

II. Master Plan

A. Land Use Element

The intent of the Land Use Element of the Comprehensive Plan is to guide all new development and redevelopment within the Township to assure that it is of high quality, environmentally sensitive, compatible with existing development, and is based on Cherry Hill Township's vision, goals, and objectives. The Land Use Element provides the primary direction for following the Master Plan's guiding principals. This element also defines and designates the land use categories throughout the Township.

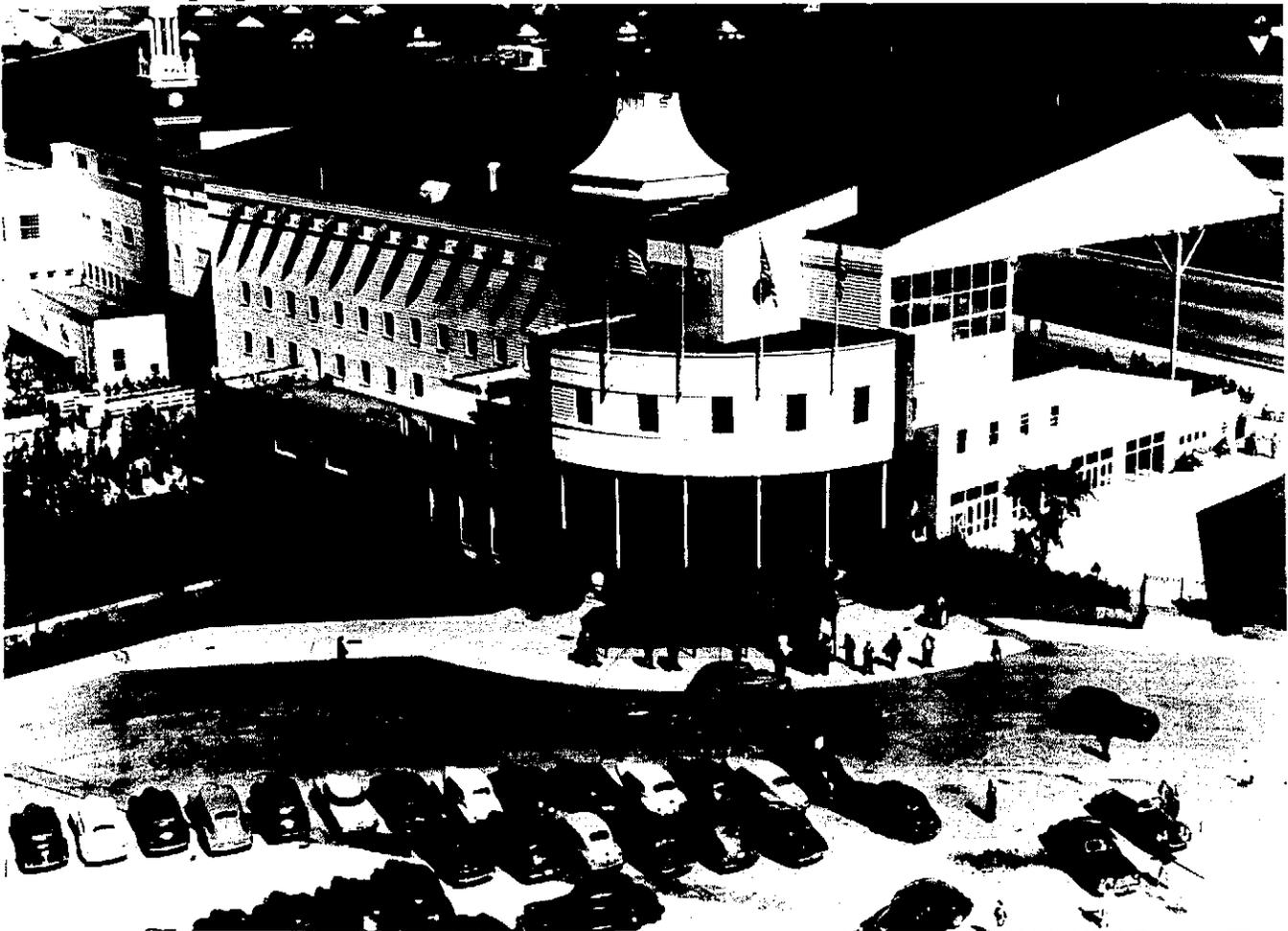
Cherry Hill Township is dedicated to providing superior educational facilities, a functional transportation network, adequate community facilities, safe communities, the preservation of natural resources, and an array of recreational opportunities. This element identifies goals, objectives, and policies that create a foundation upon which good land use decisions can be made. These should influence the pattern of development and redevelopment in the community while recognizing environmental constraints and the desires of residents to have different types of living and working conditions. These policies and objectives are designed to result in balanced and harmonious neighborhoods where a high quality of life can be achieved.

Specific Goals and Objectives

The purpose of the Comprehensive Plan is to translate community values and goals into a framework for decision making on growth, land use, the natural environment, traffic circulation, and community resources. It expresses a long-range vision of how a community is to look and function. Land use ordinances, land development proposals, and public spending for facilities and services provide implementation. The Land Use Element is advancing the following goals and objectives:

- Carefully manage and guide growth in a manner that promotes economic development and redevelopment, integrates current and future transportation systems, and is sensitive to the natural environment.
- Maintain the suburban look and feel of Cherry Hill as a primarily residential Township by retaining the present distribution of land uses.
- Oversee the redevelopment of Garden State Park to insure that it creates a lasting positive contribution to the Township that:
 - Encourages the design of open and public spaces that are meaningful to the future residents of the development and to the community.
 - Encourages the development of various housing types.
 - Encourages a plan that is pedestrian oriented.
 - Encourages a plan that provides a link to the train station.
 - Encourages a living/working area within the community. A gathering place identified by the phrase "Meet me at the horses!"

- Reestablish a consistency between land use and zoning districts.
- Encourage redevelopment of existing land uses along Haddonfield Road between Route 70 and Chapel Avenue.
- Encourage coordinate, and support commercial and industrial land uses being aware of transportation availability and requiring each to provide an adequate level of service including roads and utilities.
- For all commercial and industrial properties, establish design criteria that minimize the impact of parking, traffic, noise, illumination, signage, and smoke odors, etc.
- Continue to improve buffers for new development or redevelopment adjacent to established residential areas.
- Analyze commercial areas such as Haddonfield Road, Route 38, Springdale Road, and Route 70 for improvements that promote revitalization.
- Encourage redevelopment and proper reuse of abandoned or vacant properties.



