

OPEN SPACE ACQUISITION RANKING ANALYSIS

TOWNSHIP OF VOORHEES, CAMDEN COUNTY

FEBRUARY 2007
REVISED MARCH 2007
REVISED FEBRUARY 2008
REVISED MARCH 2008
REVISED MAY 2008

PREPARED FOR:

VOORHEES TOWNSHIP MAYOR & COMMITTEE &
VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION
620 BERLIN ROAD
VOORHEES, NEW JERSEY 08043

PREPARED BY:



Adams, Rehmann & Heggan Associates, Inc.
850 South White Horse Pike
Hammonton, New Jersey 08037-2019
Telephone: (609) 561-0482
Telefax: (609) 567-8909
COA# 24GA27973300

ARH #74-01061



TABLE OF CONTENTS

	<u>PAGE</u>
I. Executive Summary	1
II. Goals & Policies	4
III. Inventory	6
IV. Needs Analysis	7
V. Resource Assessment.....	8
2008 Voorhees Township Open Space Current Parcel Analysis.....	14
2008 Voorhees Township Open Space Parcel Ranking.....	16
VI. Action Plan	17
VII. General Open Space System Map.....	20
VIII. Additional Parcel Data Requirements	21
IX. Public Participation	21
X. Planning Adoption.....	21

APPENDICES

- A 2008 Voorhees Township Open Space Recreational / Open Space Inventory
- B 1999 Open Space Acquisition Map
- C 2008 Ranked Parcel Map
- D 2008 Voorhees Township Open Space Parcel Assessed Values

I. EXECUTIVE SUMMARY

In 2006, the Voorhees Township Committee, acting in concert with an ANJEC (Association of New Jersey Environmental Commissions) grant, approved the use of local matching funds for the purpose of reevaluating open space parcel acquisition priorities within the Township of Voorhees, Camden County, New Jersey. The objectives of the project (as endorsed by the Voorhees Township Environmental Commission (VTEC)) include updating the assessment of parcels previously targeted for acquisition and preservation in the Township's initial 1999 Open Space Evaluation as well as evaluating supplementary parcels located throughout the town.

In its initial Open Space Report, Voorhees Township implemented a detailed mathematical criterion for the prioritization of prospective open space parcels. The standards for acquisition were based on a number of interrelated ecological factors, along with parcel size, relative cost, development pressure, and scenic and historic values. Potential properties were gathered from vacant parcels listed on the Voorhees Township tax rolls, resulting in a final evaluation of 55 sites for acquisition priority. In the ensuing seven years, however, Township land purchases and private development activity have largely invalidated the initial report, warranting a reevaluation of remaining open space resources.

Current analysis is based on a straightforward, ecologically-based criterion which seeks to simplify site rankings by placing parcels in either "High," "Moderate," or "Low" acquisition priority categories. Individual properties are scored based on the relative quality of their Land Cover, Habitat Value, Surface Water Quality Buffer Capacity, Groundwater Quality Buffer Capacity, Historic/Cultural Value, and Contamination Potential. Adjustment factors increasing a site's score are applied where its size, location relative to preexisting open space or intense development, and setting relative to contiguous properties of similar ecological value increase its open space significance.

In addition, updated parcel mapping, utilizing Adams, Rehmann & Heggan Associates' (ARH's) Geographic Information System (GIS), has been completed to display the spatial distribution of open space resources both within and along the boundaries of the Township. This mapping system has also been utilized to display the location and extent of sensitive environmental land features, including, but not limited to:

- Surface drainageways,
- Wetlands,
- Floodplains,

- Vegetation associations,
- Rare floral/faunal species habitats,
- Aquifer recharges areas, and
- Known contamination sites.

The potential open space parcels reviewed for inclusion in this report were obtained from multiple sources. Prospective property suggestions were solicited from both Township Committee and the VTEC. In addition, the VTEC held three advertised Public Hearings at which residents were encouraged to suggest properties for possible acquisition and comment on the open space reevaluation process in general. Lastly, an overview of remaining areas of the Township was conducted to determine the potential presence and extent of parcels that would be rated based on the ecological criteria selected for evaluation. Using mapping and ecological data map layers available through the New Jersey Department of Environmental Protection (NJDEP), the analysis attempted to view the entire Township while ground truthing specific areas during the fall/winter of 2006 and spring of 2007 in order to determine the accuracy of the mapping sources utilized.

A total of fifty-five (55) properties were evaluated by ARH for the Township of Voorhees in the course of this project. Individually, this resulted in seventeen (17) High ranked parcels, twenty-four (24) Moderate ranked parcels, and fourteen (14) Low ranked parcels. Adjustment for aggregation resulted in seventeen (17) High ranked parcels, thirty-three (33) Moderate ranked parcels, and five (5) Low ranked parcels. It should be noted, however, that these rankings are relative and do not represent any absolute value to the residents of the Township. Rather, these rankings are meant to serve as a tool for the governing body to use in evaluating future land acquisitions and the preservation of open space within the context of a parcel's anticipated purpose.

Since open space has been clearly defined as a crucial community asset and Voorhees Township is quickly approaching its anticipated "build out" year of 2015, this report strongly encourages protection of the Township's remaining natural landscape. This goal has been affirmed by both the residents of Voorhees and their governing body. In 1998, voters overwhelmingly approved a referendum calling for the establishment of a dedicated funding source for the preservation of open space. The Township Committee, in response, shortly thereafter enacted a dedicated open space tax for the purpose of funding acquisition of lands for recreation and conservation. Lastly, to achieve the goal of preserving appropriate open space areas throughout Voorhees Township, the following objectives were established by the Voorhees Township Planning Board (VTPB) and Township Committee in the 1998 Master Plan Update:

- Ensure that open space planning plays an important role in developing the character, location, magnitude, and timing of growth and development of the Township.
- Give priority to preserving large contiguous tracts of forests and lands containing unique areas of environmental sensitivity.
- Identify and protect the habitats of threatened and endangered species of wildlife and vegetation. Control the character, location, and magnitude of growth and development in and adjacent to such habitats to avoid direct or indirect impacts on threatened or endangered species.
- Promote and encourage the protection of privately owned tracts of open space, wetlands, or forest lands through easement purchase, deed restrictions, and other appropriate planning techniques.
- Locate open space land as close as possible to the populations they serve, and encourage passive public recreational use of such lands, where appropriate.

Specifically, this report proposes protective action be taken in twelve distinct land areas within the Township. These include:

- The South Branch of the Cooper Creek and adjacent drainage area,
- Kirkwood Lake and adjacent drainage area bordering Gibbsboro,
- Parcels south of White Horse Road at 12th Street,
- Parcels bordering the preserved Stafford Farm site,
- Parcels in the Centennial Boulevard/Cooper Road area,
- The Kresson Golf Course and adjacent undeveloped lands,
- The Cooper Crossing parcel in the Cooper Road/Route 73 area,
- Lands contiguous to Connelly Park,
- Infill parcels in the Old Egg Harbor Road/Wilderness Drive area,
- Infill parcels in the Rural Avenue area,
- Developed recreation sites, and
- Other undeveloped/partially developed parcels.

Although individually unique, these regions present a collective opportunity for the Township to proactively protect the quality and quantity of surface and ground water resources, guide development and growth, preserve natural resources, shape community character, and provide land for outdoor recreation.

II. GOALS & POLICIES

To meet the need for additional open space within the Township of Voorhees, the 1998 Master Plan Update included several open space-related goals and objectives. The identified goals were long-term ideals or end results desired for the Township; meant to serve as an integral part of the planning processes directing the community's planning efforts and allocation of resources. Objectives identified in this master plan were specific targets to be met as intermediate steps in achieving the Township's long-term goals.

