

EVESHAM TOWNSHIP

1990

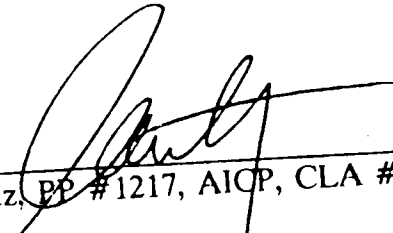
MASTER PLAN

*7/19/90
Accepted*

Hintz Associates, Inc.

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Carl E. Hintz, PP #1217, AICP, CLA #98, ASLA

The original was signed and sealed in accordance
with NJSA 45:14A-12 and NISC B:41-1.3 adopted by
the NJ State Board of Professional Planners.

10/21/90

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PART I: THE BACKGROUND STUDIES

INTRODUCTION

The State of New Jersey's Municipal Land Use Law defines a master plan as "a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 (C.40:55D-28) of this act." In layman's terminology, a master plan is a road map for getting a community to the point where it wants to be. A master plan is not only necessary for reasons of practicality, but courts have determined that municipal zoning codes may be considered invalid unless they are tied directly to a community master plan which has been updated within the last six years. Once a master plan is adopted by a municipality as an official policy document, the plan policies are implemented through the zoning ordinance.

While the Municipal Land Use Law (MLUL) mandates only three specific elements to be included in a master plan, 1) the statement of objectives, 2) the land use element, and 3) the housing element; several other elements are recommended when appropriate. Consequently, the 1990 Evesham Township Master Plan is bifurcated into two parts. Part I consists of The Background Studies and its eight elements address the environment; existing land use and zoning; population, employment and income; housing; recreation and community facilities; utilities; circulation; and historic resources. Part II of the plan, The Master Plan Proposal, addresses land use; housing; recreation and community facilities; utilities; circulation; historic preservation; fiscal implications of the plan; and consistency with other planning instruments.

The final form of the master plan is the result of a very comprehensive and democratic process which was overseen by the Township's Planning Board. The planning process was initiated with a visual preference survey to determine community attitudes and preferences of a cross-section of Evesham's population. Out of this survey process a general consensus

is created which is used as the basis for the preliminary goals and objectives of the plan. The next step is to gather a vast volume of data relevant to each of the plan elements, analyze the data, and draw some basic conclusions pertaining to Evesham's current conditions. Following the preparation of numerous goals and objectives by the planning consultant, which constitutes the initial master plan proposal, this section of the plan is modified as a result of input from the Township's Planning Board. Finally, the contents of the preliminary draft of the master plan undergo public scrutiny and input at the public hearing stage of the process. Based upon the public input, the Planning Board makes any necessary final amendments to the plan, and the plan is then adopted as an official policy document.

PRELIMINARY RESULTS OF THE VISUAL PREFERENCE SURVEY

Background

Hintz Associates, Inc. used a research technique called the Community Visual Preference Survey (VPS) (developed by Hintz/Nelessen Associates, P.C.). The purpose of the survey is to help in the articulation of the present and potential community image and character. This technique addresses both an image which the Township is willing to preserve and an image which it would like to pursue or discourage. Images include the physical images of places and spaces both built and undeveloped, most of which are seen from the automobile as view corridors along roadways. All of this built image is the product primarily of the land development controls, including land use, zoning, preservation of natural features, landscaping, civil engineering and traffic engineering.

The survey includes two components: a questionnaire which includes 165 specific questions, and responses to the 240 selected visual images of a variety of land uses, built spaces and landscapes. The results of these two survey techniques allow the formation of preliminary physical goals and objectives for the community by correlating certain responses to the questionnaire with the intensity of the responses to certain visual images. Where a high positive correlation occurs, it is possible to then formulate a high desirability for such land use, built spaces or landscapes.

The image evaluation portion of the VPS allows us to determine the positive and negative impressions which the community has of its land use patterns including density, bulk and scale in the built environment, landscaping, road widths, building groupings, colors and signage.

The computer generated numerical results and the images which receive positive or negative ratings probe the visual consciousness of those who participate, providing clear indications as to their likes and dislikes regarding the images presented. The VPS provides a collective image for the Township Council, Planning Board, Zoning Board, and other municipal agencies to act upon. Equally important, it also provides for developers an image of what the Township wants and will accept. Furthermore, it provides the planners with a logical basis to review land use and site plans for the design and image content. One picture is worth a thousand words and potentially huge benefits for the Township in the future.

The aim of the VPS in the context of a Master Plan is to allow specific goals to be formulated from which Township-wide policies can be defined, capital improvements recommended, and zoning ordinances created/amended. Those images which the community considers positive should be encouraged through the Master Plan and zoning ordinance, whereas those which rate negative should be remedied or discouraged. Existing land uses which rate negative require policies for upgrading and/or renewal. Current zoning in areas receiving negative visual ratings must be analyzed to determine if it is generating this negative urban form and character. The ultimate impact of the VPS should be the restructuring of the zoning ordinance.

A series of questions were asked of the 33 persons attending the Saturday workshop on the "visual preference survey". These were filled out on computer forms and tabulated. Listed below are the preliminary results of Evesham that survey, first with the analysis of the written responses to questions and then second, to the series of slide images that were presented.

QUESTIONNAIRE

Respondent Profile

1. A profile of the typical respondent is as follows: Male, in his 40s, married, attended college, is part of a household which earns between \$50,100 and \$100,000 per year and is comprised of 4 persons, and is a political independent.
2. The vast majority of respondents live in the suburbs (54.5%), which is understandable since most of the developed portions of the Township can be described as suburbs. Another 25% (24.2) responded that they reside in a rural area.
3. Approximately 40% grew up in a large city, 18% in a village or borough, 24% in the suburbs, and the balance in other places.
4. Close to 80% of those surveyed reported that their parents could be described as lower middle to middle income households.
5. Most of those surveyed are well-traveled, with 61% having traveled to 16 or more states, and 82% having traveled outside of the U.S.
6. All of the respondents live in households having two or more cars; and 27% spend 0 to 1 hour per week commuting, 15% spend 2 to 3 hours per week commuting, and 24% spend 4 to 5 hours per week commuting.

7. The majority of respondents (73%) spend at least 36 hours per week with job-related activities, of which 27% spend between 40 and 50 hours per week, and 30% spend over 50 hours per week.
8. In regard to leisure time, 75% of the respondents spend between 2 and 12 hours per week engaged in social activities. Furthermore, 39% spend from 2 to 3 hours per week shopping, and 36% spend 0 to 1 hour per week shopping. Most (76%) spend from 0 to 3 hours per week in restaurants.
9. All of the respondents are home owners, 55% of them have homes with a market value between \$151,100 and \$200,000, 67% have a lot between .5 and 1.5 acres, and 39% have lived in their homes between 11 and 15 years.
10. One third of those surveyed prefer living in a village/borough, nearly one third (30%) prefer rural areas, 15% prefer small villages and 15% prefer suburbs.
11. Most of the respondents (82%) live within the study area, but only 28% both live and work within the study area.
12. The majority of those surveyed (66%) shop within the study area either daily or several times a week. When shopping outside of the study area, 36% shop in Cherry Hill, 18% shop in Medford, and 15% shop in Moorestown. All respondents travel to shopping destinations by car, and most (67%) travel between 10 and 30 minutes when going to outside shopping destinations.
13. Most of the respondents (52%) will tolerate a maximum walking distance of between 500 and 1,000 feet to stores and shops.

Respondent Development Preference for Evesham

14. In regard to residential development, 97% of those surveyed felt that the development of large lot single-family homes should be encouraged; and although it is a fiscal loser for the Township due to the costs of education, 79% felt that this same type of development for families with children should be encouraged.
15. The vast majority of respondents (91%) felt that mid-rise residential buildings should not be encouraged in Evesham, 67% felt that townhouses should not be encouraged, and 76% felt that condominiums should not be encouraged.
16. Most respondents (76%) do not feel that additional office development should be encouraged in Evesham, while feelings were somewhat split in regard to additional specialty retail, with 42% in favor and 58% opposed.
17. When asked where additional commercial/retail/office development should occur, 67% felt that it should occur on Rt.70 east of Rt.73, while only 31% felt it should occur in Marlton, 31% felt it should occur in Evesboro, and 16% felt it should occur in Kings Grant.
18. When asked where in the Township new housing should be developed, half of those surveyed felt that the redevelopment of existing residential areas is preferable, 41% felt that a new village center should be created, 38% preferred residential development adjacent to corporate offices, and only 28% preferred residential development along major arterials such as Rt.70. Furthermore, 79% were against residential development on remaining agricultural lands, and 97% were against development on environmentally sensitive lands.

19. In regard to what types of low and moderate income housing should be constructed in Evesham, 94% supported housing for the elderly, 73% favored small single-family development, 61% favored housing in mixed-use areas, 58% supported townhouses, 48% supported garden apartments, and only 3% favored mobile homes.
20. When asked where low and moderate income housing should be located, most favored vacant land throughout the Township (56%) and existing commercial areas (52%), while there was less support for such housing in a town center (47%), on vacant lands near schools (33%), along major arterials (30%), and on remote sites (18%).
21. Feelings were split regarding whether the Township should "buy-off" one-half of its low and moderate income housing obligation (53% for, 47% against), while 39% were in favor of giving developers higher densities (6 units per acre or higher) in return for a 20% set-a-side for low and moderate income units.
22. When asked to evaluate the commercial/retail areas on Rt.70 between Mt.Laurel and Voorhees, most respondents ranked landscaping along roadways as good or fair (69%); most rated signage as good or fair (66%); most ranked landscaping in parking lots as good or fair (56%), although 34% think it is poor or awful; 70% think traffic is poor or awful; 72% think lighting in parking lots is good or fair; 66% think the buildings' appearance is good or fair; 57% think sidewalks are good or fair, although 40% think they are poor or awful; and 81% think that the lighting of buildings is either good or fair.
23. Commercial/retail areas along Rt.70 from Cherry Hill to Rt.73 received a significantly lower rating in all areas. Of those surveyed, 87% rated landscaping along roadways as poor or awful; 73% rated signage poor or awful; 76% rated landscaping in parking lots as poor or awful; 84% rated traffic as poor or awful;

74% rated parking lot lighting as fair or poor; 72% rated the appearance of buildings as poor or awful; 65% rated sidewalks as poor or awful; and 69% rated lighting of buildings as fair or poor.

24. When asked to evaluate community facilities, most respondents rated schools and fire protection as excellent or good; police protection, snow removal, street tree plantings and road maintenance as good or fair; and the municipal building and recreational facilities as fair or poor. The evaluation of natural open areas generally ranged from good (25%) to fair (25%) to poor (22%).
25. In regard to parkland/open space, most respondents (71%) felt that the Township does not have enough usable parkland. There was a split as to whether local taxes should be increased to purchase additional parkland/open space (53% for, 47% against), and most (64%) felt that density bonuses should be granted to developers in return for the dedication of parkland/open space.
26. Respondents ranked the desirability of park facilities in the following order (with the % in favor indicated in parenthesis): picnic/park (94%), teen center (85%), wildlife preserves (84%), ball fields (79%), water/ice skating (76%), town square/gazebo (66%), tennis/court sports (61%), public swimming pools (58%), and band stands (39%).
27. When respondents were asked how the Township looks from a variety of transportation corridors, the following answers resulted: 76% thought it looks good or fair from Rt.73; 82% thought it looks fair or poor from Rt.70; 79% thought it looks excellent or good from Hopewell Rd.; 42% thought it looks fair from Greentree Rd., with most others split between good and poor; and 81% thought it looks good or fair from Locust Avenue.

28. When asked to evaluate peak hour traffic conditions, the following roads and intersections were ranked as follows: Good - Hopewell Rd., Kettle Run Rd., Marlton Parkway; Fair - Willow Bend Rd., Evans Rd., Kettle Run & Hopewell, Braddocks Mill & Kettle Run, Tomlinson Mill & Kettle Run; Poor - Evesboro Medford Rd., Greentree Rd. (both sides of Rt.73), Cropwell Rd., Elmwood Rd. & Rt.70, Elmwood Rd. & Main St., Main St., Rt.73 & Greentree Rd., Rt.73 & Lincoln Dr. No roads or intersections were considered to be excellent or awful by a majority of the respondents.
29. When asked what planning policies they recommended for county roads which have reached capacity at peak commuting hours, respondents ranked preferred policies as follows (with the % in favor indicated in parenthesis): traffic light improvements (90%), landscape existing roads (90%), require developers to pay for road improvements (88%), limit access and development (81%), require interconnecting areas (77%), widening existing roads (71%), build new roads (39%), improve intersections (29%), and allow current conditions to prevail (6%).
30. The vast majority of those surveyed (94%) would rather have their house fronting on a low traffic-volume street than on a through road or arterial.

Summary

In summary, the typical VPS respondent comes from a lower-middle to middle income background, grew up in a large city, attended college, is well-traveled, middle-aged, works 40 to 50+ hours per week, earns over \$50,000 per year, owns a home, has limited leisure time, prefers living in villages/boroughs or rural areas, lives and shops within Evesham, but works outside of Evesham.

Furthermore, the typical respondent prefers large lot single-family housing to mid-rise residential buildings, feels that new housing should be provided through either redevelopment of existing residential areas or the creation of new village centers, is not in favor of additional office development, and is undecided on the need for more retail development. The typical respondent also feels that Rt.70 needs vast improvements in landscaping, architecture, lighting, and sidewalks, particularly the section between Cherry Hill and Rt.73. There are strong feelings that more open/recreational space and traffic improvements are needed, although feelings are mixed regarding the possibility of "buying-off" one-half of the Township's low and moderate income housing obligations.

GOALS AND OBJECTIVES OF THE PLANNING PROCESS

The final specific goals and objectives of a master plan can never be accurately formulated until the very late stages of the planning process. However, preliminary goals and objectives which are general in scope can be identified early in the process. Such goals and objectives are based on a number of considerations, including: 1) input from the Planning Board, applicants and general public at Planning Board and Zoning Board meetings; 2) the Planning Consultant's professional experience and general knowledge of the community and its development patterns/trends; and 3) the results of the visual preference survey, as addressed in the previous section of this document. Based upon these varied inputs, the following preliminary goals and objectives were formulated:

1. A wide variety of housing opportunities should be maintained and enhanced for Evesham Township. Opportunities should be varied in both a socio-economic sense (low, moderate and upper income levels and elderly), as well as site and building forms (from single-family detached dwellings on large lots to dense townhouse developments).
2. The availability of land designated for office and retail use should be in keeping with actual market demands. Furthermore, commercial development should be limited to the Township's major arterials (Rt.70 and Rt.73) and concentrated development nodes (such as Evesboro and Kings Grant).
3. Future residential development should be limited to those areas already developed and having infrastructure in place, with the result of farmland and open space preservation. The only exception to this development policy should be the possible development of a new village center in an appropriate location.

4. The visual appearance and traffic circulation should be improved along the Township's primary transportation corridors (Rt.70 and Rt.73). An emphasis should be placed on more landscaping, less signage, expanded sidewalk systems, and more cross-access between sites in order to lessen the existing "strip commercial development" character of these areas.
5. More open space and farmland should be preserved through mechanisms such as Township acquisition, easements, transfer of development rights and density bonuses.
6. More recreation facilities are needed for both passive and active recreation for teenagers.
7. Although the Township's current Mt. Laurel obligations for low and moderate income housing have been addressed through a required housing element, the Township should consider the use of a Regional Contribution Agreement (RCA) and density bonuses as potential mechanisms for meeting future housing obligations.
8. The Township administration should vigorously promote inter-municipal coordination and cooperation as a means of effectively implementing the master plan.

I. ENVIRONMENTAL BACKGROUND STUDIES

I. ENVIRONMENTAL BACKGROUND STUDIES

A clear understanding of Evesham's natural environment is crucial to the master planning process, as environmental constraints will be a primary factor in determining the location and intensity of future development. For example, freshwater wetlands serve an important ecological function as a habitat for various endangered plant and animal species, as a natural filter for polluted water, and as a means for flood control. This section of the master plan will address soils, depth to seasonal high water table, wetlands, and floodplains and storm drainage. Based upon these four environmental considerations, the issue of overall development suitability will be addressed.

Soils

Soil types are important in determining the development suitability of an area. For example, a high shrink-swell rate is not conducive toward the development of roads and foundations. Likewise, soils containing a high level of clays are not permeable enough to allow for septic systems. The soils that are found within Evesham Township are:

AaA	Adelphia Fine Sandy Loam (0-2 Percent Slopes)
AaB	Adelphia Fine Sandy Loam (2-5 Percent Slopes)
AcB	Adelphia Fine Sandy Loam, Clayey Substratum (2-5 Percent Slopes)
AnA	Adelphia Fine Sandy Loam, Glauconitic Variant (0-2 Percent Slopes)
AnB	Adelphia Fine Sandy Loam, Glauconitic Variant (2-5 Percent Slopes)
Ao	Alluvial Land, Loamy
Ap	Alluvial Land, Sandy
At	Atsion Sand
Av	Atsion Fine Sand
Bp	Berryland Sand
Bt	Berryland Fine Sand
Cm	Colemantown Loam
CnB	Collington Fine Sandy Loam (2-5 Percent Slopes)
DoA	Downer Loamy Sand (0-2 Percent Slopes)
DoB	Downer Loamy Sand (2-5 Percent Slopes)
EvB	Evesboro Sand (0-5 Percent Slopes)

EvC Evesboro Sand (5-10 Percent Slopes)
 EwB Evesboro Sand, Loamy Substratum (0-5 Percent Slopes)
 FfB Freehold Fine Sandy Loam (2-5 Percent Slopes)
 FfC Freehold Fine Sandy Loam (5-10 Percent Slopes)
 FhB Freehold Loamy Sand (0-5 Percent Slopes)
 FhC Freehold Loamy Sand (5-10 Percent Slopes)
 FoC3 Freehold Sandy Loam, Severely Eroded (5-10 Percent Slopes)
 FoD3 Freehold Sandy Loam, Severely Eroded (10-15 Percent Slopes)
 HdA Holmdel Fine Sandy Loam (0-2 Percent Slopes)
 HdB Holmdel Fine Sandy Loam (2-5 Percent Slopes)
 HiB Holmdel Loamy Sand (0-5 Percent Slopes)
 Hn Holmdel-Urban Land Complex
 Ka Keansburg Fine Sandy Loam
 KoA Klej Fine Sand (0-2 Percent Slopes)
 KwA Kresson Loamy Sand (0-3 Percent Slopes)
 KxA Kresson Fine Sandy Loam (0-3 Percent Slopes)
 KyA Kresson Loam (0-3 Percent Slopes)
 LaA Lakehurst Sand (0-3 Percent Slopes)
 LmA Lakehurst Sand, Loamy Substratum (0-3 Percent Slopes)
 LnA Lakehurst Fine Sand (0-3 Percent Slopes)
 LrA Lakehurst-Lakewood Sands (0-5 Percent Slopes)
 LtB Lakewood Sand (0-5 Percent Slopes)
 LtC Lakewood Sand (5-10 Percent Slopes)
 LtD Lakewood Sand (10-15 Percent Slopes)
 LwB Lakewood Fine Sand (0-5 Percent Slopes)
 MhA Marlton Fine Sandy Loam (0-2 Percent Slopes)
 MhB Marlton Fine Sandy Loam (2-5 Percent Slopes)
 MrC Marlton Soils (5-10 Percent Slopes)
 NbA Nixonton Fine Sandy Loam (0-2 Percent Slopes)
 NbB Nixonton Fine Sandy Loam (2-5 Percent Slopes)
 NcA Nixonton Loamy Fine Sand (0-2 Percent Slopes)
 NcB Nixonton Loamy Fine Sand (2-5 Percent Slopes)
 Pa Pasquotank Fine Sandy Loam
 PbA Pemberton Sand (0-5 Percent Slopes)
 PcA Pemberton Sand, Thick Surface (0-5 Percent Slopes)
 Pt Pits, Sand and Gravel
 Pu Pits, Clay and Marl
 Pv Pocomoke Fine Sandy Loam
 Se Sandy Land, Ironstone
 Sk Sassafras - Urban Land Complex
 Sn Shrewsbury Fine Sandy Loam
 TsB Tinton Sand (0-5 Percent Slopes)
 TtB Tinton Sand, Thick Surface (0-5 Percent Slopes)

Ug Urban Land, Sandy
Ut Urban Land, Clayey
WaB Westphalia Loamy Fine Sand (2-5 Percent Slopes)
WdB Westphalia Fine Sandy Loam (2-5 Percent Slopes)
Mg Made Land, Sanitary Fill
Mu Muck, Shallow
Marl Pit

For an overview of the distribution of soils in Evesham, see Map I-4.

A total of eleven soil associations exist. A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. The soils in one association may occur in another, but in a different pattern. Following are a description of the soil associations that occur in Evesham Township. Associations 1-7 are part of the Inner Coastal Plain while the remaining soil associations are part of the Outer Coastal Plain.

1. Galestown-Klej Association

This Association includes nearly level to gently sloping, excessively drained to somewhat poorly drained soils that are rapidly and moderately rapidly permeable and have a sand and loamy sand subsoil or underlying material. Klej soils are moderately well drained and somewhat poorly drained. They occupy depressional areas.

2. Freehold-Holmdel-Adelphia Association

This association contains soils which are nearly level to steep, well-drained to somewhat poorly drained soils that are moderately and moderately slowly permeable and have a fine sandy loam to sandy clay loam subsoil. The Freehold soils occupy

LEGEND

AaA	Adelphia Fine Sandy Loam (0-2 Percent Slopes)
AaB	Adelphia Fine Sandy Loam (2-5 Percent Slopes)
AcB	Adelphia Fine Sandy Loam, Clayey Substratum (2-5 Percent Slopes)
AnA	Adelphia Fine Sandy Loam, Glauconitic Variant (0-2 Percent Slopes)
AnB	Adelphia Fine Sandy Loam, Glauconitic Variant (2-5 Percent Slopes)
As	Alluvial Land, Loamy
Ap	Alluvial Land, Sandy
At	Atison Sand
Av	Atison Fine Sand
Bp	Berryland Sand
Bt	Berryland Fine Sand
Cm	Colemantown Loam
CnB	Collington Fine Sandy Loam (2-5 Percent Slopes)
DoA	Downer Loamy Sand (0-2 Percent Slopes)
DoB	Downer Loamy Sand (2-5 Percent Slopes)
EvB	Evesham Sand (0-5 Percent Slopes)
EvC	Evesham Sand (5-10 Percent Slopes)
EvB	Evesham Sand, Loamy Substratum (0-5 Percent Slopes)
FD	Freehold Fine Sandy Loam (2-5 Percent Slopes)
FD	Freehold Fine Sandy Loam (5-10 Percent Slopes)
FbB	Freehold Loamy Sand (0-5 Percent Slopes)
FbC	Freehold Loamy Sand (5-10 Percent Slopes)
FoC	Freehold Sandy Loam, Severely Eroded (5-10 Percent Slopes)
FoD	Freehold Sandy Loam, Severely Eroded (10-15 Percent Slopes)
HdA	Holmdel Fine Sandy Loam (0-2 Percent Slopes)
HdB	Holmdel Fine Sandy Loam (2-5 Percent Slopes)
HfB	Holmdel Loamy Sand (0-5 Percent Slopes)
Hn	Holmdel Urban Land Complex
Ka	Kearnsburg Fine Sandy Loam
KoA	Kier Fine Sand (0-2 Percent Slopes)
KwA	Kresson Loamy Sand (0-3 Percent Slopes)
KvA	Kresson Fine Sandy Loam (0-3 Percent Slopes)
KvA	Kresson Loam (0-3 Percent Slopes)
LcA	Lakehurst Sand (0-3 Percent Slopes)
LmA	Lakehurst Sand, Loamy Substratum (0-3 Percent Slopes)
LmB	Lakehurst Fine Sand (0-3 Percent Slopes)
LrA	Lakehurst Lakewood Sands (0-5 Percent Slopes)
LrB	Lakewood Sand (0-5 Percent Slopes)
LrC	Lakewood Sand (5-10 Percent Slopes)
LrD	Lakewood Sand (10-15 Percent Slopes)
LwB	Lakewood Fine Sand (0-5 Percent Slopes)
MbA	Marlton Fine Sandy Loam (0-2 Percent Slopes)
MbB	Marlton Fine Sandy Loam (2-5 Percent Slopes)
MtC	Marlton Soils (5-10 Percent Slopes)
NbA	Norvinton Fine Sandy Loam (0-2 Percent Slopes)
NbB	Norvinton Fine Sandy Loam (2-5 Percent Slopes)
NcA	Norvinton Loamy Fine Sand (0-2 Percent Slopes)
NcB	Norvinton Loamy Fine Sand (2-5 Percent Slopes)
Pa	Parsippany Fine Sandy Loam
PbA	Pemberton Sand (0-5 Percent Slopes)
PcA	Pemberton Sand, Thick Surface (0-5 Percent Slopes)
Pl	Pits, Sand and Gravel
Pl	Pits, Clay and Marl
Pv	Pysmoke Fine Sandy Loam
Se	Sandy Land, Tronstone
St	Stratford Urban Land Complex
St	Strawbury Fine Sandy Loam
TsB	Union Sand (0-5 Percent Slopes)
TfB	Union Sand, Thick Surface (0-5 Percent Slopes)
Ug	Urban Land, Sandy
Ug	Urban Land, Gravel
WbB	Winthrop Loamy Fine Sand (0-5 Percent Slopes)
WbB	Winthrop Fine Sandy Loam (2-5 Percent Slopes)
Mg	Muck Land, Somers Hill
Mg	Muck, Shallow
Mud, P	

SOILS

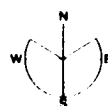
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EVESHAM TOWNSHIP

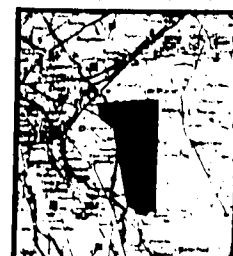
BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1830



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1:10,000 SCALE (SEE NORTH ARROW FOR ORIENTATION)
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1:10,000 SCALE (SEE NORTH ARROW FOR ORIENTATION)



the higher positions in the association and the adjacent moderate to steep slopes. They are well drained. Holmdel and Adelphia soils are below the Freehold soils and are mostly moderately well drained, but they range to somewhat poorly drained. They have a fluctuating water table. The limitations to use for septic tank disposal fields are slight in Freehold soils and moderate in Holmdel and Adelphia soils.

3. Shrewsbury-Alluvial land, loamy-Keansburg Association

The soils included within this association are nearly level, mainly poorly drained and very poorly drained, moderately permeable soils that have a fine sandy loam to sandy clay loam subsoil, and Alluvial land subject to frequent stream overflow. Natural drainage for Shrewsbury soils is poor, for Alluvial land, Loamy, is moderately good to very poor, and for Keansburg soils is very poor. Limitations to use of this association for homesites and septic tank disposal fields are severe.

4. Woodstown-Sassafras Association

The soils of this association are nearly level to gently sloping, moderately well drained and well drained soils that are moderately and moderately slowly permeable and have a fine sandy loam subsoil. The Sassafras soils are normally higher than Woodstown soils and are well drained. The Sassafras soils have only slight limitations, except where there are underlying clay layers.

5. Colemantown-Kresson-Marlton Association

The soils of this association are nearly level to moderately sloping, poorly drained to moderately well drained, slowly permeable soils that have a sandy clay loam to sandy clay subsoil. Some of the association has been taken for residential use. Use for septic tank disposal fields is severely limited by ground water or slow

permeability.

6. Pocomoke-Pasquotank-Fallsington Association

The soils of this association are nearly level, very poorly drained and poorly drained soils that are moderately and moderately slowly permeable and have a sandy loam to very fine sandy loam subsoil. The Pocomoke soils are very poorly drained, and the Pasquotank and Fallsington soils are poorly drained. Because of the high water table, these soils are well suited to the construction of ponds for irrigation. This high water table, however, severely limits the use of these soils for farming, homesites, and septic tank disposal fields.

7. Nixonton-Westphalia Association

The soils of this association are nearly level to gently sloping, moderately well drained and well drained soils that are moderately slowly permeable and have a very fine sandy loam to fine sandy loam subsoil. Nixonton soils are naturally moderately well drained, but most areas have been artificially drained. Westphalia soils are well drained. Use for homesites and septic tank disposal fields is slightly limited on Westphalia soils, and moderately limited on Nixonton soils.

8. Downer-Sassafras-Woodstown Association

The soils of this association are nearly level to gently sloping, well drained and moderately well drained soils that are moderately and moderately slowly permeable and have a sandy loam and fine sandy loam subsoil. The Sassafras and Downer soils are in high areas and are well drained. Community development is expected to be minor in this association in the immediate future.

9. Lakehurst-Lakewood-Evesboro Association

The soils of this association are nearly level to strongly sloping, somewhat poorly drained to excessively drained soils that are rapidly and moderately rapidly permeable and have a loamy sand and sand subsoil or underlying material. Lakehurst soils are moderately well drained or somewhat poorly drained. They have a water table that is moderately high in winter and low in summer. The Lakewood and Evesboro soils are excessively drained. The sands are loose and are subject to soil blowing. Although pollution of shallow wells is a hazard, limitations to the use of these soils for septic tank disposal fields are moderate for Lakehurst and slight for Lakewood and Evesboro.

10. Woodmansie-Lakehurst Association

The soils of this association are nearly level to gently sloping, well-drained to somewhat poorly drained soils that are rapidly and moderately rapidly permeable and have a sand to sandy loam subsoil. This association occupies extensive high areas on the outer Coastal Plain. It includes that part of the Pine Barrens called the Plains, an area where trees are dwarfed. Lakehurst soils also have a bleached surface horizon, but they are moderately well drained or somewhat poorly drained.

11. Atsion-Muck-Alluvial land, sandy Association

The soils of this association are nearly level, poorly drained soils that are moderately rapidly permeable and have a sand and loamy sand subsoil, and very poorly drained Muck and Alluvial land subject to frequent flooding from streams. Much of this association is publicly owned. Use of other areas in this association for community development is severely limited by the hazard of flooding, and the high water table.

Depth to Seasonal High Water Table

The depth to seasonal high water table measures the distance from the surface of the soil to the water table underneath, i.e., the level at which the soil is saturated or has excess water. This distance is expressed in feet from the surface, and although measurements are taken at several times during the year, usually winter and summer readings, it is the highest point in the season which is most relevant. In some places an upper, or perched, water table may be separated from a lower one by a dry zone of impervious clay or bedrock which prevents normal drainage.

The following categories were used to map the depth to seasonal high water table:

TABLE I-1
Development Constraints Based Upon Water Table Levels

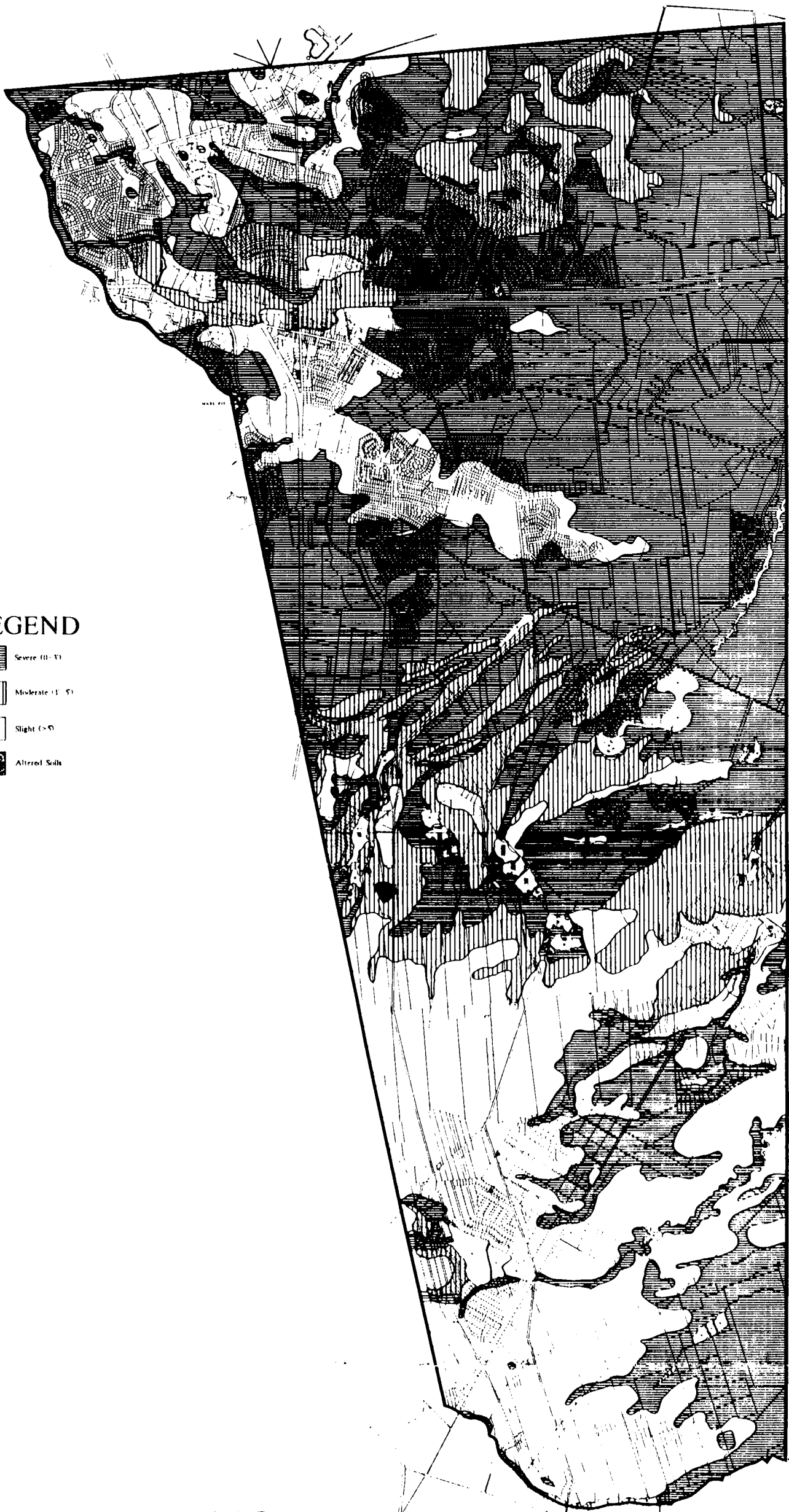
Level of Constraint	Depth to Seasonal High Water Table
-----	-----
Severe	0 to 3'
Moderate	1 to 5'
Slight	5'+

Deep seasonally high water (5'+) presents the fewest restrictions to development. Adequate foundations can be built for all uses and septic fields are not affected. In Evesham, standing water or water close to the soil surface between the months of October through June, is considered very shallow and will pose severe constraints upon development. These areas are located mostly along the Pennsauken Creek, Barton Run, Kettle Run, Black Run and all of these streams associated wetlands. Soils which generally





have a depth to high water table of about 1 to 5 feet also may pose some development constraints, although careful construction methods may mitigate these conditions. For an overview of the depth to seasonal high water table in Evesham, see Map I-10.

Areas of high-water table are generally wetlands with associated vegetation, wildlife, and surface water. Wetland areas will be discussed in greater detail in the "Wetlands section".

Problems due to a high water table include basement flooding, and potential groundwater pollution from septic systems. Damaged roads and parking lots, caused by water freezing and thawing near the surface, result in dangerous driving conditions and increased maintenance costs.



LEGEND

-  Severe (0-1)
-  Moderate (1-5)
-  Slight (>5)
-  Altered Soils

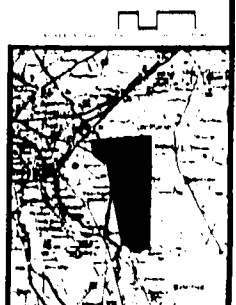
DEPTH TO SEASONAL HIGH WATER TABLE

THIS MAP IS A SUMMARY OF THE DATA OBTAINED FROM THE FIELD SURVEYS AND IS NOT A SUBSTITUTE FOR THE ORIGINAL DATA.

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

 **HINTZ ASSOCIATES, INC.**
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1870



Wetlands

Wetlands include a variety of wet habitats commonly called marshes, bogs, and swamps. They are lands where saturation with water or periodic flooding during the growing season determines the nature of soil development and types of plants and animals living there. The U.S. Fish and Wildlife Service specifically defines "wetland" as follows: "Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year" (Cowardin, et al. 1979).

Approximately twenty-six percent (136,297 acres) of Burlington County is freshwater wetlands, much of which is located in Evesham Township within the Pine Barrens region. The major wetland type which is located in Evesham Township is PFO1, which symbolizes Palustrine (P), Forested Wetland (FO), Broad-leaved Deciduous (1). Other types of freshwater wetlands located within Evesham Township include PFO4 (Palustrine Forested, Needle-leaved Evergreen), PFO 1/4 (Palustrine Forested, mixed Broad-leaved Deciduous/Needle-leaved Evergreen), P FO/SS 1 (Palustrine Forested, Scrub-Shrub Wetland, Broad-leaved Deciduous), P FO/SS 4 (Palustrine Forested, Scrub-Shrub Wetland, Needle-leaved Evergreen), P FO/OW (Palustrine Forested Open Water), POW (Palustrine Open Water), PSS1 (Palustrine Scrub-Shrub Wetland, Broad-leaved Deciduous), PSS4 (Palustrine Scrub-Shrub Wetland, Needle-leaved Evergreen), P SS1/EM (Palustrine Scrub-Shrub Wetland, Broad-leaved Deciduous/Emergent Wetland) P SS4/EM (Palustrine Scrub-Shrub Wetland/ Emergent Wetland), PEM (Palustrine Emergent Wetland), L1OW (Lacustrine Limnetic Open Water). For an overview of the distribution of wetlands within Evesham, see Map I-12.

LEGEND

-  Wetland Areas
-  Upland Areas

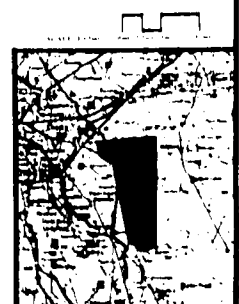
WETLANDS

ALL WETLANDS ARE SHOWN IN BLACK. ALL OTHER AREAS ARE UPLAND.

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

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LEGEND

- Environmental Constraints (Wetlands, 100 Year Floodplain, 0 - 1 Depth To Seasonal High Water Table)
- Historic Prehistoric Sites

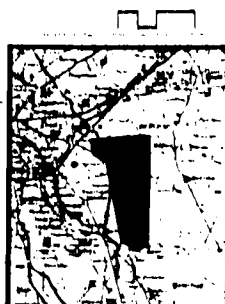
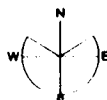
ENVIRONMENTALLY SENSITIVE LANDS

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



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The presence of undrained hydric soil is one of the three major criteria used to define wetlands. Hydric soils are soils that are either: (1) saturated at or near the soil surface with water that is virtually lacking free oxygen for significant periods during the growing season or (2) flooded frequently for long periods during the growing season (U.S.D.A. Soil Conservation Service 1982). Table I-2 is a list of hydric soils for the Township of Evesham.

TABLE I-2

Hydric Soils in Evesham Township

Group 1 - Soils that nearly always display consistent hydric conditions

<u>Soil Series or Land Type</u>	<u>Taxonomy</u>
Berryland	Typic Haplaquods
Colemantown	Typic Ochraquults
Pocomoke	Typic Umbraquults

Group 2 - Soils displaying consistent hydric conditions in most places, but additional verification is needed.

<u>Soil Series or Land Type</u>	<u>Taxonomy</u>
Atsion	Aeric Haplaquods
Pasquotank	Typic Haplaquepts
Shrewbury	Typic Ochraquults

Group 3 - Soils displaying hydric conditions in few places and additional verification is needed.

<u>Soil Series or Land Type</u>	<u>Taxonomy</u>
Klej	Aquic Quartzipsamments

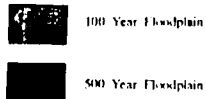
Floodplains and Storm Drainage

Evesham lies in the Rancocas Creek, Pennsauken Creek, and Mullica River drainage basins. Southwest Branch Rancocas Creek, whose mouth is at South Branch Rancocas Creek in Lumberton, drains 5 square miles of watershed at the Evesham-Medford corporate limits. Barton Run, whose mouth is at Southwest Branch Rancocas Creek in Medford, drains 12 square miles of watershed at the Evesham-Medford corporate limits. The two tributaries to Barton Run encompass a total of 2 square miles of watershed. Black Run and its tributary contribute 4 square miles of watershed to Barton Run. Kettle Run, whose mouth is at Braddocks Millpond in Medford, drains 3 square miles of watershed at the Evesham-Medford corporate limits. South Branch Pennsauken Creek drains 4 square miles of watershed at the Evesham-Mount Laurel corporate limits. Cropwell Brook drains 1 square mile of watershed within the Township.

The confluence of North and South Branches of Rancocas Creek in Hainesport forms Rancocas Creek which then discharges into Delaware River, encompassing 355 square miles of watershed at that point. The confluence of North and South Branches of Pennsauken Creek in Maple Shade forms Pennsauken Creek which also discharges into Delaware River, encompassing approximately 36 square miles of watershed at its mouth. Mullica River, which originates in the neighboring Township of Berlin and discharges into the Atlantic Ocean, encompasses 3 square miles of its total 570 square miles of drainage area within Evesham. For an overview of floodplains within Evesham, see Map I-16.

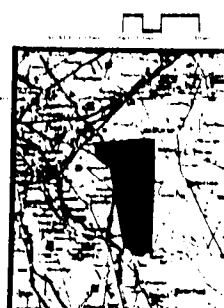
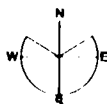
Evesham is primarily subject to flooding due to torrential rains during the summer and autumn of the year. Flooding becomes extensive in areas where culvert openings are inadequate to handle discharges and where debris at structures restricts the flow.

Increasing development within Evesham and communities upstream of Evesham has caused and is expected to aggravate flooding along Barton's Run, the upstream reach



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of Southwest Branch Rancocas Creek, and the downstream reach of South Branch Pennsauken Creek.

There are no existing structural flood protection measures in the Township for the streams studied in detail. Indications are that local flood protection improvements have not been undertaken in the past nor are any presently under consideration.

In an effort to minimize flood damage, the Division of Water Resources of New Jersey, Department of Environmental Protection, under authority of NJSA 58:16A-50 et seq., has adopted rules, regulations, and minimum standards concerning development and use of land within the floodway. Evesham has adopted and is enforcing a flood plain ordinance controlling development within flood hazard areas.

Development Suitability

The Environmentally Sensitive Lands Map depicts a compilation of three environmental factors: 100 Year Floodplain, 0 - 1 ft. Depth to Seasonal High Water Table and Freshwater Wetlands. These factors have been individually analyzed previously. However, the depth to seasonal high water table parameter has changed. The individual map used 0-3 feet, 1-5 feet, and greater than 5 feet for classification of the environmental constraint factor involved with development. The Environmentally Sensitive Lands Map breaks the most severe category (0-3 feet) into a smaller increment of 0-1 feet to the depth to seasonal high water table (see Map I-18). The Pinelands Commission uses 18" depth to seasonal high water table as the development threshold, although soils information is not available at the 18" "cut-off".

These three factors indicate the most important environmental factors which would be a severe constraint to community development. Elements which would permit development:

in some of these areas with these environmental factors include public sewer, public water, clustering of development and filling and grading. Filling and grading in floodplain areas and freshwater wetlands are strictly regulated by both the State of New Jersey and the Federal Government. Public sewer is severely limited in Evesham Township by the amount of remaining capacity of its sewage treatment plants. There is little likelihood of overcoming these limitations; therefore, the constraints map fairly accurately reflects areas which will not be developed, or will be sparsely developed in the future.

The northern half of the Township has a greater density of these constraints. The wetland and floodplain areas in the southern half of the Township generally surround stream corridor areas. Soils which occur in these inundated areas and which contribute to the undevelopability of these areas include:

Ao	.....	Alluvial Land, Loamy
Ap	.....	Alluvial Land, Sandy
At	.....	Atsion Sand
Av	.....	Atsion Fine Sand
Ka	.....	Keansburg Fine Sandy Loam
LtB	.....	Lakewood Sand (0-5% slopes)
Pv	.....	Pocomoke Fine Sandy Loam

Conclusions

In summary, environmental characteristics will be a major factor in determining the location and density of Evesham's future development patterns. The majority of Evesham's environmentally sensitive areas are located within the Pinelands jurisdiction, which occupies the southern two-thirds of the Township. Due to regulations of the Pinelands Commission, development densities within the Pinelands must be low, and the primary permitted use (excluding passive uses such as agriculture) is residential. However, environmental constraints will also play a role in the development of the non-Pinelands portion of the Township. Not only are significant concentrations of wetlands in existence there, particularly within the vicinity of Route 70 (east of the Marlton Circle), but also sewage

capacity (an environmental issue) will also be a constraint.

II. EXISTING LAND USE AND ZONING

II. EXISTING LAND USE AND ZONING

Located in the southwestern corner of Burlington County, along the Camden County border, Evesham Township consists of approximately 19,094 acres. Roughly the southern two-thirds of the Township is located within the Pinelands. Like many of New Jersey's communities, Evesham was primarily an agricultural area during the eighteenth and nineteenth centuries. However, with the industrialization of nearby metropolitan centers such as Camden and Philadelphia, and with improvements in transportation, the character of Evesham has undergone a drastic change during the twentieth century. While some agricultural lands do still exist, particularly in the Pinelands, commercial and residential development has dominated the Post-World War II era.

EXISTING LAND USE

Development Trends

As noted above, much change has occurred in Evesham's land use patterns over the past three hundred years. In fact, substantial change has occurred even during the 1980s alone. Based upon the Township's 1982 Master Plan, the following is a comparison of the changes which have occurred in the Township's major land categories:

TABLE II-1
Land Use Changes During the 1980's

<u>Land Use</u>	1982		1989	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Residential	3,386	17.7	4,300	22.5
Public/Semi-Public	1,611	8.4	1,772	9.3
Commercial	366	1.9	694	3.6
Industrial	305*	1.6*	213*	1.1*
<u>Vacant/Agri./Woodland</u>	<u>13,426</u>	<u>70.3</u>	<u>12,115</u>	<u>63.4</u>
Total	19,094	100.0	19,094	100.0

*These figures cannot be compared, as it appears that different methodologies were used to calculate industrial acreage between 1982 and 1989.

As can be seen in the graph above, the most significant changes have occurred in vacant/agricultural/woodlands and residential land uses. Vacant/agricultural/woodlands have dropped from a total of 13,426 acres in 1982 to 12,115 acres in 1989. This change is primarily the result of increased residential development, which climbed from a total of 3,386 acres in 1982 to 4,300 acres in 1989. Another linkage identified with the residential development is commercial development, which nearly doubled during the seven year period.

Existing Land Use Categories

The Existing Land Use map (page II-3) breaks Evesham's land uses into eleven categories, of which five are various densities of residential development. These eleven categories break down as follows:

Vacant Land (Agricultural/Woodlands)

For the purposes of the Land Use map and this section of the master plan, vacant land includes not only undeveloped parcels within developed areas, but privately owned agricultural lands and woodlands. Vacant parcels awaiting infill development are relatively limited, but most are small commercial sites located along Rt.70 and larger commercial sites along Rt.73, south of the Marlton Circle. There are also large vacant residential sites located peripherally to the Rt.73/Rt.70 commercial core.

The vast majority of vacant land is comprised of agricultural land and woodlands. Much of the vacant land located in the northern third of the Township (non-Pinelands) is open land which has been cultivated over the years. Wooded portions of such sites are generally limited to stream corridors, lot/fence lines and wetlands. On the other hand, the majority of vacant land found in the southern two-thirds of the Township (Pinelands) is covered with pine forests.

Residential Land

At 22.5% of the total land area, residential land constitutes Evesham's largest land use category for developed land. This category has been broken down into five different sub-categories, which is reflective of the Township's variety of residential densities. The five sub-categories include 1) less than .5 units per acre, 2) between .5 and 1 unit per acre, 3) between 1 and 3 units per acre, 4) between 3 and 4 units per acre, and 5) greater than 4 units per acre.

Of these various housing densities, most of the low-density residential development is located in the Pinelands, while some is located in the northeastern section of the Township, near the Medford Township boundary. These developments are generally comprised of a typical suburban form, with one acre (or larger) rectangular lots with detached single-family dwellings fronting curvilinear streets.

Most of the medium-density housing (1 to 4 units per acre) is similar in layout and character to the low-density housing. This type of housing also consists of detached single-family dwellings integrated into a suburban subdivision design, but lots are much smaller, ranging from one acre to a quarter acre in size. With the exception of the Kings Grant planned unit development and a few scattered developments, the vast majority of medium-density housing is located within the non-Pinelands portion of the Township.

High-density housing, which includes those developments with a density exceeding four units per acre, takes on a character quite different than that of low and medium-density housing. These developments consist of multi-family attached housing, and they are only located in areas serviced by public sewer and water. In the case of Evesham, high-density housing is primarily in the non-Pinelands (northerly) portion of the Township. An exception to this statement is the Kings Grant development, which has its own sewage treatment plant. Table II-2 provides a breakdown of existing residential lands by land area:

TABLE II-2

Breakdown of Evesham's Residential Lands 1989

<u>Density</u>	<u>Acres</u>	<u>% of All Residential Land</u>
Less than .5 du/ac	600.37	14.0
.5-1 du/ac	525.78	12.2
1-3 du/ac	2,421.76	56.3
3-4 du/ac	64.35	1.5
<u>Greater than 4 du/ac</u>	<u>687.53</u>	<u>16.0</u>
Total	4,300.00	100.0

Public/Semi-Public Land

Public and semi-public land, which constitutes 1,722 acres, includes Township parks, Board of Education property and private open space. Of the 1,145 acres of Township park land, 768 acres is a part of the Green Acres program. With the exception of a few very small Township parks located in the vicinity of Marlton Lake, all of the parks are located in the northern section of the Township. The largest sites are the Savitch Farm (236.69 acres) and the Indian Springs Golf Course (152.17 acres).

Board of Education property includes a variety of schools (elementary, middle and high) and has a cumulative total of 244.8 acres. Like most other development within Evesham, all Board of Education lands are located in the northerly portion of the Township, with the exception of the Kings Grant School and a small lot near Kenilworth Lakes. While the school sites do not provide a large expanse of natural open space, as would a park, they are excellent sources for active recreational facilities which are available to the public.

Private open space is land which is privately owned but cannot be developed. This type of land often results from residential developments in which open space is protected through a conservation easement and maintained as an amenity for the use of residents of that particular development. Roughly 85 acres of private open space exist, of which the Little Mill Golf Course, located in the Pinelands, constitutes a substantial portion.

Commercial Land

Commercial land includes retail, service and office uses, and constitutes 3.6% of Evesham's total land area. The vast majority of Evesham's retail and service uses are located within a one mile radius of the Marlton Circle, most having frontage on Rt.70, Rt.73 or Main Street (Downtown).

While many of these uses are small retail and service businesses located on marginal lots, some sites consist of very large unified developments having a variety of retail and service

businesses. An example of such a development is the Marlton Crossing center, which includes a major grocery store, a department store, restaurants, and numerous small retail and service tenants. While very few commercial sites currently exist within the Pinelands portion of the Township, a couple of grocery stores and other retail business are anticipated for the Kings Grant development within the next few years.

Industrial Land

Evesham's economic base is dependent upon the office, retail and service sectors. Consequently, industrial uses are quite limited, and only to light industry and warehousing. Approximately a dozen light industrial/warehouse sites are identified on the Existing Land Use map, and these sites are basically scattered throughout the non-Pinelands portion of the township. The only concentration of these sites is located at North Pointe Commons (Stow Road), just west of Evesboro. Because these sites are only used for light industry and warehousing, the noise, glare, and emissions associated with heavy industry are not present. However, truck traffic is an impact.

EXISTING ZONING

Evesham Township currently has nineteen different land use zoning classifications, including one mixed use overlay classification. Of the nineteen individual zones, three are for rural development, seven are for residential development (single-family detached dwelling and duplexes only), two are for neighborhood/historic commercial development, three are for highway commercial development, three are for office development, one is for industrial development, and one is for mixed use development. For an overview of existing zoning in Evesham see end of report.

Rural Zones

This consists of three zones: Forest Agricultural (FA), Forest Woodland (FW), and Rural Development (RD). The FA and FW zones are located at the very southern tip of the Township and are in the Pinelands' Forest Zone. The balance of the rural zone is exclusively zoned RD, with the exception of the Kings Grant and Barton's Run planned unit development. The FA and FW zones allow agriculture, restricted professional, houses of religious worship and single-family detached residential development, with a minimum lot area of 3.2 acres (conditioned upon a cultural link to the Pinelands). The RD zone allows the same general uses as the FA and FW zones, with the addition of golf courses, cemeteries, airports, and townhouses and duplexes (conditioned upon 60% open space).

Residential Zones

The seven residential zones are Regional Growth Districts 1 through 4 (RG-1, RG-2, RG-3, and RG-4), Residential Districts 1 and 2 (R-1 and R-2), and the Planned Unit Residential Development zone. These zones allow the same general uses as in the rural zones, with the addition of various institutional uses, utility stations, and the like. With appropriate public utilities (sewer and water), single-family detached dwellings and duplexes are allowed on lots as small as 6,000 sq.ft. The one exception to the above generalities is the Planned Unit Residential Development zone. This zone is an overlay zone for R-1 and RG-1 districts, and it allows only single-family detached dwellings. These zones comprise the majority of the land area within the non-Pinelands portion of the Township, and some land in the northeast of the Pinelands and, for the most part, they are only interrupted by the commercial zones along Rt.70 and Rt.73, and two industrial zones located north of Rt.70.

Neighborhood/Historic Commercial Zones

There are two land use zones falling within this category: the Neighborhood Commercial (CN) zone and the Historic Commercial (CH) zone. The NC and CH zones both allow

MAP II-2
Existing Zoning

See end of report

typical neighborhood commercial uses such as hardware stores, hair salons, antique stores, laundries, upholsterers, banks, and bakeries. The primary distinction between the two zones is that the CN zone requires a minimum lot size of 2 acres within 5 acre subdistricts and it does not permit residential uses, while the CH zone permits multi-family residential uses and minimum lot sizes of 10,000 sq.ft. It should also be noted that, because the CH district encompasses Marlton's historic downtown, a program of architectural review is in place in order to preserve the historic character of the downtown.

The township has only four CN districts, all of which are relatively small in land area: one is located at the intersection of Rt.70 and N. Maple Avenue, another is just up the road on N. Maple Avenue, a third is located at the intersection of E. Main Street, Evans Road and Willow Bend Road, and the fourth is in southeast Evesboro. There is only one CH district, and it occupies all of Marlton's historic downtown.

Highway Commercial Zones

The three highway commercial zones are CH-2, CH-5, and CH-10. These zones are intended to provide high-intensity retail and service uses with good accessibility off of major arterials. These zones allow the same basic retail and service uses as outlined for the CN district, as well as auto sales and service, commercial recreation, offices, medical clinics, and fast-food (including drive-thru) restaurants (allowed conditionally). A few of the uses permitted within the CH-2 and CH-5 zones are not permitted in the CH-10 zone, such as auto sales and service, drive-thru restaurants, and movie theaters.

As indicated by the zone abbreviations, the minimum lot sizes within these three zones are two acres, five acres and ten acres respectively. The CH-10 zone has a 100' "ultrabuffer" requirement when adjacent to residential uses. Furthermore, these zones are limited to frontage along Rt.73 and Rt.70.

Office Zones

Evesham's three office zones are Office Campus-1 (OC-1), Office Campus-2 (OC-2) and Restricted Professional (RP). The OC zones allow any office uses, as well as warehousing, industrial, research and restaurants on a conditional basis. The RP zone could be considered an office version of the Neighborhood Commercial (CN) zone, as it allows a limited number of relatively low-intensity office uses. Furthermore, the RP zone permits all uses allowed within the CN on a conditional basis.

Both of the OC zones require a minimum planning subdistrict of 5 acres and a minimum lot size of 2 acres. The only difference in bulk requirements is that the OC-1 zone has slightly higher standards in regard to vegetated lot area and setback requirements than does the OC-2 zone. The RP zone has a minimum lot size requirement of only .5 acres. The OC zones are located exclusively along Rt.73 and Rt.70. There are only five small RP districts, of which three are located in Evesboro, one is in Pine Grove, and one is located on Rt.73 (south of the Marlton Circle), just before it crosses into Voorhees Township.

Industrial Zones

Evesham has only one industrial land use designation, the Industrial Park (IP) zone. This zone permits manufacturing, agriculture, laboratories, arcades, commercial recreation, and offices. However, any permitted use must also meet certain performance standards addressing factors such as noise, glare, smoke and odors. The minimum planning subdistrict area for this zone is 20 acres, with a minimum of 2 acre lots. There are only three IP zones, of which two are located on Rt.73 (north of the Marlton Circle) and one is on Evesboro-Medford Road.

Mixed Use Zones

Like the Planned Unit Residential Development zone, the Mixed Use zone is an overlay zone. It allows a wide variety of residential uses (from single-family detached to multi-

family) as well as office and commercial uses. The primary intent is to preserve environmentally sensitive areas/open space, reduce traffic, and provide cohesive and integrated development. There are currently only two sites having the mixed use overlay: one is on Rt.73, south of the Marlton Circle, and the other is on Rt.70, east of the circle.

Potential Impact of Current Zoning

An important consideration in examining existing zoning is the potential impacts which would result from a "full build-out" of the zoning. Some significant impacts can be readily quantified, such as total floor area, number of residents, number of employees, and traffic generation. However, impacts such as those on the environment are more difficult to quantify. Table III-3 outlines the quantitative impacts which can be expected from the current zoning:

TABLE II-3
EVESHAM ZONING ANALYSIS
6/1/89

ZONE	APPROXIMATE DEVELOPABLE ACREAGE/AC.	DENSITY UNITS/AC. FAR		DAILY# #TRIPS	#RESIDENTS	#EMPLOYEES	UNITS/SQ.FT.
R-1	1,684.17	3.9	-	59,114	17,734.2	-	5,911.4
R-2	250.46	6.5	-	14,652	4,395.6	-	1,465.2
FA	301.04	.05	-	150	45	-	15.0
FW	789.81	.08	-	632	189.6	-	63.2
RD	3,656.62	.25	-	9,142	2,742.6	-	914.2
RG-1	79.91	3.9	-	2,805	841.5	-	280.5
RG-2	212.78	3.9	-	7,469	2,240.7	-	746.9
RG-3	32.46	3.9	-	1,139	341.7	-	113.9
RG-4	17.63	3.9	-	619	186	-	61.9
CH	2.03	4.5	-	91	27	-	9.1
*CN	91.54	-	.20	3,448.0	-	3,589.0	797,496.0+
*CH-2	0.0	-	.30	7	-	0	0+
*CH-5	198.8	-	.30	11,236.0	-	11,695.0	2,339,067.0+
RP	7.46	-	.20	234.0	-	290.0	64,992.0+
OC-1	190.08	-	.30	8,942.0	-	11,178.0	2,235,570.0+
OC-2	-	-	.35	0	-	0	0+
IP	360.55	-	.35	21,388.0	-	10,388.0	5,496,945.0+
*CH-10	54.35	-	.25	2,559.0	-	2,663.4	532,684.4+
TOTALS 3,349.94**				324,579	28,744***	174,239.9	9,581 DU 55,455,763+

*

**Excluding FA, FW, RD

***Based on 3 persons per dwelling unit

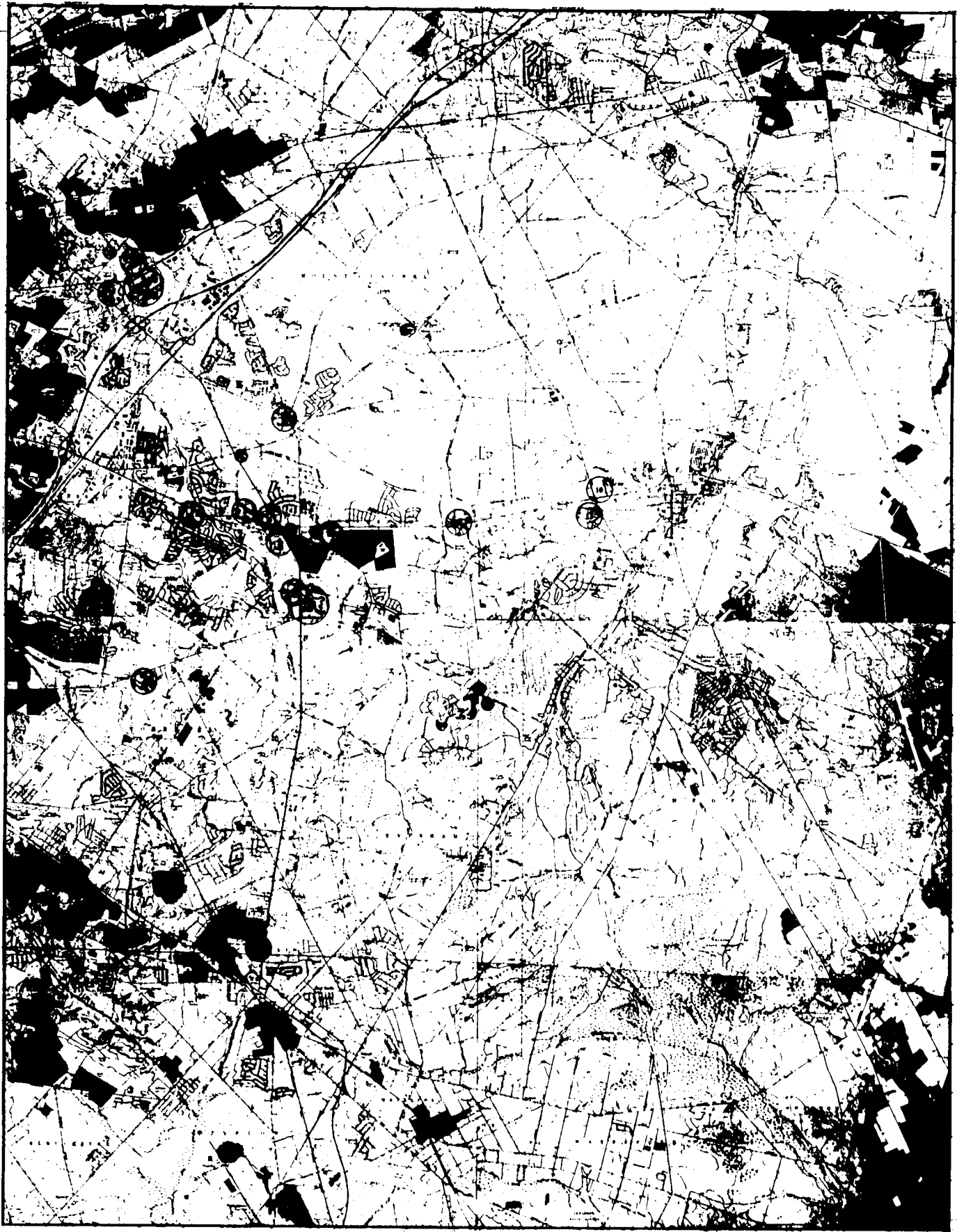
+ Commercial

Before leaving the subject of existing zoning, it should also be noted that a retail market analysis was performed for the Evesham trade area as a means for determining whether the Township currently has too little or too much land zoned for retail use. While the full report is found in Appendix D, Table II-4 provides an overview of retail developments either built or approved since 1985, as well as a summary of the report's findings:

TABLE II-4
Built/Planned Retail Projects Since 1985

Project	Location	SQ.FT.
Crispin Square	Turk Rd.& Union Mill Rd.	139,000
Marlton Crossing	Rt.73 & Rt.70	300,000
Designer's Walk	Rt.73 & Sunbird Dr.	78,000
Kings Mill	Taunton Rd.& Merchants Way	59,000
Circle 70 Shop. Cen.	Rt.73 & Rt.70	29,645
Marlboro Square	Rt.73 & Rt.70	100,000
Tanurb Shop. Cen.	Rt.73 & Evesham Rd.	112,285
Cedarwood	Rt.73 & Main St.	86,309
Festival at Marlton	Rt.70 & N.Locust Ave.	145,239
Sagemore Promenade	Rt.73 & Brick Rd.	435,000
Kings Grant Shop. Vil.	Taunton Rd.& Kings Grant Dr.	<u>18,336</u>
TOTAL		1,502,814

At present, Evesham's retail trade area is experiencing a 22% annual growth rate in retail space, compared to a 4.9% residential growth rate for the same trade area. Although retail occupancy rates currently stand at roughly 90%, which is indicative of a healthy retail market, it appears that the trade area will not be able to absorb the 1,502,814 sq.ft. which has already been built or planned for availability by roughly 1994. Correspondingly, current zoning designates 346.8 acres of land which could accommodate a maximum of 4,531,983 sq.ft. Clearly, a substantial amount of land currently zoned for potential retail use can be rezoned for a more realistic and reasonable use, see Map II-15.



