# TOWNSHIP OF VOORHEES 2022 MASTER PLAN REEXAMINATION REPORT

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## 2022 MASTER PLAN REEXAMINATION REPORT

**PREPARED FOR:** 



Township of Voorhees Planning Board Camden County, New Jersey

Adopted: September 14, 2022

**Prepared By:** 



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This document has been prepared in accordance with N.J.S.A 40:55D-89 of the Municipal Land Use Law. The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

#### Contents

I. Introduction	1
1.1 Township Overview	2
1.2 History of the Master Plan in the Township of Voorhees	3
II. Reexamination Report Requirements	6
III. Major Problems and Objectives During last Master Plan Re-	
Examination	9
3.1 Review of the 2012 Goals and Objectives	10
IV. Changes to Problems and Objectives	13
4.1 Changes to Comprehensive Goals	14
4.2 Changes to Comprehensive Objectives	16
4.3 Changes to Specific Goals	18
4.4 Changes to Recommendations	19
V. Significant Changes in Assumptions, Policies and Objectives	38
5.1 Housing, Economic, and Demographic Characteristics	39
5.2 State Level Changes	50
VI. Recommended Changes	51
VII. Redevelopment Plan Incorporation Recommendations	51
VIII. Electric Vehicle Infrastructure Location Recommendations	51
Appendices	51

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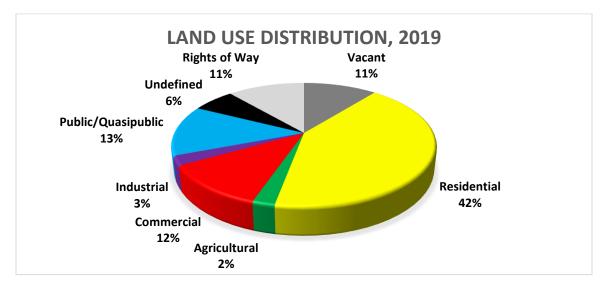
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## I. Introduction



#### 1.1 Township Overview

The Township of Voorhees is a suburban community located along the eastern border of Camden County. The Township is 11.6 square miles in size and is bordered by nine other municipalities including Cherry Hill Township and Lawnside Borough to the north; Berlin Township to the south; Somerdale Borough, Lindenwold Borough, and Gibbsboro Borough to the west, and Evesham Township (in Burlington County) to the east. The maps on the next page show the location of Voorhees within the State of New Jersey, and its location in relation to its neighbors.

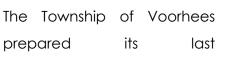




Voorhees is a largely residential suburb, as indicated by Figure 1 above. The residential uses are largely concentrated on the east half of the Township, although there are scattered neighborhoods on the west side. Multi-family residential uses are mostly located on the west side of the Township. Commercial uses are mostly located along the Route 73 corridor, near the intersection of Haddonfield-Berlin Road and White Horse Road, and near the Voorhees Town

Center development at the far west end of the Township. The Township also includes a large amount of vacant land, with land around Centennial Boulevard making up a large amount of the total. Since the 2012 Plan Master Re-Examination, land use in the Township has remained relatively stable. A land use map is provided at the end of this section.

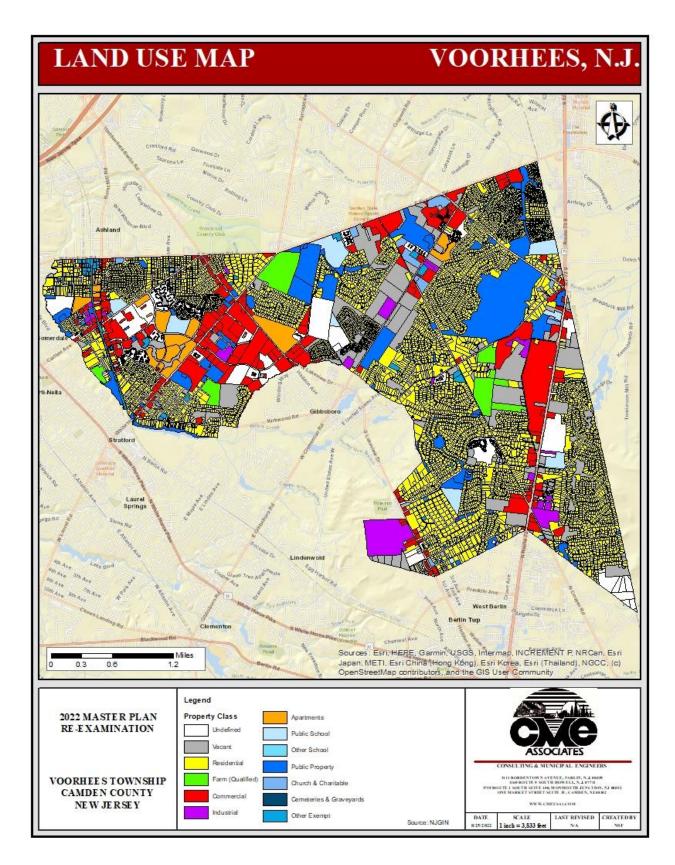
#### 1.2 History of the Master Plan in the Township of Voorhees



comprehensive Master Plan in 1987. Since that time, Master Plan Updates were adopted in 1995 and 1998. Master Plan Re-Examinations were undertaken and adopted in 2005 and 2012. Amendments to the Master Plan were also adopted in 2007 and 2010. In addition, a Housing Element and Fair Share Plan was granted substantive certification by the Council on Affordable Housing (COAH) on March 3, 2004. The Township recently reached a settlement Agreement with Fair Share Housing Center on April 26, 2021, and Township was granted an Order approving the Settlement in July 2021. Currently the Township is preparing its Housing Element and Fair Share Plan and other compliance documents in order to meet its Settlement conditions.



Per N.J.S.A 40:55D-89, a Planning Board is required to prepare a periodic reexamination of its master plan every ten (10) years. A Reexamination Report is a review of previously adopted master plans, amendments and local development regulations to determine if the policy guidelines set forth herein are still applicable. The Township of Voorhees last examined its Master Plan in 2012. In accordance with the New Jersey Municipal Land Use Law (MLUL), the 2012 Master Plan Re-Examination is being examined to reflect the changing needs of the Township and to affirm or amend the policies that were set forth.



### II. Reexamination Report Requirements



Per N.J.S.A. 40:55D-89 the Reexamination Report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the Master Plan or land development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to

public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The findings and recommendations contained in the Reexamination are based upon the review of the following documents:

- Township of Voorhees Unified Land Development Ordinance;
- Master Plan Re-Examination for Voorhees Township dated August 2012, prepared by CME Associates;
- 2005 Master Plan Reexamination Report for the Township of Voorhees dated July 2005, prepared by Consulting Engineer Services;
- 2010 US Census Data and American Community Survey (ACS) 5-Year Population Estimate;
- 2020 US Census Data and ACS 5-Year Population Estimate;
- Other pertinent existing Master Plan documentation; and
- Other related information from other Board professionals.



The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Re-Examination Report shall include:

## "The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report."

In 1987, the Township of Voorhees adopted a Master Plan. In 1995 the Township updated the Master Plan (this update was further amended in 1996). The 1995 Master Plan Update provided revisions to the goals and objectives of the 1987 Master Plan. These goals and objectives were further modified in the 1998 Master Plan Update. The 2005 Master Plan Reexamination Report adopted by the Township maintained these goals and objectives. The 2012 Master Plan Re-Examination established a new set of Comprehensive Goals, Comprehensive Objectives, and Specific Goals intended to help guide future development and redevelopment in the Township of Voorhees. These are listed below.

#### 3.1 Review of the 2012 Goals and Objectives

#### Comprehensive Goals:

- 1. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C. 40:55D-2.
- 2. To continue to be a stable and diverse suburban community through the provision of a balanced land use pattern.
- Encourage the development of both active and passive recreation opportunities for the community, while maintaining sensitivity to environmental and cultural resources.
- 4. To maintain and enhance a thriving local economy that encourages the provision of more cost effective public services in order to improve the quality of life for Voorhees residents.
- 5. To encourage the establishment of policies, codes and standards that promote the use of sustainable development practices, including but not

limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things.

6. To continually improve the sustainability profile of the Township.

#### Comprehensive Objectives:

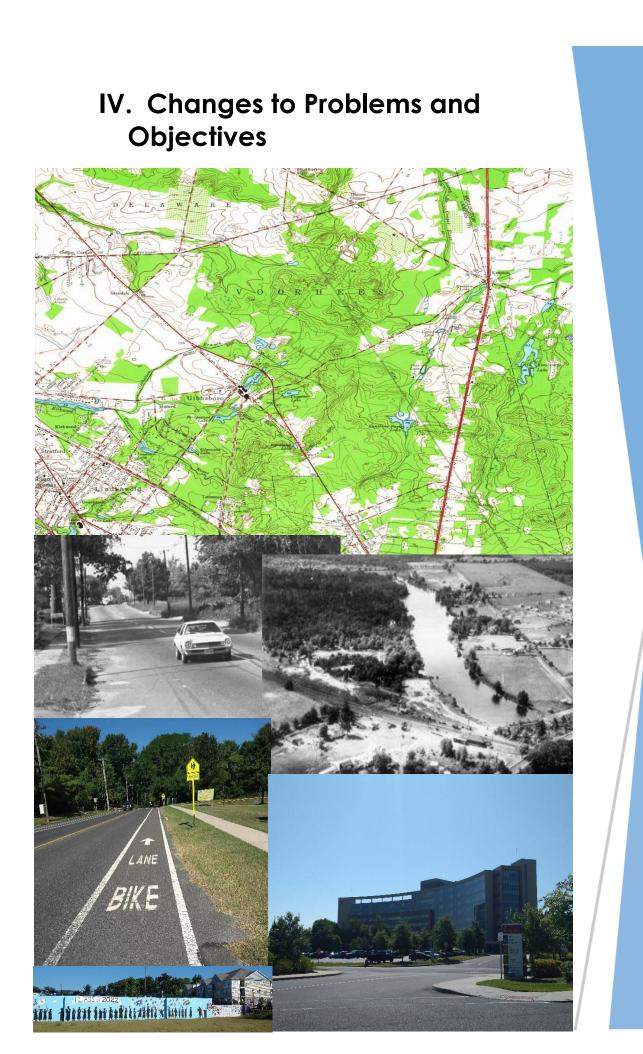
- 1. To encourage the redevelopment and revitalization of vacant or underutilized properties, and the rehabilitation and restoration of brownfields and/or contaminated properties.
- 2. Preserve the high level of public services and provide new facilities where necessary, in order to accommodate population growth, economic development and the changing needs of the residents.
- To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change.
- To promote the expansion of pedestrian interconnection among neighborhoods, shopping areas, community centers and schools throughout the community.
- 5. Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas.
- 6. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality and contribute to the value of the community.
- To collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing Voorhees's Master Plan goals, while minimizing the financial burden on the Township.