Garden State Park Opening-1942

Survey Method & Existing Land Use Classification

The focus of the land use element is to describe existing land use and to present proposals for future land use in the Township. A key component of this process is a current inventory of existing land use. This land use inventory was taken in 2001 and 2002.

Field observations which note current conditions, such as low performance intersections, area development characteristics, and land use conflicts are analyzed and presented as background for impacts on future land use and development. The identification and location of existing land use in Cherry Hill was accomplished with the use of aerial photographs and windshield surveys. Windshield surveys were conducted in June through September of 2001 and included traveling the majority of the streets in the Township. Land uses were recorded for each street traveled and compared to the data from the aerial photographs. A field survey is the most accurate method for recording current land use. Additionally, the survey can reveal trends, incompatible uses, new construction, building conditions and age, and traffic conditions. These observations of the dynamics of the Township's development are not evident on a land use map but provide an added dimension to the inventory. Eleven land use classifications were used to portray the data recorded in the windshield survey and aerial photographs.

Existing Land Use

The existing land use classifications are represented by a color-coded legend on a map of the Township (**Map A1**). Following are the eleven land use categories:

- ◆ Residential
- ◆ Commercial
- ◆ Office
- ◆ Institutional
- ◆ Industrial
- ◆ Multi-Residential/
Townhouse
- ◆ Public Active
- ◆ Public Passive
- ◆ Private Active
- ◆ Private Vacant
- ◆ County Parkland

There are 15,552 acres of land within Cherry Hill Township. Based on the 2000 Census, the Township has a population of approximately 69,965 persons, which equates to 2,879 persons per square mile or 4.5 persons per acre. There are 20,547 single-family lots and 6,527 multi-residential units within the community. These 27,074 housing units represent an average density of 1.7 dwelling units per acre.

Table A1 illustrates the amount of land occupied by each land use category. The majority of land, approximately 82 percent is developed. 49 percent is occupied by residential uses, the majority of which is used for single-family detached housing. The largest number of single-family detached housing units is found west of the New Jersey Turnpike.

Commercial use, including offices, restaurants, and retail stores occupy nearly 11 percent of the total land area. Only 3 percent of the developed land is used for industrial purposes, such as manufacturing and warehousing. The

remaining 19 percent of the developed land is distributed between institutional uses, private active open spaces such as swim club facilities, a golf course, cemeteries and roads. Public open space, public parks and vacant land comprise 18 percent the total land area. The existing commercial uses are shown on **Map A2**.



One Cherry Hill office building

CHERRY HILL TOWNSHIP

EXISTING LAND USE COMMERCIAL MAP MAP A2



LEGEND

- Commercial
- Office
- Industrial



Scale : 1" = 1200'

Base map source : JCA Associates, Inc.
1366 North Church St., Suite 3
Morristown, NJ 07952
Source : NJDCP GIS Resource Data
AEC : Roy Forder Engineering Associates, Inc.
304 NewPharos Avenue
PO Box 1731
P.O. Princeton Beach, NJ 08542

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Table A1 2002 Township Existing Land Use		
CLASSIFICATION	ACREAGE	PERCENT
Residential	6,946	44.66
Multi-Residential /Townhouse	686	4.41
Commercial	1,148	7.38
Office	515	3.31
Institutional	742	4.77
Industrial	470	3.02
Public Active	580	3.73
Public Passive	1,023	6.58
Private Active	372	2.39
Private Vacant	1,072	6.89
County Parkland	100	0.64
Roads	1,898	12.20
TOTAL	15,552	100

The development of Cherry Hill Township has followed the traditional patterns of suburban sprawl moving west to east along the major road corridors. Both single family and multifamily developments are served by strip commercial centers located along these road corridors. Therefore, absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures.

Neighborhood Planning Program

For the purpose of an in depth study of the community, the Township has been divided into eight-land use planning districts (shown on **Map A3**). The intent of these districts is to analyze the existing land uses on a neighborhood level and provide direction in determining the growth patterns for today and for the future. The objectives of the neighborhood-planning program include building stronger community relationships, defining neighborhood goals and issues, and exploring alternatives for achieving desired neighborhood and Township priorities. Additional benefits include tangible physical improvements in the neighborhoods, based on needs identified by both residents and the Department of Community Development staff.

Since citizens know the needs of their neighborhood best, an objective of neighborhood-based planning is to encourage citizens to take an active role in solving neighborhood problems, and for the Township to provide assistance to ensure success. This type of neighborhood planning process also addresses issues and opportunities at a level that is responsive to the specific neighborhood needs.

Through the neighborhood meetings and participation activities, the following Township wide land use issues were identified:

- The need for Cherry Hill to create a new identity and a “sense of community.”
- The desire to reduce the development of new shopping centers that create “big box commercial centers.”
- Encourage redevelopment of the existing vacant retail centers.
- Protect the natural environment, including wildlife and stream corridors, natural and cultural resources, and open space.
- Maintain the visual quality of the natural environment when designing new developments.
- Encourage the linkage of stream corridors via a path system.
- Promote high quality design and construction of all new development.
- Encourage pedestrian linkages throughout the Township. These linkages should consist of sidewalks, bike paths, and in certain areas, the painting of bike lanes on designated streets.
- Discourage non-residential uses in existing residential areas.
- Encourage new residential and non-residential development to conform with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style and type.

- Encourage new development, and particularly redevelopment, to follow the spirit and intent of the State Development and Redevelopment Plan.

Protecting and enhancing the character of existing neighborhoods, providing community facilities, ensuring pedestrian connections within and between developments, and providing transitions between neighborhoods and buffers from heavily traveled roads are also concerns to Township residents. To achieve a quality living environment, there must be a commitment to identifying and protecting existing neighborhoods, and to allocating public facilities based on community need. These recommendations will provide for a stable population base within new and established neighborhoods and will encourage commitment and involvement by residents in their communities. Following is an analysis of existing land uses for each planning district.