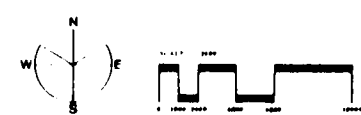
- Neighborhood Retail Center
 - 1. Kings Way Plaza
 - 2. Carverville Square
 - 3. Marlton Crossing
 - 4. Shop 'N' Shop
 - 5. Kings Road Shopping Village
 - 6. Kings Mall
- Community Retail Center
 - 1. K. Mart - Marlton
 - 2. Carverville - Carverville
 - 3. Carverville Square
 - 4. Carverville - Carverville
 - 5. Carverville - Carverville
 - 6. Carverville - Carverville
 - 7. Carverville - Carverville
 - 8. Carverville - Carverville
 - 9. Carverville - Carverville
 - 10. Carverville - Carverville
 - 11. Carverville - Carverville
 - 12. Carverville - Carverville
 - 13. Carverville - Carverville
 - 14. Carverville - Carverville
- Regional Retail Center
 - 1. Marlton Mall
 - 2. Marlton Plaza

RETAIL TRADE AREAS

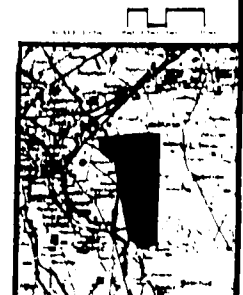
EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

 **HINTZ ASSOCIATES, INC.**
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1800



BASE MAP PREPARED BY THE BUREAU OF THE
COUNTY ENGINEER, BURLINGTON COUNTY, NEW JERSEY
FOR THE
PLANNING BOARD, 1985
PROJECT NO. 85-01-01
DESIGNED BY
HINTZ ASSOCIATES, INC.
BURLINGTON COUNTY, NEW JERSEY



1990 - 35,307
2020 - 45,000

III. POPULATION, EMPLOYMENT AND INCOME

POPULATION

The population of Evesham grew significantly between 1970 (13,447) and 1980 (21,508), corresponding to the 60 percent growth rate over this decade (Table 1). Although Burlington County as a whole grew only 12 percent over this period, the subregion where Evesham is located, and which includes, among others, Medford and Mt. Laurel also in Burlington County, and Voorhees and Waterford in Camden County, experienced very high growth rates, ranging from 57 percent (Mt. Laurel) to 113 percent (Medford).

New Jersey Department of Labor (NJDOL) estimates for 1987 suggest that growth was continued, although at a somewhat slower pace, with growth rates ranging from 15 percent (Medford) to 59 percent (Voorhees). Due to a special Census carried out on October 3, 1988 by the Federal Bureau of the Census, there is very reliable and up-to-date information for Evesham. The Special Census indicates a population of 32,132 for Evesham at this time, very close to the NJDOL estimate of 31,922 for July 1987. This indicates that Evesham is amongst the fastest growing municipalities in the region, with a 47 percent growth rate over the 8-year period since 1980.

Table III-1

Population Growth, Evesham and Surrounding Municipalities, 1970-84

	<u>1970</u>	<u>1980</u>	<u>% Growth</u>	<u>1987</u>	<u>% Growth</u>
Evesham	13,477	21,659	60.70	31,922	47.40
Cherry Hill	64,395	68,785	6.82	73,655	7.08
Medford	8,292	17,471	110.70	20,248	15.90
Moorestown	15,577	15,596	.12	15,606	.06
Mt. Laurel	11,221	17,614	56.97	28,521	61.92
Voorhees	6,214	12,919	107.90	20,500	58.68
Waterford	4,073	8,126	99.50	10,068	23.90
BURLINGTON	323,132	362,542	12.20	388,000	7.02

Source: N. J. Municipal Data Book, 1989 Edition

Table 2 provides a breakdown by age and sex of Evesham's population in 1988. Evesham's population is relatively young, with a median age of 31.4, slightly over the 1980 Burlington County average of 29.2. In terms of its social composition, Evesham's population is 95 percent white, more homogeneous than the 1980 Burlington County average of 85 percent.

TABLE III-2

Male/Female Ratio, By Age Groups, October, 1988

	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>	<u>PERCENT</u>
Under 5	1,376	1,352	2,728	8.0
5 - 14	2,279	2,315	4,594	14.0
15 - 24	2,190	2,229	4,419	14.0
25 - 34	3,340	3,649	6,989	22.0
35 - 44	2,800	2,913	5,713	18.0
45 - 54	1,818	1,803	3,621	11.0
55 - 64	1,158	984	2,142	7.0
65+	761	1,165	1,926	6.0
 TOTAL	 15,722	 16,410	 32,132	 100.0
Median Age:	31.3	31.4	31.4	

Source: U.S. Department of Commerce, Special Census, Oct. 1988

In 1980, there were 11,442 households in Evesham with the equivalent of 2.8 persons per household, down from the 1980 average of 3.2, a decline which follows the general trend towards smaller households. A household includes all persons who occupy a group of rooms or a single room constituting a housing unit; it does not mean, however, that this group is related. A family, on the other hand, is defined by the Census as a household head and one or more persons living in the same household and to him/her related by blood, marriage or adoption. Table III-3 presents the breakdown into different household types. Comparing Evesham's to Burlington County's, one sees that Evesham has a lower

proportion of single person households, both male and female, and both with or without dependents, as well as a higher proportion of married couple households; all of this, in addition to the higher average household size, suggest a more traditional household structure.

Table III-3

Households by Person in Household and Household Type,
Evesham Township and Burlington County, 1980

	Evesham		Burlington County
	-----		-----
	No. Households	Percent	Percent
1 Person Household			
Male	407	6.03%	.35%
Female	552	8.18	.48
2+ Person Household			
Married Couple	4,955	73.43	4.31
Single Male	158	2.34	.14
Single Female	496	7.35	.43
non-Family Household			
Male	111	1.64	.10
Female	69	1.02	<u>.06</u>
TOTAL			5.87

Source: 1980 U.S. Census

TABLE III-4

SPECIAL CENSUS OF EVESHAM, 1988

SPECIAL CENSUS OF EVESHAM -- BURLINGTON COUNTY, NEW JERSEY, AS OF 3 OCTOBER 1988

TABLE 1: BASIC COUNTS OF POPULATION AND HOUSING

AREA	PERSONS										HOUSING		
	TOTAL	WHITE	BLACK	PACIFIC ISLANDER	ASIAN AM.	IN. ALASKAN NATIVE	OTHER	SPANISH ORIGIN	IN GROUP QUARTRS	TOTAL	OCCUPID	VACANT	
SPECIAL CENSUS TOTAL.....	32132	30450	804	769	51	58	470	119	119	12192	11442	750	
TRACT: 7040.03.....	6426	5801	313	298	4	10	117	-	-	2066	1975	91	
TRACT: 7040.04.....	3531	3329	58	131	6	7	54	-	-	1669	1550	119	
TRACT: 7040.05.....	3798	3613	87	84	7	7	71	-	-	1420	1374	46	
TRACT: 7040.06.....	2029	1884	70	68	1	5	29	119	-	829	782	47	
TRACT: 7040.07.....	3154	3117	12	19	1	5	18	-	-	1061	1029	32	
TRACT: 7040.08.....	4130	3973	79	55	8	15	49	-	-	1439	1307	132	
TRACT: 7040.09.....	1953	1868	48	27	2	8	40	-	-	958	841	117	
TRACT: 7040.10.....	7111	6865	137	87	16	6	92	-	-	2750	2584	166	
ED: 0001.....	1892	1736	70	82	1	3	37	-	-	637	583	54	
ED: 0002.....	2638	2354	111	166	3	4	51	-	-	864	825	29	
ED: 0003.....	754	655	84	26	-	1	25	-	-	230	226	4	
ED: 0004.....	1142	1056	48	36	5	1	4	-	-	335	331	4	
ED: 0005.....	1822	1690	40	86	1	6	30	-	-	670	636	34	
ED: 0006.....	651	639	3	2	-	-	14	-	-	266	257	9	
ED: 0007.....	336	302	3	31	-	-	6	-	-	197	174	23	
ED: 0008.....	722	698	12	12	-	-	4	-	-	536	483	53	
ED: 0009.....	1354	1269	45	28	5	7	27	-	-	562	543	19	
ED: 0010.....	793	786	4	3	-	-	16	-	-	241	236	5	
ED: 0011.....	549	523	10	16	-	-	5	-	-	190	186	4	
ED: 0012.....	1102	1035	28	37	2	-	23	-	-	427	409	18	
ED: 0013.....	903	822	28	46	7	-	15	-	-	306	277	29	
ED: 0014.....	441	431	10	22	-	-	1	-	-	260	249	11	
ED: 0015.....	685	631	32	4	1	-	13	-	-	263	256	7	
ED: 0016.....	838	822	9	4	-	-	2	-	-	287	263	18	
ED: 0017.....	553	548	3	1	-	-	8	-	-	227	220	7	
ED: 0018.....	989	983	3	4	-	-	2	-	-	303	299	4	
ED: 0019.....	774	764	-	10	-	-	2	-	-	247	247	3	
ED: 0020.....	1020	1017	3	13	-	-	6	-	-	250	247	3	
ED: 0021.....	1114	1051	46	42	8	4	9	-	-	281	281	29	
ED: 0022.....	1996	1905	30	42	2	11	18	-	-	338	309	103	
ED: 0023.....	675	626	28	11	2	8	23	-	-	820	717	29	
ED: 0024.....	1278	1242	20	16	8	3	17	-	-	434	344	90	
ED: 0025.....	4914	4706	118	79	-	-	63	-	-	524	497	27	
ED: 0026.....	232	220	12	6	-	-	4	-	-	2068	1924	144	
ED: 0027.....	1058	1046	3	2	-	-	13	-	-	87	82	5	
ED: 0028.....	907	893	4	6	8	3	12	-	-	311	306	5	
ED: 0029.....	1278	1242	20	16	8	3	17	-	-	524	497	27	
ED: 0030.....	4914	4706	118	79	-	-	63	-	-	2068	1924	144	
ED: 0031.....	232	220	12	6	-	-	4	-	-	87	82	5	
ED: 0032.....	1058	1046	3	2	-	-	13	-	-	311	306	5	
ED: 0033.....	907	893	4	6	8	3	12	-	-	284	272	12	

SPECIAL CENSUS OF EVESHAM -- BURLINGTON COUNTY, NEW JERSEY, AS OF 3 OCTOBER 1988

PAGE 2

TABLE 2: PERSONS BY AGE, SEX, RACE AND SPANISH ORIGIN
GEOGRAPHIC AREA: SPECIAL CENSUS TOTAL

	TOTAL		WHITE		RACE		BLACK		PACIFIC ISLANDER		ASIAN	
	MALE	FEMALE	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE	MALE	FEMALE
TOTAL.....	32132	15722	16410	30450	14899	15551	804	377	427	769	389	380
UNDER 5 YEARS.....	2728	1376	1352	2558	1286	1272	57	25	32	102	60	42
UNDER 1 YEAR.....	590	308	282	555	292	263	9	4	5	26	12	14
1 YEAR.....	532	275	257	500	245	21	4	6	4	17	17	4
2 YEARS.....	526	262	264	484	240	244	21	7	14	19	13	6
3 YEARS.....	556	267	289	531	254	277	8	3	5	10	10	7
4 YEARS.....	524	264	260	488	245	243	13	9	4	19	8	11
5 TO 9 YEARS.....	2455	1222	1233	2278	1132	1146	72	37	35	87	45	42
5 YEARS.....	499	254	245	464	234	230	20	13	7	12	6	6
6 YEARS.....	512	248	264	478	234	244	14	6	8	16	5	11
7 YEARS.....	503	256	247	480	244	236	6	4	2	13	8	5
8 YEARS.....	470	227	243	425	202	223	22	12	10	18	9	9
9 YEARS.....	471	237	234	431	218	213	10	8	8	28	17	11
10 TO 14 YEARS.....	2139	1057	1082	1998	986	1012	75	38	37	56	28	28
10 YEARS.....	410	212	198	384	197	187	14	8	6	11	6	5
11 YEARS.....	414	200	214	385	188	197	15	8	7	11	3	8
12 YEARS.....	438	222	216	410	209	201	15	6	9	12	7	5
13 YEARS.....	423	201	222	395	187	208	16	9	4	13	5	4
14 YEARS.....	454	222	232	424	205	219	15	8	7	13	5	6
15 TO 19 YEARS.....	2136	1122	1014	2007	1055	952	69	32	37	56	32	24
15 YEARS.....	421	231	190	391	214	177	15	9	6	13	7	6
16 YEARS.....	420	219	201	393	204	189	14	7	7	12	7	5
17 YEARS.....	494	252	242	461	235	226	22	8	14	11	9	2
18 YEARS.....	439	238	201	415	227	188	12	6	6	12	5	7
19 YEARS.....	362	182	180	347	175	172	6	2	4	8	4	4
20 TO 24 YEARS.....	2283	1068	1215	2188	1019	1169	52	26	26	36	18	18
20 YEARS.....	361	167	194	349	159	190	7	4	3	3	1	1
21 YEARS.....	432	210	222	410	199	211	11	6	5	11	5	6
25 TO 29 YEARS.....	3313	1548	1765	3189	1498	1691	70	30	40	46	17	29
25 YEARS.....	3676	1792	1884	3492	1715	1777	69	32	37	101	38	63
30 TO 34 YEARS.....	2917	1432	1485	2725	1340	1385	96	39	57	81	44	37
35 TO 39 YEARS.....	2796	1368	1428	2594	1270	1324	102	48	54	92	45	47
40 TO 44 YEARS.....	2176	1096	1080	2062	1036	1026	62	30	32	50	29	21
45 TO 49 YEARS.....	1445	722	723	1389	694	695	30	14	16	24	14	10
50 TO 54 YEARS.....	1238	681	557	1194	655	539	22	14	8	19	10	9
55 TO 59 YEARS.....	904	477	427	890	468	422	8	4	4	5	4	1
60 TO 64 YEARS.....	692	293	399	678	287	391	9	4	5	3	1	2
65 TO 69 YEARS.....	517	243	274	505	237	268	6	2	4	4	2	2
70 TO 74 YEARS.....	352	125	227	344	122	222	4	1	3	4	2	3
75 TO 79 YEARS.....	365	100	265	359	99	260	1	1	-	3	-	3
80 YEARS AND OVER.....	23475	11365	12110	22371	10842	11529	549	253	296	488	233	255
18 YEARS AND OVER.....	2439	1017	1422	2391	995	1396	24	11	13	17	7	10
65 YEARS AND OVER.....	1926	761	1165	1886	745	1141	20	8	12	14	5	19
MEDIAN.....	31.4	31.3	31.4	31.4	31.4	31.5	30.5	30.1	30.9	30.1	28.4	30.6

TABLE 2: PERSONS BY AGE, SEX, RACE AND SPANISH ORIGIN - CON.
GEOGRAPHIC AREA: SPECIAL CENSUS TOTAL

	<-- AMERICAN INDIAN -->		<-- RACE -->		<-- CON. -->		<-- OTHER RACES -->		<-- SPANISH ORIGIN -->	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
TOTAL	51	29	22	58	28	30	470	212	258	
UNDER 5 YEARS.....	4	3	1	7	2	5	50	30	20	
UNDER 1 YEAR.....	-	-	-	-	-	-	15	11	4	
1 YEAR.....	-	-	-	5	1	4	10	6	4	
2 YEARS.....	2	2	-	-	-	-	17	4	3	
3 YEARS.....	-	-	-	-	-	-	11	5	6	
4 YEARS.....	2	1	1	2	1	1	7	4	3	
5 TO 9 YEARS.....	5	2	3	13	6	7	36	19	17	
5 YEARS.....	1	1	1	2	1	1	8	4	4	
6 YEARS.....	2	1	1	2	2	1	9	4	5	
7 YEARS.....	-	-	-	4	-	4	6	2	4	
8 YEARS.....	2	1	1	3	3	-	6	4	2	
9 YEARS.....	-	-	-	2	-	2	7	5	2	
10 TO 14 YEARS.....	5	4	1	5	1	4	20	11	9	
10 YEARS.....	1	1	-	-	-	-	3	2	1	
11 YEARS.....	2	1	1	1	-	1	4	3	1	
12 YEARS.....	-	-	-	1	-	-	5	3	3	
13 YEARS.....	1	1	-	2	-	2	3	2	1	
14 YEARS.....	1	1	-	1	1	-	5	2	3	
15 TO 19 YEARS.....	2	2	-	2	1	1	46	13	33	
15 YEARS.....	1	1	-	1	1	1	6	1	5	
16 YEARS.....	1	1	-	1	-	-	13	3	10	
17 YEARS.....	-	-	-	-	-	-	8	1	7	
18 YEARS.....	-	-	-	-	-	-	10	6	4	
19 YEARS.....	-	-	-	1	1	-	9	2	7	
20 TO 24 YEARS.....	2	2	-	5	3	2	37	15	22	
20 YEARS.....	-	-	-	2	2	-	9	2	7	
21 YEARS.....	-	-	-	-	-	-	4	3	1	
25 TO 29 YEARS.....	4	1	3	4	2	3	49	19	30	
30 TO 34 YEARS.....	7	3	4	7	4	3	69	29	40	
35 TO 39 YEARS.....	9	5	4	6	4	2	41	19	22	
40 TO 44 YEARS.....	7	4	3	1	1	1	36	17	19	
45 TO 49 YEARS.....	1	1	-	1	-	1	25	10	15	
50 TO 54 YEARS.....	-	-	-	2	-	2	23	13	10	
55 TO 59 YEARS.....	2	1	1	1	1	-	12	5	7	
60 TO 64 YEARS.....	-	-	-	1	1	-	15	6	9	
65 TO 69 YEARS.....	-	-	-	2	1	1	4	1	3	
70 TO 74 YEARS.....	1	1	-	1	1	-	5	3	2	
75 TO 79 YEARS.....	-	-	-	-	-	-	2	-	-	
80 YEARS AND OVER.....	2	-	2	-	-	-	-	-	-	
18 YEARS AND OVER.....	35	18	17	32	19	13	337	147	190	
62 YEARS AND OVER.....	3	1	2	4	2	1	20	11	9	
65 YEARS AND OVER.....	3	1	2	3	2	1	11	6	5	
MEDIAN.....	32.5	30.8	33.8	21.0	27.5	13.5	29.7	29.7	29.7	

TABLE 3: CHARACTERISTICS OF HOUSING UNITS BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER
GEOGRAPHIC AREA: SPECIAL CENSUS TOTAL

	RACE						OTHER RACES				SPANISH ORIGIN
	TOTAL	WHITE	BLACK	P. ISLANDER	ASIAN	AM. NATIVE	INDIAN	OTHER	RACES		
TOTAL OCCUPIED HOUSING UNITS.....	11442	10935	263	213	17	14	148				
TENURE AND UNITS IN STRUCTURE											
OWNER OCCUPIED HOUSING UNITS.....	8790	8432	178	162	13	5	102				
PERCENT OF ALL OCCUPIED UNITS.....	76.8	77.1	67.7	76.1	76.5	35.7	68.9				
1 UNIT, DETACHED.....	6551	6257	145	133	11	5	75				
1 UNIT, ATTACHED.....	1947	1887	31	27	2	-	23				
2 UNITS.....	124	121	1	2	-	-	1				
3 OR 4 UNITS.....	1	1	-	-	-	-	-				
5 OR MORE UNITS.....	162	161	1	-	-	-	3				
MOBILE HOME OR TRAILER.....	5	5	-	-	-	-	-				
RENTER OCCUPIED HOUSING UNITS.....	2652	2503	85	51	4	9	46				
PERCENT OF ALL OCCUPIED UNITS.....	23.2	22.9	32.3	23.9	23.5	64.3	31.1				
1 UNIT, DETACHED.....	235	221	6	6	1	1	5				
1 UNIT, ATTACHED.....	735	683	34	14	-	4	20				
2 UNITS.....	64	62	2	-	-	-	1				
3 OR 4 UNITS.....	7	7	-	-	-	-	-				
5 OR MORE UNITS.....	1605	1524	43	31	3	4	20				
MOBILE HOME OR TRAILER.....	6	6	-	-	-	-	-				
PERSONS											
IN OCCUPIED HOUSING UNITS.....	32013	30388	788	740	57	40	427				
PER OCCUPIED HOUSING UNIT.....	2.80	2.78	3.00	3.47	3.35	2.86	2.89				
IN OWNER OCCUPIED UNITS.....	26495	25259	576	596	48	16	310				
PER OWNER OCCUPIED UNIT.....	3.01	3.00	3.24	3.68	3.69	3.20	3.04				
OWNER OCCUPIED UNITS.....	8790	8432	178	162	13	5	102				
1 PERSON.....	1141	1116	16	25	3	2	14				
2 PERSONS.....	2518	2446	42	36	1	-	28				
3 PERSONS.....	1859	1774	48	60	4	3	22				
4 PERSONS.....	2092	1984	41	23	-	-	24				
5 PERSONS.....	847	805	19	5	1	-	9				
6 PERSONS.....	243	226	11	4	1	-	3				
7 PERSONS.....	61	55	-	2	1	-	-				
8 OR MORE PERSONS.....	29	26	-	4	1	-	-				
MEDIAN.....	3.40	3.37	3.65	4.22	4.13	4.17	3.41				
IN RENTER OCCUPIED UNITS.....	5518	5129	212	144	9	24	117				
PER RENTER OCCUPIED UNIT.....	2.08	2.05	2.49	2.82	2.25	2.67	2.54				
RENTER OCCUPIED UNITS.....	2652	2503	85	51	4	9	46				
1 PERSON.....	967	925	26	13	2	1	11				
2 PERSONS.....	959	926	20	9	1	4	8				
3 PERSONS.....	388	358	19	16	1	3	12				
4 PERSONS.....	248	214	14	3	-	-	2				
5 PERSONS.....	72	64	5	1	-	-	-				
6 PERSONS.....	12	12	-	-	-	-	-				
7 PERSONS.....	3	2	-	1	-	-	-				
8 OR MORE PERSONS.....	3	2	1	-	-	-	-				
MEDIAN.....	2.37	2.35	2.82	3.39	2.00	2.88	2.91				

SPECIAL CENSUS OF EVESHAM -- BURLINGTON COUNTY, NEW JERSEY, AS OF 3 OCTOBER 1988

TABLE 4: HOUSEHOLD AND FAMILY CHARACTERISTICS BY RACE AND SPANISH ORIGIN
GEOGRAPHIC AREA: SPECIAL CENSUS TOTAL

PAGE 5

	TOTAL	WHITE	BLACK P.	ASIAN P.	AM. INDIAN	OTHER RACE	SPANISH ORIGIN
TOTAL PERSONS.....	32132	30450	804	769	51	58	470
PERSONS IN HOUSEHOLDS.....	32013	30331	804	769	51	58	470
HOUSEHOLDER.....	11442	10935	263	213	17	14	148
15 TO 24 YEARS.....	420	406	11	3	-	-	9
25 TO 34 YEARS.....	3370	3240	64	55	6	5	53
35 TO 44 YEARS.....	3208	2995	104	95	8	6	39
45 TO 54 YEARS.....	2085	1985	56	42	1	1	27
55 TO 64 YEARS.....	1308	1271	20	15	1	1	14
65 TO 74 YEARS.....	700	689	7	2	1	1	4
75 YEARS AND OVER.....	351	349	1	1	-	-	2
FAMILY HOUSEHOLDER.....	8875	8449	211	191	13	11	115
MALE.....	7350	6997	164	169	11	9	93
FEMALE.....	1525	1452	47	22	2	2	22
NONFAMILY HOUSEHOLDER.....	2567	2486	52	22	4	3	33
MALE.....	1272	1228	23	16	2	3	20
FEMALE.....	1295	1258	29	6	2	3	13
SPOUSE.....	7819	7425	184	189	11	10	115
CHILD.....	11247	10574	306	323	18	26	179
OTHER RELATIVE.....	815	739	33	35	4	4	19
NONRELATIVES.....	690	658	18	9	1	4	9
PERSONS IN GROUP QUARTERS.....	119	119	-	-	-	-	-
INMATE OF INSTITUTION.....	119	119	-	-	-	-	-
OTHER.....	-	-	-	-	-	-	-
PERSONS 75 YEARS AND OVER LIVING ALONE.....	193	192	1	-	-	-	1
PERSONS PER HOUSEHOLD (BY RACE OF HOUSEHOLDER).....	2.80	2.78	3.00	3.47	3.35	3.86	3.89
PERSONS PER FAMILY (BY RACE OF HOUSEHOLDER).....	3.24	3.22	3.43	3.72	4.08	3.00	3.35
PERSONS UNDER 18.....	8657	8079	255	281	16	26	133
HOUSEHOLDER OR SPOUSE.....	15	14	1	-	-	-	1
CHILD.....	8355	7808	238	271	15	23	127
IN MARRIED COUPLE FAMILIES.....	7561	7065	209	258	15	14	117
PERCENT OF PERSONS UNDER 18 YEARS.....	87.3	87.4	82.0	91.8	93.8	53.8	88.0
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT.....	596	554	26	10	-	6	7
MALE HOUSEHOLDER, NO WIFE PRESENT.....	198	189	12	3	-	3	5
OTHER RELATIVES.....	239	215	4	8	1	3	-
NONRELATIVES.....	48	42	-	2	-	-	-
INMATE OF INSTITUTION.....	-	-	-	-	-	-	-
OTHER, IN GROUP QUARTERS.....	-	-	-	-	-	-	-
PERSONS 65 YEARS AND OVER.....	1926	1886	20	14	3	3	11
FAMILY HOUSEHOLDER.....	650	641	5	2	-	1	4
MALE.....	541	533	1	2	-	1	4
FEMALE.....	109	108	3	2	-	1	-
SPOUSE.....	464	458	8	9	1	1	3
OTHER RELATIVE.....	282	263	1	2	1	1	2
NONRELATIVES.....	11	9	2	1	1	-	2
NONFAMILY HOUSEHOLDER.....	401	397	2	1	1	-	2
MALE.....	83	81	-	1	1	-	-
FEMALE.....	318	316	2	-	-	-	-
INMATE OF INSTITUTION.....	118	118	-	-	-	-	-
OTHER, IN GROUP QUARTERS.....	-	-	-	-	-	-	-

EMPLOYMENT

Table III-5 shows the occupational profiles for Evesham's labor force and those of the surrounding municipalities and Burlington County; these do not differ greatly, with a concentration in the service, trade, and manufacturing sectors, which employs seventy-five percent of Evesham's residents. Table III-6 shows the distribution of employment by occupation for Evesham's residents -- Professional Specialities (15 percent), Administrative and Clerical Support (18 percent), and Executive, Administrative and Managerial (19 percent) were the most representative categories.

Table III-5
Percentage Distribution of Employment by Industry, Evesham
Township, Surrounding Municipalities and Burlington County, 1980

	Evesham	Cherry Hill	Medford	Moorestown	Mt. Laurel	Voorhees	Waterford	Burlington County
Sector Jobs	%	%	%	%	%	%	%	%
1	110	70	72	94	107	26	11	1,675
2	587	1,303	588	287	317	300	394	7,360
3	2,114	5,627	1,422	1,440	1,538	1,127	543	34,344
4	746	1,606	456	368	569	559	331	11,836
5	2,658	8,356	1,732	1,324	2,024	1,587	649	32,090
6	785	2,669	534	524	746	596	216	9,291
7	3,068	11,023	2,404	2,420	2,522	2,150	780	44,532
8	<u>388</u>	<u>1,308</u>	<u>390</u>	<u>345</u>	<u>397</u>	<u>311</u>	<u>194</u>	<u>12,167</u>
TOTAL	10,456	21,962	7,598	6,802	8,220	6,656	3,118	153,295

Sector Code:

- 1 - Agriculture, Forestry, Fisheries & Mining
- 2 - Construction
- 3 - Manufacturing
- 4 - Transportation, Communications, Utilities
- 5 - Trade
- 6 - Finance, Insurance, Real Estate
- 7 - Services
- 8 - Public Administration

Source: 1980 U.S. Census

Table III-6

Employment by Occupation, Evesham and Burlington County, 1980

Sector Jobs	Evesham		Burlington County	
	No. Persons	Percent	No. Persons	Percent
Exec., Admin., & Manag.	1,991	19.04	19,465	12.70
Prof. Speciality	1,592	15.23	21,212	13.84
Technicians	277	2.65	5,140	3.35
Sales	1,600	15.30	16,934	11.05
Admin & Clerical Support	1,893	18.10	28,834	18.81
Services	1,034	9.89	18,278	11.92
Farming, Forestry & Fishing	79	.76	1,483	.97
Manufacturing	1,441	13.78	29,763	19.42
Others	549	5.25	12,186	7.95

Source: 1980 US Census

Table III-7, on the other hand, portrays covered employment growth within the County. Covered employment is monitored by the N.J. Department of Labor and Industry and includes private sector jobs subject to the N.J. Unemployment Compensation Law, while it does not include government workers among the residents of Evesham. Although subject to these limitations, it provides a good indicator of employment growth on the County level. In both absolute and relative terms employment growth in the County in the 1975-85 period was very significant. It should be added that employment location in Burlington County over this period was actively redistributed. Table III-8 suggests that employment in Evesham is located in medium-to-small size companies, since most of the large employers in the manufacturing sector are in nearby Voorhees.

TABLE III-7

Covered Employment Growth,
Burlington County, 1975-1985

	1975 -----	1985 -----	% Growth -----
Burlington County	67,068	124,792	86,07%

Source: N.J. Department of Labor & Industry
Covered Employment Trends 1975-85

Table III-8

Major Industrial Employers, Evesham and Environs - 1985**

<u>Firm</u>	<u>Product line</u>	<u>Jobs</u>	<u>GFA*</u>
Atlas Building	Concrete Slabs	60	50,000 sq.ft. (12 acres)
Beltor Manuf. Co.	Hospital Supplies	25	15,000 sq.ft. (4 acres)
Engar Machine Co.	Machinery	27	7,500 sq.ft.
Env. Dynamics	Pollution Control equip.	26	10,000 sq.ft. (2 acres)
No. Telecom Inc.	Data Communications	400	n/a
Plasma-Therm Inc.	Generators	300	n/a
Sensitek Corp.	Automatic test equip.	25	n/a
Spectron Corp	Data Communications	415	n/a

Source: MacRaes Industrial Directory of New Jersey 1985
NJ Directory of Manufacturers 1986-87 edition,
Commerce Register, Inc.

Notes: * Gross Floor Area [] Represents National Employment

**Employers in Evesham are currently under more detailed review since it has been determined that covered employment data has documented employers by post office, not actual address.

INCOME

Table III-9 presents 1980 income statistics for Evesham and Burlington County; Evesham is slightly more affluent than the County average -- \$26,411 median household income, as compared to \$21,197; 69.5 percent of households with annual incomes of over \$20,000, as opposed to only 54 percent at the County level. However, when Evesham is compared to surrounding municipalities in Table III-10, it occupies the middle range of income. Also for 1980, Evesham presented 2.4 percent of its families below the federally defined poverty level, again roughly comparable to most of the surrounding municipalities (see Table 10).

Table III-9

Household and Family Income by Income Brackets,
Evesham and Burlington County, 1980

	Evesham Township -----				Burlington County ----- Percent House Holds
	House holds	Per cent	Fami- lies	Per cent	
less than \$4,999	285	4.22	110	1.96	6.61
\$5,000 - 9,999	409	6.06	238	4.24	11.53
\$10,000 - 14,999	528	7.82	316	5.63	13.34
\$15,000 - 19,999	833	12.34	672	11.98	14.75
\$20,000 - 29,999	2,085	30.90	1,871	33.36	26.80
\$30,000 - 39,999	1,558	23.09	1,449	25.83	15.26
\$40,000 - 49,999	636	9.43	617	11.0	6.52
\$50,000 - 74,999	345	5.11	318	5.67	4.13
\$75,000 +	68	1.01	34	.61	1.11

median income	\$26,411	28,016	21,197
mean income	\$27,518	29,049	23,548

Source: 1980 U. S. Census

Table III-10
Median Income for Households and Families, Evesham
Township, Surrounding Municipalities and Burlington County

	<u>Households</u>	<u>Families</u>
Evesham	\$26,411	\$28,016
Cherry Hill	29,451	31,428
Medford	27,274	29,878
Moorestown	27,225	30,619
Mt. Laurel	28,244	30,051
Voorhees	25,489	28,803
Waterford	20,573	21,750
Burlington Co.	21,197	23,251

Source: 1980 U.S. Census

TABLE III-11
Percent Distribution of Persons and Families
Below Poverty Level,
1980, Evesham, Surrounding Municipalities and Burlington County

	<u>% Below Poverty Level</u>	
	<u>Persons</u>	<u>Families</u>
Evesham	2.7	2.4%
Cherry Hill	3.3	2.7
Medford	3.4	2.7
Moorestown	3.1	2.4
Mt. Laurel	2.6	2.4
Voorhees	4.8	3.5
Waterford	6.1	5.5
Burlington County	6.3	5.1

Source: 1980 U.S. Census

Mt. Laurel II defines low-income and moderate-income households as those earning respectively below 50 percent and 80 percent of the median household income, for a household of four, for the housing region to which the municipality belongs. Evesham as part of a four county housing region, (including Burlington, Camden, Gloucester and Mercer Counties), for which the median 1979 household income was approximately \$19,500. Thus, a lower income household would earn less than \$9,750, while a moderate income household would earn between \$9,750 and \$15,600. These median incomes should, in turn, be adjusted for household size, a step which the Census does not allow us to complete. In Evesham, there were approximately 694 households with incomes below \$9,750 and approximately an additional 528 with incomes above \$9,750 but below \$15,600.

THE BALANCE OF POPULATION, EMPLOYMENT AND INCOME WITHIN THE REGIONAL SETTING

In 1980, Evesham counted a population of 21,508 grouped into 7,075 households and had an employment base which included 3,859 private sector covered jobs (September, 1979; 79,892 total covered jobs in Burlington County).

Table III-12 shows that Evesham Township has 1.13 persons per acre, .40 jobs per acre and .73 housing units per acre. Evesham had the second largest population and housing stock of the surrounding municipalities in 1980.

TABLE III-12

Population, Employment and Housing
Evesham and Surrounding Municipalities, 1980

	<u>Area (Acres)</u>	<u>Population</u>	<u>Density (Units/Acre)</u>		
			<u>Population</u>	<u>Employment</u>	<u>Housing</u>
Evesham	19,094	21,508	1.13	.40	.73
Cherry Hill	15,571	68,785	4.42	2.32	1.44
Medford	25,946	17,622	.68	.12	.06
Moorestown	9,775	15,596	1.60	1.43	.56
Mt. Laurel	14,264	17,614	1.23	.36	.40
Voorhees	7,476	12,919	1.73	.97	.65
Waterford	23,254	8,126	.35	.08	.11

Source: 1980 U.S. Census
Municipal Data Book, 1989

Table III-13 shows the balance between housing, population and employment in Evesham and surrounding municipalities. Given the amount of employment which has located in town since 1980, these figures may be deceiving. However, relative to its resident population in 1980, Evesham presents 5.57 residents for every one job and 1.75 households for every job. Relative to the surrounding municipalities, and to the size of its population, Evesham has an average employment base.

Table III-13

Population, Households and Employment, Selected
Municipalities in Burlington and Camden Counties, 1980

	Covered Jobs 1979	Popu- lation 1980	People/ Jobs Ratio	House- holds 1980	House- holds/Jobs Ratio
Evesham	3,859	21,508	5.57	6,748	1.75
Cherry Hill	36,083	68,785	1.91	21,855	.61
Medford	3,170	17,622	5.56	5,514	1.74
Moorestown	13,948	15,596	1.12	5,268	.38
Mt. Laurel	5,188	17,614	3.40	5,429	1.05
Voorhees	7,233	12,919	1.79	4,605	.64
Waterford	1,909	8,126	4.26	2,462	1.29
Burlington Cty	80,093	362,542	4.53	114,890	1.43

Source: NJ Department of Labor Covered Employment Trends;
US Census 1980

VI. UTILITIES

VI. UTILITIES

The four primary utilities currently provided within Evesham Township are water, sewer, electricity and gas. Public water and sewer are provided by the Evesham Municipal Utility Authority (EMUA), while electricity and gas are provided by three different utility companies. Sewer and water capacity have greater limitations, due to limitations in environmental systems, than do electricity and gas. As explained below, because of the status of sewer and water capacity, there will have a very significant impact upon the location and volume of future development within the Township.

WATER

As stated previously, public water is provided through the EMUA. The EMUA's current water source is the Raritan Aquifer, and the portion of Evesham which is serviced is limited primarily to the more developed northerly section of the Township which is not a part of the Pinelands. The only exceptions to this geographic limitation are: 1) a residential area on the south side of (East) Marlton Pike (which serves as part of the Pinelands northerly boundary through the township), 2) a link down Tuckerton Road to service the Barton Run development, and 3) the Kings Grant development. The water drawn from the Raritan aquifer is relatively iron-free and requires only chlorination and, in some cases, sequestering*. The water system consists of 90 miles of distribution lines having a range of 6" to 16" diameter pipes (see Map VI-3).

*Sequestering is a water treatment process in which solid particles are allowed to settle.

Recent Trends

The Evesham service area has seen a water consumption increase of 40% over the past five years. In 1983 there were 6,004 connections into the system, while there are presently (July, 1989) 9,757 connections. This represents a 60% increase in the number of connections (see Table VI-1 below):

Table VI-1*
Water Consumption Trends for Evesham, 1980s

	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
Annual Water Consumption (MG)	794	776	796	928	905	1,109
Connections	6,004	6,052	6,205	7,015	8,703	9,757
E.D.U.	7,372	7,400	7,446	8,418	9,175	10,193
Equivalent Population Served 2.9						
Inhabitants per EDU	21,378	21,460	21,593	24,412	26,607	29,559
Gal/day/capita	101	99	101	104	93	102
Avg. max day/capita					148	152

* Source: EMUA Engineer's Report, Permit # 5004 5219, June 1989

Not surprisingly, the level of water consumption varies throughout the year, with maximum consumption occurring during the summer months, and minimum consumption occurring during the winter months. This cyclical pattern is illustrated in Table VI-2:

Table VI-2*
Water Consumption - 1988

	<u>Evesham Service Area</u>	<u>Kings Grant Service Area</u>
January	69.090	9.429
February	54.990	8.808
March	77.861	9.534
April	91.975	11.136
May	101.495	11.736
June	134.934	16.371
July	121.268	15.172
August	119.541	14.056
September	92.224	12.255
October	91.908	12.648
November	72.557	10.383
December	<u>71.17</u>	<u>10.765</u>
Average Month	92.41 MG	11.85 MG

* Source: EMUA Engineer's Report, Permit # 5004 5219, June 1989

WINDYBRIAM
SEWAGE PLANT

ELMWOOD
SEWAGE PLANT

LEGEND

- 6" Diameter Pipe
- 8" Diameter Pipe
- 10" Diameter Pipe
- 12" Diameter Pipe
- 14" Diameter Pipe
- 15" Diameter Pipe
- 16" Diameter Pipe
- 18" Diameter Pipe
- 24" Diameter Pipe
- Joint
- Pump
- Treatment Plant

SEWER SYSTEMS

EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

HINTZ ASSOCIATES, INC.
32 North Main Street, Pennington, New Jersey 08534 (609) 737-1930



Future Demands

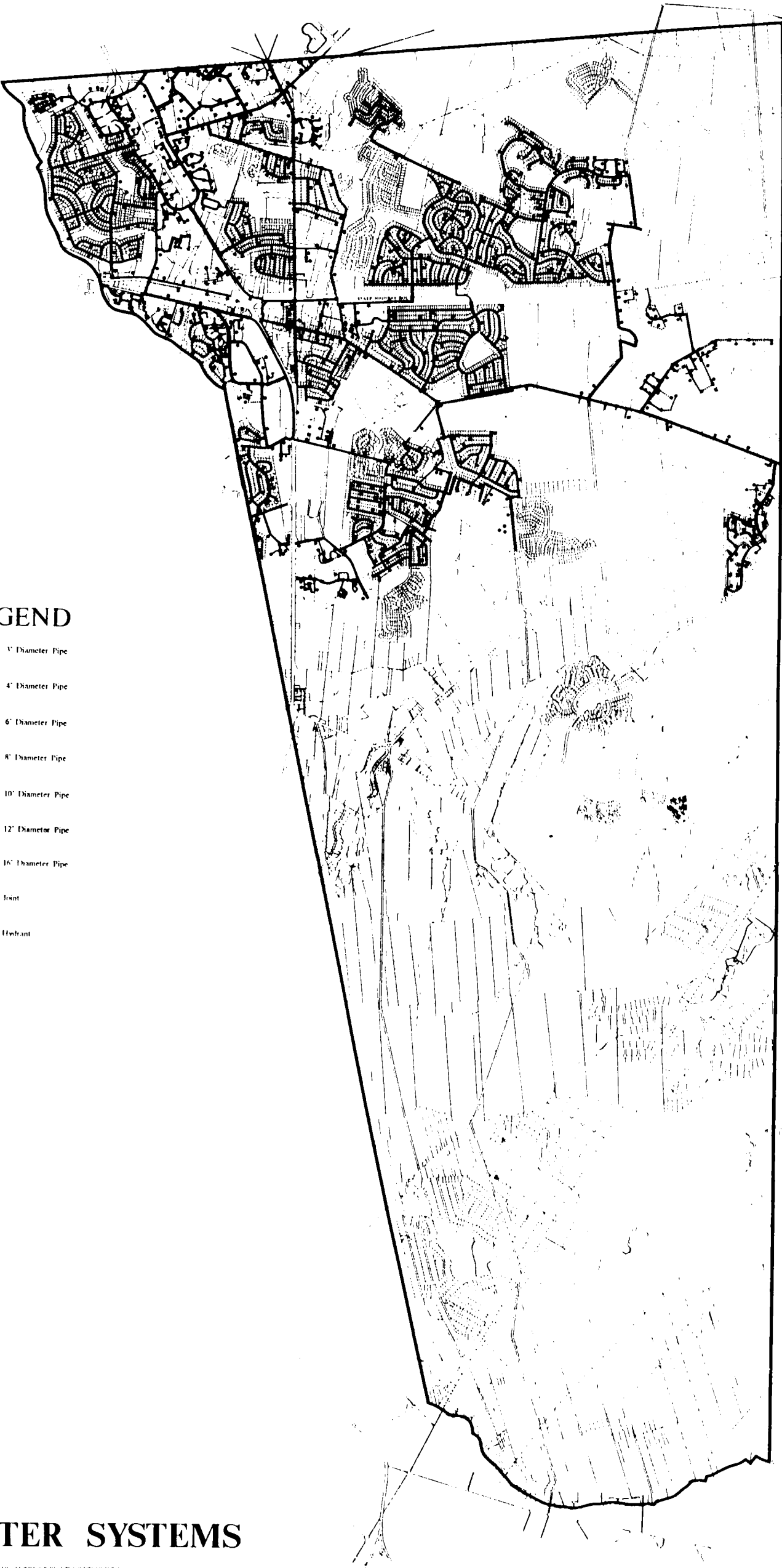
The current total demand on the township's public water system is 3.38 million gallons per day (MGD). Although this demand is projected to increase to a total of 6.76 MGD by the year 2,003, the systems current capacity of 8.0 MGD should not be threatened. However, it is likely that another water source will soon be required. Due to the rapid depletion of the Raritan Aquifer, there will be dependency on the Mt. Laurel Aquifer in the future.

SEWER

The EMUA sewage treatment system services the same areas described in the water system. This service area includes the non-Pinelands portion of the Township, as well as the three areas cited previously within the Pinelands (E. Marlton Pike area, Bartons Run, and Kings Grant). The service area is divided into three sub-areas which are each serviced by one treatment plant. These plants include the Woodstream plant, the Elmwood plant and the Kings Grant plant (see Map VI-5).

Woodstream Plant

The Woodstream plant is located off of Brandywine Drive, in the very northwest corner of the Township. This facility services most of the Township's office and retail developments located in the vicinity of the Rt.73 and Rt.70 intersection, as well as the Woodstream residential development. Its treated effluents are discharged into the South Branch of the Pennsauken Creek. As can be seen in Attachment IV-A, the design capacity of this plant is 1.5 million gallons per day (MGD), while the total present and committed flow is 1.1 MGD (calculated from Sept. to Dec. 1989). These two figure leave a balance of .40 MGD available flow. Although no schedule has yet been set for upgrading capacity, NJDEP will establish a deadline sometime in the future.



LEGEND

- 3" Diameter Pipe
- 4" Diameter Pipe
- 6" Diameter Pipe
- 8" Diameter Pipe
- 10" Diameter Pipe
- 12" Diameter Pipe
- 16" Diameter Pipe
- Joint
- Hydrant

WATER SYSTEMS

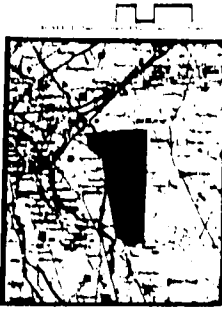
EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

HINTZ ASSOCIATES, INC.
 12 North Main Street, Pennsboro, New Jersey 08134 (609) 337-1930



AS SHOWN ON THE MAP, THE TOWNSHIP OF EVESHAM, NEW JERSEY, IS BOUND BY THE TOWNSHIPS OF BURLINGTON, NEW JERSEY, TO THE NORTH, WEST, AND SOUTH, AND BY THE TOWNSHIP OF CAMDEN, NEW JERSEY, TO THE EAST.



Elmwood Plant

The Elmwood plant is located off of North Elmwood Road, halfway between Marlton's downtown and the easterly boundary of the township. This plant services the majority of Evesham's residential development, and its treated effluents are discharged into the Southwest Branch of the Rancocas Creek. As indicated in Attachment IV-B, the design capacity of the Elmwood plant is 2.3 MGD, while the total present and committed flow is 1.8 MGD. These two figures leave a balance of .50 MGD available flow. A court-ordered deadline of September of 1991 has been set for upgrading the facility's capacity.

Kings Grant Plant

The Kings Grant plant is located off of Taunton Lake Road, and is the only sewage treatment plant within the Pinelands portion of the Township. This plant exclusively services the Kings Grant planned unit development, and its treated effluents are discharged into Black Run. The plant was originally constructed as part of the Kings Grant development, but the EMUA purchased it in July of 1987. Although design capacity and current level figures are not presently available, it is understood that (under normal conditions) this facility has a generous capacity for available flow, as it was designed in coordination with a planned unit development. However, it should be noted that the system's innovative lagoon system is currently experiencing problems in which percolation has failed and infiltration into the aquifer is occurring. Consequently, sewage must be transported to another plant, and resolution of the problem will not occur until NJDEP approval is obtained to begin work.

In order to illustrate the relationship of each of the three plants, the following table is provided:

Table VI-3*

Population Distribution Between Facilities, 1985

Population Source	Evesham	Woodstream	Elmwood	Kings Grant	Unserviced
1980 Census	21,500	6,600	12,590	450	2,020
DVRPC Projection for Year 2,000	40,000	11,680	24,000	800	3,520

Future Demands

It should be noted that the figures for total current and committed flows indicated for each of the plants was based upon averages from September through December. Flows during the summer months are substantially higher. For example, during the four months proceeding January of 1990, the total current and committed flow for the Elmwood plant was 1.8 MGD. This figure left an available flow of .5 MGD. On the other hand, during the four months proceeding September of 1989, the total current and committed flow was 2.05 MGD. This figure left a total available flow of only .25 MGD. Furthermore, a moratorium on sewer connections is currently in effect due to deficiencies in the Elmwood plant. The facility is currently in the process of being expanded/upgraded.

ELECTRICITY AND GAS

As noted earlier, Evesham is serviced with electricity and gas through three separate utility companies. The northern half of the Township is serviced for both electricity and gas by the Public Service Electric and Gas Company (PSE&G). On the other hand, the southern half of the Township is serviced for electricity by Atlantic Electric, while gas is provided by the South Jersey Gas Company. Because the electricity and gas service are not significantly restricted by environmental factors, their capacity and availability to all parts of the Township is virtually unlimited. Thus, electricity and gas will not be addressed in detail in this element of the master plan.

TABLE VI-4

WOODSTREAM AND ELMWOOD SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT A

WOODSTREAM SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT I

EVESHAM MUNICIPAL UTILITIES AUTHORITY

Woodstream Sewage Treatment Plant

Date January 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Project Flow "CFD"</u>	<u>Construction Commencement Date</u>
9	SC-83-3640-4	Formigli Tract, Site Plan #1	4/4/83	2,375	Not Started
17	SC-84-4459-4	Green Lane Farms Pumping Station	6/14/84	No Flow	12/84
39	SC-85-5771-4	Marlton Crossing Flex Space	10/19/85	9,036	Not Started
41	SC-85-5712-4	Marlton Crossing, Section OC-A, Phase II	12/19/85	8,290	Not Started
49	SC-86-5814-4	Green Lane Farms, SF-3 (70 SFD)	9/25/86	21,688	9/88
56	88-9367-4	Lake Center Executive Park, Phase III	4/21/88	11,500	6/89
57	88-1215-4	Marlton Crossing, Section OC-A, Phase III	12/16/88	6,900	7/89
58	88-1046-4	Green Lane Farms Pumping Station	1/4/89	No Flow	3/89
59	89-1495-4	Designer's Walk	2/8/89	15,400	8/89
60	89-2557-4	Marlton Hills (8SFD)	7/6/89	<u>2,400</u>	8/89
TOTAL:				<u>78,089</u>	

ATTACHMENT II
EVESHAM MUNICIPAL UTILITIES AUTHORITY
Woodstream Sewage Treatment Plant

Operation Permits

Date January 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Flow Allocation</u>	<u>Connected Flow "OPD"</u>	<u>Remaining Operating Flow</u>
1	S0-75-6361-4	Tara Development, Sections 1.2.3.4 Partial 6&7	7/15/76	54,000	51,426	2,574
13	S0-84-4521-4	Green Lane Farms, SF-2 & TH-2	3/20/87	54,150	50,250	3,900
54	S-87-7735-4	Marlton Crossing, Section SF-3 (52 SFD)	12/1/88	<u>16,111</u>	<u>13,851</u>	<u>2,260</u>
TOTAL				124,261	115,527	8,734

ATTACHMENT III
AVERAGE MONTHLY PLANT FLOES*
Date January 1, 1990

<u>Month</u>	<u>Woodstream STP (MGD)</u>
September 1989	1.012
October 1989	1.031
November 1989	1.006
December 1989	<u>.997</u>
TOTAL	4.046

Average 4 Month - 1.012

*As per operators report 4 months from September 1989 through December 1989.

ATTACHMENT IV

Flow Summary of Woodstream Sewage Treatment Plant

Date January 1, 1990

Design Capacity	* = 1,500,000 GPD
Present Flow	** = 1,012,000 GPD

Committed Construction Flow	(Attachment I)	78,089 GPD
Remaining Operation Flow	(Attachment II)	<u>8,734 GPD</u>
<u>TOTAL COMMITTED FLOWS</u>		86,823 GPD

Present Flow	1,012,000 GPD
Total Committed Flows	<u>86,823 GPD</u>
TOTAL PRESENT FLOW & COMMITTED FLOWS	1,098,823 GPD

Design Capacity	1,500,000 GPD
Total Present Flow & Committed Flow	<u>1,098,823 GPD</u>
<u>AVAILABLE FLOW</u>	401,177 GPD

*Design Capacity: Design Capacity of the Woodstream Sewage Treatment Plant.

**Present Flow: As per monthly operators report average four (4) months from September 1989 through December 1989.

ATTACHMENT B

ELMWOOD SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT I
EVESHAM MUNICIPAL UTILITIES AUTHORITY
ELMWOOD SEWAGE TREATMENT PLANT

		<u>Operation Permits</u> <u>Date January 1, 1990</u>			
<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Flow Allocation</u>	<u>Connection Flow "GPD"</u>
					<u>Remaining Operation Flow</u>
3	SO-76-041404B	Counrty Farms (Revised)	3/3/77	186,000	180,600
18	SO-83-3619-4	Willow Ridge	5/31/89	112,675	74,600
19	SO-85-5300-4	Inskeep Close (27 Units)	4/18/88	6,075	4,950
23	SO-86-6237-4	Sagamore, Sections 1 & 2 (286 Apts.)	7/9/87	51,705	35,135
24	SO-86-6326-4	Wiley Mission (96 Units)	3/19/87	16,000	13,313
25	S-87-7247-4	Greenbrooke (57 SFD)	1/13/88	17,653	17,037
26	S-87-7785-4	Glen Eayre (52 SFD)	4/4/88	18,200	18,200
30	S-88-9192-4	Westbury Chase, Section 1-5 (254 SFD)	7/26/89	77,800	40,739
TOTAL				<u>486,108</u>	<u>384,574</u>
					<u>101,534</u>

ATTACHMENT I
EVESHAM MUNICIPAL UTILITIES AUTHORITY
ELMWOOD SEWAGE TREATMENT PLANT
JANUARY 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Project Flow "CPD"</u>	<u>Construction Commencement Date</u>
27	S-87-7784-4	Kenton Avenue Force Main	8/6/87	No Flow	8/87
28	S-8698-4	Willow Ridge, Section "N"	12/2/87	7,300	5/88
29	S-8554-4	Whitebridge Village	12/17/87	81,000	6/89
31	S-9411-4	Briarwood, Section 1	4/28/88	7,900	Not Started
32	S-9528-4	Glenbrooke, Section 3	4/28/88	15,100	Not Started
33	S-9527-4	Briarwood, Sections 4 & 5	5/18/88	12,200	Not Started
34	S-9529-4	Briarwood, Sections 2 & 3	5/19/88	12,300	Not Started
35	S-9530-4	Meadowbrook, Sections 1-5	5/31/88	61,300	Not Started
36	S-9713-4	Sagamore, Highway Commercial, Section 2	6/29/88	19,800	3/89
37	S-9930-4	Meadowbrook, Sections 6 & 7	6/29/88	31,200	Not Started
38	S-9776-4	Evesboro-Medford Road Pumping Station	6/29/88	No Flow	Not Started
39	S-9775-4	Cinelli Farms	6/29/88	67,200	Not Started
40	S-9773-4	Glenbrooke, Section 2, Phase 2A	7/21/88	11,700	Not Started
41	S-9980-4	Sagamore, Office Mews, Section 2	8/18/88	2,400	Not Started
42	S-9981-4	Sagamore, Highway Commercial, Section 1	8/22/88	54,400	Not Started
43	S-88-1013-4	Sagamore Life Care Center	11/23/88	62,800	Not Started
45	S-89-2139-4	Evesboro Downs, Section 1	6/30/89	9,200	Not Started
TOTAL				456,300	

ATTACHMENT III

AVERAGE MONTHLY PLANT FLOWS *

Date January 1, 1990

<u>Month</u>	<u>Elmwood STP</u>	<u>MGD</u>
September 1989	1.296	
October 1989	1.379	
November 1989	1.305	
December 1989	<u>1.259</u>	
Total	5.239	

Average 4 Months 1.310

*As monthly operators report average 4 months from September 1989 through December 1989.

ATTACHMENT IV

Flow Summary of Elmwood Sewage Treatment Plant

Date January 1, 1990

Design Capacity	* = 2,300,000 GPD
Present Flow	** = 1,310,000 GPD

Committed Construction Flow	(Attachment I)	456,300 GPD
Remaining Operation Flow	(Attachment II)	<u>101,534 GPD</u>
<u>TOTAL COMMITTED FLOWS</u>		557,834 GPD

Present Flow	1,310,000 GPD
Total Committed Flows	<u>557,834 GPD</u>
TOTAL PRESENT FLOW & COMMITTED FLOWS	1,867,834 GPD

Design Capacity	2,300,000 GPD
Total Present & Committed Flows	<u>1,867,834 GPD</u>
<u>AVAILABLE FLOW</u>	432,166 GPD

*Design Capacity: Design Capacity of Elmwood Sewage Treatment Plant.
**Present Flow: As per Monthly operators report average four (4) months from September 1989 through December 1989.

VI. UTILITIES

VI. UTILITIES

The four primary utilities currently provided within Evesham Township are water, sewer, electricity and gas. Public water and sewer are provided by the Evesham Municipal Utility Authority (EMUA), while electricity and gas are provided by three different utility companies. Sewer and water capacity have greater limitations, due to limitations in environmental systems, than do electricity and gas. As explained below, because of the status of sewer and water capacity, there will have a very significant impact upon the location and volume of future development within the Township.

WATER

As stated previously, public water is provided through the EMUA. The EMUA's current water source is the Raritan Aquifer, and the portion of Evesham which is serviced is limited primarily to the more developed northerly section of the Township which is not a part of the Pinelands. The only exceptions to this geographic limitation are: 1) a residential area on the south side of (East) Marlton Pike (which serves as part of the Pinelands northerly boundary through the township), 2) a link down Tuckerton Road to service the Barton Run development, and 3) the Kings Grant development. The water drawn from the Raritan aquifer is relatively iron-free and requires only chlorination and, in some cases, sequestering*. The water system consists of 90 miles of distribution lines having a range of 6" to 16" diameter pipes (see Map VI-3).

*Sequestering is a water treatment process in which solid particles are allowed to settle.