In 2005, the VTPB undertook the task of updating the municipal master plan in order to specifically provide for urgent community needs. To that end, this update not only reaffirmed the original open space-related goals and objectives of the 1998 Master Plan Update, but also added several supplementary measures. The 1998 goals and objectives include:

Goal: To encourage the development of recreation facilities which meet the active and passive recreational needs of Voorhees Township citizens of all ages.

Objective: To provide family oriented parks and green spaces throughout the Township.

Objective: To keep current with active recreational trends and needs of Voorhees residents and to meet those needs by providing ample amounts of active and recreational opportunities.

Goal: To preserve environmentally sensitive areas in their natural state and to protect natural resources and areas of conservation.

Objective: To protect and maintain wetland and flood plain areas, to protect long term public water supplies, to reduce development pressure on aquifer recharge areas and to preserve wooded areas for wildlife habitat. The management of these and other natural constraints should meet or exceed statewide standards.

Objective: To promote stormwater management practices which positively affect aquifer recharge areas and floodplains, waterways and properties abutting waterways.

Objective: To provide significant natural space within and around existing development to lessen the impact of the built environment.

Objective: To seek appropriate locations for the establishment of greenways linking areas of environmental and recreational importance.

Objective: To promote wildlife preservation areas.

Objective: To promote lake management which encourages the maintenance of the aesthetic elements, environmental integrity and water quality of lakes as well as the financial benefit of increased realty value.

Goal: To preserve appropriate remaining open space areas throughout the Township.

Objective: To ensure that open space planning plays an important role in developing the character, location, magnitude and timing of growth and development in the Township.

Objective: To give priority to preserving large contiguous tracts or forests and lands containing unique areas of environmental sensitivity.

Objective: To identify and protect the habitats of threatened and endangered species of wildlife and vegetation and to control the character, location and magnitude of growth and development in and adjacent to such habitats to avoid direct or indirect impacts on threatened or endangered species.

Objective: To promote and encourage the protection of privately owned tracts of open space, wetlands or forest lands through easement purchase, deed restrictions, and other appropriate planning techniques.

Objective: To locate open space as close as possible to the populations they serve, and encourage passive public recreational use of such lands, where appropriate.

Among the Township's supplementary open space-related goals and policies are objectives regarding land development and the preservation of community water resources. These 2005 additions include:

1. In order to preserve open areas while allowing the same level of residential development, a system of regulations to give developers incentives to apply the clustering concept should be included. Alternative methods of adding to the open space inventory should be explored.

2. A system or an ordinance to help monitor onsite stormwater management systems to ensure proper maintenance and operation of onsite stormwater management facilities.
3. A plan to improve the quality of water bodies adjacent to existing development. Identification of areas with poor or deteriorating water quality should be identified. Grants and other funding sources should be examined to promote this initiative.
4. A stream corridor protection ordinance to protect the water quality of the Township's streams.
5. The Open Space Plan should include a system of interconnected greenways, where feasible, with connections to both municipal and inter-municipal greenways.
6. Any capital improvement plan initiated by the Township should make open space acquisition a top priority.
7. There should be a regular update on the open space priority list and a monitoring of parcel status with re-prioritization for purchase as necessary.
8. A stormwater management plan.

III. INVENTORY

Public and private resources that provide existing recreation and open space opportunities for the citizens of Voorhees Township are described in Appendix A.

IV. NEEDS ANALYSIS

A comparison of the Master Plan Updates from 1998 and 2005 reveals the population of Voorhees Township increased 218% between the years 1980 and 2000 (based on numbers provided by the U.S. Census Bureau). The Master Plan Updates also included comparisons of area municipalities, including Voorhees, Evesham, and Mt. Laurel Townships, to determine trends involving population. These comparisons show that the population density of Voorhees Township increased by 12.7% between 1990 and 2000 to 2,427 persons per square mile. This is significantly higher than the densities of Evesham and Mt. Laurel, two of the fastest growing municipalities in the State, which as of the year 2000 stand at 1,435 and 1,847 persons per square mile, respectively.

In addition, comparisons show that the housing density for Voorhees Township increased by 10.6% in the years between 1990 and 2000, reaching a level of 956 dwelling units per square mile. This unit density is nearly double that of Evesham Township (553 units/sq. mile) and significantly higher than that of Mt. Laurel Township (787 units/sq. mile).

Since development has already consumed much of the land within Voorhees Township, and with the increasing pressures of continued development working against it, it is imperative that action be taken to preserve some of the remaining undeveloped land as open space. This is especially important since much of the remaining undeveloped land within the Township was once considered unsuitable for development due to the presence of environmentally sensitive resources such as wetlands, floodplains, woodlands and aquifer recharge areas. With the escalating value of increasingly limited land resources within Voorhees Township, however, such parcels are being reevaluated for development and the natural assets they contain will be lost forever if the current pattern of development continues.

Accordingly, the goal of the Voorhees Township Open Space Plan is to preserve the Township's remaining critical environmental, cultural and scenic resources, while maximizing opportunities for low intensity passive recreational uses. Voorhees Township recognizes that open space is an important asset, performing a variety of functions essential to sustaining and enhancing the Township as a desirable place to live and work. Open space protects the quality and quantity of surface and ground water resources, guides development and growth, preserves natural resources, shapes community character, and provides land for outdoor recreation. If Voorhees is to remain a desirable place in which to live and work, it is essential that an adequate amount of open space be permanently protected.

In addition to the need to preserve open space within Voorhees Township, there is also a need for additional active recreational facilities. The 1995 Master Plan Update evaluated the sufficiency of active recreational facilities within the Township by comparing facilities provided

by the Township and Boards of Education to national standards (neither the 1998 nor the 2005 Master Plan Updates evaluated active recreational facilities). This evaluation found that, while the active recreational facilities available at that time met most of the national standards, consistently high participation rates in youth sports programs placed a greater than average demand on those facilities. This condition has only been exacerbated in the intervening years, as the addition of active recreation facilities has failed to keep pace with ever-increasing demand.

* due to one sport use → athletics sprawl

V. RESOURCE ASSESSMENT

Current Reevaluation Process

The Township of Voorhees exists currently as a developed suburban community approaching “build out.” The Office of State Planning, in the State’s Development and Redevelopment Guide Plan, has designated the entire Township as Planning Area #1- Metropolitan Planning Area and Planning Area #2- Suburban Planning Area, which represent the most intensely developed of the six (6) Planning Areas currently utilized to describe land development patterns Statewide. These designations also refer to areas primarily served by intensive infrastructure and utility systems, inclusive of roadways, sanitary sewerage and potable water service. Future land development opportunities are described in the current State Plan primarily as redevelopment and infill projects. From an ecological perspective, the Plan recommends preservation of the remaining environmentally sensitive features, inclusive of:

- wetlands/associated drainageways/floodplains;
- areas of contiguous indigenous vegetation;
- documented rare species habitats;
- aquifer recharge areas.

Essentially, these recommendations in the State Plan aimed at the preservation of remaining fragmented natural habitats are substantively consistent with the ecologically-based criteria being implemented in the current ranking analysis.

Ranking Methodology

While building on the ecologically-based ranking methodology utilized in 1999, the current system attempts to simplify site and parcel ranking results by prioritizing future acquisitions into “High,” “Moderate,” and “Low” priority categories. It was felt this categorization lends flexibility to the acquisition process given the realities of fair market value and the cooperation of a willing seller, as well as to simplify the ranking process for comprehension and implementation.

As to the specifics of the current ranking methodology, it continues to be ecologically based, as noted below, and includes analysis of:

- A. Land Cover- vegetative diversity/scenic value;
- B. Habitat Value- prioritization of rare floral/faunal species habitats, locations, and assessments;
- C. Surface Water Quality Buffer Capacity- wetlands, floodplain/headwater issue assessments;
- D. Groundwater Quality Buffer Capacity- parcel locations relative to aquifer recharge/well head areas;
- E. Historic/Cultural Value- presence or resources of prehistoric/historic significance;
- F. Contamination Potential- evaluation of historic uses on/adjacent to parcel in question and potential for soil and/or groundwater contamination.