Olive Restaurant - former Short Hills Farm House

CHERRY HILL TOWNSHIP

DISTRICT BOUNDARY MAP MAP A3



Scale: 1" = 1200'

Boundary Source: JCA Associates, Inc.
1266 North Church St., Suite 3
Monroeville, PA 15146
Source: NCEM GIS Database Data
Also: Ray Phipps Engineering Associates, Inc.
204 Hopewell Avenue
PO Box 4731
Pilot Mountain, NC 28681

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Districts 1 & 2

Districts 1 and 2 are comprised of all lands east of the New Jersey Turnpike (**Maps A4 & A5**). The neighborhoods within these districts include: The Woods 1&2, Country Walk, Chanticleer, Wilderness Glenn, Eagle Oak, Wilderness Run, Woodcrest, Eagle Hill, Wilderness Acres, Centura, Short Hills Farm, Springbrook, The Hamlets, Timbergrove, Bunker Hill, Apple Hill, Willowdale, Downs Farm, Ashland, Sleepy Hollow, Surrey Place East, Cherry Run, Candlewyck, Cherry Downs, Old Orchard, Wexford Leas, Cropwell Estates, Staffordshire, Fox Hollow, Ramsgate, Signal Hill, Fox Hollow Woods, Village of Saint Mary's, Wexford East, Frenchman's Point, Society Hill, Sienna, Tuvira, Lucerne, Carlisle, Charleston Riding, Voken Tract, Riding of Fox Run, Old Charleston Woods, Lakeview, Point of Woods, and the Cherry Hill Industrial Park.

There are 7,156 acres of land within these two planning districts. Based on the 2000 census, this area has a population of approximately 30,693 persons, which equates to 2,745 persons per square mile or 4.3 persons per acre. There are 8,760 single-family lots and 1,788 multi-residential units within this section of the community. These 10,548 housing units represent a density of 1.5 dwelling units per acre.



Residential home in District Two

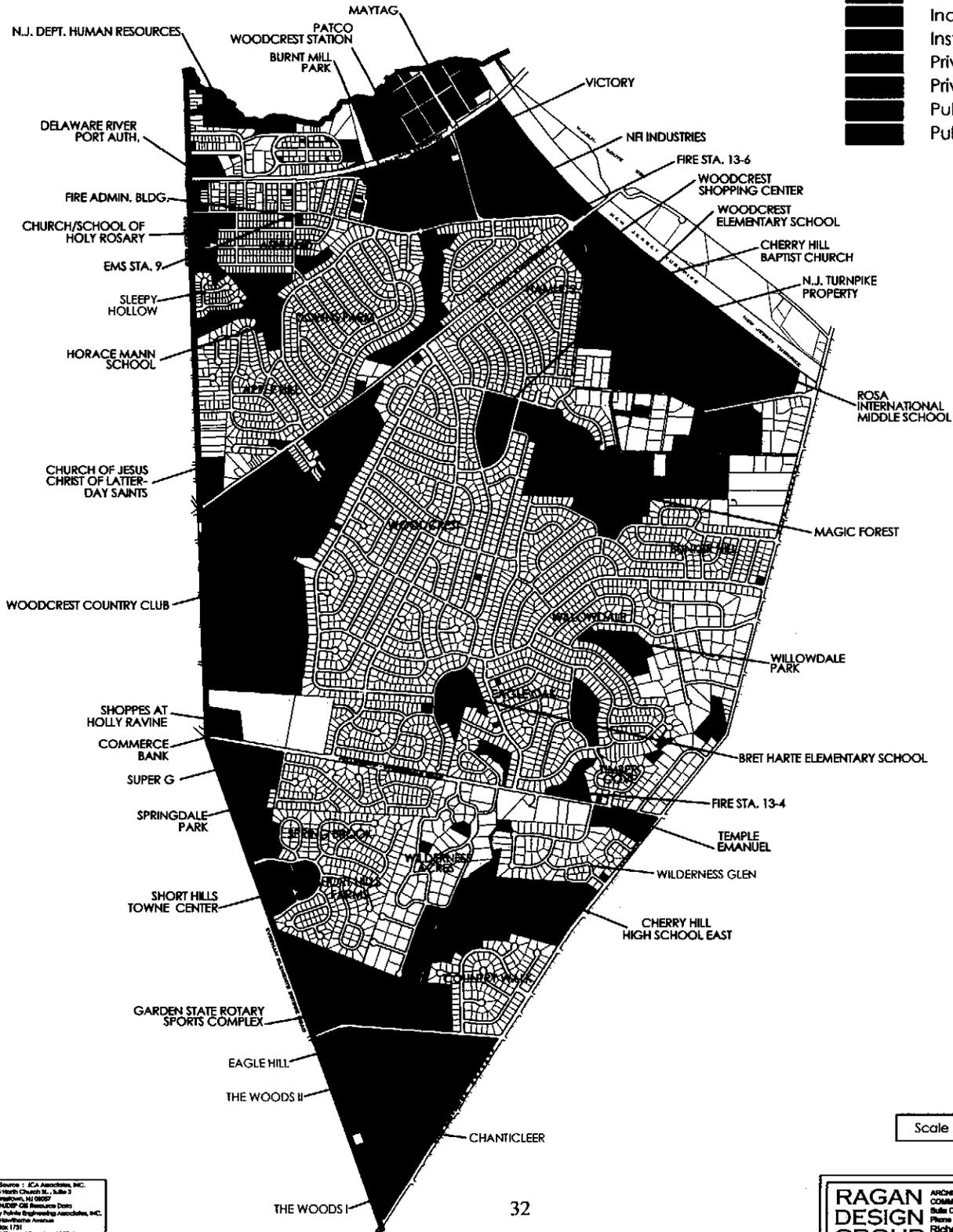
CHERRY HILL TOWNSHIP

EXISTING LAND USE MAP DISTRICT 1 MAP A4



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

Base Map Source : A.C.A. Associates, Inc.
2866 North Church St., Suite 3
Albany, NY 12212
Source : NEDP GIS Resource Data
Also : Ray Public Engineering Associates, Inc.
201 Hawthorne Avenue
PO Box 1731
Pittsford, NY 14534

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Table A2 illustrates the amount of land occupied by each land use category. The majority of land, approximately 78 percent in these districts is developed. Of the developed land, 63 percent is occupied by residential uses, the majority being used for single-family detached housing. Commercial uses, including offices, restaurants, and retail stores occupy 7 percent of the developed land. Only 4 percent of the developed land is used for industrial purposes, such as manufacturing and warehousing. The remaining 26 percent of the developed land is distributed among institutional uses, private active open spaces such as swim club facilities, a golf course and roads. Public open space, public parks and vacant land comprise 22 percent of the total land area.

