued, 1980-1995.

<u>Year</u>	<u>Total Number of Permits</u>
1980	
1981	2
1982	2
1983	8
1984	10
1985	5
1986	0
1987	2
1988	8
1989	17
1990	8
1991	0
1992	3
1993	0
1994	15
1995	10
	<u>14</u>
Total	104
Average per year	6.5 units

Demolition of 32 housing units occurred over this same time period, or 2 units per year, for a net increase of 4.5 units per year. This data clearly illustrates the cyclical nature of the housing industry. The rate of residential construction in Willingboro was sluggish at the beginning of the 1980's then rose to the fifteen-year peak in 1988. With the recession in the late 1980's and early 1990's housing construction plummeted to zero units in 1990 and 1992 before beginning a recovery through 1995.

Over the past 15 years the lowest rates of housing production occurred in 1985, 1990 and 1992 with no construction, while the highest rates were in 1988 and 1993. Most analysts are predicting a continuation of this cyclical pattern but with less radical swings than occurred through the 1985-1990 period. Willingboro, with its lack of vacant, developable land, is unlikely to see much additional single family detached construction. The remaining lands are primarily zoned for commercial construction. An examination of vacant school sites is currently in process that may lead to the conversion of school building

or new construction for senior citizen units.

The Township has approved a 104 unit four story building for senior housing on Sunset Road that is in the process of arranging financing. It is expected that this development would be built over the lifetime of the Housing Element. Accounting for a few additional single family houses per year, the Township would average 19 units per year for the next six years.

GENERAL POPULATION CHARACTERISTICS

The population of Willingboro decreased by 9.1% between 1980 and 1990, declining from 39,912 to 36,291 people. This compares to a 9.0% growth experienced by Burlington County as a whole. The 1980's saw a decrease in the Township's population, which continued the trend begun in 1970.

Table 9. Population Comparison, 1970-90,
Willingboro and Burlington County

	<u>1970</u>	<u>1980</u>	<u>% Change</u>	<u>1990</u>	<u>% Change</u>
Willingboro	43,386	39,912	-8.0%	36,291	-9.1%
Burlington Co.	323,132	362,542	12.2%	395,066	9.0%

Source: 1970, 1980 and 1990 U.S. Census

The number of residents age 65 and over increased by 91% between 1980 (1,318 persons) and 1990 (2,522 persons). It is also notable that the number of Township residents in the 55 to 64 age cohort increased by 1,414 persons or 50% between 1980 and 1990. In all likelihood, the over-65 population in the next decade will increase as a percentage of total population. The 45 to 54 age cohort decreased by 11% over the past decade foreshadowing a decrease in the next decade in the Township's 55 to 64 age cohort. The 5 to 14 and 15 to 24 age cohorts decreased dramatically between 1980 and 1990, 32% and 30% respectively. The under 5, 25 to 34, and 35 to 44 age cohorts remained relatively stable as a percentage of total population over the decade. Table 10 illustrates the Township's population by age cohort.

Table 10. Age Distribution, 1980-1990.

<u>Age Group</u>	<u>1980</u>	<u>Percent</u>	<u>1990</u>	<u>Percent</u>	<u>Percent Change</u>
Under 5	2,737	6.9%	2,506	6.9%	0.0%
5-14	8,204	20.6%	5,589	15.4%	-5.2%
15-24	8,039	20.1%	5,601	15.4%	-4.7%
25-34	5,595	14.0%	5,499	15.2%	+1.2%
35-44	5,861	14.7%	5,577	15.4%	+0.7%
45-54	5,356	13.4%	4,781	13.2%	-0.2%
55-64	2,802	7.0%	4,216	11.6%	+4.6%
65+	<u>1,318</u>	<u>3.3%</u>	<u>2,522</u>	<u>6.9%</u>	<u>+3.6%</u>
Totals	39,912	100.0%	36,291	100.0%	-9.1%

Median Age: 33.1 years

Source: 1980 & 1990 U.S. Census

The aging of the population in Willingboro reflects national trends. One of the most significant factors contributing to this trend is the aging of the baby boom generation (1946-1964 birth years). Another factor is the larger number of persons surviving past the age of 65, which further raises the median age. The housing stock is predominantly large, single-family detached housing with four or more bedrooms. This housing attracts older, more established families as opposed to single persons or young households which need smaller, less expensive units.

The implications from these demographic changes for the policy and the planning for the Township are significant. Based on these trends, the Township should expect to see a rise in the need for senior citizen services and activities, particularly after the year 2000. Consequently, it would be prudent for the Township to plan for its present and near-future aging populations and discuss choices for senior citizen housing types and service requirements. The Land Use Element following this element discusses several senior citizen residential alternatives.

HOUSEHOLD CHARACTERISTICS

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 1990 there were 11,026 households in Willingboro, with a median of 3.29 persons per household and 9,650 families with an median of 3.5 people per family.

Table 11, Households by Household Type, breaks down the different household types. Approximately 70% of the households are comprised of married couples. Of those, 47% have children. Another 13.2% are headed by a woman with no husband present, while 4.4% of households are headed by a man, with no wife present. A significant proportion (12.5%) of the households are "non-family" households, of which the majority are comprised of one person, male or female, living alone.

Table 11. Households by Household Type.

<u>Family Households</u> <u>(2+ Person Households)</u>	<u>No. Households</u>	<u>Percent</u>
Married Couple	7,711	69.9%
Single Male Head	483	4.4%
Single Female Head	<u>1,456</u>	<u>13.2%</u>
Subtotal:	9,650	87.5%
<u>Non-Family Households</u> <u>(Living alone)</u>		
Male	470	4.3%
Female	<u>660</u>	<u>6.0%</u>
Subtotal:	1,130	10.3%
<u>Non-Family Households</u> <u>(Not living alone)</u>		
Male	146	1.3%
Female	<u>100</u>	<u>0.9%</u>
Subtotal:	246	2.2%
TOTAL:	11,026	100.0%

Source: 1990 U.S. Census

INCOME CHARACTERISTICS

Persons residing in Willingboro have on average higher incomes than in Burlington County as a whole. Median income in 1989 in Willingboro was \$47,121 for households and \$48,756 for families. Comparable figures for the County were \$42,373 for households and \$47,641 for families. Burlington County incomes are eighth highest in the state below Morris, Somerset, Hunterdon, Bergen, Sussex, Monmouth and Middlesex counties. The Township and County median household incomes are both above the State figure of \$40,927.

Table 12 further illustrates these findings by noting the number of families and households in each of the income categories. Within the Township, 15.9% of all households and 16.8% of all families had incomes of \$75,000 or more in 1989. The largest income bracket, comprising approximately 30% of all Township families and households, is the group which earns between \$50,000 and \$75,000 per year.

Table 12. Household and Family Income by Income Brackets
Willingboro Township, 1990

	<u>Households</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>
less than \$4,999	142	1.3%	110	1.1%
\$5,000 - \$9,999	240	2.2%	138	1.4%
\$10,000 - \$14,999	289	2.6%	183	1.9%
\$15,000 - \$19,999	466	4.2%	365	3.8%
\$20,000 - \$29,999	1,116	10.1%	836	8.7%
\$30,000 - \$39,999	1,593	14.4%	1,449	15.0%
\$40,000 - \$49,999	2,201	20.0%	1,941	20.1%
\$50,000 - \$74,999	3,230	29.3%	2,999	31.1%
\$75,000 - \$99,999	1,167	10.6%	1,123	11.6%
\$100,000- \$124,999	393	3.6%	341	3.5%
\$125,000- \$149,999	91	0.8%	85	0.9%
\$150,000 +	98	0.9%	80	0.8%
Total	11,026	100.0%	9,650	100.0%
Median income	\$47,121		\$48,756	
Average income	\$51,546		\$53,033	

Source: 1990 U.S. Census

Based on a median household income of \$42,373 for all households in Burlington County for the 1990 Census, the moderate income threshold was \$33,898 (80% of \$42,373). At that time, a total of 2,874 households, or 26.1% of all households in Willingboro were within the low and moderate income category. Since by definition, low and moderate income households comprise 40% of all households in the state, it illustrates the more affluent aspects of the Township.

Table 13, Distribution of Persons and Households Below Poverty Level, shows that 4.5% of all Willingboro residents and 3.1% of households lived below the poverty level as defined by the 1990 U.S. Census.

Table 13. Percent Distribution of Persons and Households Below Poverty Level, 1990

	% Below Poverty Level	
	<u>Persons</u>	<u>Households</u>
Willingboro	4.5%	3.1%
Burlington County	4.2%	3.1%

Source: 1990 U.S. Census

Willingboro's poverty rate was closely comparable to Burlington County as a whole.

EMPLOYMENT CHARACTERISTICS

Table 14, Distribution of Employment by Industry, shows the employment of Willingboro residents by industry. A large number of residents, 32.6%, are in service industries; that is, business and repair or personal services, or professional services like health, education or other similar disciplines. Another 18.7% are involved in retail or wholesale trade; 16.2% are in manufacturing, while 10.9% work in public administration.

Table 14. Distribution of Employment by Industry,
Willingboro Township Residents, 1990

<u>Sector Jobs</u>	<u>No.</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries & Mining	164	0.8%
Construction	757	3.9%
Manufacturing	3,161	16.2%
Transportation, Communications, Utilities	1,942	9.9%
Retail and Wholesale Trade	3,649	18.7%
Finance, Insurance, Real Estate	1,348	6.9%
Services	6,369	32.6%
Public Administration	<u>2,137</u>	<u>10.9%</u>
Total	19,527	100.0%

Source: 1990 U.S. Census

Table 15, Employment by Occupation, identifies the occupations of employed persons. While Willingboro residents work in a variety of industries, the data in Table 14 indicates that a majority of Willingboro's residents work in administrative/clerical support, professional and service occupations.

Table 15. Employment by Occupation,
Willingboro Township Residents, 1990

<u>Sector Jobs</u>	<u>No.</u>	<u>Percent</u>
Executive, Administration, & Managerial	2,215	11.3%
Professional Specialty	2,788	14.3%
Technicians	809	4.1%
Sales	2,168	11.1%
Administrative & Clerical Support	4,222	21.6%
Services	2,748	14.1%
Farming, Forestry & Fishing	102	0.5%
Manufacturing	1,920	9.8%
Others	<u>2,555</u>	<u>13.1%</u>
Total	19,527	100.0%

The number of employed people residing in Willingboro greatly exceeds the number of jobs located within the Township. The New Jersey Department of

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Labor tracks covered employment throughout the state. Covered employment data includes only those jobs for which unemployment compensation is paid. By definition it does not cover public employees (federal, state, county and municipal), nor the self-employed, unpaid family workers, most part-time or temporary employees, and certain agricultural and in-home domestic workers. Part of the disparity between the number of jobs in Willingboro and those employed persons residing in the Township may be explained by the high percentage of persons employed in public administration (see below).

Table 16 compares covered employment for several years in Willingboro and Burlington County. Approximately 92 covered jobs per year have been lost since the mid-point of the recession in 1990 through 1994.

**Table 16. Covered Employment Estimates, 1985-1994
Willingboro Township & Burlington County.**

<u>Year</u>	<u>Willingboro</u>	<u>Burlington Co.</u>	<u>Willingboro as % of County</u>
1985	4,417	105,029	4.3%
1990	5,175	125,919	4.1%
1991	4,891	122,453	3.9%
1992	4,951	122,577	4.0%
1993	4,418	126,280	3.5%
1994	4,713	130,878	3.6%
1995	4,795	132,662	3.6%

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, NJ Covered Employment Trends. Data are as of September of each year.

Neither the New Jersey Department of Labor nor Burlington County project employment for the Township or the County. However, the Delaware Valley Regional Planning Commission (DVRPC) has projected employment based upon the U.S. Department of Commerce, Census Transportation Planning Package (CTPP) which is derived from the 1990 Census. DVRPC adjusted the CTPP to account for multiple job holders and those temporarily absent from work, resulting in a 1990 employment total for Willingboro of 7,227. The large discrepancy between the State of New Jersey Covered Employment figure of 5,175 in 1990 and the CTPP figure of 7,227 is due to the fact that the CTPP data includes public employees. The DVRPC projects future employment in

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Willingboro at 7,571 in the year 2000; 8,188 in 2010; and 8,286 in 2020 for a modest average annual growth rate of approximately 1%.

FAIR SHARE ALLOCATION

On June 6, 1994, COAH adopted a new set of substantive regulations (*N.J.A.C. 5:93-1 et seq.*) which replaced the regulations under which the Council had administered the Fair Housing Act since 1986. These regulations allocate municipal affordable housing obligations through 1999 and establish a new policy framework for fair share compliance during the next six year period.

Municipal housing allocations remain composed of three components: indigenous need, reallocated present need, and prospective need. However, COAH has modified the method of calculating the statewide and regional housing need and the method of allocating that need among the constituent municipalities. A tabular summary of the Township's affordable housing obligation is presented in Table 17.

Table 17. Willingboro's 1987-1999 Affordable Housing Allocation.

<u>Formula Category</u>	<u>Number of Units</u>
Indigenous Need	39
Reallocated Present Need	<u>25</u>
Present Need 1993	63 *
Prospective Need 1993-1999	<u>118</u>
Total Need 1993-1999	182 *
Prior Cycle Prospective Need	<u>123</u>
1987-1999 Total Need	305
Demolitions	5
Filtering	-2
Conversions	0
Spontaneous Rehabilitation	<u>-7</u>
Housing Market Adjustments	-4
Pre-Credited Need	300

Table 17. Willingboro's 1987-1999 Affordable Housing Allocation, cont.

<u>Formula Category</u>	<u>Number of Units</u>
Reductions	0
Credits from First Round	0
20% Cap on Vacant Land	0
Calculated Need	300

Source: New Jersey Council on Affordable Housing, October 11, 1993

* Numbers do not add due to rounding.

The components of calculated housing need are outlined as follows:

Indigenous Need is the number of dwellings that are substandard and inhabited by a low or moderate income household. Indigenous Need is a part of Present Need. This number is calculated from U.S. Census surrogates that stand in for the actual count since data at the minor civil division level is not available. Willingboro's Indigenous Need number is 39 units.

Reallocated Present Need is equal to the dwelling units assigned to municipalities from a regional pool of indigenous need. Each housing region has a regional average of all of its indigenous need units. If a municipality has more than the regional average, then the amount above the average is placed in a regional pool and reassigned to other municipalities within the region. The Reallocated Present Need number for Willingboro is 25 units.

Present Need 1993 is the total of Indigenous Need and Reallocated Present Need. Both Reallocated Present Need and Prospective Need (*see below*) are distributed to municipalities through a formula that includes the municipal share of the regional undeveloped land, equalized non-residential property valuation, change in equalized non-residential property valuation, and aggregate household income differences. For Willingboro, Present Need 1993 equals 63 units.

Prospective Need 1993-1999 is the share of future households of low and moderate incomes allocated to Willingboro Township which will require affordable housing not provided by the normal housing market. The Prospective Need 1993-1999 number is 118 units.

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Present and Prospective Need 1993-1999 together are called *Total Need* and equal 182 units. The Total Need is then added to Prospective Need from the first round, which is 123 units, for a two round cycle (1987-1999) of 305 units. This number in turn is modified by several factors intended to account for normal housing market adjustments. These factors are:

Demolition which is the number of units that are expected to be removed from the housing stock in the second round. In Willingboro, five units are expected to be demolished.

Filtering is an adjustment that assumes over time the typical household will move up in price in the housing market, thereby selling a lower priced house to another household. In turn, the second household sells a still lower priced house to a third party, and so on. This process of filtering creates housing opportunities for low and moderate income households. Filtering subtracts two units from Willingboro Township's total.

Residential Conversion is the process of providing affordable housing by the conversion of larger single family homes to two or more dwellings or the conversion of previously non-residential buildings to residential uses. In Willingboro, no conversions are expected.

Spontaneous Rehabilitation is the reconstruction of the existing substandard housing stock to meet building and housing code requirements outside of governmental programs. This adjustment is based on per capita income. Spontaneous Rehabilitation removes seven units from the Township's total housing need.

Pre-Credited Need is the sum of all of the preceding components and is equal to 300 units. Reductions from this number are permitted to account for affordable housing construction and fair share planning during the first cycle, as well as certain other credits to arrive at the second cycle *Calculated Need*. Willingboro's *Calculated Need* is 300 units.

FAIR SHARE PLAN

Council on Affordable Housing rules do not require that the Housing Element be filed and certified but present that opportunity to municipalities to derive protection from Mt. Laurel housing challenges. This section of the Element will discuss the various approaches to affordable housing without determining

at this time a specific plan to meet Willingboro's obligation.

HOUSING REHABILITATION

The maximum number of units which can be addressed through housing rehabilitation is calculated as follows:

Indigenous Need (1993):	39 units
Less Spontaneous Rehabilitation:	<u>-7</u>
Rehabilitation Component	32 units

A unit is eligible for credit only if the average capital expenditure is at least \$8,000 per unit, the unit has been brought up to building code standards and the unit was and is occupied by a low or moderate income household. If starting a program, the municipality must supply at least \$2,000 per unit in administrative costs for a minimum average of \$10,000 per unit.

ACCESSORY APARTMENTS

The Township may initiate an accessory apartment program as part of its 1987-1999 fair share plan. An accessory apartment is defined as "a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing home, or through the conversion of an existing attached accessory structure on the same site, or by an addition to an existing home or accessory building" (*N.J.A.C.* 5:93-1.3). COAH rules (*N.J.A.C.* 5:93-5.9) require that municipalities demonstrate that their housing stock lends itself to the creation of accessory apartments. COAH intends this rule to apply to municipalities where there is typically a reasonable supply of older large single family detached dwellings. The rules also limit the number of accessory units to 10 in total per municipality. The same minimum expenditure as required in the rehabilitation program applies to establishing accessory units.

REGIONAL CONTRIBUTION AGREEMENTS

The municipality may agree to send up to 50% of its units to another receiving municipality and is known as a Regional Contribution Agreement (RCA). The maximum RCA allowed for Willingboro is determined by using the formula found in *N.J.A.C.* 5:93-6.1(a) and is calculated as follows:

$$\text{RCA} = .5 (\text{municipal pre-credited need} - \text{credits pursuant to})$$

N.J.A.C. 5:93-3.4 (rehabilitation credits) - previously transferred units
= .5 (300-0)-0 = 150 units

The COAH rules set a minimum \$20,000 per unit cost to the sending municipality and require that the funds be paid over not more than 6 years according to a payment schedule negotiated between the sending and receiving municipalities (*N.J.A.C.* 5:93-6.4). The Township would be required to adopt a Resolution of Intent to Bond to cover the cost of a proposed RCA in order to qualify for substantive certification from COAH. If bond financing became necessary, the Township could be reimbursed for such expenses from a development fee ordinance. The municipality may decide to fund some or all of its permissible RCA number through development fees.

INCLUSIONARY DEVELOPMENT

Inclusionary development requires the rezoning of land to accommodate both market rate and affordable housing. A certain percentage of the project is required to be "set aside" for households with low and moderate incomes. This percentage ranges from 15 to 20% depending on the density of development and the housing type. Currently, COAH encourages the development of small lot single family detached units at a density of at least 4 units per acre with a 15% set aside requirement. It has found that this type of unit is preferred by low and moderate income households over other types of units, generally.