A simplified numerical ranking system incorporating a range of 1 thru 3 for each of the factors would be assigned based on the following system:

- A. Land Cover:
 - 3.) Site maintains a diverse vegetative structure having three (3) or more distinct vegetative associations (i.e., climax forest, shrub/scrub woodlands and herbaceous cover) and is assessed as having high scenic value.
 - 2.) Site maintains at least two (2) diverse vegetative associations and is assessed as having moderate to high scenic value.
 - 1.) Site is vegetated by a homogenous community or not vegetated and is assessed as having low to moderate scenic value.

B. Habitat Value:

- 3.) The parcel is identified by the NJDEP's Natural Heritage Program and/or Landscape Mapping, available through the NJDEP, as probable habitat for State Endangered and/or Federally listed floral/faunal species.
- 2.) The parcel is identified as habitat for any listed State Threatened species and/or in proximity to sites identified as habitat for State Endangered/Federally listed species, or site provides critical supportive habitat for Species of Special Concern.
- 1.) The parcel is not identified as probable habitat for either State or Federally listed species and does not provide supportive habitat for more common species.

C. Surface Water Quality Buffer Capacity:

- 3.) Parcel contains significant (over 25%) area of regulated wetlands/floodplains and is situated within a headwater area.
- 2.) Parcel contains a low to moderate (under 25%) area of regulated wetlands/floodplains and is situated in proximity to a headwater area.
- 1.) Parcel contains no regulated wetlands/floodplains and is not situated within or in proximity to a headwater area.

D. Groundwater Quality Buffer Capacity:

- 3.) Parcel is situated within 500 lf. of a public water supply well and/or from a hydrologic standpoint is rated as having high/moderate groundwater recharge potential.
- 2.) Parcel is situated within 1,500 lf. of a public water supply well and/or is rated as having moderate groundwater recharge potential.
- 1.) Parcel is situated over 3,000 lf. from a public water supply well and/or is rated as having low groundwater recharge potential.

E. Historic/Cultural Value:

- 3.) The parcel has known historic and/or prehistoric cultural resource significance.

- 2.) A portion of the parcel has known historic and/or prehistoric cultural resource significance or is situated in proximity to a site with these attributes.
- 1.) Neither the parcel nor the area in proximity contains sites of known historic or prehistoric cultural significance.

F. Contamination Potential:

- 3.) Based on available evidence (environmental audits, State/Federal databases, and County Health Department records), the site or adjacent areas have no history of soil, ground or surface water contamination.
- 2.) There are known contamination areas in proximity to the site. However, based on available evidence, they present no danger to the proposed site or these known contaminated areas are involved in a documented clean-up procedure designed to reduce the risk to sites in proximity.
- 1.) There are known sources on/adjacent to the site that may present a contamination risk.

It is envisioned that initially parcels would be evaluated according to these six (6) ecological criteria and scored on a range between 1.0 and 3.0. Decimal equivalents would be utilized where appropriate. For instance, a parcel situated within five hundred feet (500 ft.) of a public water supply well, but on which the overlying soils/hydrologic conditions provide only moderate groundwater recharge potential would receive a score of 2.5 for criterion "D."

Once scores for the criteria were discerned, a series of "weighting" factors would be applied to each, and scores would then be added to provide a total weighted ecological value. Weighting factors for each of the criteria are as follows:

A.	Land Cover/Scenic Value	20%
B.	Habitat Value	30%
C.	Surface Water Quality Buffer Capacity	25%
D.	Groundwater Quality Buffer Capacity	10%
E.	Historic/Cultural Value	7.5%
F.	Contamination Potential	7.5%

One of two distinct “adjustment” factors would then be applied to the total weighted ecological value of each evaluated parcel as warranted. These factors reflect the current state of development and open space acquisition opportunities within the Township and seek to:

- 1.) Provide an equitable means of targeting all available parcels for acquisition given the stated ecological criteria, and
- 2.) Allow large, highly valued open space parcels and/or smaller parcels contiguous to previously acquired open space lands to receive recognition given their importance within intensely developed neighborhoods and the Community as a whole.

These adjustment factors would be applied in the following manner:

- 1.) If an evaluated parcel constituted “infill” open space within an intensely developed neighborhood or setting, or could be linked to an existing open space, the total weighted ecological value would be increased by 30%, or
- 2.) If an evaluated parcel consisted of over twenty (20) acres or was situated adjacent to either a publicly-owned or a protected privately-owned parcel of twenty (20) acres or more, the total weighted ecological value would be increased by 30%.

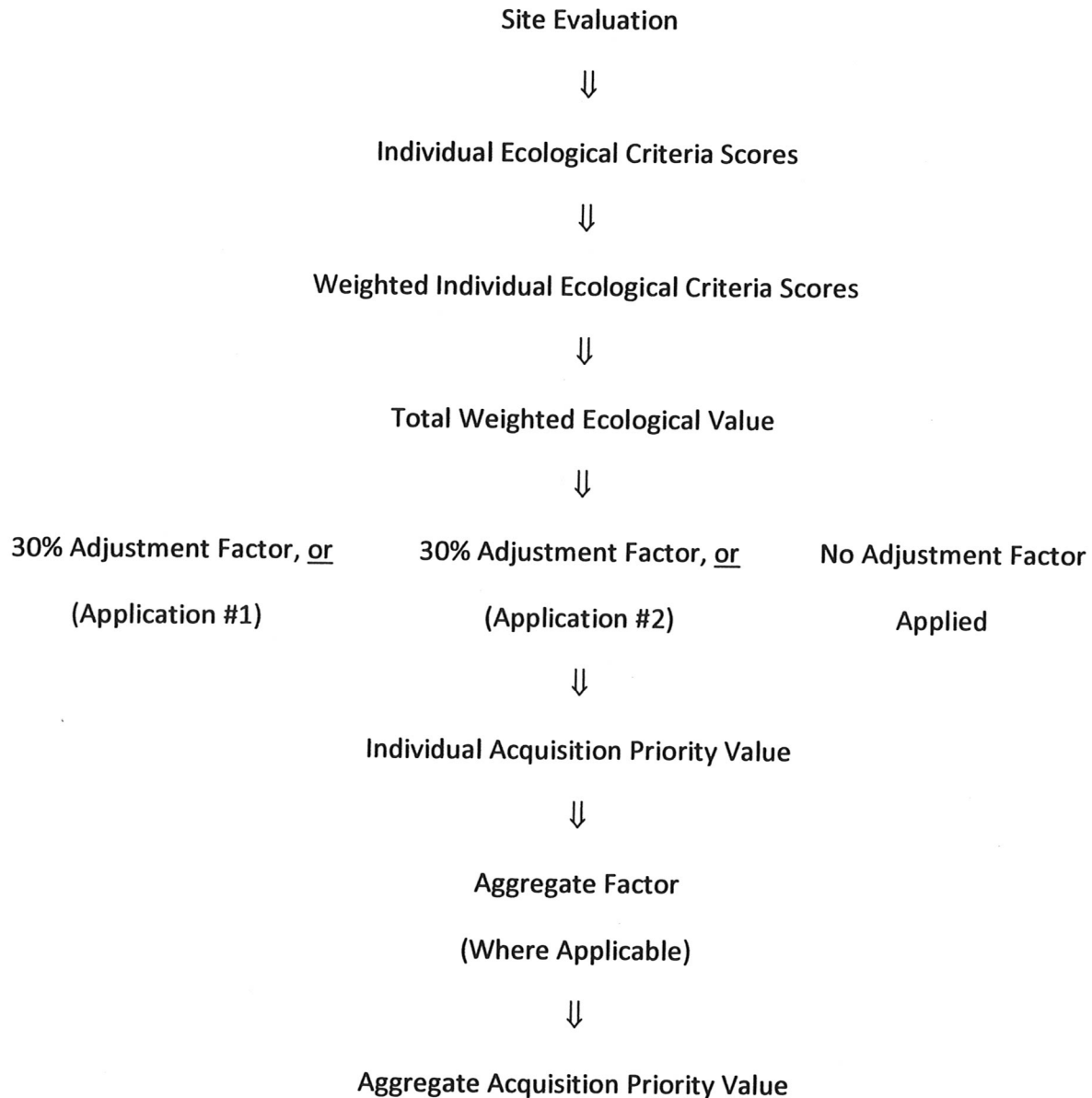
Based on a parcel’s final adjusted value (now called “individual acquisition priority value”), it would be placed in a High (3.000 to 3.699), Moderate (2.400 to 2.999), or Low (1.800 to 2.399) acquisition priority category.