Table A2 Districts 1 & 2 Existing Land Use		
CLASSIFICATION	ACREAGE	PERCENT
Residential	3,204	44.78
Multi-Residential/Townhouse	336	4.70
Commercial	251	3.50
Office	169	2.36
Institutional	376	5.25
Industrial	244	3.41
Public Active	238	3.33
Public Passive	723	10.10
Private Active	180	2.52
Private Vacant	582	8.13
County Parkland	0	0
Roads	853	11.92
TOTAL	7,156	100

Districts 3 & 4

Districts 3 and 4 are comprised of all lands west of the New Jersey Turnpike to Kings Highway (**Maps A6 & A7**). The neighborhoods within these districts include: Brookdale, Kings Croft, Crofton Common, Brandywoods, Northwoods, Kingston Estates, Green Haven, Barkley Towers, Mark 70, Landmark I&II, Barclay Farm, Brookmeade, Hunt Track, Kingsway Village, Waterford Apartments, Brookfield, Barclay Farm South, Kresson Woods, Batesville, Haddontowne, Tavistock, and Uxbridge.

There are 3,708 acres of land within these two planning districts. Based on the 2000 census, this area has a population of approximately 18,388 persons, which equates to 3,176 persons per square mile or 4.9 persons per acre. There are 5,508 single-family lots and 1,924 multi-residential units within this section of the community. These 7,432 housing units represent a density of 2.0 dwelling units per acre.



Landmark Apartments

Table A3 illustrates the amount of land occupied by each land use category. The majority of land, approximately 87 percent in these districts is developed. Of the developed land, 66 percent is occupied by residential uses, the majority being used for single-family detached housing. Commercial uses, including offices, restaurants, and retail stores occupy 11 percent of the developed land. Only 5 percent of the developed land is used for industrial purposes, such as manufacturing and warehousing. The remaining 18 percent of the developed land is distributed among institutional uses, private active open spaces such as swim club facilities, and roads. Public open space, public parks and vacant land comprise 13 percent the total land area.

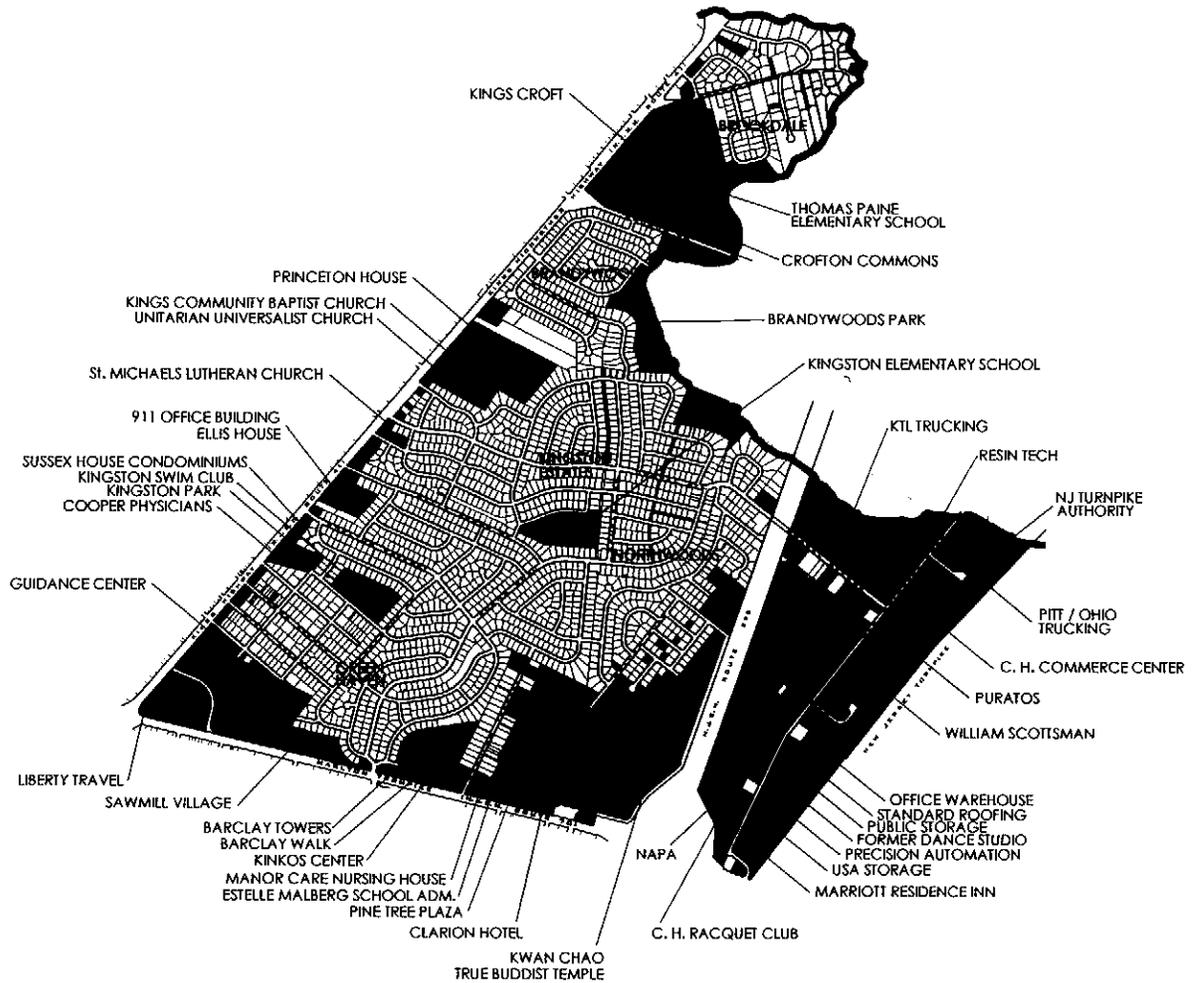
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EXISTING LAND USE MAP DISTRICT 3 MAP A6