MUNICIPAL CONSTRUCTION, CONVERSION, AND GUT REHABILITATION

Municipal construction requires the most active participation by a municipality. This is a program where the municipality acquires land through purchase, condemnation, or donation and constructs housing for low and moderate income households. Municipalities typically acquire the land and develop it in a joint public/private venture and the units are all intended for low and moderate income households. Under COAH rules, the municipality must (legally) control the site, create a pro forma for the development, secure the funding source, and establish a construction timetable.

The Township may also acquire non-residential buildings and convert them to residences for low and moderate income households. In some locales, deteriorated housing has been gutted to the shell of the building and new units built within them. These two techniques are more commonly found in older communities with a stock of unused or underutilized buildings.

ALTERNATE LIVING ARRANGEMENT

Alternate living arrangements may be taken as a credit where they exist in a municipality. These include transitional facilities for the homeless (shelters), boarding homes regulated by the State, residential health care facilities, group homes for the mentally ill or developmentally disadvantaged, and congregate living arrangements. Typically these units include separate bedrooms but with common cooking and bathing facilities.

VACANT UNITS, NEVER OCCUPIED, AND BUY DOWN UNITS

The Township may purchase housing units that have been vacant for at least 18 months, units that have never been occupied, or existing market units and resell or rent them to low and moderate income households. The municipality subsidizes the difference in the purchase price and the income limits set by COAH for affordability. Willingboro would need to demonstrate the effects of purchasing buy down units, if it chose this program, that sufficient market units remain in the municipality for the market to function in a normal fashion. The municipality is required to provide at least \$20,000 per buy down units pursuant to *N.J.A.C. 5:93-5.11(a)*. This option is also limited to 10 units total in the same fashion as accessory units.

Any of these techniques may be used by Willingboro to meet its fair share number.

LAND USE ELEMENT

The area that now constitutes Willingboro was one of the early sites for European immigration to West Jersey. Its proximity to Burlington (City), the seat of West Jersey, level land and good soil was an attraction to early settlers. Once the English had consolidated their rule over the land in the mid-1600's, they began to establish a number of governmental entities. One of these was the Constabulary or Township of Wellingborrow encompassing latter day Willingboro, created on November 6, 1688. The boundaries of Wellingborrow included Edgewater Park, Delanco, Beverly, a portion of Westhampton, and most of the modern day Township. A portion of Burlington Township was later transferred to Willingboro¹.

Until the late 1950's, Willingboro was a farming community adjacent to the village of Rancocas. It was at this time, however, that William Levitt secured nearly all of the land in the Township to build his third Levittown, after successful efforts on Long Island and in Pennsylvania. Willingboro was actually renamed Levittown for a period of four years from November 3, 1959 to November 12, 1963.

In many ways, the town laid out by Levitt & Sons in the quintessential suburb, strongly defined by its curvilinear street pattern and hierarchy of roadways. Neighborhoods are largely separated from one another by streams and open space. Elementary schools are located in the interior of the neighborhoods. Larger public facilities are located on collector roads. Neighborhoods are also defined by the type and initial cost of housing. Commercial areas are located at major intersections or along arterial highways. In Willingboro, these elements were part of an overall comprehensive plan for the development of the town rather than designed and constructed on an ad hoc basis. The implementation of the town plan has been better realized in Willingboro than nearly any other place in New Jersey.

The integrity of the Township plan creates both benefits and difficulties. This document, the Land Use Element of the Master Plan, attempts to explore issues affecting the municipality, discusses alternatives and establish policies for the development and redevelopment of land in Willingboro. This document

¹ - "The Burlington Story", Dr. Henry H. Bisbee, undated.

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uses the Goals and Objectives Statement as the starting point for an examination of land use issues.

Willingboro consists of 7.7 square miles of land and .33 square miles of water, for a combined total of 8.03 square miles, or 5,139 acres. In 1990, the population of the Township was 36,921 persons. The population has declined from 43,386 persons in 1970 and 39,912 persons in 1980. This compares to an overall growth in population in Burlington County from 323,542 persons in 1970 to 362,542 persons in 1980 and 395,066 persons in 1990. The Township's population is forecast² to rise by the year 2000 to 38,704 persons but is projected to gradually decline after that to approximately the 1990 population by 2020. The County population is forecast to rise to 422,703 persons in the year 2000, 455,112 persons in 2010 and 471,039 in 2020.

Even though the Township's population has declined, the Township has the highest population density, 4,712 persons per square mile, of any suburban municipality and is exceeded only by Beverly, Riverside and Maple Shade and is equal to Bordentown (City).

Existing Land Use

RESIDENTIAL

Land use in Willingboro is predominantly single family detached residential. When the Township was originally planned, fourteen neighborhoods were created, divided by major roads or stream corridors. Most of the neighborhoods were focused around elementary schools. The neighborhoods are named, beginning in the north-west corner and continuing to the south-west corner of the Township in the following manner:

Somerset Park
Buckingham Park
Hawthorne Park
Garfield Park North
Garfield Park East

Garfield Park
Twin Hill Park
Mill Brook Park
Deer Park (since Levitt)
Pennypacker Park

² - *Year 2020 County and Municipal Interim Population and Employment Forecasts*, Delaware Valley Regional Planning Commission, June 1993

Rittenhouse Park
Fairmount Park

Country Club Ridge
Windsor Park

Deer Park is also known as the Estates at High Point. The neighborhoods are linked by collector roads and minor arterials as well as by open space corridors. Some of the open space linkages have been improved with pathways to easily permit pedestrians and bicyclists to travel from one end of the Township to the other without the necessity for traveling on roads. This type of open space is now more commonly called a greenway network.

Single family detached neighborhoods were built with minimum sized lots from 6,500 to 20,000 square feet. The size of the lots was structured to require larger lots internal to the neighborhood. This equals a density of approximately 2 to 6.5 units per acre, however the average density is approximately 4 units to the acre. This density range occupies residential areas north of Beverly-Rancocas Road, excepting Rittenhouse Park.

Country Club Ridge, Twin Hill Park and Windsor Park, located south of Beverly-Rancocas Road, were constructed on slightly larger lots overall with a density of 2 to 3 units per acre, with an average under 3 units per acre. Rittenhouse Park is a single family attached neighborhood of townhouses constructed at 8 units to the acre.

The housing in Willingboro was designed to be affordable to middle class families without the high and low extremes in housing cost found in most other municipalities. Except for scattered individual houses, the housing stock is uniformly well-maintained.

OPEN SPACE

Willingboro was a pioneer in the establishment of a comprehensive greenway network - one of the positive consequences of its planned nature. The Township's main open space parcel is Mill Creek Park located between Beverly-Rancocas Road and the Rancocas Creek in the southwestern part of the municipality. In addition to Mill Creek, a new park called Olympia Lakes was recently acquired by the Township with state Green Acres funds. The land was acquired with the assistance of Burlington County and the developer. The developer took advantage of a tax deduction for part of the value of the

property, thereby achieving a positive outcome for all of the parties involved. The proposed use of the land is for passive recreation and conservation. Since Olympia Lakes is partly adjacent to Mill Creek Park, its acquisition creates a substantial open space complex with all three elements: active recreation, passive recreation, and conservation uses. Aside from the active recreation areas associated with the schools, the Township contains four Little League parks, the Sportsmen's Park, the David S. Broido Memorial Park, and the Baldwin playground. A high voltage transmission line, which cuts through the Township, creates a linear open space parcel. It creates an open space link with several other open space parcels. Lastly, the Rancocas Golf Club, a public 18 hole golf course, provides additional recreational activities. The course is located on Clubhouse Drive in the south central part of the Township.

COMMERCIAL

Rt. 130 is the Township's main commercial corridor, but one that has struggled to retain customers and provide services. In particular, retail uses in the corridor have declined as newer and larger shopping centers have drawn shoppers to other locations. As will be discussed further in Land Use Issues, the redevelopment of the Rt. 130 corridor is a high priority.

Several community shopping centers for everyday shopping are located on John F. Kennedy Way (at Levitt Parkway) and in three locations on Beverly-Rancocas Road. Corner lots at major intersections have been used for convenience stores and service stations. Scattered site professional office uses are also found in proximity to these neighborhood retail uses, however, only a few substantial office buildings exist - all in the Rt. 130 corridor.

INDUSTRIAL

Industrial uses are concentrated in an area south of Beverly-Rancocas Road between Olympia Lakes and Mill Creek Park. This is also the location of both the Township's and Board of Education's public garages and the Township sewage treatment works.

INSTITUTIONAL

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The Township Municipal Complex is located on Salem Road and includes the general administrative offices of the municipality, the police department, and the library. This is located directly across the street from the Board of Education offices located in the former Abraham Levitt Intermediate School. Willingboro has a significant number of churches, synagogues and a mosque located on collector streets and the minor arterial road network.

Rancocas Valley Hospital provides institutional medical care for area residents and is located in both Willingboro and Burlington Townships on Sunset Road. The hospital is part of the Allegheny Health Care group.

Fire and emergency services are provided in three places: Sunset Road, JFK Way and Charleston Road, and Beverly-Rancocas Road at Garfield Drive.

Thirteen public and one parochial school exist within the Township. Most were constructed in the early 1960's as part of the residential development of the municipality. Of this number, five public schools are no longer being used for instructional purposes. The open schools include the following:

Buckingham Park Elementary	Willingboro Memorial
Hawthorne Park Elementary	Intermediate
Dr. Martin Luther King Jr. Elementary	Willingboro High School
Millbrook Park Elementary	<i>and parochial schools:</i>
Garfield Park East Elementary	Corpus Christi
Twin Hill Park Elementary	Calvary Bible Baptist

The closed schools include the following:

Cresswell Stuart Elementary	Abraham Levitt Intermediate
Garfield Park Elementary	John F. Kennedy High School
Country Club Ridge Elementary	

Currently, Stuart Elementary is being used for two different day care centers. Levitt Intermediate is being used as the administrative offices of the Board of Education and as the satellite kitchen facility for all of the meals prepared for the school system. The other buildings are essentially unused, however their recreational facilities continue to be utilized, including some of the existing swimming pools. The maintenance of the swimming pools, traditionally funded

by the school district, is the topic of ongoing discussions with the Board of Education and the Township Council. An architectural and land use study of the closed school buildings has been completed by CLARKE•CATON•HINTZ on recommendations for the adaptive reuse of the sites. These will be more particularly described in the Land Use Issues section.

VACANT

Vacant land is a category that includes land that is undeveloped or used for agricultural purposes. It does not include land with significant buildings that may be redeveloped or undeveloped land intended or held for open space. This definition would exclude, for example, Olympia Lakes, which is open space but undeveloped with buildings or facilities.

Little vacant land remains in the Township. The largest parcel is located on Rt. 130 between Pennypacker Drive and Pine Drive. Several other vacant parcels also exist north of Pennypacker Drive and in the industrial park area on Ironside Court. Scattered site corner properties which have never been developed with convenience stores or service stations are found at several intersections of main roads.

Land Use Issues

In the introduction, mention was made of the benefits and constraints imposed by the overall comprehensive plan followed by William Levitt. The implementation of the plan has been followed to a remarkable degree and has resulted in pleasant and attractive neighborhoods served by a variety of every day retail establishments interconnected with an extensive open space network and recreational amenities. Few municipalities can boast of these positive attributes in their community.

The vision that William Levitt developed in Willingboro, however, only extends so far in time. In this past decade, the limitations of the vision have become apparent. This section explores issues that have arisen in the consideration of land use in the Township.

RT. 130 CORRIDOR

The Rt. 130 corridor consists of property fronting on the highway and additional nearby commercial parcels, usually located on an intersecting collector or arterial road. The highway is the dividing line between Willingboro and Edgewater Township and Delanco Township to the west. The highway was the main route along the Delaware River to Trenton until the construction of the Interstate system. The pattern of development on the corridor reflects a certain era in commerce. This may be characterized as the first wave of suburban development where buildings were highway oriented with the long axis of the building paralleling the road, parking was constructed in the front yard and landscaping was minimized.

The distress found on the corridor is endemic of older highways of this era. Similar problems exist, for example, along the Rt. 18 and Rt. 22 corridors in central and north Jersey, respectively. Problem commercial properties on Rt. 130 are found from West Deptford (Gloucester County) to Bordentown. Clearly, obsolescent land uses and buildings are a regional problem, rather than solely an issue in Willingboro. The problems include abandoned and underutilized buildings, undersized parcels, marginal economic uses and a lack of coordinated development resulting in an unattractive streetscape.

The corridor consists of 323.5 acres in Willingboro, 248.4 acres in Edgewater Park, and 58.9 acres in Delanco. An examination of the individual land uses in Willingboro indicate that they are primarily retail uses or provide retail services. Of the 43 parcels surveyed, 30 provided retail sales and services. Large office uses are limited to the Burlington County Times and Hill International buildings. Vacant Rt. 130 land comprises 58.9 acres in Willingboro. Abandoned properties, including the Willingboro Plaza, total 51.7 acres. Taken as a whole, 110.6 acres are either vacant or distressed in the corridor. Since this comprises a third of the total Willingboro acreage, its impact on the visual quality of the Township is great. Other distressed properties, such as the Village Mall shopping center, add to the general impression of desertion.

The need to redevelop the Willingboro Plaza and Village Mall shopping centers is the most pressing land use problem in the Township. The Willingboro Plaza and associated pad sites are closed except for a new Acme supermarket at the southern end and two fast food restaurants. These are physically separated from the other buildings. It is expected that the main building will be razed

within the year. The Village Mall contains an operating Caldor discount store but is otherwise underutilized. Though these two shopping centers are the most obvious distressed properties on the corridor in Willingboro others are also present.

The size of the properties available for development and redevelopment are large enough to permit a variety of uses. The Willingboro Plaza, for example, is on a lot of 57.7 acres, the Village Mall, 32.5 acres. Two of the vacant parcels equal 10.5 and 39.7 acres. The development and redevelopment potential of the four lots alone is 1,464,000 square feet of building area³. Lots of this size make more attractive prospects for development and redevelopment than the small 1 and 2 acre lots found in many other locations on the corridor.

The prospects that the shopping centers will be redeveloped for retail purposes are increasingly dim. Each of the existing shopping centers needs to draw upon a population the size of Willingboro's to be financially viable. Population in individual municipalities in the corridor is either stable or declining. There is no anticipated growth that would again make the corridor an attractive area for the development of regional shopping. The convenience needs of Willingboro are largely met by the existing community shopping centers such as Country Club Plaza, East Ridge Shopping Center, Kennedy Shopping Center, and Rancocas Shopping Center.

The latest trend in retailing is the emergence of "big box" development. Instead of stores being supplied by warehouse distribution, the store is in the warehouse. These big box buildings are often coupled with discount stores and other strip development. Big box buildings are at least 100,000 square feet in size with the trend towards even larger stores. Recent Home Depot stores, for example, are 160,000+ square feet. Where a series of big box retailers are grouped together, the complex is known as a "power center". The East Gate Shopping Center in Mt. Laurel Township is a prime example of this retailing phenomenon. Power center development is the only growing part of retail in New Jersey. Since incomes and population growth in the state have lagged behind that of the rest of the country, the effect of power center development is to force the abandonment of earlier, less attractive forms of shopping.

³ - Based on a floor area ratio of .25 minus existing viable development.

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Power center redevelopment of the distressed shopping centers in Willingboro is a minor possibility. For such redevelopment to be successful, a number of favorable things would have to occur. For example, the development of a retailing format that has not yet been used would aid in their redevelopment. The owners of the sites in Willingboro would need to be the first to take advantage of new retailing uses. Sufficient capital would have to be available to the owners to make the redevelopment feasible. Since it is conceivable that new shopping formats may be created, retail uses should continue to be allowed in the Rt. 130 corridor.

All of this land, with the exception of Olympia Lakes, is zoned B-1 Primary Business. This district allows the following uses:

- Shopping centers and personal services
- Offices
- Banks
- Restaurants and diners
- Funeral homes
- Theatres
- Commercial indoor recreation (ie. bowling alley)
- Municipal buildings and parks
- Automobile (indoor) sales
- Communications buildings
- Household repair services
- Motor vehicle service stations
- Model home exhibits and sales offices
- Laboratories
- Light manufacturing, limited to assemblage of components
- Temporary construction buildings

Several other uses are allowed by special permit (conditional use):

- Public utilities
- Quasi-public uses, fraternal and social organizations
- Commercial parking areas and storage
- Motor vehicle service and gasoline stations
- Houses of worship

The allowable uses include a wide diversity of permissible development. Clearly, the lack of development and the struggling viability of existing centers

is due to a lack of demand and not to overly restrictive zoning regulations.

This point is reinforced by the bulk regulations of the district. Bulk regulations refer to area, height, and yard requirements. The B-1 district permits lot (building) coverage of 50%, though this is reduced to 30% for industrial uses. Most suburban municipalities limit building coverage to 25-30%. A common break down of the use of a lot is 25% for the building, 50% for parking, and 25% for landscaping and detention. Willingboro permits a higher percentage of the land to be used for buildings than is typical.

In a similar fashion, the height limitation of 120 feet would allow a ten-story building on Rt. 130. More commonly, height is limited to 40 feet for this type of business district elsewhere.

The combination of building coverage and height allows a significantly more intense use of property in Willingboro than any place other than a central city. The most commonly used measurement to determine the intensity of use of non-residential property is floor area ratio (FAR). This is a ratio of the size of the lot to the gross amount of floor space in a building. Most suburban municipalities that use this ratio as a bulk regulation limit floor area ratio to .30 or less. Willingboro's effective floor area ratio is 5.0 - 16 $\frac{2}{3}$ times greater in intensity. This again illustrates that the zoning regulations have not barred interest in development and redevelopment in the corridor.

Absent a more active role by the municipality or its agency, consideration should be given to permitting certain types of housing in carefully defined circumstances. Foremost among these are different types of age-restricted housing on tracts of land from 5 to 30 acres, depending on the development. Additional discussion on senior citizen housing follows in the next section. The second type of housing envisioned would by requirement be part of an overall plan for redevelopment on tracts of land at least 30 acres in size. It is intended that mixed use development combining multi-family housing, retail, entertainment and office development would be encouraged. One type of mixed arrangement already approved by the Planning Board involves a 4-story affordable age-restricted building on a portion of the Village Mall parking lot. Though this was an ad hoc arrangement where the retail and housing uses were not planned from the outset, it illustrates some acceptance in the market for mixed use on the same tract.

SENIOR CITIZEN HOUSING

The population in Willingboro and the rest of New Jersey continues to age. Policies appropriate for a youthful era and growing households should be reexamined in light of the Township's changing demographics. The population is older and has a more diverse family structure. The oldest portions of the population are growing the fastest. Federal law permits age-restricted housing for persons 55 years or older and 62 years and older, depending on the type of facilities proposed.

The Township's present regulations do not specifically set aside housing types for senior citizens. The view that senior citizens either live in a single family home or in a nursing home is no longer a current picture. Over the past two decades, a greater variety of housing and living situations have been developed by the real estate industry, medical establishment, and non-profit or social sector to meet different elderly housing needs.