Aggregate Ranking

As is commonly the case, significant environmental features such as rare species habitats, regulated wetlands, floodplains, etc. can extend over property boundaries encompassing more than one parcel. An individual parcel’s ranking, therefore, under the referenced criteria, could be enhanced if two or more contiguous parcels exhibiting similar characteristics could be acquired, increasing the size and diversity of the protected habitats. For this reason, individually ranked parcels failing to qualify for either of the two previously mentioned “adjustment” factors would be revisited to determine if their acquisition priority could be improved should they be obtained in conjunction with contiguous properties of similar or higher ecological value. If so, an “aggregate” factor would be applied to the qualified parcels, increasing their individual acquisition priority values by 30%. These enhancements in aggregate ranking are consistent with previously noted adjustment factors whereby if a parcel totaling twenty acres or more can be acquired or deed restricted, a 30% increase in the total weighted ecological value would be assigned.

In order to accommodate this potential, the parcel ranking chart has an Aggregate Ranking notation and revised Individual Ranking values in the case where two or more contiguous parcels are being protected through acquisition and/or easement concurrently.

Ranking Flowchart



The following list represents the results of a current analysis of selected open space parcels within the Community utilizing the criteria referenced above, followed by current parcel rankings derived using this same criteria.

**2008 Voorhees Township Open Space
Current Parcel Analysis**

<u>Parcel Key</u>	<u>Block / Lot</u>	<u>Acreage*</u>	<u>Address</u>	<u>Weighted Total</u>	<u>Adjustment Factor</u>	<u>Total</u>
1	1/4	0.35	20 Ebert Avenue	2.06	X	2.68
2	14/13 (P)	23.16	333 Preston Avenue	2.34	X	3.05
3	14/14	8.34	398 Sycamore Ave.	2.34	X	3.05
4	46/1	1.93	900 Rural Avenue	2.24	X	2.91
5	46/27 (P)	4.01	301 Central Avenue	2.15	X	2.75
6	46/28 (P)	3.08	213 Central Avenue	2.15	X	2.75
7	46/24 (P) (Old B57/L4)	7.40	1 Hedwig Court	2.15	X	2.75
8	76/1 (P)	3.64	1204 Burnt Mill Rd.	2.24	X	2.91
9	77/5.06	1.18	1208 Cedar Avenue	2.24	X	2.91
10	77/5.05	0.48	1212 Cedar Avenue	2.11	X	2.75
11	161/113	1.43	1512 Locust Avenue	2.34	X	3.05
12	197/4	5.96	1209 Kirkwood-Gibbsboro Road	2.24	X	2.91
13	196/43 (P)	5.23	1260 Kirkwood-Gibbsboro Road	2.09	X	2.72
14	161/101 (P)	20.70	1602 Pine Avenue	2.34	X	3.05
15	151/5	4.17	100 Twelfth Street			
16	199/6	3.59	2101 Evesham Ave.	2.39	X	3.10
17	199/5.02 (P)	1.3	2201 Evesham Ave.	2.27	X	2.95
18	199/5.01 (P)	1.31	2215 Evesham Ave.	2.27	X	2.95
19	200/8	3.42	1015 Old Egg Harbor Road	2.09	X	2.72
20	206/12	13.70	1 Deanes Avenue	1.99	X	2.60
21	206/8.52	2.15	15 Justin Court	2.34	X	3.05
22	206/9 (P)	7.92	81 Kresson-Gibbsboro Road	2.34	X	3.05
23	202.23/32	25.55	401 Centennial Blvd.	2.52	X	2.96
24	207/10	4.82	802 Cooper Road	1.925	--	1.92
25	207/11 (P)	9.90	509 Centennial Blvd.	1.925	--	1.92
26	207/1 (P)	19.42	2401 Evesham Ave.	2.345	X	3.05
27	207/27	4.0	2501 Evesham Ave.	2.345	X	3.05
28	207/3	13.38	2511 Evesham Ave.	2.345	X	3.05
29	207/4 (P)	30.33	931 Centennial Blvd.	1.99	X	2.60
30	222/6 (P)	17.49	218 Kresson-Gibbsboro Road	2.3	X	2.99
31	227/22	39.34	404 Cooper Road	2.675	X	3.48
32	227/15 (P)	13.43	41 Dutchtown Road	2.145	A	2.14/2.78(A)
33	227/19	32.12	51 Dutchtown Road	2.595	X	3.37
34	227/21 (P)	4.04	59 Dutchtown Road	2.115	A	2.11/2.74(A)
35	227/22.01	5.81	Off Dutchtown Road	2.045	A	2.04/2.65(A)

**2008 Voorhees Township Open Space
Current Parcel Analysis
(Continued)**

<u>Parcel Key</u>	<u>Block / Lot</u>	<u>Acreage*</u>	<u>Address</u>	<u>Weighted Total</u>	<u>Adjustment Factor</u>	<u>Total</u>
36	222/7.01 222/8 222/8.01 222/8.02 222/8.03	86.32	298-1 Kresson-Gibbsboro Road, 298 Kresson-Gibbsboro Road, 71 Dutchtown Road, 300 Kresson-Gibbsboro Road, 296 Kresson-Gibbsboro Road	2.675	X	3.47
37	222/8.04	8.19	91 Dutchtown Road	2.195	X	2.85
38	223/9	19.27	Off Route 73 (North End)	2.445	X	3.18
39	224/1.01	8.02	203 Dutchtown Road	1.995	X	2.59
40	224/11	4.35	316 Kresson-Gibbsboro Road	2.395	X	3.11
41	225/6 (P)	12.60	320 Route 73	2.495	--	2.49
42	225/14	6.2	Off Route 73 (North End)	2.495	--	2.49
43	225/1	29.78	214 Route 73	2.55	X	3.315
44	229.01/20	5.33	208 Route 73	2.3	A	2.3/2.99
45	262/8	9.64	1238 Berlin Road	1.9	--	1.9
46	272/5.01	15.40	Off Cardinal Lane	2.6	X	3.38
47	272/6	3.11	93 Cooper Road	1.71	--	1.71
48	304.02/63	14.19	11 Longwood Road	2.19	A	2.19/2.85(A)
49	305/8	15.27	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
50	305/7	5.31	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
51	305/6	4.74	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
52	305/5	6.87	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
53	305/4	9.07	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
54	305/3	3.70	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)
55	305/2	4.48	Off Cooper Road (East End)	2.30	A	2.30/2.99(A)

- * Approximate Acreage, based on Tax Map information.
- (P) Indicates parcel partially developed.
- X Noted where a 30% Adjustment Factor has been applied.
- (A) Aggregate ranking provided.