Recent Trends

The Evesham service area has seen a water consumption increase of 40% over the past five years. In 1983 there were 6,004 connections into the system, while there are presently (July, 1989) 9,757 connections. This represents a 60% increase in the number of connections (see Table VI-1 below):

Table VI-1*
Water Consumption Trends for Evesham, 1980s

	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
Annual Water Consumption (MG)	794	776	796	928	905	1,109
Connections	6,004	6,052	6,205	7,015	8,703	9,757
E.D.U.	7,372	7,400	7,446	8,418	9,175	10,193
Equivalent Population Served 2.9						
Inhabitants per EDU	21,378	21,460	21,593	24,412	26,607	29,559
Gal/day/capita	101	99	101	104	93	102
Avg. max day/capita					148	152

* Source: EMUA Engineer's Report, Permit # 5004 5219, June 1989

Not surprisingly, the level of water consumption varies throughout the year, with maximum consumption occurring during the summer months, and minimum consumption occurring during the winter months. This cyclical pattern is illustrated in Table VI-2:

Table VI-2*
Water Consumption - 1988

	<u>Evesham Service Area</u>	<u>Kings Grant Service Area</u>
January	69.090	9.429
February	54.990	8.808
March	77.861	9.534
April	91.975	11.136
May	101.495	11.736
June	134.934	16.371
July	121.268	15.172
August	119.541	14.056
September	92.224	12.255
October	91.908	12.648
November	72.557	10.383
December	<u>71.17</u>	<u>10.765</u>
Average Month	92.41 MG	11.85 MG

* Source: EMUA Engineer's Report, Permit # 5004 5219, June 1989

WINDYBRIAM
SEWAGE PLANT

ELMWOOD
SEWAGE PLANT

LEGEND

- 6" Diameter Pipe
- 8" Diameter Pipe
- 10" Diameter Pipe
- 12" Diameter Pipe
- 14" Diameter Pipe
- 15" Diameter Pipe
- 16" Diameter Pipe
- 18" Diameter Pipe
- 24" Diameter Pipe
- Joint
- Pump
- Treatment Plant

SEWER SYSTEMS

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

HINTZ ASSOCIATES, INC.
32 North Main Street, Pennington, New Jersey 08534 (609) 737-1930



Future Demands

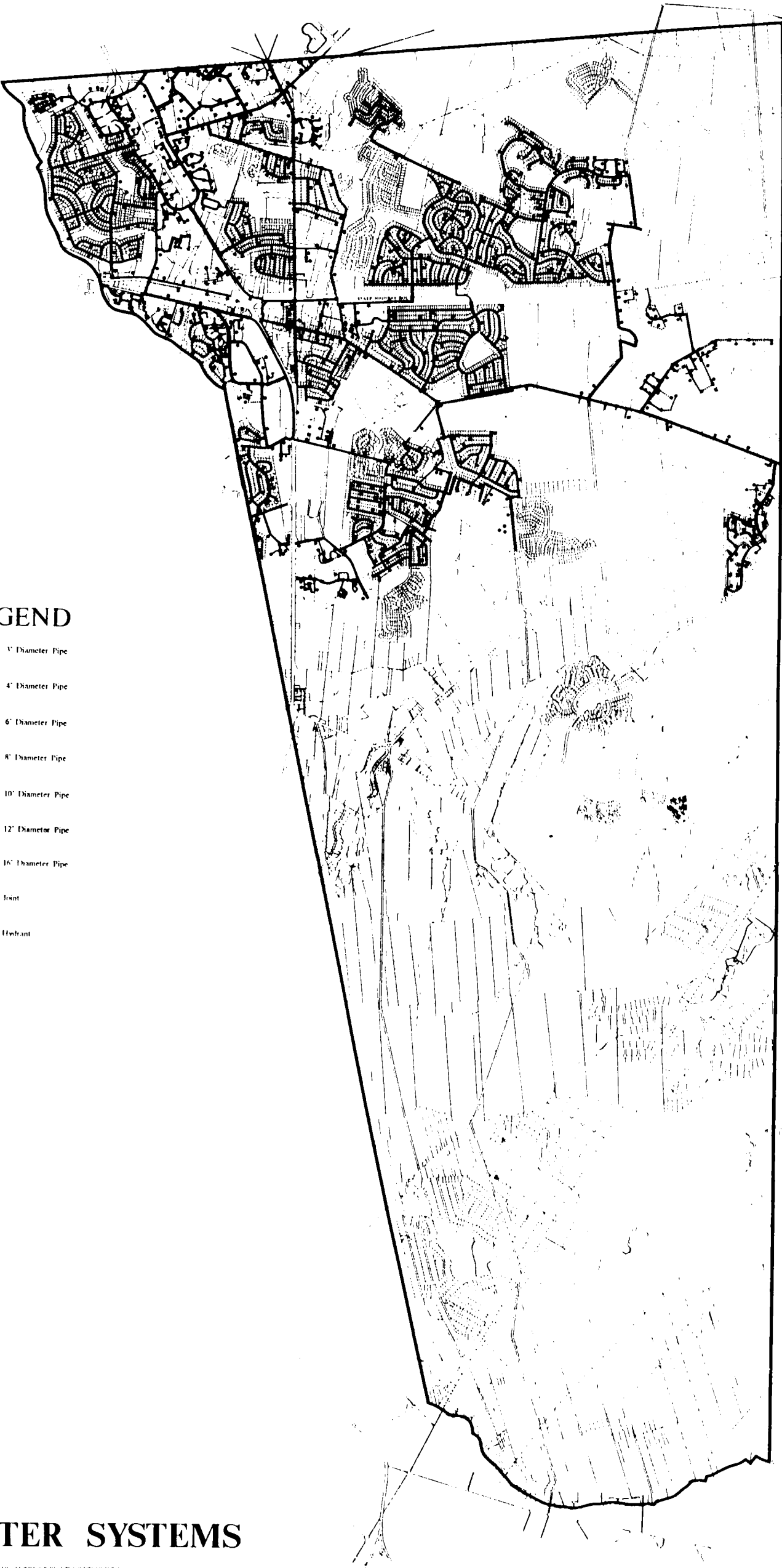
The current total demand on the township's public water system is 3.38 million gallons per day (MGD). Although this demand is projected to increase to a total of 6.76 MGD by the year 2,003, the systems current capacity of 8.0 MGD should not be threatened. However, it is likely that another water source will soon be required. Due to the rapid depletion of the Raritan Aquifer, there will be dependency on the Mt. Laurel Aquifer in the future.

SEWER










The EMUA sewage treatment system services the same areas described in the water system. This service area includes the non-Pinelands portion of the Township, as well as the three areas cited previously within the Pinelands (E. Marlton Pike area, Bartons Run, and Kings Grant). The service area is divided into three sub-areas which are each serviced by one treatment plant. These plants include the Woodstream plant, the Elmwood plant and the Kings Grant plant (see Map VI-5).

Woodstream Plant

The Woodstream plant is located off of Brandywine Drive, in the very northwest corner of the Township. This facility services most of the Township's office and retail developments located in the vicinity of the Rt.73 and Rt.70 intersection, as well as the Woodstream residential development. Its treated effluents are discharged into the South Branch of the Pennsauken Creek. As can be seen in Attachment IV-A, the design capacity of this plant is 1.5 million gallons per day (MGD), while the total present and committed flow is 1.1 MGD (calculated from Sept. to Dec. 1989). These two figure leave a balance of .40 MGD available flow. Although no schedule has yet been set for upgrading capacity, NJDEP will establish a deadline sometime in the future.



LEGEND

-  3" Diameter Pipe
-  4" Diameter Pipe
-  6" Diameter Pipe
-  8" Diameter Pipe
-  10" Diameter Pipe
-  12" Diameter Pipe
-  16" Diameter Pipe
-  Joint
-  Hydrant

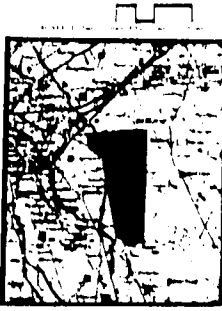
WATER SYSTEMS

THIS WATER SYSTEM MAP WAS PREPARED BY HINTZ ASSOCIATES, INC. FOR THE TOWNSHIP OF EVESHAM, NEW JERSEY.

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

THIS MAP WAS PREPARED BY HINTZ ASSOCIATES, INC. FOR THE TOWNSHIP OF EVESHAM, NEW JERSEY. IT IS A PART OF A SERIES OF MAPS OF THE TOWNSHIP OF EVESHAM, NEW JERSEY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 337-1900



Elmwood Plant

The Elmwood plant is located off of North Elmwood Road, halfway between Marlton's downtown and the easterly boundary of the township. This plant services the majority of Evesham's residential development, and its treated effluents are discharged into the Southwest Branch of the Rancocas Creek. As indicated in Attachment IV-B, the design capacity of the Elmwood plant is 2.3 MGD, while the total present and committed flow is 1.8 MGD. These two figures leave a balance of .50 MGD available flow. A court-ordered deadline of September of 1991 has been set for upgrading the facility's capacity.

Kings Grant Plant

The Kings Grant plant is located off of Taunton Lake Road, and is the only sewage treatment plant within the Pinelands portion of the Township. This plant exclusively services the Kings Grant planned unit development, and its treated effluents are discharged into Black Run. The plant was originally constructed as part of the Kings Grant development, but the EMUA purchased it in July of 1987. Although design capacity and current level figures are not presently available, it is understood that (under normal conditions) this facility has a generous capacity for available flow, as it was designed in coordination with a planned unit development. However, it should be noted that the system's innovative lagoon system is currently experiencing problems in which percolation has failed and infiltration into the aquifer is occurring. Consequently, sewage must be transported to another plant, and resolution of the problem will not occur until NJDEP approval is obtained to begin work.

In order to illustrate the relationship of each of the three plants, the following table is provided:

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Future Demands

It should be noted that the figures for total current and committed flows indicated for each of the plants was based upon averages from September through December. Flows during the summer months are substantially higher. For example, during the four months proceeding January of 1990, the total current and committed flow for the Elmwood plant was 1.8 MGD. This figure left an available flow of .5 MGD. On the other hand, during the four months proceeding September of 1989, the total current and committed flow was 2.05 MGD. This figure left a total available flow of only .25 MGD. Furthermore, a moratorium on sewer connections is currently in effect due to deficiencies in the Elmwood plant. The facility is currently in the process of being expanded/upgraded.

ELECTRICITY AND GAS

As noted earlier, Evesham is serviced with electricity and gas through three separate utility companies. The northern half of the Township is serviced for both electricity and gas by the Public Service Electric and Gas Company (PSE&G). On the other hand, the southern half of the Township is serviced for electricity by Atlantic Electric, while gas is provided by the South Jersey Gas Company. Because the electricity and gas service are not significantly restricted by environmental factors, their capacity and availability to all parts of the Township is virtually unlimited. Thus, electricity and gas will not be addressed in detail in this element of the master plan.

TABLE VI-4

WOODSTREAM AND ELMWOOD SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT A

WOODSTREAM SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT I

EVESHAM MUNICIPAL UTILITIES AUTHORITY

Woodstream Sewage Treatment Plant

Date January 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Project Flow "GPD"</u>	<u>Construction Commencement Date</u>
9	SC-83-3640-4	Formigli Tract, Site Plan #1	4/4/83	2,375	Not Started
17	SC-84-4459-4	Green Lane Farms Pumping Station	6/14/84	No Flow	12/84
39	SC-85-5771-4	Marlton Crossing Flex Space	10/19/85	9,036	Not Started
41	SC-85-5712-4	Marlton Crossing, Section OC-A, Phase II	12/19/85	8,290	Not Started
49	SC-86-5814-4	Green Lane Farms, SF-3 (70 SFD)	9/25/86	21,688	9/88
56	88-9367-4	Lake Center Executive Park, Phase III	4/21/88	11,500	6/89
57	88-1215-4	Marlton Crossing, Section OC-A, Phase III	12/16/88	6,900	7/89
58	88-1046-4	Green Lane Farms Pumping Station	1/4/89	No Flow	3/89
59	89-1495-4	Designer's Walk	2/8/89	15,400	8/89
60	89-2557-4	Marlton Hills (8SFD)	7/6/89	<u>2,400</u>	8/89
TOTAL:				<u>78,089</u>	

ATTACHMENT II
EVESHAM MUNICIPAL UTILITIES AUTHORITY
Woodstream Sewage Treatment Plant

Operation Permits

Date January 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Flow Allocation</u>	<u>Connected Flow "OPD"</u>	<u>Remaining Operating Flow</u>
1	S0-75-6361-4	Tara Development, Sections 1.2.3.4 Partial 6&7	7/15/76	54,000	51,426	2,574
13	S0-84-4521-4	Green Lane Farms, SF-2 & TH-2	3/20/87	54,150	50,250	3,900
54	S-87-7735-4	Marlton Crossing, Section SF-3 (52 SFD)	12/1/88	<u>16,111</u>	<u>13,851</u>	<u>2,260</u>
TOTAL				124,261	115,527	8,734

ATTACHMENT III
AVERAGE MONTHLY PLANT FLOES*
Date January 1, 1990

<u>Month</u>	<u>Woodstream STP (MGD)</u>
September 1989	1.012
October 1989	1.031
November 1989	1.006
December 1989	<u>.997</u>
TOTAL	4.046

Average 4 Month - 1.012

*As per operators report 4 months from September 1989 through December 1989.

ATTACHMENT IV

Flow Summary of Woodstream Sewage Treatment Plant

Date January 1, 1990

Design Capacity	* = 1,500,000 GPD
Present Flow	** = 1,012,000 GPD

Committed Construction Flow	(Attachment I)	78,089 GPD
Remaining Operation Flow	(Attachment II)	<u>8,734 GPD</u>
<u>TOTAL COMMITTED FLOWS</u>		86,823 GPD

Present Flow	1,012,000 GPD
Total Committed Flows	<u>86,823 GPD</u>
TOTAL PRESENT FLOW & COMMITTED FLOWS	1,098,823 GPD

Design Capacity	1,500,000 GPD
Total Present Flow & Committed Flow	<u>1,098,823 GPD</u>
<u>AVAILABLE FLOW</u>	401,177 GPD

*Design Capacity: Design Capacity of the Woodstream Sewage Treatment Plant.

**Present Flow: As per monthly operators report average four (4) months from September 1989 through December 1989.

ATTACHMENT B

ELMWOOD SEWAGE TREATMENT PLANT

OPERATIONAL DATA

SEPT. 1 - DEC. 31, 1989

ATTACHMENT I
EVESHAM MUNICIPAL UTILITIES AUTHORITY
ELMWOOD SEWAGE TREATMENT PLANT

		Operation Permits Date January 1, 1990				
<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Flow Allocation</u>	<u>Connection Flow "GPD"</u>	
					<u>Remaining Operation Flow</u>	
3	SO-76-041404B	Counrty Farms (Revised)	3/3/77	186,000	180,600	5,400
18	SO-83-3619-4	Willow Ridge	5/31/89	112,675	74,600	38,075
19	SO-85-5300-4	Inskeep Close (27 Units)	4/18/88	6,075	4,950	1,125
23	SO-86-6237-4	Sagamore, Sections 1 & 2 (286 Apts.)	7/9/87	51,705	35,135	16,570
24	SO-86-6326-4	Wiley Mission (96 Units)	3/19/87	16,000	13,313	2,687
25	S-87-7247-4	Greenbrooke (57 SFD)	1/13/88	17,653	17,037	616
26	S-87-7785-4	Glen Eayre (52 SFD)	4/4/88	18,200	18,200	0
30	S-88-9192-4	Westbury Chase, Section 1-5 (254 SFD)	7/26/89	77,800	40,739	37,061
TOTAL				486,108	384,574	101,534

ATTACHMENT I
EVESHAM MUNICIPAL UTILITIES AUTHORITY
ELMWOOD SEWAGE TREATMENT PLANT
JANUARY 1, 1990

<u>No.</u>	<u>Permit No.</u>	<u>Project</u>	<u>Date Issued</u>	<u>Project Flow "CPD"</u>	<u>Construction Commencement Date</u>
27	S-87-7784-4	Kenton Avenue Force Main	8/6/87	No Flow	8/87
28	S-8698-4	Willow Ridge, Section "N"	12/2/87	7,300	5/88
29	S-8554-4	Whitebridge Village	12/17/87	81,000	6/89
31	S-9411-4	Briarwood, Section 1	4/28/88	7,900	Not Started
32	S-9528-4	Glenbrooke, Section 3	4/28/88	15,100	Not Started
33	S-9527-4	Briarwood, Sections 4 & 5	5/18/88	12,200	Not Started
34	S-9529-4	Briarwood, Sections 2 & 3	5/19/88	12,300	Not Started
35	S-9530-4	Meadowbrook, Sections 1-5	5/31/88	61,300	Not Started
36	S-9713-4	Sagamore, Highway Commercial, Section 2	6/29/88	19,800	3/89
37	S-9930-4	Meadowbrook, Sections 6 & 7	6/29/88	31,200	Not Started
38	S-9776-4	Evesboro-Medford Road Pumping Station	6/29/88	No Flow	Not Started
39	S-9775-4	Cinelli Farms	6/29/88	67,200	Not Started
40	S-9773-4	Glenbrooke, Section 2, Phase 2A	7/21/88	11,700	Not Started
41	S-9980-4	Sagamore, Office Mews, Section 2	8/18/88	2,400	Not Started
42	S-9981-4	Sagamore, Highway Commercial, Section 1	8/22/88	54,400	Not Started
43	S-88-1013-4	Sagamore Life Care Center	11/23/88	62,800	Not Started
45	S-89-2139-4	Evesboro Downs, Section 1	6/30/89	9,200	Not Started
TOTAL				456,300	

ATTACHMENT III

AVERAGE MONTHLY PLANT FLOWS *

Date January 1, 1990

<u>Month</u>	<u>Elmwood STP</u>	<u>MGD</u>
September 1989	1.296	
October 1989	1.379	
November 1989	1.305	
December 1989	<u>1.259</u>	
Total	5.239	

Average 4 Months 1.310

*As monthly operators report average 4 months from September 1989 through December 1989.

ATTACHMENT IV

Flow Summary of Elmwood Sewage Treatment Plant

Date January 1, 1990

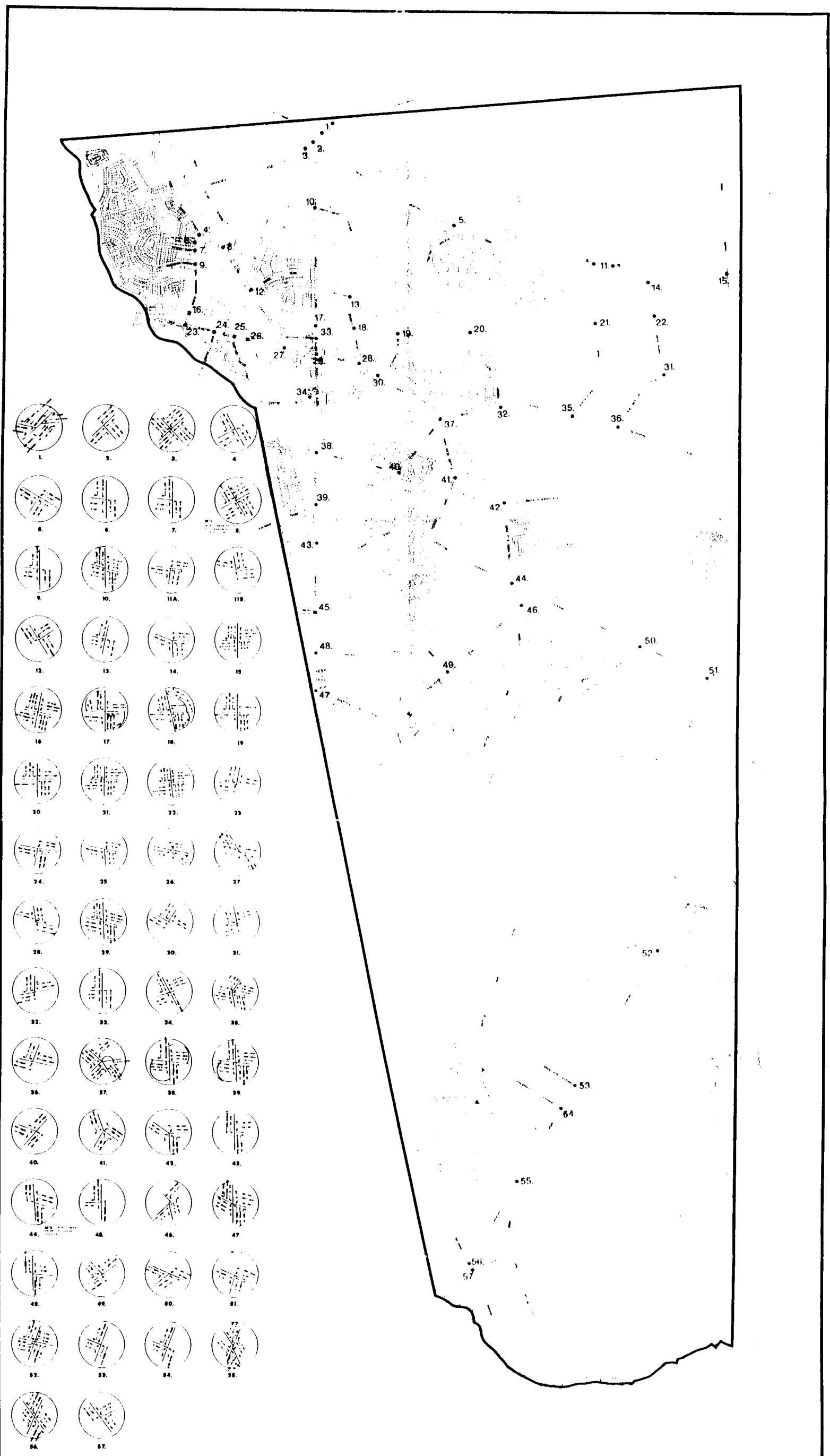
Design Capacity	* = 2,300,000 GPD
Present Flow	** = 1,310,000 GPD

Committed Construction Flow	(Attachment I)	456,300 GPD
Remaining Operation Flow	(Attachment II)	<u>101,534 GPD</u>
<u>TOTAL COMMITTED FLOWS</u>		557,834 GPD

Present Flow	1,310,000 GPD
Total Committed Flows	<u>557,834 GPD</u>
TOTAL PRESENT FLOW & COMMITTED FLOWS	1,867,834 GPD

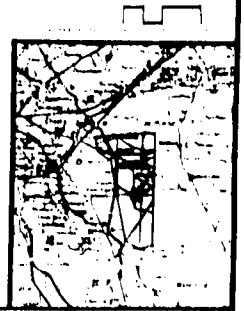
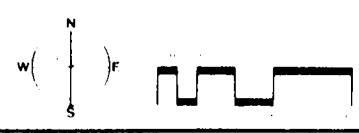
Design Capacity	2,300,000 GPD
Total Present & Committed Flows	<u>1,867,834 GPD</u>
<u>AVAILABLE FLOW</u>	432,166 GPD

*Design Capacity: Design Capacity of Elmwood Sewage Treatment Plant.
**Present Flow: As per Monthly operators report average four (4) months from September 1989 through December 1989.



BACKGROUND TRAFFIC COUNTS
EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

 **HINTZ ASSOCIATES, INC.**
37 North Main Street, Farmington, New Jersey 08431 (609) 327-1330



VIII. HISTORIC RESOURCES

VIII. HISTORIC RESOURCES

Although a historic preservation plan element is not mandated by the MLUL, it is an element considered appropriate for most communities. Because Evesham Township has a substantial volume of historic resources, mainly in the form of historic buildings and archaeological sites, a historic preservation plan element is certainly appropriate for Evesham. The MLUL 40:55D-28,b(10)) recommends a "historic preservation plan element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess worthiness for historic site or district designation."

History of Evesham Township

Evesham Township was established in 1688 by Welsh and English Quakers who left Philadelphia in search of farmland. The Township was originally larger than it is presently, and included what is today Mt. Laurel, Medford, and part of Lumberton Township. This area was bound by the South Branch of the Rancocas on the east side and Cropwell Creek on the west side. The Township included the four villages of Evesboro, Milford, Cropwell, and Marlton, which was established in 1758. Marlton, then known as Evesham, developed along the "Great Road," which ran east-west and connected with Philadelphia, along what is now Main Street and the Old Marlton Pike. The first buildings which were constructed along this corridor included homes, blacksmith and wheelwright shops, and the Rising Sun Tavern, which is still standing today. The first major north-south road, Maple Avenue, developed sometime between 1780 and 1800. Traffic along Maple Avenue soon shifted the focus of development from the village's earlier location, near the present intersection of East Main Street and Locust Avenue, to its present concentration at Main and Maple.

As time progressed during the nineteenth century, further commercial and residential growth occurred in Marlton, and by 1850 the village had become the major local

As time progressed during the nineteenth century, further commercial and residential growth occurred in Marlton, and by 1850 the village had become the major local commercial center. Although agriculture was the primary industry during this period, gristmills, a sawmill, and a wool factory were known to have existed. Also, a glassworks was established in the village of Milford (now Kresson) in 1846, but this lasted only for a few years.

The rate of development in Evesham increased in the northern section in 1881 when the Philadelphia, Marlton, and Medford Railroad was built. However, the line turned out to be unprofitable, and the tracks and two stations in Evesham were removed in 1930. During the years following World War II, Evesham was slowly pulled into the metropolitan Philadelphia region, both economically and socially. Transportation expansions, such as the widening of Route 73 and the construction of the New Jersey Turnpike, have made Evesham even more accessible, and the Township is currently experiencing a substantial degree of residential and commercial development. This development is particularly evident in the northern third of the Township, which is not within the Pinelands.

Preservation Planning Methodology

The first step of the preservation planning process is the identification and evaluation of historic/prehistoric resources. Fortunately, a historic sites survey was performed for the Township in 1985 by ACROTERION, a preservation consulting group. This survey project was initiated by first analyzing existing information, which included a 1977 county-wide survey, the Historic American Buildings Survey (HABS), and local documentary sources. Then roughly 100 historic structures were surveyed using standard inventory forms provided by the State's Office of New Jersey Heritage (ONJH). The result of this project was a report which includes a survey methodology section, a brief history of the community, a description of the resources identified, an evaluation of resources, completed inventory

forms for each site (as well as for each district) and a map indicating the location of sites and districts.

As indicated by the MLUL, an important consideration for any historic preservation plan is the criteria employed for determining the significance of historic resources. Although the 1985 survey report does not explicitly indicate the criteria used, it appears that the same basic criteria typically used by both the federal and state governments for surveying site and district designations was used. This criteria considers significant resources to be those which are fifty years old or older and either 1) serve as a good example of a particular architectural style or method of construction, 2) have experienced little or no exterior alterations, and/or 3) once played a significant role in national, state or local history. Another classification of resources includes those considered to be "contributing resources." These are resources which are also at least fifty years old, but may not have retained the same physical integrity over the years, are not a significant style, or are lacking in historical significance. This type of resource is not typically given individual designation and legal protection, but may constitute a designated district when a grouping is found together in a cohesive unit. It appears that the Township's 1985 survey was primarily limited to significant structures, with the exception of cohesive groupings which warranted district designation.

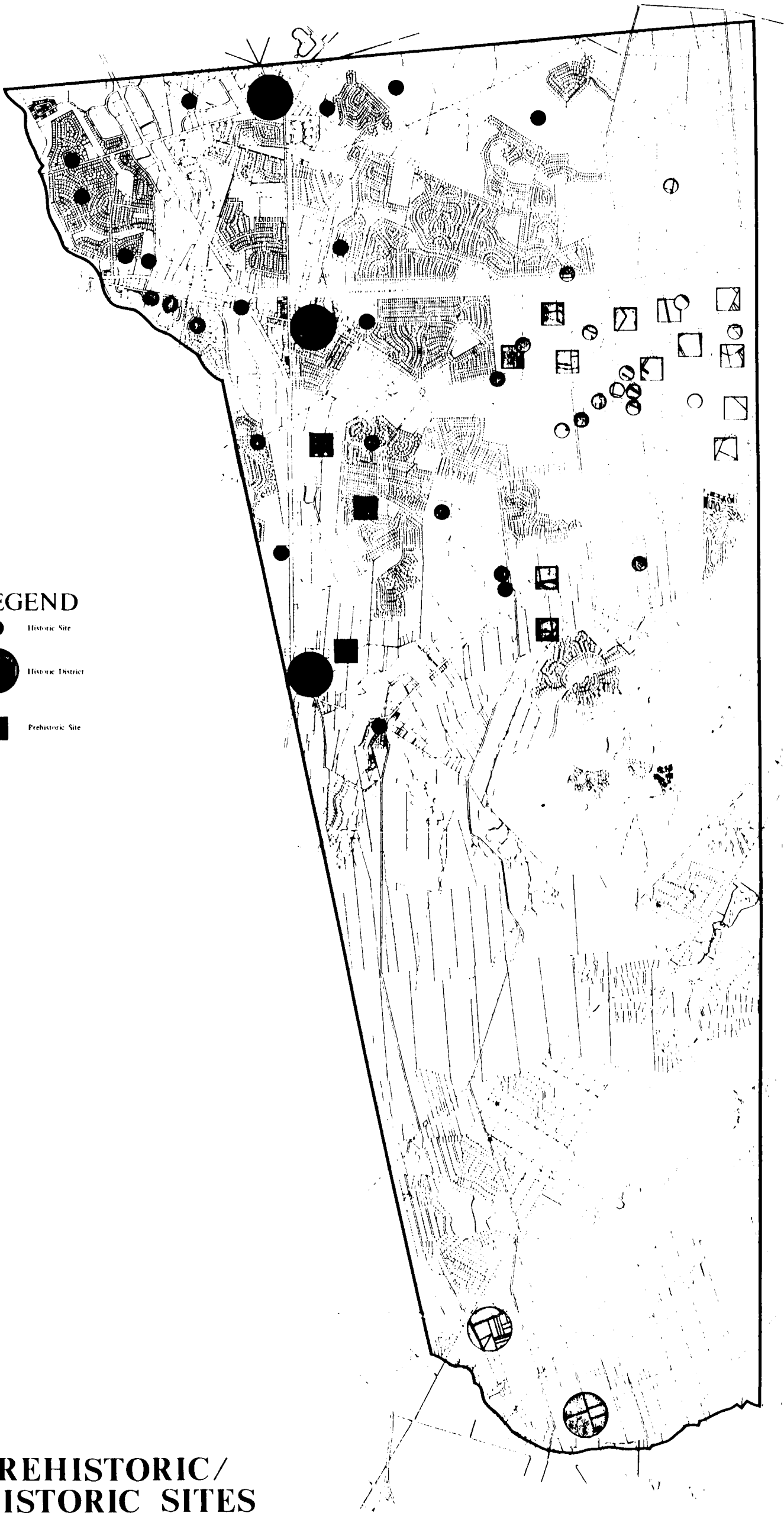
Archaeological sites have been identified in a different manner. Because a comprehensive survey is not practical, these sites have been identified incrementally over the years based upon either local knowledge or surveys conducted for individual properties proposed for development. A map prepared by the Ragan Design Group in 1981 identifies the location of many of these archaeological sites. A master map kept on file in the municipal clerk's office identifies additional sites and is updated on a continual basis. However, the Township's consulting archaeologist has recommended that this information not be made readily available to the general public, as it can be used to exploit and destroy valuable archaeological data.

Evaluation of Historic Resources

Over 100 historic structures were identified in the 1985 survey, ranging in age from the mid-seventeenth century to the early twentieth century and including a wide variety of styles (See Map VIII-5). The following text is a summary of the survey findings:

Eighteen-Century Architecture

Several eighteenth-century structures were identified in the survey, and these exist today in varying degrees of architectural integrity. For example, the Jacob Wills House, a brick dwelling located on Evans Road, is in good condition and has seen only minor architectural alterations over the years. On the other hand, the Rising Sun Tavern, a frame structure located on Old Marlton Pike and built in 1780, has experienced extensive alterations which have significantly damaged its architectural integrity. Likewise, Evesham's oldest remaining structure, the Thomas Eves House, built in 1776 using Flemish bond brick work, has been allowed to deteriorate over the past few decades. Furthermore, its location in the middle of what is now an industrial/business park located off of Greentree Road has completely altered its original context. Most of Evesham's remaining eighteenth-century structures share some common characteristics. Most are two-story, constructed of brick (most using



LEGEND

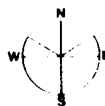
- Historic Site
- Historic District
- Prehistoric Site

**PREHISTORIC/
HISTORIC SITES**

EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Peasapack, New Jersey 08534 609/737-1900



Flemish bond), have gable roofs, and lack any ornate architectural detailing (unless added at a later date). Spatially, these structures are scattered throughout the community, although most are located within the northern half of the Township.

Nineteenth-Century Architecture

Like most communities, Evesham has a much larger remaining stock of nineteenth-century structures. These buildings cover a wide range of architectural styles and degrees of integrity. Several good examples of the Federal style (1780-1830) exist, such as the Hewlings House located on Evesboro-Medford Road. This two-story brick dwelling displays typical Federal features such as a rounded-arch fanlight over the entrance and paired gable-end chimneys which are flush to the wall.

The Greek Revival style (1820-1845) is much less common in Evesham and, in fact, no pure examples are in existence. The few structures that do have Greek Revival features also have elements of other architectural styles. Two such examples are the Ezra Evans House, which has Federal characteristics, and the Baptist Church, which has Italianate features.

The most common Victorian style found in Evesham is the Italianate style. This style features an asymmetrical form, a low roof pitch with wide eaves, decorative bracketing under the eaves (often paired), and tall slender windows with heavy window hoods. This style was most often applied to residential buildings, although it is also found in commercial architecture. Several structures in Evesham dating from earlier periods were modified at a later date using Italianate features. Examples of such buildings include three two-story frame dwellings located on Main Street which were built during the 1830s and 1840s with Federal style proportions and later given Italianate detailing.

Other nineteenth-century architectural styles identified in the 1985 survey and described in the resulting survey report included the Second Empire style, Queen Anne style, Shingle style, as well as vernacular forms, which were the most dominant category of architecture in Evesham.

Twentieth-Century Architecture

Because the twentieth century resulted in less isolation for Evesham than in earlier times, any local peculiarities in architecture vanished. Typical styles prevalent during the early part of the twentieth century included the "cube" or "American Foursquare" style, usually having 2.5 stories, and the asymmetrical bungalow style. Classical Revival styles, such as Colonial Revival and Dutch Colonial Revival, were also popular throughout the first half of this century. Most structures built after roughly 1940 are not considered either architecturally or historically significant.

Archeological Sites and Other Significant Features

As stated previously, archeological sites are not typically identified in one comprehensive jurisdictional survey, but rather reported as found on a case-by-case basis. Fortunately, Evesham's land use regulations have a provision which requires archeological surveys to be performed prior to any significant development. Many of those sites identified to date have been indicated on the Historic/Archeological Sites Map.

"Other significant features" is a term applied to those resources which do not readily fit into the categories of architectural or archeological resources. Examples of other significant features includes bridges, walls, cemeteries, mile markers and so forth. The 1985 survey does not include any such resources, and it is not known whether they were considered but none identified or whether they were merely overlooked. Such resources should be included in any future surveys.

Threats to Historic Resources

Threats to Evesham's historic resources exist in various forms, of which some are natural, but most are man-made.

Incompatible Development - New development is one of the major causes of the destruction of historic resources. In the case of historic structures, it is a conscious destruction, while often a mistake with archeological sites. Two primary means for protecting historic sites from development are the use of land use zoning and good site plan review.

Circulation - Changes in the transportation network, such as new roads or width expansions, can also threaten historic resources. The undesirable effect of a new road which requires the razing of a historic structure is obvious. However, even bringing a new road within close proximity to a historic structure can be detrimental. Not only can the site's historic context be degraded, but the chances of damage from car accidents can increase, as well as exterior materials being exposed to harmful auto exhaust, and differential settlement and structural damage from traffic vibrations. Traffic expansions are normally addressed in the Circulation element of the Master Plan.

Building Codes - Building codes which are insensitive toward the unique characteristics and problems of historic structures can also be a threat to older buildings. Evesham uses the standard code of the Building Official's Code Administration International, more commonly referred to as BOCA. This widely used code is state mandated and, thus, leaves the Township no flexibility in code enforcement. Fortunately, BOCA is relatively favorable toward historic structures, as their renovation does not fall under the same stringent requirements as new structures so long as the building is structurally sound and considered safe.

Demolition By Neglect - Demolition by neglect is difficult to address, because it does not involve one of the more tangible acts of demolition, such as razing. Demolition by neglect usually occurs as a result of one of two circumstances: 1) either the property fails to generate enough income to justify/allow proper maintenance or 2) the property is intentionally neglected so that the property deteriorates enough to legally justify demolition so that a more lucrative use can replace the existing one. Other than the enforcement of building codes pertaining to maintenance, most measures to prevent demolition by neglect are incentive-oriented (tax abatements, tax credits, rehab grants, etc.), rather than regulatory.

Other Threats - Most additional threats to historic sites are those which may either be addressed inadvertently, or those for which preventive measures are difficult. Examples of such threats include the impacts of soil erosion, rodents, and "pothunters" on archaeological sites, as well as threats of fire, tornadoes and flooding to historic structures.

IX. LAND USE PLAN

IX. LAND USE PLAN

The Land Use Plan Element of the Master Plan is one of the key elements that is mandated by the MLUL. This plan element is based upon the preliminary goals and objectives which were established during the initial phase of the planning process, and it serves as the springboard for the other plan elements. For an overview of the Evesham Land Use Plan, see Map IX-25.

Environmental Considerations

In formulating the land use plan, several factors are taken into consideration. First, environmental constraints are examined. Section I of the master plan, Environmental Analysis, is relied upon for the evaluation of existing environmentally sensitive areas, such as wetlands, floodplains, and areas having a seasonal high water table of less than 18". Other factors, such as erodible soils and geology, are also taken into consideration. Next, maps depicting each of these variables are used in a composite overlay which determines which portions of the Township are suitable for development.

Existing Land Use Considerations

Following the evaluation of environmental constraints, the existing land uses are examined. This evaluation is found in Section II of the master plan, Existing Land Use and Zoning, and it takes into consideration the specific uses, land use patterns and spatial juxtaposition, development densities and intensities, and current development proposals. Much of the land use plan will be dictated by existing land use patterns.

Infrastructure Considerations

Next, the Township's existing and future infrastructure is examined. This examination is based upon the contents of Sections V, VI and VII of the master plan, which address recreation and community facilities, utilities, and circulation. For example, high-intensity land uses which generate a large volume of traffic, such as office and retail uses, must be located with direct access to major transportation corridors such as Routes 70 and 73. Just as significant is the issue of public sanitary sewers. The limitations of the existing public sewer system's capacity will greatly impact the volume of future development which can occur.

Jurisdictional Considerations

Finally, the objectives of other effected jurisdictions must be considered, as is overviewed in Section XVII of the master plan - Consistency with Other Planning Instruments. The Pinelands Commission, for example, controls development which occurs within the Pinelands. This area occupies approximately the southerly two-thirds of the Township. Although their controls are based upon essentially the same environmental factors which the Township considers in formulating the land use plan, the Pinelands Commission's authority preempts that of the Township. Thus, the land use plan's treatment of the Pinelands is dictated by a higher authority. Furthermore, in keeping with the spirit of the Municipal Land Use Law and the idea of being a good neighbor, the zoning of adjacent townships is considered. By considering neighboring zoning districts, the Township can avoid designating an industrial site in Evesham directly adjacent to a school site in Medford.

PLAN RECOMMENDATIONS

The land use plan contains a series of land use designations for the Township's future development. Following adoption of the master plan, the Township's zoning map and ordinance will be amended to reflect the objectives of the land use plan. Along with land use proposals, which are based upon the factors cited above, development density and intensity recommendations are included. Density recommendations are based upon projected residential and employee populations, and traffic generation, as they relate to a land area's natural and built carrying capacity. Density is expressed in the form of units per acre, while intensity is expressed in floor area ratio (FAR).

Pinelands Protection Area

While the following land use designations are not the only uses which will be found within the Pinelands, these designations are only proposed for the Pinelands, and they constitute the majority of the land area of that portion of the Pinelands Protection Area lying within the Township.

FOREST AGRICULTURE (FA)

The Forest Agriculture designation is intended for regions which currently have a substantial degree of agricultural quality (woodlands, wetlands and/or aquifer recharge capacity) and are relatively undeveloped. Permitted uses within the FA area include agriculture, parks/playgrounds, single-family detached dwellings, residential accessory uses, limited professional practices, and houses of worship. The proposed density within the FA designation is .05 units/acre (one unit per 20 acres). The intent of the recommended uses and density is to preserve the character and environmental quality which currently exists

within this area, while being consistent with development regulations of the Pinelands Commission.

One area is proposed for the FA designation. The area consists of approximately 300 acres located in the very southern tip of the Township. This area is predominantly open or wooded, the topography is relatively flat, and it is bound by the Mullica River along its southern boundary. With the exception of the river, there are very few wetlands within this area, and there is only limited residential development. Furthermore, the proposed designation is consistent with the area's existing development pattern. The proposed density for this area would be .05 units/acre (one unit per 20 acres).

FOREST WOODLAND (FW)

The Forest Woodland designation is intended for wooded regions which currently have a substantial degree of environmental quality (woodlands and aquifer recharge capacity) and are relatively undeveloped. Permitted uses within the FW area include agriculture, forestry, parks/playgrounds, single-family detached dwellings, residential accessory uses, limited professional practices, and houses of worship. The proposed density within the FW designation is .083 units/acre (one unit per 12 acres). The intent of the recommended uses and density is to preserve the character and environmental quality which currently exists within this area, while being consistent with development regulations of the Pinelands Commission. The only significant difference between the FW and FA designations is that the FW area would permit forestry to occur, as well as residential development at a slightly higher density.

Only one area is recommended for designation as an FW area. This area is located on the southern tip of the Township, just east of the proposed FA area. Consisting of roughly 600 acres, this area is characterized by relatively flat woodlands which are bound to the

south by the Mullica River. This area has a substantial amount of wetlands, particularly in its easterly half, and only minor residential development exists along the westerly portion of this land use area. The proposed designation is consistent with the area's existing zoning and development.

RURAL DEVELOPMENT (RD)

The Rural Development designation is intended for the majority of Evesham's Pinelands Protection Area. This area is characterized by relatively flat terrain covered with pine forests, substantial freshwater wetlands, and separate areas of concentrated development. Permitted uses within the RD area include agriculture, forestry, parks/playgrounds, single-family detached dwellings, residential accessory uses, townhouses and duplexes (conditionally), limited professional practices (conditionally), houses of worship, schools, private recreation, cemeteries, airports (conditionally), public utilities (conditionally), and educational and research institutions (conditionally). The recommended density range for the RD area is .225 to .250 units/acre (maximum of one unit per 4 acres). The intent of the proposed uses and density is to preserve some of the character and environmental quality which currently exists, while still allowing a significant population to reside in this scenic and enjoyable environment. The key difference between the RD designation and the FA and FW designations is the increased diversity and density of the uses permitted within the RD areas.

It is recommended that cluster development be used to save open space if the land can be developed with septic systems meeting Pinelands standards and central water service. A fixed percentage of lot sizes could range from one (1) acre upward, if additional upland open space were set aside. Density could be increased to one unit per 3.2 acres or 0.3125 units per acre if a predetermined financial contribution were made to the Township's funding pool for recreational facilities.

Additional standards should consider that at least 50% of the lots abut common space.

As previously indicated, the majority of the Township's Pinelands Protection Area has been designated RD. This area, like the other Pinelands areas described, consists of relatively flat terrain which is densely wooded with pines, and a substantial amount of wetlands exist. The RD area has very little existing development, with two exceptions: Marlton Lakes and Little Mill Lakes. These two development areas consist of a concentration of single-family detached dwellings. The proposed RD designation is consistent with the existing zoning and development.

Planned Village Development (PVD) is a conditional use in the RD area (see page IX-16).

REGIONAL GROWTH 1 (RG-1)

The area designated for Regional Growth 1 is intended as a Pinelands transitional area between the environmentally sensitive lands of the Pinelands and the more intensive development of the non-Pinelands portion of the Township. Permitted uses would include agriculture, parks/playgrounds, single-family detached dwellings, residential accessory uses, houses of worship, utility offices and substations, private recreation, clubs/lodges, and some institutional uses (conditionally). Unlike the other Pinelands land use designations cited thus far, no professional offices would be allowed.

The recommended density of this area would be 2 to 3 units per acre. The 3 units per acre density will only be obtainable through a predetermined financial contribution toward the Township's funding pool for recreational facilities. Without public sewers the density would be .225 units per acre (.3125 with the use of density bonuses). In addition to

serving as a transitional area, increased densities are possible within this portion of the Pinelands due to the accessibility of public sewers. However, current sewer capacity limitations would preclude any 10,000 sq.ft.-lot development from occurring within the near future.

There is only one area of the Township proposed as RG-1 area. It is located in the northeastern part of the Pinelands Protection Area, just northwest of the Barton Run development and is currently under construction. They are separated by Barclay Farm, a Township park. The easterly area has some wetlands and no development.

REGIONAL GROWTH 2 (RG-2)

Like the RG-1 designation, the RG-2 designation is intended to function as a transitional area between the Pineland's low-density development and the non-Pineland's more intense land uses. Land uses permitted would be the same as those allowed in the RG-1 zone. The recommended development density is .225 to 2.2 units per acre depending on sewer availability. The 2.2 unit density will only be obtainable through a predetermined financial contribution toward the Township's funding pool for recreational facilities.

There are two areas of RG-2 designated as shown on the plan. A comparison with the environmentally sensitive lands map indicates the existence of or potential for a fair amount of wetlands, which will limit the amount of future development.

REGIONAL GROWTH 2 (R-3)

One RG-3 is proposed, with a density range of .225 - 4.0, depending on sewer. It is the most northerly area of Pinelands in the Township.

Non-Pinlands/Pinlands Area

The previous land use designations will be found only within the Pinlands Protection Area, while the following designations are proposed for the non-Pinlands portion of the Township. Furthermore, some of these uses will be included within the Pinlands on a very limited basis.

ENVIRONMENTAL PROTECTION (EP)

Environmental Protection (EP) is a new land use designation to provide for low density development near areas known to be contaminated by environmentally hazardous substances. Permitted uses include agriculture, park/playgrounds, single-family detached dwellings, accessory residential uses, and public utilities (conditional). These areas are to remain at a density of one unit per six acres (.0166 units per acre) until it can be satisfactorily proven that there will be no hazard (such as contaminated wells) to homes located near such sites. Two areas have been designated EP. One is the Ellis "superfund" site, which is located along the easterly boundary of the Township, north of Evesboro-Medford Road. If this area proves unaffected by groundwater or air pollution in the future, the designation will change to LD. Another EP area is located in the southerly portion of the Township, along Kettle Run Road. This site is located just south of an area designated as a municipal park, and it is known to have asbestos and other contaminants on-site. The site is presently owned by Owens Corning, and if it becomes certified in the future as being free of all contaminants, part of it should be purchased by the Township to be added to the proposed park to the north. The third potential EP area is the Nike site on Tomlinson Mill Road. The Nike site is suspected of having potentially toxic materials stored on the property years ago, but these facts have not been confirmed. The other two sites are confirmed as having had hazardous or toxic materials and are thus designated as EP to alert surrounding property owners and to provide a lower density zoning until the sites can be declared safe and free of any hazardous materials.

CONSERVATION PARK (CP)

The Conservation Park designation is intended to preserve selected areas for conservation and park purposes. Such areas, both wooded and open, will serve as open space which will provide scenic beauty and a safe habitat for various plant and animal species, as well as an area for recreational activities to serve the entire community. The only development which will be allowed within the CP areas will be that necessary for the public's enjoyment of such parks (parking lots, restrooms, recreational facilities, etc.).

Several sites have been proposed for CP designation, both within and outside of the Pinelands. The majority of these sites are public parks currently owned by the township, while at least one is privately owned. Examples of the public parks which are part of the Green Acres program include the Savitch Farm (236 acres) and the Indian Springs Golf Course (152 acres). The Little Mill Golf Course is an example of a privately-owned open space which is proposed for CP designation. Zoning in non-Pinelands areas will be similar to the LD category if not currently publicly owned, and designated FA if in the Pinelands.

LOW DENSITY (LD)

The LD land use is the lowest density residential designation being proposed for the non-Pinelands portion of the Township. This designation recognizes the fact that Evesham has some areas outside of the Pinelands which also have environmental value which should be protected to some extent or do not have the infrastructure to permit greater development. Such areas are located on the periphery of the core of the Township's development and serve as a transitional area between development and low-density/protected areas. The LD land use category will not only buffer lands of greater environmental value, but it will help to establish an informal urban growth boundary. Permitted uses include agriculture, parks/playgrounds, single-family dwellings, accessory residential uses, houses of worship, schools (conditional), public utilities (conditional) and

educational and research institutions (conditional). The recommended density is .454 to .5 dwelling units per acre (one unit per two acres), depending upon contributions to the recreational facilities that are needed in the Township.

Two large areas have been proposed for the LD designation. One is located along the west half of the Pineland/non-Pinelands boundary. This area currently has very limited development, and it functions as a transitional zone between the Pinelands Protection Area and residential and commercial development which has sprawled off of the Route 73 corridor. The relatively low density of development being proposed is appropriate not only due to the area's location between a high-density region and a very low-density region, but it is necessitated by the abundant existence of wetlands. The other proposed LD area frames the northeast border of the Township. Much of this area is currently used for agriculture or low density housing, and there is a fair amount of wetlands. Low density development without sewers is required for proper siting of septic systems. It will be compatible with the rural nature of Medford's westerly boundary.

MEDIUM DENSITY 2 (MD2)

The intent of the MD2 designation is to allow infill residential development to occur at a density which is in keeping with the carrying capacity of Marlton. Such areas are currently undeveloped, they are adjoining existing residential development, and they have areas of environmental sensitivity. Permitted uses include agriculture, parks/playgrounds, single-family dwellings, houses of worship, schools (conditional), hospitals (conditional), public utilities (conditional), and clubs/lodges (conditional). The recommended density range is 2.0 to 2.25 dwelling units per acre with lot sizes of at least 10,000 square feet for new construction. The 2.25 density will only be obtainable through a predetermined financial contribution toward the Township's funding pool for recreational facilities. If fewer and/or

water are not available, the density will be limited to .5 units per acre or a minimum lot size of two acres.

There are several areas proposed for MD2 designation. One such area consists of roughly 90 acres which fronts both East Main Street and Brick Road. This undeveloped site is hemmed in by existing residential subdivisions, a park, and the Garden State Hospital. Another is the Cinelli farm, which is under construction. The other site proposed for MD2 designation is a base zone for the MVD (Mixed village development option).

MEDIUM DENSITY 3 (MD3)

Of the three proposed land use classifications for medium-density residential development, the MD3 designation occupies the vast majority of land for medium-density development. As most of these areas are already developed with medium-density development, the intent is to recognize the existing land uses and maintain the status quo. Permitted uses within this designation include agriculture, parks/playgrounds, single-family dwellings, duplexes (conditional), senior citizen housing (conditional), residential accessory uses, houses of worship, schools (conditional), clubs/lodges (conditional), hospitals (conditional), and public utilities (conditional). The recommended density range is 2.5 to 3.0 dwelling units per acre. The 3.0 density will only be obtainable through a predetermined financial contribution toward the Township's funding pool for recreational facilities.

The MD3 classification is the predominant land use within the non-Pinelands portion of the Township. The most noteworthy exceptions to the MD3 areas are the commercial designations along Routes 70 and 73, various Conservation Park (CP) areas, and the Low Density (LD) residential designation located to the northeast. Approximately 90% of the MD3 areas are already developed in typical suburban fashion, with single-family detached dwellings fronting curvilinear streets and cul de sac roads. Although isolated patches of

wetlands are located within parts of the MD3 area, many have already been developed. Consequently, little environmental value has been retained within the MD3 area, as is reflected in the proposed density. The undeveloped areas which are proposed for MD3 use are adjacently located to the developed MD3 areas, and they are equally suited for such a use and density.

MEDIUM-DENSITY 3/OFFICE OPTION (MD3/Office Option)

The MD3/Office Option designation is intended for residential areas which are adjacent to commercial districts and experiencing a change in character from residential to commercial. The permitted uses within this area are identical to those allowed within the MD3 zones, with the additional option of certain professional uses such as legal, financial, insurance and accountant offices. As with the MD3 designation, the recommended density is 3 units per acre.

Only two areas have been designated as MD3/Office Option areas. One such area is located along South Maple Avenue, at the intersection of Route 73. Because of the heavy traffic volumes on Route 73 and the neighboring land uses, it would not be reasonable to limit this area to only residential uses. The other area designated for MD3/Office Option is located on East Main Street, near the intersection with Plymouth Drive.

MEDIUM DENSITY 7 (MD7)

The MD7 designation is intended for areas which are located within developed areas, which have no significant environmental constraints, and which have the capacity to serve upper medium-density development. The primary components determining this capacity are adequate roads and convenient access to retail and service uses. Permitted uses within the MD7 areas include agriculture, parks/playgrounds, single-family dwellings, duplexes, senior citizen housing (conditional), residential accessory uses, houses of worship, schools

(conditional), hospitals (conditional), home occupations (conditional), clubs/lodges (conditional), and public utilities (conditional). The recommended density is 7.5 (gross) dwelling units per acre.

There are four sites designated for MD7 use, with two located in Evesboro, one on Cropwell Road and one on Brick Road. The largest site is a roughly 50 acre area fronting on both Greentree and Evesboro-Medford Roads, with the other Evesboro site approximately 12 acre site fronting on both Greentree Road and North Maple Avenue. Both sites are currently undeveloped/under-developed, neither is environmentally sensitive, and both are directly adjacent to areas either designated or currently used for Neighborhood Shops/Services (NS). Although these adjoining retail/service and MD7 areas will most likely not be planned and developed in a unified manner, the combination of uses will result in some of the benefits enjoyed through planned unit developments (reduced traffic generation and length of trips). It should be noted that the proposed MD7 designations are a departure from these site's existing zoning, as both are currently zoned CN (Neighborhood Commercial).

A third site is located adjacent to the hospital, on Brick Road, and was originally planned as a life care facility. The site has good access and is located in proximity to other higher density projects, either built or under construction. This site would also include a low and moderate income set aside, as the Evesboro sites.

The fourth parcel is located on Cropwell Road and is currently a farm of 15.5 acres. The parcel is served by the Woodstream sewer plant and has public water available. The property is situated well with regard to nearby commercial facilities.

MULTI-FAMILY (MF)

Like the MD7 designation, the Multi-Family designation is intended to provide land which will accommodate the Township's population growth in locations having good access and a close proximity to retail and service establishments. In this regard, the only notable distinction between the MD7 and MF land use classifications is that MF areas recognize substantially greater densities that are already built. The only permitted use within the MF areas will be multi-family housing, and the recommended density is 7 units per acre.

Seven areas, ranging from approximately 10 acre to 65 acre sites, have been proposed for the MF land use category. Two are located off of Marlton Pike, one is off of Route 70 (west of the circle), one is off of the Marlton Parkway, one is off of Evesboro-Medford Road, one is off of East Main Street, and one is off of North Elmwood Road. Thus, all sites are located on roads that can handle the traffic volumes associated with multi-family housing. All of these sites are also either adjoining or closely situated near retail/service uses. Furthermore, all of these sites are either already developed or currently under construction for multi-family housing. Consequently, the MF designation simply recognizes the existing development, as do many of the other proposed land use classifications.

MIXED VILLAGE DEVELOPMENT (MVD)

The Mixed Village Development designation is intended to encourage a variety of residential and commercial uses which are creatively designed in an integrated manner which will provide maximum efficiency and convenience to the development's residents and employees while minimizing traffic generation. Permitted uses include residential uses of all types (ranging from single-family detached to multi-family), most retail and service uses, and offices. Furthermore, direct access to a secondary arterial is necessary.

Two areas have been proposed for the MVD designation, and this is a conditional use, with MD-2 and NS being the underlying zones. These areas are located on both sides of Route 70 (east of the Marlton Circle). The section lying south of Route 70 is developed with residential uses exceeding a density of four units per acre, as well as some office and retail uses. This particular area is presently zoned Mixed Use Overlay, with an underlying zoning of CH-5 and R-1. Because a large percentage of this proposed MVD site is currently zoned for commercial uses and a mixed village concept is proposed in its place, this plan is reflective of future market demands and community preferences being greater for residential product than commercial product.

MIXED USE DEVELOPMENT (MXD)

The intent of this zone is to provide a variety of commercial uses having access to major arterials. It is intended that multiple commercial uses within the same site will cut down on unnecessary trips onto Route 73. This designation is also a conditional use with an underlying zone. One such site consists of roughly 90 acres located on the east side of Route 73 (south of the Marlton Circle) at Centre Lane. This site is already approximately 75% developed. That portion of the site fronting Route 73 consists of office development, while the balance is residential development exceeding a density of four units per acre. Although the site is currently zoned as Mixed Use Overlay, the underlying zones are OC-1, CH-5 and R-1, which is how the site has been developed. The proposed MXD designation, which, in this case, would provide an underlying zone of OC-1, is intended to result in a better integration of the type of uses (in addition to retail) which have already been developed on the site.

Another site proposed for the MXD land use classification is located on Route 73, just south of the Marlton Crossing Shopping Center. This approximately 98 acre area is already developed with retail uses along its Route 73 frontage, but the balance is essentially

undeveloped, with the exception of some office development. The underlying zones will be OC-1, MD-3 and LD. This site is currently zoned for this option and has been developing under an approval for the Willow Ridge Development.

PLANNED VILLAGE DEVELOPMENT (PVD)

The planned designation is intended to provide for a variety of residential uses and limited commercial uses within an integrated design. Permitted uses within the PVD areas include parks/playgrounds, single-family detached residential, multi-family residential, residential accessory uses, limited professional uses (legal, insurance, accounting, etc.), retail/services which are ancillary to the residential uses, and public utilities (conditional).

One large area within the Township's Pinelands Protection Area has been designated for PVD use. While the majority of the Pinelands Protection Area is proposed for very low density development which preserves the area's natural character and environmental quality, the PVD area is intended as a means for the Pinelands portion of the Township to accept a reasonable share of the region's growth while still limiting that growth within a well-defined boundary. It is a designation that dates back to the approvals of King's Grant and Barton's Run some years ago. However, it should be noted that this is a conditional use, as the underlying designation is RD. This area is located in the northeast portion of the Township's Pinelands region, and it includes the existing developments of Kings Grant and Barton Run. This zone essentially links and encloses all land located between these two existing developments. Thus, the PVD designation for the Pinelands creates a growth boundary around existing development and encourages infill development. However, it should be noted that the large volume of existing wetlands within the this area will limit such infill development. Three areas within the Non-Pinelands portion of the Township have also been given the PVD designation. Each of these areas is located north

development. As with the PVD area proposed for the Pinelands portion of the Township, these three designations are conditional uses which have another underlying designation. The underlying designation for all three areas is MD-3.

PUBLIC FACILITIES (PF)

The Public Facilities designation is intended to provide for public facilities such as schools, recreation centers, libraries, post offices and municipal administrative buildings in locations which are convenient to the general public. However, locations do not need to be near arterial roads. For example, most grade schools serve only the school age population living within the relative vicinity of the school. Consequently, it is appropriate that most PF sites be located within residential areas and on roads not traveled by high-speed traffic.

Because Evesham's residential population is scattered throughout the Township in varying concentrations, the sites proposed for the PF designation are likewise scattered. Furthermore, these designations reflect existing development, such as the Municipal Building, Cherokee High School, Marlton Middle School, and the Van Zant School. It should be noted that the Township's existing zoning does not have a specific zone classification for public facilities, and most such facilities are located within residential zones.

NEIGHBORHOOD SHOPS/SERVICES (NS)

The NS land use classification is intended to provide retail and service establishments which have good access and are conveniently located to significant residential populations, but do not target a community or regional market and require the corresponding site area, parking facilities, and access (major arterials such as Routes 70 and 73). Examples of the uses permitted within the NS areas include specialty retail shops, grocery stores, restaurants/taverns, convenience stores, post offices, day care centers, funeral homes, single-

family dwellings, duplexes, offices, banks, hair salons, bakeries, shoe repair, tailors, laundries, and similar uses. Again, the targeted market for such establishments would be at the neighborhood level, rather than a community or regional scale. The recommended intensity is a floor area ratio (FAR) ranging between .15 and .20. The .20 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

Several NS areas have been proposed in locations which are scattered throughout the Township yet correlated to residential populations. Furthermore, most of these areas recognize existing or proposed development. The largest two NS areas are Marlton's historic downtown and Evesboro's commercial area, both of which are currently zoned and developed in a manner consistent with the proposed NS designation. Another noteworthy NS site is located on Taunton Lake Road. This site is currently undeveloped, but a retail center is planned for the site. Although the site is not a part of the Kings Grant planned unit development, the site abuts Kings Grant. Thus, it will primarily serve the residents of Kings Grant, as well as other areas which are (or will become) a part of the Planned Village Development (PVD) area, as designated within this land use plan.

COMMUNITY COMMERCIAL (COM)

The Community Commercial land use is intended to provide a variety of retail and service establishments for a community-wide market. While similar to the NS designation, this use would allow a broader range of uses. Specific permitted uses include retail and service uses, banks, offices, restaurants/taverns, commercial recreational uses, institutional uses, department stores, and theaters. Conditional uses include service stations, hotels/motels and public utilities. Because this use is intended to target a community-wide market, direct access to a transportation system capable of handling high-volume traffic is necessary. The recommended intensity for the COM land use is an FAR ranging between .17 and .22.

The .22 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

Three separate areas have been proposed for the COM designation. One area consists of the Route 70 corridor, between the Marlton Circle and the Cherry Hill Township-Evesham Township border. The other two COM areas are located peripherally to historic Marlton, with one fronting Route 73 and the other fronting Route 70. Thus, all three COM areas are located along major arterials which can support the consequential traffic volumes.

Furthermore, this designation respects the existing zoning (CH-2 and CH-5) and development located within these areas.

REGIONAL COMMERCIAL (REG)

The Regional Commercial use is intended to provide a broad range of commercial establishments for a regional market. In addition to the same uses permitted within the other COM designation, this land use would allow for the most intensive commercial uses permitted within the township. Such uses include fast-food/drive-thru restaurants, regional shopping centers, and car dealerships. Because of the regional appeal and high-level traffic generation associated with such uses, access to major arterials is imperative for the success of REG areas. An FAR range of .20 to .25 is recommended. Any increase above the basic .20 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

Three areas within the Township have been proposed for REG designation. One such area is located on the northwest corner of the intersection of Routes 70 and 73, and this site is already developed as a regional shopping center. Another REG site is

approximately 15 acres and located on the northeast corner of the intersection of Route 70 and North Maple Avenue. This site is also already developed for retail use. The third and largest area proposed for the REG land use is located along the Route 73 corridor, south of the Marlton Circle. While the northerly half of this 1.25 mile corridor (west side of Rt.73) is currently developed with the regional-scale Marlton Crossing Shopping Center, the southerly half is only marginally developed (primarily on the west side). Overall, the proposed REG designation is consistent with the existing zoning (CH-5 and CH-10) and development of the areas proposed for this land use.

OFFICE PROFESSIONAL (OP)

The Office Professional designation is intended as a means of providing land for a variety of professional office uses, while not impacting an area with an inappropriate volume of traffic, particularly truck traffic. Permitted uses within the OP areas include parks/playgrounds, offices for accounting, law, real estate, health services, insurance, banks and similar uses. Also, warehousing, industrial uses and research will be allowed conditionally when ancillary to the primary permitted uses. While such uses will generate a significant volume of traffic, the proposed FAR range of .14 to .19 will keep traffic in check, and none will require a warehouse component and consequential truck traffic. The .19 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

The OP designation is proposed for six general areas within the Township. The most northerly such area is an approximately 10 acre site located in Evesboro and having direct access to Evesboro-Medford Road, Greentree Road, and North Maple Avenue. This site is currently zoned RP (Restricted Professional) and created partially by a realignment of the county road. While future development under the OP designation would not permit retail uses, the proposed OP uses are consistent with those currently permitted under RP

zoning. The tight turning radii and narrow widths of the Evesboro intersections would preclude more intensive office uses which might be associated with truck traffic.

Two other areas proposed for the OP designation are located along the Route 73 corridor, one being north of the Marlton Circle and one being south. While both are within the vicinity of Route 73, neither has direct access due to being hemmed in by other existing development. Both areas are presently undeveloped, and both are currently zoned OC-1 (with one minor exception), which would allow warehousing/truck traffic. The minor exception is a roughly 5 acre parcel located on North Cropwell Road which is currently zoned R-1, but not appropriately situated.

The fourth and largest area proposed for OP designation is located along the most southerly three-quarters of a mile along Route 73 before it crosses into Voorhees Township. Occupying both sides of Route 73, this area abuts a low-density residential area located just north of the Pinelands Protection Area. While its location along Route 73 makes this area well suited for commercial development, its location adjacent to a low-density residential area precludes the impacts associated with office uses of greater intensity (truck traffic and higher FAR). The majority of this area is undeveloped, although there are presently several lots developed for residences, and a few for retail use. Most of this area is currently zoned OC-1. Thus, the proposed OP designation would allow uses very similar to those presently permitted, but with a lower level of intensity.

A fifth area is located on Tuckertown Road in the Pine Grove area and is developed with some non-residential uses including office.