The country has a mobile population characterized by a flexible labor market which encourages people to move for job opportunities. However, as people age, the social ties which they have established with their community often become progressively more important. Consequently, while senior citizens may need to change their residence, many desire to stay in the community which has grown familiar to them.

There are many reasons that senior citizens have for moving to a new residence but the two main ones are to reduce expenses and for better medical or assisted care. Increases in expenses may take the form of higher rents, periodic maintenance, and increased property taxes. Senior citizens who own their homes often desire to move to less expensive residences in order to realize the capital gain from selling their house - money that may be put towards their expenses.

The second main reason usually results from illness or growing infirmity which leads to a decision to seek alternative housing. Since the need for assistance varies greatly, there are different solutions that may be explored. These factors should be dealt with in the Township's land development policies to meet the needs of senior citizens for different housing and living arrangements.

Housing types for senior citizens usually presuppose a certain type of living arrangement. Distinctions are also made depending on the amount of care

that is provided. Senior citizen housing and living arrangements take the following forms:

- Accessory Apartments
- Adult Retirement Community
- Age-Restricted Housing
- Assisted Living Facility
- Congregate Apartment Housing
- Continuing Care Retirement Community
- ECHO Housing
- Homes for the Aged
- Skilled or Intermediate Care Nursing Home
- Residential Health Care Facility

Age-restricted housing is the generic term for residential uses geared towards senior citizens. These housing types for senior citizens may be arranged along two continuums based on the scale of development and the amount of services provided.

SMALL SCALE SENIOR CITIZEN HOUSING

Accessory apartments and ECHO (Elder Cottage Housing Opportunity) units are examples of small scale senior citizen housing. Accessory apartments may also be non - age-restricted.

Accessory apartments can easily be characterized as a "mother-in-law" apartment in a single family detached dwelling usually with separate cooking and bath facilities and an outside entrance but including an interconnection to the rest of the house⁴. ECHO construction is a freestanding accessory building trucked to the site and placed on a foundation, usually temporary, and hooked up to the main house utilities. When the elderly person is no longer living in the unit, it is removed. Certain groups lease these units and refurbish them for reuse after the unit is no longer needed. A certain amount of land is necessary to place ECHO housing in a rear yard. The unit is typically 500-600 square feet, or about the size of a three car garage. Performance criteria for placement similar to detached garages would be

⁴ - Accessory apartments for non-relatives often do not have such an interconnection.

appropriate for ECHO housing.

Small scale senior citizen housing involves the use of existing residential lots. Often municipalities will permit them as a conditional use where a set of criteria must be met before construction or installation. The smaller scaled senior citizen housing types should be incorporated into existing neighborhoods. Since every lot may not be suitable, most jurisdictions use either specific performance criteria or the conditional use process to ensure accessory apartments or ECHO housing would not result in an over built lot or a burden to the neighborhood.

LARGE SCALE SENIOR CITIZEN HOUSING

Adult retirement communities, assisted living facilities, congregate apartments, continuing care retirement communities (CCRCs), homes for the aged, nursing homes, and residential health care facilities are all examples of larger scale developments usually built by both profit and non-profit corporations. The land requirements for adult retirement communities is too large (in excess of 100 acres) to be developed on the available land, however, the other types of senior citizen uses may be. These are described based on uses beginning with the largest land areas.

Continuing care retirement communities (CCRCs) are distinguished by the amalgamation of retirement villages with nursing facilities, affording a continuum of care based on individual circumstances. It requires individuals to pay a substantial one time entrance fee. Active senior citizens are housed in relatively small residences in one to four unit buildings. Often, assisted living facilities are constructed to provide an intermediate level of services for eating, housekeeping, and supervision of self-administered medication. CCRCs also include skilled nursing facilities for the frail and infirm elderly. CCRCs, depending on the amenity package may be up to 100 acres but usually are found on tracts of 50 acres or less. These types of development allow a person to "age in place", a goal of state and national policy for the elderly.

Assisted living facilities, congregate apartments, homes for the aged, nursing homes, and residential health care facilities, all have similar land requirements of between 4 and 10 acres. These uses usually have a 80 unit or bed minimum to be financially feasible. Densities range from 10 to 25 units per acre, depending on location and community character.

Congregate apartments have the fewest services, being limited mainly to community social and dining facilities with at least one hot meal per day. Assisted living provides a higher level of personal assistance and medical services. Residential health care facilities provide health maintenance services under the direction of a professional nurse. All meals and housekeeping services are performed by the staff. Homes for the aged and nursing homes have 24 hour skilled nursing services for those people infirm enough not to be able to care for themselves yet not ill to the point of requiring hospital care. Homes for the aged usually have some type of assisted living facility in conjunction with the nursing home portion of the development, and as such are known as "multi-level facilities".

Larger scale senior citizen housing developments should be located on or immediately off of main roads for better access to retail sales and services as well as being more accessible for emergency personnel. Ideally, developments designed for active seniors and independent living should be located close to grocery shopping, banking, medical, and governmental services. However, lack of this close access does not rule out sites since most of these facilities make transportation available for their residents. Local and county governments often establish local bus routes for senior citizens.

Since Willingboro is largely developed, large scale senior citizen housing is limited in its application. Vacant land on Rt. 130 and distressed properties offer an opportunity for the construction of senior citizen uses. This may be implemented either through a conditional use process in the B-1 district or by the use of an optional overlay district.

The surplus school district study noted that a number of the sites were suitable for conversion to senior citizen housing. An optional overlay district for those sites to permit such uses should also be considered. Further discussion on the school sites is found in the following section.

SCHOOL SITES

The school study made several recommendations for consideration by the Township Council and Board of Education. The study reviewed the feasibility for the reuse of the buildings and land from a planning and architectural standpoint only. Action on any of the recommendations will require careful consideration by the Township Council and Board of Education with a

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particular emphasis on the long term educational facility needs of the municipality. A short summary of the recommendations follow:

COUNTRY CLUB RIDGE SCHOOL

Potential uses for this site included senior citizen apartments, professional offices, single family detached housing and nursing home or other long term care facility.

GARFIELD PARK ELEMENTARY SCHOOL

This site only has usefulness for low density residential or a continued educational use such as a private school or day-care center. A nursing home may be suitable, but is not as accessible to visiting relatives as other sites in the municipality.

CRESSWELL STUART ELEMENTARY SCHOOL

This site has the best potential for office use because of its proximity to the Village Mall Shopping Center and Rt. 130, but would also be suitable for single family housing and the continuation of the day care uses.

ABRAHAM LEVITT INTERMEDIATE SCHOOL

A Township-wide community recreation center would complement the existing recreational uses on the property. Should the recreation uses be moved elsewhere, the site may be used for single family housing. The northern portion of the building may be used for an assisted living or congregate apartments, but the southern portion would need to be retained as the school district's food preparation center.

JOHN F. KENNEDY HIGH SCHOOL

The adaptive reuse of the building presents some difficulties because of its size. The ideal use would be as a satellite campus of Burlington County College or similar type of institution. Continuation and expansion of the present recreational use would also be a good use of the property.

Though these recommendations present the most probable and feasible uses for the sites, it is not necessarily an exhaustive list of potential uses. Further

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consideration of the reuse of these sites in the Master Plan will be deferred until the Township Council and Board of Education have completed their review. It would be appropriate for the Planning Board to revisit this issue once the review has been completed.

OTHER ISSUES

LEFT OVER BUSINESS LOTS

The original plan for Willingboro set aside corner lots at major intersections for single use retail sales and services. Most of these have been used for convenience stores and gasoline filling stations. In other locations, however, these sites were never developed. Examples include the intersections of Levitt Parkway and John F. Kennedy Way, and Levitt Parkway and Edgewater Lane. These are zoned B-3, Tertiary Business. Despite the zoning, some attempt has been made by individuals to purchase the lots for single or two family housing. The lots are triangular in shape and do not lend themselves to housing development since an insufficient yard area for normal household activities would result. Further, the sites tend to be too small for modern business development. Adequate buffers between business uses and adjacent residences are difficult to establish. The noise and lights from the type of retail uses that are typically developed on these properties also are difficult to control on such small lots.

It is suggested that these lots be retained in their vacant state and acquired by the Township. This may be accomplished through the Township's capital improvement program, through successful application to the State Green Acres program, or by donation by the land owners.

HOME OCCUPATIONS

The zoning ordinance permits professional offices as a permitted use in the single family residential districts. The owner is required to live on the premises, however, there have been problems with the enforcement of this subsection. The types of professions allowed include physicians, dentists, chiropractors, chiropodists, optometrists, attorneys, ministers, accountants, psychologists, architects, engineers, musical instructors, marriage counselors, and speech pathologists. This provision for professional offices is characteristic of older ordinances. Since the ordinance was written, however, the nature of

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some professions, particularly medical and dental offices, has changed considerably. The single practitioner with a nurse/receptionist is a medical office of the past. The doctor or dentist requires more support personnel and a higher flow of patients than in the past. The effect of allowing medical uses in residential neighborhoods often leads to heavy on-street parking on residential streets or an inappropriate off-street parking lot. There is also the issue of deliveries to the office and larger solid waste disposal needs.

It is recommended that medical uses be removed from allowed home occupations. This would have the positive effects of maintaining the residential character of the Township's neighborhoods and of creating demand for medical offices in business districts.

Other types of professional occupations may also have the same effect as medical offices. Other non-professional occupations may have no discernible effect on the residential character of a neighborhood. Activities that may impinge on a neighborhood include the number of employees at the location, amount of deliveries, and the number of customers or clients. Instead of limiting business uses in a residence to specific occupations, it is suggested that a set of performance criteria be established to place a limit on the type and extent of activity permitted in residential districts. This may be controlled through a requirement for a municipal license, zoning permit, or as a conditional use approval before the Planning Board, as three methods that have been used successfully in other municipalities.

COMMERCIAL DESIGN STANDARDS

The Township's design standards for commercial development are outdated. Though progressive for their era for controlling access from streets, they are inadequate for the internal circulation of vehicles on site and in the amount of landscaping required. Commercial parking lots were also constructed in large measure with inadequate storm water management, leading to poor drainage and downstream flooding. Better landscaping has a positive effect on reducing the heat from parking lots, permitting the percolation of rain into the ground, and improving the aesthetic appearance of the site. It also has an effect beyond the site itself by conveying a positive physical appearance to passing traffic.

The interconnection of commercial uses on the Rt. 130 corridor should be encouraged. This would permit a reduction in the number of curb cuts on the

highway, preserve its existing capacity and allow customers to travel from one lot to the next without the necessity for traveling on public roads.

Land Use Classifications

Land within the Township has been divided into twelve different land use categories and may be seen as a refinement of the previous Land Use Plan (adopted in 1990) to account for the changed goals and objectives of this Plan. The categories of land use are graphically depicted on the Land Use Plan found at the end of the Element. The land use classifications are as follows:

OPEN SPACE (OS)

Open Space (OS) is identified for active and passive recreation areas, and conservation zones for Willingboro. It corresponds to the Township's greenway connectors, other parks and playgrounds and conservation areas. This classification sets aside areas for recreation and to protect environmentally sensitive areas. Only development incidental to the essential openness of the land is proposed or that serves active recreation functions.

COMMUNITY FACILITIES (CF)

The purpose of the Community Facilities (CF) designation is to classify a variety of necessary governmental, religious, and educational functions in appropriate locations to serve the Township's general population. Examples of these uses include schools, houses of worship, municipal buildings, libraries, and fire stations.

The location of CF sites varies, depending upon the specific use and public which it serves. For example, the municipal complex is located centrally in the Township (Salem Road) due to the need to serve the entire township population. On the other hand, school sites are distributed throughout the municipality in order to conveniently service specific residential areas.

RESIDENTIAL LAND USES

Five residential land use classifications have been identified. Since most of the land area in Willingboro has already been developed, the classifications largely confirm existing development. Any future infill development in these areas should conform to the surrounding neighborhood in terms of size, architecture, and overall scale. Houses of worship and schools should be conditionally permitted uses within all residential zones, however, existing uses have been classified under the community facilities land use category.

SINGLE FAMILY DETACHED 1 (SFD-1)

The Single Family Detached 1 (SFD-1) land use classification is the lowest density of the residential districts with lot sizes ranging from 12,000 to 20,000 square feet. This is equal to a density of 1.75 to 3 units per acre. Two areas have been designated as SFD-1 districts. One area is Country Club Ridge surrounding the Rancocas Golf Club. The second is Deer Park, the newest residential neighborhood in the municipality.

SINGLE FAMILY DETACHED 2 (R-2)

The purpose of the Single Family Detached 2 (R-2) designation is to recognize the differing standards from the R-1 classification under which the Twin Hill Park neighborhood was developed. Further, the classification has been applied to Fairmount Park which was developed as a Planned Unit Residential Development (PURD) at the same density. The PURD requires the integration of planned open space. The ordinance requires that the PURD have a minimum tract area of 40 acres and that detached single family lots have a minimum lot size range of 12,000 to 20,000 square feet.

SINGLE FAMILY DETACHED 3 (SFD-3)

The Single Family Detached 3 (SFD-3) designation applies to most of the residential neighborhoods north of Beverly-Rancocas Road. The SFD-3 designation permits detached single-family residential development at a density of 2 to 6 units per acre. The average density is about 4 units to the acre. This density translates into minimum lot sizes ranging between 6,500 and 20,000 square feet, respectively, required by the zoning regulations that are utilized in the area. The SFD-3 designation is the highest density of the single family detached residential zones, and it applies to the majority of

residentially-designated land within the Township.

SENIOR CITIZEN RESIDENTIAL (SCR)

The Senior Citizen Residential (SCR) land use classification has been the subject of considerable explanation in a previous section. The density for senior citizen uses is proposed to range from 6 to 25 units per acre with a bed counting as half a unit for nursing home uses, dependent on the type of housing unit proposed. Single family detached housing would be permitted on lots of 5,000 square feet reflective of the smaller yard areas needed for such housing. The highest density would allow a mid-rise apartment building similar to the one approved on Sunset Road. The combination of uses would be limited by the size of the site with more uses permitted as the parcel increased in acreage. The SCR land use classification is applied as an overlay district in certain locations in the Rt. 130 corridor as an optional development category and on appropriate school sites most suitable for the conversion to senior housing.

TOWNHOUSE RESIDENTIAL (TR)

The Townhouse Residential (TR) land use classification has been established for the Rittenhouse Park neighborhood that was developed as single family attached (townhouse) residences. Though the zoning district permits up to 12 units per acre, the actual density is 8 units per acre. Accordingly, the density of development for this land use classification has been instituted at the lower density.

COMMERCIAL USES

Commercial uses encompass all of the retail and office land use designations in the Township. There are four commercial land use classifications with varying degrees of intensity permitted on the land.

HIGHWAY BUSINESS (HB)

The Highway Business (HB) classification is intended for most of the Rt. 130 corridor. The purpose of the HB designation is to provide a wide variety of high-intensity commercial uses having direct access to a major transportation corridor. Examples of permitted land uses include shopping centers, offices,

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banks, restaurants, indoor/covered automobile sales rooms, utility offices, repair/service businesses, automobile service stations, laboratories, light manufacturing, theaters, indoor commercial recreation, funeral homes, and governmental buildings. These types of uses are presently permitted along most of the Rt. 130 frontage. Consideration should be given to limiting the intensity of development through the imposition of a floor area ratio restriction and granting density bonuses to encourage large scale comprehensively planned developments.

The minimum tract size should be increased to reflect the larger scale development and redevelopment anticipated. Accordingly, the smaller lots on the Rt. 130 frontage where they are grouped at major intersections are proposed to be classified for neighborhood business uses (see below).

The HB classification would be the underlying land use category for Senior Citizen Residential and Mixed Use overlay classifications.

COMMUNITY BUSINESS (CB)

The purpose of the Community Business (CB) designation is to provide locations for community shopping intended to meet the every day needs of residents. Permitted land uses include grocery stores, drug stores, meat and poultry stores, office supply stores, clothing stores, hardware stores, restaurants, barber/beauty shops, dry cleaning shops, tailors, self-service laundries, shoe repair shops, post offices, business and professional offices, banks, repair shops, utility offices, and governmental buildings or other similar uses.

The uses permitted are less intense than those allowed within the HB land use category. Sites so classified should have a minimum of 8 acres to have sufficient land to meet the development requirements for a viable neighborhood business district. CB sites are distributed throughout the Township though most are located on Beverly-Rancocas Road where they may take advantage of some passing traffic traveling between Interstate 295 and Rt. 130.

NEIGHBORHOOD BUSINESS (NB)

The purpose of the Neighborhood Business (NB) designation is to provide low intensity retail and service businesses for the benefit of the immediate neighborhood. Recommended businesses include small retail shops or service

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businesses similar to those permitted in the CB zone, although such uses are intended primarily to serve the business and commercial needs of the immediate neighborhoods except those small scale uses identified on Rt. 130 at major intersections.

PROFESSIONAL OFFICE

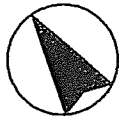
The purpose of the Professional Office (PO) land use designation is to provide areas solely for small scale office buildings generally for professional purposes. Generally such buildings would not exceed 10,000 square feet in area. Funeral homes are to be permitted as a conditional use. Two PO districts are designated. The first is associated with the Rancocas Valley Hospital and the second at the intersection of Beverly-Rancocas Road and Garfield Drive. Consideration may be given to a third site as an overlay on Stewart Elementary school because of its proximity to the HB district.