2008 Voorhees Township Open Space Parcel Ranking

2008 Individual Parcel Ranking

High (3.000 to 3.699)

2, 3, 11, 14, 16, 21, 22, 26, 27, 28, 31, 33, 36, 38, 40, 43, 46

Moderate (2.400 to 2.999)

1, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 17, 18, 19, 20, 23, 29, 30, 37, 39, 41, 42, 48, 49

Low (1.800 to 2.399)

24, 25, 32, 34, 35, 44, 45, 47, 50, 51, 52, 53, 54, 55

~~~~~

### 2008 Aggregate Parcel Ranking

#### High (3.000 to 3.699)

2, 3, 11, 14, 16, 21, 22, 26, 27, 28, 31, 33, 36, 38, 40, 43, 46

#### Moderate (2.400 to 2.999)

1, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 17, 18, 19, 23, 26, 29,  
30, 32<sup>1</sup>, 34<sup>1</sup>, 35<sup>1</sup>, 37, 39, 41, 42, 44, 48<sup>2</sup>, 49<sup>2</sup>, 50<sup>2</sup>, 51<sup>2</sup>, 52<sup>2</sup>, 53<sup>2</sup>, 54<sup>2</sup>, 55<sup>2</sup>

#### Low (1.800 to 2.399)

24, 25, 45, 47

<sup>1</sup> - Aggregate Grouping One

<sup>2</sup> - Aggregate Grouping Two

## VI. ACTION PLAN

### Summary

The included Parcel Ranking of this report provides simplified ranking groups based on the use of listed ecological criteria as a basis for evaluation. It does not attempt to adjust specific parcel groupings based on either cost or the presence of a willing seller. It was hoped that as acquisition funding became available, the simplified ranking system utilized herein would allow the Township to quickly reprioritize potential acquisitions, given the realities of land costs and the requisite ability to negotiate in good faith with a willing seller. Concurrently, the adoption by Township Committee of an open space priority list provides a sound basis for applying for additional parcel acquisition funding from County, State, Federal and, in some cases, private sources in seeking to extend the effectiveness of locally-generated open space dollars.

The Township, with the assistance of the Trust for Public Lands, has completed several high profile acquisitions in recent years and also procured substantial green space through developer dedications comprising wetlands/floodplains areas, as well as uplands wooded corridors. The current analysis attempts to build on and complement the planning work that has gone on before by the VTEC and by Township Committee utilizing available GIS data.

It should be noted, at this point, that it may be possible, and perhaps, in some cases preferable, that targeted parcels not be purchased outright, given potential purchase costs and other factors that may induce Owners not to consider sale of their property. In these cases, it may be possible for the Township to facilitate use of Conservation Easements. These are essentially legal instruments entered into voluntarily by an Owner in which he/she retains ownership, but gives up the right to develop all or part of their property in favor of retaining the land in its current condition.

This may be the preferred technique to assure preservation of and provide access to ecologically significant areas which are situated on partially developed lands or parcels being considered for redevelopment. In these cases, during Planning/Zoning Board procedures, agreements for the deed restricted preservation of stream corridors, associated wetlands and wetland buffers, and upland access points should be considered along with possible links to adjacent protected open space areas.

Such easements can be constructed to fit the specifics of a particular parcel and may be substantially less expensive than an outright acquisition. However, there are costs involved. These costs may include:

- Updated land surveys and preparation of legal descriptions of the parcel or portion of parcel involved;
- Legal costs involved in the preparation and implementation of Conservation Easement language;
- Coordination with property Owners and appropriate recording of documents.

### Recommendations

Following up on a series of priorities raised at the Public Hearings on Voorhees Township Open Space Resources, ARH environmental planning staff conducted parcel inspections, as well as review of existing tax assessment and GIS parcel data for five (5) general areas of the Township, including:

- 1.) South Branch of the Cooper River and adjacent drainage area. These undeveloped and partially developed parcels of mature woodland, wetland, and palustrine environments are located within the watershed of the South Branch of Cooper's Creek. Given the level of development in the area, as well as these parcels' significance to River Corridor "B" in the Trust for Public Land's "River to Bay Greenway Initiative," preservation presents an opportunity to protect sensitive habitat, aid in controlling water quality above the Cooper River, and contribute to the TFPL's conceptual greenway linking the Delaware River to Barnegat Bay.
- 2.) Kirkwood Lake area and adjacent drainage area bordering Gibbsboro. See following description labeled as Area F.
- 3.) Undeveloped, maturely wooded areas just south of White Horse Road at 12<sup>th</sup> Street. This undeveloped area consists of mature wooded habitat. Given their proximity to preexisting open space, these parcels present an opportunity to add to protected woodlands while buffering them from White Horse Road.
- 4.) Maturely wooded parcels bordering the preserved Stafford Farm site. These undeveloped/partially developed sites are comprised of mature woodland and wetland habitats. Given their proximity to the Stafford Farm and buffering capacity between the farm and Evesham Ave., preservation of these properties presents an opportunity to protect the area from the impact their development would have on both the habitat and scenic vista of preexisting open space.
- 5.) Undeveloped and partially developed parcels in the Centennial Boulevard/Cooper Road area where previous development on erosive soils has adversely impacted

local surface water features and adjacent wetlands. See following description labeled as Area D.

In addition, specific parcels/areas listed in the initial 1999 Open Space Evaluation were reexamined based on current ecological significance and ranking utilizing the current selection methodology. These include:

- A.) The Kresson Golf Course site and adjacent undeveloped lands extending in a southerly direction along Dutchtown Rd. These lands continue to rank highly from an ecological perspective due to the presence and extent of the Barton's Run Watershed and associated open water and wetland features. Historically, Swamp Pink, a Federal/State listed floral species, has been found on these parcels in proximity to Cooper Rd. There is added significance to this area due to increased development/redevelopment interest along Route 73, the incursion of sanitary sewer, the Township's ongoing commitment to Lion's Lake Park, and potential linkage to a large tract of preserved wetlands along Kresson-Gibbsboro Rd. Given such scenarios, these parcels present an opportunity to preserve and expand sensitive habitats while affirming the Township's dedication to its Lion's Lake facility.
- B.) The Cooper Crossing Associates parcel of  $\pm$  15.40 acres situated directly adjacent and to the west of the Cooper Crossing complex in the Cooper Road/Route 73 area. This undeveloped, maturely wooded parcel comprises a significant portion of the upper Barton's Run Watershed. Given the otherwise intensive development within this basin, this property presents an opportunity for the preservation of a variety of interrelated wetlands/uplands habitats.
- C.) Undeveloped lands contiguous to Connelly Park. These undeveloped parcels include mature wetland and upland habitats. Given their location, these properties present an opportunity to introduce transition areas between the current Park and the Main Street complex, as well as to the northern undeveloped portion of the Park adjoining Evesham Avenue.