OFFICE COMMERCE 1 (OC1)

The Office Commerce 1 land use classification is intended to provide for a variety of office uses, including those which require ancillary warehousing, research and industrial conditional uses. Specifically permitted uses include parks/playgrounds, offices, banks (including drive-thru), health services, public utilities (conditional) and service stations (conditional). As noted above, warehousing, research and industrial uses which are ancillary to office uses are also conditionally allowed. Due to the OC1 land use's higher intensity and potential truck traffic, and unlike the OP designation, direct access to a major arterial is necessary. Uses permitted include any office uses, as well as ancillary warehousing, research and development, and industrial uses on a conditional basis. Restaurants and hospitals would also be conditionally permitted. The recommended FAR range is .20 to .25. An increase above the .20 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

There are four areas proposed for the OC1 designation, and all three have direct access to Route 73. The most southerly area is located on both sides of Route 73, just south of the Marlton Parkway. This approximately 25 acre area is primarily undeveloped, with the exception of one existing retail development, and one office project currently under construction. Because the current zoning is CH-5, the proposed OC1 designation would differ in that retail uses would not be permitted.

Another OC1 area is located at the northeast intersection of Route 73 and Brick Road. The predominant existing development is the Garden State Hospital. The proposed OC1 designation is essentially consistent with the present OC-1 zoning of this site. However, the current OC-1 zoning does not allow hospital uses, whereas the proposed OC1 designation, recognizing the hospital's existence, would allow hospitals as a conditional use.

The third area proposed for the OC1 classification is located on the west side of Route 73, north of the Marlton Circle. The majority of this approximately 45 acre site is already developed. Most of the existing development is office use, but residential and retail uses are included. Because the present zoning is OC-1, the proposed OC1 classification is consistent with the current zoning.

A fourth area is located between Evesboro Medford Road and Route 79, east to the Medford border. While currently vacant except for two buildings, it is not well-suited to residential use. Further commercial retail uses are not recommended, either, to avoid "strip commercial development".

OFFICE COMMERCE 2 (OC2)

The Office Commerce 2 designation is intended to provide the same office and ancillary uses as permitted within the OC1 land use, but at a slightly greater intensity. The recommended density for the OC2 area is an FAR range of .25 to .30. The .30 FAR will only be obtainable through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

Two areas are proposed for OC2 designation. Both areas front Route 73 and are enclosed by Lincoln Drive, with one being south of Greentree Road and the other being north. This designation recognizes the existing zoning and development, as both areas are currently developed with offices and zoned OC-2.












INDUSTRIAL PARK (IP)

The intent of the IP designation is to provide for manufacturing, warehousing, agriculture, research and development, ancillary offices, and commercial recreational facilities at locations which allow sufficient buffering from residential areas and have adequate access

to a major arterial. The recommended FAR range is .25 to .30. The .30 FAR is obtainable only through a predetermined financial contribution toward the Township's funding pool for low and moderate income housing.

Only one area is proposed as an IP area. This site is located off of Greentree Road, and it is currently zoned and developed as an industrial park. It should be noted that several sites currently used for industrial uses are scattered throughout the Township, although they are located in inappropriate areas and should be phased out over time. Also, there are two sites which are presently zoned for industrial uses but are proposed in this land use plan for more appropriate uses. One such site is an existing industrial site located on Route 73 (east side), just south of Lincoln Drive, while the other is located on Evesboro-Medford Road and presently used for agriculture.

LEGEND

-  Vacant Lands
-  Residential < .5 du/ac
-  Residential .5 - 1 du/ac
-  Residential 1 - 3 du/ac
-  Residential 3 - 4 du/ac
-  Residential > 4 du/ac
-  Public/Some Public
-  Retail Service
-  Warehouse Light Industry
-  Office
-  Under Construction

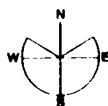
EXISTING LAND USE

EVESHAM TOWNSHIP

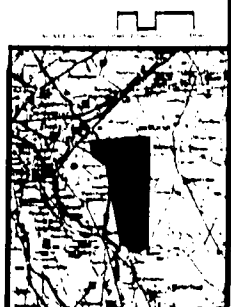
BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
 12 North Main Street, Pennington, New Jersey 08534 (609) 737-1930



BASE MAP PROVIDED BY: BUREAU OF LAND USE
 1988 Evesham Township, New Jersey
 Prepared by: HINTZ ASSOCIATES, INC.



X. HOUSING PLAN

X. HOUSING PLAN

This section of the Master Plan was initially prepared as part of the Housing Element/Fair Share Plan, which was submitted to the Township in December of 1989. That document, which was prepared by this office, was a requirement of the New Jersey Council on Affordable Housing (COAH). Subsequently, various sections of that plan have been integrated into those sections of the master plan which address population, employment and housing. The following material constitutes the "plan" section of the Housing Element/Fair Share Plan. See Map X-12 for an overview of the Evesham Housing Element/Fair Share Plan.

Introduction

The Fair Housing Act, New Jersey Department of Community Affairs, 52:27D-301 et seq., enacted by the N.J. State Legislature in 1985, created within the New Jersey Department of Community Affairs (the NJDCA) the Council on Affordable Housing (COAH), which is henceforth to be responsible for determining each municipality's fair share and to evaluate proposed compliance strategies. COAH is also responsible for establishing all guidelines and criteria necessary for the implementation of the Fair Housing Act.

The methodology for estimating a municipality's fair share number is set forth in COAH's substantive rules and regulations, NJAC 5:92, which also defines the substantive content of each municipality's housing element. The adopted methodology retains some features of the previously used methodology, (developed in the Warren Township cases--Dockets no. L-23277-80PW and L-67820-80PW), while introducing certain new elements. The methodology adopted by COAH defines a number of different needs (indigenous, reallocated present, present, and prospective) yielding a total municipality need, which in turn is adjusted for secondary sources of supply/demand, namely demolitions, filtering, residential conversions and spontaneous rehabilitations. A municipality's total need, adjusted for secondary services of supply/demand, yields a municipality's pre-credited need.

residential conversions and spontaneous rehabilitations. A municipality's total need, adjusted for secondary services of supply/demand, yields a municipality's pre-credited need. This number, adjusted for all acceptable credits, shall constitute a municipality's fair share obligation. COAH's methodology has also adopted a set of 6 fixed housing regions for the state -- Evesham is included in Region 5, Southwest, which groups the counties of Burlington, Camden, Gloucester and Mercer.

Evesham's Fair Share

Indigenous need is defined as the actual or capped number of deficient housing units occupied by low and moderate income households. COAH's methodology estimates need via housing deficiency surrogates, namely:

- (1) year structure built
- (2) overcrowding
- (3) access to unit
- (4) plumbing facilities
- (5) kitchen facilities
- (6) heating facilities
- (7) elevators in buildings of 4 stories or more

The number of units considered potentially substandard actually occupied by low and moderate income households which, by definition, constitutes a municipality's indigenous need, is also estimated via three housing deficiency surrogates, namely items (2), (4) and (6) above. It is important to stress that the indigenous need number generated for municipalities by COAH's methodology is only an estimate, and does not necessarily correspond to an actual number of deficient housing units within a municipality, nor necessarily to units occupied by low and moderate income households. Evesham's indigenous need is estimated at 27 units.

Reallocated present need refers to that portion of a housing region's present need that is redistributed to designated growth areas, on the basis of 3 reallocation criteria: acreage in

designated growth areas, covered employment, and per capita aggregate income. Municipalities which are either "non-growth" or "urban aid" do not participate in the pool of municipalities which receive a share of reallocated present need, nor do they receive a share of the prospective need. COAH had estimated Evesham's reallocated present need as 88 units.

Housing Terminology and Demands

Present need (as of 1987) is defined as the sum of the indigenous and reallocated present need. Evesham's present need, therefore, consists of 115 units of low and moderate income housing.

Prospective need is a municipality's share of future regional low and moderate income housing needs which are allocated on the basis of 4 criteria: acreage in designated growth areas, covered employment, per capita aggregate income and covered employment change. COAH's methodology estimates Evesham's prospective need at 518 units.

Total need is defined as the sum of the present and prospective needs. Evesham's total need, as estimated by COAH, would amount to 633 units. This number may be somewhat over the actual since employment data used to determine the need is based on covered employment from the N.J. Department of Labor. Their statistics are based upon reporting of employers, who enumerate by post office address. It appears from a preliminary analysis that some employers listed are actually in surrounding townships, who listed post offices in Evesham.

Demolitions are a secondary source of housing demand in that demand is created by households requiring housing because units are lost from the stock. However, Evesham has had no demolitions as determined by the 1989 Census.

Filtering is defined as a downward adjustment of housing which recognizes that housing requirements of lower income groups can be served by supply addition to the higher income sectors of the housing market. During the course of normal market operations, middle and upper income households vacate existing housing for new, more desirable units, leaving their units vacant for households of lesser income. According to COAH, Evesham has 105 units available through filtering.

Residential conversion is the creation of dwelling units from existing structures, thus allocating Evesham 9 units (again, according to COAH).

Spontaneous rehabilitation is the unsolicited private market reduction of housing need by structural rehabilitation sufficient to render the unit free of deficiencies. Through this process, Evesham can reduce its fair share by 12 units.

TABLE X-1

Evesham's Fair Share		
Indigenous Need	27	
Reallocated Present Need	88	
Present Need	115	
Present Need	115	
Prospective Need	518	
Demolitions	0	
Total Need	633	
Filtering	105	
Residential Conversions	9	
Spontaneous Rehabilitation	12	
Precredited Need (Hintz Associates calculations)		507
Precredited Need (COAH calculation)		508

FAIR SHARE PLAN

Evesham's fair share plan for housing begins with the Council on Affordable Housing's (COAH) preccredited need number of 508 (according to our calculations, 507, or lower - see page X-3). The fair share may be met in several ways, which are described below. All of the approaches to meet the fair share will be accomplished in Evesham [since it is not proposed that the Township make use of a "regional contribution agreement"] (NJSA 5:92-11). The following is a summary of the proposals.

Fair Share Obligation	508
Credits - Rehabilitated Low and Moderate Income Units	15
Existing Low and Moderate Income Proffers	29
Whitebridge Planned Development (Approved)	46
Proposals to meet Fair Share Obligation:	
Wiley Mission Senior Citizen Housing (Part of Village Development Zone)	144
MD7 Zones (Evesboro Triangle)	90
MD7 Zone (Cropwell Road)	23
Sagemore Multi-Family Expansion (MD7 Zone)	64
WhiteBridge Farm Village Development Zone	46
Village Development Zone - Artdor	51
Regional Contribution Agreements (RCAs)	10-15
Total	518-523 (10 to 15 surplus)

REHABILITATION

According to the Burlington County Housing Office, 15 existing housing units have been rehabilitated in Evesham Township since 1981. These units were funded through the County. All units have been income restricted to low and moderate households under Section 8 guidelines, with a total expenditure of approximately \$121,000. The support data, including amount of dollars spent per unit, the location of the work and the rehabilitation effort, has been requested from the County.

LOW AND MODERATE INCOME PROFFERS

These are units that have been offered by developers and are a part of preliminary approvals given in the last several years. A total of 29 units have been "written-down" in terms of sale price to make them available to low and moderate income households, and since they are already approved, are credits against the Township's fair share need.

WHITEBRIDGE VILLAGE

The Whitebridge Village site consists of Block 17, Lots 7, 7A, 7B, 9 and 10, 46.68 acre tract bound by Route 70 to the north, Marlton-Medford Pike to the south, and the Whitebridge Farm site to the west. The topography consists of a gentle grade. This site has an extensive area of contiguous wetlands located centrally to the site which occupies roughly 40% of the total site. The site has no floodplain. While this site does not currently have direct access to public water, it is accessible to Whitebridge Farm (located adjacently). This site has direct access to public sewer (Elmwood Plant).

This property has an existing preliminary approval (PB 87-16) with a set aside of 46 low and moderate income units. A stratification of pricing will have to be applied to the 1987 approval of those units. The development is waiting for completion of improvements at the North Elmwood sewer plant and the lifting of the moratorium on sewer connections. Credit is being sought for this project.

WILEY MISSION SITE

The Wiley Mission had originally planned to build on Block 26, Lot 6, a 44.02 acre tract located on East Main Street. This site, which is gentle graded, has been found to have wetlands located over most of the property that is currently undeveloped. COAH requires that no greater than 25% of the fair share obligation, calculated after credit, can be senior citizen. Thus 105 units are the maximum that can be senior citizen. Three of the units of the Wiley Mission will have to be handicapped, non-age restricted. A recommended site is near the intersection of North Elmwood Road and Evesboro-Medford Road. This site will be approximately 12 acres to accommodate the 108 units. Since they will be rental, they will qualify as 144 low and moderate income units (33% credit for rental).

EVESBORO SITES - MD7 ZONE (Evesboro Triangle)

The Evesboro Site - North consists of two properties comprising 59.8 acres located on the easterly corner of the intersection of Greentree Road and Evesboro-Medford Road and a 12 acre tract to the south of Greentree Road and west of North Maple Avenue. This first site, having a gentle grade, has an area of wetlands occupying approximately 20% of the site, which is located in the northeast corner of the site. This site has a 100 year floodplain which occupies the easterly third of the site. This site has access to public water. Although the site currently has no direct access to public sewers, lines are in existence just to the south (through the Woodstream Plant). The second smaller site is currently farmed and appears to have no environmental constraints.

These sites are proposed as MD7 zones. A bypass road will reduce the amount of land devoted to residential use on the larger parcel to approximately 40 acres, the balance to be used for professional offices. The zoning would enable 7.5 units per acre, with a 20% set aside, resulting in 90 low and moderate income units out of 449 units. The smaller 12 acre parcel will yield 17 low/moderate income units or 84 total units. Since the sewer from this site will be directed to the Woodstream plant where there is no moratorium, zoning can be enacted following approval of this plan to implement both of these tracts.

CROPWELL ROAD - MD7 ZONE

A 15.5 acre parcel on Cropwell Road, just beyond the Pep Boys retail store has been selected as another MD7 zone. This site has water and sewer (sewered to the Woodstream plant), with good access to commercial development. There appear to be no environmental constraints on the property, which is currently farmed.

SAGEMORE MULTI-FAMILY (RENTAL)

The Sagemore Residential site consists of Block 26, Lot 5, a 42.87 acre tract located on Brick Road. The topography of the site consists of a gentle grade. This site has an extensive band of wetlands (occupying roughly 35% of the site) running at an east-west angle to the site, located in the northerly half of the site. The northeasterly corner of this site consists of a 100 year floodplain, which occupies approximately 15% of the total site area. This site has access to public water. While it does not currently have direct access to public sewers, sewers (through the Elmwood Plant) are available to an adjacent property.

This property is proposed for multi-family at a density of 7.5 units per acre (as a new MD7

Zone). The developer of the adjacent Sagemore multi-family project has built successful rental housing. Currently, the property is owned by Davis Enterprises who has previously proposed a life care housing facility at this site. The property is developable for multi-family and would yield 64 low and moderate income rental units (with a 20% set aside).

WHITEBRIDGE FARM

The Whitebridge Farm site consists of Block 17, Lot 11, a 35.8 acre tract bound by Route 70 to the north, Troth Road to the west, the Whitebridge Village site to the east, and Marlton-Medford Pike to the south. This site has a gentle grade and two areas of wetlands. One patch is located to the north (just south of Rt. 70), and the other is located on the easterly section of the site. Together, the wetlands occupies approximately 25% of the site. This site contains a 100 year floodplain in the southwest corner of the site (near the intersection of Troth Road and the Marlton-Medford Pike), which occupies roughly 5-10% of the total site area. The site has access to public water and sewer (Elmwood Plant). The bulk of the site is currently being used as a horse farm and has an historic farmhouse on the property.

A concept plan was prepared for the site with apartments and townhouses, as well as a small shopping village with professional offices, which incorporate the barn and the existing farmhouse into the plan. The site can be developed as an inclusionary development with a proposed density of 6 units per acre, 20% set aside for low and moderate income housing. It is proposed that there be no access from Route 70, but that there be an interconnection to the proposed Whitebridge Village immediately adjacent to this parcel. The other main access roads would use the existing farm road from Troth Road as well as from Marlton Pike. The development of this site will have to be staged to allow completion of the improvements at the North Elmwood sewer plant. A total of 46 low and moderate income units can be achieved at this site, with a total of 230 units.

VILLAGE DEVELOPMENT SITE

The Village Development Site consists of two sites on the south side of Evesboro-Medford Road. These tracts have gentle grades. The sites have various isolated areas of wetlands with 100 year floodplains. The most extensive floodplain is located along the Route 70 frontage, and it takes a turn to the north and runs along North Elmwood Road. Both tracts have access to public water and sewer (Elmwood Plant).

Instead of continuing a strip highway along Route 70, the future zoning should be changed in this area with buffers along Route 70, concentrating a new village at the intersection of Troth Road, North Elmwood Road and Medford Evesboro Road. The Wiley Mission senior citizen housing site has been designated for this area. This will allow for densities of 6 units per acre on 63 acres, with the second tract of 30 acres at a density of approximately 9.2 units per acre (Artdor). The second parcel has filed an "exclusionary" zoning case against the township. Since the property does have good access and minimal environmentally-sensitive lands, including wetlands, the gross density of 9.2 will not overburden the site.

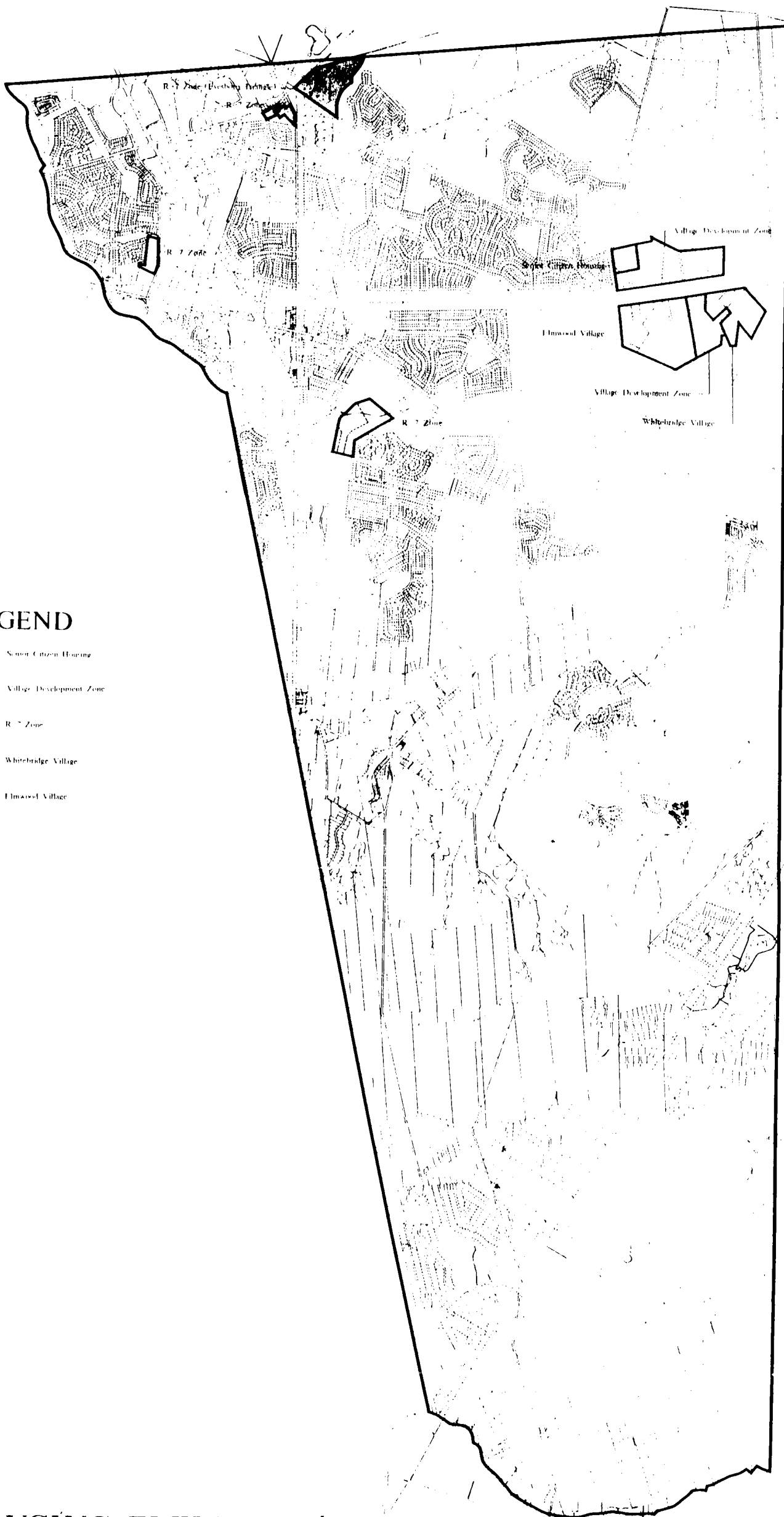
A small office and retail center was approved by the Zoning Board of Adjustment on the south side of Route 618, east of North Elmwood Road, in 1989. This will provide some neighborhood shops in close proximity and within walking distance of the proposed village zone. Sewer service is to be connected to the North Elmwood plant, which is currently being upgraded and has a moratorium. Sewer should be prioritized for this new village zone over single-family zones. At least 105 units must be rental. Sagemore will produce 64, with credits for rental adding 36 units.

REGIONAL CONTRIBUTION AGREEMENT

A regional contribution agreement (RCA) is proposed for 10-15 units as surplus units. The RCA can be assigned, after approval by COAH, to other communities in the region (Burlington, Mercer, Camden, and Gloucester Counties) to a receiving municipality. A cost factor of \$22,000 - \$25,000 per RCA is assumed, to be borne by a developer's fund created in the non-residential zones. This will insure the township exceeds its fair share obligation of 508 units.

TABLE X-2 PROPOSED FAIR SHARE PLAN
Evesham Township

MODERATE					LOW	
<u>PROJECT</u>	<u>LOCATION</u>	<u>ZONE</u>	<u>DENSITY</u>	<u>TOTAL UNITS</u>	<u>INCOME UNITS ACTUAL</u>	<u>CREDIT</u>
Existing Rehabs	N/A	N/A	N/A	15	15	15
Existing Approved Proffers	N/A	N/A	N/A	29	29	29
Whitebridge Village	Rt. 70	MVD	6 Gross	232	46	46
Wiley Mission Sr. Citizen Housing	Evesboro Medford Rd. Route 70	proposed MVD	9 Net 6 Gross	108	108	144
MD7 Zone (2 sites) (50.5 AC)	Evesboro Rd.	proposed MD7	7.5 Gross	449	90	90
MD7 (15.5 AC)	Cropwell Rd.	"	"	116	23	23
Sagamore MD7 Expansion (42.87 AC)	Brick Rd.	proposed MD7	7.5 Gross	321	64	64
Whitebridge Farm Village Dev. Zone	Route 70	Mixed Use proposed MVD	6 Gross	230	46	46
Artdor	Evesboro/ Medford Rd. & Troth Rd.	MVD	9.2 Gross	256	51	51
Regional Contribution Agreement (RCA)	N/A	N/A	N/A	10-15	10-15	10-15
						----- 518-523 (10-15 surplus)



LEGEND

- Senior Citizen Housing
- Village Development Zone
- R-1 Zone
- Whitebridge Village
- Elmwood Village

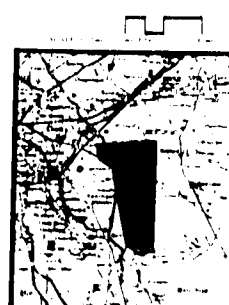
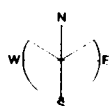
HOUSING ELEMENT/ FAIR SHARE PLAN

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1900



1/30/90

LEGEND

- MD-7 Zone
- SCH Zone

PROPOSED ZONE
CHANGES -
HOUSING ELEMENT/
FAIR SHARE PLAN

EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
32 North Main Street, Freehold, New Jersey 08038 (609) 737-1939



XI. CONSERVATION PLAN

XI. CONSERVATION PLAN

This plan element addresses the issues of preservation, conservation and utilization of the environmentally sensitive areas of the Township, including stream and river corridors, ponds and lakes, wetlands, and forested areas. It also addresses issues relating to water supply, soil conservation and energy conservation.

Background

Land conservation can be promoted through 1) the acquisition of sensitive lands by public agencies or private non-profit concerns, 2) careful land management, and 3) careful site-plan design and review. The environmentally sensitive areas of the Township were previously identified in Section I of this plan, Environmental Analysis. Such areas are best left as conservation areas in order to guarantee the environmentally balanced development of Evesham. Therefore, floodplains, stream corridors, wetlands, extreme depth to seasonal high water tables, and township parks are recommended for conservation (see the Conservation Map on page XI-5). It is intended that these areas should constitute a network linking different parts of Evesham.

Conservation Strategies

Some types of environmentally sensitive lands are already protected through the regulatory powers of other jurisdictions. For example, floodplains are regulated by federal, state and local legislation. Likewise, wetlands are protected from development by federal and state

regulations, and they are supervised by the US Army Corp of Engineers, as well as the State Department of Environmental Protection and the Pinelands Commission.

On the other hand, some important natural resources remain largely unprotected and, consequently, protective techniques must be employed. Privately-owned lands, for example, may be recommended for preservation in their natural state, for agricultural retention, or for limited recreational use as conservation areas. Techniques such as the dedication of land, the clustering of development, conservation easements, and transfer of development rights or credits must be utilized. Each of these techniques is explained below:

DEDICATION OF LAND

The dedication of land as a tax right-off is a technique which has been used with some degree of success. For example, inheritance taxes can be reduced by transferring title to the municipality. In general, however, this technique's application is relatively limited, given its rather restricted and highly specialized scope and changes in the tax laws in the last decade.

CLUSTERING

Clustering is a technique that locates development on the most environmentally suitable portions of a site, preserving environmentally sensitive lands. Thus, instead of employing large lot development which utilizes all parts of a site, a development may result in a combination of open space and densely developed areas, although the overall site density is equal to the alternative large lot development. Clustering should be offered as an option in Evesham's various zoning districts. Clustering can have its limitations, as it can be encouraged, but not required. Furthermore, used by itself, clustering may be insufficient, as an entire property may merit preservation.

CONSERVATION EASEMENTS

The purchase or dedication of conservation easements is a well-known open space preservation technique, which has been successfully implemented in Evesham throughout the recent years. A conservation easement allows a private property owner to maintain ownership of a property, yet insures that development will not occur by providing the Township with the right to control (prevent) development of the property. In addition to effectively guaranteeing that open space will remain undeveloped, a few other rights, such as pedestrian access, are also guaranteed.

TRANSFER OF DEVELOPMENT RIGHTS/CREDITS

Transfer of development rights (TDR) is a mandatory program in which certain areas of a municipality are designated as preservation or "sending" areas, in which no development is permitted. Conversely, other areas are designated as "receiving" areas, in which the intensity or density as determined by the conventional existing zoning can be increased through the optional purchase of development rights from the sending areas. State legislation which would officially permit TDR is currently pending, although the technique has already been successfully implemented in several municipalities. This technique is currently available in Evesham for the Pinelands areas.

Transfer of development credits (TDC) is a technique similar to TDR, but its use is optional rather than mandatory. Development credits can be purchased from designated "sending" areas by developers in designated "receiving" districts in order to obtain higher density development. The key distinction between TDR and TDC is that under TDR a property owner may sell development rights, but the property cannot be developed. Under TDC a property owner can chose between selling development credits or developing the subject property under conventional zoning.

WATER CONSERVATION



Careful site plan review must ensure that all significant conservation related issues are adequately addressed. Significant views should be maintained, and wooded areas should be preserved to the extent possible through clustering. Plans submitted for review should include on-site designation of buildings and paved surfaces. Aquifer recharge areas, where highly permeable soils overlay aquifers, must be protected through low-density highly-clustered development for maximum recharge.

ENERGY CONSERVATION

It is also a goal of Evesham to promote development which maximizes the use of renewable energy sources (active and passive solar), while minimizing overall fuel demand for heating and cooling. Consequently, land development regulations must address the need to maximize the facilitate southern orientation of both residential and non-residential structures. Subdivision and site plan ordinances can facilitate southern orientations by requiring a layout in which the majority of streets run along an east-west axis, with a minimum deviation of thirty degrees from true east. Thus, the Township's ordinance should be amended to encourage solar access to southern walls during winter months, while minimizing access during summer months (through orientation and shade trees). Such an ordinance revision would also prohibit obstacles which permanently block sunlight and create shadows. Furthermore, flexibility in setback regulations should also be encouraged so that adjustments in building location can result in improved energy efficiency.

Other energy-saving land use practices should also be encouraged, such as common wall construction in planned unit and mixed use developments. This reduces heat loss and promotes gains in insulation and energy efficient landscaping. Furthermore, the proposed Township land use pattern promotes the conservation of energy (fossil fuels) by concentrating development within new and existing mixed use zones.

LEGEND

-  Proposed Conservation Areas
-  Non-Conservation Areas

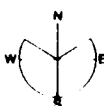
CONSERVATION PLAN

EVESHAM TOWNSHIP

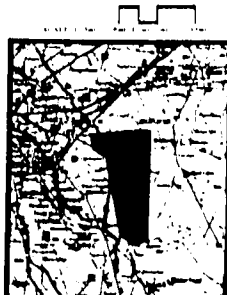
BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 609-737-1930



BASE MAP PREPARED BY: [illegible]
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XII. RECREATION AND COMMUNITY FACILITIES PLAN

XII. RECREATION AND COMMUNITY FACILITIES PLAN

RECREATION

Section V of the master plan, Recreation and Community Facilities, included a table which compared the township's 1990 recreational needs with those facilities currently existing. Now that future population projections at full build-out have been calculated (44,459)*, based upon the land use plan of this master plan, future recreational needs have been determined as follows:

*This figure is based on the most conservative method for calculating the population.

**TABLE XII-1
FUTURE RECREATIONAL NEEDS**

Activity/Facility	Quantity Needed at Build-Out	Quantity Existing
Badminton Fields	9.3	0
Basketball Courts	9.3	11
Handball Courts	2.3	1
Ice Hockey Rinks	.47	0
Tennis Courts	23.4	14*
Volleyball Courts	9.3	4
Baseball Fields	9.3	2
Field Hockey Fields	2.3	0
Football Fields	2.3	0**

Soccer Fields	4.7	1***
Golf Driving Ranges	.93	0
Running Tracks	2.34	0
Softball Fields	9.3	3
Multiple Recreation Courts	4.7	1****
Trails	1 per region	2
Archery Ranges	.93	0
Combination Skeet & Trap Fields	.93	0
Golf Courses		
9 Hole	1.87	0
18 Hole	.93	1
Swimming Pools	2.34	0

* Only 2 tennis courts have lights. Also, this includes 6 courts at Cherokee High School which are open to the public, but not included in the Township's inventory.

** This excludes one non-regulation size combo. football/soccer field at Cambridge Park and temporary fields at Barclay Farms.

*** This excludes one non-regulation size combo. football/soccer field at Cambridge Park and three temporary soccer fields at Willow Ridge.

**** This particular court is for both basketball and street hockey. This category does not include courts designed for one particular activity (such as tennis) but used for another (such as street hockey).

As noted in Section V of this plan, the proposed Evesboro Downs Recreation Center will satisfy some of the Township's needed facilities. However, facilities which will still be in particular demand include tennis courts, volleyball courts, baseball/softball fields, soccer fields, a running track, multiple-use fields, and swimming pools. Furthermore, the

Township's Department of Recreation and Parks has identified a need for an outdoor ice skating rink and, in particular, a strong demand for street hockey courts. Although the National Recreation and Park Association (NRPA) standards which were used above indicate that badminton fields are in demand, the Township's Department of Recreation and Parks has indicated that the actual demand for badminton facilities within Evesham is very low.

EMERGENCY SERVICES

As noted in Section V of this plan, emergency services consist of two primary components: the Evesham Fire Department and the Marlton First Aid Squad. The following is a general assessment of their respective needs for the future, as based upon the data contained in Section V:

FIRE DEPARTMENT

At present, all of the department's vehicles and equipment needs are satisfied due to an annual long-range capital improvements program currently employed by the department. In regard to stations, Station 221 (northerly) appears to be adequate for many years into the future. On the other hand, Station 225 (southerly) may require future expansions, and possibly even relocating. However, the predictability of such needs is difficult to determine at this time, as they will be prompted only if and when Hopewell Road is expanded in width.

FIRST AID SQUAD

The first aid squad is currently in need of one new ambulance, as Ambulance #2291 (1983 Ford) is presently in poor condition. The squad's only existing station, on East Main Street, is presently sufficient to serve the northerly portions of the Township. However, the need for a second facility has been identified over the past few years for the southerly portion of the township. It is recommended that such a facility might be integrated with a new/improved fire station for this same area.

EVESHAM SCHOOL SYSTEMS

Section V of the master plan, Recreation and Community Facilities, provided an overview of existing conditions for the Evesham school system. As illustrated in Table V-7 of this section, several of the community's schools are approaching the threshold of peak capacity. Consequently, it has been determined that two additional school facilities will be needed to handle future growth in both the northerly and southerly portions of the Township.

PROPOSED NORTHERLY SCHOOL

It has been determined that a new school facility which would serve both elementary and middle school age children is needed for the northerly half of the Township. The site currently being proposed for the location of such a facility is Block 13-59, Lot 15, and a portion of Block 13, Lot 1B. This site is located on Evesboro-Medford Road and it consists of approximately 40 acres. It has been designated as PF (Public Facilities) on the proposed land use plan.

PROPOSED SOUTHERLY SCHOOL

Due to the very limited capacity of the Richard L. Rice elementary school, located within the Kings Grant development, it has been determined that an additional elementary school facilities will soon be needed for the southerly portion of the Township. This could be accomplished by expansion to the Richard L. Rice elementary school or finding an alternate, new site. Any new site would have to be served by public sewer, and according to the Pinelands Commission, located in a Regional Growth zone designation. Alternatively, another site could be purchased in the Kings Grant planned development.

SCHOOL BUS STORAGE

It is recommended that a school bus storage yard be located on the former Nike site near the high school. It should be buffered from the road so that it is not visible from either the residential area under construction or the roadway. The site also could be developed jointly with the Township Public Works Department, since they need to expand from their current operations.






OTHER COMMUNITY FACILITIES

As a result of Evesham's rapid growth during the past few decades, the role and size of municipal government has grown substantially. Consequently, the Township administration has begun to exceed the capacity of the existing municipal building located on East Main Street. Because of the presence of wetlands, future expansion upon the current site may not be possible. Thus, an alternative site may be needed.




The Township is presently looking into the possibility of acquiring Block 26, Lot 12, which is a 38.73 acre parcel located at the intersection of Brick and Evans Roads. This site is proposed in the land use plan as being designated MD3 (Medium Density Residential).

LEGEND

EXISTING RECREATIONAL PARKS AND SCHOOLS

-  Township Parks
-  Township Parks (Green Acres)
-  Township (Board Of Education)
-  Private (Permanent Open Space)
-  Municipal Facility

PROPOSED RECREATIONAL PARKS AND SCHOOLS

-  Proposed Township Parks
-  Proposed Schools
-  Proposed Municipal Facility

COMMUNITY FACILITIES & RECREATION PLANS

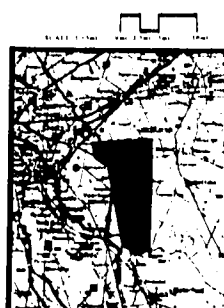
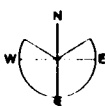
THESE PLANS WERE PREPARED BY HINTZ ASSOCIATES, INC. FOR THE TOWNSHIP OF EVESHAM, NEW JERSEY.

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1970



THIS MAP WAS PREPARED BY HINTZ ASSOCIATES, INC. FOR THE TOWNSHIP OF EVESHAM, NEW JERSEY.
DATE: 10/1/92
BY: J. HINTZ
CHECKED BY: J. HINTZ
APPROVED BY: J. HINTZ

LEGEND

SCHOOLS EXISTING

- 1 Van Zant Elementary School
- 2 Board of Education
- 3 Evans Elementary School
- 4 Beeler Elementary School
- 5 Robert B. Jaggard Elementary School
- 6 St. Joan of Arc Elementary School
- 7 Cherokee High School
- 8 Marlton Middle School
- 9 Archway School
- 10 Richard Rice School

CHURCHES EXISTING

- 1 Beth El Synagogue
- 2 Crosswell Friends Meeting
- 3 Prince of Peace Lutheran Church
- 4 Marlton United Methodist Church
- 5 Marlton Baptist Church - Wiley Church
- 6 Wiley Church
- 7 St. Joan of Arc Roman Catholic Church
- 8 Christ United Presbyterian Church
- 9 Marlton Assembly of God

FACILITIES EXISTING

- 1 Municipal Building Police Station
- 2 Library
- 3 Fire Company
- 4 Post Office
- 5 Police Squad
- 6 Goodwin State Hospital
- 7 King of David Sewage Plant
- 8 YMCA
- 9 Fire Company
- 10 Wiley Mission Nursing Home
- 11 L & L
- 12 Wardsman Sewage Treatment Plant (MUA)
- 13 The Wood Sewage Treatment Plant (MUA)
- 14 Wiley Tissue MUA Office (MUA)
- 15 Progress Station (MUA)
- 16 King of David Sewage Plant (MUA)

SCHOOLS PROPOSED

- 1 Kettle Run School

CHURCHES PROPOSED

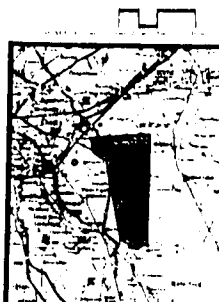
FACILITIES PROPOSED

- 1 Municipal Facility
- 2 First Aid Station
- 3 Police Sub-Station
- 4 King of David Water Tower (MUA)

COMMUNITY FACILITIES PLAN

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



XIII. UTILITIES PLAN

XIII. UTILITIES PLAN

As noted in Section VI (Utilities) of this plan, the most significant utilities which will determine the location and volume of Evesham's future growth are water and sewer facilities. The Utilities Plan on Page XIII-4 illustrates the proposed allocation of sewer and water throughout the Township. Those areas proposed for Evesham's most dense development will have both utilities. There are two such areas: one consists of the majority of the non-Pinelands portion of the Township, with the exception of easterly peripheral areas; while the other consists of the planned village development area which is proposed for the Pinelands area and incorporates Bartons Run and Kings Grant.

Areas within the Township which will only be serviced with public water include the easterly peripheral area of the non-Pinelands portion of the township, as well as the majority of the Pinelands area (excluding the PVD and FW zones).

Part of one area within the Township is proposed for neither utility. This area is designated as FW (Forest Woodland) within the land use plan, and it is located within the very southeast corner of the Township. The remainder of the FW zone is comprised of the recently-approved Compass Point subdivision, which was approved with the condition that public water would be provided (septic systems are allowed for sewage treatment).

SEWER

As noted in Section VI of this plan, Evesham is serviced by three separate public sewer systems: Woodstream, Elmwood and Kings Grant.

WOODSTREAM

The Woodstream Sewage Treatment Plant services the northwest portion of the Township and discharges into the South Branch of the Pennsauken Creek. Based upon this plant's current treatment capacity, this plant should be sufficient for the future, as the vast majority of developable land within its service area has already been developed.

ELMWOOD

The Elmwood plant services those northerly portions of the Township not serviced by the Woodstream facility. Furthermore, this service area will experience the bulk of the Township's future population growth since a substantial volume of developable land exists in this service area of the Township. Based upon future residential growth projections and the carrying capacity of the Southwest Branch of the Rancocas Creek, the Elmwood plant is very close to its maximum capacity.




KINGS GRANT

The Kings Grant plant services the Kings Grant planned unit development, as well as the Bartons Run residential development. This plant appears to be just sufficient to handle these two developments at future build-out.

NON-SEWERED AREAS

Northerly portions of the Township not within the sewer service area will be on septic systems, while residential developments of over 50 units will have community septic systems. Those portions of the Pinelands which are not a part of the Kings Grant plant's

LEGEND

-  Future Water and Sewer
-  Future Water Only
-  No Water or Sewer Facilities

UTILITIES PLAN

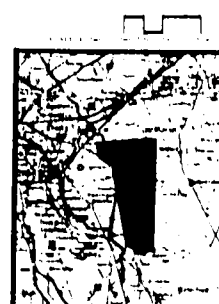
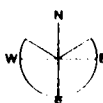
EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.

12 North Main Street, Pennington, New Jersey 08134 (609) 717-1970



XIV. CIRCULATION PLAN

XIV CIRCULATION PLAN

Introduction

The Circulation Plan emanates from the Land Use Plan. While the existing road system may provide certain infrastructural constraints to future land use options, the Circulation Plan is meant to effectuate the Land Use Plan. In this Master Plan, projections have been made for future growth with changes and reductions from previous Master Plans. Factors driving this section of the master Plan are a reduced development density, fewer new roads with their attendant high costs of rights-of-way and construction, and a concentration on upgrading and expanding the existing Township transportation infrastructure through construction within existing rights-of-way, through signalization, signing and striping improvements, and through implementation of various traffic reduction strategies. For an overview of the Evesham Circulation Plan, see Map XIV-7.

Road Hierarchy and Minimum Standards

A hierarchy for the road network was defined in Section VII (Circulation), relating right-of-way and cartway widths to existing and projected road capacities. Roads were classified according to function, based on trip generation, into local/residential access streets, minor collectors, major collectors, minor arterials, and primary arterials as shown in the following table:

Table XIV-1

Road Classification/Hierarchy

<u>Classification</u>	<u>Annual Average Daily Traffic</u>	<u>Right-of-Way Width</u>	<u>Cartway Width</u>
Local/Residential Access Street	less than 500	52'	34'
Minor Collector	500-1,000	52'	34'
Major Collector	1,000 - 5,000	66'	46'
Minor Arterial	5,000 - 15,000	86'	66'
Primary Arterial	over 15,000	100'	78' or 84'

The following are examples of each of the above categories (see Circulation Plan map):

Local/Residential Access - Peabody Lane, Dorset Drive, Poplar Avenue

Minor Collector - Carlton Avenue, Ardsley Drive

Major Collector - Evesboro-Medford Road, Elmwood Road, Taunton Road

Minor Arterial - Main Street/Tuckerton Road, Marlton Parkway

Primary Arterial - Route 70, Route 73

Transportation Improvements

Traffic congestion and its complement, circulation problems, exist in varying degrees throughout the Township. The sources of the congestion and circulation difficulties are many. The tools available to remedy traffic congestion, however, are limited by the availability of land, funding constraints, and by environmental/regulatory issues. In general, road widening to provide additional lanes/shoulders thereby increasing capacity, traffic

signal installations and upgrades, improved signing and pavement striping, and traffic reduction techniques, are some of the tools available to combat traffic congestion and circulation problems.

While improvements for most of the following intersections have not been specifically designed, a priority ranking based on need should be established. Such a ranking system could be based on safety concerns, traffic volumes, and funding availability. Where possible, engineering drawings of recommended transportation improvements should be prepared. At a minimum, concept plans should be prepared, with at least enough detail so that engineering plans could be produced when necessary. Some of the higher priority intersections should be engineered immediately, so that as funding and land become available, the improvements can be implemented. Those 44 intersections/roads proposed for improvement are as follows:

North Maple Avenue
Greentree Road and Church Road
Greentree Road and Evesboro-Medford Road
Greentree Road and North Maple Avenue
Greentree Road and Stow Avenue
Greentree Road and Eves Drive
Greentree Road and Lincoln Drive East
North Maple Avenue and Locust Avenue
Evesboro-Medford Road and Hewlings Drive
Evesboro-Medford Road and Carlton Avenue
Evesboro-Medford Road and Greenbrook Drive
Evesboro-Medford Road and Elmwood Road (west intersection)
Evesboro-Medford Road and Elmwood Road (east intersection)
Evesboro-Medford Road and Troth Road
Route 73 and Baker Boulevard

Route 70 and entrance to Bradlees Shopping Center
Route 70 and Route 73 (Marlton Circle)
Route 70 and Main Street
Route 70 and Greenbrook Drive
Route 70 and Troth Road
Main Street and Maple Avenue
Main Street and Locust Avenue
Old Marlton Pike and Troth Road
Tuckerton Road and Old Marlton Pike
Tuckerton Road and New Road
Tuckerton Road and Barton Run Boulevard
Brick Road and Evans Road
Willow Bend Road, Elmwood Road and Tomlinson Mill Road
Route 73 and Evesham Road
Marlton Parkway and Sagemore Drive
Route 73 and Commonwealth Drive
Route 73 and Ardsley Drive
Route 73 and Dutch Road
Taunton Road and Kings Grant Drive
Taunton Road and Merchants Way
Taunton Road and Crown Royal Parkway
Tomlinson Mill Road and Braddock Mill Road
Kettle Run Road and Tomlinson Mill Road/Evans Mill Pond Bridge
Kettle Run Road and Braddock Mill Road
Kettle Run Road and Bortons Road
Kettle Run Road and Sycamore Avenue
Hopewell Road and Bortons Road
Hopewell Road and Kettle Run Road
Old Marlton Pike and South Cropwell Road

As mentioned in the "Circulation" section of this Master Plan, and appropriate funding level can only be achieved through a partnership of public and private interests. To provide a framework for this partnership, a series of Transportation Improvement Districts (TID) should be established throughout the Township. The establishment of the TIDs would provide the mechanism by which funding for the improvements at the afore-listed intersections could be ensured. Presently, the State of New Jersey has passed legislation as part of the Transplan package which established the basis for creating TIDs along major state highway corridors such as route 70 and 73.

Under these TIDs, traffic engineering studies would be performed to determine the need and level of future improvements; engineering designs would be prepared for those improvements; and developers would be assessed their pro-rata "fair share" of the improvements.

Pedestrian System

Sidewalks (4' minimum width and on both sides of streets) are recommended in all areas of the Township where the density is greater than 1 DU/acre. All office and commercial areas should have sidewalks as well. The only exceptions will be low density areas of the Township.

Bikeways

Bikeways are recommended along secondary arterial and collector roads. These should be a minimum of 6' width and be constructed of bituminous. *concrete* Paths in recreation areas and parks should be bituminous; however, alternatives such as cinders can be considered.

Bus Service

Bus Service and other forms of mass transportation are at the present very limited. The only bus routes currently serving the Township are shown on the Circulation Plan and run along Rt. 73 with service to Marlton Crossing Shopping Center, West Jersey Hospital, Brick Road and the Springdale Road area. Service to the Marlton circle is regular, but service to the other areas, such as Medford, is limited.

New Jersey Transit should be petitioned to increase service to the more populated future areas, especially the village areas along Route 70, which are generally in the existing limited route service. These suggested routes are shown on the plan.

LEGEND

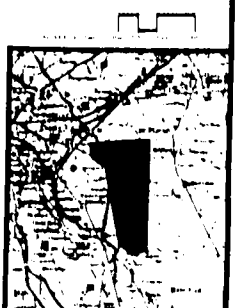
- Minor Collector
- Major Collector
- Minor Arterial
- Primary Arterial
- Proposed Intersection Improvement
- NJ Transit Bus Routes

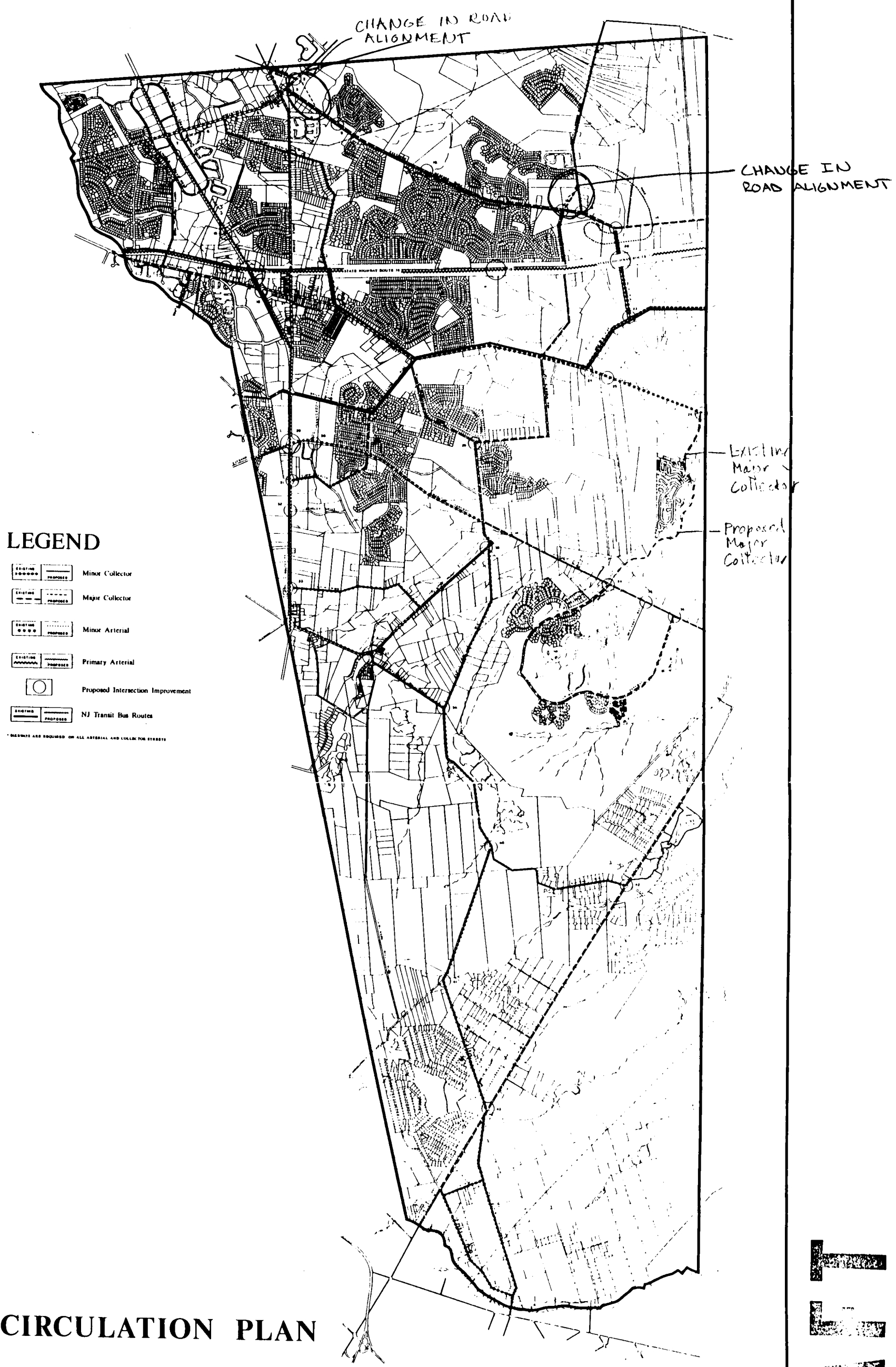
EXISTING AND PROPOSED STREETS ARE SHOWN IN BLACK. PROPOSED STREETS ARE SHOWN IN DASHED LINES.

CIRCULATION PLAN

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY





CIRCULATION PLAN

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

HINTZ ASSOCIATES, INC.
32 North Main Street, Pennington, New Jersey 08534 (609) 737-1930



THIS MAP PREPARED BY: HINTZ ASSOCIATES, INC.
DATE: 5-5-92
PROJECT: Evesham Township Circulation Plan
SHEET: 1 OF 1

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XV. HISTORIC PRESERVATION PLAN

XV. HISTORIC PRESERVATION PLAN

Section VIII of this plan, "Historic Resources", examined Evesham's history, evaluated historic resources, and identified existing and potential threats to these resources. The final step consists of the recommended policies and strategies for accomplishing historic preservation:

POLICY I: Identify all architecturally and historically significant resources in Evesham.

Strategy A: Complete a comprehensive historic sites survey which identifies all architecturally/historically significant resources.

Comments: Although this objective was partially accomplished with the 1985 survey, the contract for the work limited the scope of the survey to only 100 sites. Thus, a more comprehensive survey should be performed, as there may be many resources worthy of identification and protection which are currently unprotected. It is recommended that funding from the Office of New Jersey Heritage be pursued for such work.

Strategy B: Update the historic sites survey on an ongoing basis.

Comments: It is important that the survey be updated periodically, as the significance of resources can change over time as a result of alterations to buildings, the loss of comparable resources, and so forth. Updates

might be performed every six years in order to be consistent with the master planning process.

POLICY II: Preserve historic resources through municipal regulatory means.

Strategy A: Once an updated historic sites survey is performed, consider the extension of boundary lines for the existing historic district, as well as the delineation and designation of new districts.

Comments: Although the 1985 survey identified five historic districts, only one (Marlton) is designated and protected. Perhaps closer examination will warrant designation of other districts.

Strategy B: The existing ordinances protecting historic resources should be amended to explicitly reference federal criteria used to determine architectural/historical significance, as well as criteria for rehabilitation (The Secretary of the Interior's Standards and Guidelines for Rehabilitation).

Comments: Although the existing ordinances and the Old Marlton Master Plan and Design Guidelines (1986) provide adequate detail for the purposes of design review, federal criteria should be referenced as a legal safeguard.

Strategy C: Maintain an interested and knowledgeable Historic Preservation Commission.

Comments: Commission members should be trained and stimulated by preservation workshops sponsored by the Office of New Jersey Heritage. Also, the Commission should be allocated enough funds to start a modest preservation library and acquire preservation technical manuals published by the National Trust for Historic Preservation and other preservation organizations.

POLICY III: Preserve and enhance the character and identity of the Marlton historic district through the use of signage and landscaping.

Strategy A: Employ signage and a special landscaping treatment for both entrances into the historic district on Main Street.

Comments: This strategy will make visitors to the district aware that they have entered a distinct and unique area of the Township.

Strategy B: Employ special historic style street signs within the historic district.

Comments: As with the proposed entrance signage, special street signs would add to the district's unique identity.

POLICY IV: Preserve historic resources through municipal incentives and education.

Strategy A: Investigate the possibility of providing local property tax abatements to designated historic properties which undergo qualified renovations.

Comments: Qualified renovations would be only those projects which either maintain or enhance the architectural and/or historical significance of a property, as determined by the Historic Preservation Commission based upon the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Strategy B: Encourage and assist in the creation of an organization (or expansion of an existing one) for the purpose of one or more of the following activities:

1. Prepare State and National Register nominations.
2. Promote the availability of federal/local rehab tax credits for qualified projects.
3. Coordinate a plaque program for historic sites and districts.
4. Translate the results of the historic sites survey into a readable format and publish for distribution to the public.
5. Participate in the production of a brochure for walking/windshield tours of the Township's historic architecture.
6. Establish a revolving fund for threatened property acquisitions and rehab projects.
7. Seek state and federal funding for survey and rehab projects.

8. Provide technical assistance to property owners undertaking rehab projects.
9. Assist in periodic walking tours to showcase the Township's historic buildings.
10. Promote preservation within both the local school system and the general public.

Comments: Evesham's Historic Preservation Commission has been actively pursuing such a program and has indicated their willingness to take on an expanded role.

POLICY V: Continue to preserve archaeological resources through regulatory means.

Strategy A: Continue to protect archaeological resources by employing a consulting archeologist to review archaeological surveys which are required by ordinance for all applicable development projects.

Comment: Evesham's program for protecting archaeological resources is considered to be one of the most effective in the state and should be continued under the guidance of the consulting archeologist.

XVI. ECONOMIC DEVELOPMENT PLAN

XVI ECONOMIC DEVELOPMENT PLAN

The Land Use Plan was analyzed in terms of the type of employment that would be expected, the amount of land devoted to various land uses, including housing, offices and retail/services, and some projection of cost/revenues.

Land Uses - Available Land

The following is a table indicating the amount of vacant, developable land* by proposed land use designation. If proposed zones are not listed, it is because there is no vacant or developable land in the proposed land category.

Residential

	<u>Units</u>	<u>Persons /Unit</u>	<u>School Children Per Unit</u>	<u>Projected Population</u>	<u>Projected School Children</u>
Low Density	315	2.8	.847	882	267
Medium Density - 2	17	2.8	.847	48	14
Medium Density - 3	32	2.8	.847	90	27
Regional Growth (RG1, 2, 3, 4)	22	2.8	.847	62	19
Rural Development	637	2.8	.847	1,784	540
Forest Woodland	51	2.8	.847	143	43
Forest Agriculture	14	2.8	.847	39	12
Environmental Protection	14	2.8	.847	39	12
Mixed Village Development	857*	1.8	.284	1,543	218
MD7	<u>495</u>	<u>1.8</u>	<u>.284</u>	<u>891</u>	<u>141</u>
TOTAL	2,454	--	--	5,521	1,210

* 108 are senior citizen units

Non-Residential

	<u>Floor Area Ratio</u>	<u>Square Feet**</u>	
Neighborhood Shops	.15-.20	54,014	
Office Professional	.14-.19	438,912	
Office Commercial	.20-.25	294,400	
Regional Commercial	.20-.25	<u>62,400</u>	s/f
		849,726	s/f

* Based on land that is suitable for development (non-critical such as wetlands and floodplains are excluded).

** Maximums expressed.

APPROVED DEVELOPMENTS STILL TO BE BUILT

Commercial

<u>Development</u>	<u>P.B. Number</u>	<u>Square Feet</u>
N.J. Business Park	84-40	75,000
Lake Center Executive Park	84-42	91,600
Circle 70 Shopping Center	85-64	29,645
Designer's Walk		78,000
Southview Commons	86-02	75,000
Marlboro Square Shopping Center	86-15	100,000
Sagemore Promenade		435,000
Tanurb Shopping Center	88-20	112,285
Cedarwood Shopping Center	87-61	86,309
Festival at Marlton	88-09	145,239
TRA-502 Associates (Fiocchi)	88-06	28,000
502 Associates (Stow Road)	88-44	16,850
Kings Grant Commercial	89-06	<u>69,800</u>
TOTAL		1,342,728

APPROVED DEVELOPMENTS STILL TO BE BUILT

Residential

<u>Project Name</u>	<u>Section</u>	<u>Number of Units</u>
Marlton Hills	N/A	6
Evesboro Downs	N/A	30
Glenbrooke	II	49
Glenbrooke	III	78
Indian Springs Estates	N/A	15
Ryco	N/A	7
Windswept	N/A	15
Willow Ridge	N/A	24
Willow Ridge	1	104
Willow Ridge	3	44
Willow Ridge	4	68
Willow Ridge	5	80
Willow Ridge	6	70
Willow Ridge	7	70
Willow Ridge	P-V	136
Meadowbrook Run	1-7	299
Sagemore - Multi-Family	1	156
Sagemore - Multi-Family	2	130
Sagemore - Life Care Center	N/A	220
Marlton Crossing	S-1	50
Marlton Crossing	S-2	51
Marlton Crossing	S-3	52
Elmwood Village	Apts.	360
Green Lane Farms	TH-1	52
Green Lane Farms	TH-2	63
Green Lane Farms	TH-3	62
Green Lane Farms	SF-1	25
Green Lane Farms	SF2-A	42
Green Lane Farms	SF2-B	41
Green Lane Farms	SF3-A	33
Green Lane Farms	SF3-B	37
Briarwood	1-9	217
Cinelli Farm (Mt. Laurel MUA)	1-5	N/A
En Champagne	1	92
En Champagne	2	57
TOTAL		<u>2,835</u>

COSTS/REVENUES - EDUCATION

District and Regional School revenues are determined using the 1990 tax rate for Evesham Township, which is a rate of 1.213 (District) and .661 (Regional) per \$100 valuation. Thus, the new housing units (when built) will total 2,494. Using a combined school rate of 1.874, with a value of \$156,000 will result in \$7,174,122 revenues per year. Proposed new non-residential space will also generate tax dollars for educational costs, without generating school children costs. Assuming 849,726 new square feet, at a value of \$84/sq. ft. results in \$71,376,984 of valuation, multiplied times 1.874, yields \$1,337,605/year to help offset school expenditures. Together with projected housing tax revenues, this totals \$8,511,727.

Costs currently compute to \$5,961 per pupil. The new school children resulting from the plan will be 1,210, with an educational cost per year of \$7,212,810.

Total revenues for education of \$7,212,810 will be offset by \$8,511,727 or a surplus of \$1,298,917/year. There is no analysis of approved or built development since it cannot be adjusted by this Land Use Plan.

MUNICIPAL COSTS/REVENUES

Aside from educational costs the only others controlled by the Plan are municipal costs. County, library and fire district costs are outside the control of this plan. Even though school costs are fixed by the District Board of Education and Regional Board, the plan has considered these future costs and revenues. This plan can control future housing, types of housing, non-residential space, etc.

Since the Land Use Plan cannot alter the existing development, or existing but unbuilt approved projects, these are not considered.

The municipal tax rate is .413/\$100 valuation for local services. 2,454 units @ \$156,000 assumed valuation (1990 dollars) will generate \$1,581,063 in tax revenue per year (not counting permit fees, licenses, etc.) Non-residential development from the plan is projected at 849,726 sq. ft. and at \$84/sq. ft. value, will generate \$297,787 per year in tax revenue. These revenues total \$1,875,850/year.

Costs are \$219.17/year/capita (Current Residential Induced Expenditures/Current Total Population). The new plan will result in approximately 5,521 people, or costs of \$1,210,038/year. These will be offset by revenues, resulting in a surplus of \$665,812. Again, this is only for the new development projected by the Land Use Plan.

CONCLUSIONS

The future plan produces far less housing units and population than current zoning. It also results in less non-residential office, service and retail space. This, of course, is due to a full recognition of current carrying capacity of the township's infrastructural and environmental systems, as well as considering the more realistic picture of the market for office and retail space.

The economic development plan provides an opportunity for 850,000 square feet of non-residential space. This will include offices, business services, retail trade, warehousing, research and light manufacturing. Future employment could be increased by as much as 2,400 over current based upon the plan.

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XVII. CONSISTENCY WITH OTHER PLANNING INSTRUMENTS

It is important that Evesham's master plan be consistent with the planning documents of other pertinent jurisdictions. This fact is based upon not only sound regional planning practices, but a State mandate. Section 40:55D-28(d) of the MLUL states that:

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

Thus, this element of the master plan will address each of the four areas of consideration as outlined in the MLUL.

Consistency with Contiguous Municipalities

Evesham is surrounded by six municipalities. These municipalities are Mt. Laurel, Cherry Hill, Voorhees, Berlin, Waterford, and Medford. This section of the master plan will address the master plan of each of these six municipalities. It should be noted that this office lacked the master plan of some of the applicable municipalities, but did have a copy

of the zoning map and ordinance, which was used for the purposes of this section. Thus, it has been assumed that there is consistency between the master plan and zone plan for each of the relevant townships.