#### Specific Goals:

- Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial and industrial areas, while being sensitive to adjacent and existing uses.
- 2. Encourage and support the rehabilitation and infill of the housing stock where appropriate while maintaining the character, scale and privacy of the established residential neighborhoods of the Township.
- 3. Recognize the need to adapt to the changing dynamics and demands of a diverse and increasing globalized economy.
- 4. Promote new development that will create and sustain attractive, safe neighborhoods guided by existing community standards and that will enhance rather than detract from neighboring areas in terms of open space, parking, local and regional access and overall aesthetics.
- 5. To coordinate land uses with transportation facilities to facilitate access and encourage alternatives to driving.
- 6. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas in Voorhees by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation.

#### Recommendations:

There are a total of 45 recommendations noted in the 2012 Master Plan Re-Examination in the following areas: Land Use, Circulation, Climate Change, Rezoning, Ordinance Changes and Amendments, and Sustainability. These are discussed in greater detail in the next section.



The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

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

Only the 2012 goals and objectives are analyzed in this Re-Examination. The extent to which these goals and objectives remain relevant and the extent to which there have been significant changes in the goals and objectives established by the 2012 Master Plan Re-Examination is noted below in *italicized* typeface.

#### 4.1 Changes to Comprehensive Goals

The 2012 Master Plan Re-Examination identified six Comprehensive Goals. All six continue to remain relevant. The extent to which these Goals have been achieved is discussed below:

1. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C. 40:55D-2.

This goal remains relevant. There have been changes to the MLUL since the 2012 Re-Examination. These changes are discussed further in Section 5 of this Re-Examination.

2. To continue to be a stable and diverse suburban community through the provision of a balanced land use pattern.

This goal remains relevant. As the Camden County region continues to grow, the Township will need to carefully identify appropriate land use

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https://ngmdb.usgs.gov/topoview/viewer/ Car on Haddonfield-Berlin Road in the early 1970s, accessed August 30, 2022 from "History", Voorhees Police Department, https://www.vtpd.com/about-us/history/

Kirkwood Lake around 1930, accessed August 30, 2022 from "Our History", Voorhees Township, https://voorheesnj.com/about/our-history/

patterns that will allow it to retain its suburban character while providing enough flexibility to allow the growth necessary to sustain itself.

3. Encourage the development of both active and passive recreation opportunities for the community, while maintaining sensitivity to environmental and cultural resources.

This goal remains relevant. The land use pressures created by regional growth will continue to make considerations for recreation and conservation a vital component of planning for the Township. The Township should continue efforts to develop the former Buzby Landfill site as a recreational site.

 To maintain and enhance a thriving local economy that encourages the provision of more cost effective public services in order to improve the quality of life for Voorhees residents.

This goal remains relevant. Inflationary pressures will make providing cost effective services to residents more important.

5. To encourage the establishment of policies, codes and standards that promote the use of sustainable development practices, including but not limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things.

This goal remains relevant. While the Township has made strides toward promoting and instituting sustainable development practices, more work can and should be done. This is especially true in the realm of promoting sustainability in the private realm. 6. To continually improve the sustainability profile of the Township.

This goal remains relevant (see Goal 5).

#### 4.2 Changes to Comprehensive Objectives

The 2012 Master Plan Re-Examination identified seven Comprehensive Objectives. All seven continue to remain relevant. The extent to which these objectives have been achieved is discussed below:

 To encourage the redevelopment and revitalization of vacant or underutilized properties, and the rehabilitation and restoration of brownfields and/or contaminated properties.

This objective remains relevant. There are multiple underutilized or vacant properties across Voorhees where the Township can encourage redevelopment or revitalization. Additional details on these properties are discussed in Section VII of this Re-Exam.

 Preserve the high level of public services and provide new facilities where necessary, in order to accommodate population growth, economic development and the changing needs of the residents.

This objective remains relevant as the population of Voorhees and its needs continue to change.

 To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change.

This objective remains relevant. The Township is taking steps with partners to install solar energy generating arrays in the parking lots at municipal-owned recreational facilities. The Township should continue to use appropriate measures to advance the installation of this equipment. Additionally, the Township should promote the installation of remote network metering and other smart grid technology to allow for greater efficiency.

 To promote the expansion of pedestrian interconnection among neighborhoods, shopping areas, community centers and schools throughout the community.

This objective remains relevant.

5. Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas.

This objective remains relevant.

6. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality and contribute to the value of the community.

This objective remains relevant.

7. To collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing Voorhees's Master Plan goals, while minimizing the financial burden on the Township.

This objective remains relevant.

#### 4.3 Changes to Specific Goals

The 2012 Master Plan Re-Examination identified six Specific Goals. All six continue to remain relevant. The extent to which these Goals have been achieved is discussed below:

 Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial and industrial areas, while being sensitive to adjacent and existing uses.

This goal remains relevant.

2. Encourage and support the rehabilitation and infill of the housing stock where appropriate while maintaining the character, scale and privacy of the established residential neighborhoods of the Township.

This goal remains relevant.

3. Recognize the need to adapt to the changing dynamics and demands of a diverse and increasing globalized economy.

This goal remains relevant.

4. Promote new development that will create and sustain attractive, safe neighborhoods guided by existing community standards and that will enhance rather than detract from neighboring areas in terms of open space, parking, local and regional access and overall aesthetics.

This goal remains relevant.

5. To coordinate land uses with transportation facilities to facilitate access and encourage alternatives to driving.

This goal remains relevant.

6. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas in Voorhees by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation.

This goal remains relevant. One of the major steps taken by Township is by preparing a comprehensive redevelopment plan for the Voorhees Town Center in order to develop it in a cohesive and unified plan as a Town Center for Voorhees Township.

#### 4.4 Changes to Recommendations

There are a total of 45 recommendations noted in the 2012 Master Plan Re-Examination. Some of these recommendations have been accomplished, however, some still remain a concern due to development pressures. We have identified the objectives and expressed in italics the extent to which the objective has been achieved or increased.

#### Land Use Recommendations:

 Advances in renewable energy technology coupled with State and Federal legislation promoting sustainable energy use. It is incumbent for the Township to encourage the establishment of requirements that would address onsite renewable energy infrastructure for both residential and commercial properties. Specific attention shall be given to the identification of appropriate locations for wind, solar, tidal and other renewable energy resources and opportunities.

§150.17 Renewable Energy Regulations was added to the ULDO and includes standards for construction of solar and wind systems. This section permits wind energy and solar energy systems as accessory uses in all districts, provided that certain requirements are met.

2. It is recommended that the Township evaluate the implementation of a comprehensive and Township wide safe route and pedestrian access and linkage plan. Complete streets should promote the increased usage of bike lanes, pedestrian routes, bike racks, new and expanded bike paths, and improved pedestrian pathways and connections. This plan should promote walkability throughout the Township; promote bicycling as an alternative transportation option. Traffic calming techniques, reduction in trip generation and an improved visual realm are likely results of implementing this type of Plan.

Township has been actively participating in Safe Routes to School program and DVRPC Congestion Mitigation and Air Quality Program resulting in several bike and pedestrian friendly streets in the Township. Active participation in receiving such grants by Township should continue. 3. Safe routes for pedestrians have proven to be effective engineering, planning and urban design mechanisms to promote greater access and linkage, improved safety for pedestrians, encouragement of alternative non-carbon emitting modes of transportation (e.g., bicycles) and healthy and sustainable means of travel throughout the Township. These routes provide a safe and easy way for residents to access many types of pedestrian destinations like schools, parks, shopping areas, transit opportunities and other destinations throughout the Township. The Township can achieve this goal by utilizing but not necessarily limiting itself to the following planning techniques: strategic road striping of cross-walks, greater usage of pedestrian lanes (paved sidewalks) and curb ramps, unified pedestrian wayfinding (signage), and enhance multi-use pathway connectivity to increase route options and decrease travel times.

Special attention should be paid to the Route 73 Corridor which, pursuant to the Route 73 Corridor Reviews Study, Final Report 2003, suggests that the Township should "provide a unique, aesthetic, environmentally sensitive, and architecturally pleasing appearance" and "provide a safe route for residents and visitors". Safe routes have proven an effective measure to accomplish both of these goals.

As noted above Township actively participates in Safe Routes to School program and other regional programs in order to improve the pedestrian connectivity throughout the Township. Special attention to the connectivity on Route 73 should be considered.

#### **Circulation Recommendations:**

1. Voorhees has taken considerable strides to promote pedestrian and bicycle travel through the Township. The township instituted a Township wide path and

bike lane route plan. To support the strategy of becoming a sustainable community, where residents can walk safely or bicycle to shopping centers recreation areas, schools and access to public transit, the Township should further evaluate and expand a systematic network of pedestrian walkways and further the opportunity for bike lanes/paths/trails

The Township has expanded bike infrastructure so that there are now a total of 29.24 miles of bike paths (2.87 miles), lanes (21.0 miles) and routes (5.37 miles) within Voorhees, according to the Township's 2020 Bicycle Route Plan. An additional 4.05 miles of bike routes, paths, and lanes were also proposed in the 2020 Route Plan. Much of the existing infrastructure is in the eastern portion of the Township, with all of the proposed bike routes and lanes located in the western portion, most of this being north of the Voorhees Town Center. The Township should continue identifying and implementing pedestrian and bike circulation improvements, especially in the central portion of the Township to connect the western and eastern sections.