- D.) Remaining undeveloped parcels comprising mature wetlands/uplands habitats in the Centennial Boulevard/Cooper Road area. These undeveloped and partially developed parcels consist of mature wetland and upland habitats. Given the proximate development activity in the presence of steep grades and erosive soils, preservation presents an opportunity to protect previously damaged wetland habitat and improve surface water quality in impoundments within the Acorn Hill development.

- E.) Remaining infill parcels in the Old Egg Harbor Road/Wilderness Drive area in proximity to the Gibbsboro border. These parcels are comprised of a mixture of mature upland and wetland habitats. Given their nature, these properties present an opportunity to protect what little of the habitats originally indigenous to this area still exist.
- F.) Undeveloped/underdeveloped parcels in the Kirkwood section of the Township adjacent and upstream of Kirkwood Lake. These undeveloped/underdeveloped parcels of mature woodland, wetland, and lacustrine environments comprise a substantial portion of the Kirkwood Lake supply basin. Given their importance to the lake, as well as their significance to River Corridor "B" in the TFPL's "River to Bay Greenway Initiative," preservation of these parcels presents an opportunity to appreciably control the water quality of Kirkwood Lake as well as contribute to the TFPL's conceptual greenway.
- G.) Remaining infill parcels on and adjacent to Rural Avenue. These parcels, related hydrologically with the South Branch of Cooper's Creek, consist of wooded and wetland habitats. Given the level of development in the area, as well as these parcels' significance to River Corridor "B" in the TFPL's "River to Bay Greenway Initiative," preservation presents an opportunity to aid in controlling water quality above the Cooper River as well as contribute to the TFPL's conceptual greenway.
- H.) Several of the Township's recreation sites, including Lion's Lake, Kirkwood Park, Connelly Park, Rabinowitz Field, and Giangiulio Field, also incorporate protected, undeveloped open space acreage. Current analysis attempts to develop links between these sites and other potential open space resources.
- I.) Other parcels. There are a number of undeveloped and partially developed parcels located throughout the Township where objectives may include subdivision and/or site approval. Given the development status of these properties, opportunity exists to concurrently preserve environmentally significant portions of potential development sites through either agreement to deed restrict or conservation easement.

## **VII. GENERAL OPEN SPACE SYSTEM MAP**

See Appendices B (1999 Open Space Acquisition Map) and C (2008 Ranked Parcel Map).



## **VIII. ADDITIONAL PARCEL DATA REQUIREMENTS**

See included data files.

## **IX. PUBLIC PARTICIPATION**

On November 14, 2006, February 26, 2007 and April 16, 2007, advertised Public Hearings were convened at the Voorhees Township Municipal Building to discuss the subject of open space in general and the specifics of the current ranking analysis. Over forty (40) residents, as well as Township Committee Members, spoke on the positive attributes of open space within the Community along with specific open space priorities, which included:

- Outright acquisition and preservation along with the use of conservation easements to preserve remaining green space along the South Branch of the Cooper River and creation of a green “corridor” along this waterway;
- Preservation of remaining mature woodlands along White Horse Road where development has fragmented indigenous woodlands;
- Preservation along the municipal boundary with Gibbsboro within the Kirkwood Lake drainage area, with the objectives of greenway preservation and providing possible connections with the recreational and open space amenities developed by the Borough of Gibbsboro;
- Acquisition and/or deed restriction of remaining undeveloped lands in the Acorn Hill/Centennial Boulevard area where past development activity has exacerbated adverse drainage impacts and damaged rare floral species habitats;
- Protection of the Stafford Farm through preservation of remaining lands along White Horse Road bordering the site.

## **X. PLANNING ADOPTION**

See included Voorhees Township approvals.

## **APPENDIX A**

### **2008 Voorhees Township Open Space Recreational / Open Space Inventory**

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 1)**

**A. State-Owned Resources**

1. Stafford Farm ( $\pm$  27.10 acres)

Location: Evesham Rd.  
Block 199/Lot 5.04  
Facilities: Open Space

**B. County-Owned Resources**

1. Haddonfield-Berlin Road ( $\pm$  2.39 acres)

Location: Haddonfield-Berlin Rd.  
Block 139/Lot 34  
Facilities: Open Space

2. Kirkwood Lake ( $\pm$  14.51 acres total)

Location: Kirkwood-Gibbsboro Rd.  
Block 196/Lots 2, 26  
Facilities: Open Space

**C. Municipal-Owned Resources: Open Space**

1. Alluvium ( $\pm$  13.03 acres total)

Location: Woodstone Dr.  
Block 230.13/Lot 44; Block 230.21/Lot 14

2. Alluvium Woods ( $\pm$  2.01 acres)

Location: Treebark Terr.  
Block 206.15/Lot 12

3. Avian Conservation Area ( $\pm$  24.82 acres total)

Location: Evesham Rd.  
Block 218.01/Lots 7, 8, 9; Block 218.03/Lots 113, 114

4. Beagle Club ( $\pm$  3.33 acres)

Location: Townsquare Blvd. ?  
Block 213.08/Lot 85

5. Centennial Boulevard ( $\pm$  37.62 acres)

Location: Centennial Blvd.  
Block 206/ Lot 4

6. Country Lane ( $\pm$  4.17 acres)

Location: Sycamore Ave.  
Block 27/Lot 1

7. Egg Harbor Road ( $\pm$  7.74 acres total)

Location: Egg Harbor Rd.  
Block 226.02/Lot 19; Block 230/Lots 2, 7

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 2)**

8. Highpoint ( $\pm$  14.19 acres)  
Location: Longwood Rd.  
Block 304.02/Lot 63
9. Holly Oaks Conservation Area ( $\pm$  23.19 acres total)  
Location: Hidden Acres Dr.  
Block 202.03/Lots 8, 11, 12, 13, 14, 15, 16, 25, 26, 27, 28
10. Kirkwood Forest ( $\pm$  16.38 acres total)  
Location: White Horse Rd.  
Block 161/Lots 12, 12.01
11. Kresson Lake ( $\pm$  7.20 acres)  
Location: Rt. 73  
Block 224/Lot 8
12. Lake Villa ( $\pm$  3.61 acres total)  
Location: Sunset Dr.  
Block 267/Lot 9; Block 269/Lot 1
13. Lost Tree ( $\pm$  7.87 acres total)  
Location: Holly Oak Dr.  
Block 202.01/Lot 24; Block 202.04/Lot 16
14. Maiaarota Field ( $\pm$  1.71 acres)  
Location: Kirkbride Rd.  
Block 150.14/Lot 12
15. North Branch Conservation Area ( $\pm$  233.74 acres total)  
Location: Kresson-Gibbsboro Rd.  
Block 213.04/Lots 127, 128, 132, 162, 166
16. Stafford Farm ( $\pm$  43.06 acres total)  
Location: Evesham Rd.  
Block 199/Lot 5.03; Block 199.6/Lots 16, 31; Block 202.02/Lot 9
17. Sturbridge Woods ( $\pm$  9.14 acres total)  
Location: Stockton Dr.  
Block 304.07/Lots 5, 25
18. Twelfth Street ( $\pm$  9.69 acres total w/o paper streets)  
Location: Twelfth St.  
Block 151/Lot 4; Block 160/Lots 4, 5, 6

**D. Municipal-Owned Resources: Recreational Space**

**1. Elliot Playground**

- Location: Elliot Dr.  
Situated on Block 213.04/Lot 132 (Open Space)
- Facilities: Playground Equipment

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 3)**

**2. Giangiulio Field (± 16.85 acres total w/buildings)**

Location: Victor Blvd.  
Block 230.01/Lots 1.01, 46, 59  
Facilities: 1 Baseball Field w/lights  
1 Football Field (Artificial Turf) w/lights  
Playground Equipment  
1 Concession Stand

**3. Green Ridge Park (± 2.60 acres)**

Location: Round Hill Rd.  
Block 94/Lot 52  
Facilities: 1 Baseball Field  
1 Full Basketball Court  
1 Tennis Court  
Playground Equipment

**4. John Connolly Memorial Park (± 43.86 acres)**

Location: Centennial Blvd.  
Block 207/Lot 14  
Facilities: Playground Equipment  
2 Dog Runs  
2 Gazebos  
1 Pavilion  
1 Walking Path  