MT. LAUREL TOWNSHIP

Mt. Laurel Township presently has four different land use classifications which are located adjacent to the Evesham-Mt. Laurel boundary. These uses include planned unit development (PUD), industrial, neighborhood commercial, and residential. The area designated as PUD is located west of Route 73. This land area is aligned with an area in Evesham designated similarly as Planned Village Development (PVD), and separated by only an approximately 300' wide strip of Evesham land designated as Medium Density 3 (MD3) residential. Thus, there is a great deal of cohesiveness at this point of the municipal boundary.

The area of Mt. Laurel designated for industrial use is located just east of the Mt. Laurel PUD area, and it flanks both sides of Route 73. This part of Mt. Laurel is adjacent to areas designated Medium Density 3 (MD3) and Planned Village Development (PVD) for that portion of Evesham lying west of Route 73, and it is adjacent to an area of Evesham designated Industrial Park (IP) for that portion lying east of Route 73. There is extreme compatibility at the point where the neighboring industrial areas abut one another. Furthermore, with proper buffering, the Mt. Laurel industrial area and the Evesham residential/PVD area should be able to comfortably coexist (particularly since these areas have direct access to Route 73 and share no through roads).

The one Mt. Laurel area designated for neighborhood commercial use which abuts Evesham is a very small parcel located at the major intersection of Evesboro. Because this site abuts Evesham land designated for the exact same use, full compatibility is attained.

All other portions of Mt. Laurel which are contiguous to Evesham are designated for residential use. Fortunately, those contiguous portions of Evesham are also designated for residential uses, with two exceptions. One adjacent portion of Evesham is designated Neighborhood Shops/Service (NS). This use will provide an amenity for the adjacent Mt. Laurel residences. The other Evesham land use designation which is contiguous to Mt. Laurel's residential areas is designated for industrial park use. This common boundary would run the distance of only approximately 2,000'. Furthermore, because Evesham's industrial designation only permits non-noxious, light industrial uses which must meet strict performance standards, and because no through roads would be shared, moderate buffering will allow Mt. Laurel's residential land and Evesham's industrial park land to peacefully coexist.

CHERRY HILL TOWNSHIP

There are four different land use zone classifications within the section of Cherry Hill which borders Evesham Township, and these include R-1 (Residential), RAPC (Planned Community), IN (Institutional) and B-2 (Highway Business). The R-1 zone, which permits single-family dwellings on a minimum of 13,000 sq.ft. lots (3.35 units per acre), constitutes approximately 1.25 miles of the Cherry Hill border, and it is adjacent to parts of Evesham proposed for MD-3 (Medium Density Residential) and PF (Public Facilities) designations. The majority of this border consists of the MD-3 designation, and because it has a recommended density of 2.5 to 3 units per acre, it is very compatible with the R-1 zone

of Cherry Hill (3.35 units per acre). The proposed PF designation, which comprises only a small tract, merely reinforces an existing facility.

Cherry Hill's RAPC designation consists of two areas which, combined, comprise roughly 1.5 miles of the Evesham border. The RAPC zone allows a minimum lot size of 11,250 sq.ft. (3.9 units per acre). The RAPC zone is adjacent to portions of Evesham proposed for MF (Multi-Family), a small portion of MD-3 (Medium Density Residential) and CP (Conservation Park) designations. The MF area of Evesham is proposed for a maximum density of 7 units per acre, which is compatible with the 3.9 units per acre of the Cherry Hill RAPC zones. Likewise, the MD-3 zone (2.5-3 units per acre) of Evesham is also compatible. Evesham's CP designation which is adjacent to Cherry Hill's RAPC zone is a linear zone which is consistent with a stream corridor. It serves as a natural buffer between two very compatible zones, Cherry Hill's RAPC zone and Evesham's proposed MD-3 zone.

Cherry Hill has three very small tracts zoned IN (Institutional) which border Evesham Township. Of the three zones, one is adjacent to Evesham's PF (Public Facilities) zone. The other two adjacent proposed Evesham zones are MF and MD-3, and both zones are buffered from Cherry Hill's IN zone by a stream corridor.

The fourth Cherry Hill land use zone which borders Evesham, B-2 (Highway Business), comprises less than one mile of the border. This designation is essentially a continuation of Evesham's COM (Community Commercial) zone along Route 70. Although it is adjacent to part of Evesham's MD-3 zone, it is buffered by a natural stream corridor along this part.

VOORHEES TOWNSHIP

The vast majority of lands bordering the Voorhees-Evesham jurisdictional line are designated for residential use on both sides of the boundary. Outside the Pinelands, residential densities are relatively contiguous across municipal lines, as the northerly portion of the boundary permits denser development, while lower density residential development is provided within the vicinity of the Pinelands.

One area in which differing land uses abut one another is located between roughly Evesham Road and Sunbird Drive, where residential lands in Voorhees are contiguous with Office Professional (OP) lands in Evesham. Because the OP lands have access onto Route 73, this is an appropriate designation. Furthermore, because OP is the lowest intensity office designation, and because Sunbird Drive is the only through road connecting the two areas, a conflict of land uses will not occur.

South of Kresson Road the same situation occurs for a stretch of roughly .75 miles, but in reverse. The area along Route 73 in Voorhees is designated for office uses, while the adjacent land within Evesham is designated for residential uses. Again, there are no through roads to connect the office and residential uses, and with proper buffering, no conflict of land uses will occur.

BERLIN TOWNSHIP

Berlin and Evesham Townships share a boundary which extends the distance of only approximately 1.25 miles along the southwest boundary of Evesham. All of the lands in Berlin which are contiguous with Evesham are designated as Environmentally Sensitive Areas, while adjacent lands within Evesham are designated Rural Development (RD). Because both designations allow only low-impact, low-density uses, strong compatibility is achieved.

WATERFORD TOWNSHIP

Waterford and Evesham Townships abut one another at the very southern tip of Evesham. A small portion of this boundary is designated Rural Development (RD) within Evesham, while the balance of bordering Evesham lands are zoned Forest Woodland (FW) and Forest Agriculture (FA). While there is some existing residential development on the Waterford side of the boundary, this area is also within the Pinelands and now designated for low-impact, low-density uses. Furthermore, this boundary is delineated by the Mullica River, which functions as a natural buffer. Thus, full compatibility of neighboring land uses is attained.

MEDFORD TOWNSHIP

Medford Township shares the most extensive jurisdictional boundary with Evesham, as it is contiguous with the entire eastern boundary of Evesham. For the most part, adjacent land use designations are quite compatible. For example, the southerly half of both townships lie within the Pinelands. Consequently, the very southerly portion of the boundary consists of Forest Woodland (FW) within Evesham and Special Agricultural Production Area (SAPA) within Medford. The remainder of the Pinelands portions of both townships are designated various classifications of low-density residential uses.

Although the northern portion of the Medford-Evesham boundary includes a few contiguous land use designations which differ from one another, these designations are compatible. One such contrast is located within the vicinity of Route 70, where the Evesham side is designated as Low Density (LD) residential and the Medford side is

designated Planned Industrial (PI). Through roads which link the two townships/land uses within this area are very limited, and because the industrial sites would have direct access to Route 70, no significant truck traffic will impact Evesham's residential areas. Thus, with appropriate buffering, the residential and industrial lands should be able to peacefully coexist.

The only other noteworthy contrasting land uses would be an area within Medford designated Growth Management Area North (GMN), which is contiguous with part of Evesham's proposed Low Density (LD) residential land use. Although both areas permit only residential uses, the densities differ. The GMN area permits a maximum density of 2.5 units per acre, while the LD area is proposed for a maximum density of .5 units per acre. Despite this difference of density, the common designation of residential use should allow for good compatibility.

Consistency with the Burlington County Master Plan

Burlington County's most recent Master Plan dates from the 1970s and is no longer considered valid. Thus, Evesham has no obligation to be consistent.

Consistency with the Preliminary State Development and Redevelopment Plan

Consistency with the Preliminary State Development and Redevelopment Plan has already been addressed in the cross-acceptance report prepared by this office in October of 1989. This report has been attached to the end of this plan element as a supplement (see Page XVI-6).

Consistency with the District Solid Waste Management Plan

Pursuant to the New Jersey Solid Waste Management Act, Chapter 326, P.L. 1975, N.J.S.A. 13:1E et. seq. (SWMA), which became effective on July 29, 1977, Burlington County was designated as one of 22 solid waste management districts within the State of New Jersey. The SWMA required the County to prepare and implement a comprehensive solid waste management plan to meet the disposal needs of each municipality within the County for a ten year period. This plan was successfully prepared through the Burlington County Health Department's Office of Waste Management in accordance with SWMA and NJDEP regulations, and was modified several times throughout the 1980s.

PRINCIPLES OF THE DISTRICT PLAN

The governing principles of the County's Solid Waste Management Plan are as follows:

A. Protect Health and Environmental Quality

1. Terminate existing practices which cannot be upgraded to meet environmental standards.
2. Upgrade existing practices, where feasible, to meet environmental standards.
3. Provide alternative services and facilities capable of meeting environmental standards.

B. Conserve Natural Resources

1. Encourage waste reduction.
 2. Employ the maximum practicable use of resource recovery, including low and high technology systems.
 3. Minimize the reliance upon landfills through the use of waste reduction and recycling.
- C. Maximize the protection of groundwater quality by restricting disposal facilities to those sites which have inherent physical and chemical features which would naturally preclude or minimize the potential for contamination.
- D. Maximize compatible land uses.
- E. Minimize cost and transportation distance without compromising the mitigation of traffic impacts.
- F. Allocate burdens fairly among municipalities and counties.
- G. Prevent those with poor operating history from operating within the County.
- H. Promote agricultural and open space.
- I. Promote County planning and coordination.
- J. Expand and strengthen existing relationships with the solid waste industry.
- K. Integrate the management of solid waste and sludge on a county-wide basis.

- L. Centralize the location of waste processing, treatment and disposal facilities.
- M. Promote the effective control of hazardous waste through the implementation of small generator/household hazardous waste source separation and collection.

MUNICIPAL OBLIGATIONS FOR SOLID WASTE MANAGEMENT

Municipal requirements for solid waste management, as stated in amendments (1987) to the MLUL, are as follows:

The master plan shall generally comprise a report or statement on land use and development proposals, with maps, diagrams and text, presenting, at least the following elements: A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

EVESHAM'S COMPLIANCE WITH SOLID WASTE OBLIGATIONS







As indicated above, each municipality within the County is required to adopt a solid waste management plan and, correspondingly, adopt a solid waste management ordinance which requires new development applicants to comply. According to the County, Evesham is one of only two municipalities within Burlington County which has already come into

compliance with the State and County solid waste management policies. In fact, Evesham has adopted an ordinance which includes the exact same provisions cited above in regard to the size and need for compliance of residential, commercial and industrial developments. Thus, Evesham is currently in full compliance with the County's Solid Waste Management Plan, and will continue this compliance in the future.

Consistency with the Pinelands Comprehensive Management Plan

This section will be completed at a later date since the Pinelands Commission is reviewing the plan.

LEGEND

-  Tier 2 (State Proposed)
-  Tier 2 (Township Proposed)
-  Tier 4 (State Proposed)
-  Tier 5 (Township Proposed)
-  Tier 7 (Township Proposed)
-  Parks

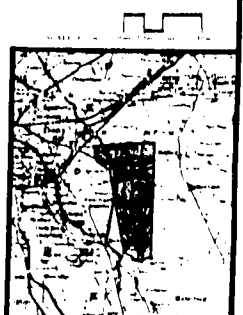
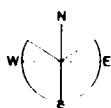
STATE DEVELOPMENT & REDEVELOPMENT PLAN (CROSS ACCEPTANCE)

EVESHAM TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
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**EVESHAM TOWNSHIP
CROSS-ACCEPTANCE REPORT**

**on
The Preliminary State Development
and
Redevelopment Plan
for the
State of New Jersey**

**Prepared for:
THE EVESHAM TOWNSHIP PLANNING BOARD**

**Prepared by:
HINTZ ASSOCIATES, INC.**

October, 1989

INTRODUCTION

The purpose of this report is to advise the Cross-Acceptance Representatives of the Burlington County Planning Department in regard to Evesham Township's position on the Preliminary State Development and Redevelopment Plan for the State of New Jersey. It is the desire of Evesham Township that the County review and incorporate the changes proposed by the Township within their official report to the Office of State Planning.

At the onset of the distribution of the State Plan, which triggered cross-acceptance process, the Township became involved in evaluating those components of the plan which pertained to Evesham. A Cross-Acceptance Sub-Committee of the Planning Board was created to handle the task of reviewing and evaluating the State Plan. The review and evaluation consisted of two primary tasks. The first task was to go through the goal/policy check-lists, which were created by the County directly from the contents of the State Plan. This review required the sub-committee to consider each goal/policy, determine whether it had been addressed in any existing municipal policy documents (master plan, ordinances, etc.), determine whether or not the Township currently agrees or disagrees with the goal/policy, and determine whether any revisions are consequently necessary to either the State Plan or the municipal policy documents.

The second task was related to the State's tier delineation. The State Plan created seven different land use categories, ranging from Redeveloping Cities and Suburbs (Tier 1) to Environmentally Sensitive Areas (Tier 7). These tiers are based upon criteria such as sewer availability, population density, and environmental features. It was the sub-committee's task to review the tier delineations, based upon existing conditions, and determine the accuracy of the State's delineations, and make any appropriate proposals for amendments.

This report will convey to the County Evesham Township's position on both the check-list content and tier delineations so that appropriate revisions might be subsequently proposed to the Office of State Planning.

EVALUATION OF THE STATE PLAN CHECK-LISTS

The cross-acceptance checklists were developed by the Burlington County Planning Department directly from the State Plan and include 1) General Goals and Objectives, 2) Statewide Strategies and 3) those Tier Strategies applicable to Evesham Township as determined by the tier delineations. Although the State's delineation designated only two tiers for Evesham (Tiers Two and Four), check-lists were completed for Tiers Two, Four, Five, Six and Seven. As stated previously, no Tier Six areas were delineated by the sub-committee. However, this fact does not preclude the Township from commenting in regard to this tier as well.

The process of completing the check-lists is relatively straightforward. It merely requires reading the subject policy and answering through a check-list 1) whether that particular policy has been addressed in any existing municipal policy documents (master plan, ordinances, etc.), 2) whether the sub-committee agrees with the policy, 3) whether the policy is consistent and compatible with the Township's existing policies, and 4) whether either the State Plan or the Township's policies should be modified in light of that particular policy.

In reviewing the check-list the sub-committee had to take several factors into consideration. The first consideration was timing. Although the Township is currently engaged in the preparation of a new Master Plan, the State's schedule for cross-acceptance involves a more immediate deadline for completion. Thus, the check-lists completion was based upon the 1982 Master Plan and existing ordinances. However, because the primary purpose for the cross-acceptance process is to gain consensus regarding the Township's future growth and development, the use of an outdated master plan is not a problem. The key question pertaining to each State Plan policy statement is whether the Township agrees or disagrees. The other consideration is that many of the State Plan policies are directed toward State action and would require nothing of municipalities. An example of such a policy would be the allocation of State funding/resources to municipalities for planning activities. In such instances, it was the position of the sub-committee that the Township will gladly accept any additional funding and assistance which the State is willing to offer.

Having thoroughly reviewed the check-lists, the sub-committee found that the vast majority of policies proposed support good planning practices. However, there were several strategies for which the sub-committee recommends revisions (please see Appendix A for a copy of these policies):

STATE-WIDE STRATEGIES

Economic Development, Strategy 7, Policy 7.1 - Rural Areas: Development in Suburban and Rural Towns, Corridor Centers and Villages.

This policy states that "The development and expansion of agricultural, industrial, commercial, and professional economic activities in suburban and rural Towns, Corridor Centers, and Villages should be encouraged in the rural areas of the state." The sub-committee found this policy acceptable, with one exception. The development and/or expansion of industrial activities should not be encouraged in rural villages.

Rural Areas, Strategy 1, Policy 1.1 - Reducing Housing Costs: Streamlining the Permitting Process.

The sub-committee finds the objective of streamlining "the permitting process to reduce costly delays" a worthy goal, so long as the permitting process is expedited by reduced duplication of processes, etc., as opposed to a less thorough level of review or any type of deregulation.

Housing, Strategy 2, Policy 2.3 - Housing and Community Development: Land Banking.

The stated purpose of this policy is to "stabilize land values and allow for more orderly development and redevelopment of municipalities." This policy may be viewed by some segments of the community as too much public sector interference with the private real estate market. The language of this policy should be modified to require that land banking acquisitions be tied a specific objective which is consistent with the community's master plan.

Housing, Strategy 2, Policy 2.5 - Housing and Community Development: Community Development.

This policy states that the "DCA should require municipalities to devise a community development strategy that targets housing programs to designated neighborhoods." This policy appears to not only add another layer of requirements on top of what COAH already requires, but it also requires specific neighborhoods to be targeted.

Housing, Strategy 3, Policy 3.3 - Council on Affordable Housing Coordination: Housing Allocations in Tiers 5, 6, and 7.

This policy states that "If any municipality, after the effective date of this Plan, approves any development (with the exception of low and moderate income housing) in Tiers 5, 6, or 7 that exceeds the density and intensity policies and standards of this Plan, then the Council on Affordable Housing may allocate an affordable housing allocation to that municipality commensurate with the approved development." The sub-committee needs clarification on this policy, as it sounds like it could be a sort of "double-dipping" by COAH.

Natural and Cultural Resources, Strategy 1 - Critical Slope Areas: Development and Redevelopment.

This policy states that development on critical slopes should occur "only when the effects on the natural hydrologic regime have been minimized." This language should be strengthened to permit such development only when "no significant negative effects will occur," as opposed to just "minimizing" effects.

Natural and Cultural Resources, Strategy 1, Policy 1.5 - Development and Redevelopment: Managing Development.

This policy states that municipalities should require design and construction practices for critical slopes "that minimize soil disturbance." As with the policy above, this language should be modified so that "no significant soil disturbance occurs."

Furthermore, the supplementary Guidelines recommend in **Guideline i.** that terracing should be prohibited "in critical areas to the greatest extent feasible." It is assumed that they intended to state that "development in general should be prohibited...", as terracing should still be allowed (in areas where development is allowed) as one of the primary engineering means for development on steep slopes.

Natural and Cultural Resources, Historic Areas, Strategy 1, Policy 1.2 - Identification, Evaluation, Registration, and Preservation: Registration.

This policy states that "DEP should list all of the significant historic cultural landscapes, structures, districts, and archeological sites onto the National and State Registers of Historic Places." In general, this policy is acceptable. However, the language should be modified so that only resources of "state and national significance" are designated to the registers, as opposed to those of only local significance.

Natural and Cultural Resources, Water Supply Sources, Strategy 1, Policy 1.6 - Protection of Water Supply Sources: Development Regulations for Toxic and Hazardous Materials.

This policy states that toxic and hazardous substances should be "periodically monitored." Although this policy is not explicit in regard to who would be responsible for monitoring, **Guideline a.** elaborates on the policy by stating that "Counties and municipalities should provide periodic maintenance and monitoring for uses involving storage of hazardous or toxic materials." Unless 100% State funding were provided for such maintenance and monitoring, municipalities should limit their role to only reviewing the maintenance and monitoring reports prepared and submitted by those parties directly responsible.

TIER TWO STRATEGIES

Strategy 4: Housing Development/Redevelopment, Policy 4.8 - Housing Linkage.

This policy states that municipalities should require that developers of industrial and commercial projects should be required to "provide for a reasonable portion" of housing needs which their projects create. Although "linkages" are currently allowed by the Municipal Land Use Law (MLUL) in regard to a pro-rata share for off-tract traffic, sewer, and water improvements, there are no such provisions pertaining to housing. Although such linkages are employed in other parts of the country and are consistent with sound planning principles, this policy would constitute a new application of linkages in New Jersey. This is an important policy decision which the Board must address.

TIER FOUR STRATEGIES

Strategy 4: Housing Development, Policy 4.5 - Housing Linkage.

This policy is identical to the above policy.

Please see Appendix A for a copy of the policies which have been referenced within this report.

EVALUATION OF THE TIER DELINEATIONS

The State's delineation of tiers for Evesham Township resulted in only two tiers being designated in Evesham: Tier 2 (Stable Cities and Suburbs) and Tier 4 (Suburbanizing Areas). It should be noted that tier delineations only apply to the northern third of the Township, as the Pinelands are excluded from this process. These delineations were based upon criteria found in Volume II of the State Plan as summarized in Appendix B of this report.

Tier 2 - Stable Cities and Suburbs

Tier 2 lands are applicable to municipalities located within the bottom two-thirds of the New Jersey Office of Management and Budget's Municipal Distress List. These lands have an average residential population density of 1,000 or more people per square mile and are adjacent to Tier 1 and Tier 2 lands in a neighboring municipality.

Of the northern one-third of the Township which was eligible for the tier delineations, roughly one-half of this area was designated by the State as Tier 2 lands. However, because the State did not have the most recent and accurate information on which to base their delineations, the sub-committee was able to identify an additional roughly 5% of land area which was designated as Tier 4 lands but should actually be designated as Tier 2 lands. These were lands which have been developed since the State's data was gathered and consequently now exceed the density criteria of 1,000 people per one square mile. A total of eight such tracts of land exist, of which six are contiguous with previously-plotted developments. Of the two isolated tracts, one is a recent residential development located off of Evesboro-Medford Road, while the other is a similar project off of North Elmwood Road. A map designated as Figure 1 of this report illustrates all tiers as both delineated by the State and proposed by the sub-committee.

Tier 4 - Suburbanizing Areas vs. Tier 5 - Exurban Reserve

"Suburbanizing Areas" were delineated as those lands which 1) have a residential population density of less than 1,000 people per square mile, 2) are included in an existing or planned public sewer service area, and 3) are adjacent to, and share access to, public facilities and services with Tier 1, 2, and 3 lands. Of the northern one-third (non-Pinelands) of the Township which is eligible for the tier delineations, roughly one-half was designated by the State as being Tier 4 lands. Furthermore, most of these areas are located to the north, south and east of those areas designated as Tier 2. While the sub-committee's evaluation did not identify any lands which should have been designated as Tier 4 lands but were not, it did determine that all of the lands designated by the State

as Tier 4 areas which should have been designated as either Tier 5 (Exurban Reserve) or Tier 7 (Environmentally Sensitive Areas) lands. The map designated as Figure 1 of this report illustrates those areas designated as Tier 4 by the State in comparison to the sub-committee's delineation.

In regard to Tier 5 areas, the State's two significant distinctions between the Tier 4 and Tier 5 criteria are: 1) Tier 4 areas must be "adjacent to, and shares access to public facilities and services with, tier 1, 2, or 3 areas;" and 2) Tier 5 areas are either not within an existing or planned public sewer service area, or in one of limited capacity. Based upon these two distinctions, those areas designated by the State as Tier 4 areas (excluding Tier 2 and wetlands areas) should actually be Tier 5 areas. This determination is based upon the fact that although some of the subject areas are adjacent to Tier 2 areas, they would not necessarily be able to "share access to public facilities and services" due to recently identified future sewer capacity limitations. Likewise, the subject areas would meet the Tier 5 requirement regarding limited sewer service capacity. Thus, based upon the State's criteria, those areas identified as Tier 4 areas (with the exception of areas which should be designated Tier 2 and 7), should actually be designated as Tier 5 areas.

Tier 7 - Environmentally Sensitive Areas

Environmentally sensitive areas are those lands which 1) have a residential density of less than 1,000 people per square mile, 2) are not included in an existing or planned public sewer service area (or included in one with limited capacity) and 3) has one or more environmentally sensitive features, such as pristine waters, wetlands, critical slopes, unique geological features, and scenic landscapes. Although the State's delineation identified no Tier 7 lands for Evesham, it is assumed that areas having potential for Tier 7 designation were overlooked as a result of the State lacking information of sufficient detail.

As indicated in the section above, all of those lands which the sub-committee has designated Tier 7 were designated by the State as Tier 4 lands. All of these lands meet the population density criteria for Tier 7 (less than 1,000 people per square mile), as well as not being included in an existing or planned public sewer service area. Furthermore, those lands designated by the sub-committee as Tier 7 also satisfy criteria 3(g), which is the presence of contiguous freshwater wetlands. Fortunately, from a recreational perspective, most of those areas designated by the sub-committee consist of wetlands which are contiguous with existing parks. Such areas include one wetlands area east of the Beagle Club, one wetlands area north and west of the Beagle Club, and one wetlands system north, west and south of the Evans Tract.

Other Applicable Tiers

The only other tier which has not yet been addressed but which appeared to be a likely candidate for Evesham at the beginning of the cross-acceptance process is Tier 6

(Agricultural Areas). Tier 6 areas must 1) encompass productive agricultural land with long-term economic viability, and 2) not be within an existing or planned public sewer service area. Upon further evaluation it was determined that no lands in Evesham met this criteria, as the most agriculturally productive soils are located near Routes 73 and 70, which have development pressures too great to permit "long-term economic viability" for agricultural uses. Furthermore, it is the primary responsibility of the County Agricultural Development Board to identify areas for Tier 6 designation and none were identified in Evesham.

One additional issue which should be noted regards existing parks within the Township. It was originally thought by the sub-committee that perhaps existing parks could be designated as Tier 7 lands in accordance with specific Tier 7 criteria. These criteria consist of (i) prime forested areas and (j) natural landscapes of exceptional scenic value. Furthermore, the majority of lands (roughly 80%) designated by the sub-committee for Tier 7 are public parks which meet sections 3(i) and 3(j) of the State's criteria for Tier 7. Examples of such areas include the Savich Farm (236.69 acres), Garden State Beagle Club (165.78 acres), Malgreen Tract (14.48 acres), Baker Tract (11.45 acres), Willow Ridge Park (20.5 acres), and Evans Tract (53.25 acres). These lands constitute a total of 502.15 acres. However, the sub-committee eventually learned that all park lands are to be excluded from tier designations and should have been originally identified and designated by the State as simply "Parks." Thus, parks are being proposed as a park designation by the sub-committee.

APPENDICES

APPENDIX A: VISUAL PREFERENCE SURVEY

AREA OF RESIDENCE

QUEST1	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
SMALL CITY	2	6.1	2	6.1
VILLAGE/BOROUGH	3	9.1	5	15.2
SMALL VILLAGE	2	6.1	7	21.2
SUBURBS	18	54.5	25	75.8
RURAL AREA	8	24.2	33	100.0

AREA GREW UP

QUEST2	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LARGE CITY	13	39.4	13	39.4
SMALL CITY	2	6.1	15	45.5
VILLAGE/BOROUGH	6	18.2	21	63.6
SMALL VILLAGE	2	6.1	23	69.7
SUBURBS	8	24.2	31	93.9
RURAL AREA	2	6.1	33	100.0

PARENT INCOME LEVEL

QUEST3	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LOW	3	9.1	3	9.1
LOWER MIDDLE	12	36.4	15	45.5
MIDDLE	14	42.4	29	87.9
UPPER MIDDLE	3	9.1	32	97.0
UPPER	1	3.0	33	100.0

STATES TRAVELED

QUEST4	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1 TO 10	7	21.2	7	21.2
11 TO 15	6	18.2	13	39.4
16 TO 20	7	21.2	20	60.6
20 TO 30	7	21.2	27	81.8
30 TO 40	3	9.1	30	90.9
>40	3	9.1	33	100.0

TRAVELED OUTSIDE U.S.

QUEST5	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	81.8	27	81.8
NO	6	18.2	33	100.0

CARS IN HOUSEHOLD

QUEST6	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
2	18	54.5	18	54.5
3	8	24.2	26	78.8
4	4	12.1	30	90.9
5	2	6.1	32	97.0
7	1	3.0	33	100.0

HOURS SPENT JOB RELATED

QUEST7	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 10 hours	4	12.1	4	12.1
11 TO 25	3	9.1	7	21.2
26 TO 35	2	6.1	9	27.3
36 TO 40	5	15.2	14	42.4
40 TO 50	9	27.3	23	69.7
>50	10	30.3	33	100.0

HOURS SPENT SOCIAL ACTIVITIES

QUEST8	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	1	3.1	1	3.1
2 TO 3	5	15.6	6	18.8
4 TO 5	6	18.8	12	37.5
6 TO 7	4	12.5	16	50.0
8 TO 9	4	12.5	20	62.5
10 TO 12	5	15.6	25	78.1
13 TO 15	3	9.4	28	87.5
16 TO 25	2	6.3	30	93.8
26 TO 35	2	6.3	32	100.0

HOURS SPENT COMMUTING

QUEST9	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	9	27.3	9	27.3
2 TO 3	5	15.2	14	42.4
4 TO 5	8	24.2	22	66.7
6 TO 7	1	3.0	23	69.7
8 TO 9	2	6.1	25	75.8
10 TO 12	6	18.2	31	93.9
13 TO 15	2	6.1	33	100.0

HOURS SPENT IN RESTAURANTS

QUEST10	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	9	27.3	9	27.3
2 TO 3	16	48.5	25	75.8
4 TO 5	4	12.1	29	87.9
6 TO 7	2	6.1	31	93.9
8 TO 9	1	3.0	32	97.0
> 15 hours	1	3.0	33	100.0

HOURS SPENT SHOPPING

QUEST11	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	12	36.4	12	36.4
2 TO 3	13	39.4	25	75.8
4 TO 5	7	21.2	32	97.0
6 TO 7	1	3.0	33	100.0

HOME OWNER

QUEST12	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	100.0	32	100.0

SAS

YEARS IN PRESENT HOME

QUEST13	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1 year	2	6.1	2	6.1
2 TO 5	6	18.2	8	24.2
6 TO 10	4	12.1	12	36.4
11 TO 15	13	39.4	25	75.8
16 TO 20	7	21.2	32	97.0
21 TO 30	1	3.0	33	100.0

MARKET VALUE OF HOME

QUEST14	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
\$76,000 TO \$100,	2	6.1	2	6.1
\$101,100 TO \$150	6	18.2	8	24.2
\$151,100 TO \$200	18	54.5	26	78.8
\$201,100 TO \$250	4	12.1	30	90.9
\$251,100 TO \$300	1	3.0	31	93.9
\$401,100 TO \$500	1	3.0	32	97.0
\$501,100 TO \$1,0	1	3.0	33	100.0

RENTER

QUEST15	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
NO	20	100.0	13	100.0

MONTHLY RENT

QUEST16	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
\$1001 TO \$1500	31	50.0	1	50.0
> \$1500	1	50.0	2	100.0

SAS

YEARS LIVED AT PRESENT ADDRESS

QUEST17	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1 year	2	6.5	2	6.5
2 TO 5	7	22.6	9	29.0
6 TO 10	5	16.1	14	45.2
11 TO 15	11	35.5	25	80.6
16 TO 20	5	16.1	30	96.8
21 TO 30	1	3.2	31	100.0

SIZE OF PROPERTY

QUEST18	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1/4 TO 1/2 ACR	5	15.2	5	15.2
1/2 TO 1 ACRE	15	45.5	20	60.6
1 TO 1 1/2 ACRES	7	21.2	27	81.8
1 1/2 TO 2 ACRES	3	9.1	30	90.9
2.1 TO 3 ACRES	1	3.0	31	93.9
6.1 TO 10 ACRES	1	3.0	32	97.0
> 10 ACRES	1	3.0	33	100.0

LIVING PREFERENCE

QUEST19	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LARGE CITY	1	3.0	1	3.0
SMALL CITY	1	3.0	2	6.1
VILLAGE/BOROUGH	11	33.3	13	39.4
SMALL VILLAGE	5	15.2	18	54.5
SUBURBS	5	15.2	23	69.7
RURAL AREA	10	30.3	33	100.0

SEX

QUEST20	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
MALE	19	57.6	19	57.6
FEMALE	13	39.4	32	97.0
4	1	3.0	33	100.0

SAS

AGE

QUEST21	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
23 TO 26	2	6.1	2	6.1
27 TO 32	3	9.1	5	15.2
33 TO 40	6	18.2	11	33.3
41 TO 49	14	42.4	25	75.8
50 TO 59	6	18.2	31	93.9
60 TO 69	2	6.1	33	100.0

MARITAL STATUS

QUEST22	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
SINGLE	1	3.0	1	3.0
MARRIED	31	93.9	32	97.0
WIDOWED	1	3.0	33	100.0

EDUCATION

QUEST23	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
HIGH SCHOOL	1	3.0	1	3.0
SOME COLLEGE	10	30.3	11	33.3
B.A./B.S.	1	3.0	12	36.4
MASTERS	8	24.2	20	60.6
PH.D	8	24.2	28	84.8
POST PH.D/ADVANC	3	9.1	31	93.9
6	2	6.1	33	100.0

HOUSEHOLD INCOME

QUEST24	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< \$25,000	1	3.1	1	3.1
\$25,100 TO \$40,0	3	9.4	4	12.5
\$40,100 TO \$50,0	7	21.9	11	34.4
\$50,100 TO \$75,0	10	31.3	21	65.6
\$75,100 TO \$100,	10	31.3	31	96.9
\$200,100 TO \$500	1	3.1	32	100.0

POLITICAL AFFILIATION

QUEST25	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
REPUBLICAN	10	30.3	10	30.3
DEMOCRAT	11	33.3	21	63.6
INDEPENDENT	12	36.4	33	100.0

PERSONS IN HOUSEHOLD

QUEST26	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	2	3.2	2	3.2
2	1	3.2	3	6.4
3	8	25.8	11	32.0
4	4	12.9	15	44.9
5	13	41.9	28	86.9
6	2	6.5	30	93.4
7	2	6.5	32	100.0

CHILDREN UNDER 18

QUEST27	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	1	40.6	1	40.6
2	13	25.0	14	65.6
3	8	25.0	22	90.6
4	2	6.3	24	96.9
5 OR MORE	1	3.1	25	100.0

MERCHANT

QUEST28	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	9.4	1	9.4
NO	29	90.6	30	100.0

INDUSTRIAL/COMM PROPERTY OWNER

QUEST29	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2	9.7	3	9.7
NO	28	90.3	31	100.0

RESIDENT OF STUDY AREA

QUEST30	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	81.8	27	81.8
NO	6	18.2	33	100.0

WORK IN STUDY AREA, RESIDE ELSEWHERE

QUEST31	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	6	18.2	6	18.2
NO	27	81.8	33	100.0

LIVE AND WORK IN STUDY AREA

QUEST32	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	28.1	9	28.1
NO	23	71.9	32	100.0

HOW OFTEN SHOP IN STUDY AREA

QUEST33	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
DAILY	1	12.5	4	12.5
SEVERAL TIMES A WEEK	4	53.1	21	65.6
ONCE A WEEK	17	9.4	24	75.0
MONTHLY	3	3.1	25	78.1
SLEDOM	1	21.9	32	100.0

SAS

STORES USED ON TYPICAL TRIP

QUEST34	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	7	21.2	7	21.2
2 TO 3	25	75.8	32	97.0
4 TO 5	1	3.0	33	100.0

TRIPS OCCUR

QUEST35	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
WEEKDAYS	14	42.4	14	42.4
WEEKENDS	10	30.3	24	72.7
NIGHTS/EVENINGS	9	27.3	33	100.0

WEEKLY GROCERIES PURCHASED IN STUDY AREA

QUEST36	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	75.0	1	75.0
NO	24	25.0	24	100.0

PRESCRIPTIONS, TOILETRIES PURCHASED

QUEST37	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3	63.3	3	63.3
NO	19	36.7	19	100.0

CIGARETTES, NEWSPAPERS PURCHASED

QUEST38	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	62.5	1	62.5
NO	20	37.5	20	100.0

CONVENIENCE ITEMS PURCHASED

QUEST39	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	25	75.8	25	75.8
NO	8	24.2	33	100.0

CLOTHING PURCHASED IN STUDY AREA

QUEST40	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	4	27.6	4	27.6
NO	8	72.4	29	100.0

HARDWARE PURCHASED IN STUDY AREA

QUEST41	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	11	33.3	33	100.0

GAS PURCHASED IN STUDY AREA

QUEST42	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	68.8	1	68.8
NO	22	31.3	32	100.0

LIQUOR PURCHASED IN STUDY AREA

QUEST43	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	59.4	1	59.4
NO	19	40.6	32	100.0

FLOWERS PURCHASED IN STUDY AREA

QUEST44	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	22	68.8	22	68.8
	10	31.3	32	100.0

LUNCH USUALLY PURCHASED IN STUDY AREA

QUEST45	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	12	36.4	12	36.4
NO	21	63.6	33	100.0

DINNER USUALLY PURCHASED IN STUDY AREA

QUEST46	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	15	46.9	15	46.9
	17	53.1	32	100.0

PROFESSIONAL SERVICES PURCHASED

QUEST47	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2			
NO	12	38.7	12	38.7
	19	61.3	31	100.0

DRY CLEANING, LAUNDRY PURCHASED

QUEST48	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	20	62.5	20	62.5
	12	37.5	32	100.0

SAS

INSURANCE, BANKING PURCHASED

QUEST49	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	11	33.3	33	100.0

HAIR STYLING PURCHASED IN STUDY AREA

QUEST50	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	4			
	19	65.5	19	65.5
NO	10	34.5	29	100.0

BAKED GOODS PURCHASED IN STUDY AREA

QUEST51	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

VIDEO/MOVIES PURCHASED IN STUDY AREA

QUEST52	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
	21	65.6	21	65.6
NO	11	34.4	32	100.0

WHERE TAKE PLACE

QUEST53	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
ROUTE 73	2			
	8	25.8	8	25.8
ROUTE 70	15	48.4	23	74.2
	7	22.6	30	96.8
IN TOWN	1	3.2	31	100.0
5				

SAS

WHERE OUTSIDE PURCHASES

QUEST54	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
MEDFORD	6	18.2	6	18.2
CHERRY HILL	12	36.4	18	54.5
MOORESTOWN	5	15.2	23	69.7
MT LAUREL	1	3.0	24	72.7
PHILADELPHIA	3	9.1	27	81.8
VOORHEES	1	3.0	28	84.8
BERLIN	2	6.1	30	90.9
OTHER	3	9.1	33	100.0

HOW TRAVEL TO SHOPPING

QUEST55	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
CAR	33	100.0	33	100.0

TRAVEL TIME TO SHOPPING OUTSIDE AREA

QUEST56	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<5 MINUTES	4	12.1	4	12.1
5 TO 10 MINUTES	6	18.2	10	30.3
10 TO 15 MINUTES	15	45.5	25	75.8
15 TO 30 MINUTES	7	21.2	32	97.0
>30 MINUTES	1	3.0	33	100.0

HOW FAR WALK

QUEST57	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<250 FEET	7	21.2	7	21.2
250-500 FEET	4	12.1	11	33.3
500-750 FEET	4	12.1	15	45.5
751-1,000 FEET	1	3.0	16	48.5
1,001-1,500 FEET	3	9.1	19	57.6
1,501-2,000 FEET	5	15.2	24	72.7
2,001-2,500 FEET	1	3.0	25	75.8
2,501-3,000 FEET	3	9.1	28	84.8
3,001-3,500 FEET	1	3.0	29	87.9
> 3,500 FEET	4	12.1	33	100.0

MAXIMUM WALKING DISTANCE TOLERATED

QUEST58	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<250 FEET	4	12.1	4	12.1
250-500 FEET	4	12.1	8	24.2
500-750 FEET	12	36.4	20	60.6
751-1,000 FEET	5	15.2	25	75.8
1,001-1,500 FEET	1	3.0	26	78.8
1,501-2,000 FEET	1	3.0	27	81.8
2,001-3,000 FEET	1	3.0	28	84.8
> 3,500 FEET	5	15.2	33	100.0

ENCOURAGE LARGE LOT SINGLE FAMILY HOMES

QUEST59	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	31	96.9	31	96.9
NO	1	3.1	32	100.0

ENCOURAGE TOWNHOUSES

QUEST60	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	11	33.3	11	33.3
NO	22	66.7	33	100.0

ENCOURAGE CONDOMINIUMS

QUEST61	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	8	24.2	8	24.2
NO	25	75.8	33	100.0

ENCOURAGE MID-SIZE RESIDENTIAL

QUEST62	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3	9.1	3	9.1
NO	30	90.9	33	100.0

ENCOURAGE SMALL LOT SF HOMES

QUEST63	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	72.7	24	72.7
NO	9	27.3	33	100.0

ENCOURAGE SPECIALIZED RETAIL

QUEST64	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	14	42.4	14	42.4
NO	19	57.6	33	100.0

ENCOURAGE LARGE LOT SF HOMES WITH CHIL

QUEST65	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	26	78.8	26	78.8
NO	6	18.2	32	97.0
	3	3.0	33	100.0

ENCOURAGE ADDITIONAL OFFICES

QUEST66	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	7	21.2	7	21.2
NO	25	75.8	32	97.0
	1	3.0	33	100.0

ROUTE 70 EAST OF RT 73

QUEST67	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	7	21.2	29	87.9
	4	12.1	33	100.0

SAS

KINGS GRANT

QUEST68	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	5	15.6	5	15.6
	24	75.0	29	90.6
2	3	9.4	32	100.0

MARLTON

QUEST69	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	10	31.3	10	31.3
	19	59.4	29	90.6
2	3	9.4	32	100.0

EVESBORO

QUEST70	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	10	31.3	10	31.3
	19	59.4	29	90.6
2	3	9.4	32	100.0

ON REMAINING AGRICULTURAL AREAS

QUEST71	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	7	21.2	7	21.2
NO	26	78.8	33	100.0

REDEVELOP RESIDENTIAL AREAS

QUEST72	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	16	50.0	16	50.0
	16	50.0	32	100.0

ON ENVIRONMENTALLY SENSITIVE LANDS

QUEST73	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	3.1	1	3.1
NO	31	96.9	32	100.0

ALONG MAJOR ARTERIALS LIKE ROUTE 202

QUEST74	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	28.1	9	28.1
NO	23	71.9	32	100.0

CREATE A VILLAGE CENTER WITH HOUSING

QUEST75	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	40.6	13	40.6
NO	19	59.4	32	100.0

ADJACENT TO CORPORATE OFFICES

QUEST76	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	37.5	12	37.5
NO	20	62.5	32	100.0

NEW ELDERLY HOUSING

QUEST77	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	31	93.9	31	93.9
NO	2	6.1	33	100.0

TOWNHOUSES

QUEST78	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	19	57.6	19	57.6
NO	14	42.4	33	100.0

GARDEN APARTMENTS

QUEST79	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3			
	14	46.7	14	46.7
NO	16	53.3	30	100.0

MOBILE HOMES

QUEST80	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	3.0	1	3.0
NO	32	97.0	33	100.0

SMALL SINGLE FAMILY

QUEST81	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	72.7	24	72.7
NO	9	27.3	33	100.0

HOUSING IN MIXED USE AREAS

QUEST82	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

ON REMAIN VACANT LANDS

QUEST83	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	18	56.3	18	56.3
	14	43.8	32	100.0

ALLOW APARTMENTS IN SINGLE FAMILY HOMES

QUEST84	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	9	27.3	9	27.3
NO	24	72.7	33	100.0

NEAR SCHOOLS ON VACANT LAND

QUEST85	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	11	33.3	11	33.3
NO	22	66.7	33	100.0

IN EXISTING COMMERCIAL AREAS

QUEST86	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	17	51.5	17	51.5
NO	16	48.5	33	100.0

IN A TOWN CENTER

QUEST87	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	15	46.9	15	46.9
	17	53.1	32	100.0

FIND A REMOTE SITE

QUEST88	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	6	18.2	6	18.2
NO	27	81.8	33	100.0

ALONG MAJOR ARTERIALS

QUEST89	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3	30.0	3	30.0
NO	9	70.0	12	100.0

"BUY OFF" LOW-MODERATE HOUSING OBLIGATION

QUEST90	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	53.1	1	53.1
NO	17	46.9	18	100.0

ALLOW BUILDERS TO SET ASIDE 20%

QUEST91	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	13	39.4	13	39.4
NO	18	54.5	31	93.9
	2	6.1	33	100.0

LANDSCAPING ALONG ROADWAYS

QUEST92	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	6.3	1	6.3
GOOD	2	37.5	3	43.8
FAIR	10	31.3	13	75.0
POOR	5	15.6	18	90.6
AWFUL	3	9.4	21	100.0

SAS

SIGNS

QUEST93	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.1	1	3.1
GOOD	11	34.4	12	37.5
FAIR	10	31.3	22	68.8
POOR	6	18.8	28	87.5
AWFUL	4	12.5	32	100.0

LANDSCAPING IN THE PARKING LOTS

QUEST94	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	9.4	1	9.4
GOOD	3	25.0	4	34.4
FAIR	8	31.3	12	65.6
POOR	10	21.9	22	87.5
AWFUL	7	12.5	29	100.0

TRAFFIC

QUEST95	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	9.1	3	9.1
FAIR	7	21.2	10	30.3
POOR	7	21.2	17	51.5
AWFUL	16	48.5	33	100.0

LIGHTING

QUEST96	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	6.3	1	6.3
GOOD	2	40.6	3	46.9
FAIR	13	31.3	16	78.1
POOR	10	12.5	26	90.6
AWFUL	4	9.4	30	100.0

SAS

LOOK OF THE BUILDINGS

QUEST97	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1			
	5	15.6	5	15.6
GOOD	11	34.4	16	50.0
FAIR	10	31.3	26	81.3
POOR	4	12.5	30	93.8
AWFUL	2	6.3	32	100.0

SIDEWALKS

QUEST98	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3			
	1	3.3	1	3.3
GOOD	7	23.3	8	26.7
FAIR	10	33.3	18	60.0
POOR	7	23.3	25	83.3
AWFUL	5	16.7	30	100.0

LIGHTING OF BUILDINGS AND PEDESTRIANS

QUEST99	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2			
	2	6.5	2	6.5
GOOD	14	45.2	16	51.6
FAIR	11	35.5	27	87.1
POOR	2	6.5	29	93.5
AWFUL	2	6.5	31	100.0

LANDSCAPING ALONG ROADWAYS

QUEST100	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2			
	1	3.2	1	3.2
GOOD	1	3.2	2	6.5
FAIR	2	6.5	4	12.9
POOR	18	58.1	22	71.0
AWFUL	9	29.0	31	100.0

SAS

SIGNS

QUEST101	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	3.0	1	3.0
FAIR	8	24.2	9	27.3
POOR	13	39.4	22	66.7
AWFUL	11	33.3	33	100.0

LANDSCAPING IN THE PARKING LOTS

QUEST102	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	3.0	1	3.0
FAIR	7	21.2	8	24.2
POOR	15	45.5	23	69.7
AWFUL	10	30.3	33	100.0

TRAFFIC

QUEST103	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	5	15.6	5	15.6
POOR	9	28.1	14	43.8
AWFUL	18	56.3	32	100.0

LIGHTING IN PARKING LOTS

QUEST104	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	9.7	2	9.7
FAIR	3	32.3	5	41.9
POOR	10	41.9	15	83.9
AWFUL	5	16.1	20	100.0

LOOK OF THE BUILDINGS

QUEST105	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	9	28.1	9	28.1
POOR	13	40.6	22	68.8
AWFUL	10	31.3	32	100.0

SIDEWALKS

QUEST106	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	9.7	2	9.7
FAIR	3	25.8	5	35.5
POOR	8	38.7	13	74.2
AWFUL	8	25.8	21	100.0

LIGHTING OF BUILDINGS AND PEDESTRIANS

QUEST107	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	12.5	1	12.5
FAIR	4	28.1	5	40.6
POOR	9	40.6	14	81.3
AWFUL	6	18.8	20	100.0

ELEMENTARY SCHOOLS

QUEST108	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	23.3	3	23.3
GOOD	7	60.0	10	83.3
FAIR	18	13.3	28	96.7
POOR	4	3.3	32	100.0

REGIONAL SCHOOLS

QUEST109	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	9	27.3	9	27.3
GOOD	18	54.5	27	81.8
FAIR	5	15.2	32	97.0
POOR	1	3.0	33	100.0

POLICE PROTECTION

QUEST110	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2	16.1	2	16.1
GOOD	5	51.6	7	67.7
FAIR	16	29.0	23	96.8
AWFUL	9	3.2	32	100.0

FIRE PROTECTION

QUEST111	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	11	33.3	11	33.3
GOOD	16	48.5	27	81.8
FAIR	6	18.2	33	100.0

ROAD MAINTENANCE

QUEST112	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	9.1	3	9.1
GOOD	12	36.4	15	45.5
FAIR	14	42.4	29	87.9
POOR	4	12.1	33	100.0

MUNICIPAL BUILDING

QUEST113	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2	6.1	2	6.1
GOOD	4	12.1	6	18.2
FAIR	10	30.3	16	48.5
POOR	12	36.4	28	84.8
AWFUL	5	15.2	33	100.0

SNOW REMOVAL

QUEST114	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.1	1	3.1
GOOD	14	43.8	15	46.9
FAIR	13	40.6	28	87.5
POOR	3	9.4	31	96.9
AWFUL	1	3.1	32	100.0

STREET TREES PLANTING

QUEST115	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.0	1	3.0
GOOD	7	21.2	8	24.2
FAIR	19	57.6	27	81.8
POOR	5	15.2	32	97.0
AWFUL	1	3.0	33	100.0

RECREATIONAL FACILITIES

QUEST116	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	15.6	5	15.6
FAIR	5	37.5	17	53.1
POOR	13	40.6	30	93.8
AWFUL	2	6.3	32	100.0

SAS

NATURAL OPEN AREAS

QUEST117	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1			
GOOD	6	18.8	6	18.8
FAIR	8	25.0	14	43.8
POOR	7	21.9	29	68.8
AWFUL	3	9.4	32	100.0

ENOUGH USABLE PARKLAND

QUEST118	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2			
NO	9	29.0	9	29.0
	22	71.0	31	100.0

PARKLAND PURCHASED INCREASED TAXES

QUEST119	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	17	53.1	17	53.1
	15	46.9	32	100.0

DENSITY BONUS INCREASE

QUEST120	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	21	63.6	21	63.6
NO	12	36.4	33	100.0

WATER/ICE SKATING

QUEST121	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	25	75.8	25	75.8
NO	8	24.2	33	100.0

MORE TENNIS/COURT SPORTS

QUEST122	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

WILDLIFE PRESERVES

QUEST123	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
	27	84.4	27	84.4
NO	5	15.6	32	100.0

BAND STANDS

QUEST124	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	13	39.4	13	39.4
NO	20	60.6	33	100.0

PUBLIC SWIMMING POOLS

QUEST125	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	19	57.6	19	57.6
NO	14	42.4	33	100.0

TEEN CENTER

QUEST126	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	84.8	28	84.8
NO	5	15.2	33	100.0

TOWN SQUARE/GAZEBO

QUEST127	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	21	65.6	21	65.6
NO	11	34.4	32	100.0

BALL FIELDS

QUEST128	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	26	78.8	26	78.8
NO	7	21.2	33	100.0

PICNIC/PARK

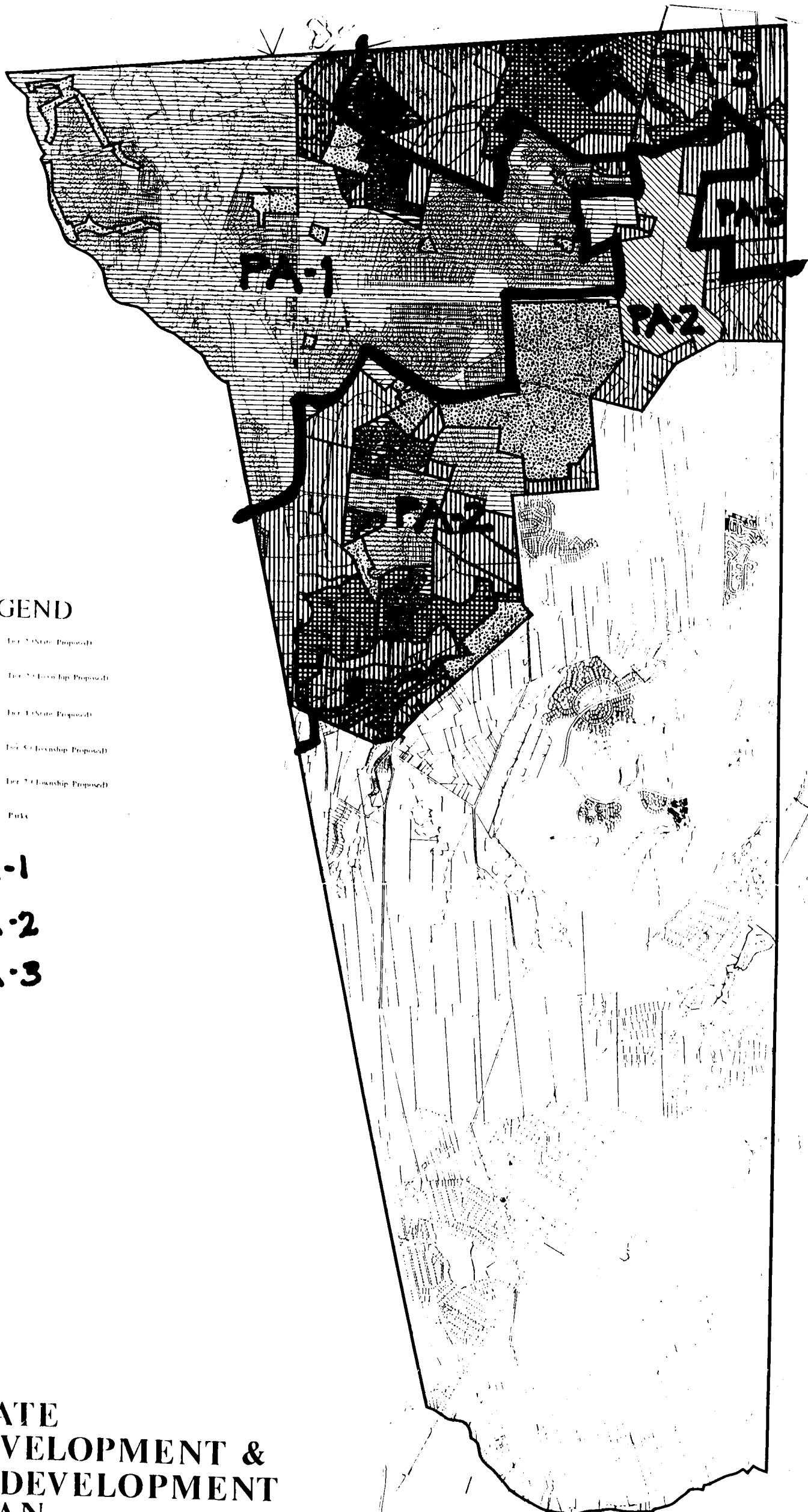
QUEST129	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	30	93.8	30	93.8
NO	2	6.3	32	100.0

TOWNSHIP LOOK FROM RT 73

QUEST130	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	9.1	3	9.1
GOOD	14	42.4	17	51.5
FAIR	11	33.3	28	84.8
POOR	4	12.1	32	97.0
AWFUL	1	3.0	33	100.0

TOWNSHIP LOOK FROM RT 70

QUEST131	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	5	15.2	5	15.2
FAIR	15	45.5	20	60.6
POOR	12	36.4	32	97.0
AWFUL	1	3.0	33	100.0



LEGEND

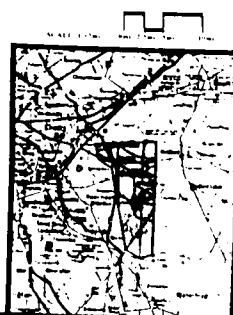
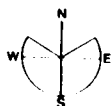
- PA-1 State Proposed
- PA-2 Township Proposed
- PA-3 State Proposed
- PA-4 Township Proposed
- PA-5 Township Proposed
- PA-6 Township Proposed
- Park

PA-1
PA-2
PA-3

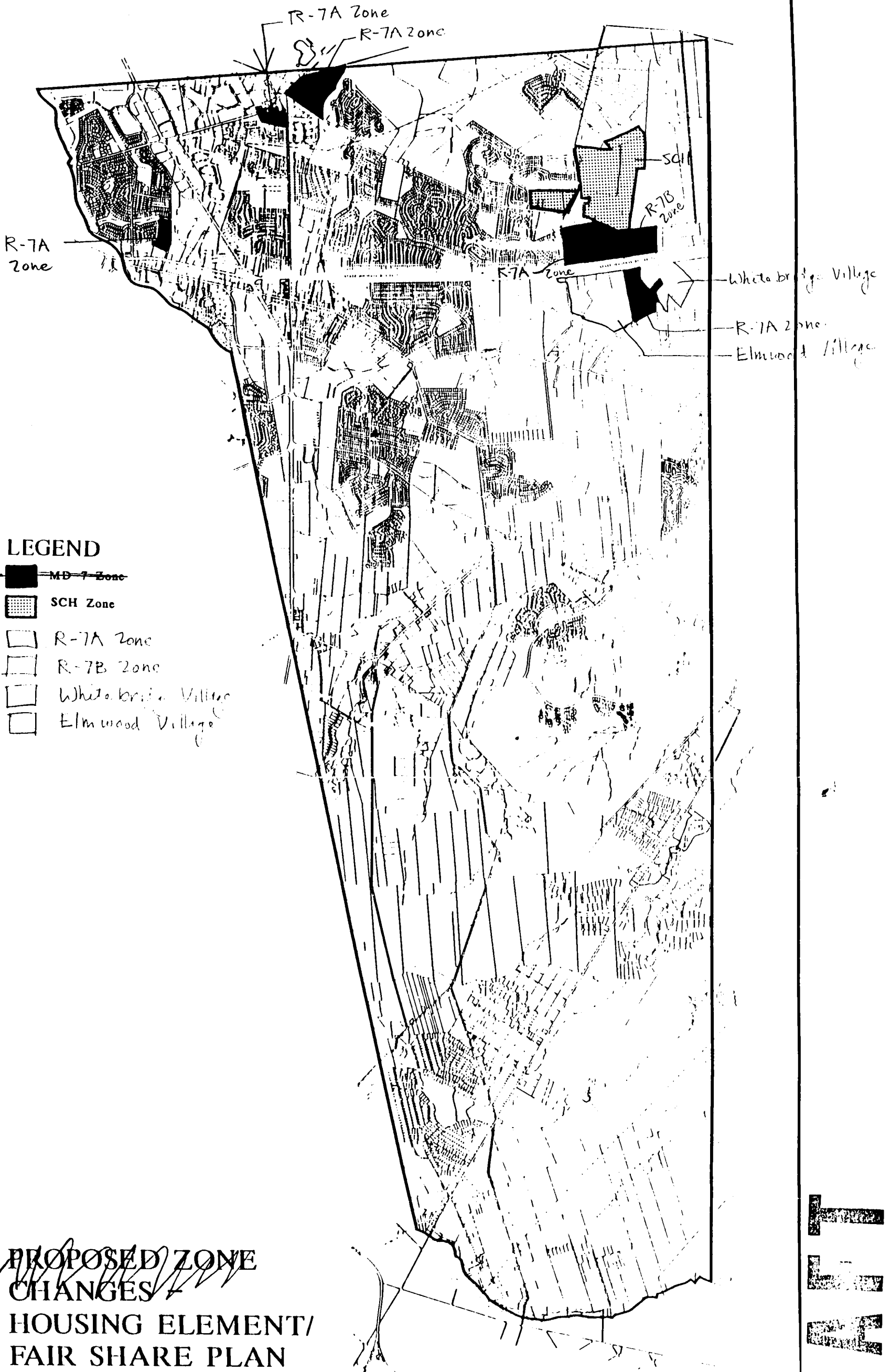
STATE DEVELOPMENT & REDEVELOPMENT PLAN (CROSS ACCEPTANCE)

EVESHAM TOWNSHIP BURLINGTON COUNTY, NEW JERSEY

HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1900



PLANNED

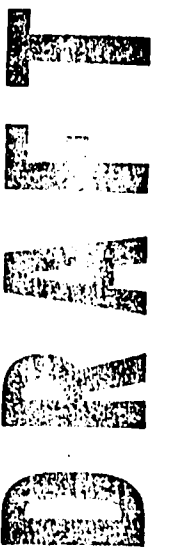
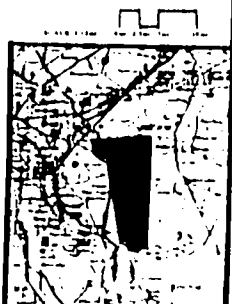


**PROPOSED ZONE
CHANGES**
HOUSING ELEMENT/
FAIR SHARE PLAN

EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

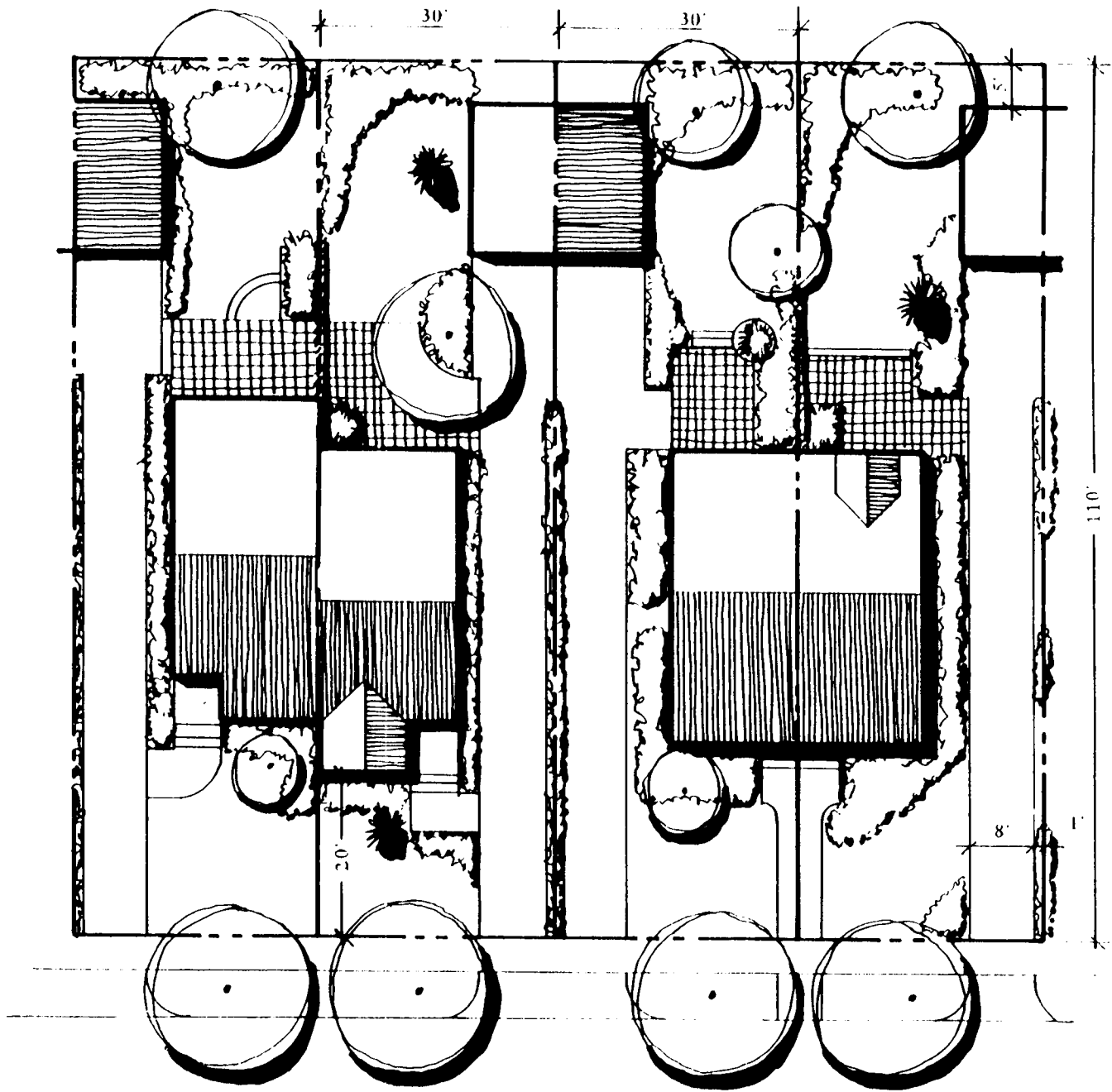


HINTZ ASSOCIATES, INC.
33 North Main Street, Pennington, New Jersey 08534 (609) 737-1000