2. Residential and commercial growth having taken place over the past several years has resulted in increased traffic on secondary and tertiary roadways. As a result it is recommended that the Township undertake a detailed inventory of roadways and intersections to be included within a comprehensive circulation plan element in order to recommend improvements to said roadways and intersections. This circulation plan element shall include the investigation of potential mitigation measures to help alleviate public safety issues.

A comprehensive circulation plan element has not yet been undertaken. Given the continued development in the Township, this recommendation remains relevant, although there has been bike circulation improvements as noted in recommendation 1, above.  It is recommended that the Township's Land Use ordinance shall be updated to require traffic calming techniques to be included within future developments in order to avoid adverse impacts generated by proposed development.

No such update to the Land Use Ordinance has been adopted. This recommendation remains relevant, especially for critical intersections such as that of Kresson-Gibbsboro Road with Route 73, and Cooper Road with Route 73.

#### Climate Change Recommendations:

1. Voorhees Township shall develop a plan for reducing and mitigating its direct and indirect greenhouse gas (GHG) emissions. Direct emissions could be reduced through more efficient vehicles and the use of alternative fueled vehicles. Indirect emissions could be reduced through more efficient use of electricity and the use of renewable energy. Steps to mitigate GHG emissions could include increasing carbon sequestration capacity through tree planting and preservation of established forested areas. Voorhees should work closely with the county, state, and private sector (electric utilities) initiatives to access resources for reducing and mitigating greenhouse gas emissions and addressing the effects of global climate change.

This recommendation remains relevant.

#### Rezoning Recommendations:

1. It would be recommended that the Township extend the CP district boundary to include the entire Fire [Department] property [Block 185, Lot 13.1).

This recommendation is still relevant, as the CP zone does not extend to the Gibbsboro Road frontage.

2. It is recommended that the Township consider creating a "Special Business and Service Overlay District" to amend and supplement the standards for the O1 Office district. The parcels within the overlay district would include Block 27, Lots 24 & 25, Block 39, Lots 12, 13, 14, 15, 16 & 17, and Block 44, Lots 1, 2, 4, 5 & 6. In addition to those uses otherwise permitted in the O-1 zone the list of uses allowed in the Special Business and Service Overlay District would include catering and related food services; radio and electrical repairing; barber and beauty shop operations, including nail and skin care establishments; and the offices of contractors in the building trades provided that no bulk storage of materials or equipment is permitted. The revised standards would encourage the adaptive reuse of these properties and enhance the stability and vitality of this section of the Township.

The Special Business and Service Overlay District was established with conditional uses as noted in this recommendation. However, the Zoning Map must still be updated to indicate the location of the Overlay District.

3. It is recommended that the Township amend its RR Zoning District Conditional Use §152.003 to allow lots and parcels maintaining frontage on White Horse Road, between Haddonfield Berlin Road and Evesham Road to conditionally permit offices of a recognized profession, as enumerated in §152.052(A), and extend conditional use bulk standards as currently set forth in §152.055.

The RR Zone was amended to include low intensity office uses as conditional uses for the location identified in the recommendation. This recommendation has therefore been completed. 4. It is recommended that the Township consider extending the existing B – Business District, located at the intersection of Kresson Gibbsboro Road and Cooper Road to the parcel maintaining frontage on the south-eastern side of the intersection Kresson Gibbsboro Road and Cooper Road (Block 222, Lot 1 (comprised of approximately 3.59 acres)) and currently located in the CR – Cluster Residential Zoning District. In addition to the above, it is further recommended that the Township consider amending the B Zone to permit hospices, nursing homes, convalescent care facilities, acute care facilities and assisted living facilities as conditional uses, while also establishing conditional use standards, establishing area, yard and bulk standards, screening and landscaping standards.

The B Business District was not extended to Lot 1 in Block 222, which is still located in the CR Cluster Residential Zoning District. The B District has not been amended to permit hospices, nursing homes, convalescent care facilities, acute care facilities and assisted living facilities as conditional uses.

5. It is recommended that the Township consider consolidating Rural Residential (RR) Districts with adjacent Medium Density Residential (MDR) districts to effectuate more uniform residential development standards for contiguous residential Zoning Districts. In order to propose such a merger, revised bulk standards and permitted uses in both Districts need to be considered to ameliorate the potential for rendering existing structures as non-conforming with underlying Bulk and or Design Standards.

The need to effectuate more uniform residential development standards remains. The Township should therefore again consider the merger of the RR Rural Residential and MDR Medium Density Residential zones.

6. It is recommended that the RR zone be amended under 152.003 (E), Low intensity office uses to include the area located on the west side of White

Horse Road between Route 561 (Haddonfield-Berlin Road) and Evesham Road. Blocks 139, 140, 148, 149, 149.02, and 149.03 are within the area affected by this change.

The RR Zone was amended to include low intensity office uses as conditional uses for the location identified in the recommendation. This recommendation has therefore been completed.

7. It is recommended that the Township review the possibility and appropriateness of extending a senior housing overlay on the vacant, undeveloped parcels (Block 202.23, Lots 32 – 36), comprised of approximately 79.77 acres portions of which are located in the O3 Zoning District on Centennial Boulevard adjacent to the existing EIB zoned senior housing development.

The properties in question are zoned O4 Office Campus zone. Most of this area remains undeveloped. Given this, the recommendation to consider a senior housing overlay for this area remains.

8. The former Virtua hospital site, located along East Evesham Road should be evaluated for rezoning to permit mixed-use redevelopment of the property. It is recommended that the parcel be re-zoned O3 with a TC-1 overlay.

The former Virtua hospital site has been rezoned O3 with TC-1 Overlay, as recommended.

9. It is recommended that the Township investigate existing commercially zoned areas of the Township at key signalized intersections along major arterials, such as the Cooper Road, Route 73 intersection. It is further recommended that the Township adopt conditional use standards at appropriate locations that provide for land area and access to permit convenience stores with gasoline fueling stations as conditional uses within these identified areas.

Convenience stores with gasoline fueling stations are permitted uses along the northern stretch of the Route 73 MB Major Business zone corridor. Gasoline service stations are also conditional uses in the B Business zone. Replacing the condition that "no other uses or buildings at the property [are permitted] except an automotive shop as defined in §152.082(C)(3) which is used in connection with the gasoline service station" with a condition that "no other uses or buildings at the property are permitted except a convenience store" would open the B district to this type of use (gas station with convenience store). This includes most of the area surrounding the major intersection of Haddonfield-Berlin Road and White Horse Road. The recommendation to examine key signalized intersections remains relevant.

#### Ordinance Change and Amendments Recommendations:

 The Cluster Residential Zoning District contains design standards in §152.036, which are currently incomplete. This section should include regulations for building positioning (setbacks), lighting, service/loading areas, parking lots and building elements and design features. Any proposed standards should take into consideration design standards which are complimentary to the adjacent Kresson Golf Course and surrounding residential neighborhood.

#### §152.036 was not updated as recommended.

 It is necessary that Section 152.003(D) be reviewed against existing conditions in the Avian and Village sections of the Township to ensure that bulk standards for the above noted sections of the Township are provided for and reflect existing conditions for parcels and any associated improvements, which existed prior to January 1, 2006. §152.003.(D) was amended to provide bulk standards for dwellings that existed prior to January 1, 2006.

3. It is recommended that the Township limit sheds to two (2), with a total of 200 Gross SF, while preserving current height and setback standards. In addition to the above, it is further recommended that the Ordinance be amended to include one (1) accessory use section under Chapter 150 General Provisions, in lieu of including the various Zoning District subsections.

The additional regulations on sheds have been added to the Unified Land Development Ordinance under a consolidated Accessory Uses/Structures section at §150.13.

4. All references in the Township Ordinance to the "BOCA" should be amended to reflect the New Jersey Uniform Construction Code – NJAC 5:23 ("NJ UCC"). In addition, Section §159.05 Adoption of Standards by Reference, should be amended to indicate that the NJ UCC replaces the BOCA code as the adopted code of the Township.

§159.05 Adoption of Standards by Reference was amended as recommended, and most references to BOCA have been removed. However, BOCA is still adopted by reference for residential property maintenance at §151.01.

 It is recommended that the Township combine ordinance sections §154.012 & §154.014 addressing single family residential improvement and design standards.

§154.012 & §154.014 were deleted from the ULDO. It does not appear they were combined or relocated.

6. It is recommended that the Township delete §154.005 governing the usage and construction of swimming pools in the Township and re-codify the section as appropriate.

§154.005 was deleted.

7. It is recommended that Ordinance §§ 154.001, 154.012, 154.015(A), 154.015(B), 154.015(C) from Chapter 154 Improvement Regulations and Design Standards be relocated to Ordinance Chapter 150 General Provisions and re-codified as appropriate. Due to Recommendation (d.) in this section the Township will also have to re-codify §§ 154.012 and 154.014.

§§154.001, 154.015(A), 154.015(B), and 154.015(C) were relocated to Chapter 150. §§154.012 and 154.014 were deleted but it does not appear they were relocated or recodified.

8. Relocate Affordable Housing Section §152.160 – 188 to Chapter 154.

The Affordable Housing Section was relocated from  $\S152.160 - 188$  to its own Chapter at  $\S153.001 - 028$ .

 The proposed CCRC Overlay District currently has incomplete bulk standards.
It is recommended that bulk standards be adopted and the Township Zoning Map amended to reflect the CCRC Overlay District.

The CCRC Overlay District within the EIB Economic Industrial Business District was added to the Zoning Map; however, the bulk standards were not updated.

10. Section §159.03(K) Grading Plans of the Township Ordinance should be relocated to Section §156.037. In addition it is recommended that "zoning permit" replace "certificate of occupancy." It is further recommended that the associated fee be amended to \$500.00.

§159.03(K) was removed relocated to §156.037.(B).(5) Grading Plan Checklist.