RESTRICTED INDUSTRIAL (I)

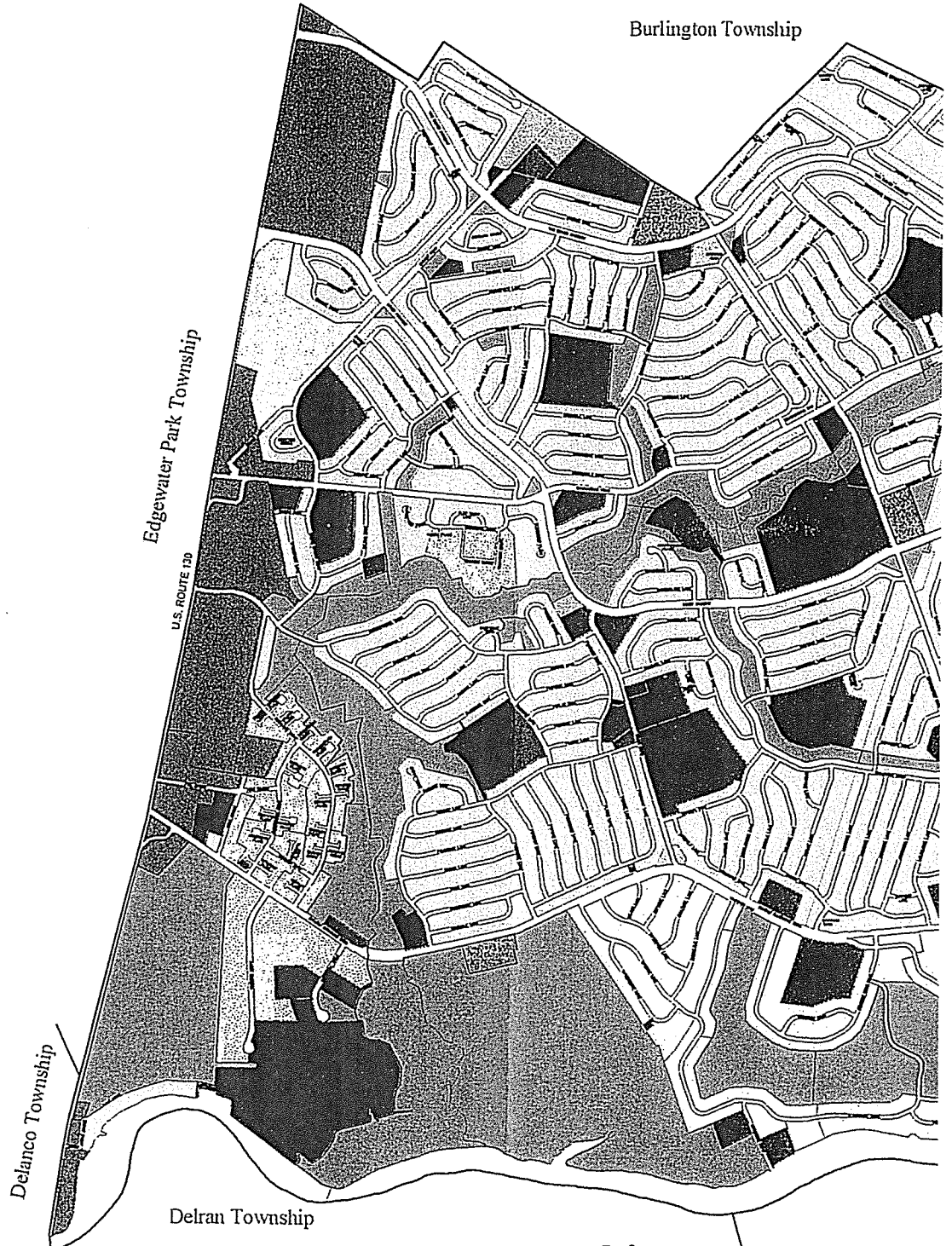
The Restricted Industrial (I) designation provides an area for light manufacturing within the Township, yet within a limited area having good access to Rt 130 and Interstate 295 via Beverly-Rancocas Road. Permitted uses within the I zone include light manufacturing uses such as metal, paper, wood and food fabrication, laboratories, warehousing, offices ancillary to light industry and municipal uses. This represents a continuation of earlier development policy for the Ironside Court area.

MIXED USE (MX)

A land use category that combines residential and non-residential uses is established as an optional development district over the HB land use category, designated as Mixed Use (MX). The purpose of the MX option is to permit office, retail/service, and residential uses all on the same tract. This approach is intended to provide site users with every day conveniences, reduce the number of automobile trips and their associated adverse impacts and increase the potential for commercial success of each of the different land uses permitted.



North



Prepared By:

CLARKE CATON HINTZ

Reference:

Lord, Anderson, Worrell, Barnett, In
February 1997

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The characteristics that are desired with this type of development include cross access, coordinated and attractive signage, generous landscaping and buffering in a large-scale unified development.

CONSISTENCY WITH OTHER PLANNING DOCUMENTS

INTRODUCTION

This portion of the Master Plan examines the relationship of the Township's land use policies with established planning documents adopted by the municipalities that surround Willingboro, Burlington County, and the State of New Jersey. The examination focuses on geographic incompatibilities and conflicting development goals between these governmental entities. The intent behind the review is to unify planning both horizontally, between municipalities, and vertically, with higher levels of government. Unified planning promotes efficiencies in the provision of governmental services and reduces costs to the private sector - goals that most would agree are desirable.

Willingboro is bounded by seven municipalities. Beginning at the north and moving clockwise they include Burlington Township, Westhampton Township, Mt. Laurel Township, Moorestown Township, Delran Township, Delanco Township, and Edgewater Park Borough.

BURLINGTON TOWNSHIP

Burlington Township borders the municipality on the north from Rt. 130 to Rancocas Road. Along the Rt. 130 corridor, the zoning permits highway commercial uses similar to Willingboro's primary business district. Three hundred feet back from the highway, Burlington Township permits a mixture of commercial and light industrial uses even though the Chateau multi-family development is located in this district. This is adjacent to SFD-1 in Willingboro and presents a potential nuisance to housing on the border. Burlington Township requires a 15 foot wide landscape buffer, however this would be inadequate in most circumstances to effectively isolate nuisance factors.

Burlington has also established a community business type district adjacent to Rancocas Valley Hospital. Part of the district lies adjacent to single family houses on Hillcrest Lane in Willingboro. Some of the more intensive commercial uses, such as car dealerships, are not permitted in this district. Better landscaping and yard setback requirements in Burlington would provide more effective mitigation of nuisance factors.

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The remainder of the border area to Rancocas Road is developed with single family detached housing at a similar density to the SFD-1 land use classification in Willingboro.

The final area adjacent to Willingboro is the Crossroads Industrial Center which shares the Rancocas Road frontage. The street separation and larger setbacks for building help to mitigate some of the incompatibility between these two land uses.

Since Willingboro is fully developed in these areas, Burlington Township's land use policies would need to be revised to reduce future incompatibilities.

WESTHAMPTON TOWNSHIP

Westhampton has established mostly single family detached residential uses along the boundary with Willingboro at densities ranging from one to two units per acre - about half the density in Willingboro. The exception is Woodlane Road that has been zoned for neighborhood business uses and is adjacent to residential uses in Willingboro. These commercial uses, however, are less intense and present only minor incompatibilities that may be reduced through proper site plan review.

Westhampton, however, has zoned large areas along the Interstate 295 corridor for commercial and industrial development. While not directly affecting land use in Willingboro, the development of these areas will have a substantial impact on traffic should these develop with regional commercial uses. Beverly-Rancocas Road would sustain the greatest impact since it is the direct route from Rt. 130 to the interchange at Interstate 295.

MT. LAUREL TOWNSHIP

Mount Laurel borders only a small portion of Willingboro and is separated by Rancocas Creek. The Creek in this area provides a substantial horizontal separation at least 500 feet wide. Mt. Laurel designates this area as flood plain for which only very limited low intensity uses are permitted. This is similar to the flood plain areas and 2-3 unit per acre residential uses allowed in Willingboro.

MOORESTOWN TOWNSHIP

Moorestown, like Mt. Laurel, is separated from Willingboro by the Rancocas Creek. Moorestown has zoned this entire area for low density single family housing at .75 unit per acre. In both Mt. Laurel and Moorestown, this area does not have a sanitary sewer system which has limited pressure for more intensive development. Moorestown also operates its leaf composting facility in this area but it is not readily seen or smelled from Willingboro.

DELRAN TOWNSHIP

Delran Township also borders Willingboro along the Rancocas Creek. Most of the area in Willingboro is proposed for open space uses associated with Olympia Lakes and Mill Creek Park. Delran has designated this land for agricultural use between Creek Road and the Rancocas, except for the village of Bridgeboro. Bridgeboro is closest to the marine uses in Willingboro that are located at the confluence of the Creek and Rt. 130. The physical separation of the uses would alleviate any potential conflict between the commercial uses in Willingboro and the residential portions of Delran.

DELANCO TOWNSHIP

Delanco shares the road frontage of Rt. 130 with Willingboro in the southern portion of the municipality. The land in Delanco has historically been used for summer recreation in the same fashion as the former use of Olympia Lakes. The zoning of this area is for commercial uses the same as the Township's highway business classification. It is also identified as rural planned unit development in the area closest to the Creek. The rural planned unit development encompasses almost all of the area between Creek Road and the Rancocas except for the commercial area at Rt. 130. Since the portion of the rural planned unit development district adjacent to Willingboro is in the flood plain of the Rancocas, it is unlikely to be developed in any fashion that would create a conflict with the marine uses in Willingboro. The land development policies of both municipalities are consistent.

*Statement of Consistency · Master Plan
Township of Willingboro*

EDGEWATER PARK BOROUGH

Edgewater Park occupies the remaining Rt. 130 frontage coterminous with Willingboro. The highway corridor is zoned for commercial or combined commercial/industrial purposes similar to that proposed in the highway business land use classification in Willingboro. A residential complex for senior citizens, located some distance west of the highway, is designated on the north end of this area. Willingboro also proposes a blend of commercial uses, senior citizen residential and mixed use which is entirely consistent with Edgewater Park's land development policies.

BURLINGTON COUNTY

Burlington County has not undertaken a complete master plan since the early 1970's. However, it is in the process of developing a consensus view on the redevelopment of the Rt. 130 corridor. Towards this end a number of meetings have been held between municipal and county representatives. A document has been produced outlining goals and objectives from each municipality called "Route 130/Delaware River Corridor Consensus Planning: Vision by Municipality". The vision statement for Willingboro is consistent with the goals and objectives and land use element of this document by emphasizing redevelopment into mixed use development.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Development and Redevelopment Plan, adopted on June 12, 1992, designates Willingboro in the Metropolitan Planning Area, or Planning Area 1. It shares this designation with the developed river towns. Areas directly to the south, west, and north are designated either Planning Area 2 (Suburban) or 3 (Fringe Planning Area). Planning Area 1 includes a wide range of municipalities from older urban areas to post-war suburbs like Willingboro. Planning Area 1 recognizes the inherent difficulty in fully developed areas to maintain government services and employment. It suggests that a regional approach to common problems would be more effective than municipalities attempting to deal with them individually. The Rt. 130 corridor project is an example of the type of coordinated approach envisioned by the State Plan.

Statement of Consistency · Master Plan
Township of Willingboro

Willingboro meets all of the criteria established for being within the Metropolitan Planning Area and is consistent in its land use policies with the State Plan.

TOWNSHIP OF WILLINGBORO
WILLINGBORO COUNTY, NEW JERSEY
REEXAMINATION OF MASTER PLAN

June 2004

Revised August 2004

Revised December 2004

Revised April 12, 2005

STATUTORY REEXAMINATION OF MASTER PLAN

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Township's most recent master plan was adopted April 14, 1997. This report reexamines the 1997 Master Plan.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a. of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The 1997 Master Plan established goals and objectives to provide guidance in developing policy for land use decisions and shaping a vision for the future of Willingboro Township.

GOALS AND OBJECTIVES

The 1997 Master Plan provided seven categories of goals and objectives: open space; housing; commercial redevelopment; landscaping; historic preservation; community facilities; and land use. The goals and objectives are presented, verbatim from the Master Plan, by each category.

Open Space

Open space for conservation and recreational purposes should be enhanced through public and private efforts. The remaining natural features in the Township should be preserved which provide

active and passive recreational facilities and open space pedestrian linkages.

1. Encourage pedestrian connections, through zoning options if necessary, between parks and other open space.
2. Use planning techniques to encourage private open space on remaining vacant, underutilized, or redevelopment sites.
3. Maintain the quality and quantity of existing parks and open space, providing for such amenities as adequate parking and easy access to promote their use.
4. Retain the parkway "greenbelts" that enhance the visual quality and original intention of the road system.
5. The traditional integration of municipal and school district open space should be continued.
6. Consider, where appropriate, bikeway extensions to open space and community facilities.

Housing

Maintain the quality of the Township's housing stock as a strategy for neighborhood preservation. Create opportunities for the development of varied housing types to meet the needs of young couples, families, single parents, empty nester couples and senior citizens.

1. Facilitate, at the Township level, rehabilitation, upgrading (including minor additions) and façade improvements of housing through a streamlined approval process which eliminates unnecessary regulatory procedures.
2. Make available grant and loan assistance, through existing and future County, State and Federal programs, to low and moderate income households to enable the low cost rehabilitation of their units.
3. Consider "in-law" additions to dwelling units to enable senior citizens to live with family members in the community through a conditional use process to be established in the Zoning Ordinance.

Commercial Development

Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors.

1. Maintain an appropriate amount of commercial/retail to adequately service the Township.
2. Redevelop underutilized commercial facilities to provide services more marketable to Township residents.
3. Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township.
4. Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.

5. Evaluate the sign ordinance for its impact on businesses and revise if necessary.
6. Analyze the retail market to determine the need for different commercial/retail services and offices.
7. Recognize existing professional uses in residential areas but discourage additional conversion of residences for such activities that intensify the use of property. Allow limited use of residential property for business purposes that does not intensify the overall use of the land. Establish criteria for limited home occupations and home professional offices to minimize any adverse impacts on the neighborhood.
8. Establish a process to examine proposed development by means of a pre-application conference with appropriate staff and consultants to improve the quality of submissions and reduce the length of time for approval.

Landscaping

Revise landscaping regulations for commercial and residential uses to improve standards to reflect best practices.

1. Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots.
2. Improve the streetscape in redeveloping and vacant areas by requiring street trees on all collector and arterial roads.
3. Assess the adequacy and health of existing street trees and prepare a street tree planting program.
4. Issue standards for adequate buffers between incompatible uses.
5. Assess the potential for developing a municipal tree farm.
6. Consider enhanced signage and landscaping at major entrances to the Township.

Historic Preservation

Pursue the nomination of Willingboro to the State Register of Historic Places because of its unique characteristics as a planned suburban community.

1. Adopt a Historic Preservation Element of the Master Plan to support the establishment of historic districts and landmarks.
2. Assess the advisability of becoming a Certified Local Government through the state Historic Preservation Office.
3. Establish design standards to encourage development in Willingboro to be compatible to the style and scale of existing buildings.

Community Facilities

Plan adequately for the timely provision of new community facilities, or the reuse of community facilities which are no longer needed because of demographic factors or obsolescence.

1. Active and passive recreation facilities should be reviewed in relationship to the demographic characteristics of the Township.
2. Land use and zoning for vacant schools should be reviewed for their potential impact on surrounding neighborhoods.
3. The adequacy of public safety, consisting of police, fire, and emergency services, should be examined.

Land Use

Foster a well balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.

1. Improve the quality of life for Willingboro residents, persons who work in the municipality and visitors by following the principles of the Master Plan and its implementation through the land development ordinance.
2. Preserve undeveloped open space and promote the visual enjoyment of the land.
3. Direct new development and redevelopment to places in relation to their transportation and environmental capacities.
4. Provide continuity with previous planning documents.
5. Reduce blighting influences through improved standards for commercial development.
6. Discourage the introduction of incompatible land uses.
7. Evaluate the need for other types of senior citizen housing and potential locations.
8. Determine traffic and circulation improvements as necessary.
9. Review the provisions for public utilities including potable water, sanitary sewer, solid waste disposal, and recycling.
10. Discourage development on vacant small key parcels, especially corner lots, for the enhancement of the Township's visual quality. Review the feasibility of state Green Acres funding for acquisition.
11. Develop criteria for Planning Board review on change of use applications.
12. Establish policy on the installation of sidewalks for public access.

LAND USE ISSUES

William Levitt prepared an overall comprehensive plan for developing Willingboro Township as a planned community in the late 1950s. "The implementation of the plan has been followed to a remarkable degree and has resulted in pleasant and attractive neighborhoods served by a variety of every day retail establishments interconnected with an extensive open space network and recreational amenities... The vision that William Levitt developed in Willingboro, however, only extends so far in time... the limitations of the vision have become apparent" (1997 Master Plan. 31).

The 1997 Master Plan gives specific attention to six types of issues facing Willingboro Township: Route 130 Corridor; senior citizen housing; school sites; "left over" business lots; home occupations; and commercial design standards. The relevant points of each land issue are summarized below.

Route 130 Corridor

1. A significant issue for the Route 130 Corridor is the distressed nature of the older commercial establishments that exists along the highway in Delanco, Edgewater Park and Willingboro Townships. In Willingboro 100.6 acres of land are either vacant or distressed along the corridor.
2. "The need to redevelop the Willingboro Plaza [57.7 acres] and Village Mall [32.5 acres] shopping centers is the most pressing land use problem in the Township" (32).
3. "The prospects that the shopping centers will be redeveloped for retail purposes are increasingly dim... Population in the individual municipalities in the corridor is either stable or declining. There is no anticipated growth that would again make the corridor an attractive area for the development of regional shopping" (33).
4. "Big box" retail development is the latest trend in retailing. Competition with the Route 130 Corridor is growing in other areas of Burlington County where "big box" development is occurring in the form of "power centers," which consist of concentrations of "big boxes" (East Gate in Mount Laurel).
5. Significant capital is needed to make redevelopment feasible along the Route 130 Corridor.
6. Willingboro's zoning ordinance, which regulates permitted uses and bulk standards, are less restrictive than the typical suburban community, thus emphasizing that it is not the regulations that are the cause of the retail centers to fail but it is the lack of demand for such centers.
7. Consideration should be given to permitting certain types of housing in carefully defined circumstances. Different types of age-restricted housing on tracts of land ranging in size from five acres to thirty acres should be considered.
8. "It is intended that mixed use development combining multi-family housing, retail, entertainment and office development would be encouraged" (35).

Senior Citizen Housing

1. As the New Jersey population continues to age so does Willingboro's population. "The population is older and has a more diverse family structure... Policies appropriate for a youthful era and growing households should be reexamined in light of the Township's changing demographics" (36).
2. "The Township's present regulations do not specifically set aside housing types for senior

citizens" (ibid.)

3. Small Scale Senior Citizen Housing – Accessory apartments and Elder Cottage Housing Opportunity (ECHO) housing (principally in the form of infill development) offers an opportunity for addressing age-restricted housing needs in Willingboro.
4. Large Scale Senior Citizen Housing – Large-scale senior citizen housing comprises adult retirement communities, assisted living facilities, congregate apartments, continuing care retirement communities, homes for the aged, nursing homes and residential health care facilities. These types of age-restricted housing require a considerable amount of land, e.g., continuing care retirement communities may require up to 50 acres and assisted living facilities may require four to ten acres. "Since Willingboro is largely developed, large scale senior citizen housing is limited in its application. Vacant land on Rt. 130 and distressed properties offer an opportunity for the construction of senior citizen uses. This may be implemented either through a conditional use process in the B-1 district or by the use of an optional overlay district" (39). Surplus school sites should be considered as well.

School Sites

A school study provided several recommendations to reuse the following surplus school facilities and sites:

1. Country Club Ridge School – "Potential uses for this site included senior citizen apartments, professional offices, single family detached housing and nursing home or other long term care facility" (40).
2. Garfield Park Elementary School – "This site only has usefulness for low density residential or a continued educational use such as a private school or day-care center. A nursing home may be suitable, but is not as accessible to visiting relatives as other sites in the municipality" (ibid.)
3. Cresswell Stuart Elementary School – "This site has the best potential for office use because of its proximity to the Village Mall Shopping Center and Rt. 130, but would also be suitable for single family housing and the continuation of the day care uses" (ibid.)
4. Abraham Levitt Intermediate School – "A Township-wide community recreation center would complement the existing recreational uses on the property. Should the recreation uses be moved elsewhere, the site may be used for single family housing. The northern portion of the building may be used for an assisted living or congregate apartments, but the southern portion would need to be retained as the school district's food preparation center" (ibid.)
5. John F. Kennedy High School – "The adaptive reuse of the building presents some difficulties because of its size. The ideal use would be as a satellite campus of Burlington County College or similar type of institution. Continuation and expansion of the present recreational use would also be a good use of the property" (ibid.)