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

Source: SCA Associates, Inc.
1264 North Church St., 5th Fl.
Jacksonville, FL 32207
Source: HESOP Civil Engineering Data
Also: Bay Profile Engineering Associates, Inc.
324 Woodburn Avenue
PO Box 1721
Pine Bluff, AR 71603

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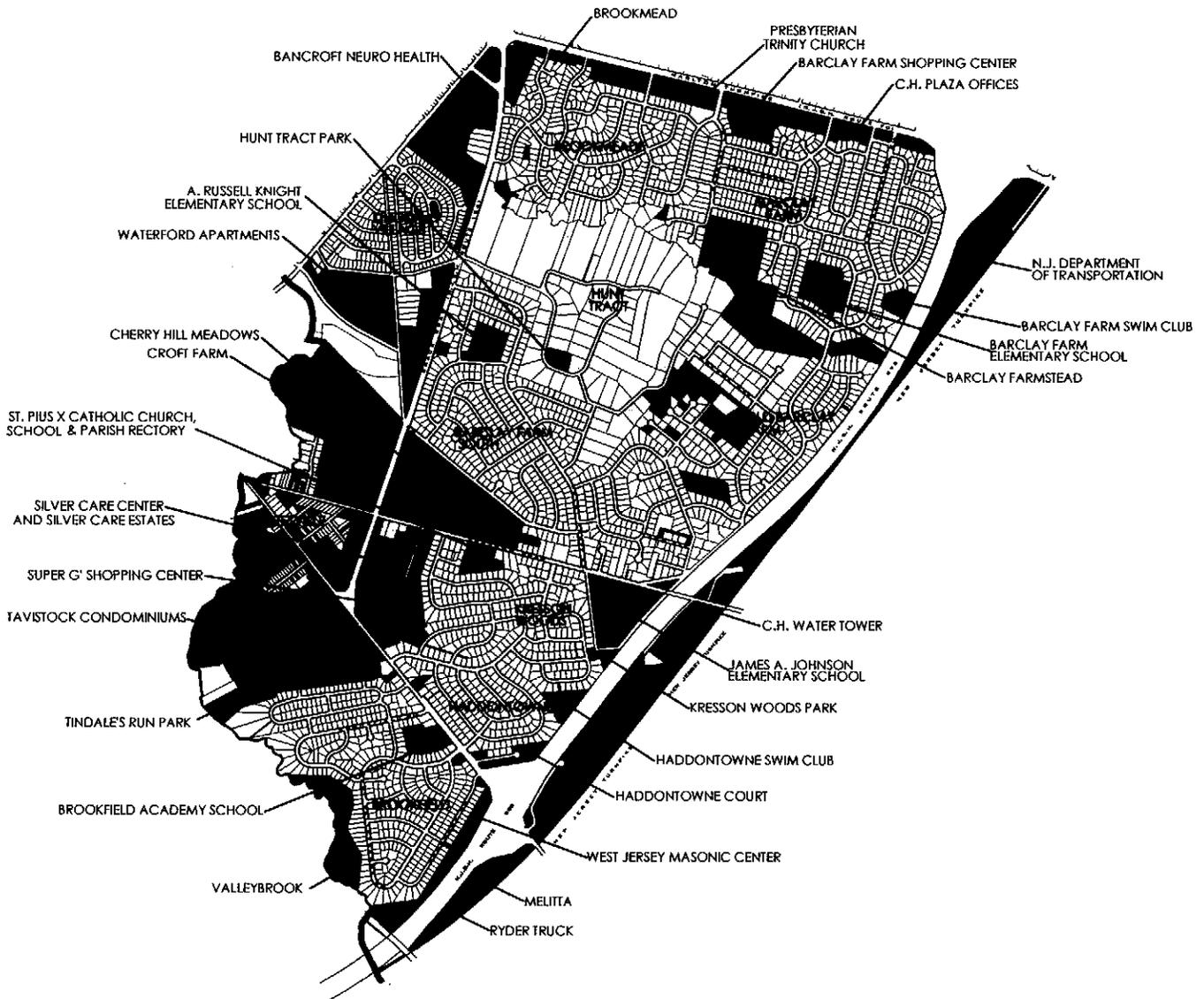
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EXISTING LAND USE MAP DISTRICT 4 MAP A7



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

Base Map Source : JCA Associates, Inc.
1984 North Church St., Suite 3
Moorestown, NJ 08057
Source : NJGIS GIS Resource Data
Also : 1977 Planning Engineering Associates, Inc.
301 Southpark Avenue
PO Box 1781
Denville Township, NJ 07834

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**Table A3
Districts 3 & 4 Existing Land Use**

CLASSIFICATION	ACREAGE	PERCENT
Residential	1,963	52.93
Multi-Residential /Townhouse	177	4.77
Commercial	284	7.66
Office	77	2.08
Institutional	98	2.64
Industrial	171	4.61
Public Active	178	4.80
Public Passive	120	3.23
Private Active	10	0.27
Private Vacant	153	4.13
County Parkland	18	0.48
Roads	459	12.40
TOTAL	3,708	100



Barclay Pavilion

Districts 5, 7, & 8

Districts 5, 7, and 8 comprise all lands west of Kings Highway to Haddonfield Road (**Maps A8, A9 & A10**). The neighborhoods within these districts include: the Towers of Windsor, Windsor Mews, Windsor Park, Playa Del Sol, Tamara Court, Erlton North, Erlton South, Locustwood, Cooper Park Village, Wallworth Apartments, Cherry Parke, Greensward, Surrey Place, Windsor Park West, Forrest Park, Somerset, Knollwood, Colonial, Chestnut Place, Provincial West, Cherry Hill Apartments, Hampshire House, Cherry Hill Estates, Chapel Park, Cherry Valley, Columbia Lake, Delwood, Colwick and Barlow.

There is 3,093 acres of land within these three planning districts. Based on the 2000 census, this area has a population of approximately 16,203 persons, which equates to 3,354 persons per square mile or 5.2 persons per acre. There are 4,853 single-family lots and 2,424 multi-residential units within this section of the community. These 7,277 housing units represent a density of 2.3 dwelling units per acre.