11. It is recommended that Section §152.102 of the Township Ordinance be amended to include professional hospital support facilities, medical professional and doctor's office as Permitted uses.

§152.102 regulating the MB Major Business Zone was amended to permit "medical professional offices, doctors offices, professional hospital support facilities" along with bulk standards for the same.

12. The Township expressed an interest in prohibiting medical marijuana dispensaries. As such, it is recommended that an Ordinance be adopted, which prohibits the Planning Board from reviewing applications that are in violation of Federal Law. **Appendix A**, includes a draft Ordinance to advance said prohibition.

No such ordinance was adopted by the Township. Since the 2012 Re-Examination there were changes in New Jersey relating to recreational marijuana use. These changes are described later in this Re-Examination under Section V.

13. The Township's current tree replacement ordinance does not delineate the manner in which collected revenue can be expended. It is recommended that the Township consider defining how the collected revenue can be expended. In furtherance of this recommendation, the Township should also consider adopting a policy which would use collected tree removal revenue for the funding and acquisition of open space via the open space trust fund.

§154.006(E) was amended to provide for the payment of tree replacement revenue into the Township Open Space Fund.

14. It is recommended that the Township amend Ordinance Section §154.015 to include prohibitions on various types of undesirable fencing materials, such as the following: barbed wire, collapsible fencing, canvas, cloth, electrically charged fences or masonry walls; or topped by barbed wire, razor wire spikes, spiked fencing; chain-link and chicken wire. Wood and vinyl are acceptable fencing materials.

The Fence Regulations at §150.014.(B).(3).(e) includes a provision that prohibits "The following fences and fencing materials, including materials placed and/or connected to the top of a permitted fence, are specifically prohibited: barbed-wire, razor wire and/or other spiked fencing materials, collapsible, canvas, cloth or electrically charged fences or structures.

15. It is recommended that the Township adopt a comprehensive Renewable Energy Ordinance, setting forth photovoltaic, solar panel and wind energy regulations and provide appropriate design and bulk standards.

§150.17 Renewable Energy Regulations was added to the ULDO and includes standards for construction of solar and wind systems.

16. It is recommended that the Township amend the Land Development Ordinance to include a section setting forth regulations that address the usage of Temporary Signage. A definition is also required, setting forth what constitutes this type of usage and the specific time period that determines said signage as *temporary*. The ordinance should also define permitted maximum size, location, maximum length of usage (typically not longer than 30 days and not more than two periods in a calendar year), and permitted materials for flags, banners, sandwich-board ground mounted signs and corrugated plastic.

A definition and regulations for temporary signage is provided at §150.015 Sign and Flagpole Regulations. Banners are regulated under §150.015.(G).(9).

17. It is recommended that the Township correct off-street parking for retail uses, which would provide one (1) parking spot per two-hundred (200) feet of available floor space. It further recommended that the Township pursue a policy measure to increase the utilization of shared parking.

§150.016 Parking Regulations includes the 1 parking space per 200 square feet gross floor area for retail stores.

18. It is recommended that the Township provide for a definition of semi-detached housing, which is colloquially referred to as "twins."

A definition for "Dwelling, Single Family Semi-Detached" was added to §150.10 Definitions.

19. It is recommended that the Township investigate existing commercially zoned areas of the Township at key signalized intersections along major arterials, such as the Cooper Road, Route 73 intersection. It is further recommended that the Township adopt conditional use standards at appropriate locations that provide for land area and access to permit convenience stores with gasoline fueling stations as conditional uses within these identified areas.

Convenience stores with gasoline fueling stations were added as permitted uses in certain areas of the MB Major Business Zone, including at the intersection of Kresson-Gibbsboro Road with Route 73. The permitted areas for this use should be expanded to include the intersection of Cooper Road with Route 73

- 20. It is recommended that the Township draft additional standards for the regulation of LED or digital changeable copy signs, which take into account, but are not necessarily limited to the following:
  - Establish a maximum LED (changeable copy) area and height, which may be regulated differently than non LED signs
  - Prohibit rapid visual movements (blinking, flashing, etc.) which is distracting to motorists and pedestrians, and establish minimum display times, before changing from one copy to the next
  - Establish maximum brightness levels and require automatic dimmers to change the dimness of the sign in low and ambient light conditions, ensuring the signs do not cause light pollution during times of reduced natural light
  - Limit the changeable copy to no more than three (3) line items.

In addition to the above, it is further recommended that the Township investigate the viability and appropriateness of permitting changeable copy signs along other major arterials in the Township, such as Route 73, as changeable LED signs are highly conducive to retail products that change frequently, such as gas prices. The Township may also consider permitting changeable copy Led signs in institutional settings such as churches, schools, municipal buildings, etc., as they provide a visually viable way of communicating important public information.

§150.015.(G).(3) includes regulations of digital changeable copy signs.

21. Code Section §154.007 provides for lighting and wiring design standards. It is recommended that this section be reviewed and amended to include more

sustainable standards for lumens, direction of lighting, preferred types of lighting and height standards.

§154.007 was amended to provide updated standards.

22. In keeping with the overall Green and Sustainable initiative of the Township, reducing off-street parking requirements where applicable would serve to reduce impervious surfaces in the Township, which eliminate rainwater infiltration and natural groundwater recharge; collect solar heat, producing "heat islands" which increase energy consumption in buildings; and impervious surfaces displace living vegetation, reducing ecological productivity, and interrupting atmospheric carbon cycling. In consideration of the undesirable effects of increased impervious surfaces, the Township would be well served to reduce off-street parking requirements where appropriate.

A new section 150.016 Parking Regulations was created to provide parking requirements for non-residential uses.

# Sustainability Recommendations:

 It is recommended that the Township increase its sustainability profile by setting forth a Green Team initiative. It is further recommended that the Township seek Sustainable New Jersey certification; promote more walkability within the Township, and provide greater access and linkage for greenways, walkways, and bike paths in accordance with the Circulation Plan Element of the Township Master Plan; and evaluate opportunities to purchase additional parcels for dedicated open space.

A Green Team organized by the Sustainable Voorhees organization was recognized by the Township Committee in March 2011 with the charge of obtaining Sustainable Jersey certification. Sustainable Voorhees was eventually made an official subcommittee of the Township Environmental Commission in 2013. The Township achieved Bronze certification from Sustainable Jersey in the same year. Three years later, the Township achieved Silver certification, and then again in 2019.

2. In connection with the above, attached as **Appendix E**, is a Green Buildings and Environmental Sustainability Element of the Master Plan, which will serve to ensure that all of the "Green" initiatives in the Township are incorporated into the Township's Comprehensive Master Plan and further ensure that sustainable practices are incorporated into further land use policies and decisions.

The 2012 Master Plan Re-Examination's Appendix E, the Green Buildings and Environmental Sustainability Element, was adopted with the Re-Exam.

3. It is recommended that an updated circulation element be completed to unify the overall pedestrian and bicycle circulation in the Township, which promotes walkability. Sidewalks and crosswalks should be evaluated to unify residential and commercial areas, promoting walkability, with special attention given to a comprehensive approach to integrating pedestrian foot traffic and bike path/lane opportunities in the Township.

Township has been working diligently and has developed an extensive network of bike paths and routes.

4. The Township Ordinance in §154.015(D) Route 73 includes most of the Design Standards enumerated in the 2003 Corridor Review Study. Design waivers were not accounted for and certain circumstances could merit waivers. It is recommended that conditions for design waivers be incorporated into the Ordinance. In addition to the above, it should be noted that the Route 73 building design standards include a provision whereby the building design regulations apply to all non-residential zones in the Township. The balance of the design standards apply specifically to parcels with access to Route 73. It is recommended that the Township further evaluate these design standards for consistency and applicability in all commercial districts in the Township. Commercial districts not located along highway commercial corridors, would require different standards than village commercial areas or industrial areas for example. The design standards/regulations should be customized for specific types of Districts in the Township, to ensure future development outcomes.

Neither of the two recommendations (providing for design waivers and evaluating/customizing the standards for different non-commercial areas). This recommendation is still relevant.

5. In accordance with the Township's overall commitment to green urbanism and sustainability, it is recommended the Township adopt standards which deemphasize the car by placing garages behind structures or in alleys, drawing from *New Urbanist* design principles. In furtherance of the Township's sustainability objectives, it is further recommended that the Township incorporate standards for the preservation of existing trees, where feasible.

No such standards deemphasizing the car have been adopted. This recommendation is still relevant. The removal of trees of 36 inches caliper is prohibited per §154.006.(E). If is impractical to not remove the trees, compensation trees may be planted or a contribution made for the planting of compensation trees.

6. It is recommended that the Township consider offering incentives for the incorporation of rain gardens. Any proposed standards should be based on the size, location and use of native deep-rooted plants and grasses. Furthermore, any proposed rain garden should be positioned near runoff areas

like downspouts and driveways and or the utilization of parking lots for water capture.

Rain gardens have not been incentivized through the Municipal Code or any other mechanism. This recommendation remains relevant.

7. It is recommended that a wayfinding plan be implemented in the Township with particular emphasis on signage for the various public and open space opportunities in the Township. This could likely be tied into the overall "Green Initiative" and could be planned, designed and coordinated with the existing wayfinding signage in the Township.

A wayfinding plan has not been implemented. This recommendation remains relevant.

# V. Significant Changes in Assumptions, Policies and Objectives



The third provision of 40:55D-89 of the MLUL requires that a Re-Examination Report address:

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

#### 5.1 Housing, Economic, and Demographic Characteristics

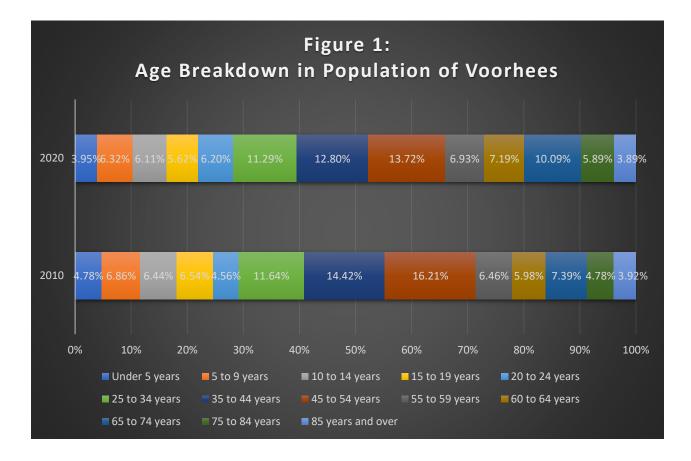
The Township's population exploded in the 1970s and 1980s, nearly quadrupling between 1970 and 1990 (6,214 residents to 24,559 residents). After 1990 the population of the Township continued to grow but at a slower clip, from 24,559 in 1990 to 29,131 in the 2010 U.S. Census. According to the 2020 U.S. Census, the population of Voorhees increased by 1,938 individuals (6.65%) over the 2010 population to a total of 31,069 residents.