3. North Main Street Pennington, New Jersey 08534 (609) 737-1980



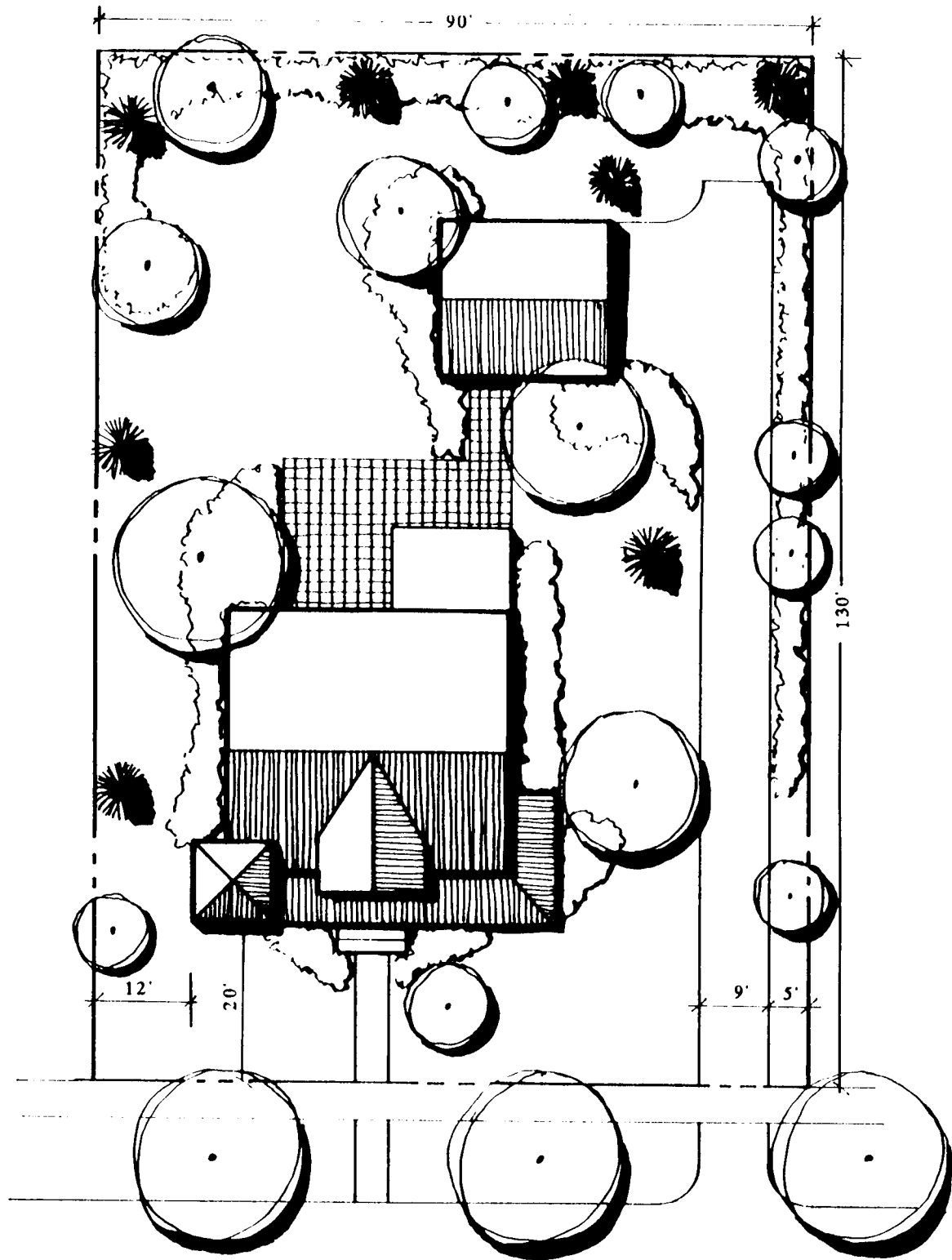
DUPLEX

TOTAL LOT SIZE: 2300 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 737-1990



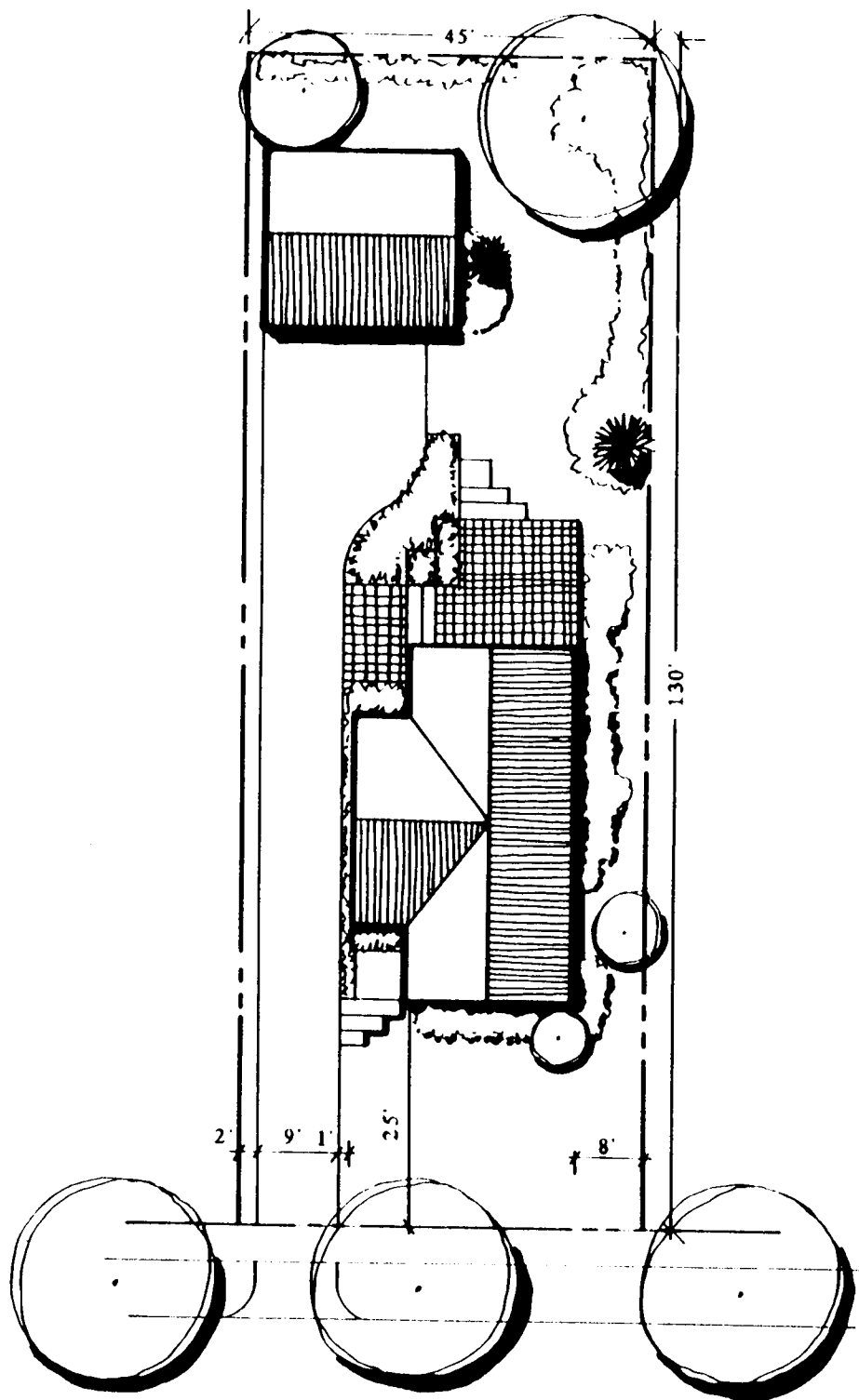
VILLAGE HOUSE I

LOT SIZE: 11,700 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 337-1900



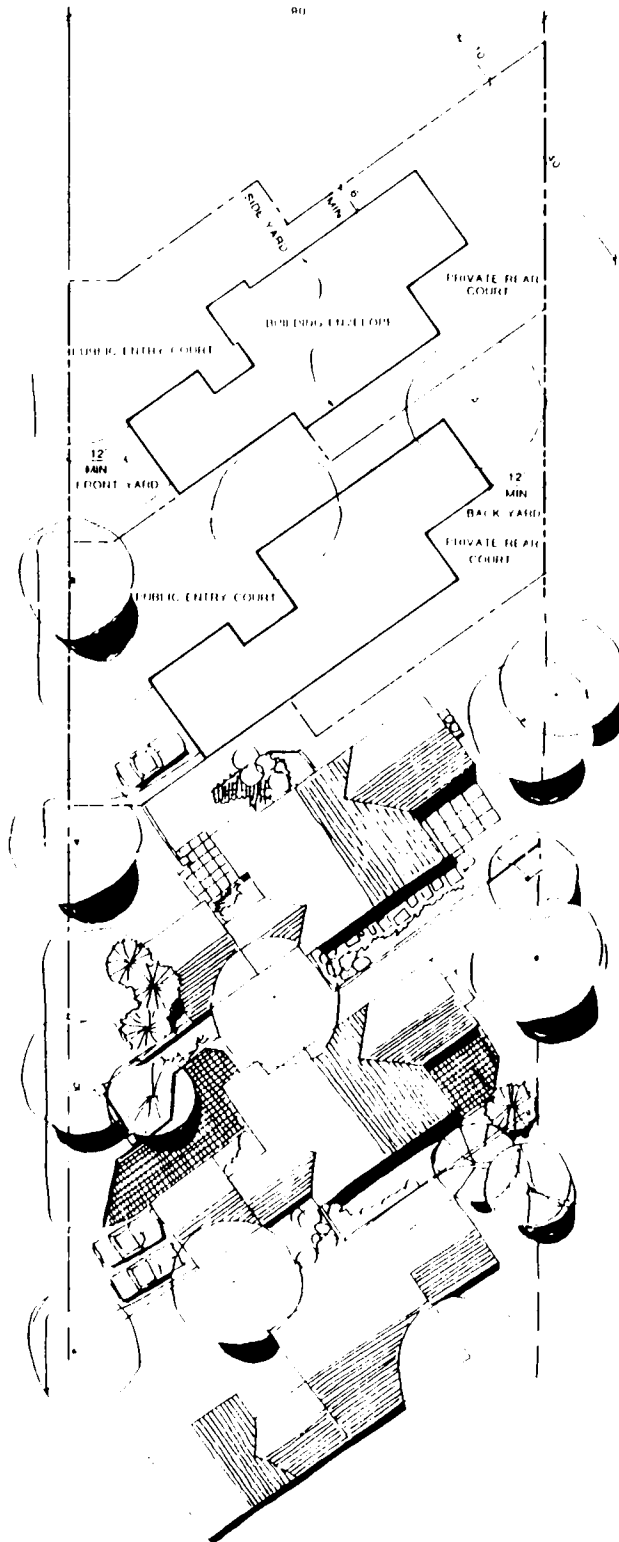
VILLAGE HOUSE II

LOT SIZE: 5850 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08531 (609) 737-1930



PATIO HOMES

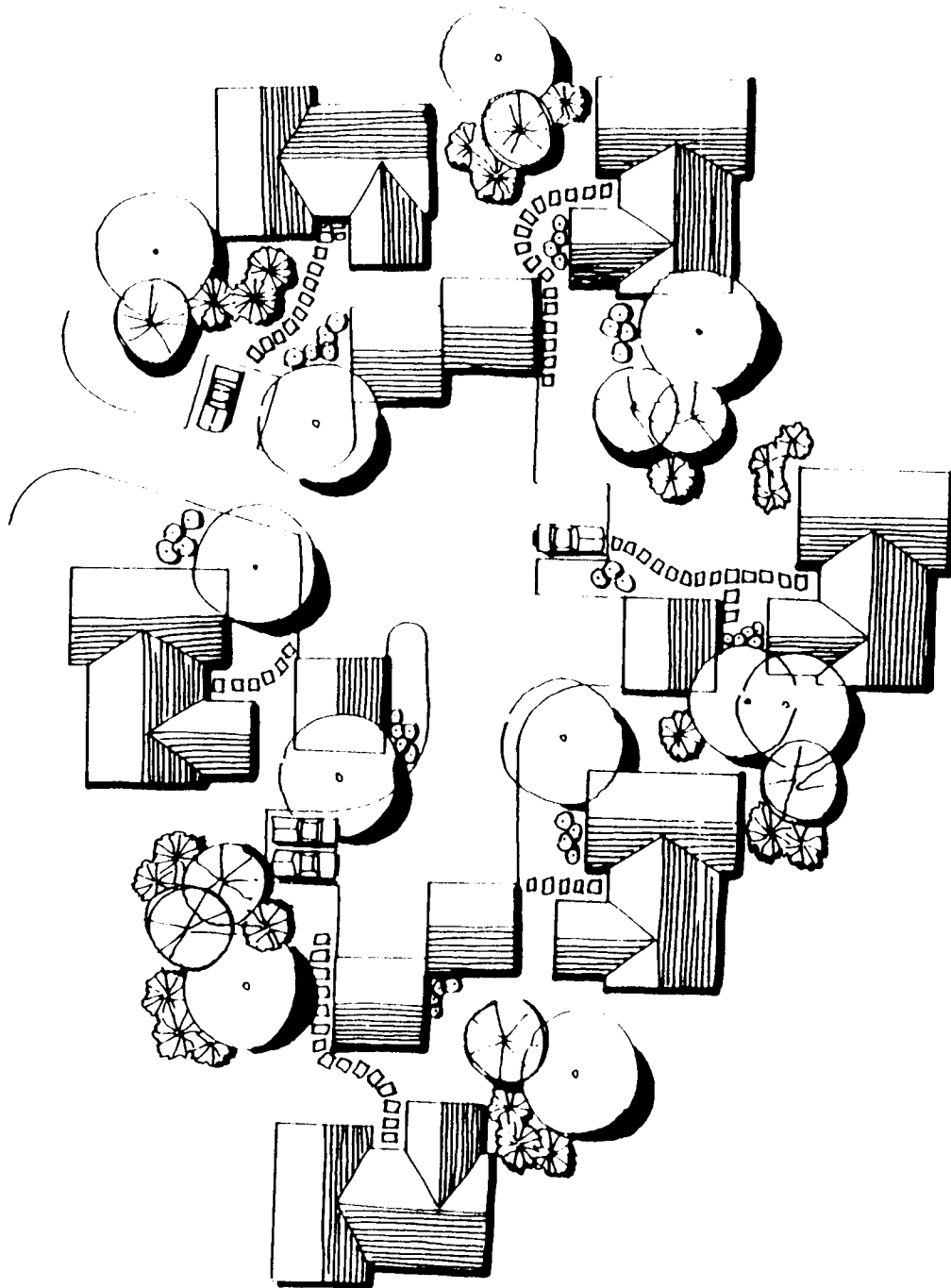
TOTAL LOT SIZE: 4400 SQ. FT.



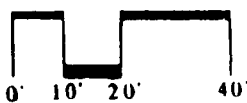
HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534

(609) 737-1930



SEMI-DETACHED HOUSING



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 737-1930

TOWNSHIP LOOK FROM HOPEWELL ROAD

QUEST132	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	9	27.3	9	27.3
GOOD	17	51.5	26	78.8
FAIR	6	18.2	32	97.0
POOR	1	3.0	33	100.0

TOWNSHIP LOOK FROM GREENTREE ROAD

QUEST133	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.0	1	3.0
GOOD	9	27.3	10	30.3
FAIR	14	42.4	24	72.7
POOR	7	21.2	31	93.9
AWFUL	2	6.1	33	100.0

TOWNSHIP LOOK FROM LOCUST AVENUE

QUEST134	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	6.3	1	6.3
GOOD	2	12.5	3	18.8
FAIR	13	81.3	16	100.0

EVESBORO MEDFORD ROAD

QUEST135	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	100.0	3	100.0

SAS

GREENTREE (CHERRY HILL TO RT 73)

QUEST136	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	2			
GOOD	1	3.2	1	3.2
FAIR	11	35.5	12	38.7
POOR	11	35.5	23	74.2
AWFUL	8	25.8	31	100.0

GREENTREE (RT 73 TO MT LAUREL)

QUEST137	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	1			
GOOD	1	3.1	1	3.1
FAIR	9	28.1	10	31.3
POOR	12	37.5	22	68.8
AWFUL	10	31.3	32	100.0

HOPEWELL ROAD

QUEST138	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	5			
EXCELLENT	3	10.7	3	10.7
GOOD	10	35.7	13	46.4
FAIR	8	28.6	21	75.0
POOR	6	21.4	27	96.4
AWFUL	1	3.6	28	100.0

KETTLE RUN ROAD

QUEST139	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	5			
EXCELLENT	3	10.7	3	10.7
GOOD	11	39.3	14	50.0
FAIR	8	28.6	22	78.6
POOR	5	17.9	27	96.4
AWFUL	1	3.6	28	100.0

CROPPWELL ROAD

QUEST140	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	.	.	13.3
FAIR	4	13.3	4	50.0
POOR	11	36.7	15	80.0
AWFUL	9	30.0	24	100.0
	6	20.0	30	

ELMWOOD ROAD & RT 70

QUEST141	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	.	.	6.7
FAIR	2	6.7	2	33.3
POOR	8	26.7	10	73.3
AWFUL	12	40.0	22	100.0
	8	26.7	30	

ELMWOOD ROAD & MAIN

QUEST142	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	3	.	.	40.0
POOR	12	40.0	12	73.3
AWFUL	10	33.3	22	100.0
	8	26.7	30	

WILLOW BEND ROAD

QUEST143	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	4	.	.	17.2
FAIR	5	17.2	5	55.2
POOR	11	37.9	16	93.1
AWFUL	11	37.9	27	100.0
	2	6.9	29	

SAS

EVANS ROAD

QUEST144	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	5	28.6	5	28.6
FAIR	8	32.1	13	60.7
POOR	8	28.6	21	89.3
AWFUL	3	10.7	24	100.0

MAIN STREET

QUEST145	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	4	12.1	4	12.1
FAIR	11	33.3	15	45.5
POOR	14	42.4	29	87.9
AWFUL	4	12.1	33	100.0

RT 73 & GREENTREE

QUEST146	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	6.5	2	6.5
FAIR	8	25.8	10	32.3
POOR	12	38.7	22	71.0
AWFUL	9	29.0	31	100.0

RT 73 & LINCOLN DRIVE

QUEST147	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	10.0	3	10.0
FAIR	10	33.3	13	43.3
POOR	10	33.3	23	76.7
AWFUL	7	23.3	30	100.0

KETTLE RUN & HOPEWELL

QUEST148	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	6	7.4	2	7.4
GOOD	10	37.0	12	44.4
FAIR	10	37.0	22	81.5
POOR	4	14.8	26	96.3
AWFUL	1	3.7	27	100.0

BRADDOCK'S MILL & KETTLE RUN

QUEST149	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	6	11.1	3	11.1
GOOD	9	33.3	12	44.4
FAIR	9	33.3	21	77.8
POOR	5	18.5	26	96.3
AWFUL	1	3.7	27	100.0

TOMLINSON MILL & KETTLE RUN

QUEST150	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	4	10.3	3	10.3
GOOD	3	34.5	13	44.8
FAIR	10	34.5	23	79.3
POOR	5	17.2	28	96.6
AWFUL	1	3.4	29	100.0

MARLTON PARKWAY

QUEST151	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	4	17.2	5	17.2
GOOD	5	51.7	20	69.0
FAIR	15	13.8	24	82.8
POOR	4	10.3	27	93.1
AWFUL	3	6.9	29	100.0

SAS

WIDEN EXISTING ROADS

QUEST152	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	71.0	22	71.0
NO	9	29.0	31	100.0

ALLOW CURRENT CONDITIONS TO PREVAIL

QUEST153	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	6.3	1	6.3
NO	25	93.8	26	100.0

LIMIT ACCESS AND DEVELOPMENT

QUEST154	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2	80.6	2	80.6
NO	5	19.4	7	100.0

REQUIRE INTERCONNECTING AREAS

QUEST155	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	77.4	24	77.4
NO	7	22.6	31	100.0

IMPROVE INTERSECTIONS

QUEST156	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	9	29.0	9	29.0
NO	22	71.0	31	100.0

TRAFFIC LIGHT IMPROVEMENTS

QUEST157	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	90.0	27	90.0
NO	3	10.0	30	100.0

LANDSCAPE EXISTING ROADS

QUEST158	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	90.3	28	90.3
NO	3	9.7	31	100.0

BUILD NEW ROADS

QUEST159	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	12	38.7	12	38.7
NO	19	61.3	31	100.0

MAKE DEVELOPERS PAY FOR ROAD IMPROVE

QUEST160	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	87.5	28	87.5
NO	4	12.5	32	100.0

HOUSE FRONTING ON LOW TRAFFIC

QUEST161	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	30	93.8	30	93.8
NO	2	6.3	32	100.0

**EVESHAM TOWNSHIP
CROSS-ACCEPTANCE REPORT**

**on
The Preliminary State Development
and
Redevelopment Plan
for the
State of New Jersey**

**Prepared for:
THE EVESHAM TOWNSHIP PLANNING BOARD**

**Prepared by:
HINTZ ASSOCIATES, INC.**

October, 1989

INTRODUCTION

The purpose of this report is to advise the Cross-Acceptance Representatives of the Burlington County Planning Department in regard to Evesham Township's position on the Preliminary State Development and Redevelopment Plan for the State of New Jersey. It is the desire of Evesham Township that the County review and incorporate the changes proposed by the Township within their official report to the Office of State Planning.

At the onset of the distribution of the State Plan, which triggered cross-acceptance process, the Township became involved in evaluating those components of the plan which pertained to Evesham. A Cross-Acceptance Sub-Committee of the Planning Board was created to handle the task of reviewing and evaluating the State Plan. The review and evaluation consisted of two primary tasks. The first task was to go through the goal/policy check-lists, which were created by the County directly from the contents of the State Plan. This review required the sub-committee to consider each goal/policy, determine whether it had been addressed in any existing municipal policy documents (master plan, ordinances, etc.), determine whether or not the Township currently agrees or disagrees with the goal/policy, and determine whether any revisions are consequently necessary to either the State Plan or the municipal policy documents.

The second task was related to the State's tier delineation. The State Plan created seven different land use categories, ranging from Redeveloping Cities and Suburbs (Tier 1) to Environmentally Sensitive Areas (Tier 7). These tiers are based upon criteria such as sewer availability, population density, and environmental features. It was the sub-committee's task to review the tier delineations, based upon existing conditions, and determine the accuracy of the State's delineations, and make any appropriate proposals for amendments.

This report will convey to the County Evesham Township's position on both the check-list content and tier delineations so that appropriate revisions might be subsequently proposed to the Office of State Planning.

EVALUATION OF THE STATE PLAN CHECK-LISTS

The cross-acceptance checklists were developed by the Burlington County Planning Department directly from the State Plan and include 1) General Goals and Objectives, 2) Statewide Strategies and 3) those Tier Strategies applicable to Evesham Township as determined by the tier delineations. Although the State's delineation designated only two tiers for Evesham (Tiers Two and Four), check-lists were completed for Tiers Two, Four, Five, Six and Seven. As stated previously, no Tier Six areas were delineated by the sub-committee. However, this fact does not preclude the Township from commenting in regard to this tier as well.

The process of completing the check-lists is relatively straightforward. It merely requires reading the subject policy and answering through a check-list 1) whether that particular policy has been addressed in any existing municipal policy documents (master plan, ordinances, etc.), 2) whether the sub-committee agrees with the policy, 3) whether the policy is consistent and compatible with the Township's existing policies, and 4) whether either the State Plan or the Township's policies should be modified in light of that particular policy.

In reviewing the check-list the sub-committee had to take several factors into consideration. The first consideration was timing. Although the Township is currently engaged in the preparation of a new Master Plan, the State's schedule for cross-acceptance involves a more immediate deadline for completion. Thus, the check-lists completion was based upon the 1982 Master Plan and existing ordinances. However, because the primary purpose for the cross-acceptance process is to gain consensus regarding the Township's future growth and development, the use of an outdated master plan is not a problem. The key question pertaining to each State Plan policy statement is whether the Township agrees or disagrees. The other consideration is that many of the State Plan policies are directed toward State action and would require nothing of municipalities. An example of such a policy would be the allocation of State funding/resources to municipalities for planning activities. In such instances, it was the position of the sub-committee that the Township will gladly accept any additional funding and assistance which the State is willing to offer.

Having thoroughly reviewed the check-lists, the sub-committee found that the vast majority of policies proposed support good planning practices. However, there were several strategies for which the sub-committee recommends revisions (please see Appendix A for a copy of these policies):

STATE-WIDE STRATEGIES

Economic Development, Strategy 7, Policy 7.1 - Rural Areas: Development in Suburban and Rural Towns, Corridor Centers and Villages.

This policy states that "The development and expansion of agricultural, industrial, commercial, and professional economic activities in suburban and rural Towns, Corridor Centers, and Villages should be encouraged in the rural areas of the state." The sub-committee found this policy acceptable, with one exception. The development and/or expansion of industrial activities should not be encouraged in rural villages.

Rural Areas, Strategy 1, Policy 1.1 - Reducing Housing Costs: Streamlining the Permitting Process.

The sub-committee finds the objective of streamlining "the permitting process to reduce costly delays" a worthy goal, so long as the permitting process is expedited by reduced duplication of processes, etc., as opposed to a less thorough level of review or any type of deregulation.

Housing, Strategy 2, Policy 2.3 - Housing and Community Development: Land Banking.

The stated purpose of this policy is to "stabilize land values and allow for more orderly development and redevelopment of municipalities." This policy may be viewed by some segments of the community as too much public sector interference with the private real estate market. The language of this policy should be modified to require that land banking acquisitions be tied a specific objective which is consistent with the community's master plan.

Housing, Strategy 2, Policy 2.5 - Housing and Community Development: Community Development.

This policy states that the "DCA should require municipalities to devise a community development strategy that targets housing programs to designated neighborhoods." This policy appears to not only add another layer of requirements on top of what COAH already requires, but it also requires specific neighborhoods to be targeted.

Housing, Strategy 3, Policy 3.3 - Council on Affordable Housing Coordination: Housing Allocations in Tiers 5, 6, and 7.

This policy states that "If any municipality, after the effective date of this Plan, approves any development (with the exception of low and moderate income housing) in Tiers 5, 6, or 7 that exceeds the density and intensity policies and standards of this Plan, then the Council on Affordable Housing may allocate an affordable housing allocation to that municipality commensurate with the approved development." The sub-committee needs clarification on this policy, as it sounds like it could be a sort of "double-dipping" by COAH.

Natural and Cultural Resources, Strategy 1 - Critical Slope Areas: Development and Redevelopment.

This policy states that development on critical slopes should occur "only when the effects on the natural hydrologic regime have been minimized." This language should be strengthened to permit such development only when "no significant negative effects will occur," as opposed to just "minimizing" effects.

Natural and Cultural Resources, Strategy 1, Policy 1.5 - Development and Redevelopment: Managing Development.

This policy states that municipalities should require design and construction practices for critical slopes "that minimize soil disturbance." As with the policy above, this language should be modified so that "no significant soil disturbance occurs."

Furthermore, the supplementary Guidelines recommend in **Guideline i.** that terracing should be prohibited "in critical areas to the greatest extent feasible." It is assumed that they intended to state that "development in general should be prohibited...", as terracing should still be allowed (in areas where development is allowed) as one of the primary engineering means for development on steep slopes.

Natural and Cultural Resources, Historic Areas, Strategy 1, Policy 1.2 - Identification, Evaluation, Registration, and Preservation: Registration.

This policy states that "DEP should list all of the significant historic cultural landscapes, structures, districts, and archeological sites onto the National and State Registers of Historic Places." In general, this policy is acceptable. However, the language should be modified so that only resources of "state and national significance" are designated to the registers, as opposed to those of only local significance.

Natural and Cultural Resources, Water Supply Sources, Strategy 1, Policy 1.6 - Protection of Water Supply Sources: Development Regulations for Toxic and Hazardous Materials.

This policy states that toxic and hazardous substances should be "periodically monitored." Although this policy is not explicit in regard to who would be responsible for monitoring, **Guideline a.** elaborates on the policy by stating that "Counties and municipalities should provide periodic maintenance and monitoring for uses involving storage of hazardous or toxic materials." Unless 100% State funding were provided for such maintenance and monitoring, municipalities should limit their role to only reviewing the maintenance and monitoring reports prepared and submitted by those parties directly responsible.

TIER TWO STRATEGIES

Strategy 4: Housing Development/Redevelopment, Policy 4.8 - Housing Linkage.

This policy states that municipalities should require that developers of industrial and commercial projects should be required to "provide for a reasonable portion" of housing needs which their projects create. Although "linkages" are currently allowed by the Municipal Land Use Law (MLUL) in regard to a pro-rata share for off-tract traffic, sewer, and water improvements, there are no such provisions pertaining to housing. Although such linkages are employed in other parts of the country and are consistent with sound planning principles, this policy would constitute a new application of linkages in New Jersey. This is an important policy decision which the Board must address.

TIER FOUR STRATEGIES

Strategy 4: Housing Development, Policy 4.5 - Housing Linkage.

This policy is identical to the above policy.

Please see Appendix A for a copy of the policies which have been referenced within this report.

EVALUATION OF THE TIER DELINEATIONS

The State's delineation of tiers for Evesham Township resulted in only two tiers being designated in Evesham: Tier 2 (Stable Cities and Suburbs) and Tier 4 (Suburbanizing Areas). It should be noted that tier delineations only apply to the northern third of the Township, as the Pinelands are excluded from this process. These delineations were based upon criteria found in Volume II of the State Plan as summarized in Appendix B of this report.

Tier 2 - Stable Cities and Suburbs

Tier 2 lands are applicable to municipalities located within the bottom two-thirds of the New Jersey Office of Management and Budget's Municipal Distress List. These lands have an average residential population density of 1,000 or more people per square mile and are adjacent to Tier 1 and Tier 2 lands in a neighboring municipality.

Of the northern one-third of the Township which was eligible for the tier delineations, roughly one-half of this area was designated by the State as Tier 2 lands. However, because the State did not have the most recent and accurate information on which to base their delineations, the sub-committee was able to identify an additional roughly 5% of land area which was designated as Tier 4 lands but should actually be designated as Tier 2 lands. These were lands which have been developed since the State's data was gathered and consequently now exceed the density criteria of 1,000 people per one square mile. A total of eight such tracts of land exist, of which six are contiguous with previously-plotted developments. Of the two isolated tracts, one is a recent residential development located off of Evesboro-Medford Road, while the other is a similar project off of North Elmwood Road. A map designated as Figure 1 of this report illustrates all tiers as both delineated by the State and proposed by the sub-committee.

Tier 4 - Suburbanizing Areas vs. Tier 5 - Exurban Reserve

"Suburbanizing Areas" were delineated as those lands which 1) have a residential population density of less than 1,000 people per square mile, 2) are included in an existing or planned public sewer service area, and 3) are adjacent to, and share access to, public facilities and services with Tier 1, 2, and 3 lands. Of the northern one-third (non-Pinelands) of the Township which is eligible for the tier delineations, roughly one-half was designated by the State as being Tier 4 lands. Furthermore, most of these areas are located to the north, south and east of those areas designated as Tier 2. While the sub-committee's evaluation did not identify any lands which should have been designated as Tier 4 lands but were not, it did determine that all of the lands designated by the State

as Tier 4 areas which should have been designated as either Tier 5 (Exurban Reserve) or Tier 7 (Environmentally Sensitive Areas) lands. The map designated as Figure 1 of this report illustrates those areas designated as Tier 4 by the State in comparison to the sub-committee's delineation.

In regard to Tier 5 areas, the State's two significant distinctions between the Tier 4 and Tier 5 criteria are: 1) Tier 4 areas must be "adjacent to, and shares access to public facilities and services with, tier 1, 2, or 3 areas;" and 2) Tier 5 areas are either not within an existing or planned public sewer service area, or in one of limited capacity. Based upon these two distinctions, those areas designated by the State as Tier 4 areas (excluding Tier 2 and wetlands areas) should actually be Tier 5 areas. This determination is based upon the fact that although some of the subject areas are adjacent to Tier 2 areas, they would not necessarily be able to "share access to public facilities and services" due to recently identified future sewer capacity limitations. Likewise, the subject areas would meet the Tier 5 requirement regarding limited sewer service capacity. Thus, based upon the State's criteria, those areas identified as Tier 4 areas (with the exception of areas which should be designated Tier 2 and 7), should actually be designated as Tier 5 areas.

Tier 7 - Environmentally Sensitive Areas

Environmentally sensitive areas are those lands which 1) have a residential density of less than 1,000 people per square mile, 2) are not included in an existing or planned public sewer service area (or included in one with limited capacity) and 3) has one or more environmentally sensitive features, such as pristine waters, wetlands, critical slopes, unique geological features, and scenic landscapes. Although the State's delineation identified no Tier 7 lands for Evesham, it is assumed that areas having potential for Tier 7 designation were overlooked as a result of the State lacking information of sufficient detail.

As indicated in the section above, all of those lands which the sub-committee has designated Tier 7 were designated by the State as Tier 4 lands. All of these lands meet the population density criteria for Tier 7 (less than 1,000 people per square mile), as well as not being included in an existing or planned public sewer service area. Furthermore, those lands designated by the sub-committee as Tier 7 also satisfy criteria 3(g), which is the presence of contiguous freshwater wetlands. Fortunately, from a recreational perspective, most of those areas designated by the sub-committee consist of wetlands which are contiguous with existing parks. Such areas include one wetlands area east of the Beagle Club, one wetlands area north and west of the Beagle Club, and one wetlands system north, west and south of the Evans Tract.

Other Applicable Tiers

The only other tier which has not yet been addressed but which appeared to be a likely candidate for Evesham at the beginning of the cross-acceptance process is Tier 6

(Agricultural Areas). Tier 6 areas must 1) encompass productive agricultural land with long-term economic viability, and 2) not be within an existing or planned public sewer service area. Upon further evaluation it was determined that no lands in Evesham met this criteria, as the most agriculturally productive soils are located near Routes 73 and 70, which have development pressures too great to permit "long-term economic viability" for agricultural uses. Furthermore, it is the primary responsibility of the County Agricultural Development Board to identify areas for Tier 6 designation and none were identified in Evesham.

One additional issue which should be noted regards existing parks within the Township. It was originally thought by the sub-committee that perhaps existing parks could be designated as Tier 7 lands in accordance with specific Tier 7 criteria. These criteria consist of (i) prime forested areas and (j) natural landscapes of exceptional scenic value. Furthermore, the majority of lands (roughly 80%) designated by the sub-committee for Tier 7 are public parks which meet sections 3(i) and 3(j) of the State's criteria for Tier 7. Examples of such areas include the Savich Farm (236.69 acres), Garden State Beagle Club (165.78 acres), Malgreen Tract (14.48 acres), Baker Tract (11.45 acres), Willow Ridge Park (20.5 acres), and Evans Tract (53.25 acres). These lands constitute a total of 502.15 acres. However, the sub-committee eventually learned that all park lands are to be excluded from tier designations and should have been originally identified and designated by the State as simply "Parks." Thus, parks are being proposed as a park designation by the sub-committee.

APPENDICES

APPENDIX A: VISUAL PREFERENCE SURVEY

AREA OF RESIDENCE

QUEST1	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
SMALL CITY	2	6.1	2	6.1
VILLAGE/BOROUGH	3	9.1	5	15.2
SMALL VILLAGE	2	6.1	7	21.2
SUBURBS	18	54.5	25	75.8
RURAL AREA	8	24.2	33	100.0

AREA GREW UP

QUEST2	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LARGE CITY	13	39.4	13	39.4
SMALL CITY	2	6.1	15	45.5
VILLAGE/BOROUGH	6	18.2	21	63.6
SMALL VILLAGE	2	6.1	23	69.7
SUBURBS	8	24.2	31	93.9
RURAL AREA	2	6.1	33	100.0

PARENT INCOME LEVEL

QUEST3	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LOW	3	9.1	3	9.1
LOWER MIDDLE	12	36.4	15	45.5
MIDDLE	14	42.4	29	87.9
UPPER MIDDLE	3	9.1	32	97.0
UPPER	1	3.0	33	100.0

STATES TRAVELED

QUEST4	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1 TO 10	7	21.2	7	21.2
11 TO 15	6	18.2	13	39.4
16 TO 20	7	21.2	20	60.6
20 TO 30	7	21.2	27	81.8
30 TO 40	3	9.1	30	90.9
>40	3	9.1	33	100.0

TRAVELED OUTSIDE U.S.

QUEST5	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	81.8	27	81.8
NO	6	18.2	33	100.0

CARS IN HOUSEHOLD

QUEST6	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
2	18	54.5	18	54.5
3	8	24.2	26	78.8
4	4	12.1	30	90.9
5	2	6.1	32	97.0
7	1	3.0	33	100.0

HOURS SPENT JOB RELATED

QUEST7	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 10 hours	4	12.1	4	12.1
11 TO 25	3	9.1	7	21.2
26 TO 35	2	6.1	9	27.3
36 TO 40	5	15.2	14	42.4
40 TO 50	9	27.3	23	69.7
>50	10	30.3	33	100.0

HOURS SPENT SOCIAL ACTIVITIES

QUEST8	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	1	3.1	1	3.1
2 TO 3	5	15.6	6	18.8
4 TO 5	6	18.8	12	37.5
6 TO 7	4	12.5	16	50.0
8 TO 9	4	12.5	20	62.5
10 TO 12	5	15.6	25	78.1
13 TO 15	3	9.4	28	87.5
16 TO 25	2	6.3	30	93.8
26 TO 35	2	6.3	32	100.0

HOURS SPENT COMMUTING

QUEST9	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	9	27.3	9	27.3
2 TO 3	5	15.2	14	42.4
4 TO 5	8	24.2	22	66.7
6 TO 7	1	3.0	23	69.7
8 TO 9	2	6.1	25	75.8
10 TO 12	6	18.2	31	93.9
13 TO 15	2	6.1	33	100.0

HOURS SPENT IN RESTAURANTS

QUEST10	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	9	27.3	9	27.3
2 TO 3	16	48.5	25	75.8
4 TO 5	4	12.1	29	87.9
6 TO 7	2	6.1	31	93.9
8 TO 9	1	3.0	32	97.0
> 15 hours	1	3.0	33	100.0

HOURS SPENT SHOPPING

QUEST11	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
0 TO 1 hour	12	36.4	12	36.4
2 TO 3	13	39.4	25	75.8
4 TO 5	7	21.2	32	97.0
6 TO 7	1	3.0	33	100.0

HOME OWNER

QUEST12	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	3.0	1	3.0
	32	100.0	32	100.0

SAS

YEARS IN PRESENT HOME

QUEST13	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1 year	2	6.1	2	6.1
2 TO 5	6	18.2	8	24.2
6 TO 10	4	12.1	12	36.4
11 TO 15	13	39.4	25	75.8
16 TO 20	7	21.2	32	97.0
21 TO 30	1	3.0	33	100.0

MARKET VALUE OF HOME

QUEST14	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
\$76,000 TO \$100,	2	6.1	2	6.1
\$101,100 TO \$150	6	18.2	8	24.2
\$151,100 TO \$200	18	54.5	26	78.8
\$201,100 TO \$250	4	12.1	30	90.9
\$251,100 TO \$300	1	3.0	31	93.9
\$401,100 TO \$500	1	3.0	32	97.0
\$501,100 TO \$1,0	1	3.0	33	100.0

RENTER

QUEST15	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
NO	20	100.0	13	100.0

MONTHLY RENT

QUEST16	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
\$1001 TO \$1500	31	50.0	1	50.0
> \$1500	1	50.0	2	100.0

SAS

YEARS LIVED AT PRESENT ADDRESS

QUEST17	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1 year	2	6.5	2	6.5
2 TO 5	7	22.6	9	29.0
6 TO 10	5	16.1	14	45.2
11 TO 15	11	35.5	25	80.6
16 TO 20	5	16.1	30	96.8
21 TO 30	1	3.2	31	100.0

SIZE OF PROPERTY

QUEST18	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< 1/4 TO 1/2 ACR	5	15.2	5	15.2
1/2 TO 1 ACRE	15	45.5	20	60.6
1 TO 1 1/2 ACRES	7	21.2	27	81.8
1 1/2 TO 2 ACRES	3	9.1	30	90.9
2.1 TO 3 ACRES	1	3.0	31	93.9
6.1 TO 10 ACRES	1	3.0	32	97.0
> 10 ACRES	1	3.0	33	100.0

LIVING PREFERENCE

QUEST19	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
LARGE CITY	1	3.0	1	3.0
SMALL CITY	1	3.0	2	6.1
VILLAGE/BOROUGH	11	33.3	13	39.4
SMALL VILLAGE	5	15.2	18	54.5
SUBURBS	5	15.2	23	69.7
RURAL AREA	10	30.3	33	100.0

SEX

QUEST20	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
MALE	19	57.6	19	57.6
FEMALE	13	39.4	32	97.0
4	1	3.0	33	100.0

SAS

AGE

QUEST21	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
23 TO 26	2	6.1	2	6.1
27 TO 32	3	9.1	5	15.2
33 TO 40	6	18.2	11	33.3
41 TO 49	14	42.4	25	75.8
50 TO 59	6	18.2	31	93.9
60 TO 69	2	6.1	33	100.0

MARITAL STATUS

QUEST22	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
SINGLE	1	3.0	1	3.0
MARRIED	31	93.9	32	97.0
WIDOWED	1	3.0	33	100.0

EDUCATION

QUEST23	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
HIGH SCHOOL	1	3.0	1	3.0
SOME COLLEGE	10	30.3	11	33.3
B.A./B.S.	1	3.0	12	36.4
MASTERS	8	24.2	20	60.6
PH.D	8	24.2	28	84.8
POST PH.D/ADVANC	3	9.1	31	93.9
6	2	6.1	33	100.0

HOUSEHOLD INCOME

QUEST24	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
< \$25,000	1	3.1	1	3.1
\$25,100 TO \$40,0	3	9.4	4	12.5
\$40,100 TO \$50,0	7	21.9	11	34.4
\$50,100 TO \$75,0	10	31.3	21	65.6
\$75,100 TO \$100,	10	31.3	31	96.9
\$200,100 TO \$500	1	3.1	32	100.0

POLITICAL AFFILIATION

QUEST25	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
REPUBLICAN	10	30.3	10	30.3
DEMOCRAT	11	33.3	21	63.6
INDEPENDENT	12	36.4	33	100.0

PERSONS IN HOUSEHOLD

QUEST26	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	2	3.2	2	3.2
2	1	3.2	3	6.4
3	8	25.8	11	32.0
4	4	12.9	15	44.9
5	13	41.9	28	86.8
6	2	6.5	30	93.3
7	1	3.2	31	96.5

CHILDREN UNDER 18

QUEST27	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	1	40.6	1	40.6
2	13	25.0	14	65.6
3	8	25.0	22	90.6
4	2	6.3	24	96.9
5 OR MORE	1	3.1	25	100.0

MERCHANT

QUEST28	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	9.4	1	9.4
NO	29	90.6	30	100.0

INDUSTRIAL/COMM PROPERTY OWNER

QUEST29	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2	9.7	3	9.7
NO	28	90.3	31	100.0

RESIDENT OF STUDY AREA

QUEST30	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	81.8	27	81.8
NO	6	18.2	33	100.0

WORK IN STUDY AREA, RESIDE ELSEWHERE

QUEST31	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	6	18.2	6	18.2
NO	27	81.8	33	100.0

LIVE AND WORK IN STUDY AREA

QUEST32	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	28.1	9	28.1
NO	23	71.9	32	100.0

HOW OFTEN SHOP IN STUDY AREA

QUEST33	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
DAILY	1	12.5	4	12.5
SEVERAL TIMES A WEEK	4	53.1	21	65.6
ONCE A WEEK	17	9.4	24	75.0
MONTHLY	3	3.1	25	78.1
SLEDOM	1	21.9	32	100.0

SAS

STORES USED ON TYPICAL TRIP

QUEST34	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
1	7	21.2	7	21.2
2 TO 3	25	75.8	32	97.0
4 TO 5	1	3.0	33	100.0

TRIPS OCCUR

QUEST35	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
WEEKDAYS	14	42.4	14	42.4
WEEKENDS	10	30.3	24	72.7
NIGHTS/EVENINGS	9	27.3	33	100.0

WEEKLY GROCERIES PURCHASED IN STUDY AREA

QUEST36	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	75.0	1	75.0
NO	24	25.0	24	100.0

PRESCRIPTIONS, TOILETRIES PURCHASED

QUEST37	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3	63.3	3	63.3
NO	19	36.7	19	100.0

CIGARETTES, NEWSPAPERS PURCHASED

QUEST38	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	62.5	1	62.5
NO	20	37.5	20	100.0

CONVENIENCE ITEMS PURCHASED

QUEST39	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	25	75.8	25	75.8
NO	8	24.2	33	100.0

CLOTHING PURCHASED IN STUDY AREA

QUEST40	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	4	27.6	4	27.6
NO	8	72.4	29	100.0

HARDWARE PURCHASED IN STUDY AREA

QUEST41	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	11	33.3	33	100.0

GAS PURCHASED IN STUDY AREA

QUEST42	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	68.8	1	68.8
NO	22	31.3	32	100.0

LIQUOR PURCHASED IN STUDY AREA

QUEST43	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	59.4	1	59.4
NO	19	40.6	32	100.0

FLOWERS PURCHASED IN STUDY AREA

QUEST44	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	22	68.8	22	68.8
	10	31.3	32	100.0

LUNCH USUALLY PURCHASED IN STUDY AREA

QUEST45	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	12	36.4	12	36.4
NO	21	63.6	33	100.0

DINNER USUALLY PURCHASED IN STUDY AREA

QUEST46	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	15	46.9	15	46.9
	17	53.1	32	100.0

PROFESSIONAL SERVICES PURCHASED

QUEST47	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2			
NO	12	38.7	12	38.7
	19	61.3	31	100.0

DRY CLEANING, LAUNDRY PURCHASED

QUEST48	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	20	62.5	20	62.5
	12	37.5	32	100.0

SAS

INSURANCE, BANKING PURCHASED

QUEST49	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	11	33.3	33	100.0

HAIR STYLING PURCHASED IN STUDY AREA

QUEST50	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	4			
	19	65.5	19	65.5
NO	10	34.5	29	100.0

BAKED GOODS PURCHASED IN STUDY AREA

QUEST51	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

VIDEO/MOVIES PURCHASED IN STUDY AREA

QUEST52	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
	21	65.6	21	65.6
NO	11	34.4	32	100.0

WHERE TAKE PLACE

QUEST53	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
ROUTE 73	2			
	8	25.8	8	25.8
ROUTE 70	15	48.4	23	74.2
	7	22.6	30	96.8
IN TOWN	1	3.2	31	100.0
5				

SAS

WHERE OUTSIDE PURCHASES

QUEST54	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
MEDFORD	6	18.2	6	18.2
CHERRY HILL	12	36.4	18	54.5
MOORESTOWN	5	15.2	23	69.7
MT LAUREL	1	3.0	24	72.7
PHILADELPHIA	3	9.1	27	81.8
VOORHEES	1	3.0	28	84.8
BERLIN	2	6.1	30	90.9
OTHER	3	9.1	33	100.0

HOW TRAVEL TO SHOPPING

QUEST55	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
CAR	33	100.0	33	100.0

TRAVEL TIME TO SHOPPING OUTSIDE AREA

QUEST56	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<5 MINUTES	4	12.1	4	12.1
5 TO 10 MINUTES	6	18.2	10	30.3
10 TO 15 MINUTES	15	45.5	25	75.8
15 TO 30 MINUTES	7	21.2	32	97.0
>30 MINUTES	1	3.0	33	100.0

HOW FAR WALK

QUEST57	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<250 FEET	7	21.2	7	21.2
250-500 FEET	4	12.1	11	33.3
500-750 FEET	4	12.1	15	45.5
751-1,000 FEET	1	3.0	16	48.5
1,001-1,500 FEET	3	9.1	19	57.6
1,501-2,000 FEET	5	15.2	24	72.7
2,001-2,500 FEET	1	3.0	25	75.8
2,501-3,000 FEET	3	9.1	28	84.8
3,001-3,500 FEET	1	3.0	29	87.9
> 3,500 FEET	4	12.1	33	100.0

MAXIMUM WALKING DISTANCE TOLERATED

QUEST58	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
<250 FEET	4	12.1	4	12.1
250-500 FEET	4	12.1	8	24.2
500-750 FEET	12	36.4	20	60.6
751-1,000 FEET	5	15.2	25	75.8
1,001-1,500 FEET	1	3.0	26	78.8
1,501-2,000 FEET	1	3.0	27	81.8
2,001-3,000 FEET	1	3.0	28	84.8
> 3,500 FEET	5	15.2	33	100.0

ENCOURAGE LARGE LOT SINGLE FAMILY HOMES

QUEST59	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	31	96.9	31	96.9
NO	1	3.1	32	100.0

ENCOURAGE TOWNHOUSES

QUEST60	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	11	33.3	11	33.3
NO	22	66.7	33	100.0

ENCOURAGE CONDOMINIUMS

QUEST61	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	8	24.2	8	24.2
NO	25	75.8	33	100.0

ENCOURAGE MID-SIZE RESIDENTIAL

QUEST62	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3	9.1	3	9.1
NO	30	90.9	33	100.0

ENCOURAGE SMALL LOT SF HOMES

QUEST63	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	72.7	24	72.7
NO	9	27.3	33	100.0

ENCOURAGE SPECIALIZED RETAIL

QUEST64	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	14	42.4	14	42.4
NO	19	57.6	33	100.0

ENCOURAGE LARGE LOT SF HOMES WITH CHIL

QUEST65	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	26	78.8	26	78.8
NO	6	18.2	32	97.0
	3	3.0	33	100.0

ENCOURAGE ADDITIONAL OFFICES

QUEST66	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	7	21.2	7	21.2
NO	25	75.8	32	97.0
	1	3.0	33	100.0

ROUTE 70 EAST OF RT 73

QUEST67	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	66.7	22	66.7
NO	7	21.2	29	87.9
	4	12.1	33	100.0

SAS

KINGS GRANT

QUEST68	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	5	15.6	5	15.6
	24	75.0	29	90.6
2	3	9.4	32	100.0

MARLTON

QUEST69	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	10	31.3	10	31.3
	19	59.4	29	90.6
2	3	9.4	32	100.0

EVESBORO

QUEST70	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	10	31.3	10	31.3
	19	59.4	29	90.6
2	3	9.4	32	100.0

ON REMAINING AGRIC. AREAS

QUEST71	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	7	21.2	7	21.2
NO	26	78.8	33	100.0

REDEVELOP RESIDENTIAL AREAS

QUEST72	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	16	50.0	16	50.0
	16	50.0	32	100.0

ON ENVIRONMENTALLY SENSITIVE LANDS

QUEST73	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	3.1	1	3.1
NO	31	96.9	32	100.0

ALONG MAJOR ARTERIALS LIKE ROUTE 202

QUEST74	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	28.1	9	28.1
NO	23	71.9	32	100.0

CREATE A VILLAGE CENTER WITH HOUSING

QUEST75	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	40.6	13	40.6
NO	19	59.4	32	100.0

ADJACENT TO CORPORATE OFFICES

QUEST76	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	37.5	12	37.5
NO	20	62.5	32	100.0

NEW ELDERLY HOUSING

QUEST77	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	31	93.9	31	93.9
NO	2	6.1	33	100.0

TOWNHOUSES

QUEST78	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	19	57.6	19	57.6
NO	14	42.4	33	100.0

GARDEN APARTMENTS

QUEST79	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3			
	14	46.7	14	46.7
NO	16	53.3	30	100.0

MOBILE HOMES

QUEST80	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	3.0	1	3.0
NO	32	97.0	33	100.0

SMALL SINGLE FAMILY

QUEST81	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	72.7	24	72.7
NO	9	27.3	33	100.0

HOUSING IN MIXED USE AREAS

QUEST82	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

ON REMAIN VACANT LANDS

QUEST83	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	18	56.3	18	56.3
	14	43.8	32	100.0

ALLOW APARTMENTS IN SINGLE FAMILY HOMES

QUEST84	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	9	27.3	9	27.3
NO	24	72.7	33	100.0

NEAR SCHOOLS ON VACANT LAND

QUEST85	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	11	33.3	11	33.3
NO	22	66.7	33	100.0

IN EXISTING COMMERCIAL AREAS

QUEST86	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	17	51.5	17	51.5
NO	16	48.5	33	100.0

IN A TOWN CENTER

QUEST87	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	15	46.9	15	46.9
	17	53.1	32	100.0

FIND A REMOTE SITE

QUEST88	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	6	18.2	6	18.2
NO	27	81.8	33	100.0

ALONG MAJOR ARTERIALS

QUEST89	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	3			
	9	30.0	9	30.0
NO	21	70.0	30	100.0

"BUY OFF" LOW-MODERATE HOUSING OBLIGATION

QUEST90	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
	17	53.1	17	53.1
NO	15	46.9	32	100.0

ALLOW BUILDERS TO SET ASIDE 20%

QUEST91	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	13	39.4	13	39.4
NO	18	54.5	31	93.9
2	2	6.1	33	100.0

LANDSCAPING ALONG ROADWAYS

QUEST92	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1			
	2	6.3	2	6.3
GOOD	12	37.5	14	43.8
FAIR	10	31.3	24	75.0
POOR	5	15.6	29	90.6
AWFUL	3	9.4	32	100.0

SAS

SIGNS

QUEST93	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.1	1	3.1
GOOD	11	34.4	12	37.5
FAIR	10	31.3	22	68.8
POOR	6	18.8	28	87.5
AWFUL	4	12.5	32	100.0

LANDSCAPING IN THE PARKING LOTS

QUEST94	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	9.4	1	9.4
GOOD	3	25.0	4	34.4
FAIR	8	31.3	12	65.6
POOR	7	21.9	19	87.5
AWFUL	4	12.5	23	100.0

TRAFFIC

QUEST95	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	9.1	3	9.1
FAIR	7	21.2	10	30.3
POOR	7	21.2	17	51.5
AWFUL	16	48.5	33	100.0

LIGHTING

QUEST96	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	6.3	1	6.3
GOOD	2	40.6	3	46.9
FAIR	13	31.3	16	78.1
POOR	4	12.5	20	90.6
AWFUL	3	9.4	23	100.0

SAS

LOOK OF THE BUILDINGS

QUEST97	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1			
	5	15.6	5	15.6
GOOD	11	34.4	16	50.0
FAIR	10	31.3	26	81.3
POOR	4	12.5	30	93.8
AWFUL	2	6.3	32	100.0

SIDEWALKS

QUEST98	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3			
	1	3.3	1	3.3
GOOD	7	23.3	8	26.7
FAIR	10	33.3	18	60.0
POOR	7	23.3	25	83.3
AWFUL	5	16.7	30	100.0

LIGHTING OF BUILDINGS AND PEDESTRIANS

QUEST99	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2			
	2	6.5	2	6.5
GOOD	14	45.2	16	51.6
FAIR	11	35.5	27	87.1
POOR	2	6.5	29	93.5
AWFUL	2	6.5	31	100.0

LANDSCAPING ALONG ROADWAYS

QUEST100	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2			
	1	3.2	1	3.2
GOOD	1	3.2	2	6.5
FAIR	2	6.5	4	12.9
POOR	18	58.1	22	71.0
AWFUL	9	29.0	31	100.0

SAS

SIGNS

QUEST101	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	3.0	1	3.0
FAIR	8	24.2	9	27.3
POOR	13	39.4	22	66.7
AWFUL	11	33.3	33	100.0

LANDSCAPING IN THE PARKING LOTS

QUEST102	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	3.0	1	3.0
FAIR	7	21.2	8	24.2
POOR	15	45.5	23	69.7
AWFUL	10	30.3	33	100.0

TRAFFIC

QUEST103	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	5	15.6	5	15.6
POOR	9	28.1	14	43.8
AWFUL	18	56.3	32	100.0

LIGHTING IN PARKING LOTS

QUEST104	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	9.7	2	9.7
FAIR	3	32.3	5	41.9
POOR	10	41.9	15	83.9
AWFUL	5	16.1	20	100.0

LOOK OF THE BUILDINGS

QUEST105	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	9	28.1	9	28.1
POOR	13	40.6	22	68.8
AWFUL	10	31.3	32	100.0

SIDEWALKS

QUEST106	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	9.7	2	9.7
FAIR	3	25.8	5	35.5
POOR	8	38.7	13	74.2
AWFUL	8	25.8	21	100.0

LIGHTING OF BUILDINGS AND PEDESTRIANS

QUEST107	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	12.5	1	12.5
FAIR	4	28.1	5	40.6
POOR	9	40.6	14	81.3
AWFUL	6	18.8	20	100.0

ELEMENTARY SCHOOLS

QUEST108	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	23.3	3	23.3
GOOD	7	60.0	10	83.3
FAIR	18	13.3	28	96.7
POOR	4	3.3	32	100.0

REGIONAL SCHOOLS

QUEST109	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	9	27.3	9	27.3
GOOD	18	54.5	27	81.8
FAIR	5	15.2	32	97.0
POOR	1	3.0	33	100.0

POLICE PROTECTION

QUEST110	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2	16.1	2	16.1
GOOD	5	51.6	7	67.7
FAIR	9	29.0	16	96.8
AWFUL	1	3.2	17	100.0

FIRE PROTECTION

QUEST111	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	11	33.3	11	33.3
GOOD	16	48.5	27	81.8
FAIR	6	18.2	33	100.0

ROAD MAINTENANCE

QUEST112	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	9.1	3	9.1
GOOD	12	36.4	15	45.5
FAIR	14	42.4	29	87.9
POOR	4	12.1	33	100.0

MUNICIPAL BUILDING

QUEST113	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	2	6.1	2	6.1
GOOD	4	12.1	6	18.2
FAIR	10	30.3	16	48.5
POOR	12	36.4	28	84.8
AWFUL	5	15.2	33	100.0

SNOW REMOVAL

QUEST114	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.1	1	3.1
GOOD	14	43.8	15	46.9
FAIR	13	40.6	28	87.5
POOR	3	9.4	31	96.9
AWFUL	1	3.1	32	100.0

STREET TREES PLANTING

QUEST115	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.0	1	3.0
GOOD	7	21.2	8	24.2
FAIR	19	57.6	27	81.8
POOR	5	15.2	32	97.0
AWFUL	1	3.0	33	100.0

RECREATIONAL FACILITIES

QUEST116	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	1	15.6	5	15.6
FAIR	5	37.5	17	53.1
POOR	13	40.6	30	93.8
AWFUL	2	6.3	32	100.0

SAS

NATURAL OPEN AREAS

QUEST117	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1			
GOOD	6	18.8	6	18.8
FAIR	8	25.0	14	43.8
POOR	7	21.9	29	68.8
AWFUL	3	9.4	32	100.0

ENOUGH USABLE PARKLAND

QUEST118	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2			
NO	9	29.0	9	29.0
	22	71.0	31	100.0

PARKLAND PURCHASED INCREASED TAXES

QUEST119	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
NO	17	53.1	17	53.1
	15	46.9	32	100.0

DENSITY BONUS INCREASE

QUEST120	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	21	63.6	21	63.6
NO	12	36.4	33	100.0

WATER/ICE SKATING

QUEST121	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	25	75.8	25	75.8
NO	8	24.2	33	100.0

MORE TENNIS/COURT SPORTS

QUEST122	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	20	60.6	20	60.6
NO	13	39.4	33	100.0

WILDLIFE PRESERVES

QUEST123	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1			
	27	84.4	27	84.4
NO	5	15.6	32	100.0

BAND STANDS

QUEST124	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	13	39.4	13	39.4
NO	20	60.6	33	100.0

PUBLIC SWIMMING POOLS

QUEST125	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	19	57.6	19	57.6
NO	14	42.4	33	100.0

TEEN CENTER

QUEST126	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	84.8	28	84.8
NO	5	15.2	33	100.0

TOWN SQUARE/GAZEBO

QUEST127	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	21	65.6	21	65.6
NO	11	34.4	32	100.0

BALL FIELDS

QUEST128	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	26	78.8	26	78.8
NO	7	21.2	33	100.0

PICNIC/PARK

QUEST129	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	30	93.8	30	93.8
NO	2	6.3	32	100.0