Table A4 illustrates the amount of land occupied by each land use category. The majority of land, approximately 88 percent in these districts is developed. Of the developed land, 57 percent is occupied by residential uses, the majority being used for single-family detached housing. Commercial uses, including offices, restaurants, and retail stores occupy 19 percent of the developed land. Less than one percent of the developed land is used for industrial purposes, such as manufacturing and warehousing. The remaining 23 percent of the developed land is distributed among institutional uses, private active open spaces such as swim club facilities, and roads. Public open space, public parks and vacant land comprise 12 percent the total land area.



Rita M. Faiola Memorial Park

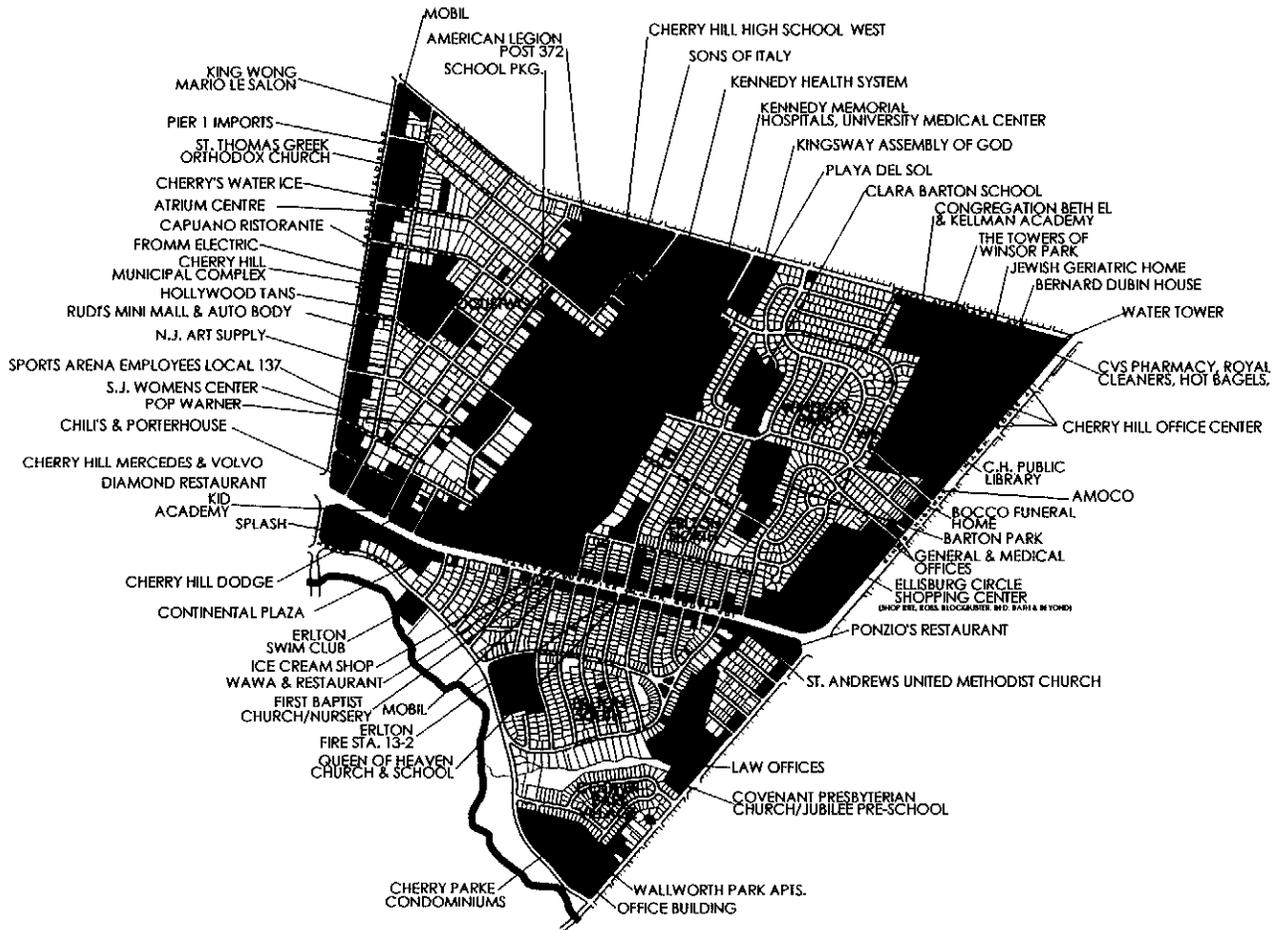
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EXISTING LAND USE MAP DISTRICT 5 MAP A8



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

Source : JCA Associates, INC.
1284 North Church St., Suite 3
Lancaster, PA 17602
Source : HUDSP. GIS Resource Data
Att : Joe Pomeroy Engineering Associates, Inc.
304 Newberry Avenue
PO Box 1731
Point Pleasant Beach, NJ 08742