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density of any state in the nation (and is second highest in general to only Washington, D.C.), with an average of 1,263 persons per square mile. According to 2020 US Census data, the Township of Voorhees, with a density of 2,678.4 persons per square mile, is more than twice as dense than the average for the State of New Jersey as a whole.

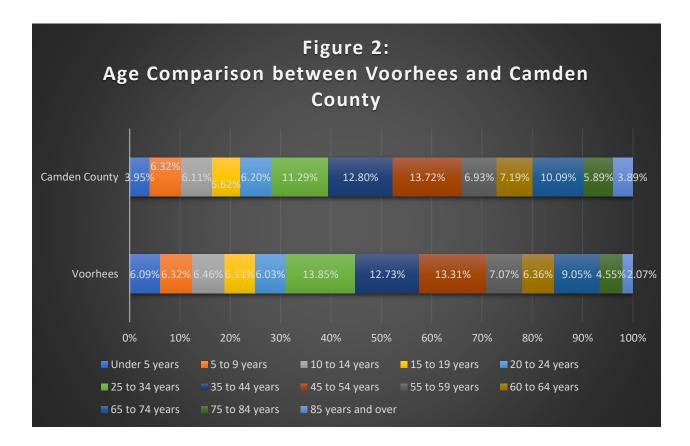
The preceding population figures were based on the 2020 U.S. Census data that had been released at the time this Re-Examination was written. This data does not provide a great deal of information regarding the population at the township level of analysis. As such, the following data and analysis are based on the 2020 American Community Survey 5-Year Estimates, the most recently published estimates at this level of analysis.

## Age:

As illustrated in Figure 1 below, the age cohort breakdown of Voorhees has changed noticeably since 2010. In general, the population of the Township has trended older, with the 55-59 years, 60-64 years, 65-74 years, and 75-84 years age brackets all seeing increases in number of residents and proportion of population. The underlying data for the table can be found in Table A-1 of Appendix A.



According to the 2020 American Community Survey (ACS), the largest age cohort in Voorhees is between ages 45 and 54 years. The second largest age grouping is seen in the 35 to 44 age range, with the 25 to 34 and 65 to 74 ranges close behind. This data also indicates that the median age of Voorhees is 43.5 years of age, above the Camden County median age of 38.8 years of age as shown in Table 2 below. The older skew in the population can also be seen with the higher proportions of individuals in the age brackets over 60 years old in Voorhees as compared to the County, as shown in Figure 2 below. The underlying data for Figure 2 may be found in Table A-2 of Appendix A.



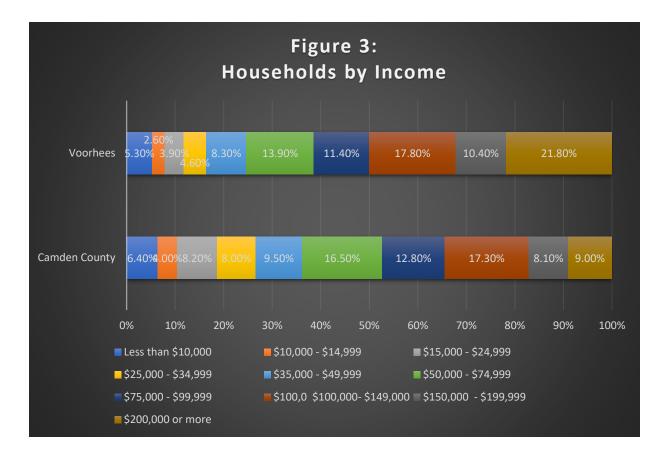
#### Household Types:

In 2020, the ACS estimated that over two-thirds of the 11,031 households in Voorhees (69.11% or 7,623 households) were classified as family households and 30.89% (3,408 households) were classified as non-family. Of the non-family 41 households, 1,011 were householders over age 65 living alone, representing 29.7% of the non-family households. By way of comparison, only 86 non-family households were householders over age 65 not living alone. Household characteristics from the 2020 ACS can be found in Table 1 below.

Table 1: Housing Characteristics				
Subia at	2020 ACS			
Subject	Number	Percent		
Number of Occupied Households	11,031	100%		
Family Households	7,623	69.11%		
Married-Couple Family	6,486	58.80%		
Non-Family Households	3,408	30.89%		
Householder 65+ Living Alone	1,011	9.17%		
Householder 65+ Not Living Alone	86	0.78%		
Source: 2015 American Community Surv	ey 5-Year Popu	Jation Estimate,		
Table \$2501				

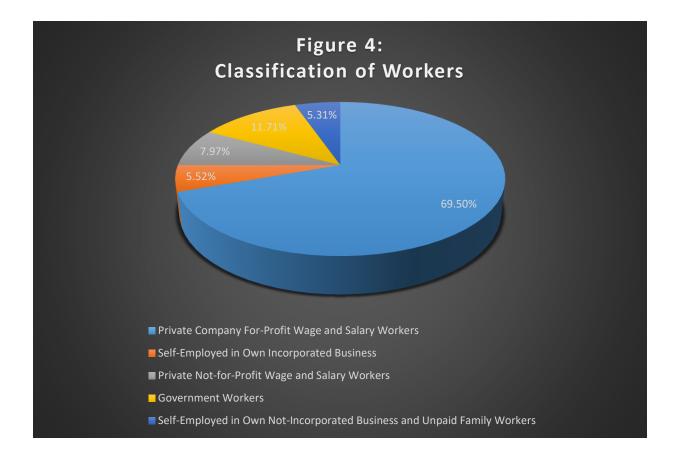
## Household Income:

According to 2020 ACS, Voorhees has a much higher income base when compared to Camden County, with 21.8% of households in the Township making \$200,000 per year or more, compared to just 9.0% of households in Camden County making the same annual income. This is shown in Figure 3, below. The median household income and per capita income tell similar stories, as presented in the Table A-3 of Appendix A comparing household incomes between the Township and Camden County.



## **Employment Characteristics:**

The ACS also reports on work activity for the Township's residents who are sixteen (16) years of age or older. There were 24,149 people 16 years of age or older in Voorhees, as reported in the 2020 ACS data. From this cohort, 15,052 were in the labor force (a labor force participation rate of 62.3%). And of those in the labor force, 14,359 were employed (an unemployment rate of 4.6%). As indicated in Figure 4 below, well over two-thirds of the workforce worked for for-profit private companies, with the next-highest class of workers being government workers at any level of government. The underlying data for this chart may be found in Table A-4 of Appendix A.



The Township maintains a relatively diverse workforce, although the majority (54.46%) of the workforce is engaged in one of three sectors: educational, health, and social services; professional, scientific, management, administrative and waste management services; and finance, insurance and real estate. As depicted in Table 2, the lowest percentages of the sectors are in agriculture, forestry, fisheries and mining; other services; and wholesale trade.

Table 2: Workforce by Sector				
Sector	Employees	Percentage of		
		Workers		
Agriculture, Forestry, Fisheries and				
Mining	8	0.06%		
Construction	494	3.44%		
Manufacturing	962	6.70%		

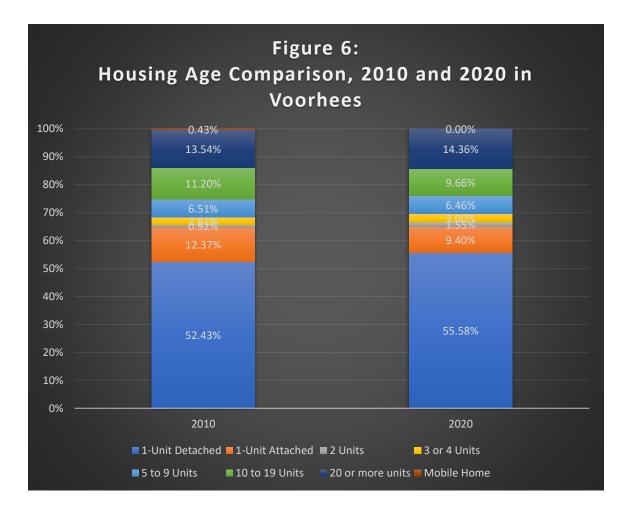
Wholesale Trade	375	2.61%
Retail Trade	1,428	9.94%
Transportation, Warehousing and	535	3.73%
Utilities		
Information	444	3.09%
Finance, Insurance and Real Estate	1,453	10.12%
Professional, Scientific,	2,512	17.49%
Management, Administrative and		
Waste Management Services		
Educational, Health and Social	3,856	26.85%
Services		
Arts, Entertainment, Recreation,	1,317	9.17%
Accommodation and Food Services		
Other Services	340	2.37%
Public Administration	635	4.42%
Source: 2020 American Community Survey 5-	Year Population Estimate, 1	Table S2407

#### Housing Characteristics:

According to the 2020 ACS, the Township of Voorhees contains a relatively new housing stock. As shown in Figure 5, nearly two-thirds (63.05%) of the 11,941 units in the Township were built in the four decades after 1980. The proportion of units built since 1970 expands to over four-fifths (82.7%) of the entire housing stock in the Township. Since 2009, housing construction has decreased dramatically. This decrease is likely a reflection of a scarcity of vacant land as the Township approaches build-out of developable areas, as well as the economic recession of the late 2000s. Table A-5 in Appendix A provides the underlying data.