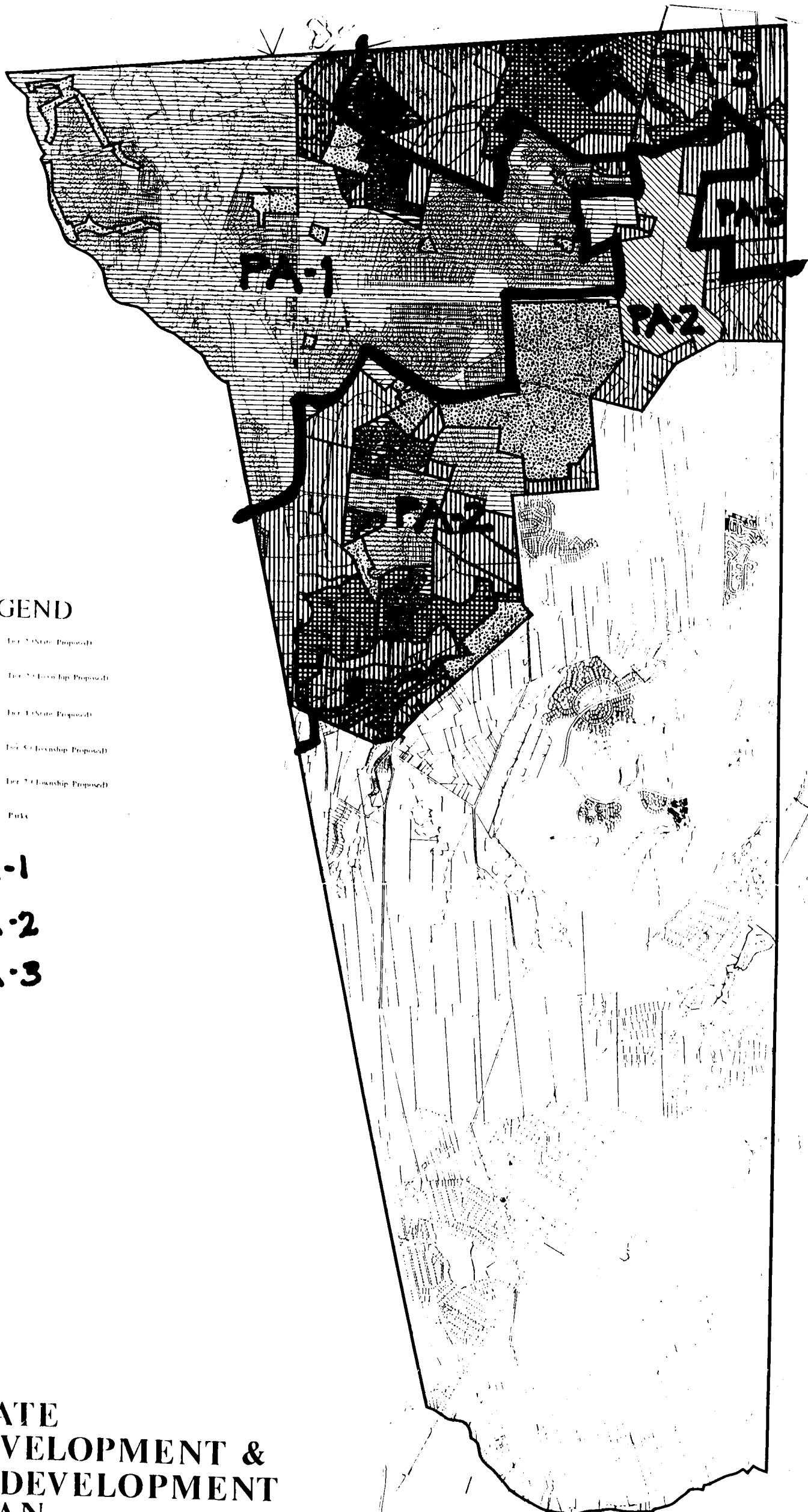
TOWNSHIP LOOK FROM RT 73

QUEST130	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	9.1	3	9.1
GOOD	14	42.4	17	51.5
FAIR	11	33.3	28	84.8
POOR	4	12.1	32	97.0
AWFUL	1	3.0	33	100.0

TOWNSHIP LOOK FROM RT 70

QUEST131	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	5	15.2	5	15.2
FAIR	15	45.5	20	60.6
POOR	12	36.4	32	97.0
AWFUL	1	3.0	33	100.0

5-5-92



LEGEND

- District 1 State Proposed
- District 2 Township Proposed
- District 3 State Proposed
- District 4 Township Proposed
- District 5 Township Proposed
- Parks

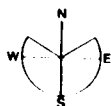
PA-1
PA-2
PA-3

STATE DEVELOPMENT & REDEVELOPMENT PLAN (CROSS ACCEPTANCE)

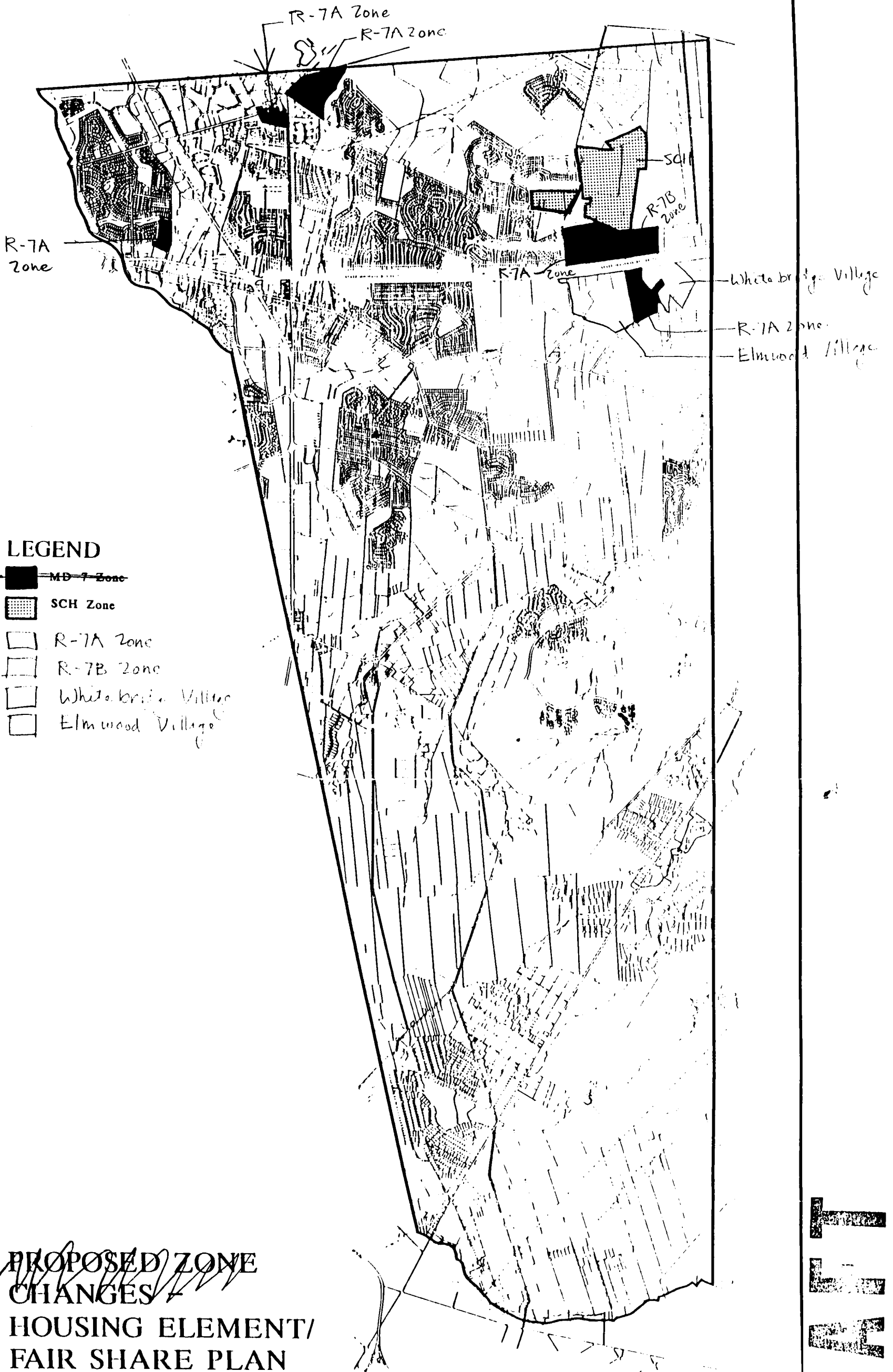
EVESHAM TOWNSHIP BURLINGTON COUNTY, NEW JERSEY



HINTZ ASSOCIATES, INC.
12 North Main Street, Pennington, New Jersey 08534 (609) 737-1900

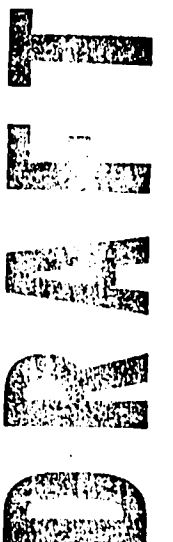
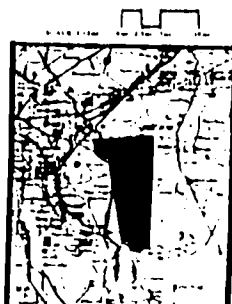


PLANNED



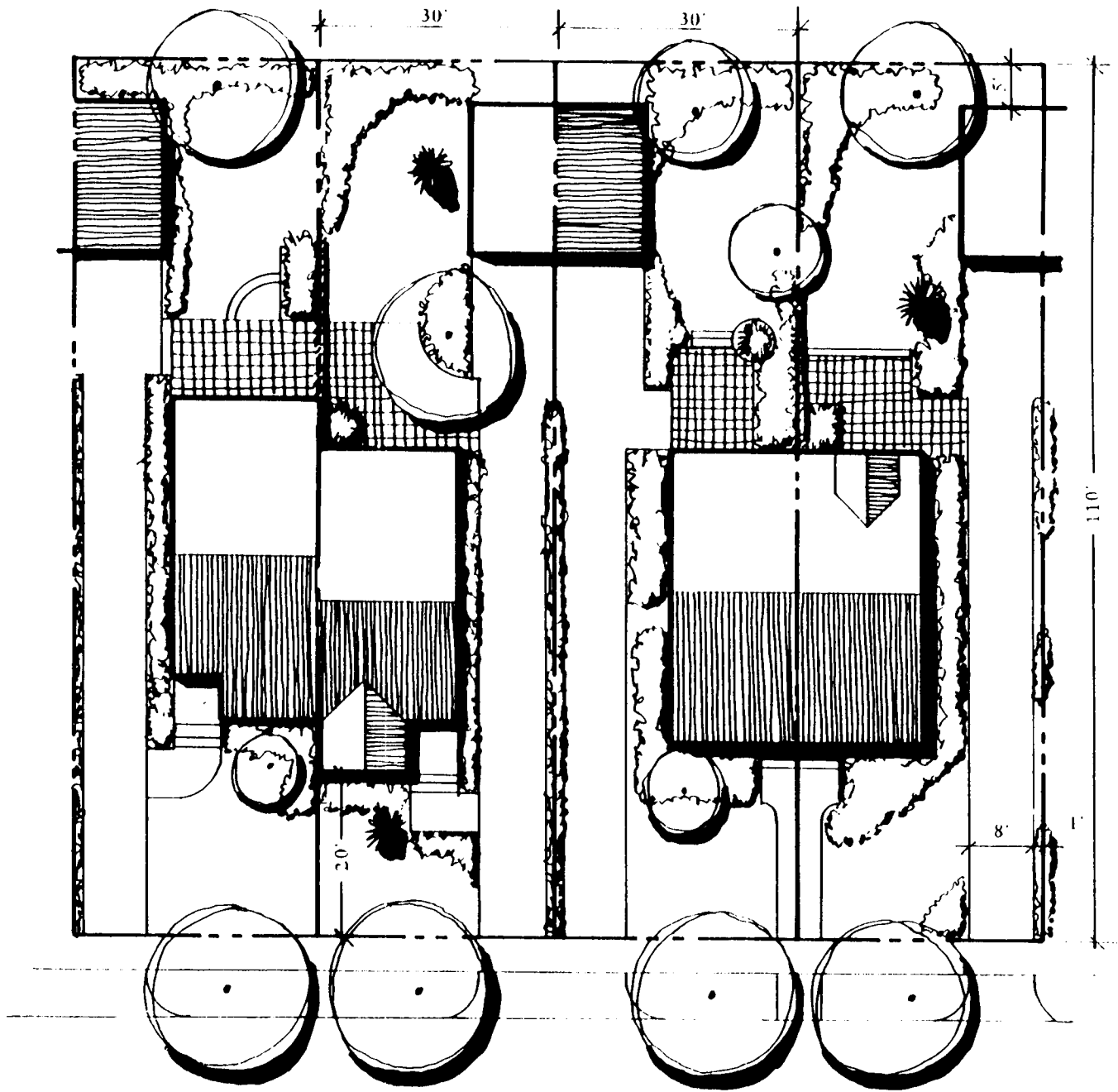
**PROPOSED ZONE
CHANGES
HOUSING ELEMENT/
FAIR SHARE PLAN**

EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY





3. North Main Street Pennington, New Jersey 08534 (609) 737-1980



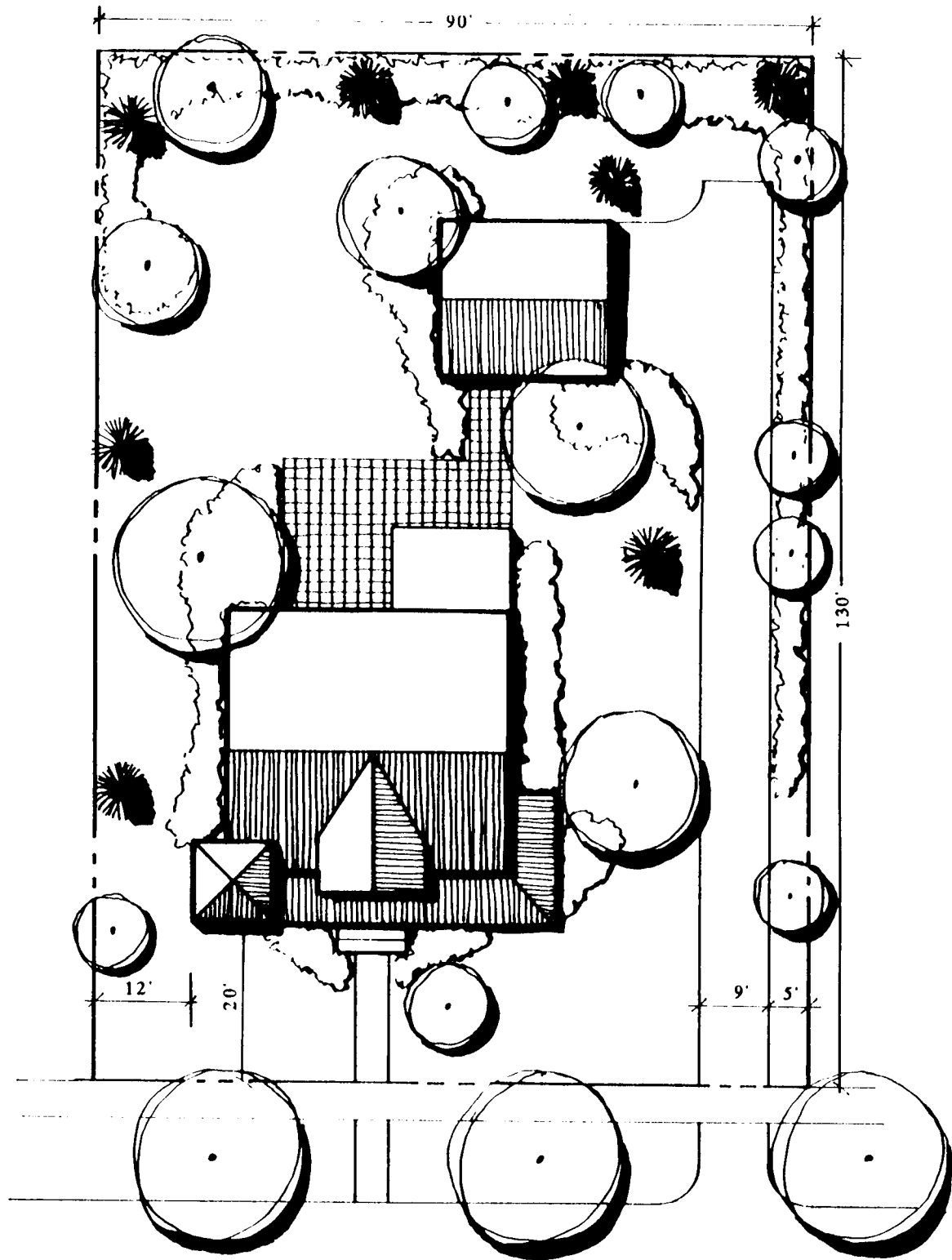
DUPLEX

TOTAL LOT SIZE: 2300 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 737-1990



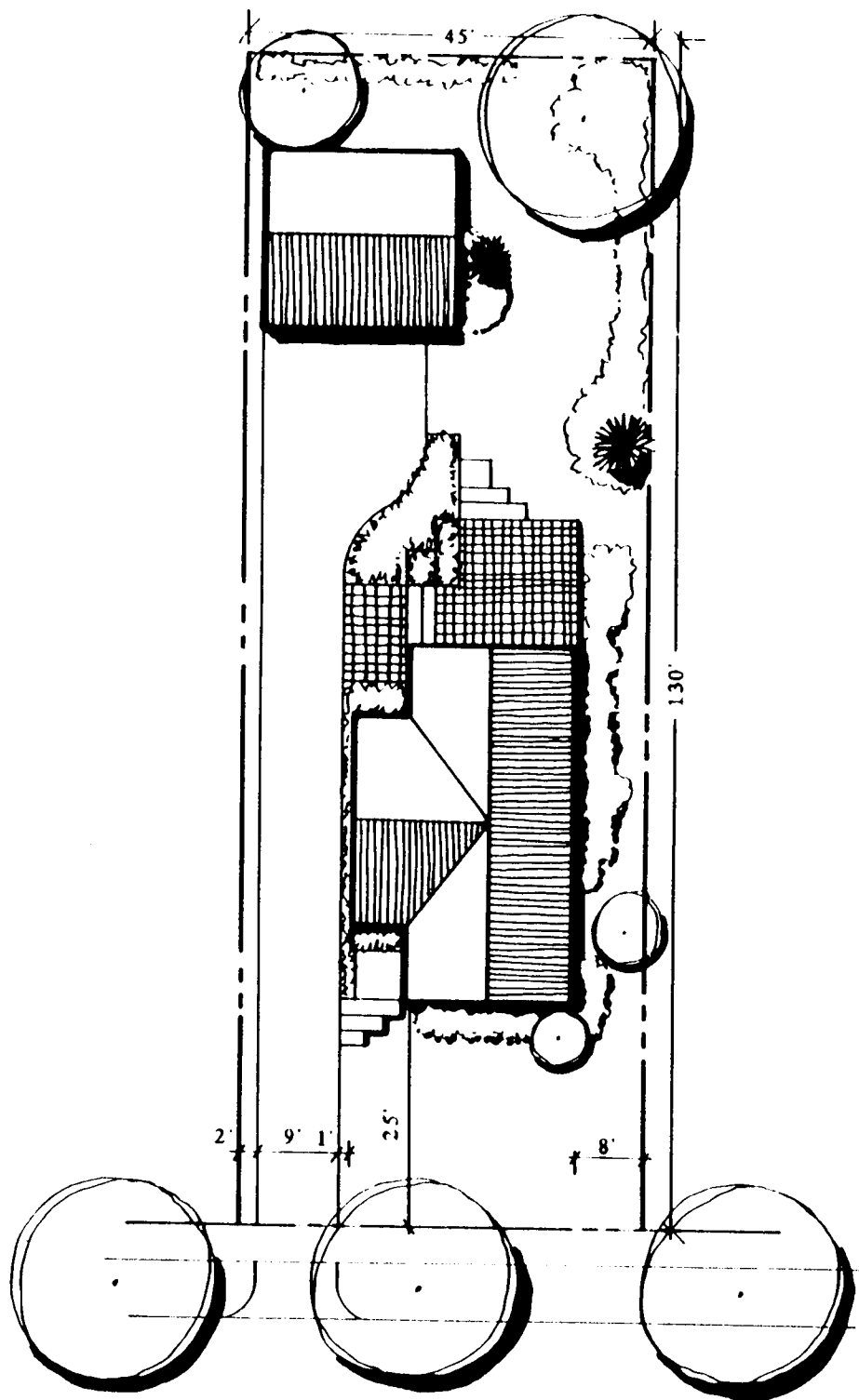
VILLAGE HOUSE I

LOT SIZE: 11,700 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 337-1900



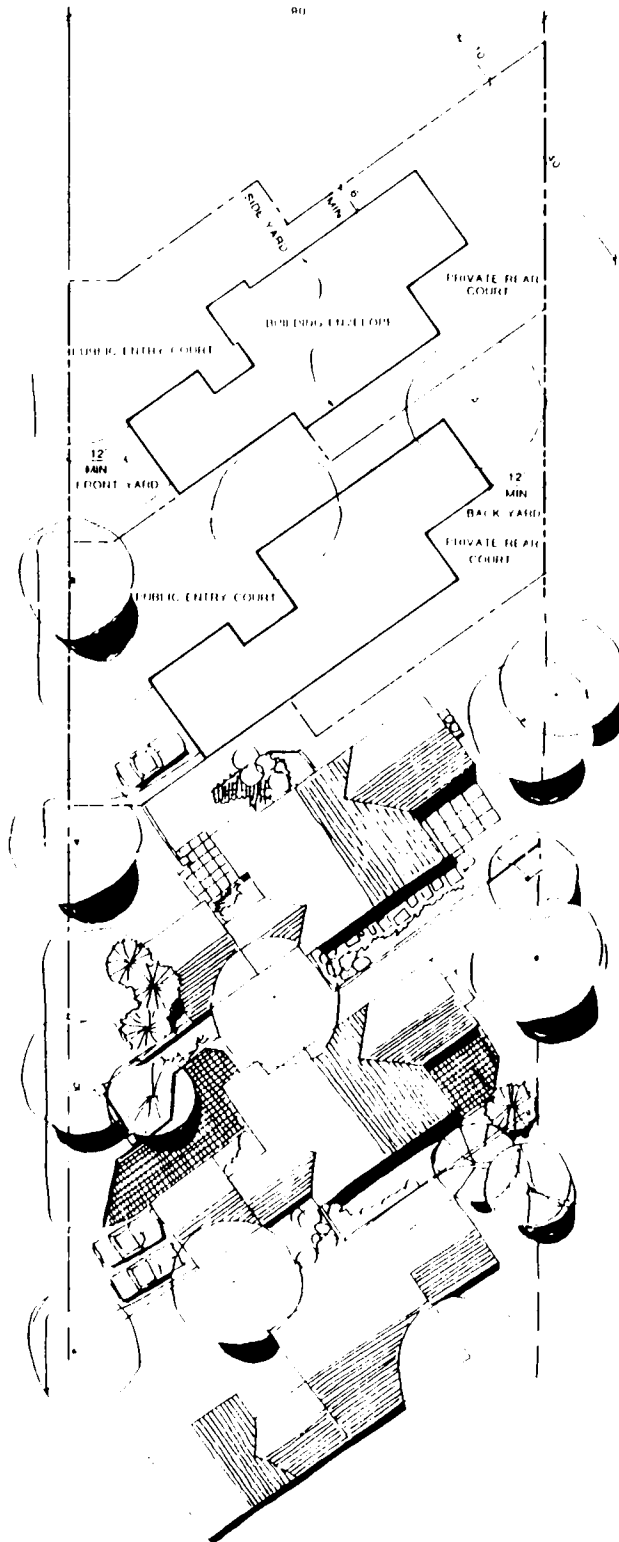
VILLAGE HOUSE II

LOT SIZE: 5850 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08531 (609) 737-1930



PATIO HOMES

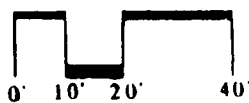
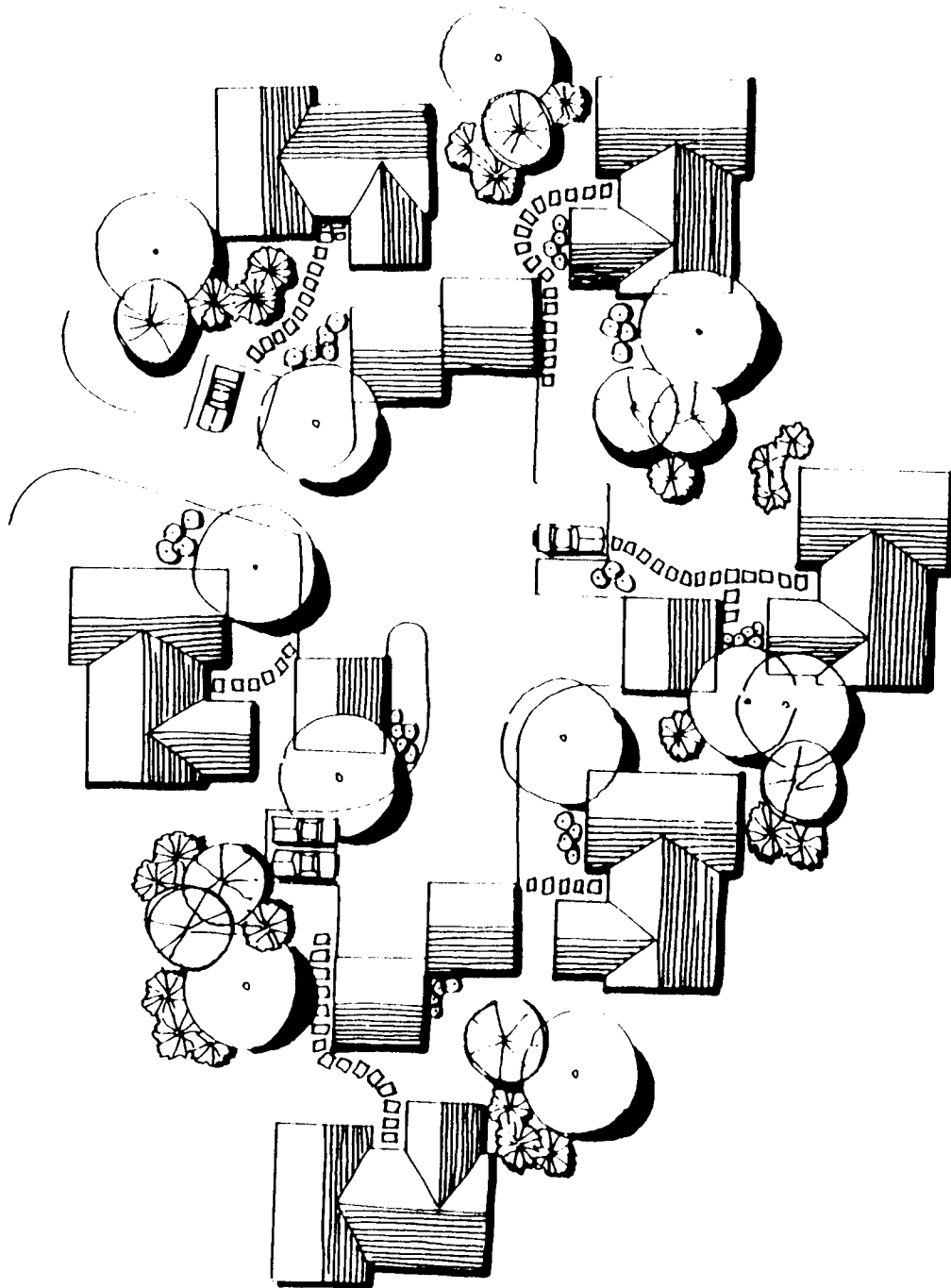
TOTAL LOT SIZE: 4400 SQ. FT.



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534

(609) 737-1930



SEMI-DETACHED HOUSING



HINTZ ASSOCIATES, INC.

32 North Main Street, Pennington, New Jersey 08534 (609) 737-1930

TOWNSHIP LOOK FROM HOPEWELL ROAD

QUEST132	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	9	27.3	9	27.3
GOOD	17	51.5	26	78.8
FAIR	6	18.2	32	97.0
POOR	1	3.0	33	100.0

TOWNSHIP LOOK FROM GREENTREE ROAD

QUEST133	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	3.0	1	3.0
GOOD	9	27.3	10	30.3
FAIR	14	42.4	24	72.7
POOR	7	21.2	31	93.9
AWFUL	2	6.1	33	100.0

TOWNSHIP LOOK FROM LOCUST AVENUE

QUEST134	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	1	6.3	1	6.3
GOOD	2	40.6	2	46.9
FAIR	13	40.6	15	87.5
POOR	4	12.5	32	100.0

EVESBORO MEDFORD ROAD

QUEST135	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	3	3.3	3	3.3
GOOD	1	33.3	4	36.7
FAIR	10	43.3	14	80.0
POOR	13	20.0	27	100.0
AWFUL	6		30	

SAS

GREENTREE (CHERRY HILL TO RT 73)

QUEST136	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	2			
GOOD	1	3.2	1	3.2
FAIR	11	35.5	12	38.7
POOR	11	35.5	23	74.2
AWFUL	8	25.8	31	100.0

GREENTREE (RT 73 TO MT LAUREL)

QUEST137	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	1			
GOOD	1	3.1	1	3.1
FAIR	9	28.1	10	31.3
POOR	12	37.5	22	68.8
AWFUL	10	31.3	32	100.0

HOPEWELL ROAD

QUEST138	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	5			
EXCELLENT	3	10.7	3	10.7
GOOD	10	35.7	13	46.4
FAIR	8	28.6	21	75.0
POOR	6	21.4	27	96.4
AWFUL	1	3.6	28	100.0

KETTLE RUN ROAD

QUEST139	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
	5			
EXCELLENT	3	10.7	3	10.7
GOOD	11	39.3	14	50.0
FAIR	8	28.6	22	78.6
POOR	5	17.9	27	96.4
AWFUL	1	3.6	28	100.0

CROPPWELL ROAD

QUEST140	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	.	.	13.3
FAIR	4	13.3	4	50.0
POOR	11	36.7	15	80.0
AWFUL	9	30.0	24	100.0
	6	20.0	30	

ELMWOOD ROAD & RT 70

QUEST141	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	.	.	6.7
FAIR	2	6.7	2	33.3
POOR	8	26.7	10	73.3
AWFUL	12	40.0	22	100.0
	8	26.7	30	

ELMWOOD ROAD & MAIN

QUEST142	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
FAIR	3	.	.	40.0
POOR	12	40.0	12	73.3
AWFUL	10	33.3	22	100.0
	8	26.7	30	

WILLOW BEND ROAD

QUEST143	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	4	.	.	17.2
FAIR	5	17.2	5	55.2
POOR	11	37.9	16	93.1
AWFUL	11	37.9	27	100.0
	2	6.9	29	

SAS

EVANS ROAD

QUEST144	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	5	28.6	5	28.6
FAIR	8	32.1	13	60.7
POOR	8	28.6	21	89.3
AWFUL	3	10.7	24	100.0

MAIN STREET

QUEST145	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	4	12.1	4	12.1
FAIR	11	33.3	15	45.5
POOR	14	42.4	29	87.9
AWFUL	4	12.1	33	100.0

RT 73 & GREENTREE

QUEST146	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	2	6.5	2	6.5
FAIR	8	25.8	10	32.3
POOR	12	38.7	22	71.0
AWFUL	9	29.0	31	100.0

RT 73 & LINCOLN DRIVE

QUEST147	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
GOOD	3	10.0	3	10.0
FAIR	10	33.3	13	43.3
POOR	10	33.3	23	76.7
AWFUL	7	23.3	30	100.0

KETTLE RUN & HOPEWELL

QUEST148	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	6	7.4	2	7.4
GOOD	10	37.0	12	44.4
FAIR	10	37.0	22	81.5
POOR	4	14.8	26	96.3
AWFUL	1	3.7	27	100.0

BRADDOCK'S MILL & KETTLE RUN

QUEST149	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	6	11.1	3	11.1
GOOD	9	33.3	12	44.4
FAIR	9	33.3	21	77.8
POOR	5	18.5	26	96.3
AWFUL	1	3.7	27	100.0

TOMLINSON MILL & KETTLE RUN

QUEST150	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	4	10.3	3	10.3
GOOD	3	34.5	13	44.8
FAIR	10	34.5	23	79.3
POOR	5	17.2	28	96.6
AWFUL	1	3.4	29	100.0

MARLTON PARKWAY

QUEST151	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
EXCELLENT	4	17.2	5	17.2
GOOD	5	51.7	20	69.0
FAIR	15	13.8	24	82.8
POOR	4	10.3	27	93.1
AWFUL	3	6.9	29	100.0

WIDEN EXISTING ROADS

QUEST152	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	22	71.0	22	71.0
NO	9	29.0	31	100.0

ALLOW CURRENT CONDITIONS TO PREVAIL

QUEST153	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	1	6.3	1	6.3
NO	25	93.8	26	100.0

LIMIT ACCESS AND DEVELOPMENT

QUEST154	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	2	80.6	2	80.6
NO	5	19.4	7	100.0

REQUIRE INTERCONNECTING AREAS

QUEST155	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	24	77.4	24	77.4
NO	7	22.6	31	100.0

IMPROVE INTERSECTIONS

QUEST156	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	9	29.0	9	29.0
NO	22	71.0	31	100.0

TRAFFIC LIGHT IMPROVEMENTS

QUEST157	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	27	90.0	27	90.0
NO	3	10.0	30	100.0

LANDSCAPE EXISTING ROADS

QUEST158	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	90.3	28	90.3
NO	3	9.7	31	100.0

BUILD NEW ROADS

QUEST159	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	12	38.7	12	38.7
NO	19	61.3	31	100.0

MAKE DEVELOPERS PAY FOR ROAD IMPROVE

QUEST160	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	28	87.5	28	87.5
NO	4	12.5	32	100.0

HOUSE FRONTING ON LOW TRAFFIC

QUEST161	FREQUENCY	PERCENT	CUMULATIVE FREQUENCY	CUMULATIVE PERCENT
YES	30	93.8	30	93.8
NO	2	6.3	32	100.0

APPENDIX B: HISTORIC SITES SURVEY

METHODOLOGY

The survey was carried out between July 25 and August 31, 1985, using a combination of field investigation and documentary source materials. Sources consulted included the 1977 "Burlington County Inventory and Survey of Historic, Architectural and Cultural Resources", Evesham entries in the Historic American Buildings Survey, a sequence of historic maps, "Yesterday's Evesham Township", an invaluable pictorial source compiled by the Evesham Bicentennial Committee, and other sources cited in the bibliography. Printed sources were supplemented by research and oral history collected from local residents (see acknowledgements).

Field investigation consisted of a visit to every property surveyed in order to record a physical description and take at least one 35 mm photograph. Descriptions are recorded on standardized survey forms designed by the Office of New Jersey Heritage for documenting cultural resource data throughout the state. Three types of forms are used: individual structure, streetscape and district. The latter two are used when individual buildings are less important than the aggregate impression they make.

By far the largest number of buildings are recorded on individual survey forms. Most of the information found on these forms is self-explanatory. For definitions of unfamiliar terminology, consult any standard source, such as Henry H. Saylor's Dictionary of Architecture.

One category of potential confusion on the survey forms is "Physical Condition". This does not refer to architectural integrity. Thus a well-maintained 18th century farmhouse covered with aluminum siding and with all its original window sash replaced could be described as "Excellent". Integrity, when used to comment on historic buildings, refers to the amount of original work remaining on the building. Early siding, window frames and sash, roofing material, and other construction elements are just as important to the appearance and evaluation of a historic structure as the more popularly appreciated ornament of a building.

In the upper right corner of each survey form is the Office of New Jersey Heritage number for Evesham (0313) separated by a hyphen from the number assigned to the individual property. This second number, without the four-digit prefix, is used to identify each site on both the local and U.S.G.S. maps that accompany the survey. The number sequence begins in Marlton.

The contract for this survey specified that 100 buildings would be recorded. The final count amounts to approximately one dozen more than that total, but some buildings of obvious age were not surveyed. We believe that these are buildings with no special associative significance and with severely compromised architectural integrity. Within the 100 building limit, we believe that the survey is as comprehensive as severe time limitations allowed. We are aware, however, that specific facts of local associative history were not integrated with

the survey findings in every instance. As these facts are collated and verified, they can be added to the survey forms, taking care that a revision date and the identity of the researcher are noted. Of special interest is the sequence of maps created by Mrs. Edna Wirth to document early land subdivisions and, by inference, the dates of some buildings. This is a unique resource that should be incorporated into the survey.

ACKNOWLEDGMENTS

Terry Pfoutz, Office of New Jersey Heritage, expedited the Department of Environmental Protection matching grant that made this survey possible.

Ragan Design Group, Medford, NJ, served as the coordinating agent that facilitated relations between the Office of New Jersey Heritage, Evesham Township and ACROTERION, the survey consultant. Stuart Brooks of Ragan Design Group acted as project co-ordinator. Typing was done by Barbara Hanley.

A number of township residents helped to make buildings accessible and shared with us important pieces of local history. They included William and Mary Evans, Howard Holtz and Frank Traino.

Edna Wirth deserves special thanks for her willingness to share detailed knowledge of Evesham Township, based on painstaking primary-source research that meets the highest professional standards.

CREDITS

The survey was carried out by ACROTERION, Historic Preservation Consultants, Morristown, N.J. Partners Janet W. Foster and Robert P. Guter undertook all aspects of the survey jointly. In addition, Ms. Foster completed all photography.

Mr. Guter and Ms. Foster have extensive professional experience in county-wide and municipal cultural resource surveys.

They have also prepared National Register nominations, Tax Act applications, scientific paint analyses and historic structure reports. They have served as consultants to the Municipalities of Chatham, Madison and Mountainside, New Jersey, to the counties of Middlesex and Morris, and to a number of architects and attorneys, specializing in expert witness testimony.

Mr. Guter holds an M.S. in Historic Preservation from the Graduate School of Architecture and Planning, Columbia University. Ms. Foster is a degree candidate in the same program.

INTRODUCTION

The purpose of a cultural resources survey is threefold: to identify and record the resources of a given area; to contextualize them historically and architecturally; and to comment on their preservation. The survey forms in this report accomplish the first task. Context for the resources identified is provided by the sections titled "History of Evesham Township" and "Architecture in Evesham Township".

Where pertinent, preservation comment is made on individual survey forms. Architectural changes, physical deterioration, altered settings and potential threats are all noted, but these specific comments, important as they are, fail to provide a comprehensive account of historic preservation in Evesham Township. For that, a broader view is necessary.

Our assessment of the status of historic preservation in the township was made by measuring existing architectural resources against the findings of the 1977 county-wide survey, the Historic American Buildings Survey, and local documentary sources. What emerges is a picture of accelerating loss and neglect.

Evesham's most significant architectural resource has suffered the most. Its stock of 18th century brick farmhouses with Flemish checker patterning and dated and initialed gable ends has nearly disappeared. At the time our field work was

completed, the status of such houses could be summarized as follows:

Thomas Eves House: Surrounded by an industrial park, the house is in ruinous condition. Restoration is contemplated, but the setting will remain incompatible.

Samuel Borroughs House: Demolished 1982 for construction of a housing development.

John Ballinger House: Burned between 1976 and 1980.

Thomas Ballinger House: The survival of this house on a large parcel of land gives it an appropriate setting. Conversely, the isolated location and lack of tenancy have resulted in repeated vandalism and serious loss of architectural integrity.

Jacob Wills House: The condition and integrity of this house are good. Recent land purchases suggest that it may soon be engulfed by new development.

Thomas Evans House: Although this house survives, its most important feature of patterned brick has been covered by successive coats of paint, a condition probably irreversible.

Daniel Lippincott House: Destroyed.

Although the destruction and mistreatment of Evesham's 18th century brick farmhouses may be accounted the township's gravest loss, other significant properties have fared just as poorly. Griscom's Cropwell Farm recently lost its Federal farmhouse to demolition. Part of the large barn complex

survives, but probably not for long. Since this property abuts Cropwell Friends Meeting (one of the township's most significant surviving buildings), the potential for serious encroachment exists.

Another threatened property is the Inskeep Farm, where an appropriate, agricultural setting enhances a representative barn complex (one of the few to survive) and a late 18th or early 19th century farmhouse with extensive Victorian additions. The vacant and derelict condition of the buildings suggests that demolition and subdivision are imminent. The David Evans House, a fine example of a Federal house with Second Empire-style alterations is not threatened by development, but continued inadequate maintenance may itself pose a threat.

An architectural category similar in local popularity to the 18th century brick farmhouse is the cubical Italianate villa with belvedere. At least five were built by prosperous landowners in Evesham after the Civil War. The most imposing example, the Benjamin Cooper House (Savich Farm) is now a charred ruin. It was the township's only National Register building. The John Evans House and a similar house on Main Street have been demolished.

The Tomlinson Mansion, a brick version of the Italianate cube, is now owned by the United Methodist Church. Although well maintained, its impact is substantially diluted by its parking lot setting and a jarringly inappropriate belvedere replacement.

In the Village of Marlton, insensitive treatment is a problem equal in impact to demolition. Buildings are often surrounded by blacktop, covered with synthetic siding and stripped of architectural ornament. In general, an assessment of village and surrounding farmland suggests the following equation: the more significant the building, the more likely its destruction or degradation.

The losses sustained to date do not mean that historic preservation is a dead issue in Evesham. Many of the farmhouses recorded on the survey forms merit preservation. A vigorous effort needs to be made to save not only rural architecture but its agricultural setting. In Evesham, the land has as much importance, historically and aesthetically, as the buildings that occupy it. Farmland preservation is an issue confronting many of New Jersey's historic communities. As the landmark case now underway in Cranbury (Middlesex County) proves, historic preservation values can have a positive impact on land-use planning and farmland retention.

In Marlton, the preservation challenge is how to reverse the trend towards architectural degradation, so that the existing resources of the village can be restored and conserved for both aesthetic and economic benefit. The township's current interest in a program of downtown improvement suggests that the tide may be turning.

As the National Trust's Main Street project has demonstrated nationwide, a public-private partnership is essential for downtown revitalization. Several property owners in the village

have treated their historic buildings with great sensitivity. Other owners must be encouraged to follow their example, and the township must make its support tangible by implementing useful and carefully designed public improvements.

One resource that should not be overlooked is the citizens of Evesham. In the course of the survey, we discovered public sentiment in favor of preservation, an attitude lacking only co-ordination to be a positive force. We hope that this survey will function as a public information document to help the people of Evesham and their elected officials view historic preservation objectively so that the township's surviving cultural resources will have a future.

HISTORY OF EVESHAM TOWNSHIP

Burlington County, established in 1694, extends across New Jersey from the fertile valley of the Delaware to the sandy shores of the Atlantic Ocean. Between lies the wilderness known as the Pine Barrens. Evesham Township, on Burlington County's southern border, is divided geographically into the fertile northwestern farmlands and the sandy, scrub-filled pinelands to the southeast. As a consequence, development historically (and currently) is concentrated in the northern part of the township.

The earliest settlers of Evesham Township (which originally included present-day Mt. Laurel Township, Medford, and part of Lumberton Township) were Welsh and English Quakers. They sailed to Philadelphia beginning in 1685, and moved across the Delaware River in search of farmland and religious freedom. One of their meetinghouses, at Cropwell (#75), stands unchanged from its construction in 1809. This replaced the earlier 18th century meetinghouse. The names - Evans, Heulings (or Hewlings), Wills, Inskip, Lippincott, and Haines - are connected with surviving 18th century farmhouses, and descendants of the "first families" are still found in the area. Evesham may have been named for a fondly-remembered English town, but it also reinforced the family name of early settler, Thomas Eves.

The 18th century saw the establishment of a few grist mills and sawmills (#98, #99) along the creeks, and a scattering of blacksmiths and wheelwrights along the "Great Road". This traveled an east-west route through the township along the present Old Marlton Pike and Main Street, paralleling the modern highway Route 70.

The construction of a tavern along the "Great Road" marked the beginnings of a village, which was then called Evesham. The Rising Sun Tavern (#54) as it was known, still stands, (now much altered) although the only alcohol dispensed there is for cleaning cuts, as it serves as a doctor's office.

Evesham Township was a quiet place during the Revolution. No battles were fought nearby, and the Quaker persuasion of most of its inhabitants kept them out of politics and armies. But just beyond Evesham's borders, "bog iron" was converted to cannonballs and other munitions for the Continental Army. A north-south road, known locally as Maple Avenue was opened between 1780 and 1800, providing a direct route from Philadelphia to The Pine Barrens and the burgeoning iron industry there.

Travel along Maple Avenue (now carried largely by Route 73) shifted the central focus from the village's earlier location (at the corner of present-day East Main Street and Locust Avenue) west to Main Street and Maple Avenue. Here, in the early 19th century, a new tavern was built (no longer standing), and other houses and businesses began to cluster around it.

In 1820, Evesham was granted a Post Office, and over the next three decades, the village grew to be the local commercial center for surrounding farms. In the 1855 edition of Barber & Howe's description of New Jersey towns, the village was described as follows: "Marlton, 4½ miles west of Medford, is a new and flourishing village, containing two stores, a Methodist and Baptist church, and about 30 dwellings." (p. 105)

In the 18th century, the farms had been worked with the assistance of slaves. Soon after the Revolution, the Quakers began to formulate their anti-slavery stance, and many were freed. James Mintas, a freed slave of the Eves family and a brickmaker by trade, owned about 15 acres in the center of the village. His own house of 1798 (#7) was incorporated into a larger brick building in 1823, which served as a general store for much of the 19th century. Before and during The Civil War, local citizens were said to have been active participants in the Underground Railroad.

Change marked the 19th century in Evesham, as in the rest of the nation. Marl, a naturally-occurring mixture of clays and remnants of shells which could be used as a fertilizer, was discovered near the village early in the 19th century. The first mention of marl used to improve soil in New Jersey appears in the minutes of The Philadelphia Society for the Promotion of Agriculture in 1806: "June 10 - Dr. Mease (the secretary) showed a black sandy substance, which came from Josiah Reeves, of Evesham, New Jersey, and used there with great success as a manure." (Reprinted in Medford: Pioneering Township, page 80.)

Great marl pits were dug out to the north and south of the village, and the fertilizer was sold for miles around. In 1845, the village was renamed Marlton in honor of its chief resource. Marl production reached its peak in the years around World War I; by 1930 however, all the pits were closed. No trace of them remains today.

At the same time, new people and new ideas entered the community. In 1803, a Baptist congregation formed, and the following year a meetinghouse was built. A larger church was built in 1839, which remains standing in the village (#45). The Methodist Church was also established and a small chapel built (#35). This was moved from its original site when a larger, more ornate building was constructed in 1859. The "new" church was torn down for yet another church building, erected near Route 70; the "old" chapel survives in use as stores and offices.

The traditional architecture of the region, with its simple lines and spare ornament gave way in the 19th century to nationally-adopted styles as popularized by pattern books. The Italianate style was especially well-liked in Evesham for stores (#10, #31) and the homes of the local well-to-do (#67, #18). The development of industries other than farming led to the construction of modest houses for non-farm workers in the hamlets of Evesham Township.

No mills remain standing in Evesham, but according to the 1876 map of the township, there were two gristmills, one

sawmill, and as early as 1849, a wool factory was in operation. South of Marlton, on the northern edge of The Pine Barrens, the village of Milford (now Kresson) was established about 1846 when local entrepreneurs thought the abundant sand could be put to good use in making glass. The company was successful for only a few years, and closed for good by the advent of the Civil War. The only physical remains of the glassworks are a few much-altered worker's houses, a general store, and the Baptist mission chapel (#102).

Other hamlets within Evesham Township include Evesboro, Pine Grove, Cropwell and Matlock's Mills or Jacques Bridge. None of these is more than a crossroads. Evesboro, (#78) in the northern part of the township, had "a school-house, a Baptist-mission school, blacksmith-and wheelwright-shop, and about a dozen dwellings" according to the 1883 history of Burlington County. Today, the Baptist-mission has been converted to a residence, and about a dozen other buildings (some 20th century) exist within 100 yards of the intersection of North Maple Avenue and Greentree Road. A shopping center north of the central crossroads is the center of activity in the area of Evesboro today.

Pine Grove, on the western edge of Evesham Township is primarily commemorated in the name of The Pine Grove Chapel (#87). Many streets were laid out at the turn-of-the-century anticipating development that never appeared. Third through Twelfth Streets are just a block long, little more than driveways to a varied grouping of modest houses. On Paul Street is an old

schoolhouse, possibly dating to 1792 (#90), now converted to a residence. Two other 18th century houses in Pine Grove (#86, #89) attest to the settlement's antiquity, if not its density.

The southern border of Evesham Township is formed by the Mullica River, one of the principle rivers for early commerce through the Pine Barrens. Here, near its source, it is narrow and easily dammed for mill sites and ponds. Along the Burlington County side of the river, a sparse settlement of modest frame houses and a few small farms exists. It does not appear on any of the 19th century maps of Evesham Township. The early name of the settlement, "Jacques Bridge" or "Jake's Bridge", indicates the initial function of the place. Later it was known as Matlock's Mills. Neither the mill nor the old bridge survives. The surrounding pinelands environment makes this corner of Evesham Township seem even more remote from the rapidly developing northern section of the township than its actual distance.

Cropwell, just west of Marlton on the "Great Road" has been entirely subsumed in new commercial and residential development. The name remains, connected to the remarkably intact Cropwell Friends Meeting House of 1809. The last farmhouse which remained from Cropwell's glory days burned down since the 1976 county-wide historic inventory. Yet in the 18th and early 19th centuries, Cropwell was apparently a regional center of a size similar to Marlton. Thomas Gordon's History of New Jersey of 1834 identifies all the villages and towns of

the state. Of Marlton, (then Evesham Village), the author noted only that it was a post town, and that it contained a Quaker meeting house and "several" dwellings. Cropwell, he wrote, "contains a tavern, a store, 12 or 15 dwellings, and a Quaker meeting house; soil, sandy loam".

The excellent soil in the area may have produced the good crops that gave the hamlet its name. The industry of the Quaker settlers in improving the land also no doubt helped to bring prosperity and progress to the area.

The development pace of the northern part of Evesham was hastened in 1881 when the Philadelphia, Marlton, and Medford Railroad was built. This was a short-line railroad connecting the Camden-Atlantic City Railroad with the Camden and Burlington Railroad. A railroad station was built on Cooper Avenue in Marlton, and another stood farther west on the line near the Evesham-Cherry Hill boundary. The railroad hauled freight and carried passengers, particularly on excursions to the beach. It was not a very profitable line, however. The railroad was sold, and the tracks and stations removed in 1930.

In the years following World War II, Evesham Township was pulled more strongly into the Philadelphia metropolitan region. Widening Route 73 made it a major highway between the Philadelphia area and the New Jersey shore. North of Evesham Township, the construction of the New Jersey Turnpike, and later I-295 made the area more developable than ever. Today, the northern part of Evesham Township is rapidly filling with subdivisions, shopping

centers, and office parks. Many remaining open tracts of land sprout "For Sale" signs which give notice of future development.

Still, the rural history of the community is emphasized by the buildings and scale of Marlton, and in the many farm-houses and barns extant. The preservation of these historic buildings and their setting, while continuing to add residences and jobs to the community, will present a challenge to the present leaders of Evesham Township as difficult as that faced by the first settlers clearing the wilderness here.

ARCHITECTURE IN EVESHAM TOWNSHIP

Benjamin Franklin likened New Jersey to a barrel with a bung at both ends - a reference to its position between the two great cities of New York and Philadelphia. Franklin's observation is also an apt metaphor for understanding New Jersey architecture. The political, cultural and environmental factors that distinguished the provinces of East Jersey and West Jersey also give rise to different architectural expressions. Because Evesham Township lies within Philadelphia's sphere of influence, its architecture usually shares more in common with that of the Delaware Valley Culture Region than it does with the northern New Jersey traditions influenced by New York City and New England.

Houses of quality in Evesham tend to be built of brick from about the middle of the 18th century through the middle of the 19th, but frame construction predominates for the general class of dwellings, becoming even more evident with increased construction during the second half of the 19th century. Among surviving houses, only the Amos Hewlings House (#79) exhibits stone walls, although others may have existed (and parts of extant houses may be stone covered with stucco). Presumably, Evesham's earliest houses were roofed with wood shingles, but no roofs survive unaltered as proof. Standing-seam metal (usually galvanized tin) became popular roofing material

locally in 1840. Its use persisted for both modest and pretentious dwellings until the taste for slate displaced it late in the 19th century.

House plans are more difficult to generalize about based on the limited interior access available during this survey. It seems doubtful that any early single-room or hall-and-parlor plans survive in their original configurations. Several houses that may date from the first half of the 18th century, including the Vennel Lippincott House (#70) and the S. Lippincott House (#72) have undergone successive alterations that have obliterated their original plans.

For the most part, Evesham's 18th century and early 19th century house plans appear to result from the classicizing influence of Georgian England that produced rooms symmetrically disposed on either side of a center hall, or "2/3" of this plan, with rooms appended to a side-hall entrance. The irregularly spaced fenestration of some facades, like that of the Issac Evans House (#89) suggests the possibility of evolution from a side-hall to a center-hall arrangement. The local versions of both are usually double-pile plans (i.e., houses that are two rooms deep) until the second half of the 19th century, when single-pile working-class dwellings proliferate.

Houses that began with side-hall plans and were altered later to become integral center-hall houses seem to be rare locally. Much more common is an additive process that results in two distinct wings. Unlike the typical northern New Jersey "block-and-wing" house, that displays an obvious large-and-

small-wing arrangement characterized by markedly different roof heights and a setback of several feet on the facade, Evesham houses composed of separate wings are sometimes quite different. The most distinctive type, found repeatedly in the township, is typified by the Hewlings House (#80) and several houses in Marlton. In this type, the two wings are joined flush at the facade and united with a level cornice line, but the sections are of unequal depth and their roof ridges may differ slightly in height. Some houses of the more obvious block-and-wing variety are found as well, like the Jacob Wills House (#10).

These traditional plans and wing arrangements tended to persist in Evesham throughout the 19th century, with scant competition from the L-plan and the irregular massed plan of later picturesque architecture, a phenomenon typical in conservative rural areas, and one evident in the adjacent parts of Burlington County that remained largely agricultural. Style, too, was governed by conservative taste. From the first half of the 19th century until about 1840, the township's architecture changed remarkably little. The vernacular Georgian building mode evolved into a transitional Georgian/Federal mode, one that acquired relatively few high-style elaborations.

The earliest standing Evesham house that can be dated with certainty is that of Thomas Eves (#69) displaying a brick gable end inscription "T.H.E. 1776". Although it has lost some original features, evidence for most is clearly visible. Built of brick laid-up in Flemish bond, this three-bay house has a gable

roof of moderate pitch. All four elevations may originally have borne pent roofs between first and second story windows, a feature typical of Anglo-German building in the Delaware Culture Region. Its off-center entry contrasts with its overall symmetry, one of several contradictions that reflects the tension between the random arrangement of the post-Medieval building tradition and the awareness of Classical order introduced by Georgian design. The Eves House closely resembles the Barzallai Newbold House of 1740 (See Fig. 1), still standing in Mansfield Township, (Burlington County), evidence of how slowly rural builders changed their outlook.

Another Flemish bond house (now painted) belonged to Thomas and Mary Evans (#96). Its "1795" inscription does not take into account a wing that may date as much as 50 years earlier. The later wing, like the Eves House, is three bays with a centered entry. Molded water table, belt courses and other features put the Evans House in the same vernacular Georgian mode. The painted walls and later porch make it difficult to ascertain whether pent roofs once existed.

These earliest surviving dwellings were farmhouses, evidence of the fertile soil in the northern part of the township and the relative prosperity of local farmers. Evesham's agricultural heritage survives in barns and outbuildings, although for lack of use many have been destroyed and many others are in advanced stages of decay. The "English barn" was the predominant barn type, characterized by a long, low form, with doors on the long side of the ground floor, which

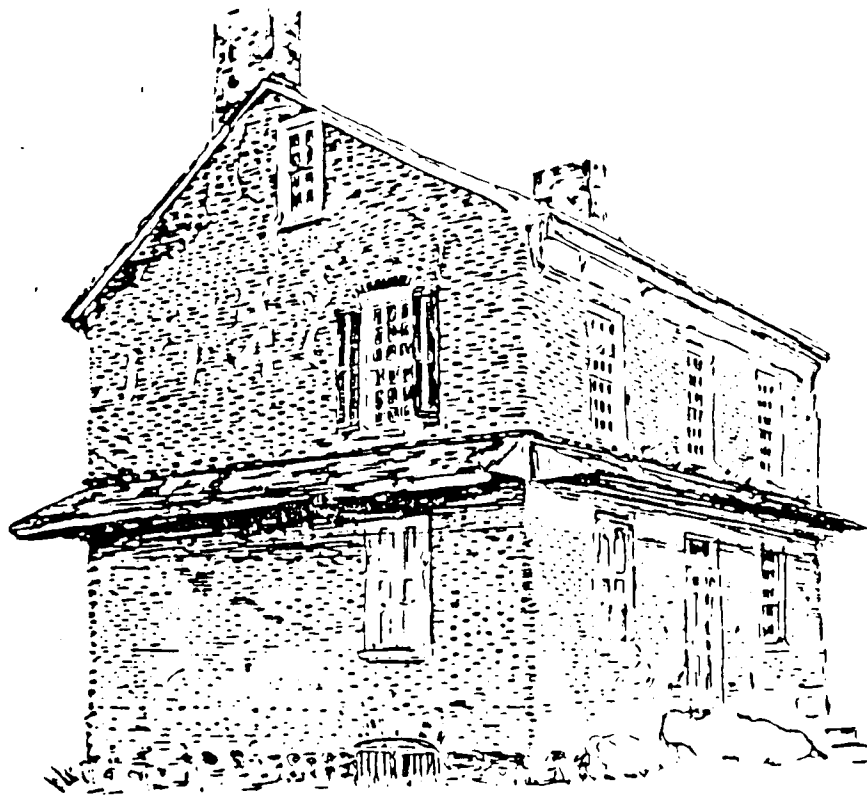


FIGURE 1

Barzallai Newbold House, Mansfield Township, Burlington County. The Thomas Eves House in Evesham bore a close resemblance to the Newbold House when built.

a wagon could drive through. The "German" or banked barns which are nearly universal on the other side of the Delaware River are notably absent here, perhaps the fairly level topography having as much an influence against them as cultural preference. "Dutch" barns, with gable-end doors and roofs with two slopes are also found in Evesham.

Both English and Dutch type barns survive on the Inskip Farm (#81). The barn complex at Griscom's Cropwell Farm (#74) also survives, although the house was recently destroyed. All surviving barns in Evesham Township are frame, usually laid on a fieldstone sill. The barns appear to have been used for general, self-sufficient farming practices. There is no evidence of tremendous specialization of agriculture in Evesham Township, except for one dairy barn on the Levi Troth Farm (#84).

Other types of outbuildings have been even more vulnerable to time. A brick smokehouse survives behind the James Mintas House (#7), and a portion of a springhouse or milkhouse, also brick, survives behind The Marple House (#41) although now incorporated into a larger, contemporary brick storage facility. The survival of such outbuildings within the village of Marlton is ironic in some sense, for on many old farms, the barns and outbuildings have been entirely destroyed, while the house was restored, in order to "clean up the place".

In the village of Marlton, no recognizably early houses exist from the period of vernacular Georgian construction. Survey #54, however, incorporates the Rising Sun Tavern, a frame building dating from 1780, that has survived in a much

altered Victorianized form. Late in the 18th century, the Georgian building mode typified by the Eves and Evans houses began to show signs of change as it evolved into a more refined neoclassical variant known popularly as the Federal style, influenced by the work of the brothers Adam in England.

In the urban centers of Philadelphia, New York and Boston (and even in some smaller but relatively sophisticated places), the difference between Georgian and Federal architecture was clearly evident. In provincial areas like Evesham, where the more complex forms and decoration of high-style Georgian design had never been found, the transition between Georgian and Federal was a more gradual process. A close examination of this transitional period does reveal obvious differences between the two, however.

The Isaac Evans House (#89), for example, may date in part from the mid-18th century, but its present appearance suggests enlargement 40 or 50 years later, influenced by the new taste for Federal refinement. This is evident in the elliptical fanlight and the remains of an incised surround around the main entry, two symmetrically placed gable-end chimneys and a boxed cornice. The David Evans House (#93), although thoroughly Victorianized late in the 19th century, still displays some Federal-era clues, such as a transom with curvilinear leading and 6/6 window sash, slightly smaller on the second floor than on the first. Judging from the appearance of the facade, it seems likely that this house was built as an integral five-bay center-hall dwelling, reflecting the Federal-period interest in overall symmetry.

Not all builders chose the balanced center-hall plan, however. The Hewlings House (#80), composed of three-bay and two-bay wings, exhibits such Federal features as a traceried round-arched fanlight and dormers with delicately reeded pilaster strips and decorated end blocks. The date 1830 or 1832 (reported by local historians but no longer visible in the gable end) seems plausible for these features especially when one remembers that explicitly Georgian houses were still being built in Evesham at least through the 1780's. Dormers similar to those on the Hewlings House occur on the Thomas Evans House (#50) in Marlton.

Both the Hewlings House and the M. R. Wills House (#85) have paired gable-end chimneys that are flush with the wall and thinner in profile than Georgian chimneys, a typical Federal feature. Three prominent examples of brick Federal-style houses with paired and bridged chimneys stand in the village of Marlton. The four-bay brick house built by Issac Stokes (#7) has been dated to 1823 by local historians. The Marple House (#41) by contrast, is only three bays wide, so that it looks taller and decidedly more urban. By this time some high-style influence may finally have been reaching rural places like Evesham via Philadelphia. A Philadelphia Federal-style building that stood at 8th and Vine Streets (see Fig. 2) is similar in general treatment and gable-end profile to the Marple House. One fact worth noting about all of Evesham's Federal houses is the complete absence of gambrel



FIGURE 2

A Federal-era building at 8th and Vine Streets, Philadelphia. The narrow urban appearance and gable-end profile are similar to those of the Marple House on Main Street in Marlton.

roofs, a feature common in northern New Jersey houses beginning about 1800. The exclusive use of gables seems to be the rule in nearby areas as well, although the gambrel was known in Philadelphia.

The third of these Marlton bridged-chimney examples is the Ezra Evans House (#44), a five-bay brick house with paired and bridged chimneys at both gable ends. According to local documentation, it was built in 1842. Stylistically, this seems reasonable for its Greek Revival entry and piazza, although its simple interior detailing and explicitly Federal features look earlier. If 1842 is an accurate construction date, it proves once again the conservatism of local builders. Regardless of its original construction date, the combination of Federal and Greek Revival features marks another important transition for local architecture, the passage from the classically derived Georgian/Federal houses to a taste for the Romantic. Of course the Greek Revival was in one sense thoroughly classical, but it introduced a Romantic perspective on architecture unfamiliar before.