Left Over Business Lots

"The original plan for Willingboro set aside corner lots at major intersections for single use retail sales and services" (41). Most of the corner lots were developed with convenience stores and gasoline filling stations; others were never developed. Attempts to purchase the undeveloped lots for the development of single- and two-family dwellings were made and failed. These corner lots are small in size for modern businesses and unsuitable for housing due to the shallowness of the lots and insufficient yard areas. The Township should

consider acquiring these vacant lots for open space purposes.

Home Occupations

1. The Township's zoning ordinance for permitting small medical offices in residential dwellings is antiquated. "The single practitioner with a nurse/receptionist is a medical office of the past" (42). Medical uses are recommended to be removed from allowed home occupations.
2. The list of uses permitted as home occupations should be reexamined to determine whether they are still viable.
3. A set of performance criteria is recommended to be established to place a limit on the type and extent of activity permitted in residential districts.

Commercial Design Standards

1. "The Township's design standards for commercial development are outdated" (42).
2. Standards for stormwater drainage, landscaping, traffic control and other design features should be developed.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The following conditions have changed vis-à-vis the 1997 master plan:

GOALS AND OBJECTIVES

Open Space

Open space for conservation and recreational purposes should be enhanced through public and private efforts. The remaining natural features in the Township should be preserved which provide active and passive recreational facilities and open space pedestrian linkages. **Response:** These overarching open space goals are still valid.

1. Encourage pedestrian connections, through zoning options if necessary, between parks and other open space.

Response: This goal is still valid. Encouraging the development of bicycle connections should be added as a goal.

2. Use planning techniques to encourage private open space on remaining vacant, underutilized, or redevelopment sites.

Response: This goal is still valid. Encouraging the provision of public amenities should be added as a goal.

3. Maintain the quality and quantity of existing parks and open space, providing for such amenities as adequate parking and easy access to promote their use.

Response: This goal is still valid.

4. Retain the parkway "greenbelts" that enhance the visual quality and original intention of the road system.

Response: This goal is still valid.

5. The traditional integration of municipal and school district open space should be continued.

Response: This goal is still valid.

6. Consider, where appropriate, bikeway extensions to open space and community facilities.

Response: This goal is still valid.

Housing

Maintain the quality of the Township's housing stock as a strategy for neighborhood preservation. Create opportunities for the development of varied housing types to meet the needs of young couples, families, single parents, empty nester couples and senior citizens. **Response:** These overarching housing goals are still valid.

1. Facilitate, at the Township level, rehabilitation, upgrading (including minor additions) and façade improvements of housing through a streamlined approval process which eliminates unnecessary regulatory procedures.

Response: This goal is still valid.

2. Make available grant and loan assistance, through existing and future County, State and Federal programs, to low and moderate-income households to enable the low cost rehabilitation of their units.

Response: This goal is still valid.

3. Consider "in-law" additions to dwelling units to enable senior citizens to live with family members in the community through a conditional use process to be established in the Zoning Ordinance.

Response: This goal is still valid.

Commercial Development

Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors. **Response:** This overarching commercial development goal is still valid.

1. Maintain an appropriate amount of commercial/retail to adequately service the Township.

Response: This goal is still valid.

2. Redevelop underutilized commercial facilities to provide services more marketable to Township residents.

Response: This goal is still valid.

3. Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township.

Response: This goal is still valid.

4. Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.

Response: This goal is still valid.

5. Evaluate the sign ordinance for its impact on businesses and revise if necessary.

Response: This goal is still valid.

6. Analyze the retail market to determine the need for different commercial/retail services and offices.

Response: This goal is still valid.

7. Recognize existing professional uses in residential areas but discourage additional conversion of residences for such activities that intensify the use of property. Allow limited use of residential property for business purposes that does not intensify the overall use of the land. Establish criteria for limited home occupations and home professional offices to minimize any adverse impacts on the neighborhood.

Response: This goal is still valid.

8. Establish a process to examine proposed development by means of a pre-application conference with appropriate staff and consultants to improve the quality of submissions and reduce the length of time for approval.

Response: This goal is still valid.

Landscaping

Revise landscaping regulations for commercial and residential uses to improve standards to reflect best practices. **Response:** This overarching landscaping goal is still valid.

1. Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots.

Response: This goal is still valid.

2. Improve the streetscape in redeveloping and vacant areas by requiring street trees on all collector and arterial roads.

Response: This goal is still valid.

3. Assess the adequacy and health of existing street trees and prepare a street tree-planting program.

Response: This goal is still valid. The Township is currently preparing a community-wide tree survey that is needed for the assessment and tree-planting program.

4. Issue standards for adequate buffers between incompatible uses.

Response: This goal is still valid.

5. Assess the potential for developing a municipal tree farm.

Response: This goal is no longer valid. Relying upon private sector nursery stock growers is more cost effective than a municipally run tree farm.

6. Consider enhanced signage and landscaping at major entrances to the Township.

Response: This goal is still valid.

Historic Preservation

Pursue the nomination of Willingboro to the State Register of Historic Places because of its unique characteristics as a planned suburban community. **Response:** This overarching historic preservation goal is still valid.

1. Adopt a Historic Preservation Element of the Master Plan to support the establishment of historic districts and landmarks.

Response: This goal is still valid.

2. Assess the advisability of becoming a Certified Local Government through the state Historic Preservation Office.

Response: This goal is still valid.

3. Establish design standards to encourage development in Willingboro to be compatible to the style and scale of existing buildings.

Response: This goal is still valid.

Community Facilities

Plan adequately for the timely provision of new community facilities, or the reuse of community facilities which are no longer needed because of demographic factors or obsolescence. **Response:** This overarching community facilities goal is still valid.

1. Active and passive recreation facilities should be reviewed in relationship to the demographic characteristics of the Township.

Response: This goal is still valid.

2. Land use and zoning for vacant schools should be reviewed for their potential impact on surrounding neighborhoods.

Response: This goal is no longer valid because vacant schools no longer exist.

3. The adequacy of public safety, consisting of police, fire, and emergency services, should be examined.

Response: This goal is still valid.

Land Use

Foster a well balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township. **Response:** These land use goals are still valid.

1. Improve the quality of life for Willingboro residents, persons who work in the municipality and visitors by following the principles of the Master Plan and its implementation through the land development ordinance.

Response: This goal is still valid.

2. Preserve undeveloped open space and promote the visual enjoyment of the land.

Response: This goal is still valid.

3. Direct new development and redevelopment to places in relation to their transportation and environmental capacities.

Response: This goal is still valid.

4. Provide continuity with previous planning documents.

Response: This goal is still valid.

5. Reduce blighting influences through improved standards for commercial development.

Response: This goal is still valid.

6. Discourage the introduction of incompatible land uses.

Response: This goal is still valid.

7. Evaluate the need for other types of senior citizen housing and potential locations.

Response: This goal is still valid.

8. Determine traffic and circulation improvements as necessary.

Response: This goal is still valid.

9. Review the provisions for public utilities including potable water, sanitary sewer, solid waste disposal, and recycling.

Response: This goal is still valid.

10. Discourage development on vacant small key parcels, especially corner lots, for the enhancement of the Township's visual quality. Review the feasibility of state Green Acres funding for acquisition.

Response: This goal is still valid.

11. Develop criteria for Planning Board review on change of use applications.

Response: The meaning of this goal must be clarified. All applications that are submitted to the Planning Board must be reviewed pursuant to current statutes and case law that pertain to the subject of the application. No criteria above and beyond what is permitted by law should be considered.

12. Establish policy on the installation of sidewalks for public access.

Response: This goal is still valid. Policy is needed for installing sidewalks for public access for residential and non-residential developments. The New Jersey State Residential Site Improvement Standards take jurisdiction over sidewalks requirements in residential development. Policy must be established for non-residential development, particularly along U.S. Route 130 where no sidewalks exist and pedestrians utilize the grass areas behind curbing as evidenced by beaten paths worn into the grass areas.

LAND USE ISSUES

The following conditions affecting land use issues have changed vis-à-vis the 1997 master plan:

Route 130 Corridor

1. A significant issue for the Route 130 Corridor is the distressed nature of the older commercial establishments that exists along the highway in Delanco, Edgewater Park and Willingboro Townships. In Willingboro 100.6 acres of land are either vacant or distressed along the corridor.

Response: This goal is still valid.

2. "The need to redevelop the Willingboro Plaza [57.7 acres] and Village Mall [32.5 acres] shopping centers is the most pressing land use problem in the Township" (32).

Response: This goal is still valid pertaining to the Village Mall shopping center. The Township has been successful in transforming Willingboro Plaza into the community's new Town Center, which is a mixed use development consisting of residential, commercial, industrial and institutional uses.

3. "The prospects that the shopping centers will be redeveloped for retail purposes are increasingly dim... Population in the individual municipalities in the corridor is either stable or declining. There is no anticipated growth that would again make the corridor an attractive area for the development of regional shopping" (33).

Response: This goal is still valid as it pertains to widespread regional shopping that once dominated the frontage of U.S. Route 130 in Willingboro and neighboring communities. Notwithstanding the diminution of retail activities along the highway, opportunities for developing commercial facilities that attract local and community level markets as well as capture niche markets still exist. Commercial activities are not dead along the highway; they are being reborn at a smaller, more local scale. Zoning must be flexible to recognize these changes in the commercial sector of the economy at work in Willingboro Township and surrounding communities.

4. "Big box" retail development is the latest trend in retailing. Competition with the Route 130 Corridor is growing in other areas of Burlington County where "big box" development is occurring in the form of "power centers," which consist of concentrations of "big boxes" (East Gate in Mount Laurel).

Response: This goal is still valid.

5. Significant capital is needed to make redevelopment feasible along the Route 130 Corridor.

Response: This goal is still valid.

6. Willingboro's zoning ordinance, which regulates permitted uses and bulk standards, are less restrictive than the typical suburban community, thus emphasizing that it is not the regulations that are the cause of the retail centers to fail but it is the lack of demand for such centers.

Response: This goal is still valid. The goal is affirmed and strengthened by requiring zoning provisions to be reasonably flexible so as to avoid frequent modifications to accommodate commercial uses that were not initially contemplated for a zoning district but yet fit into the zoning scheme.

7. Consideration should be given to permitting certain types of housing in carefully defined circumstances. Different types of age-restricted housing on tracts of land ranging in size from five acres to thirty acres should be considered.

Response: This goal is still valid.

8. "It is intended that mixed use development combining multi-family housing, retail, entertainment and office development would be encouraged" (35).

Response: This goal is still valid. Light industrial development should also be encouraged.

Senior Citizen Housing

1. As the New Jersey population continues to age so does Willingboro's population. "The population is older and has a more diverse family structure... Policies appropriate for a youthful era and growing households should be reexamined in light of the Township's changing demographics" (36).

Response: This goal is still valid.

2. "The Township's present regulations do not specifically set aside housing types for senior citizens" (ibid.)

Response: This goal is no longer valid. The B-1 zoning district permits two senior high rises, of which on such building has been developed. Additional investigation is needed to examine other opportunities for age-restricted housing in the Township.

3. Small Scale Senior Citizen Housing – Accessory apartments and Elder Cottage Hosing Opportunity (ECHO) housing (principally in the form of infill development) offers an opportunity for addressing age-restricted housing needs in Willingboro.

Response: This goal is still valid.

4. Large Scale Senior Citizen Housing – Large-scale senior citizen housing comprises adult retirement communities, assisted living facilities, congregate apartments, continuing care retirement communities, homes for the aged, nursing homes and residential health care facilities. These types of age-restricted housing require a considerable amount of land, e.g., continuing care retirement communities may require up to 50 acres and assisted living facilities may require four to ten acres. "Since Willingboro is largely developed, large scale senior citizen housing is limited in its application. Vacant land on Rt. 130 and distressed properties offer an opportunity for the construction of senior citizen uses. This may be implemented either through a conditional use process in the B-1 district or by the use of an optional overlay district" (39). Surplus school sites should be considered as well.

Response: This goal is valid in terms of the need to investigate opportunities for various types of age-restricted housing in the Township. Since there are no longer surplus school sites, the goal to consider them for age-restricted housing is no longer valid.

School Sites

A school study provided several recommendations to reuse surplus school facilities and sites. **Response:** The goals for utilizing the following school facilities and sites are no longer valid because they are no longer considered surplus.

1. Country Club Ridge School – "Potential uses for this site included senior citizen apartments, professional offices, single family detached housing and nursing home or other long term care facility" (40).

Response: The school district is utilizing this site.

2. Garfield Park Elementary School – "This site only has usefulness for low density residential or a continued educational use such as a private school or day-care center. A nursing home may be suitable, but is not as accessible to visiting relatives as other sites in the municipality" (ibid.)

Response: This school is currently being used.

3. Cresswell Stuart Elementary School – "This site has the best potential for office use because of its proximity to the Village Mall Shopping Center and Rt. 130, but would also be suitable for single family housing and the continuation of the day care uses" (ibid.)

Response: The school district is utilizing this site.

4. Abraham Levitt Intermediate School – "A Township-wide community recreation center would complement the existing recreational uses on the property. Should the recreation uses be moved elsewhere, the site may be used for single-family housing. The northern portion of the building may be used for an assisted living or congregate apartments, but the southern portion would need to be retained as the school district's food preparation center" (ibid.)

Response: The school district is utilizing this site.

5. John F. Kennedy High School – "The adaptive reuse of the building presents some difficulties because of its size. The ideal use would be as a satellite campus of Burlington County College or similar type of institution. Continuation and expansion of the present recreational use would also be a good use of the property" (ibid.)

Response: This site is used as the Township's community center.

Left Over Business Lots

"The original plan for Willingboro set aside corner lots at major intersections for single use retail sales and services" (41). Most of the corner lots were developed with convenience stores and gasoline filling stations; others were never developed. Attempts to purchase the undeveloped lots for the development of single- and two-family dwellings were made and failed. These corner lots are small in size for modern businesses and unsuitable for housing due to the shallowness of the lots and insufficient yard areas. The Township should consider acquiring these vacant lots for open space purposes. **Response:** This goal is still valid. The Township is in the process of acquiring these lots.

Home Occupations

1. The Township's zoning ordinance for permitting small medical offices in residential dwellings is antiquated. "The single practitioner with a nurse/receptionist is a medical office of the past" (42). Medical uses are recommended to be removed from allowed home occupations.

Response: This goal is still valid.

2. The list of uses permitted as home occupations should be reexamined to determine whether they are still viable.

Response: This goal is still valid.

3. A set of performance criteria is recommended to be established to place a limit on the type and extent of activity permitted in residential districts.

Response: This goal is still valid.

Commercial Design Standards

1. "The Township's design standards for commercial development are outdated" (42).

Response: This goal is still valid.

2. Standards for stormwater drainage, landscaping, traffic control and other design features should be developed.

Response: This goal is still valid. The stormwater drainage standards must comply with new state regulations. The Township is participating in a region-wide planning process for developing new design and landscaping standards. That process is part of the Route 130/Delaware River Corridor effort to improve the aesthetics and functionality of the highway and adjoining properties. It is anticipated that the new design standards will be developed before the end of 2004.

C. CHANGING ASSUMPTIONS AND OBJECTIVES

C.40:55D-89c. provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

STATE CHANGES

1. The second **State Development and Redevelopment Plan (SDRP)** was adopted March 1, 2001. The State Planning Commission is currently in the process of conducting the third round of cross acceptance process for the SDRP; the Commission anticipates finalizing cross acceptance by the end of 2005. The Burlington County Department of Economic Development and Regional Planning is responsible for facilitating the cross acceptance process at the county level. Willingboro Township is participating in the cross acceptance process and has provided five basic goals that the Township finds important: (1) upgrade its open space; (2) upgrade its housing stock and enhance its diversity of housing stock; (3) attract more commercial development; (4) improve landscaping through the adoption and implementation of design requirements; and (5) enhance community facilities and services. Willingboro is part of the Route 130/Delaware River Corridor Strategic Plan, which was endorsed by the State Planning Commission in 1999. The Township is designated as Planning Area 1 – Metropolitan Planning Area and "town center" where the Willingboro Town Center is under construction. No changes to the designations and policies for Willingboro Township are anticipated in the cross acceptance process for the SDRP. In essence, the SDRP will continue to promote the redevelopment of and investment in urban areas such as Willingboro Township and, therefore, will direct State funds and resources to such areas. This allocation of State resources is important for Willingboro Township in terms of planning for its revitalization and improvement. The Township should prepare a new master plan that capitalizes on SDRP policies, plans and programs and develops strategies for obtaining State funds and resources for meaningful projects and programs that contribute toward the revitalization of the community.
2. The **RiverLine**, which is a light rail system that became operational in March 2004, serves communities from Trenton to Camden. New Jersey Transit (NJT) is the owner of the system. A new shuttle bus called the **BurLink**, which is operated by the Burlington County Board of Chosen Freeholders, serves Willingboro Township with multiple stops including the Willingboro Town Center and provides a connection to the RiverLine at the Beverly-Edgewater Park light rail station stop. This light rail transportation investment will create new economic development opportunities for Willingboro Township by being linked into the regional rail system served by NJT and Amtrak in Trenton and the PATCO High Speed Line in Camden, which terminates in Philadelphia. The Township should prepare a new master plan that capitalizes on this investment in order to plan for economic development and, thus, the revitalization of the community.
3. At the end of November 2004 the **New Jersey Council on Affordable Housing (COAH)** adopted its new rules for the third round of providing affordable housing in New Jersey. One of the significant changes to the rules is the "growth share" requirement, which mandates

municipalities provide new affordable housing as new residential and non-residential development occurs in their communities. Previous rounds of obligations must still be addressed plus "growth share." COAH established January 1, 2004 for starting the "growth share" requirement, which means that all new housing and non-residential development that received certificates of occupancy on or after this date generates a need for new affordable housing. Willingboro Township should prepare a housing element and fair share plan that satisfies the new COAH rules.

4. The State of New Jersey has adopted new stormwater regulations for improving water quality of the state's surface waters and groundwater. These new regulations require municipalities to prepare a stormwater plan and implement stormwater rules and regulations. Willingboro Township must prepare such a plan and adopt and implement local rules and regulations that improve water quality generated by development and infrastructure, e.g., roads, facilities, etc., in the community.

COUNTY CHANGES

1. The Route 130/Delaware River Corridor Strategic Plan, which consists of twelve municipalities of which Willingboro Township is one, was endorsed by the New Jersey State Planning Commission in 1999. Such endorsement provides benefits to the Township that are similar to a "centers" designation, i.e., priority status granted by the State for discretionary funds, resources, etc. State endorsement is particularly important for the redevelopment efforts initiated by the Township. The Township should continue capitalizing on the plan endorsement status to obtain State resources and assistance for redevelopment and revitalization. The recently formed advisory committee for the Corridor Plan, of which Willingboro is a member, is reexamining the original plan in order to consider changing conditions that have occurred since 1999. Further, the Corridor has been given the new name "River Route" to help market the region as a whole and to promote economic development and revitalization. Willingboro has an opportunity to capitalize on this marketing effort.
2. The County and several municipalities, including Willingboro Township, completed a visioning study for lands situated along Route 130 from Cinnaminson to Burlington City. The study developed a vision for future development, redevelopment and circulation along the highway. That vision was translated into model language for municipalities to consider incorporating into their master plans, zoning ordinances and design guidelines. The study and the model language have been given to the municipalities for their use. Willingboro has an opportunity to incorporate the recommendations of the study into its master plan and adopt local zoning ordinances and design guidelines for achieving the vision for Willingboro's share of Route 130.