Based upon the 2020 ACS, Voorhees contains approximately 11,679 total housing units. The largest grouping of housing units in the Township are classified as detached single-family -units, which comprise 55.58% of total housing units, which represents an increase since 2010 when 52.43% of units in Voorhees were single-family detached. Together with single-family attached units, one-family units make up 64.98% of all housing units in Voorhees. The next closest structure type are 20 or more-unit structures, which comprise 14.36% of the housing stock. Refer to Figure 6 below and Table A-6 in Appendix A for the total dispersion of housing units.

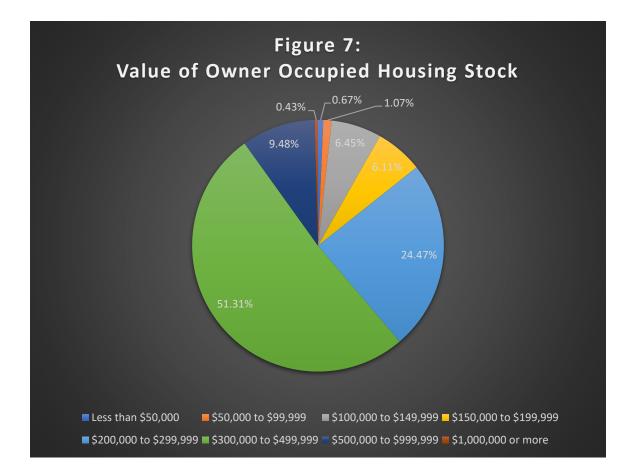


Similar to Camden County, Voorhees has a high proportion of owner-occupied housing units. The Township's owner occupied units comprised 64.65% of the occupied housing stock in 2020 while 35.35% of the occupied stock was made up of renter-occupied units. The proportion of owner-occupied units has decreased since 2010, going from 68.63% to 64.65%, while the share of renter-occupied units has increased, from 31.37% to 35.35%. The number of vacant units within the Township has increased from 3.69% in 2010 to 7.62% in 2020 to 7.8% in 2015. Refer to Table 3 below for housing occupancy data within the Township.

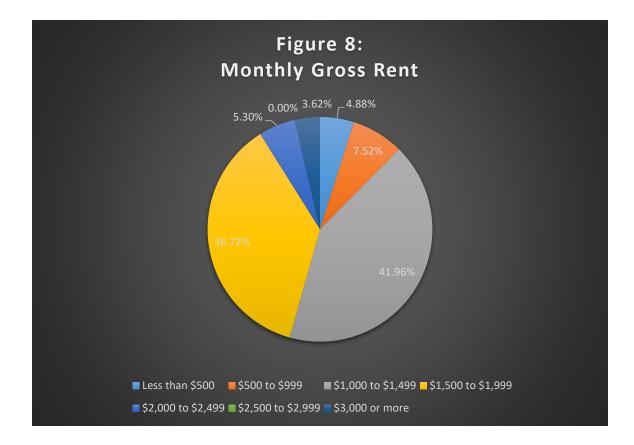
	2010		2020	
Number	Percent	Number	Percent	
11,679	100%	11,941	100%	
11,248	96.31%	11,031	92.38%	
7,720	68.63%	7,131	64.65%	
3,528	31.37%	3,900	35.35%	
431	3.69%	910	7.62%	
	-		-	
NU	Number		Number	
	2.78		2.89	
	1.78		1.94	
	11,679 11,248 7,720 3,528 431	11,679   100%     11,248   96.31%     7,720   68.63%     3,528   31.37%     431   3.69%     Number     2.78     1.78	11,679   100%   11,941     11,248   96.31%   11,031     7,720   68.63%   7,131     3,528   31.37%   3,900     431   3.69%   910     Number   Nu     2.78   100%	

## Cost of Housing Stock:

According to the 2020 ACS, the median value of the owner-occupied housing stock in Voorhees was \$337,200, which is far higher than the \$200,400 median value for this housing in Camden County as a whole. The majority of the housing stock in the Township was valued in between \$300,000 to \$499,999 at approximately 51.31%. The next highest value tier was \$200,000 to \$299,999 at 24.47%. Again, this demonstrates a higher value of housing in the Township than in Camden County as a whole, in which the majority of housing is valued at less than \$300,000 (78.8%) The Township data is visualized in Figure 7 below, and the underlying data breakdown is shown in Table A-7 of Appendix A.



For rental units, the median gross rent in the Township was estimated at \$1,453 according to the 2020 ACS. The plurality of householders, 41.96%, renting their units paid a gross rent of between \$1,000 and \$1,499 per month. Nearly four-fifths of renters in Voorhees (78.68%) paid between \$1,000 and \$1,999 per month in rent. Figure 8 below displays all renter-occupied units and associated cost of rent within the Township. The underlying data may be found at Table A-8 in Appendix A.



## 5.2 State Level Changes

Since the adoption of the 2012 Master Plan Reexamination for Voorhees Township, the State has adopted several bills that impact the Municipal Land Use Law, how various meeting are conducted and how municipalities are mean to approach supplying affordable housing. The following sections details these policies and regulations.

## State Development and Redevelopment Plan:

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve that vision. A Final Draft of the updated Strategic Plan was released to the public in early November of 2012. The following day, the State Planning Commission voted to table the final adoption of the Draft Plan in order for a revised plan to include amendments concerning the impacts of Hurricane Sandy, which took place a few weeks prior to the releasee of said draft plan. It does not appear that the Commission has released a Draft Plan since the decisions to table final adoption.

The draft final State Strategic Plan has four (4) overarching goals along with ten (10) "Garden State Values". The four (4) overarching goals are as follows:

- 1. Targeted Economic Growth Enhance opportunities to attract and grow industries of statewide, regional and international importance.
- 2. Effective Regional Planning Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.
- 3. Preservation, Protection and Enhancement of Critical State Resources -Ensure that strategies for growth include preservation, protection and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.
- 4. Tactical Alignment of Government Prioritize effective resource allocation, coordination, cooperation and communication among entities that play a role in meeting the Plan's mission.

The ten (10) "Garden State Values" include:

1. Concentrate Development and Mix Uses - Promote mixed-use development in Priority Growth and Alternate Investment Areas that is compact, conserves land, offers shopping and services, and provides

culturally enriching experiences within convenient walking distance of home and jobs. Build with suitable designs and densities that support walking, biking and public transportation.

- 2. Prioritize Redevelopment, Infill, and Existing Infrastructure Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
- Increase Job and Business Opportunities Provide opportunities for investment near housing, infrastructure and transportation. Support economic growth by addressing the land use and infrastructure needs of targeted industries and areas, consistent with these principles.
- 4. Create High-Quality, Livable Places Work with communities to offer an environmentally healthy place to live, work and recreate. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles, incorporating art, and providing pedestrian-friendly streetscapes. Improve community plazas, public performance spaces and parks and connections to waterfront areas.
- 5. Provide Transportation Choice and Efficient Mobility of Goods Maintain and enhance transportation options that improve access, safety, affordability and air quality for all users: pedestrians, bicyclists, transit-users, ride-shares and drivers. Improve strategic freight and public transportation infrastructure that supports sound economic growth. Encourage options for low emission and alternate fuel vehicles.

- 6. Protect Equity Consider the impact to equity for property owners. Where the goals, objectives and strategies of this Plan implemented by county and local governments affect the reasonable development potential of private property or is determined to disproportionately affect the equity of other citizens, government agencies at all levels should identify feasible remedies, including, for example, compensation programs, that help mitigate such impacts as appropriate.
- Diversify Housing Opportunities- Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs, transit and where services are available.
- 8. Provide for Healthy Communities through Environmental Protection and Enhancement - Protect and restore the environment, sensitive lands, ecosystems and natural resources. Ensure healthy places through an increase in the quantity and quality of preserved land. Reduce energy use, carbon emissions, water degradation and other impacts of development.
- Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands - Support agriculture and locally-grown food consumption through protection and preservation of farmland. Protect agricultural lands, and historic sites and landscapes. Provide accessible neighborhood parks and recreational systems.
- 10. Make Decisions within a Regional Framework Maintain up-to-date, coordinated local, regional and State functional plans that reflect these principles and can provide a regional framework for making decisions about capital investments, programs, regulations and development applications. Gather and consider public input during planning and implementation.

#### Wireless Co-location:

On January 17, 2012, Governor Christie signed into law Senate Bill Number 2989 titled "An Act concerning the collocation of wireless communications equipment and supplementing P.L.1975, c.291." This law amends the MLUL to allow for an application for development to collocate wireless equipment to not be subject to site plan review provided the application meets certain requirements.

#### Non-contiguous Cluster Development:

On August 7, 2013 Governor Christie signed into law Assembly Bill Number 3761 titled "An Act concerning municipal land use approval, amending and supplementing P.L. 1975, c.291." This new law permits communities to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized, while preserving agricultural lands, open space, and historic sites. The new law defines contiguous and non-contiguous clustering and, via non-contiguous clustering, allows development on one tract and preservation of another tract elsewhere in the community.

#### Local Redevelopment and Housing Law Changes:

On September 6, 2013 Governor Christie signed into law Assembly Bill Number 3615 titled "An Act concerning procedures and powers under the Local Redevelopment and Housing Law and amending P.L.1992, c.79." This new law amended Criterion E regarding productivity and adding language to the criterion. The law also requires the resolution authorizing the Planning Board to undertake the preliminary investigation to state whether the redevelopment area determination authorizes the use of eminent domain or not. This created a noncondemnation redevelopment and a condemnation redevelopment area and outlined certain noticing requirements.

On August 9, 2019, Governor Murphy signed into law Assembly Bill 1700 titled "Expands Eligibility Criteria for Designating Certain Areas as Being in Need of Redevelopment amending Section 5 of P.L.1992, c.7". This bill was to amend and expand criterion "B" for an Area in Need of Redevelopment. The amendment expanded the criteria within letter b by including a statement that it may apply to a single building or buildings, included retail buildings, office parks, and shopping malls expressly as commercial facilities, and states that such may meet this criterion if it has experienced significant vacancies for at least two consecutive years. This amendment is important because it establishes a new threshold for redevelopment qualification – a commercial building that has been "significantly vacant" for at least two consecutive years.