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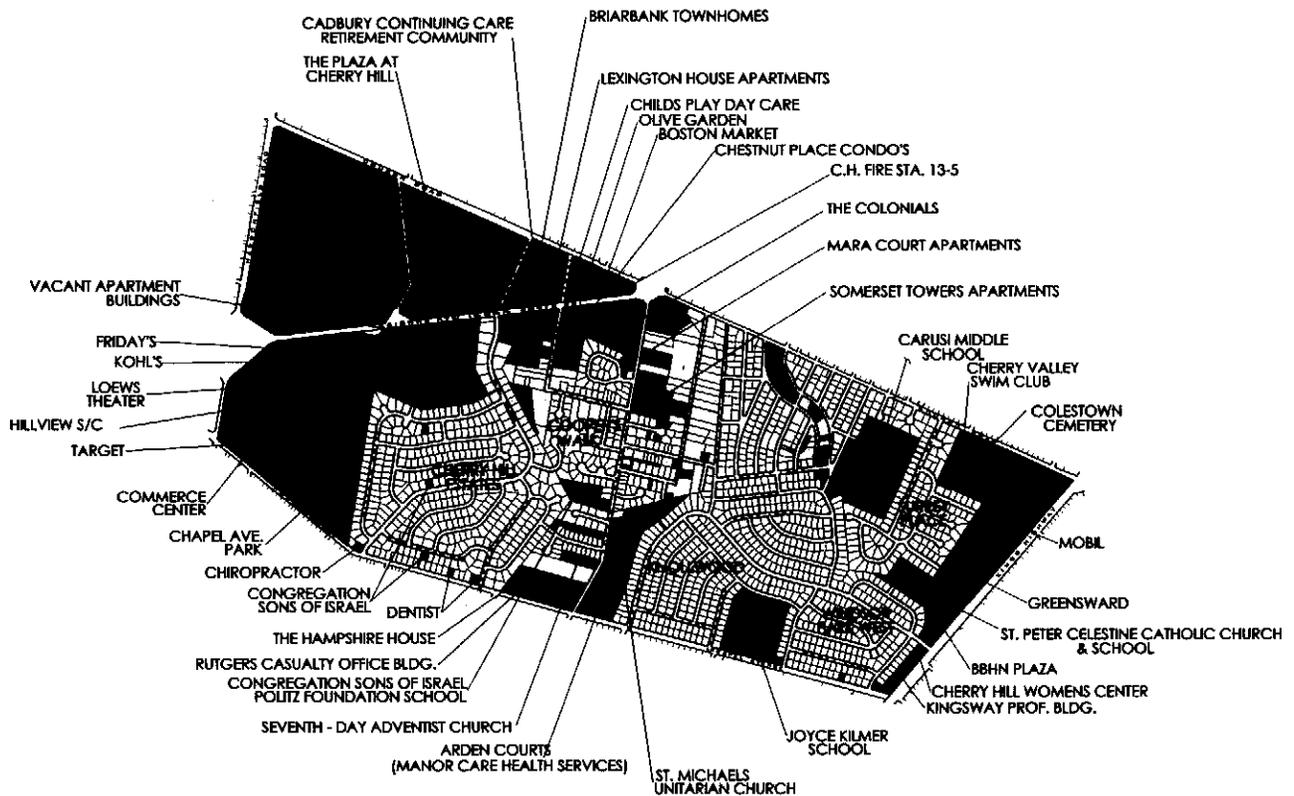
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EXISTING LAND USE MAP DISTRICT 7 MAP A9



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

Map Source : JCA Associates, INC.
7848 North Church St., Suite 3
Morristown, NJ 08857
Source : NJDP GIS Resource Data
also : State Public Engineering Associates, Inc.
204 HuffBarre Avenue
PO Box 1731
Palm Beach, NJ 08042

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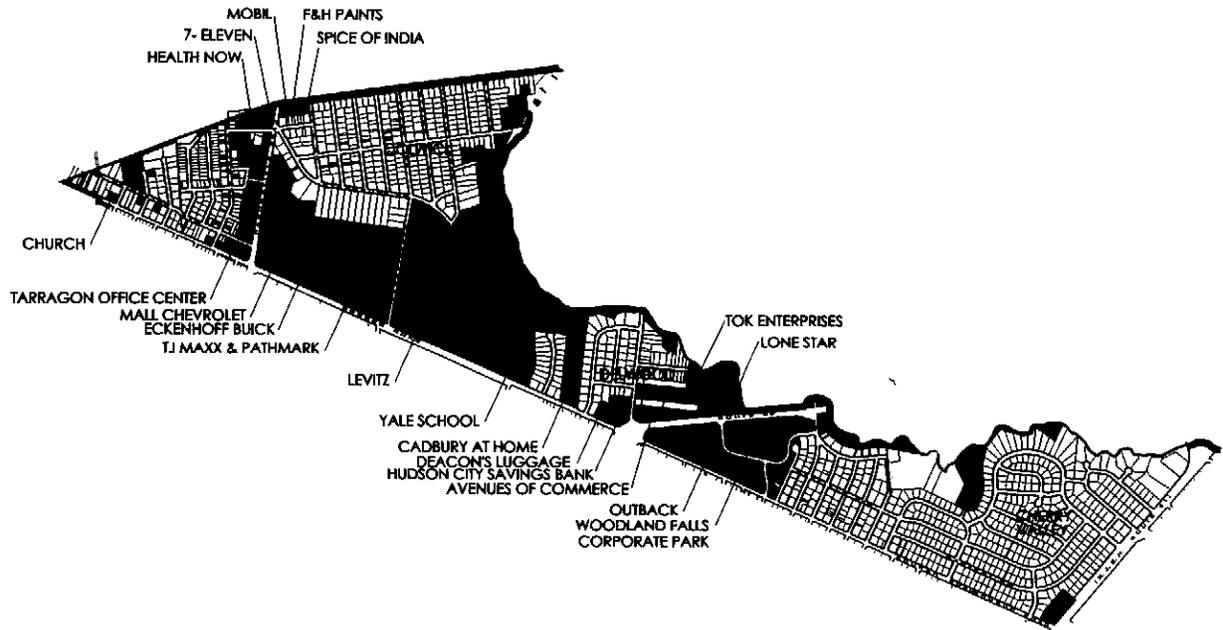
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EXISTING LAND USE MAP DISTRICT 8 MAP A10



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Passive



Scale : 1" = 600'

BaseMap Source : JCA Associates, Inc.
1264 North Church St., Suite 3
Horseneville, NJ 08057
Source : MDCIP GIS Resource Data
Aerial : Ray Pridemore Engineering Associates, Inc.
304 New-Parkway Avenue
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POWERSBORO, NJ 08052

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**Table A4
Districts 5, 7, & 8 Existing Land Use**

CLASSIFICATION	ACREAGE	PERCENT
Residential	1,384	44.74
Multi-Residential /Townhouse	152	4.91
Commercial	389	12.58
Office	136	4.40
Institutional	213	6.89
Industrial	8	.26
Public Active	142	4.59
Public Passive	168	5.43
Private Active	84	2.71
Private Vacant	43	1.40
County Parkland	27	.87
Roads	347	11.22
TOTAL	3,093	100



Greensward- District Seven

District 6

District 6 consists of all land west of Haddonfield Road to the Pennsauken border (**Map A11**). The neighborhoods within these districts include: Barlow, Hinchman, Woodland, Park Place, Kenilworth, Habitat, and Bishop's View.