MUNICIPAL CHANGES

1. Based on the 1990 and 2000 U.S. Censuses of Population, Willingboro's population decreased from 36,291 in 1990 to 33,008 in 2000, representing a decline of 3,283 or 9.0 percent. The Township's 2004 population is estimated to be 33,122 based on 37 building permits issued from 2000 to September 2004 (NJ Department of Labor and Workforce Development website) and the average household size of 3.08 persons per household recorded in the 2000 U.S. Census of Population [(37 dwelling units permitted X 3.08 persons per dwelling unit permitted) + 33,008 persons = 33,122 persons].
2. From 1990 to 2000 Willingboro's median age of population increased from 33.2 years to 37.9 years, based on respective U.S. Censuses of Population. The two latest decennial censuses

also indicate that the borough's 65 years and over age group increased from 2,522 in 1990 to 4,246 in 2000, representing an increase of 1,724 or 68.4 percent. As residents age, a turnover in occupancy from older and smaller households to younger and larger households is expected for the years 2004 to 2010.

3. The demand for home-based occupations will increase due to changes in the work place and advances in technology. It is assumed that there is a need to continue monitoring home-based occupations to ensure adequate regulatory controls are established to promote appropriate home-based occupations in Willingboro and to protect surrounding residential uses and neighborhoods from potential negative impacts.
4. One of the Township's primary assets is its waterfront along the Rancocas Creek. Access to the waterfront is limited. The former Big "D" Marina (Block 15; Lots 1, 2, 3 and 4?), which is located at the foot of the Route 130 Bridge over the Rancocas Creek, is now vacant. Opportunities exist in redeveloping the marina site with mixed residential and commercial development that includes public access to the waterfront. Willingboro Township should explore this opportunity as well as ways to link the waterfront with pedestrian access from Route 130 to other public spaces such as Mill Creek Park.
5. Willingboro Town Center has been undergoing a transformation from a dead shopping mall to a vibrant mixed-use development consisting of residential, commercial, industrial and institutional components. Its redevelopment is almost complete; however, the redevelopment of other vacant and deteriorated buildings and sites, large and small, has lagged. Given the new Route 130 visioning study and recommendations were recently completed and the physical and economic landscapes have changed in the region, it is prudent to revisit the planning and zoning for the Route 130 area. Concept plans for developing the vacant 40-acre parcel (Block 5.01, Lot 13?) located at the corner of the highway and Pennypacker Drive as a residential development with a commercial component. An application for redeveloping Block __, Lot __ as an age-restricted development was made early 2004. The Zoning Board of Adjustment is reviewing the application because such a use is not permitted in the __ zone. An interest has been expressed in redeveloping the vacant, deteriorated Village Mall shopping center site (Block 2, Lot 7.01) as a new retail facility. Willingboro should undertake a planning study for the Route 130 area to update the land use plan element of the master plan in view of the changes that have occurred.
6. Derelict properties located throughout the Township need to be put to productive use. An inventory of such properties should be completed. The properties should be evaluated in terms of their potential productive use. Salvageable properties should be renovated; those that are unsalvageable should be razed and redeveloped.
7. It is assumed that through developing a creative vision and implementation process, Willingboro can facilitate the improvement and enhancement of the Township.

NEW POLICIES

The following new policies are set forth as a guide for the future development of Willingboro:

1. Strengthening and diversifying the economic composition of the Township are priorities. Opportunities for redeveloping vacant and underutilized commercial sites should be identified, and the mixing of compatible uses, i.e., residential, commercial and light industrial with appropriate buffering and parking, should be explored. Upon identifying appropriate mixed uses

for specific areas, innovative zoning in the form of overlay zones with conditions should be established.

2. Capitalizing on the RiverLine light rail system, i.e., shuttle linkages, is crucial. Strategies must be developed to leverage the light rail system as a way to expand economic development in the Township.
3. Improving and enhancing the Township's waterfront are vital to revitalizing Willingboro. The undeveloped and underutilized areas along the waterfront must be studied for development potential, and strategies must be developed to capitalize on the waterfront as a way to enhance economic development in the Township. Public access to the waterfront should be maintained and enhanced.
4. Enhancing the Township's gateways along Route 130 and nearby Interstate 295 is a priority. These gateways are tired and revitalization is needed. Plans for improving the gateways must be developed.
5. Improving inter- and intra-Township circulation is vital to the economic health of the Township. Inefficient and antiquated road intersections along Route 130 must be improved.
6. Rehabilitating Willingboro's housing stock is a priority. The Township's small town character must be preserved.
7. Clearing the Township from derelict properties is critical to improving neighborhoods. Strategies must be developed to rid the Township of such properties that create a negative perception of the community, particularly along Route 130 and Beverly-Rancocas Road that are major roadways through the community.
8. Pursuing State funds and resources is important to implementing the various plans for improving and revitalizing the Township. In order to obtain State priority, the Township must capitalize on the "endorsed plan" status for the Route 130/Delaware River Corridor of which Willingboro is a part.
9. Developing a vision for the future of Willingboro Township is absolutely vital. That vision should provide the guidance needed to prepare a new master plan, amend the zoning ordinance and direct the redevelopment plan. The vision should consider the policies, goals and objectives of this reexamination report.

NEW GENERAL GOALS

The following new general goals are set forth as a basis for the new master plan:

Vision:

1. Develop a consensus-based, comprehensive vision for the future of Willingboro Township, leveraging the work completed for the Route 130 visioning study.
2. Solicit input from the public, including residents, various community organizations and associations, local businesses and local governmental agencies, in the development of the vision.

3. Utilize the vision as the foundation for preparing a new master plan.

Revitalization:

1. Develop strategies to strengthen and diversify the Township's economic composition.
2. Identify areas of the Township for mixed-use development.
3. Evaluate all areas of the Township for development and redevelopment potential.
4. Inventory vacant, derelict and underutilized properties in the Township.
5. Inventory all Township-owned properties.
6. Develop strategies to rehabilitate the housing stock in the neighborhoods throughout the Township.
7. Examine ways to capitalize on the light rail system that will serve the Township.
8. Develop strategies for strengthening the new Willingboro Town Center as a "transit-oriented" center.
9. Develop strategies for improving and enhancing the Township's waterfront.
10. Pursue State funds and resources to implement the plans for revitalizing the Township; capitalize on the "endorsed plan" status for the Route 130/Delaware River Corridor of which Willingboro is a part.
11. Develop and implement innovative zoning to promote revitalization of Route 130 and the underutilized shopping centers and strip development throughout the Township.
12. Develop plans and seek funds for improving the gateways into the Township.

Community Preservation:

1. Develop strategies for rehabilitating deteriorated housing stock.
2. Develop strategies for clearing derelict properties and returning them to productive use.
3. Pursue State funds for rehabilitating deteriorated buildings and dwellings in the Township.
4. Plan for enhancing public access throughout the Township.

Land Use:

1. Evaluate existing land use patterns and develop appropriate zoning that respects neighborhood residential densities and that can be used as an incentive for redeveloping areas along Route 130.
2. Explore land uses and design guidelines that facilitate the revitalization the Township's highway

commercial district along Route 130 and the underutilized shopping centers and strip development throughout the Township.

3. Investigate land uses and design guidelines that facilitate the revitalization of the Township's U.S. Route 130 commercial district.
4. Investigate adaptive reuses of empty commercial and industrial buildings located throughout the Township. Flexible zoning should be created to allow for the reuse of the redevelopment of the commercial and industrial areas in the Township.
5. Explore ways to facilitate the redevelopment of the Township's waterfront with a view toward a mix of public open space, residential and commercial development that includes recreational uses.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

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

The following recommendations are made for the new master plan to include and address:

1. Prepare a vision statement for the Township.
2. Prepare the following plan elements:
 - Land use
 - Housing and fair share plan
 - Circulation
 - Open space and recreation
 - Economic development
3. Prepare the elements of the new master plan that are based on the new policies established in this reexamination report.
4. Prepare the elements of the new master plan that address and develop strategies for implementing the previously established goals that remain valid and the new general goals that have been established in this reexamination report, including vision, revitalization, community preservation and land use goals.
5. The following considerations should be made when preparing a new master plan for Willingboro Township:
 - A comprehensive plan for the redevelopment and revitalization of the entire length of Route 130 in Willingboro should be prepared. The plan should specify permitted land uses and

combinations of uses, and their intensities of use, that are encouraged to facilitate revitalization. Equally important is the provision of design guidelines for site development, landscaping, lighting, signage, architectural character and arrangement of buildings and structures. The Route 130 Corridor Visioning Study that was undertaken by Burlington County and the Route 130 Corridor municipalities should be used as a basis for developing the design guidelines. The *Route 130 Corridor Redevelopment Toolkit* that was prepared in August 2004 contains planning and design recommendations that should be considered in preparing the comprehensive plan and design guidelines for Willingboro Township. The plan should be adopted as an element of the Township master plan. The design guidelines should be adopted as part of Willingboro's land development ordinance and redevelopment plan.

Further, the plan should examine ways to improve circulation with a network of service roads that run parallel to Route 130 and function as extended jughandles with access driveways to existing and new businesses and development and eliminate the need for the outdated, undersized conventional jughandles that currently serve facilitate cross-highway vehicular movements.

Furthermore, the plan should encourage the placement of buildings closer to Route 130 with parking located at the sides and rear of the buildings so as to create a more traditional boulevard-like streetscape along the highway. The areas between buildings and highways should be landscaped with street trees and understory plantings. Monument signs should be required; freestanding poles signs should be prohibited. An example where such an arrangement of buildings and landscaping should be provided is the Village Mall property, which contains a dilapidated, deteriorated, vacant shopping center that has vast areas of paved parking, no landscaping and unattractive freestanding poles signs. The additional buildings and new landscaping along the highway will create an improved streetscape while enhancing the local ratable base and creating new jobs for economic development.

- A design ordinance for regulating infill development in Willingboro Township's residential neighborhoods should be prepared. Many of the Township's neighborhoods are more than 40 years old and contain unique architectural styles and character. It is important to protect the architectural style and character of the older neighborhoods by ensuring that new infill development complements the surrounding neighborhood.
- There has been interest in developing Block 11.01, Lot 4, which is a 5.82-acre parcel located in the B-1 Business District, with residential duplex units. The lot is currently vacant and extends from the commercial district into the R-1A Residential District. Townhouses and single-family dwellings exist on three sides of the lot. Access from Route 130 is unavailable to the lot because of the arrangement of existing commercial buildings located to the north. Access is limited to Rose Street, which traverses through a residential neighborhood. In further review of the lot and existing conditions, and in order to minimize impacts to the existing residential neighborhood, it is recommended that the lot be developed as residential. A detailed examination of the types of residential uses should be undertaken to determine the best way to develop the lot that complements the surrounding residential neighborhood. The following guidance is provided: (1) consider senior residential housing at a density not to exceed 6 dwelling units per acre; (2) provide onsite recreation and open space for the senior residents to sit and congregate; (3) provide onsite stormwater management that addresses flood control, water quality and groundwater recharge; and (4) provide onsite affordable senior housing units.

- The Big "D" Marina, which is vacant, and the surrounding area that fronts along the Rancocas Creek and Route 130 has been the subject of discussions for redevelopment as a high-rise residential complex with waterfront dining and shopping and a marina. This area serves as a gateway into Willingboro Township. Presently, the dilapidated condition of the marina and surrounding area create the wrong image as motorists enter the Township. It is paramount that this area be redeveloped into an asset to the community. A study should be conducted to determine whether the aforementioned mixed-use development is appropriate for this area of the Township. The following considerations should be made in this matter: (1) the maximum height of the high-rise structure; (2) the maximum number of dwelling units that should be contained in the high-rise structure; (3) the types of commercial uses that should be permitted, e.g., restaurant and specialty retail shops; (4) the location of the commercial uses on the site; (5) the maximum floor area of commercial space that should be permitted; (6) the type and extent of the marina that should be permitted, particularly in view of the mixing of residential uses on the site; (7) the provision of public access to the waterfront and connections to trails planned for the region along the Rancocas Creek, e.g., access under the Route 130 bridge to the County park planned in neighboring Delanco Township and Mill Creek Park that exists in Willingboro; (8) structured parking to minimize impervious coverage; (9) access to the site from road and water; and (10) the provision of water quality measures for storm water runoff.
- Willingboro Lakes, formerly known as Olympia Lakes, is a 105-acre parcel of land located at the intersection of Route 130 and Beverly Road and extends to the Rancocas Creek. This significant parcel of land, which is owned by Willingboro Township, was purchased with State and County funds for open space purposes. The land contains two freshwater lakes that together total almost 50 acres. The view from the upland portion of the site to the lakes is spectacular. This property should be carefully planned to provide a unique public attraction, e.g., museum with restaurant, gardens, trails, environmental education center, etc. The potential for the property and adjoining properties that could be added to the site should be studied. Improved access from Route 130 and Beverly must be provided. The potential for eliminating the small, inadequate jughandle that is located between one of the lakes and the highway and connects to Bridgeboro Road in Edgewater Park Township and constructing a new jughandle system on the upland area of the property should be explored.
- Much discussion about redeveloping the 40-acre parcel of land located at the intersection of Route 130 and Pennypacker Drive has occurred. Ideas about creating a mixed-used development, which consists of office and commercial uses with residential uses over the businesses and separate residential uses, were raised. The design and arrangement of the buildings should follow the boulevard concept and the design concepts discussed in the first bullet point of paragraph 5 set forth above. A service road functioning as a jughandle that connects Pennypacker Drive to the Delanco Road across Route 130 in Edgewater Park Township should be provided. This parcel of land is one of the last large undeveloped parcels along the highway in Willingboro. Careful study must be undertaken to plan for the rich, diverse and economically viable and sustainable development of this property.

E. REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992,c.79

(C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Willingboro has designated redevelopment areas in portions of the municipality and has prepared redevelopment plans. A review of the redevelopment plan finds that the plan's recommended actions are clearly consistent with the goals, objectives and policies of the 1997 master plan and this reexamination report. The new master plan recommended to be prepared must comport with the redevelopment plans. If any new findings are made during the process of preparing the new master plan, such findings must be incorporated into a revised redevelopment plan.

TOWNSHIP OF WILLINGBORO
WILLINGBORO COUNTY, NEW JERSEY
REEXAMINATION OF MASTER PLAN
March 2006

STATUTORY REEXAMINATION OF MASTER PLAN

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Township's most recent master plan was adopted April 14, 1997. This report reexamines the 1997 Master Plan.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a. of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The 1997 Master Plan established goals and objectives to provide guidance in developing policy for land use decisions and shaping a vision for the future of Willingboro Township.

GOALS AND OBJECTIVES

The 1997 Master Plan provided seven categories of goals and objectives: open space; housing; commercial redevelopment; landscaping; historic preservation; community facilities; and land use. The goals and objectives are presented, verbatim from the Master Plan, by each category.

Open Space

Open space for conservation and recreational purposes should be enhanced through public and private efforts. The remaining natural features in the Township should be preserved which provide active and passive recreational facilities and open space pedestrian linkages.

1. Encourage pedestrian connections, through zoning options if necessary, between parks and

other open space.

2. Use planning techniques to encourage private open space on remaining vacant, underutilized, or redevelopment sites.
3. Maintain the quality and quantity of existing parks and open space, providing for such amenities as adequate parking and easy access to promote their use.
4. Retain the parkway "greenbelts" that enhance the visual quality and original intention of the road system.
5. The traditional integration of municipal and school district open space should be continued.
6. Consider, where appropriate, bikeway extensions to open space and community facilities.

Housing

Maintain the quality of the Township's housing stock as a strategy for neighborhood preservation. Create opportunities for the development of varied housing types to meet the needs of young couples, families, single parents, empty nester couples and senior citizens.

1. Facilitate, at the Township level, rehabilitation, upgrading (including minor additions) and façade improvements of housing through a streamlined approval process which eliminates unnecessary regulatory procedures.
2. Make available grant and loan assistance, through existing and future County, State and Federal programs, to low and moderate income households to enable the low cost rehabilitation of their units.
3. Consider "in-law" additions to dwelling units to enable senior citizens to live with family members in the community through a conditional use process to be established in the Zoning Ordinance.

Commercial Development

Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors.

1. Maintain an appropriate amount of commercial/retail to adequately service the Township.
2. Redevelop underutilized commercial facilities to provide services more marketable to Township residents.
3. Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township.
4. Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.
5. Evaluate the sign ordinance for its impact on businesses and revise if necessary.
6. Analyze the retail market to determine the need for different commercial/retail services and

offices.

7. Recognize existing professional uses in residential areas but discourage additional conversion of residences for such activities that intensify the use of property. Allow limited use of residential property for business purposes that does not intensify the overall use of the land. Establish criteria for limited home occupations and home professional offices to minimize any adverse impacts on the neighborhood.
8. Establish a process to examine proposed development by means of a pre-application conference with appropriate staff and consultants to improve the quality of submissions and reduce the length of time for approval.

Landscaping

Revise landscaping regulations for commercial and residential uses to improve standards to reflect best practices.

1. Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots.
2. Improve the streetscape in redeveloping and vacant areas by requiring street trees on all collector and arterial roads.
3. Assess the adequacy and health of existing street trees and prepare a street tree planting program.
4. Issue standards for adequate buffers between incompatible uses.
5. Assess the potential for developing a municipal tree farm.
6. Consider enhanced signage and landscaping at major entrances to the Township.

Historic Preservation

Pursue the nomination of Willingboro to the State Register of Historic Places because of its unique characteristics as a planned suburban community.

1. Adopt a Historic Preservation Element of the Master Plan to support the establishment of historic districts and landmarks.
2. Assess the advisability of becoming a Certified Local Government through the state Historic Preservation Office.
3. Establish design standards to encourage development in Willingboro to be compatible to the style and scale of existing buildings.

Community Facilities

Plan adequately for the timely provision of new community facilities, or the reuse of community facilities which are no longer needed because of demographic factors or obsolescence.

1. Active and passive recreation facilities should be reviewed in relationship to the demographic characteristics of the Township.
2. Land use and zoning for vacant schools should be reviewed for their potential impact on surrounding neighborhoods.
3. The adequacy of public safety, consisting of police, fire, and emergency services, should be examined.

Land Use

Foster a well balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.

1. Improve the quality of life for Willingboro residents, persons who work in the municipality and visitors by following the principles of the Master Plan and its implementation through the land development ordinance.
2. Preserve undeveloped open space and promote the visual enjoyment of the land.
3. Direct new development and redevelopment to places in relation to their transportation and environmental capacities.
4. Provide continuity with previous planning documents.
5. Reduce blighting influences through improved standards for commercial development.
6. Discourage the introduction of incompatible land uses.
7. Evaluate the need for other types of senior citizen housing and potential locations.
8. Determine traffic and circulation improvements as necessary.
9. Review the provisions for public utilities including potable water, sanitary sewer, solid waste disposal, and recycling.
10. Discourage development on vacant small key parcels, especially corner lots, for the enhancement of the Township's visual quality. Review the feasibility of state Green Acres funding for acquisition.
11. Develop criteria for Planning Board review on change of use applications.
12. Establish policy on the installation of sidewalks for public access.