## Affordable Housing:

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (hereinafter "COAH") failed to act and as a result, the Courts would be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a thirty- day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This enabled a municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of affordable housing.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations purportedly accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Since the 2015 decision, Bass River has not adopted a Housing Element and Fair Share Plan.

## Affordable Housing Foreclosure Revisions:

On June 24, 2019 Governor Murphy signed into law Senate Bill Number 362 entitled "An Act concerning affordability controls on affordable housing and amending P.L.1995, c.244." This law provides that deed restrictions on affordable housing units are not extinguished by foreclosure proceedings

## Affordable Housing Marketing:

On July 1, 2020 Governor Murphy signed into law Senate Bill Number 2527 titled "An Act concerning the online marketing of affordable housing units and supplementing P.L. 1985, c.111." This law requires developers, owners, property managers, and/or administrative agents to post notices of available affordable housing on the Housing Resource Center website at least 60 days prior to conducting a lottery.

#### Long-Term Tax Exemptions:

On January 13, 2020, Governor Murphy signed into law Senate Bill Number 538 titled "An Act concerning long-term tax exemptions on certain low-income housing, amending P.L.1983, c.530, and supplementing P.L.1991, c.431 (C.40A:20-1 et seq.)." This law allows long-term tax exemption extensions for certain low-income housing. Previously, a property tax exemption could be granted to an affordable housing project for a maximum of 35 years, or until a loan provided by the new Jersey Housing and Mortgage Finance Agency was fully paid. This legislation permits a municipal governing body to continue a tax exemption for a State or federally subsidized housing project beyond the date of the payoff of the existing first mortgage as long as the project remains subject to certain affordability controls.

## **Statement of Strategy:**

On January 8, 2018 Governor Murphy signed into law Assembly Bill Number 4540 titled "An Act concerning smart growth, storm resiliency, and environmental sustainability and amending P.L.1975, c.291." This new law requires any land use element adopted after the effective date to include a climate change-related hazard vulnerability assessment. The content of these vulnerability assessments shall include the following provisions:

 Consider environmental effects and extreme weather-related events associated with climate change, including, but not limited to, temperature, drought, and sea-level rise. Additionally, contain measures to mitigate reasonably anticipated natural hazards, including, but not limited to, coastal storms, shoreline erosion, flooding, storm surge, and wind, following best management practices recommended by the Federal Emergency Management Agency;

- Analyze current and future threats to the municipality associated with climate change-related natural hazards;
- Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities associated with a build-out;
- Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

## New Jersey Land Bank Law:

On July 11, 2019, Governor Murphy signed into law Senate Bill Number 1214. Bill 1214 is known as the New Jersey Land Bank Law, which will allow New Jersey towns and cities to designate a land bank entity to obtain vacant, abandoned, and neglected properties for productive reuse purposes. This law provides municipalities with a tool to revitalize and reuse properties for public benefit. The law provides for accountability to local communities through the requirement for community advisory boards with mandatory access to certain information and

opportunities for the board to comment on the land bank entity's decisions. Land bank entities will further be required to develop and maintain an online, publicly accessible database of current and former land bank properties. The community advisory board must issue an annual report on the accuracy, integrity, accessibility, and comprehensiveness of the land bank entity's online database.

## Innovation District Designation Program:

On August 8, 2019 Governor Murphy signed into law Assembly Bill Number 5111, creating the Innovation District Designation Program. The program, established within the New Jersey Commission on Science, Innovation, and Technology, encourages development of innovation districts within New Jersey. Innovation districts promote the development or redevelopment of an area in a manner that facilities collaboration between government, higher education institutions, and private enterprises, and are a strategic way to promote development in science and technology throughout the State. Municipalities may apply individually or jointly for designation of an area as an innovation district.

## Temporary Supplemental Zoning Board:

On August 9, 2019 Governor Murphy signed into law Senate Bill Number 3212 titled "An Act concerning municipal zoning boards of adjustment, supplementing P.L.1975, C.291, and amending P.L.2005, c. 133 and P.L.1991, c.256." The law allows a municipality to establish a temporary, supplemental zoning board to address any backlog of applications. A municipality that determines a need for a supplemental zoning board must adopt an ordinance to establish one.

#### Virtual Public Meetings:

On March 20, 2020 Governor Murphy signed into law Assembly Bill Number 3850 titled "An Act concerning the conduct of public meetings during periods of

emergency and supplementing P.L. 1975, c.231." This law allows public meetings, including zoning and planning board meetings, to be conducted electronically during a public health emergency.

## Adult-Use Recreational Cannabis:

On February 22, 2021 Governor Murphy signed into law Assembly Bill Number 21 titled "An Act concerning the regulation and use of cannabis, and amending and supplementing various parts of the statutory law." The law legalizes recreational personal use of cannabis for adults and provides municipalities with 180 days from the date the law was signed to prohibit or establish zoning provisions regulating the six classes of cannabis – cultivation, manufacturing, wholesaling, distribution, retail, and delivery. Municipalities that do not act within the 180-day period will be "locked in" for a five-year period to standards established by the law.

## Certain Housing Exempt from Zoning Regulations:

On June 30, 2021 Governor Murphy signed into law Senate Bill 1676 titled "An Act concerning hospitals and supplementing P.L.1971, c.136 (C.26:2H-1 et seq.)." The law allows hospitals to construct housing for individuals who are homeless or housing insecure and deems such housing as a permitted use in all residential and non-residential districts of a municipality and exempt the use from local zoning restrictions.

# Electric Vehicle Charging "Make-Ready" Parking Space Requirements:

On July 9, 2021 Governor Murphy signed into law Senate Bill 3223 titled "An Act concerning electric vehicles supply equipment and make-ready parking spaces and amending and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.)." This law amends the MLUL's definition of inherently beneficial to include electric vehicle

charging infrastructure. It also amends the law to permit electric vehicle supply equipment as a permitted accessory use and structure in all zoning districts within a municipality and precludes variances. The law states that an application for the installation of electric vehicle supply equipment at an existing gas station, retail establishment, or any other existing building shall not be subject to site plan or other land use board review provided it does not violate any bulk requirements. Moreover, all applications involving five or more multi-family units must provide 15% of the parking spaces as "make-ready" spaces and install electric vehicle supply equipment in at least one-third of the 15% of "make-ready" spaces. There are also requirements for parking lots containing certain numbers of spaces to provide "make-ready" and/or actual charging equipment. The act took effect immediately and any development applications filed after July 9, 2021 will be subject to these requirements.

# VI. Recommended Changes



The fourth provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

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

The 6 Comprehensive Goals, 7 comprehensive Objectives, and 6 Specific Goals noted in the 2012 Master Plan are noted to remain relevant with this Reexamination Report. They should continue to guide decision-making in the Township until the next Re-Examination.

## 1. Master Plan and Visioning Recommendations

- a. It is recommended that the Township update its Land Use Element to provide the required climate change resiliency assessment.
- b. As noted several times in the 2012 Re-Examination, it is recommended that a Circulation Plan Element be drafted and adopted.
- c. The Township should consider the appropriateness of drafting and adopting an Economic Plan Element to help guide further decision-making.
- d. The Township should re-visit its Route 73 planning and update any plans related to the corridor.

## 2. <u>Policy Recommendations</u>

- a. The Township should identify ways to revitalize or remove vacant or abandoned commercial buildings in a timely manner.
- b. The Township should identify appropriate municipal-owned locations, such as parking lots at recreational facilities and parks, for solar power generation and use any appropriate means to

incentivize and authorize the installation of this equipment at these sites.

c. The Township should consider reviewing certain underutilized properties such as Buzzby Landfill Sites, former Virtua Hospital Site on East Evesham Road and the former Palazzo at Voorhees Site, north of the intersction of Route 73 and Lafayette Ave for possible designation as areas in need of redevelopment.

## 2. Specific Goals

a. The Township should update its zoning, including permitted principal uses, to meet the new needs presented by the Township's growth.

# 3. Land Use Ordinance Recommendations

- The Township should review the Land Use Ordinance to identify any regulations that are nearly unenforceable or outdated and revise the Ordinance to remove any such identified regulations.
- b. The Township should review the permitted uses in each zone and update the uses to reflect contemporary conditions and Township needs. This includes, but is not limited to:
  - The Township should identify appropriate locations for modern uses in the non-residential zones; for example: educational facilities, STEM facilities, fast food restaurants with drive-throughs, and convenience stores with gasoline fueling stations.
  - ii. The Township should identify outdated permitted uses that can be removed from non-residential zones.
- c. The Township should review its sign regulations in non-residential zones to provide greater flexibility within these regulations. This may include (but is not limited to):
  - i. Consider providing uniform sign size requirements for freestanding signs in the MB zone; or, allowing a larger maximum size for these signs in this zone.

- ii. Consider permitting temporary signage for longer periods of time in the MB zone.
- iii. Consider permitting electronic signage along major four-lane highways.
- d. The Township should review the Route 73 streetscape design standards and revise to modernize as needed.
- e. The Township should review the bulk requirements in all zones to identify any that should be updated. This may include, but is not limited to:
  - i. Consider restricting permitted heights to two (2) stories when a property zoned MB Major Business or any of the commercial zones is adjacent to a residential zone.
  - ii. Consider reducing front and side yard setbacks for the MB Major Business and other commercial zones when the property does not adjoin the RR Rural Residential Zone.
  - iii. Consider simplifying side yard setback requirements in the residential zones.
  - iv. Consider simplifying accessory structure side and rear yard setbacks in residential zones.
  - v. Consider increasing rear yard occupancy.
- f. The Township should review the Land Use Ordinance and consider including measures for more inclusive pad site development.