There are 1,595 acres of land within this planning district. Based on the 2000 census, this area has a population of approximately 4,681 persons, which equates to 1,880 persons per square mile or 2.9 persons per acre. There are 1,426 single-family lots and 391 multi-residential units within this section of the community. These 1,817 housing units represent a density of 1.1 dwelling units per acre.

The area of this planning district totals 1,595 acres. According to the 2000 census, this area has a population of approximately 4,681 persons, which equates to 1,880 persons per square mile or 2.9 persons per acre. Existing single-family lots total 1,426 and 391 multi-residential units exist within this section of the community. Combined, 1,817 housing units exist establishing a density of 1.1 units per acre.

Table A5 illustrates the amount of land occupied by each land use category. The majority of land, approximately 76 percent in these districts, is developed. Of the developed land, 34 percent is occupied by residential uses, the majority being used for single-family detached housing. Commercial uses, including offices, restaurants, and retail stores occupy 29 percent of the developed land. Only four percent of the developed land is used for industrial purposes, such as manufacturing and warehousing. The remaining 33 percent of the developed land is distributed among institutional uses, private active open spaces such as swim club facilities, and roads. Public open space, public parks and vacant land comprise 24 percent the total land area. The largest vacant parcel is the Garden State Race Track property, which totals 220 acres.



New Jersey National Guard Station

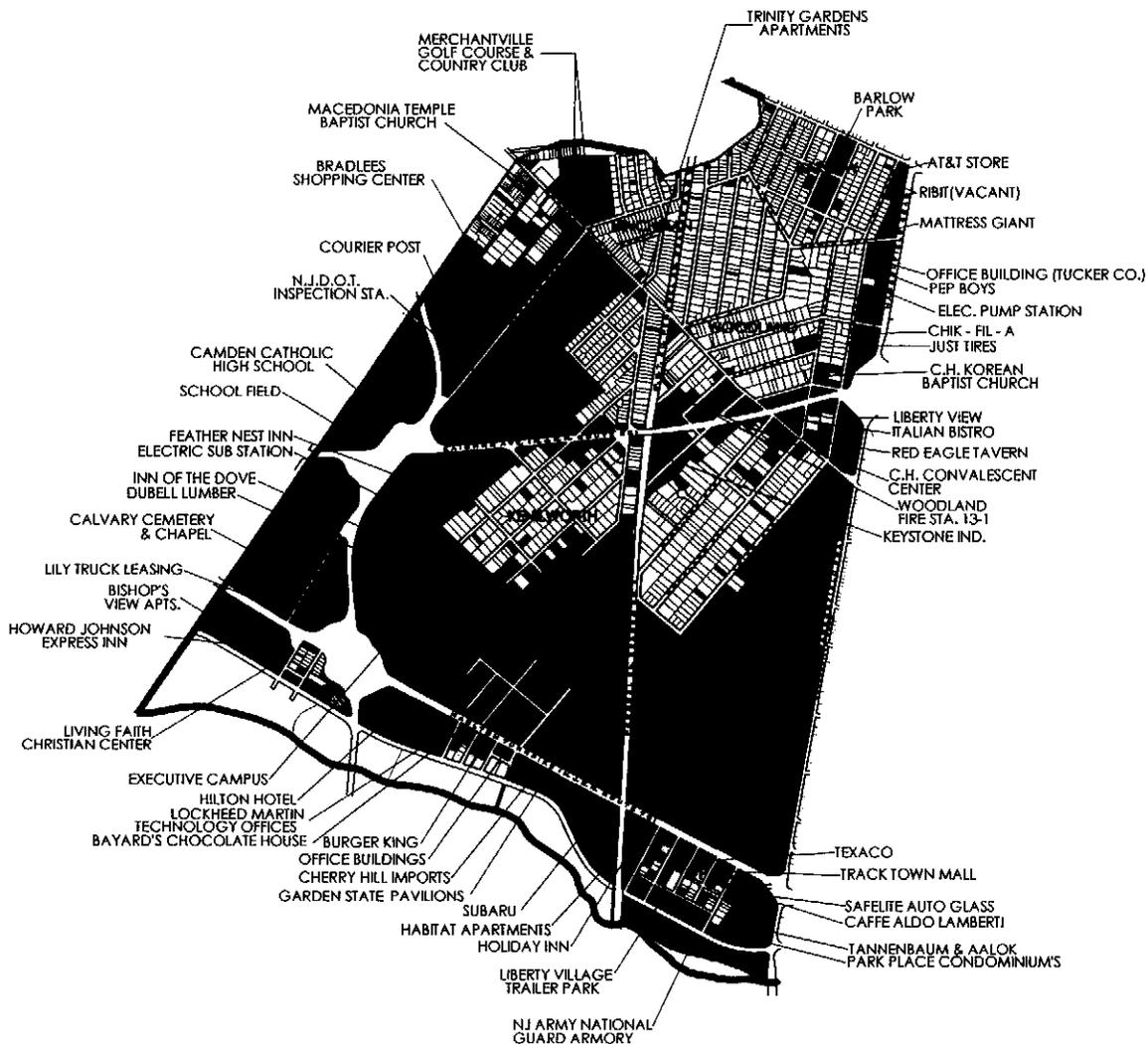
CHERRY HILL TOWNSHIP

EXISTING LAND USE MAP DISTRICT 6 MAP A11



LEGEND

	Residential
	Multi - Family
	Office
	Commercial
	Industrial
	Institutional
	Private Active
	Private Vacant
	Public Active
	Public Vacant
	Mixed Use



Scale : 1" = 600'

Source : JCA Associates, Inc.
1266 North Church St., Suite 3
Haddonfield, NJ 08033
Scale : MDCP GIS Resource Data
Map : East Hills Engineering Associates, Inc.
304 Independence Avenue
PO Box 1751
Pater Pascaud Beach, NJ 08042

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**Table A5
District 6 Existing Land Use**

CLASSIFICATION	ACREAGE	PERCENT
Residential	395	24.76
Multi-Residential /Townhouse	21	1.32
Commercial	224	14.04
Office	133	8.34
Institutional	55	3.45
Industrial	47	2.95
Public Active	22	1.38
Public Passive	12	.75
Private Active	98	6.14
Private Vacant	294	18.44
County Parkland	55	3.45
Roads	239	14.98
TOTAL	1,595	100