LAND USE ISSUES

William Levitt prepared an overall comprehensive plan for developing Willingboro Township as a planned community in the late 1950s. "The implementation of the plan has been followed to a remarkable degree and has resulted in pleasant and attractive neighborhoods served by a variety of every day retail establishments

interconnected with an extensive open space network and recreational amenities... The vision that William Levitt developed in Willingboro, however, only extends so far in time... the limitations of the vision have become apparent" (1997 Master Plan. 31).

The 1997 Master Plan gives specific attention to six types of issues facing Willingboro Township: Route 130 Corridor; senior citizen housing; school sites; "left over" business lots; home occupations; and commercial design standards. The relevant points of each land issue are summarized below.

Route 130 Corridor

1. A significant issue for the Route 130 Corridor is the distressed nature of the older commercial establishments that exists along the highway in Delanco, Edgewater Park and Willingboro Townships. In Willingboro 100.6 acres of land are either vacant or distressed along the corridor.
2. "The need to redevelop the Willingboro Plaza [57.7 acres] and Village Mall [32.5 acres] shopping centers is the most pressing land use problem in the Township" (32).
3. "The prospects that the shopping centers will be redeveloped for retail purposes are increasingly dim... Population in the individual municipalities in the corridor is either stable or declining. There is no anticipated growth that would again make the corridor an attractive area for the development of regional shopping" (33).
4. "Big box" retail development is the latest trend in retailing. Competition with the Route 130 Corridor is growing in other areas of Burlington County where "big box" development is occurring in the form of "power centers," which consist of concentrations of "big boxes" (East Gate in Mount Laurel).
5. Significant capital is needed to make redevelopment feasible along the Route 130 Corridor.
6. Willingboro's zoning ordinance, which regulates permitted uses and bulk standards, are less restrictive than the typical suburban community, thus emphasizing that it is not the regulations that are the cause of the retail centers to fail but it is the lack of demand for such centers.
7. Consideration should be given to permitting certain types of housing in carefully defined circumstances. Different types of age-restricted housing on tracts of land ranging in size from five acres to thirty acres should be considered.
8. "It is intended that mixed use development combining multi-family housing, retail, entertainment and office development would be encouraged" (35).

Senior Citizen Housing

1. As the New Jersey population continues to age so does Willingboro's population. "The population is older and has a more diverse family structure... Policies appropriate for a youthful era and growing households should be reexamined in light of the Township's changing demographics" (36).
2. "The Township's present regulations do not specifically set aside housing types for senior citizens" (ibid.)
3. Small Scale Senior Citizen Housing – Accessory apartments and Elder Cottage Housing

Opportunity (ECHO) housing (principally in the form of infill development) offers an opportunity for addressing age-restricted housing needs in Willingboro.

4. Large Scale Senior Citizen Housing – Large-scale senior citizen housing comprises adult retirement communities, assisted living facilities, congregate apartments, continuing care retirement communities, homes for the aged, nursing homes and residential health care facilities. These types of age-restricted housing require a considerable amount of land, e.g., continuing care retirement communities may require up to 50 acres and assisted living facilities may require four to ten acres. “Since Willingboro is largely developed, large scale senior citizen housing is limited in its application. Vacant land on Rt. 130 and distressed properties offer an opportunity for the construction of senior citizen uses. This may be implemented either through a conditional use process in the B-1 district or by the use of an optional overlay district” (39). Surplus school sites should be considered as well.

School Sites

A school study provided several recommendations to reuse the following surplus school facilities and sites:

1. Country Club Ridge School – “Potential uses for this site included senior citizen apartments, professional offices, single family detached housing and nursing home or other long term care facility” (40).
2. Garfield Park Elementary School – “This site only has usefulness for low density residential or a continued educational use such as a private school or day-care center. A nursing home may be suitable, but is not as accessible to visiting relatives as other sites in the municipality” (ibid.)
3. Cresswell Stuart Elementary School – “This site has the best potential for office use because of its proximity to the Village Mall Shopping Center and Rt. 130, but would also be suitable for single family housing and the continuation of the day care uses” (ibid.)
4. Abraham Levitt Intermediate School – “A Township-wide community recreation center would complement the existing recreational uses on the property. Should the recreation uses be moved elsewhere, the site may be used for single family housing. The northern portion of the building may be used for an assisted living or congregate apartments, but the southern portion would need to be retained as the school district’s food preparation center” (ibid.)
5. John F. Kennedy High School – “The adaptive reuse of the building presents some difficulties because of its size. The ideal use would be as a satellite campus of Burlington County College or similar type of institution. Continuation and expansion of the present recreational use would also be a good use of the property” (ibid.)

Left Over Business Lots

“The original plan for Willingboro set aside corner lots at major intersections for single use retail sales and services” (41). Most of the corner lots were developed with convenience stores and gasoline filling stations; others were never developed. Attempts to purchase the undeveloped lots for the development of single- and two-family dwellings were made and failed. These corner lots are small in size for modern businesses and unsuitable for housing due to the shallowness of the lots and insufficient yard areas. The Township should consider acquiring these vacant lots for open space purposes.

Home Occupations

1. The Township's zoning ordinance for permitting small medical offices in residential dwellings is antiquated. "The single practitioner with a nurse/receptionist is a medical office of the past" (42). Medical uses are recommended to be removed from allowed home occupations.
2. The list of uses permitted as home occupations should be reexamined to determine whether they are still viable.
3. A set of performance criteria is recommended to be established to place a limit on the type and extent of activity permitted in residential districts.

Commercial Design Standards

1. "The Township's design standards for commercial development are outdated" (42).
2. Standards for stormwater drainage, landscaping, traffic control and other design features should be developed.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The following conditions have changed vis-à-vis the 1997 master plan:

GOALS AND OBJECTIVES

Open Space

Open space for conservation and recreational purposes should be enhanced through public and private efforts. The remaining natural features in the Township should be preserved which provide active and passive recreational facilities and open space pedestrian linkages. **Response:** These overarching open space goals are still valid.

1. Encourage pedestrian connections, through zoning options if necessary, between parks and other open space.

Response: This goal is still valid. Encouraging the development of bicycle connections should be added as a goal.

2. Use planning techniques to encourage private open space on remaining vacant, underutilized, or redevelopment sites.

Response: This goal is still valid. Encouraging the provision of public amenities should be added as a goal.

3. Maintain the quality and quantity of existing parks and open space, providing for such amenities as adequate parking and easy access to promote their use.

Response: This goal is still valid.

4. Retain the parkway "greenbelts" that enhance the visual quality and original intention of the road system.

Response: This goal is still valid.

5. The traditional integration of municipal and school district open space should be continued.

Response: This goal is still valid.

6. Consider, where appropriate, bikeway extensions to open space and community facilities.

Response: This goal is still valid.

Housing

Maintain the quality of the Township's housing stock as a strategy for neighborhood preservation. Create opportunities for the development of varied housing types to meet the needs of young couples, families, single parents, empty nester couples and senior citizens. **Response:** These overarching housing goals are still valid.

1. Facilitate, at the Township level, rehabilitation, upgrading (including minor additions) and façade improvements of housing through a streamlined approval process which eliminates unnecessary regulatory procedures.

Response: This goal is still valid.

2. Make available grant and loan assistance, through existing and future County, State and Federal programs, to low and moderate-income households to enable the low cost rehabilitation of their units.

Response: This goal is still valid.

3. Consider "in-law" additions to dwelling units to enable senior citizens to live with family members in the community through a conditional use process to be established in the Zoning Ordinance.

Response: This goal is still valid.

Commercial Development

Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors. **Response:** This overarching commercial development goal is still valid.

1. Maintain an appropriate amount of commercial/retail to adequately service the Township.

Response: This goal is still valid.

2. Redevelop underutilized commercial facilities to provide services more marketable to Township

residents.

Response: This goal is still valid.

3. Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township.

Response: This goal is still valid.

4. Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.

Response: This goal is still valid.

5. Evaluate the sign ordinance for its impact on businesses and revise if necessary.

Response: This goal is still valid.

6. Analyze the retail market to determine the need for different commercial/retail services and offices.

Response: This goal is still valid.

7. Recognize existing professional uses in residential areas but discourage additional conversion of residences for such activities that intensify the use of property. Allow limited use of residential property for business purposes that does not intensify the overall use of the land. Establish criteria for limited home occupations and home professional offices to minimize any adverse impacts on the neighborhood.

Response: This goal is still valid.

8. Establish a process to examine proposed development by means of a pre-application conference with appropriate staff and consultants to improve the quality of submissions and reduce the length of time for approval.

Response: This goal is still valid.

Landscaping

Revise landscaping regulations for commercial and residential uses to improve standards to reflect best practices. **Response:** This overarching landscaping goal is still valid.

1. Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots.

Response: This goal is still valid.

2. Improve the streetscape in redeveloping and vacant areas by requiring street trees on all collector and arterial roads.

Response: This goal is still valid.

3. Assess the adequacy and health of existing street trees and prepare a street tree-planting program.

Response: This goal is still valid. The Township is currently preparing a community-wide tree survey that is needed for the assessment and tree-planting program.

4. Issue standards for adequate buffers between incompatible uses.

Response: This goal is still valid.

5. Assess the potential for developing a municipal tree farm.

Response: This goal is no longer valid. Relying upon private sector nursery stock growers is more cost effective than a municipally run tree farm.

6. Consider enhanced signage and landscaping at major entrances to the Township.

Response: This goal is still valid.

Historic Preservation

Pursue the nomination of Willingboro to the State Register of Historic Places because of its unique characteristics as a planned suburban community. **Response:** This overarching historic preservation goal is still valid.

1. Adopt a Historic Preservation Element of the Master Plan to support the establishment of historic districts and landmarks.

Response: This goal is still valid.

2. Assess the advisability of becoming a Certified Local Government through the state Historic Preservation Office.

Response: This goal is still valid.

3. Establish design standards to encourage development in Willingboro to be compatible to the style and scale of existing buildings.

Response: This goal is still valid.

Community Facilities

Plan adequately for the timely provision of new community facilities, or the reuse of community facilities which are no longer needed because of demographic factors or obsolescence. **Response:** This overarching community facilities goal is still valid.

1. Active and passive recreation facilities should be reviewed in relationship to the demographic characteristics of the Township.

Response: This goal is still valid.

2. Land use and zoning for vacant schools should be reviewed for their potential impact on surrounding neighborhoods.

Response: This goal is no longer valid because vacant schools no longer exist.

3. The adequacy of public safety, consisting of police, fire, and emergency services, should be examined.

Response: This goal is still valid.

Land Use

Foster a well balanced, diverse community with a mix of residential housing types, institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township. **Response:** These land use goals are still valid.

1. Improve the quality of life for Willingboro residents, persons who work in the municipality and visitors by following the principles of the Master Plan and its implementation through the land development ordinance.

Response: This goal is still valid.

2. Preserve undeveloped open space and promote the visual enjoyment of the land.

Response: This goal is still valid.

3. Direct new development and redevelopment to places in relation to their transportation and environmental capacities.

Response: This goal is still valid.

4. Provide continuity with previous planning documents.

Response: This goal is still valid.

5. Reduce blighting influences through improved standards for commercial development.

Response: This goal is still valid.

6. Discourage the introduction of incompatible land uses.

Response: This goal is still valid.

7. Evaluate the need for other types of senior citizen housing and potential locations.

Response: This goal is still valid.

8. Determine traffic and circulation improvements as necessary.

Response: This goal is still valid.

9. Review the provisions for public utilities including potable water, sanitary sewer, solid waste disposal, and recycling.

Response: This goal is still valid.

10. Discourage development on vacant small key parcels, especially corner lots, for the enhancement of the Township's visual quality. Review the feasibility of state Green Acres funding for acquisition.

Response: This goal is still valid.

11. Develop criteria for Planning Board review on change of use applications.

Response: The meaning of this goal must be clarified. All applications that are submitted to the Planning Board must be reviewed pursuant to current statutes and case law that pertain to the subject of the application. No criteria above and beyond what is permitted by law should be considered.

12. Establish policy on the installation of sidewalks for public access.

Response: This goal is still valid. Policy is needed for installing sidewalks for public access for residential and non-residential developments. The New Jersey State Residential Site Improvement Standards take jurisdiction over sidewalks requirements in residential development. Policy must be established for non-residential development, particularly along U.S. Route 130 where no sidewalks exist and pedestrians utilize the grass areas behind curbing as evidenced by beaten paths worn into the grass areas.

LAND USE ISSUES

The following conditions affecting land use issues have changed vis-à-vis the 1997 master plan:

Route 130 Corridor

1. A significant issue for the Route 130 Corridor is the distressed nature of the older commercial establishments that exists along the highway in Delanco, Edgewater Park and Willingboro Townships. In Willingboro 100.6 acres of land are either vacant or distressed along the corridor.

Response: This goal is still valid.

2. "The need to redevelop the Willingboro Plaza [57.7 acres] and Village Mall [32.5 acres] shopping centers is the most pressing land use problem in the Township" (32).

Response: This goal is still valid pertaining to the Village Mall shopping center. The Township has been successful in transforming Willingboro Plaza into the community's new Town Center, which is a mixed use development consisting of residential, commercial, industrial and institutional uses.

3. "The prospects that the shopping centers will be redeveloped for retail purposes are increasingly dim... Population in the individual municipalities in the corridor is either stable or declining.

There is no anticipated growth that would again make the corridor an attractive area for the development of regional shopping” (33).

Response: This goal is still valid as it pertains to widespread regional shopping that once dominated the frontage of U.S. Route 130 in Willingboro and neighboring communities. Notwithstanding the diminution of retail activities along the highway, opportunities for developing commercial facilities that attract local and community level markets as well as capture niche markets still exist. Commercial activities are not dead along the highway; they are being reborn at a smaller, more local scale. Zoning must be flexible to recognize these changes in the commercial sector of the economy at work in Willingboro Township and surrounding communities.

4. “Big box” retail development is the latest trend in retailing. Competition with the Route 130 Corridor is growing in other areas of Burlington County where “big box” development is occurring in the form of “power centers,” which consist of concentrations of “big boxes” (East Gate in Mount Laurel).

Response: This goal is still valid.

5. Significant capital is needed to make redevelopment feasible along the Route 130 Corridor.

Response: This goal is still valid.

6. Willingboro’s zoning ordinance, which regulates permitted uses and bulk standards, are less restrictive than the typical suburban community, thus emphasizing that it is not the regulations that are the cause of the retail centers to fail but it is the lack of demand for such centers.

Response: This goal is still valid. The goal is affirmed and strengthened by requiring zoning provisions to be reasonably flexible so as to avoid frequent modifications to accommodate commercial uses that were not initially contemplated for a zoning district but yet fit into the zoning scheme.

7. Consideration should be given to permitting certain types of housing in carefully defined circumstances. Different types of age-restricted housing on tracts of land ranging in size from five acres to thirty acres should be considered.

Response: This goal is still valid.

8. “It is intended that mixed use development combining multi-family housing, retail, entertainment and office development would be encouraged” (35).

Response: This goal is still valid. Light industrial development should also be encouraged.

Senior Citizen Housing

1. As the New Jersey population continues to age so does Willingboro’s population. “The population is older and has a more diverse family structure... Policies appropriate for a youthful era and growing households should be reexamined in light of the Township’s changing demographics” (36).

Response: This goal is still valid.

2. "The Township's present regulations do not specifically set aside housing types for senior citizens" (ibid.)

Response: This goal is no longer valid. The B-1 zoning district permits two senior high rises, of which on such building has been developed. Additional investigation is needed to examine other opportunities for age-restricted housing in the Township.

3. Small Scale Senior Citizen Housing – Accessory apartments and Elder Cottage Housing Opportunity (ECHO) housing (principally in the form of infill development) offers an opportunity for addressing age-restricted housing needs in Willingboro.

Response: This goal is still valid.

4. Large Scale Senior Citizen Housing – Large-scale senior citizen housing comprises adult retirement communities, assisted living facilities, congregate apartments, continuing care retirement communities, homes for the aged, nursing homes and residential health care facilities. These types of age-restricted housing require a considerable amount of land, e.g., continuing care retirement communities may require up to 50 acres and assisted living facilities may require four to ten acres. "Since Willingboro is largely developed, large scale senior citizen housing is limited in its application. Vacant land on Rt. 130 and distressed properties offer an opportunity for the construction of senior citizen uses. This may be implemented either through a conditional use process in the B-1 district or by the use of an optional overlay district" (39). Surplus school sites should be considered as well.

Response: This goal is valid in terms of the need to investigate opportunities for various types of age-restricted housing in the Township. Since there are no longer surplus school sites, the goal to consider them for age-restricted housing is no longer valid.

School Sites

A school study provided several recommendations to reuse surplus school facilities and sites. **Response:** The goals for utilizing the following school facilities and sites are no longer valid because they are no longer considered surplus.

1. Country Club Ridge School – "Potential uses for this site included senior citizen apartments, professional offices, single family detached housing and nursing home or other long term care facility" (40).

Response: The school district is utilizing this site.

2. Garfield Park Elementary School – "This site only has usefulness for low density residential or a continued educational use such as a private school or day-care center. A nursing home may be suitable, but is not as accessible to visiting relatives as other sites in the municipality" (ibid.)

Response: This school is currently being used.

3. Cresswell Stuart Elementary School – "This site has the best potential for office use because of its proximity to the Village Mall Shopping Center and Rt. 130, but would also be suitable for single family housing and the continuation of the day care uses" (ibid.)

Response: The school district is utilizing this site.

4. Abraham Levitt Intermediate School – “A Township-wide community recreation center would complement the existing recreational uses on the property. Should the recreation uses be moved elsewhere, the site may be used for single-family housing. The northern portion of the building may be used for an assisted living or congregate apartments, but the southern portion would need to be retained as the school district’s food preparation center” (ibid.)

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5. John F. Kennedy High School – “The adaptive reuse of the building presents some difficulties because of its size. The ideal use would be as a satellite campus of Burlington County College or similar type of institution. Continuation and expansion of the present recreational use would also be a good use of the property” (ibid.)

Response: This site is used as the Township’s community center.

Left Over Business Lots

“The original plan for Willingboro set aside corner lots at major intersections for single use retail sales and services” (41). Most of the corner lots were developed with convenience stores and gasoline filling stations; others were never developed. Attempts to purchase the undeveloped lots for the development of single- and two-family dwellings were made and failed. These corner lots are small in size for modern businesses and unsuitable for housing due to the shallowness of the lots and insufficient yard areas. The Township should consider acquiring these vacant lots for open space purposes. **Response:** This goal is still valid. The Township is in the process of acquiring these lots.

Home Occupations

1. The Township’s zoning ordinance for permitting small medical offices in residential dwellings is antiquated. “The single practitioner with a nurse/receptionist is a medical office of the past” (42). Medical uses are recommended to be removed from allowed home occupations.

Response: This goal is still valid.

2. The list of uses permitted as home occupations should be reexamined to determine whether they are still viable.

Response: This goal is still valid.

3. A set of performance criteria is recommended to be established to place a limit on the type and extent of activity permitted in residential districts.