Open Field

**5. Kirkwood Park (± 16.01 acres total w/buildings, w/o paper streets)**

Location: Laurel Oak Rd.  
Block 161/Lots 19, 20, 20.01, 102  
Facilities: 1 Baseball/Soccer Field  
1 Baseball Field w/lights  
1 Full Basketball Court  
2 Tennis Courts  
Playground Equipment  
1 Walking Path

**6. Lake Villa Park (± 4.68 acres total)**

Location: Cornell Dr.  
Block 238/Lots 1, 1.01, 1.02, 1.03, 1.04, 1.05  
Facilities: 1 Full Basketball Court  
1 Tennis Court  
Playground Equipment

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 4)**

**7. Lions Lake Park (± 20.92 acres w/buildings)**

Location: Dutchtown Rd.  
Block 224/Lot 1

Facilities: 4 Softball Fields, 2 w/lights  
Playground Equipment  
1 Banquet Hall  
1 Concession Stand  
1 Conference Center  
1 Picnic Area  
Lions Lake  
Open Field

**8. Rabinowitz Field (± 20.88 acres total w/buildings)**

Location: Kresson Rd.  
Block 218/Lots 7.01, 19

Facilities: 6 Baseball Fields, 3 w/lights  
4 Batting Cages, 2 w/lights  
Playground Equipment  
2 Concession Stands

**9. Stockton Playground**

Location: Stockton Dr.  
Situated on Block 304.07/Lot 5 (Open Space)

Facilities: Playground Equipment

**10. Voorhees Township VFW (± 1.00 acres w/buildings)**

Location: 22 West White Horse Rd.  
Block 80/Lot 5

Facilities: Playground Equipment  
1 Meeting Hall

**11. Willowbrook Playground**

Location: Willowbrook Way  
Situated on Block 218.01/Lot 8 (Open Space)

Facilities: Playground Equipment



**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 5)**

**E. Eastern Camden County Regional School District Board Of Education-Owned Resources**

**1. Eastern Regional High Schools (± 77.50 acres total w/buildings)**

Location: 1401 Laurel Oak Rd.  
Block 200/Lots 4, 5, 6, 21

Facilities: 1 Stadium w/lights, containing:

- 1 Multi-Purpose Playing Field (Artificial Turf)
- 1 6-Lane Running Track
- Track and Field Equipment
- 1 Baseball Field (Artificial Turf Infield) w/lights
- 2 Baseball/Multi-Purpose Practice Fields
- 1 Multi-Purpose Playing Field (Artificial Turf) w/lights
- 1 Multi-Purpose Playing/Practice Field
- 1 Softball/Multi-Purpose Practice Field
- 10 Tennis Courts, 6 w/lights
- 1 Track and Field Throwing/Practice Football Field
- Open Field

**F. Voorhees Township School District Board Of Education-Owned Resources**

**1. Board Of Education Administration Building (± 6.73 acres w/buildings)**

Location: 329 Rt. 73  
Block 224/Lot 5

Facilities: 2 Batting Cages  
1 Softball Field

**2. E.T. Hamilton Elementary School (± 17.67 acres total w/buildings)**

Location: 1000 Boundary Ln.  
Block 230.01/Lots 43, 44, 45

Facilities: 2 Full Basketball Courts  
1 Softball Field  
Playground Equipment  
Open Field

**3. Kresson Elementary School (± 20.00 acres w/buildings)**

Location: 8 School Ln.  
Block 218/Lot 17

Facilities: 3 Baseball/Softball Fields  
1 Full Basketball Court  
Playground Equipment  
Open Field

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 6)**

**4. Maiarota Field (± 20.00 acres w/buildings)**

Location: 3001 Echelon Rd.  
Block 150.14/Lot 6  
Facilities: 1 Full/2 Half Basketball Courts  
9 Soccer Fields w/lights  
2 Tennis Courts  
2 Concession Stands

**5. Osage Elementary School (± 11.27 acres w/buildings)**

Location: 112 Somerdale Rd.  
Block 100/Lot 32  
Facilities: 1 Baseball/Softball Field  
1 Running Track  
Playground Equipment  
Open Field

**6. Signal Hill Elementary School (± 16.71 acres w/buildings)**

Location: 33 Signal Hill Dr.  
Block 229.06/Lot 70  
Facilities: 1 Baseball/Softball Field  
Playground Equipment  
Open Field

**7. Voorhees Middle School (± 38.18 acres w/buildings)**

Location: 1000 Holly Oak Dr.  
Block 202/Lot 1  
Facilities: 1 Baseball Field  
6 Half Basketball/3 Tennis Courts w/lights  
1 Running Track  
2 Soccer Fields  
1 Softball Field  
Track and Field Equipment  
Open Field

**G. Private-Owned Resources**

**1. Acorn Hill (Acorn Hill Association)**

**a. Red Oak Drive (± 6.62 acres total)**

Location: Block 202.23/Lot 7; Block 202.25/Lot 7  
Facilities: Open Space

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 7)**

- ↓ Main st?
2. Beagle Club (Quaker Group Associates, LP)
    - a. Townsquare Boulevard (± 0.88 acres)  
Location: Block 213.15/Lot 1  
Facilities: Open Space
    - b. Village Drive (± 4.87 acres)  
Location: Block 213.19/Lot 18  
Facilities: Open Space
  3. Carriagebrooke Farms (Carriagebrooke Farms Homeowner's Association)
    - a. Carriagebrooke Drive (± 6.74 acres)  
Location: Block 195/Lot 23  
Facilities: Open Space
    - b. Fifth Street (± 27.50 acres)  
Location: Block 161/Lot 73  
Facilities: Open Space
  4. Centennial Mill (Pulte Home Corporation of Delaware Valley)
    - a. Alyce Lane (± 4.33 acres total)  
Location: Block 200/Lots 2.608, 2,609  
Facilities: Open Space
    - b. Borton Avenue (± 3.35 acres total)  
Location: Block 200/Lots 2.605, 2.606, 2.607, 2.610  
Facilities: Open Space
    - c. Matlack Drive (± 26.86 acres total)  
Location: Block 200/Lots 2.604, 2.612  
Facilities: Open Space
    - d. Milford Circle (± 0.19 acres)  
Location: Block 200/Lot 2.613  
Facilities: Open Space
    - e. Waterway Avenue (± 1.41 acres)  
Location: Block 200/Lot 2.611  
Facilities: Open Space
  5. Chateau Woods (Paparone Housing Co., Inc.)
    - a. Lafayette Avenue (± 5.16 Acres)  
Location: Block 271/Lot 7.04  
Facilities: Open Space
  6. Golf Land (Golf Land, LLC)  
Location: 801 Haddonfield-Berlin Rd. (Unknown acres)  
Situating on Block 199.06/Lot 36  
Facilities: 18 Hole Public Miniature Golf Course  
18 Hole Public Pitch & Putt Golf Course

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 8)**

**7. Kresson Golf Club (Herman and Mary Aducat)**

Location: 298 Kresson-Gibbsboro Rd. (± 80.32 acres w/buildings)  
Block 222/Lots 8, 8.01

Facilities: 18-Hole Public Golf Course

**8. Main Street Playground (Brandywine Main Street, LLC)**

Location: Main St. (Unknown acres)  
Situating on Block 207/Lot 4

Facilities: Public Playground Equipment

**9. Stafford Farm (Ken Kazahaya)**

Location: 1407 White Horse Rd. (± 69.81 acres w/buildings)  
Block 199/Lot 5

Facilities: Open Space (Privately Farmed)

**10. Sturbridge Lakes (Sturbridge Lakes Association)**

**a. Antietam Lake**

Location: Antietam Rd. (± 9.21 acres total)  
Block 229.08/Lots 21, 49, 50

Facilities: 1 Full Basketball Court  
1 Picnic Area

**b. Barclay Lane Sports Complex**

Location: Barclay Ln. (± 6.00 acres)  
Block 229.06/Lot 73

Facilities: 2 Baseball/Softball Fields  
1 Multi-Purpose Playing Field  
1 Street Hockey Rink  
3 Tennis Courts

**c. Battery Pond**

Location: Battery Hill Dr. (± 1.96 acres total)  
Block 229.08/Lots 2, 51

Facilities: Playground Equipment

**d. Feather Lake**

Location: Williamfeather Dr. (± 3.59 acres)  
Facilities: Open Space

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 9)**

e. Foxview Lake

Location: Brookview Dr. ( $\pm$  13.46 acres total)  
Block 229.13/ Lots 10, 52, 77

Facilities: 2 Beaches  
1 Full Basketball Court  
2 Volleyball Courts  
Playground Equipment  
2 Beach Houses  
2 Picnic Areas

f. Signal Lake

Location: Williamfeather Dr. ( $\pm$  3.48 acres)  
Block 229.13/Lot 76

Facilities: Open Space

g. Tenby Lake

Location: Tenby Chase Dr. ( $\pm$  5.66 acres total)  
Block 229.14/Lot 41; Block 229.24/Lots 10, 26, 27

Facilities: Open Space

11. Sturbridge Woods (Scarborough Corp.)

a. Forrest Hills Dr. ( $\pm$  8.37 acres)

Location: Block 304.01/Lot 4

Facilities: Open Space

12. Sturbridge Woods (Sturbridge Woods Association)

a. Forrest Hills Dr. ( $\pm$  5.49 acres)

Location: Block 304.01/Lot 18

Facilities: Open Space

13. Sturbridge Woods Swim Club (Sturbridge Woods Swim Club, Inc.)

Location: 8-1 Forrest Hills Dr. ( $\pm$  4.50 acres)  
Block 304.01/Lot 17

Facilities: 1 Swimming Pool  
1 Toddler Pool  