In Marlton, the Greek Revival is uncommon, but when it is found it is usually combined with the overtly Romantic Italianate style which was gaining in popularity concurrently. Thus the Baptist Church (#45), built in 1840, has Greek Revival features like a pedimented gable end, smooth stucco walls and large trabeated windows, coupled with an Italianate tower (possibly added later). The porches of the otherwise Italianate Sparks House (#18) are carried on battered Greek Revival

piers, and Greek Revival door and window surrounds are found inside. This combination of Classical and Romantic motifs is likely to be found throughout the east in the antebellum years, and was, in fact, encouraged by publications like Oliver P. Smith's 1854 stylebook The Domestic Architect, which presented "the elemental principals of the Grecian and the Cottage styles".

Strangely enough, one of the birthplaces of Romantic architecture in America was less than twenty miles away, in the city of Burlington. There, in 1839, Bishop George Doane commissioned a country house from the architect John Notman, which was the first "Italianate" style building in the United States. Also in Burlington, St. Mary's Church, built in 1846-1848, was one of Richard Upjohn's best works in the Gothic Revival style. These important high style works had little or no impact upon the conservative architecture of rural Evesham Township, however.

As it was for most New Jersey communities, the Civil War was the watershed period for architecture in Evesham. Little by little the township's isolation began to be assaulted by stronger links with a larger world. Improved rail transport took mass-produced building materials anywhere and carried country folk to the city where they might see the latest architectural designs. Steam-powered printing presses flooded the market with architectural stylebooks, and steam-powered jigsaws made cheap wooden ornament available. In

short, the traditional styles and construction techniques popular for more than a century were being swept away by the Industrial Revolution.

As one might expect, Evesham absorbed these changes in some ways, but resisted them in others, due to its innate conservatism and relative isolation. The 1850's and '60's saw a flurry of construction in the Italianate style that produced two commercial buildings (#10, #31), the old Maple Avenue School (and probably the Baptist Church tower), and no less than five villas topped with belvideres, two of them still standing (#18, #67). This cubical or semi-cubical Italianate villa type appeared throughout the east, but its incidence in Evesham is especially easy to understand, since Samuel Sloan, who contributed to its popularity through his 1852 book The Model Architect, practiced in Philadelphia (see Fig. 3).

Although the Italianate represented the latest architectural fashion, in Evesham it existed against a backdrop that changed more slowly. Especially in Marlton, traditional vernacular buildings did begin to exhibit some consciousness of new trends but usually in bits and pieces. In the 1830's and '40's, a handful of houses appeared on Main Street that served as a bridge between traditional and high-style architecture. Some 19th century houses on Marlton's Main Street (#36, #38, and #40 for example), are two-story gabled dwellings, two rooms deep, with four or six windows across their facades - in other words, typical traditional or vernacular buildings.

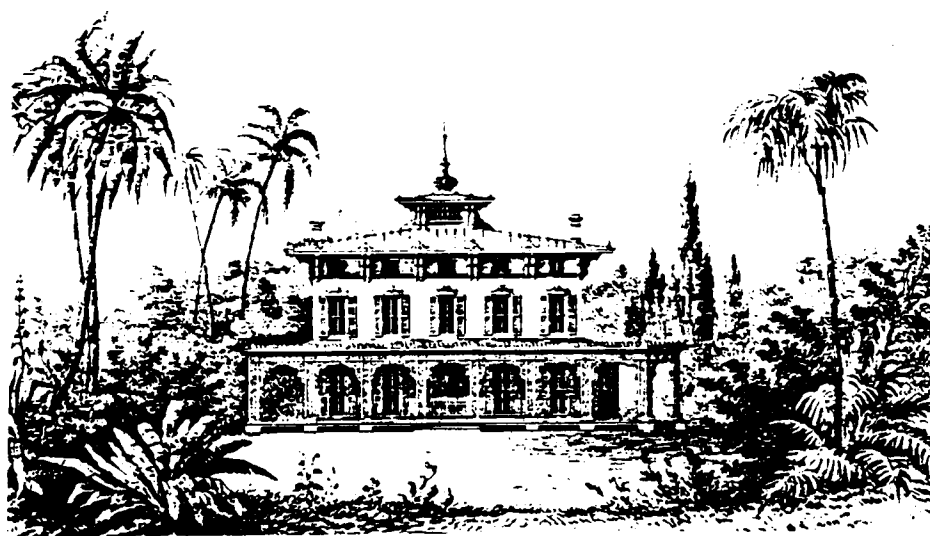


FIGURE 3

Three plates from Samuel Sloan's The Model Architect, showing variations of the Italianate cubical house, a type adapted by Evesham builders after the Civil War.

Although almost totally without defining ornament, their proportions, fenestration and symmetry put them squarely in the vernacular Georgian/Federal tradition. Their porches, however (as one can sometimes see more clearly in old photographs like those reproduced in Yesterday's Evesham Township, were elaborated with brackets and jigsawn ornament similar to the more fashionable Italianate houses.

This tendency towards the elaboration of traditional house forms with machine-made decoration continued in Evesham throughout the 19th century, adding touches of stylish ornament to dwelling types unchanged in their essentials since the middle of the 18th century. Some builders attempted more than a superficial application of up-to-date jigsaw-work. They began to break up the boxy rectangular form of the traditional house by creating an L-plan (the most representative example was the William Cline House at 10 East Main Street), or by adding center gables and polygonal bay windows, like those on the George Cline House (#33). Another device used to enliven otherwise staid facades was the porch with one or two pedimented entrances set on the diagonal. Examples can still be found on North Maple Avenue (#27).

Another style popular in urban areas did not reach Evesham until after the Civil War, at about the same time that jigsawn ornament and the other devices mentioned above were coming into vogue. This was the Second Empire style, marked by a distinctive mansard roof shape. A few Second Empire houses were built

in Marlton and a few more appeared on outlying farms. The most representative village example is the Joseph M. Brick House (#16). The photograph on page 3 of Yesterday's Evesham Township illustrates it when still relatively new, resplendent in a typical polychrome paint scheme and roof of fishscale slates. Because the style relied on its mansard roof for effect, it could easily be used to modernize older houses. The David Evans House (#93), a brick Federal-era farmhouse, was modernized in just this way, with a mansard roof and matching trim. The large dormers, with their incised ornament, suggest a renovation date in the late 1870's or 1880's.

The apogee of Victorian architectural complexity, the Queen Anne style, left little evidence of popularity in Evesham. Charles Chew's house (#34) combines moderately complex massing with a typical semi-octagonal corner tower and variegated wall cladding (now covered with aluminum siding). Although notable on Main Street because its neighbors are much simpler traditional houses, it is not a distinguished example of the style. Only one other survivor of the era exhibits any features with high-style pretensions. The Clayton Brick House (#47) appears to date from about a decade later than the Chew House, and shows a simplicity of detailing that marks the transition from Queen Anne to Shingle Style. Aside from these two examples, the Queen Anne and its allied eclectic variants are represented in Evesham by no more than a scattering of random ornament and shingling on houses of otherwise traditional appearance.

Before the close of the 19th century, two different working-class housing types were built in the township. Most of the traditional vernacular houses found up to this point were built on the double-pile plan. Because of the socio-economic conditions that pertained in Evesham, such houses were usually built to be owner occupied. During the last quarter of the century, some cheaper housing was built for workers and tenants. One of the forms used for worker housing was the frame single-pile house, a narrow plan, only one-room deep, usually built with a three-bay facade. Single-and double-pile houses can be seen side-by-side on North Maple Avenue. The most representative single-pile house is survey #2. Although it stands in an advanced state of disrepair today, a photograph dating from the turn-of-the-century shows what a pleasant cottage it was when ornament and paint colors were fresh.

The second type of worker or tenant housing, equally small but different in shape, has a narrow two-bay facade and a two-room depth. These simple, very small houses appear to derive from the two-bay attached brick rowhouses that gave 18th century Philadelphia such a neat Georgian appearance (See Fig. 4). The Evesham examples are wooden, and contrary to their early appearance, date from the 1880's, a fact confirmed by two separate documentary sources.

By the beginning of the 20th century, the peculiarities of physical isolation and local building tradition that gave rural Burlington County its distinctive building types had all



FIGURE 4

Houses on Queen Street, Philadelphia (photo ca. 1865).
Evesham builders constructed freestanding frame houses
similar to these.

but vanished, so that the kinds of houses built in Evesham were no longer much different from houses built in Metuchen or Montclair. In the village of Marlton, the era before World War I saw the construction of several houses (#37, #65) sometimes called "American Foursquare" (See Fig. 5), and at least one cottage-bungalow type that now stands at the edge of the village district (#12) and is the kind of house often sold "pre-cut" by Sears Roebuck. Little else was built between the wars, and not until the post-war housing boom did subdivisions begin to change Evesham's traditional appearance, both quantitatively and qualitatively.

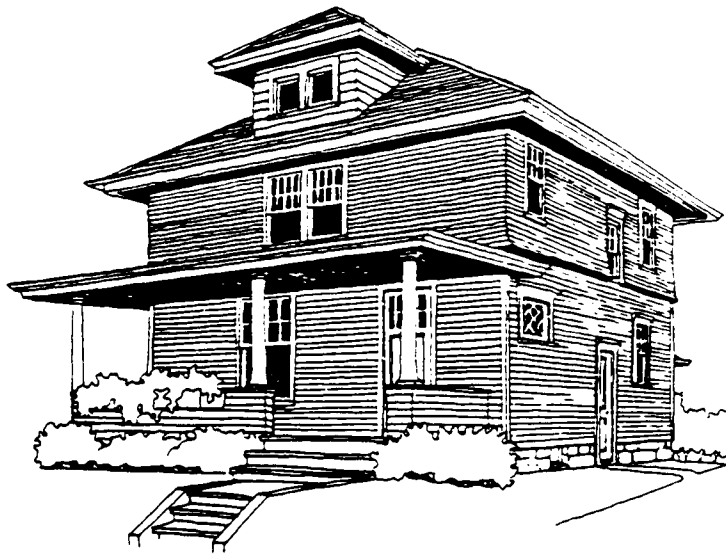


FIGURE 5

The "American Foursquare" house (left) and the bungalow type appeared in limited numbers in Evesham before World War I.

APPENDIX C: HOUSING PLAN SUPPLEMENT

TOWNSHIP OF EVESHAM

ORDINANCE NO. 56-11-89

AN ORDINANCE OF THE TOWNSHIP OF EVESHAM
REQUIRING A CERTIFICATE OF REOCCUPANCY FOR
LOW AND MODERATE INCOME HOUSING UNITS

BE IT ORDAINED by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey as follows:

Section 1. In accordance with N.J.A.C. 5:92-12.2(c), there shall be required a certificate of reoccupancy for any occupancy of a low or moderate income sales unit resulting from a resale. Such certificate shall not issue unless there be a written determination by the Evesham Township Department of Community Development that the unit is to be controlled by the deed restriction and mortgage lien required by the New Jersey Council on Affordable Housing. Purchasers of low and moderate income sales units shall execute the deed restrictions and mortgage lien prior to issuance of a certificate of occupancy regardless of whether the sellers had executed the deed restriction and mortgage lien adopted by the New Jersey Council on Affordable Housing upon acquisition of the property. The Evesham Township Department of Community Development shall make such determination within ten (10) days of receipt of a proposed deed restriction and mortgage lien.

Section 2. This ordinance shall take effect upon final passage and publication according to law.

Appendix I

**Resolution of Approval
Whitebridge I Associates**

- (X) Approved
- (X) General Conditions
- (X) Additional Conditions
- () Denied

RESOLUTION # PB 87-16

()	Minor Subdivision	Application # <u>87-16</u>
()	Major Subdivision, Preliminary	Applicant <u>Cherrytowne, Inc.</u>
()	Major Subdivision, Final	Owner <u>Whitebridge I Associates</u>
()	Minor Site Plan,	Block <u>17</u> Lot <u>7, 7A, 7B, 9, 10</u> (P.I.Q.)
(X)	Major Site Plan, Preliminary	Action <u>July 7, 1987</u>
()	Major Site Plan, Final	Memorialized <u>October 7, 1987</u>
()	Conditional Use	Plan Name <u>Whitebridge Village</u>
()	Waiver	
(X)	Variance	

WHEREAS, the applicant has applied to the Evesham Township Planning Board (ETPB) for the following primary approval(s): Major site plan, preliminary

and

WHEREAS, the applicant has applied for the following ancillary approval(s): variance from Code Sec. 160.74 to eliminate 25% of non-residential area required to be committed to office use; variance from Code Sec. 160-77B to reduce open space between P.I.Q. and adjacent residential district below 100 ft.; variance from Code Sec. 160.25B to modify recreational requirement; variance from Code Sec. 160.19.1 to eliminate public trash enclosures and public trash pick up; Variance from; and Code Sec. 160.80.2 to revise required schedule of development.

WHEREAS, the application was considered by the ETPB on June 8, 1987, July 7, 1987; and

WHEREAS, a public hearing () was not required; or

WHEREAS, a public hearing (X) was required and the ETPB has considered that public comments

() were not made

() were made in favor of all or some aspect of the application;

(X) were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have not been met; and

WHEREAS, the ETPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the ETPB has considered the recommendations and comments of its professional staff and the following written reports:

(X) Engineer reports(s) dated May 19, 1987

(X) Planner report(s) dated March 23, 1987, May 26, 1987

(X) Traffic Consultant report(s) dated March 27, 1987, June 4, 1987

() Solicitor report(s) dated _____

(X) Evesham Township Environmental Protection Committee report(s) dated June 8, 1987

() Other _____

Copies of which are attached hereto and made a part hereof respectively as Exhibit(s) A, B, C, D, E, F

WHEREAS, it appears that all requirements necessary to approve the application have been met; and

WHEREAS, the ETPB has made the following Findings of Fact and Conclusions (see attached); and

NOW, THEREFORE, BE IT RESOLVED that the primary approval(s) applied for be and is/are hereby granted; and

BE IT FURTHER RESOLVED that the following ancillary approval(s) applied for be and is/are hereby granted: variance from Code Sec. 160-74 to eliminate 25% of non-residential area required to be committed to office use; variance from Code Sec. 160-77B to reduce open space between P.I.Q. and adjacent residential district below 100 ft; variance from Code Sec. 160.25B to modify recreational requirement; variance from Code Sec. 160.19.1 to eliminate public trash enclosures and public trash pick up; variance from Code Sec. 160.81.2 to revise required schedule of development.

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following General Conditions: (see attached)

BE IT FURTHER RESOLVED that the approval(s) hereby granted (X) are made subject to () are not made subject to the following Additional Conditions: (see attached)

The foregoing action was taken by the ETPB on July 7, 1987, upon the Motion of Mr. Sandler, seconded by Mr. Fiorenza, with the vote on the motion being as follows:

AYE: Bronstein, Fiorenza, Sandler, Stetson, Trione

NAY:

ABSTAIN:

ABSENT: Brosel, Shannon, Froio, Evans

DID NOT PARTICIPATE:

The foregoing action was memorialized by the ETPB on October 7, 1987 upon the motion of Mr. Stetson seconded by Mr. Sandler with the vote on the motion being as follows:

AYE: Sandler, Stetson, Trione

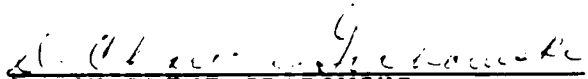
NAY:

ABSTAIN:

ABSENT: Bronstein, Fiorenza

DID NOT PARTICIPATE:

The undersigned Secretary of the ETPB hereby certifies
that the above is a true copy of Resolution #87-16
adopted by the ETPB on October 7, 1987.


D. CHARLENE GRABOWSKI,
Secretary

FINDINGS OF FACT AND CONCLUSIONS

1. The applicant initially filed for a major site plan, preliminary approval to construct 232 residential condominium dwellings and 91,300 square feet of commercial (shopping center) space on the P.I.Q.

2. In addition to the foregoing preliminary approval, the applicant also sought the following ancillary approvals:

A. Variance from Code Section 160.74 to eliminate 25% of non-residential area required to be committed to office use;

B. Variance from Code Section 160.77B to reduce open space between the P.I.Q. and adjacent residential district below 100 feet;

C. Variance from Code Section 160.25B to modify recreational requirement;

D. Variance from Code Section 160.19.1 to eliminate public trash enclosures and public trash pick up;

E. Variance from Code section 160.80.2 to revise required schedule of development.

3. The P.I.Q. is a 46.8161 acre parcel located in the Mixed Use Overlay District (hereinafter referred to as the "M.U.O.D."). The uses proposed by the applicant are per-

mitted in the M.U.O.D. Zone by Code Section 160-73.

4. The P.I.Q. is located approximately 700 feet east of the intersection of Route 70 and Troth Road on Route 70 east of Whitebridge Farm in Evesham Township, New Jersey. The P.I.Q. is also known as Block 17, Lots 7, 7A, 7B, 9 and 10 on the Evesham Township Tax Map.

HEARING OF JUNE 8, 1987

5. Joseph Scarpatti, the president of Cherrytowne, Inc. appeared on behalf of the applicant (Mr. Scarpatti will hereinafter be referred to as the "applicant").

6. The applicant indicated that the original application and site plan had been revised to eliminate all proposed office space acquired in the M.U.O.D.

7. The applicant indicated that a joint traffic study had been prepared and submitted on behalf of both Elmwood Village and Whitebridge Village. The applicant indicated that the New Jersey Department of Transportation had approved the off-tract traffic improvements proposed by the applicant in the aforementioned joint traffic study.

8. The applicant indicated that the Army Corps of Engineers had issued a "Nationwide Permit" which permitted the applicant's filling of not more than one acre of wet-

lands on the P.I.Q. The applicant indicated that all wetlands had been identified and mapped in regard to the P.I.Q.

9. The applicant indicated that they proposed to provide 20% low and moderate income units as part of the residential development upon the P.I.Q. which would comprise:

A. 23 low income priced units;

B. 23 moderate priced units.

10. The applicant discussed the requested variance from Code Section 160-74 and indicated the following:

A. The 25% minimum office space to be provided in the nonresidential area of the P.I.Q. was eliminated because the Elmwood Village project being developed by the applicant already contains sufficient office space for both the Elmwood Village and Whitebridge Village projects. Specifically, the Elmwood Village project included 145,000 square feet of office space.

B. The Elmwood Village and Whitebridge Village projects would be developed concurrently.

C. A large amount of commercial space was required in the proposed development upon the P.I.Q. to provide adequate space for a major supermarket.

D. The ETPB professional consultants had recom-

mended that the office space be eliminated in regard to the P.I.Q.

E. The ETPB traffic consultant had indicated that the elimination of office space upon the P.I.Q. would reduce the traffic impact from the site during peak hours by approximately 10-15%.

11. The applicant discussed the requested variance from Code Section 160-77B and indicated the following:

A. The 100 foot buffer from the property line to any building could not be maintained in one portion of the P.I.Q. due to the irregular shape of the P.I.Q. and the geometry of the P.I.Q.

B. Only three buildings or building lots would be effected by the requested deviation from the buffering requirement in Code Section 160-77B.

C. The three buildings effected by the inadequate buffer were located from 65 feet to 83+ feet from the adjoining properties' lot line(s).

D. If the requested variance was not granted, a significant redesign of the P.I.Q. would be necessary.

E. A wetlands area abuts the rear of the section of the P.I.Q. where the 100 foot screen cannot be maintained.

F. No negative impact would occur on the zone.

G. The applicant agreed to plant and maintain additional buffering around and in the area of buildings 1, 3, 9, 13 and 14 on the P.I.Q. to ameliorate the lack of screening required by Code Section 160-77B. The aforementioned plantings must be approved by the ETPB planning consultant prior to the final subdivision approval and all plantings must be completed to the satisfaction of the ETPB planning consultant.

12. The applicant discussed the requested variance from Code Section 160-25B and indicated the following:

A. As a result of the unusual or irregular shape of the P.I.Q. and the existence of substantial wetlands upon the P.I.Q., the applicant is unable to satisfy the recreational requirements imposed by Code Section 160-25B.

B. In lieu of the required recreation, the applicant agreed to submit a contribution for an off-tract softball field.

C. In addition, in lieu of the required recreation, the applicant proposed to construct a nature trail around the entire P.I.Q.

13. The applicant discussed the requested variance

from Code Section 160-19.1 and indicated the following:

A. Given the design, size and nature of the development proposed for construction upon the P.I.Q., private pick-up of trash at curbside was deemed more desirable than private pick-up from dumpsters;

B. The condo association which would administer and maintain all of the residential units proposed for construction upon the P.I.Q. would govern and control private trash pick-up from the proposed units.

C. The applicant agreed that the master deed and by-laws to be established for the proposed condominium development upon the P.I.Q. would include adequate restrictions requiring private trash pick-up at curbside, payment for private trash pick-up by unit owners and any other terms and conditions deemed necessary by the ETPB solicitor. The aforementioned master deed and by-laws shall be submitted to the ETPB solicitor prior to the hearing on final site plan approval for his review and approval.

14. The applicant discussed the requested variance from Code Section 160-80.2 and indicated the following:

A. The commercial portion of the proposed project upon the P.I.Q. cannot be developed in sections without

imposing an unfair financial burden upon the applicant. Specifically, the applicant's agreement to designate and build 20% of the proposed units upon the P.I.Q. as low and moderate housing precludes the financial viability of constructing the commercial portion in phases.

B. The applicant proposed to construct two phases of the proposed residential development upon the P.I.Q. and then build all of the commercial uses proposed upon the P.I.Q.

C. The applicant agreed that the entire commercial shopping center proposed for construction upon the P.I.Q. must be complete and fully constructed and, in addition, Certificates of Occupancy must be issued for 50% of the total square footage of the proposed commercial shopping center (50% of 91,300 square feet) prior to the issuance of any building permit(s) for any residential unit in Phase III of the P.I.Q.

15. The applicant agreed to provide a sample unit deed containing the deed restriction required by Code Section 160-80.3B to the ETPB solicitor prior to or at the time of application for final site plan approval. The form and substance of the aforementioned deed restriction must be

acceptable to the ETPB solicitor.

16. The applicant indicated that no real impact would occur upon adjoining property owners as a result of the variances requested by the applicant.

17. The applicant indicated that a swimming pool and cabana of 2,200 square feet would be provided as part of the recreational facilities for the residential development proposed upon the P.I.Q.

18. The applicant indicated that the low and moderate priced residential units proposed by the developer would be interspersed throughout each phase of the residential development and that each phase would "stand on its own" so as to satisfy the 10% low income and 10% moderate income requirement for the overall P.I.Q.

19. The applicant agreed that the two proposed tennis courts would be moved into Phase 2 of the residential development and that a half court basketball court and tot lot would also be included as part of the recreational facilities upon the P.I.Q. All of the foregoing recreational facilities must be shown as part of the applicant's final site plan application.

20. The applicant's engineer indicated that a total

filling of wetlands upon the P.I.Q. proposed by the applicant does not exceed one acre.

21. The applicant's engineer indicated that a series of ponds were proposed for construction upon the P.I.Q. to accommodate drainage run off from the P.I.Q. The applicant's engineer indicated that no approval was required for the construction of such ponds in the wetlands areas upon the P.I.Q.

22. The applicant's engineer indicated that an existing ditch approximately $1\frac{1}{2}$ -2 feet deep carries storm water draining off of Route 70 onto the P.I.Q. as a result of the previous owner's farming operations. The applicant's engineer proposed the piping of the aforementioned water to a basin where a portion of the development upon the P.I.Q. is proposed. The ditch would remain in its nature state in an area where no development was proposed by the applicant.

23. The applicant indicated that the location of the sidewalk along proposed Road A adjoining the Cartharts' was preferable to the proposed relocation of the sidewalk to the other side of Road A as suggested by the ETPB planning consultant.

24. After extensive discussion, the applicant agreed

to move the sidewalk from its proposed location on Road A as shown on the proposed site plan to the opposite, west side of Road A. Such relocation of the sidewalk shall be shown on the applicant's final site plans.

HEARING OF JULY 7, 1987

25. At the July 7, 1987 hearing, the ETPB reviewed and considered the May 19, 1987 report of its engineering consultant, prepared by T. Ronald Gsell (Exhibit A).

26. In response to Item 1 on the engineering consultant's aforementioned report, the applicant agreed to submit the master deed, by-laws, maintenance agreements, proposed form of deed restriction and any other related documents required by Article 160-80.1 to the ETPB solicitor prior to or as part of any application for final approval. All of the aforementioned documents must be acceptable in form and content to the ETPB solicitor.

27. In response to Item 3 on the engineering consultant's aforementioned report, the applicant restated its prior testimony in support of the variances requested in regard to the P.I.Q.

28. In response to Item 12 on the engineering consultant's aforementioned report, the engineering consultant

deferred to the review by the ETPB planning consultant.

29. In response to Item 13 on the engineering consultant's aforementioned, report, the engineering consultant deferred to the review by the ETPB planning consultant.

30. In response to Item 17 on the engineering consultant's aforementioned report, the applicant agreed that no construction would be undertaken at the P.I.Q. until the Burlington County Soil Conservation District approved a revised plan to be submitted by the applicant.

31. In response to Item 21 on the engineering consultant's aforementioned report, the engineering consultant deferred to the Environmental Commission's report of June 8, 1987.

32. In response to Item 22 on the engineering consultant's aforementioned report, the applicant agreed to designate and construct a jogging trail to be comprised of wood chips. The aforementioned jogging trail shall be placed upon the final site plans and shall be acceptable to the ETPB planning consultant.

33. In response to Item 23 on the engineering consultant's aforementioned report, the applicant agreed to revise the existing drainage ditch shown on the site plan and to

obtain written easements to relocate the ditch as required by the ETPB engineering consultant. The applicant shall submit fully signed easements for the relocation of the existing drainage ditch to the ETPB solicitor which easements must be acceptable in form and content to the ETPB solicitor.

34. In response to Item 24 in the engineering consultant's aforementioned report, the applicant agreed to design and construct a small wooden bridge to be installed across the drainage ditch, at the applicant's expense, as proposed in the engineering consultant's report. The applicant shall revise the final site plan to designate and describe the aforementioned small bridge to the satisfaction of the ETPB engineering consultant and ETPB planning consultant.

35. The applicant agreed to comply with and satisfy all of the other requirements, conditions and recommendations contained in the ETPB engineering consultant's aforementioned report.

36. At the July 7, 1987 hearing, the ETPB reviewed and considered the June 8, 1987 report of the Evesham Environmental Commission (Exhibit F).

37. In response to Item 1a on the Environmental Commission's aforementioned report, the applicant agreed that no off-tract soil or fill would be brought to or utilized at the P.I.Q.

38. In response to Item 1b on the Environmental Commission's aforementioned report, the applicant testified that the total wetlands encroachment was less than one acre and that all necessary approvals had been obtained to permit construction near and filling of the wetlands.

39. In response to Item 3 on the Environmental Commission's aforementioned report, the applicant agreed that all existing vegetation would be preserved and that snow fencing would be installed around all existing vegetation beyond the drip line.

40. In response to Item 4 on the Environmental Commission's aforementioned report, the applicant agreed to locate and describe the 3 monitoring wells on its final site plan and to construct such monitoring wells in accordance with Evesham Township standards. The applicant further agreed that ground water tests would be conducted in the aforementioned monitoring wells as required by Code Section 94-12.

41. The applicant agreed to comply with and satisfy all of the other requirements, conditions and recommendations contained in the Environmental Commission's aforementioned report.

42. At the July 7, 1987 hearing, the ETPB reviewed and

considered the May 26, 1987 report of its planning consultant, prepared by Richard R. Ragan (Exhibit C)).

43. In response to Item B1 on the planning consultant's aforementioned report, the applicant agreed to fully comply with the planning consultant's recommendations.

44. In response to Item B1 on the planning consultant's aforementioned report, the applicant testified that the facade of the proposed residential structures would be a mixture of cultured stone, stucco and cedar siding. The applicant further indicated that the roof of the proposed residential units would be comprised of asphalt shingles in natural earthtones.

45. In response to Item B4 on the planning consultant's aforementioned report, the applicant agreed to contribute \$30,000.00 to Evesham Township in lieu of required recreational improvements for the construction of a softball field at a location to be designated by Evesham Township or its boards, agencies, subparts, etc. The applicant agreed to contribute the aforementioned sum of \$30,000.00 in cash or any other form acceptable to the Evesham Township solicitor prior to the issuance of any building permit(s) for Phase 2 of the proposed development upon the P.I.Q. No

building permit(s) shall be issued for construction beyond Phase 1 until the aforementioned \$30,000.00 contribution has been made by the applicant.

46. In response to Item 5 on the planning consultant's aforementioned report, the applicant agreed to comply with the planning consultant's recommendation.

47. In response to Item 7 on the planning consultant's aforementioned report, the applicant agreed to comply with the planning consultant's recommendation.

48. In response to Item 8f on the planning consultant's aforementioned report, the applicant agreed to comply with the planning consultant's recommendation.

49. In response to Item 8g on the planning consultant's aforementioned report, the applicant agreed to comply with the planning consultant's recommendation.

50. In response to Item 8h on the planning consultant's aforementioned report, the applicant agreed to designate and locate an existing large tree on its property line in its final site plans.

51. In response to Items 1a and 1b on the planning consultant's aforementioned report, the planning consultant deferred to the ETPB traffic consultant.

52. In response to Item C5a, the applicant agreed to comply with the planning consultant's recommendation.

53. The applicant agreed to submit a full and complete signage package for approval by the ETPB at the time of application for final site plan approval for the P.I.Q.

54. The applicant agreed to designate and provide 650 square feet of storage for all residential units as required by the Evesham Township Zoning Ordinance. The aforementioned storage space shall be designated upon the applicant's final site plans.

55. The applicant agreed to comply with and satisfy all of the other requirements, conditions and recommendations contained in the ETPB planning consultant's aforementioned report.

56. At the July 7, 1987 hearing, the ETPB reviewed and considered the June 4, 1987 report of its traffic consultant, prepared by James L. Kochenour (Exhibit E).

57. In response to Item 6 on the traffic consultant's aforementioned report, the applicant agreed to locate the requested sight triangles.

58. In response to Item 7 on the traffic consultant's aforementioned report, the applicant agreed to locate the required sight triangles.

59. In response to Items 14 and 15 on the traffic consultant's aforementioned report, the applicant indicated that they proposed to limit circulation through the main entrance to the P.I.Q. from Route 70 to direct tractor-trailer traffic through a single entrance. The applicant further indicated that it intended to provide a turn around for trucks at the rear of the commercial area. The applicant further indicated that tractor-trailers would only make deliveries in the area of the turn around where a supermarket is proposed. The applicant further indicated that trash collection was intended to be handled in a similar manner as deliveries by tractor-trailer.

The applicant agreed to widen the cartway on the easterly side of the shopping center to 30 feet and to move the building proposed for construction in that area back a distance of 5 feet on its final site plans.

60. In response to Item 22 on the traffic consultant's aforementioned report, the applicant agreed to comply with the traffic consultant's request.

61. In response to Item 27 on the traffic consultant's aforementioned report, the applicant agreed to eliminate the easterlymost pedestrian crossing in the area of the recrea-

tional facilities along the S-curve south-southwest of the proposed club house.

62. The applicant agreed to comply with and satisfy all of the other requirements, conditions and recommendations contained in the ETPB traffic consultant's aforementioned report.

63. At the June 8, 1987 and July 7, 1987 hearings, the ETPB opened the meetings to the public and the following testimony was given.

A. Philip Carthart

1. Mr. Carthart indicated that he resides in a residential dwelling on a lot adjacent to the P.I.Q.

2. Mr. Carthart indicated that he was concerned about drainage (where would water go if the proposed ponds overflowed, loss of privacy and the location of the proposed moderate-low income units).

3. In response to Mr. Carthart's concerns, the applicant's engineer testified that the proposed ponds constituted a series of basins which had been designed to intercept the flow of water across the P.I.Q. and, together with the proposed drainage easement, such ponds would disburse any additional flow from the P.I.Q. without any impact upon the Carthart property. The applicant's engineer

also testified that all existing vegetation between the Carthart residence and the P.I.Q. would remain uneffected.

B. Bonnie Carthart

1. Mrs. Carthart indicated that she resides in a residential dwelling on a lot adjacent to the P.I.Q.

2. Mrs. Carthart questioned what improvements would be constructed on Old Marlton Pike for traffic control. The applicant's engineer responded that an acceleration-deceleration lane would be constructed on Old Marlton Pike but that such lane would not be in front of the Carthart property.

C. Paul Dzwil

1. Mr. Dzwil indicated that he resides in a residential dwelling located across Old Marlton Pike from the access road to the P.I.Q.

2. Mr. Dzwil posed the following questions to the applicant: (a) How will the proposed access road line up in regard to his home? (b) Where will construction traffic access the site? (c) What is the traffic flow from and to the site? (d) Would a traffic signal be required to control traffic?

3. In response to Mr. Dzwil's questions, the

applicant's traffic engineer provided the following responses: (a) The proposed access road does not line up with Mr. Dzwil's house. (b) Construction traffic will initially access the P.I.Q. from Route 70 to the back of the P.I.Q. (c) At peak periods, 160 individual trips would be generated from the P.I.Q.

D. Gertrude Sieg

1. Mrs. Sieg indicated that she lives in a residential dwelling adjoining the P.I.Q.

2. Mrs. Sieg voiced opposition to the reduction and screening proposed by one of the variances requested by the applicant.

64. At the conclusion of the foregoing testimony, no other person(s) desiring to be heard, the ETPB closed the public portion of the meetings.

65. The ETPB finds that the P.I.Q. is unique in that it is irregular and unusual in its shape and configuration warranting variance relief pursuant to N.J.S.A. 40:55D-70c.

66. The ETPB further finds that the purposes of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. will be promoted if the variances requested by the applicant are granted and that the benefits to be derived from the grant-

ing of such variances will outweigh any potential detriment.

67. The ETPB further finds that the variances requested by the applicant can be granted without substantial detriment to the public welfare and without substantial impairment to the zoning plan and ordinance of Evesham Township.

68. Based on the foregoing, the ETPB concludes that the following variances should be and are hereby granted to the applicant:

A. Variance from Code Section 160-74 to eliminate 25% of non-residential area required to be committed to office use;

B. Variance from Code Section 160-77B to reduce open space between the P.I.Q. and adjacent residential district below 100 feet;

C. Variance from Code Section 160-25B to modify recreational requirement;

D. Variance from Code Section 160-19.1 to eliminate public trash enclosures and public trash pick up;

E. Variance from Code Section 160-80.2 to revise required schedule of development.

69. The ETPB finds that, with the implementation of

all of the recommendations made by its professional consultants and the recommendations of the Evesham Environmental Commission, the application appears to meet all requirements for major preliminary site plan approval.

70. Based on all of the foregoing, the ETPB concludes that major preliminary site plan approval should be and is hereby granted to this application.

GENERAL CONDITIONS OF APPROVAL

1. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date this decision is memorialized (Code Sect. 15-22).

2. The applicant shall promptly pay any professional staff fees billed, in excess of the required application escrows, or pursuant to Ord. 1-1-85 file a written protest with the Township Manager within seven (7) days of receipt of a final voucher from the Township.

3. The conditions of approval shall be binding upon the applicant, the owner, and any successors and/or assigns of either.

4. The approval(s) granted is/are conditioned upon the applicant obtaining the following governmental approval(s):

(X) Burlington County Planning Board

() Pinelands Commission

5. Prior to the commencement of any construction, the applicant shall obtain the following governmental approvals and/or permits:

- (X) Evesham Township Construction Code Official
- (X) Burlington County Soil Conservation District
- (X) New Jersey Department of Transportation
highway access permit
- () Burlington County Engineer utility connection permit
- (X) Evesham Municipal Utilities Authority W-4
and S-4 permits
- (X) New Jersey Department of Environmental Protection

6. Any improvement(s) to be constructed as a result of the ETPB approving this application shall be constructed and operated in full compliance with the Code of Evesham Township, the Revised Statutes of the State of New Jersey and any and other applicable county and/or federal law.

7. Unless specifically waived in whole or in part and noted in the Additional Conditions of this Approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval or the approval for the issuance of a zoning permit, the applicant, in order to assure the installation and maintenance of all required improvements required by the preliminary approval

or as a condition to the issuance of a zoning permit, shall furnish either third-party surety performance bonds and third-party surety maintenance bonds or a cash sum with appropriate written guaranties in the form of a bond in accordance with the provisions of N.J.S.A. 40:55D-53. The amount of the performance guarantee shall equal 120% of the amount estimated by the Township Engineer as the cost of installing the required improvements. The maintenance guarantee shall equal 15% of the cost of the improvements and shall cover a period of two (2) years after final acceptance of the improvements.

8. If the above application involves the granting of a final subdivision or site plan approval, the Chairperson and Secretary of the ETPB shall not sign the final subdivision or final site plan plat nor shall any zoning permit issue until the applicant has posted the required performance guarantee and the applicant has demonstrated that all conditions of the final approval have been satisfied.

9. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map

Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the county clerk which clearly describes the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of ETPB.

10. If a final approval has been granted, the applicant shall submit to the ETPB Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

ADDITIONAL CONDITIONS OF APPROVAL

1. The applicant shall plant and maintain additional buffering around and in the area of Buildings 1, 3, 9, 13 and 14 on the P.I.Q. to ameliorate the lack of screening required by Code section 160-77B. The aforementioned plantings must be approved by the ETPB planning consultant prior to the final subdivision approval and all plantings must be completed to the satisfaction of the ETPB planning consultant.

2. The master deed and by-laws to be established for the proposed condominium development upon the P.I.Q. shall include adequate restrictions requiring private trash pick-up at curbside, payment for private trash pick-up by unit owners and any other terms and conditions deemed necessary by the ETPB solicitor. The aforementioned master deed and by-laws shall be submitted to the ETPB solicitor prior to the hearing on final site plan for his review and approval.

3. The entire commercial shopping center proposed for construction upon the P.I.Q. must be complete and fully constructed and, in addition, Certificates of Occupancy must be issued for 50% of the total square footage of the proposed commercial shopping center (50% of 91,300 square feet) prior

to the issuance of any building permit(s) for any residential unit in Phase 3 of the P.I.Q.

4. The applicant shall provide a sample unit deed containing the deed restriction required by Code Section 160-80.3B to the ETPB solicitor prior to or at the time of application for final site plan approval. The form and substance of the aforementioned deed restriction must be acceptable to the ETPB solicitor.

5. The two proposed tennis courts shall be moved into Phase 2 of the residential development and that a half court basketball court and tot lot shall also be included as part of the recreational facilities upon the P.I.Q. All of the foregoing recreational facilities must be shown as part of the applicant's final site plan application.

6. The applicant shall move the sidewalk from its proposed location on Road A as shown on the proposed site plan to the opposite, west side of Road A. Such relocation of the sidewalk shall be shown on the applicant's final site plans.

7. The applicant shall submit the master deed, by-laws, maintenance agreements, proposed form of deed restriction and any other related documents required by Article

160-80.1 to the ETPB solicitor prior to or as part of any application for final approval. All of the aforementioned documents must be acceptable in form and content to the ETPB solicitor.

8. No construction shall be undertaken at the P.I.Q. until the Burlington County Soil Conservation District approves a revised plan to be submitted by the applicant.

9. The applicant shall designate and construct a jogging trail to be comprised of wood chips. The aforementioned jogging trail shall be placed upon the final site plans and shall be acceptable to the ETPB planning consultant.

10. The applicant shall revise the existing drainage ditch shown on the site plan and obtain written easements to relocate the ditch as required by the ETPB engineering consultant. The applicant shall submit fully signed easements for the relocation of the existing drainage ditch to the ETPB solicitor which easements must be acceptable in form and content to the ETPB solicitor.

11. The applicant shall design and construct a small wooden bridge to be installed across the drainage ditch, at the applicant's expense, as proposed in the engineering con-

sultant's report of May 19, 1987. The applicant shall revise the final site plan to designate and describe the aforementioned small bridge to the satisfaction of the ETPB engineering consultant and ETPB planning consultant.

12. The applicant shall comply with and satisfy all of the requirements, conditions and recommendations contained in the ETPB engineering consultant's aforementioned report.

13. No off-tract soil or fill shall be brought to or utilized at the P.I.Q.

14. All existing vegetation shall be preserved and snow fencing shall be installed around all existing vegetation beyond the drip line.

15. The applicant shall locate and describe the 3 monitoring wells on its final site plan and construct such monitoring wells in accordance with Evesham Township standards. Ground water tests shall be conducted in the aforementioned monitoring wells as required by Code section 94-12.

16. The applicant shall comply with and satisfy all of the requirements, conditions and recommendations contained in the Environmental Commission's report of June 8, 1987.

17. The applicant shall contribute \$30,000.00 to

Evesham Township in lieu of required recreational improvements for the construction of a softball field at a location to be designated by Evesham Township or its boards, agencies, subparts, etc. The applicant shall contribute the aforementioned sum of \$30,000.00 in cash or any other form acceptable to the Evesham Township solicitor prior to the issuance of any building permit(s) for Phase 2 of the proposed development upon the P.I.Q. No building permit(s) shall be issued for construction beyond Phase 1 until the aforementioned \$30,000.00 contribution has been made by the applicant.

18. The applicant shall designate and locate an existing large tree on its property line in its final site plans.

19. The applicant shall designate and provide 650 square feet of storage for all residential units as required by the Evesham Township Zoning Ordinance. The aforementioned storage space shall be designated upon the applicant's final site plans.

20. The applicant shall submit a full and complete signage package for approval by the ETPB at the time of application for final site plan approval for the P.I.Q.

21. The applicant shall comply with and satisfy all of

the requirements, conditions and recommendations contained in the ETPB planning consultant's report of May 26, 1987.

22. The applicant shall locate the requested sight triangles.

23. The applicant shall widen the cartway on the easterly side of the shopping center to 30 feet and shall move the building proposed for construction in that area back a distance of 5 feet on its final site plans.

24. The applicant shall eliminate the easterlymost pedestrian crossing in the area of the recreational facilities along the S-curve south-southwest of the proposed club house.

25. The applicant shall comply with and satisfy all of the requirements, conditions and recommendations contained in the ETPb traffic consultant's report of June 4, 1987.

26. Evesham Township shall be recipient and repository of any artifacts or archeological finds located upon and removed from the P.I.Q.

27. The applicant shall not use or permit any mirror type glass or reflective glass upon the exterior of any of the proposed buildings on the P.I.Q.

28. Unless otherwise noted in this Resolution, the

applicant shall revise its plans to implement all recommendations, not specifically noted in the additional conditions which have been set forth in the reports submitted by the ETPB engineering consultant, planning consultant and traffic consultant, which are attached hereto and made a part hereof as exhibits.

TOWNSHIP OF EVESHAM

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EVESHAM

ADDING A NEW ZONING DISTRICT TO ARTICLE IV

SECTION 160-51.3 ENTITLED

R-3 RESIDENTIAL DISTRICT

BE IT ORDAINED by the Township Council of the Township of Evesham, County of Burlington and State of New Jersey as follows:

a. Preamble

The purpose of this zone is:

1. To encourage innovation in design and reflect changes in land development technology.
2. To provide for necessary commercial facilities and services.
3. To provide for low and moderate income housing.
4. To encourage the highest quality urban design and architecture.
5. To conserve the value of land.
6. To encourage more efficient use of land, public services and facilities.
7. To encourage better movement and transportation of people.
8. ~~To encourage better movement and transportation of people.~~
9. To encourage attractive and safe residential neighborhoods.
10. To preserve the residential integrity of adjacent areas.

b. Permitted Uses

1. Single-family detached residences as permitted in the R-1 zone
2. Semi-attached dwellings
3. Duplexes
4. Triplexes
5. Quadraplexes
6. Townhouses
7. Apartments
8. Carriage Houses

c. Accessory Uses

1. Playgrounds
2. Conservation Areas
3. Parks and Public purpose uses
4. Tennis courts and other usual recreational facilities
5. Swimming Pools
6. Off Street Parking
7. Fences
8. Utilities
9. Garages

d. Standards

1. The overall tract density of the R-3 development area is limited to a maximum of eight (8) dwelling units per acre (gross).
2. No less than twenty-five percent (25%) of the lot area must be open space to include active and passive recreation, civic and public plaza square for use of the residents.
3. No more than thirty percent (30%) of the lot area of the R-3 development shall be covered by buildings or structures including parking structures; no more than sixty-five percent (65%) shall be impervious coverage, including buildings, parking and roads.
4. No building shall exceed three (3) stories in height or 40' in height.
5. No above-ground structure shall be located within fifty (50) feet of any R-3 site boundary line or within seventy-five (75) feet of the right-of-way line of any existing street or road.
6. No parking lot shall be located closer than twenty (20) feet to a R-3 site boundary line.
7. Buffer areas shall be measured horizontally and at right angles to either a straight lot or street lines or the tangent lines of curved lot or street lines. No above-surface structure or activity, storage of materials or parking of vehicles shall be permitted in the buffer area. All buffer areas shall be planted and maintained with grass or ground cover, together with a dense screen of trees, shrubs or other plant material meeting the following requirements.
 - a. Evergreen trees used in screen planting shall be at least eight (8) feet in height when planted and be of such density as determined appropriate for the activities involved. The plant materials shall be of a species common to the area, be of nursery stock and shall be free of insect and disease.

- b. Buffer areas shall be permanently maintained, and plant materials which does not live shall be replaced within one (1) year or one (1) growing season.
 - c. The screen planting shall be placed so that at maturity the plant material will be no closer than three (3) feet from any street or property line.
 - d. The buffer area shall not be broken unless specifically approved by the Board.
 - e. Landscaping in parking areas shall include shade trees every 35' with appropriate ground cover and shrubs plantings to screen vehicles.
 - f. The Board, at its discretion, may consult with a certified landscape architect regarding the appropriateness of the landscaping plan as it relates to the physical characteristics of the site.
 - g. Landscaping to conserve energy shall include the planting of evergreen windbreaks to block northwest winds in the winter and the southwest facades of buildings with low-growing deciduous shade trees to block summer sun.
- 8. Any part of the R-3 development not used for structures, roadway-loading accessways, parking or pedestrian walks shall be landscaped with grass, trees and shrubs as designed by a certified landscape architect.
 - 9. Lot and Setback Requirements for the tract.
 - a. Minimum frontage on any county or municipal roadway shall be three hundred (300) feet.
 - 10. The architectural character of each dwelling unit shall be compatible in style, size, color and materials with proposed dwelling units in the same R-3 development.
 - 11. The minimum number of any dwelling units type shall be thirty percent (20%) of the total number of residential units in the R-3 Zone, and the maximum number shall not exceed seventy percent (70%). These unit types shall be intermixed.
 - 12. Minimum setback for all structures from any newly created street, public or private, shall be twenty (20) feet.* The setback from any common parking area should be fifteen (15) feet.

*Except in the case of carriage homes or garages without parking aprons.

No parking space assigned to a unit can be more than two hundred (200) feet away from the entrance to that unit. All off-street parking lots should be visually screened from public roadways, with a five (5) foot high, 90% visually-impervious landscape barrier.

13. Parking Requirements:

- a. One bedroom: 1.5 spaces
Two bedroom: 2.0 spaces
Three bedroom: 2.25 spaces
- b. Off-street parking spaces must be a minimum of 9x18 feet and meet all required access and egress standards.
- c. Garages may be considered as 1.0 parking spaces.
- d. Curbside parking is allowed only to accommodate the number of cars associated with guest parking; all other parking must be off-street.
- e. For townhouses which have an attached or an integrally-designed garage, the front-yard setback should be sufficient to park one car in the driveway, as well as provide adequate pedestrian circulation space around and between the vehicle. The visual image from the access street of the front yard of the units should not be akin to that of an off-street parking lot.

14. Required Public Facilities and Improvements.

- a. Parcel size and location of public facilities shall be substantially in accordance with the adopted Master Plan.
- b. All public utilities shall be installed in accordance with the township development regulations; all R-3 development shall be tied into approved and adequate public sanitary sewerage, water systems and stormwater drainage systems.
 - (1) All water systems shall be looped, of a size and type as approved by the Township Engineer.
 - (2) All sewerage systems shall be approved by the municipal utility authority.
 - (3) All streets, roads, sidewalks, bikeways shall comply with the configuration and proposed alignments and design standards set forth in Article.
 - (4) All roads shall have a planting and utility easement between the curb and the sidewalk of five (5) feet. Street trees shall be planted at an average of forty (40) foot intervals.

(5) Refuse collection structures shall be provided and shall be located for the occupant's convenience. This shall include recycling structures. All such structures shall be compatibly designed with the architecture of the adjacent buildings. A landscaping edge of at least four feet shall surround three sides of this structure planted at a height of at least six (6) feet, with a maximum growth of at least eight (8) feet in height.

(6) Lighting Plan shall comply with Section 160-14.1.

15. Facilities for Pedestrians, Bicyclists and Vehicles.

- a. Pedestrian sidewalks shall be provided throughout the district, interconnecting all units with community facilities and active open space and in such locations, including entrances and exits, where normal pedestrian traffic will occur. Where appropriate, bikeways may be provided instead of sidewalks. Provision of bikeways along streets shall be made upon determination and requirement by the Planning Board and the Master Plan.
- b. Access to off-street parking areas shall not be through entrances directly abutting streets, but shall be connected to streets by means of access driveways situated between the parking areas and adjacent streets, not less than twenty (20) feet long.
- c. Bike racks shall be provided where there are twenty-four (24) or more units in a cluster.

16. Circulation.

- a. All delineated roads shall be paved and curbed to meet engineering specifications as required by the Township Engineer.
- b. All residential collector streets must be at least landscaped with street trees, at a rate of one (1) tree every forty (40) feet, 2 1/2-3" caliper at time of planting.
- c. Sidewalks shall be at least four (4) feet wide. A continuous sidewalk system must be integral to the R-3 development linking all residential units to commercial, cultural, transportation, recreation, open space and schools.

17. Site Standards. The following standards shall apply to each unit type:

a. Single-family detached dwellings - Refer to R-1 standards

b. Semi-Detached Dwelling

Minimum Lot Area:	Two thousand (2,000) sq. ft.
Minimum Lot Frontage:	Twenty (20) feet
Minimum Lot Width:	Thirty (30) feet
Minimum Front Yard:	Fifteen (15) feet
Minimum Side Yard:	Zero (0) feet, one side
Minimum Side Yard:	Twelve (12) feet, other side
Minimum Rear Yard:	Twenty (20) feet
Maximum Lot Coverage:	Fifty (50) percent
Maximum No. of Stories:	Two and one-half (2-1/2)
Maximum Bldg. Height:	Thirty-five (35) feet
Maximum No. of Dwelling Units per Bldg.:	Two (2)

c. Duplex Dwelling

Minimum Lot Area:	Twenty-five hundred (2,500) s.f.
Minimum Lot Frontage:	Twenty (20) feet
Minimum Lot Width:	Thirty (30) feet
Minimum Front Yard:	Fifteen (15) feet
Minimum Side Yard:	Five (5) feet, one side
Minimum Side Yard:	Twelve (12) feet other side
Minimum Rear Yard:	Twenty (20) feet
Maximum Lot Coverage:	Sixty (60) percent
Maximum No. of Stories:	Three (3)
Maximum Bldg. Height:	Thirty-five (40) feet
Maximum No. of Dwelling Units per Bldg.:	Two (2)

d. Attached Single-Family Triplex Housing

Minimum Lot Area:	Twelve hundred (1,200) s.f.
Minimum Lot Frontage:	Sixteen (16) feet (per unit)
Minimum Lot Width:	Sixteen (16) feet (per unit)
Minimum Front Yard:	Fifteen (15) feet
Minimum Side Yard:	Twelve (12) feet, end units
Minimum Side Yard:	Zero (0) feet, inside units
Minimum Rear Yard:	Thirty (30) feet
Maximum Lot Coverage:	Sixty (60) percent
Maximum No. of Stories:	Two and one-half (2-1/2)
Maximum Bldg. Height:	Thirty-five (35) feet
Maximum No. of Dwelling Units per Bldg.:	Three (3)

e. Attached Single-Family Quadraplex Housing

Minimum Lot Area:	One Thousand (1,000) sq. ft.
Minimum Lot Frontage:	Thirty (30) feet (per unit)
Minimum Lot Width:	Thirty (30) feet (per unit)
Minimum Front Yard:	Fifteen (15) feet
Minimum Side Yard:	Zero (0) feet, one side
Minimum Side Yard:	Eighteen feet, other side
Minimum Rear Yard:	Thirty (30) feet for building
Maximum Lot Coverage:	Fifty (50) percent
Maximum No. of Stories:	Two and one-half (2/12)
Maximum Bldg. Height:	Thirty-five (35) feet
Maximum No. of Dwelling Units per Bldg.:	Four (4)

f. Townhouses

Minimum Lot area:	Two Thousand (2,000) sq. ft.
Minimum Lot Frontage:	Twenty (20) feet (per unit)
Minimum Lot Width:	Twenty (20) feet (per unit)
Minimum Front Yard:	Thirty (30) feet for units with garages, fifteen (15) feet for units without garages
Minimum Side Yard:	Zero (0) feet if adjoirning another unit, twelve point five (12.5) if outside wall
Minimum Rear Yard:	Twenty-five (25) feet
*Maximum No. Units per Bldg.:	Twelve (12) units provided the following conditions
Maximum Bldg. Height:	Thirty-five (35) feet

Building to Building Distances:

Front to Front	30'
Front to Side	25'
Front to Rear	30'
Side to Side	25'
Side to Rear	25'
Rear to Rear	50'

1. Townhouse units attached on a single linear plane shall not exceed a length of one hundred forty (140) feet.
2. Where an outdoor living space is included for each or any particular unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with

plant materials, masonry structures or wood fencing. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.

3. Each townhouse or ground floor unit shall have a private rear yard of two hundred (200) square feet minimum, which shall be enclosed by means of a four (4) foot high wooden fence, hedge or a combination of both. Second floor apartments shall have a balcony or outdoor space with a minimum of 60 square feet.
4. A minimum of one-hundred square feet of storage shall be provided for each unit in the basement, attic or other provided area attached to unit. This area shall include storage for garbage in the front of the unit, bicycles, garden equipment, barbeque equipment and so forth.

g. Apartments

1. A combination of unit types, flats, vertical duplexes, townhouses and building configurations, low rise and high shall be permitted, in particular to make available smaller units (less than 800 sq. ft.), which respond to the demographic trends of smaller household size, particularly, one and two person households, 62 years and older, as well as the younger, single householder.
2. Low-rise apartment structures should have as many combinations of units as possible of varied sizes with a minimum size of six-hundred-fifty (650) square feet. Grouping of units and access to units must be so designed as to assure a sense of safety and security for the residents, particularly when accessing and egressing vertical circulation elements. Double loaded, long rectangular, slab-configured structures are expressly prohibited.

The multi-family, low-rise structures should use a combination of flat vertical duplexes to maximize efficiency. All ground floor units must have a minimum of two hundred (200) feet of enclosed rear yard. Each unit above the ground floor must have a balcony or terrace of at least 60 square feet. Access to any unit should not require a vertical ascent of over two stories. All stairs must be enclosed in the building.

- #### h. Carriage Houses

- ### Building Setbacks:

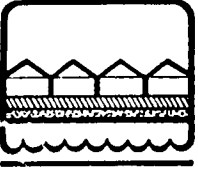
Building to Building Distances

Front to Front	40'
Front to Side	25'
Front to Rear	30'
Side to Side	25'
Side to Rear	25'
Rear to Rear	25'

Appendix II

R-3 Zoning

APPENDIX D: RETAIL MARKET ANALYSIS FOR EVESHAM TRADE AREA



HINTZ ASSOCIATES, INC.

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MEMO

TO: Evesham Township Council
John Harrington, Esq.
David Cooper, Township Manager
Florence Ricci, Township Clerk/Deputy Manager

FROM: Carl E. Hintz, PP, AICP, CLA, ASLA

DATE: November 13, 1992

RE: Population Comparison
(Old vs. New)

Per the Council workshop this week, I am attaching the excerpt from the Master Plan (1990). The first shows the analysis of the existing zoning, (pp.II-7 to II-13) while the last page provides the adopted Land Use Plan or proposed zoning.

The current or existing zoning allows a population of 28,744. With the current 1990 population of 32,000+, the projected population under existing zoning is 60,750+. The new proposed zoning population is projected at 37,500+ (32,000 + 5,521).

cc: Jeffrey I. Baron, Esq.
Carlos Martinez, Director of Community Development

A:509old&new

RETAIL MARKET ANALYSIS FOR EVESHAM TRADE AREA

Purpose

The purpose of conducting a retail market analysis for the Evesham trade area is to facilitate the evaluation of the Township's existing land use development patterns and land use zoning. By determining the current and future demands for retail space relative to the availability of lands designated for retail development, the Planning Board can make sound policy decisions as to whether the Township is deficient or over-zoned regarding retail land uses. These decisions will then be reflected in the Land Use Element of the Township's Master Plan and effectuated through consequential amendments to the Township's zoning map and ordinance.

Methodology

The first step of the market analysis was to gather data regarding local demographics and socio-economic trends, as well as information regarding existing and planned retail developments within the area. Most demographic and socio-economic data was obtained through the Burlington and Camden County Departments of Economic Development. These offices provided basic information pertaining to population growth, population characteristics regarding age groups, race and incomes, and the area's overall economy. However, the most useful and specific data was provided by local developers of retail space. One study, prepared in 1985, defines the community's primary and secondary trade areas, inventories and evaluates existing retail centers within the trade area, and overviews planned retail centers.

Following an examination of the noted 1985 study, this office inventoried and evaluated all retail centers within the trade area which have either been built or planned since 1985. By comparing new space to come on the market with population growth (and income

characteristics), as well as talking with individuals currently engaged in retail development within the Township, this office was able to determine current and future demands for retail space. Following the determination of retail space demands, we looked at the current availability of undeveloped land zoned for retail use. Based upon these evaluations and comparisons, a conclusion was drawn regarding future demands for land zoned for retail use.

Market Analysis Findings

The first step of the retail study was to delineate the Township's primary and secondary trade areas. A primary trade area consists of residents who will constitute the majority of retail sales for retail establishments within the subject retail trade area (roughly 85%), while a secondary trade area is located peripheral to the primary trade area and contributes toward a less significant volume of retail sales (roughly 15%). Trade areas are determined by a combination of elements, including competing trade areas, transportation routes, travel time/distances, and man-made/natural barriers. The primary trade area for retail developments within Evesham Township was delineated as being bound by the New Jersey Turnpike (west), the Moorestown-Mount Laurel Road and the Evesham Township line (north and east), and by Kresson and Cooper Roads (south). The secondary trade area is inclusive of Medford and Medford Lakes to the northeast. Together the primary and secondary trade areas combine to form what is considered to be the "trade area." Please see attachment A for the trade area map.

At the time of the 1985 study, the absorption rate of retail space within the trade area was quite strong. The occupancy level for retail space within the primary trade area was 99%, while the level for the secondary trade area was 94%. However, since that study, several more retail centers have either been built or planned within the trade area. In 1985 there was a total of 853,800 sq.ft. of retail space within the trade area, of which 97% was occupied. Since then a total of 1,502,814 additional sq.ft. have been either built or planned within the subject trade area. These projects include the following:

Built/Planned Projects Since 1985

Project	Location	SQ.FT.
Crispin Square	Turk Rd.& Union Mill Rd.	139,000
Marlton Crossing	Rt.73 & Rt.70	300,000
Designer's Walk	Rt.73 & Sunbird Dr.	78,000
Kings Mill	Taunton Rd.& Merchants Way	59,000
Circle 70 Shop. Cen.	Rt.73 & Rt.70	29,645
Marlboro Square	Rt.73 & Rt.70	100,000
Tanurb Shop. Cen.	Rt.73 & Evesham Rd.	112,285
Cedarwood	Rt.73 & Main St.	86,309
Festival at Marlton	Rt.70 & N.Locust Ave.	145,239
Sagemore Promenade	Rt.73 & Brick Rd.	435,000
<u>Kings Grant Shop. Vil.</u>	<u>Taunton Rd.& Kings Grant Dr.</u>	<u>18,336</u>
Total		1,502,814

Although solid figures regarding current occupancy rates are not available, an estimation of current and future demands can be provided by examining residential growth trends since 1985. In 1985 the trade area's total population was 76,503. This area's population has since grown at a steady rate of 4.9 % annually, and this rate is anticipated to continue at the same general pace for several years to come. Thus, by year-end 1989 the trade area's population has been projected to reach 95,600 and consist of 29,300 households.

In comparison, the trade area's retail space has grown from 853,800 sq.ft. in 1985 to a current total potential of 2,356,614 sq.ft. Assuming a build-out period of roughly four years (1994) for the currently planned projects, the addition of 1,502,814 sq.ft. between 1985 and 1994 represents an overall increase of 176% in retail space, or a 22% annual increase in retail space. This 22% annual increase in retail space compares to a 4.9% increase in the

trade area's population, which would suggest an excessive supply of retail space. However, because the trade area's occupancy rate in 1985 was so high (97%), it is difficult to assume how much additional space could be absorbed. Furthermore, it should be kept in mind that despite a retail growth rate which will significantly out-pace residential growth, the median household income within the trade area is estimated to be \$44,775, which translates into a strong purchasing power. With these statistics in mind, the local developers interviewed by this office have estimated the current occupancy rate of the trade area's retail space to be at roughly 90%. However, of the 1,502,814 sq.ft. to be built by roughly 1994, only 439,000 sq.ft. (29%) has been completed. Thus, by 1994 a significant glut of retail space is anticipated. Furthermore, this situation may not change for several years thereafter if sewer capacity limitations limit future residential development.

Now that it has been established that future demands for lands designated for retail use should be minimal, the next step is to look at the Township's total land area available for retail use versus future demands. As the Township's current land use zoning is written, retail uses are allowed in zones designated CH (Historic Commercial), CN (Neighborhood Commercial), and CH-2,5 & 10 (Highway Commercial). The total land area still available for development within these zones is 346.8 acres, which, based upon current FAR (Floor/Area Ratio) requirements, would accommodate a maximum of 4,531,983 sq.ft. of retail space.

Conclusions

At present, Evesham's retail trade area is experiencing a 22% annual growth rate in retail space, compared to a 4.9% residential growth rate for the same trade area. Although retail occupancy rates currently stand at roughly 90%, which is indicative of a healthy retail market, it is clear that the trade area will not be able to absorb the 1,502,814 sq.ft. which has already been built or planned for availability by roughly 1994. Correspondingly, current zoning designates 346.8 acres of land which could accommodate a maximum of 4,531,983 sq.ft. Clearly, a substantial amount of land currently zoned for potential retail use can be rezoned for a more realistic and reasonable use.