Response: This goal is still valid.

Commercial Design Standards

1. “The Township’s design standards for commercial development are outdated” (42).

Response: This goal is still valid.

2. Standards for stormwater drainage, landscaping, traffic control and other design features should be developed.

Response: This goal is still valid. The stormwater drainage standards must comply with new state regulations. The Township is participating in a region-wide planning process for developing new design and landscaping standards. That process is part of the Route 130/Delaware River Corridor effort to improve the aesthetics and functionality of the highway and adjoining properties. It is anticipated that the new design standards will be developed before the end of 2004.

C. CHANGING ASSUMPTIONS AND OBJECTIVES

C.40:55D-89c. provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

STATE CHANGES

1. The second **State Development and Redevelopment Plan (SDRP)** was adopted March 1, 2001. The State Planning Commission is currently in the process of conducting the third round of cross acceptance process for the SDRP; the Commission anticipates finalizing cross acceptance by the end of 2005. The Burlington County Department of Economic Development and Regional Planning is responsible for facilitating the cross acceptance process at the county level. Willingboro Township is participating in the cross acceptance process and has provided five basic goals that the Township finds important: (1) upgrade its open space; (2) upgrade its housing stock and enhance its diversity of housing stock; (3) attract more commercial development; (4) improve landscaping through the adoption and implementation of design requirements; and (5) enhance community facilities and services. Willingboro is part of the Route 130/Delaware River Corridor Strategic Plan, which was endorsed by the State Planning Commission in 1999. The Township is designated as Planning Area 1 – Metropolitan Planning Area and “town center” where the Willingboro Town Center is under construction. No changes to the designations and policies for Willingboro Township are anticipated in the cross acceptance process for the SDRP. In essence, the SDRP will continue to promote the redevelopment of and investment in urban areas such as Willingboro Township and, therefore, will direct State funds and resources to such areas. This allocation of State resources is important for Willingboro Township in terms of planning for its revitalization and improvement. The Township should prepare a new master plan that capitalizes on SDRP policies, plans and programs and develops strategies for obtaining State funds and resources for meaningful projects and programs that contribute toward the revitalization of the community.
2. The **RiverLine**, which is a light rail system that became operational in March 2004, serves communities from Trenton to Camden. New Jersey Transit (NJT) is the owner of the system. A new shuttle bus called the **BurLink**, which is operated by the Burlington County Board of Chosen Freeholders, serves Willingboro Township with multiple stops including the Willingboro Town Center and provides a connection to the RiverLine at the Beverly-Edgewater Park light rail station stop. This light rail transportation investment will create new economic development opportunities for Willingboro Township by being linked into the regional rail system served by NJT and Amtrak in Trenton and the PATCO High Speed Line in Camden, which terminates in Philadelphia. The Township should prepare a new master plan that capitalizes on this

investment in order to plan for economic development and, thus, the revitalization of the community.

3. At the end of November 2004 the **New Jersey Council on Affordable Housing (COAH)** adopted its new rules for the third round of providing affordable housing in New Jersey. One of the significant changes to the rules is the "growth share" requirement, which mandates municipalities provide new affordable housing as new residential and non-residential development occurs in their communities. Previous rounds of obligations must still be addressed plus "growth share." COAH established January 1, 2004 for starting the "growth share" requirement, which means that all new housing and non-residential development that received certificates of occupancy on or after this date generates a need for new affordable housing. Willingboro Township should prepare a housing element and fair share plan that satisfies the new COAH rules.
4. The State of New Jersey has adopted **new stormwater regulations** for improving water quality of the state's surface waters and groundwater. These new regulations require municipalities to prepare a stormwater plan and implement stormwater rules and regulations. Willingboro Township must prepare such a plan and adopt and implement local rules and regulations that improve water quality generated by development and infrastructure, e.g., roads, facilities, etc., in the community.

COUNTY CHANGES

1. The Route 130/Delaware River Corridor Strategic Plan, which consists of twelve municipalities of which Willingboro Township is one, was endorsed by the New Jersey State Planning Commission in 1999. Such endorsement provides benefits to the Township that are similar to a "centers" designation, i.e., priority status granted by the State for discretionary funds, resources, etc. State endorsement is particularly important for the redevelopment efforts initiated by the Township. The Township should continue capitalizing on the plan endorsement status to obtain State resources and assistance for redevelopment and revitalization. The recently formed advisory committee for the Corridor Plan, of which Willingboro is a member, is reexamining the original plan in order to consider changing conditions that have occurred since 1999. Further, the Corridor has been given the new name "River Route" to help market the region as a whole and to promote economic development and revitalization. Willingboro has an opportunity to capitalize on this marketing effort.
2. The County and several municipalities, including Willingboro Township, completed a visioning study for lands situated along Route 130 from Cinnaminson to Burlington City. The study developed a vision for future development, redevelopment and circulation along the highway. That vision was translated into model language for municipalities to consider incorporating into their master plans, zoning ordinances and design guidelines. The study and the model language have been given to the municipalities for their use. Willingboro has an opportunity to incorporate the recommendations of the study into its master plan and adopt local zoning ordinances and design guidelines for achieving the vision for Willingboro's share of Route 130.

MUNICIPAL CHANGES

1. Based on the 1990 and 2000 U.S. Censuses of Population, Willingboro's population decreased from 36,291 in 1990 to 33,008 in 2000, representing a decline of 3,283 or 9.0 percent. The Township's 2004 population is estimated to be 33,122 based on 37 building permits issued from 2000 to September 2004 (NJ Department of Labor and Workforce Development website) and

the average household size of 3.08 persons per household recorded in the 2000 U.S. Census of Population [(37 dwelling units permitted X 3.08 persons per dwelling unit permitted) + 33,008 persons = 33,122 persons].

2. From 1990 to 2000 Willingboro's median age of population increased from 33.2 years to 37.9 years, based on respective U.S. Censuses of Population. The two latest decennial censuses also indicate that the borough's 65 years and over age group increased from 2,522 in 1990 to 4,246 in 2000, representing an increase of 1,724 or 68.4 percent. As residents age, a turnover in occupancy from older and smaller households to younger and larger households is expected for the years 2004 to 2010.
3. The demand for home-based occupations will increase due to changes in the work place and advances in technology. It is assumed that there is a need to continue monitoring home-based occupations to ensure adequate regulatory controls are established to promote appropriate home-based occupations in Willingboro and to protect surrounding residential uses and neighborhoods from potential negative impacts.
4. One of the Township's primary assets is its waterfront along the Rancocas Creek. Access to the waterfront is limited. The former Big "D" Marina (Block 15, Lots 1, 2, 3 and 4?), which is located at the foot of the Route 130 Bridge over the Rancocas Creek, is now vacant. Opportunities exist in redeveloping the marina site with mixed residential and commercial development that includes public access to the waterfront. Willingboro Township should explore this opportunity as well as ways to link the waterfront with pedestrian access from Route 130 to other public spaces such as Mill Creek Park.
5. Willingboro Town Center has been undergoing a transformation from a dead shopping mall to a vibrant mixed-use development consisting of residential, commercial, industrial and institutional components. Its redevelopment is almost complete; however, the redevelopment of other vacant and deteriorated buildings and sites, large and small, has lagged. Given the new Route 130 visioning study and recommendations were recently completed and the physical and economic landscapes have changed in the region, it is prudent to revisit the planning and zoning for the Route 130 area. Concept plans for developing the vacant 40-acre parcel (Block 5.01, Lot 13?) located at the corner of the highway and Pennypacker Drive as a residential development with a commercial component. An application for redeveloping Block 11.01, Lot 14 as an age-restricted development was made early 2004. The Township Planner has proposed an amendment to the zoning ordinance that would permit such a development in the B-1 zone as the second and last permitted senior housing development. An interest has been expressed in redeveloping the vacant, deteriorated Village Mall shopping center site (Block 2, Lot 7.01) as a new retail facility. Willingboro should undertake a planning study for the Route 130 area to update the land use plan element of the master plan in view of the changes that have occurred.
6. Derelict properties located throughout the Township need to be put to productive use. An inventory of such properties should be completed. The properties should be evaluated in terms of their potential productive use. Salvageable properties should be renovated; those that are unsalvageable should be razed and redeveloped.
7. It is assumed that through developing a creative vision and implementation process, Willingboro can facilitate the improvement and enhancement of the Township.

NEW POLICIES

The following new policies are set forth as a guide for the future development of Willingboro:

1. Strengthening and diversifying the economic composition of the Township are priorities. Opportunities for redeveloping vacant and underutilized commercial sites should be identified, and the mixing of compatible uses, i.e., residential, commercial and light industrial with appropriate buffering and parking, should be explored. Upon identifying appropriate mixed uses for specific areas, innovative zoning in the form of overlay zones with conditions should be established.
2. Capitalizing on the RiverLine light rail system, i.e., shuttle linkages, is crucial. Strategies must be developed to leverage the light rail system as a way to expand economic development in the Township.
3. Improving and enhancing the Township's waterfront are vital to revitalizing Willingboro. The undeveloped and underutilized areas along the waterfront must be studied for development potential, and strategies must be developed to capitalize on the waterfront as a way to enhance economic development in the Township. Public access to the waterfront should be maintained and enhanced.
4. Enhancing the Township's gateways along Route 130 and nearby Interstate 295 is a priority. These gateways are tired and revitalization is needed. Plans for improving the gateways must be developed.
5. Improving inter- and intra-Township circulation is vital to the economic health of the Township. Inefficient and antiquated road intersections along Route 130 must be improved.
6. Rehabilitating Willingboro's housing stock is a priority. The Township's small town character must be preserved.
7. Clearing the Township from derelict properties is critical to improving neighborhoods. Strategies must be developed to rid the Township of such properties that create a negative perception of the community, particularly along Route 130 and Beverly-Rancocas Road that are major roadways through the community.
8. Pursuing State funds and resources is important to implementing the various plans for improving and revitalizing the Township. In order to obtain State priority, the Township must capitalize on the "endorsed plan" status for the Route 130/Delaware River Corridor of which Willingboro is a part.
9. Developing a vision for the future of Willingboro Township is absolutely vital. That vision should provide the guidance needed to prepare a new master plan, amend the zoning ordinance and direct the redevelopment plan. The vision should consider the policies, goals and objectives of this reexamination report.

NEW GENERAL GOALS

The following new general goals are set forth as a basis for the new master plan:

Vision:

1. Develop a consensus-based, comprehensive vision for the future of Willingboro Township, leveraging the work completed for the Route 130 visioning study.
2. Solicit input from the public, including residents, various community organizations and associations, local businesses and local governmental agencies, in the development of the vision.
3. Utilize the vision as the foundation for preparing a new master plan.

Revitalization:

1. Develop strategies to strengthen and diversify the Township's economic composition.
2. Identify areas of the Township for mixed-use development.
3. Evaluate all areas of the Township for development and redevelopment potential.
4. Inventory vacant, derelict and underutilized properties in the Township.
5. Inventory all Township-owned properties.
6. Develop strategies to rehabilitate the housing stock in the neighborhoods throughout the Township.
7. Examine ways to capitalize on the light rail system that will serve the Township.
8. Develop strategies for strengthening the new Willingboro Town Center as a "transit-oriented" center.
9. Develop strategies for improving and enhancing the Township's waterfront.
10. Pursue State funds and resources to implement the plans for revitalizing the Township; capitalize on the "endorsed plan" status for the Route 130/Delaware River Corridor of which Willingboro is a part.
11. Develop and implement innovative zoning to promote revitalization of Route 130 and the underutilized shopping centers and strip development throughout the Township.
12. Develop plans and seek funds for improving the gateways into the Township.

Community Preservation:

1. Develop strategies for rehabilitating deteriorated housing stock.
2. Develop strategies for clearing derelict properties and returning them to productive use.
3. Pursue State funds for rehabilitating deteriorated buildings and dwellings in the Township.
4. Plan for enhancing public access throughout the Township.

Land Use:

1. Evaluate existing land use patterns and develop appropriate zoning that respects neighborhood residential densities and that can be used as an incentive for redeveloping areas along Route 130.
2. Explore land uses and design guidelines that facilitate the revitalization the Township's highway commercial district along Route 130 and the underutilized shopping centers and strip development throughout the Township.
3. Investigate land uses and design guidelines that facilitate the revitalization of the Township's U.S. Route 130 commercial district.
4. Investigate adaptive reuses of empty commercial and industrial buildings located throughout the Township. Flexible zoning should be created to allow for the reuse of the redevelopment of the commercial and industrial areas in the Township.
5. Explore ways to facilitate the redevelopment of the Township's waterfront with a view toward a mix of public open space, residential and commercial development that includes recreational uses.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

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

The following recommendations are made for the new master plan to include and address:

1. Prepare a vision statement for the Township.
2. Prepare the following plan elements:
 - Land use
 - Housing and fair share plan
 - Circulation
 - Open space and recreation
 - Economic development
3. Prepare the elements of the new master plan that are based on the new policies established in this reexamination report.
4. Prepare the elements of the new master plan that address and develop strategies for

implementing the previously established goals that remain valid and the new general goals that have been established in this reexamination report, including vision, revitalization, community preservation and land use goals.

5. The following considerations should be made when preparing a new master plan for Willingboro Township:

- A comprehensive plan for the redevelopment and revitalization of the entire length of Route 130 in Willingboro should be prepared. The plan should specify permitted land uses and combinations of uses, and their intensities of use, that are encouraged to facilitate revitalization. Equally important is the provision of design guidelines for site development, landscaping, lighting, signage, architectural character and arrangement of buildings and structures. The Route 130 Corridor Visioning Study that was undertaken by Burlington County and the Route 130 Corridor municipalities should be used as a basis for developing the design guidelines. The *Route 130 Corridor Redevelopment Toolkit* that was prepared in August 2004 contains planning and design recommendations that should be considered in preparing the comprehensive plan and design guidelines for Willingboro Township. The plan should be adopted as an element of the Township master plan. The design guidelines should be adopted as part of Willingboro's land development ordinance and redevelopment plan.

Further, the plan should examine ways to improve circulation with a network of service roads that run parallel to Route 130 and function as extended jughandles with access driveways to existing and new businesses and development and eliminate the need for the outdated, undersized conventional jughandles that currently serve facilitate cross-highway vehicular movements.

Furthermore, the plan should encourage the placement of buildings closer to Route 130 with parking located at the sides and rear of the buildings so as to create a more traditional boulevard-like streetscape along the highway. The areas between buildings and highways should be landscaped with street trees and understory plantings. Monument signs should be required; freestanding poles signs should be prohibited. An example where such an arrangement of buildings and landscaping should be provided is the Village Mall property, which contains a dilapidated, deteriorated, vacant shopping center that has vast areas of paved parking, no landscaping and unattractive freestanding poles signs. The additional buildings and new landscaping along the highway will create an improved streetscape while enhancing the local ratable base and creating new jobs for economic development.

- A design ordinance for regulating infill development in Willingboro Township's residential neighborhoods should be prepared. Many of the Township's neighborhoods are more than 40 years old and contain unique architectural styles and character. It is important to protect the architectural style and character of the older neighborhoods by ensuring that new infill development complements the surrounding neighborhood.
- There has been interest in developing Block 11.01, Lot 4, which is a 5.82-acre parcel located in the B-1 Business District, with residential duplex units. The lot is currently vacant and extends from the commercial district into the R-1A Residential District. Townhouses and single-family dwellings exist on three sides of the lot. Access from Route 130 is unavailable to the lot because of the arrangement of existing commercial buildings located to the north. Access is limited to Rose Street, which traverses through a residential neighborhood. In further review of the lot and existing conditions, and in order to minimize

impacts to the existing residential neighborhood, it is recommended that the lot be developed as residential. A detailed examination of the types of residential uses should be undertaken to determine the best way to develop the lot that complements the surrounding residential neighborhood. The following guidance is provided: (1) consider senior residential housing at a density not to exceed 6 dwelling units per acre; (2) provide onsite recreation and open space for the senior residents to sit and congregate; (3) provide onsite stormwater management that addresses flood control, water quality and groundwater recharge; and (4) provide onsite affordable senior housing units.

- The Big "D" Marina, which is vacant, and the surrounding area that fronts along the Rancocas Creek and Route 130 has been the subject of discussions for redevelopment as a high-rise residential complex with waterfront dining and shopping and a marina. This area serves as a gateway into Willingboro Township. Presently, the dilapidated condition of the marina and surrounding area create the wrong image as motorists enter the Township. It is paramount that this area be redeveloped into an asset to the community. A study should be conducted to determine whether the aforementioned mixed-use development is appropriate for this area of the Township. The following considerations should be made in this matter: (1) the maximum height of the high-rise structure; (2) the maximum number of dwelling units that should be contained in the high-rise structure; (3) the types of commercial uses that should be permitted, e.g., restaurant and specialty retail shops; (4) the location of the commercial uses on the site; (5) the maximum floor area of commercial space that should be permitted; (6) the type and extent of the marina that should be permitted, particularly in view of the mixing of residential uses on the site; (7) the provision of public access to the waterfront and connections to trails planned for the region along the Rancocas Creek, e.g., access under the Route 130 bridge to the County park planned in neighboring Delanco Township and Mill Creek Park that exists in Willingboro; (8) structured parking to minimize impervious coverage; (9) access to the site from road and water; and (10) the provision of water quality measures for storm water runoff.
- Willingboro Lakes, formerly known as Olympia Lakes, is a 105-acre parcel of land located at the intersection of Route 130 and Beverly Road and extends to the Rancocas Creek. This significant parcel of land, which is owned by Willingboro Township, was purchased with State and County funds for open space purposes. The land contains two freshwater lakes that together total almost 50 acres. The view from the upland portion of the site to the lakes is spectacular. This property should be carefully planned to provide a unique public attraction, e.g., museum with restaurant, gardens, trails, environmental education center, etc. The potential for the property and adjoining properties that could be added to the site should be studied. Improved access from Route 130 and Beverly must be provided. The potential for eliminating the small, inadequate jughandle that is located between one of the lakes and the highway and connects to Bridgeboro Road in Edgewater Park Township and constructing a new jughandle system on the upland area of the property should be explored.
- Much discussion about redeveloping the 40-acre parcel of land located at the intersection of Route 130 and Pennypacker Drive has occurred. Ideas about creating a mixed-used development, which consists of office and commercial uses with residential uses over the businesses and separate residential uses, were raised. The design and arrangement of the buildings should follow the boulevard concept and the design concepts discussed in the first bullet point of paragraph 5 set forth above. A service road functioning as a jughandle that connects Pennypacker Drive to the Delanco Road across Route 130 in Edgewater Park Township should be provided. This parcel of land is one of the last large undeveloped parcels along the highway in Willingboro. Careful study must be undertaken to plan for the

rich, diverse and economically viable and sustainable development of this property.

E. REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992,c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Willingboro has designated redevelopment areas in portions of the municipality and has prepared redevelopment plans. A review of the redevelopment plan finds that the plan's recommended actions are clearly consistent with the goals, objectives and policies of the 1997 master plan and this reexamination report. The new master plan recommended to be prepared must comport with the redevelopment plans. If any new findings are made during the process of preparing the new master plan, such findings must be incorporated into a revised redevelopment plan.