1 Volleyball Court  
1 Toddler Volleyball Court  
Playground Equipment  
1 Picnic Area

14. Traditions at Laurel Oak (Pulte Home Corporation)

a. Merryton Street ( $\pm$  6.75 acres total)

Location: Block 200/Lots 2.600, 2.601

Facilities: Open Space

**2008 Voorhees Township Open Space  
Recreational/Open Space Inventory\*  
(Page 10)**

- b. Festival Drive ( $\pm$  0.34 acres total)
  - Location: Block 200/Lots 2.602, 2.603
  - Facilities: Open Space
- 15. Traditions at Laurel Oak (Traditions at Laurel Oak Homeowner's Association)
  - a. Merryton Street ( $\pm$  11.10 acres)
    - Location: Block 200/Lot 2
    - Facilities: Open Space
- 16. VFW Recreation Area (VFW Post 10116)
  - Location: Sheppard Rd. ( $\pm$  3.31 acres)  
Block 207/ Lot 12
  - Facilities: 1 Full Basketball Court  
2 Half Basketball Courts
- 17. Voorhees Crest (Voorhees Crest Community Association)
  - a. Regency Drive ( $\pm$  8.44 acres)
    - Location: Block 227.08/ Lot 6
    - Facilities: Open Space
- 18. Woodland Glen (Steliga Homes of Voorhees, LLC)
  - a. Woodglen Lane ( $\pm$  2.21 acres)
    - Location: Block 213.04/Lot 163
    - Facilities: Open Space

\* In addition to the above resources, undeveloped open space owned by numerous entities is located throughout the Township. However, much of this open space consists of stormwater management facilities and buffers. These areas typically occur in isolated pockets throughout residential developments and not as large, contiguous parcels. This listing is current through 2007 as per Township Tax Maps.



## **APPENDIX B**

### **1999 Open Space Acquisition Map**

## **APPENDIX C**

### **2008 Ranked Parcel Map**

## **APPENDIX D**

### **2008 Voorhees Township Open Space Parcel Assessed Values**

### 2008 Voorhees Township Open Space Parcel Assessed Values

| <u>Parcel Key</u> | <u>Raw Land Value*</u> | <u>Improvement Value*</u> | <u>Total Value*</u> |
|-------------------|------------------------|---------------------------|---------------------|
| 1                 | \$5,300                | -0-                       | \$5,300             |
| 2                 | \$2,164,500            | \$1,835,500               | \$4,000,000         |
| 3                 | \$237,500              | -0-                       | \$237,500           |
| 4                 | \$108,500              | \$219,200                 | \$327,700           |
| 5                 | \$290,500              | \$156,100                 | \$446,600           |
| 6                 | \$199,600              | \$61,300                  | \$260,900           |
| 7                 | \$104,900              | -0-                       | \$104,900           |
| 8                 | \$174,000              | \$72,700                  | \$246,700           |
| 9                 | \$5,700                | -0-                       | \$5,700             |
| 10                | \$20,500               | -0-                       | \$20,500            |
| 11                | \$60,000               | -0-                       | \$60,000            |
| 12                | \$302,500              | -0-                       | \$302,000           |
| 13                | \$260,100              | \$310,900                 | \$571,000           |
| 14                | \$135,000              | \$118,300                 | \$253,300           |
| 15                | \$16,500               | -0-                       | \$16,500            |
| 16                | \$512,500              | -0-                       | \$512,500           |
| 17                | \$216,000              | \$161,900                 | \$377,900           |
| 18                | \$216,800              | \$150,400                 | \$367,200           |
| 19                | \$200,000              | -0-                       | \$200,000           |
| 20                | \$846,000              | -0-                       | \$846,000           |
| 21                | \$214,600              | \$867,400                 | \$1,082,000         |
| 22                | \$190,000              | -0-                       | \$190,000           |
| 23                | \$1,748,600            | -0-                       | \$1,748,600         |
| 24                | \$750,000              | -0-                       | \$750,000           |
| 25                | \$1,211,000            | \$107,500                 | \$1,318,500         |
| 26                | \$2,520,300            | \$1,327,900               | \$3,848,200         |
| 27                | \$657,900              | -0-                       | \$657,900           |
| 28                | \$499,000              | -0-                       | \$499,000           |
| 29                | \$499,000              | \$1,000                   | \$500,000           |
| 30                | \$135,100              | \$104,300                 | \$239,400           |
| 31                | \$6,100                | -0-                       | \$6,100             |
| 32                | \$122,500              | \$70,700                  | \$193,200           |
| 33                | \$1,274,400            | -0-                       | \$1,274,400         |
| 34                | \$216,600              | \$153,500                 | \$345,100           |
| 35                | \$700                  | -0-                       | \$700               |
| 36                | \$2,020,300            | \$1,533,900               | \$3,554,200         |
| 37                | \$1,100                | -0-                       | \$1,100             |
| 38                | \$3,810,000            | -0-                       | \$3,810,000         |
| 39                | \$2,000                | -0-                       | \$2,000             |
| 40                | \$163,500              | \$7,500                   | \$171,000           |

**2008 Voorhees Township Open Space Parcel Assessed Values  
(Page 2)**

| <u>Parcel Key</u> | <u>Raw Land<br/>Value*</u> | <u>Improvement<br/>Value*</u> | <u>Total<br/>Value*</u> |
|-------------------|----------------------------|-------------------------------|-------------------------|
| 41                | \$735,900                  | \$1,517,000                   | \$2,252,900             |
| 42                | \$235,600                  | -0-                           | \$235,600               |
| 43                | \$2,400,000                | -0-                           | \$2,400,000             |
| 44                | \$123,100                  | \$164,200                     | \$287,300               |
| 45                | \$1,096,000                | -0-                           | \$1,096,000             |
| 46                | \$336,200                  | -0-                           | \$336,200               |
| 47                | \$823,400                  | -0-                           | \$823,400               |
| 48                | \$200                      | -0-                           | \$200                   |
| 49                | \$482,700                  | -0-                           | \$482,700               |
| 50                | \$587,200                  | -0-                           | \$587,200               |
| 51                | \$587,200                  | -0-                           | \$587,200               |
| 52                | \$214,000                  | -0-                           | \$214,000               |
| 53                | \$587,200                  | -0-                           | \$587,200               |
| 54                | \$587,200                  | -0-                           | \$587,200               |
| 55                | \$1,400                    | -0-                           | \$1,400                 |

\* 2008 Listed Assessments.