## 4. <u>Re-Zoning Recommendations</u>

a. Property to the southwest of the intersection of Kresson-Gibbsboro Road with Cooper Road has recently been approved for development of a storage company, to the south of which is a Voorhees Fire Department Station and an animal orphanage. The northeast corner of the intersection is developed with a small commercial center. Given the nature of these developments, it makes sense to rezone the properties to the southeast of the intersection from CR Cluster Residential to B Business. These properties include: Block 222, Lots 1, 1.01, and 1.02.



b. The entirety of the O-4 Office Campus zone should be re-zoned to other districts. The office campus use is not as popular as it once was, and with the Township wanting to attract large uses to the Voorhees Town Center, the O-4 zone is not likely to be developed with this type



of use. Given the location of the site, the uses permitted in the O-3 would be a better use for this area of the Township. This includes the following parcels: Block 202.23 Lots 32, 33, 34, 35, and 36; and Block 206, Lots 5, 32, 33, and 31.

# VII. Redevelopment Plan Incorporation Recommendations



The fifth provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

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

Currently there are **three (3) areas** within the Township that have been designated as Areas in Need of Redevelopment pursuant to the New Jersey Redevelopment and Housing Law (LRHL) according to the New Jersey Department of Community Affairs. Details on these three areas are noted below.

#### Voorhees Town Center

The Township adopted the Redevelopment Plan for Voorhees Town Center

identified as Block 150.01 Lots 1, 2, 5 and 5.01, in order to stimulate and revitalize growth in this area. The goal of the redevelopment plan was to provide a mix of land use that will encourage a live, work and play environment and create a Town Center that represents a unique, attractive and memorable destinations for visitors and residents.

Main Street Redevelopment Plan



One of the other recently adopted Redevelopment Plans is the Main Street Redevelopment Plan for properties identified as Block 207 Lots 4 (portions), lot 4.08, 4.09 and 4.24. The goal of this redevelopment plan was to transform underutilized lands around the Mansion that included the former 1000 plaza building. The redevelopment plan, permits residential and commercial development in order to promote a mix of residential and commercial business to complement the existing Main Street Business.

#### Abbotts Dairy

The site identified as Block 14 Lots 13, 14.01 and 15 were designated as noncondemnation area in need of redevelopment. A redevelopment plan for this site has not yet been adopted.

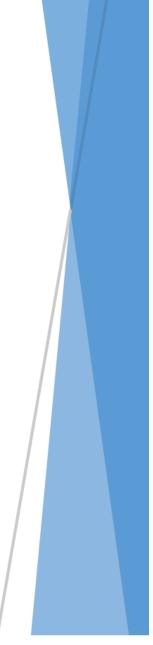


4. The Land Use Element of Voorhees Township should be amended to incorporate the land uses for the areas of the redevelopment plans.

5. The Township should review the permitted uses in the underlying zones of the redevelopment plan areas to determine if these match the permitted uses of the redevelopment plans. Any inconsistencies should be remedied.

## VIII. Electric Vehicle Infrastructure Location Recommendations





The sixth and final provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

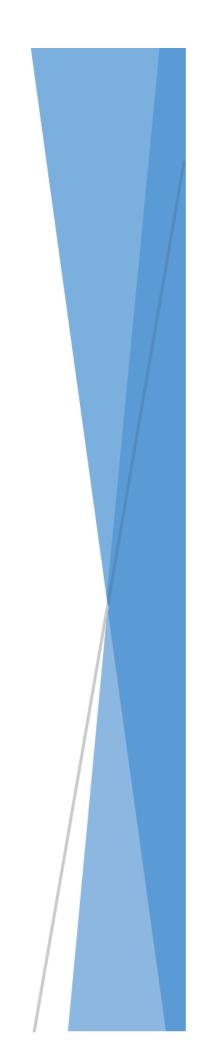
"The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities, and public rest stops; and recommended changes, if any, in the local redevelopment regulations necessary or appropriate for the development of public electric vehicle infrastructure."

The following recommendations are made:

1. The Township should consider the possibility of providing electric vehicle supply/service equipment at any Township-owned and operated parking facilities.

2. Commercial areas in the Township are appropriate locations for electric vehicle infrastructure. By adopting the State-mandated "Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces" the Township will help ensure that electric vehicle infrastructure is provided.

# Appendices



### Appendix A: Data Tables

Table A-1: Age Distribution				
Age	2010		2020	
	Number	Percent	Number	Percent
Under 5 years	1,389	4.78%	1,152	3.95%
5 to 9 years	1,993	6.86%	1,845	6.32%
10 to 14 years	1,872	6.44%	1,783	6.11%
15 to 19 years	1,901	6.54%	1,640	5.62%
20 to 24 years	1,326	4.56%	1,810	6.20%
25 to 34 years	3,382	11.64%	3,295	11.29%
35 to 44 years	4,189	14.42%	3,737	12.80%
45 to 54 years	4,708	16.21%	4,006	13.72%
55 to 59 years	1,878	6.46%	2,002	6.93%
60 to 64 years	1,737	5.98%	2,099	7.19%
65 to 74 years	2,147	7.39%	2,945	10.09%
75 to 84 years	1,388	4.78%	1,718	5.89%
85 years and over	1,140	3.92%	1,136	3.89%
Total Population	29,050	100%	29,188	100%
Source: 2010 & 2020 American Community Survey 5-Year Population Estimate, Table DP05				

4	Camden County		Voorhees Township	
Age	Number	Percent	Number	Percent
Under 5 years	30,858	6.09%	1,152	3.95%
5 to 9 years	32,038	6.32%	1,845	6.32%
10 to 14 years	32,717	6.46%	1,783	6.11%
15 to 19 years	30,977	6.11%	1,640	5.62%
20 to 24 years	30,568	6.03%	1,810	6.20%
25 to 34 years	70,199	13.85%	3,295	11.29%
35 to 44 years	64,502	12.73%	3,737	12.80%
45 to 54 years	67,434	13.31%	4,006	13.72%
55 to 59 years	35,806	7.07%	2,002	6.93%
60 to 64 years	32,231	6.36%	2,099	7.19%
65 to 74 years	45,848	9.05%	2,945	10.09%
75 to 84 years	23,037	4.55%	1,718	5.89%
85 years and over	10,506	2.07%	1,136	3.89%
Median Age	38.8	N/A	43.5	N/A
Total Population	506,721	100	29,188	100

Table A-3: Households by Income			
Income in (\$)	Camden County	Voorhees Township	
Less than \$10,000	6.4%	5.3%	
\$10,000 - \$14,999	4.0%	2.6%	
\$15,000 - \$24,999	8.2%	3.9%	
\$25,000 - \$34,999	8.0%	4.6%	
\$35,000 - \$49,999	9.5%	8.3%	
\$50,000 - \$74,999	16.5%	13.9%	
\$75,000 - \$99,999	12.8%	11.4%	
\$100,000- \$149,000	17.3%	17.8%	
\$150,000 - \$199,999	8.1%	10.4%	
\$200,000 or more	9.0%	21.8%	
Median Household Income	\$70,957.00	\$100,095.00	
Per Capita Income	\$36,559.00	\$56,491.00	
Source: 2020 American Community Survey 5-Year Population Estimate, Table \$1901 & \$1902			

Table A-4: Classification of Workers			
Class	Number	Percentage of	
		Workers	
Private Company For-Profit Wage			
and Salary Workers	9,979	69.50%	
Self-Employed in Own Incorporated			
Business	792	5.52%	
Private Not-for-Profit Wage and			
Salary Workers	1,144	7.97%	
Government Workers	1,681	11.71%	
Self-Employed in Own Not-			
Incorporated Business and Unpaid			
Family Workers	763	5.31%	
Total	14,359	100.00%	
Source: 2020 American Community Survey 5-Year Population Estimate, Table S2408			

Table A-5: Age of Housing Stock			
Timeframe	2020		
linendine	Number	Percent	
1939 or Earlier	208	1.74%	
1940-1949	65	0.54%	
1950-1959	560	4.69%	
1960-1969	1,233	10.33%	
1970-1979	2,347	19.65%	
1980-1989	4,302	36.03%	
1990-1999	1,731	14.50%	
2000-2009	1,232	10.32%	
2010-2013	244	2.04%	
2014 or Later	19	0.16%	
Total Housing Units	11,941	100%	
Source: 2020 American Community Survey 5-Year Population Estimate,			
Table B25034			

Table A-6: Type of Housing Stock				
Structure Type	2010		2020	
	Number	Percent	Number	Percent
1 Unit				
Detached	6,123	52.43%	6,637	55.58%
Attached	1,445	12.37%	1,122	9.40%
2 Units	107	0.92%	185	1.55%
3 or 4 Units	305	2.61%	358	3.00%
5 to 9 Units	760	6.51%	771	6.46%
10 to 19 Units	1,308	11.20%	1,153	9.66%
20 or more units	1,581	13.54%	1,715	14.36%
Mobile Home	50	0.43%	0	0.00%
Boat, RV, Van, etc.	0	0.00%	0	0.00%
Total Housing Units	11,679	100%	11,941	100.00%
Source: 2010 & 2015 American Community Survey 5-Year Population Estimate, Table DP04				

Table A-7: Value of Owner-Occupied Housing Stock			
Home Value Range	Total Units in Range	Total	
Owner-occupied units	7,131	100%	
Less than \$50,000	48	0.67%	
\$50,000 to \$99,999	76	1.07%	
\$100,000 to \$149,999	460	6.45%	
\$150,000 to \$199,999	436	6.11%	
\$200,000 to \$299,999	1,745	24.47%	
\$300,000 to \$499,999	3,659	51.31%	
\$500,000 to \$999,999	676	9.48%	
\$1,000,000 or more	31	0.43%	
Median (dollars)	\$337,200		

Table A-8: Gross Rent				
Renter Value Range	Total Units in Range	Percent of Total		
Occupied units paying rent	3,870	100%		
Less than \$500	189	4.88%		
\$500 to \$999	291	7.52%		
\$1,000 to \$1,499	1,624	41.96%		
\$1,500 to \$1,999	1,421	36.72%		
\$2,000 to \$2,499	205	5.30%		
\$2,500 to \$2,999	0	0.00%		
\$3,000 or more	140	3.62%		
Median (dollars)	\$1,453.00			
Source: 2015 American Community Survey 5-Year Population Estimate, Table DP04				