

**POTENTIAL HADDONFIELD PUBLIC LIBRARY SITES:
REPORT OF A CITIZEN COMMITTEE**

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Executive Summary

Beginning in the fall of 2008, the committee met some ten times. Its first meetings were devoted to listing all potential sites that had been or, in the members' views, should be considered as possible library sites. The principal criteria used to identify sites was whether the properties would be suitable for the construction of a library of the size and character recommended in the October 2008 report of Library Development Solutions, Inc. A total of fourteen sites were eventually identified and evaluated.

Thereafter, committee members gathered information on each of the potential sites with the goal of assembling the information in this report. During the process, sites that had not previously been considered were identified and evaluated.

A substantial number of potential sites were eventually disqualified on the ground that the owners were not interested in a sale to the borough for such a purpose. Others were determined to be not feasible for a variety of practical reasons.

This left two possible sites that the committee believes are worthy of some level of consideration in any future process:

- The current library site, including construction on some portion of Library Point and consideration of an arrangement for use of some portion of the adjoining 56 Haddon Avenue property
- The Allen Avenue parking lot, behind the Hadrosaurus statute

Each potential site comes with its own challenges and advantages, which we have attempted to list in a general way here. Each comes with characteristics that will increase or decrease the likely cost of construction. The committee was not qualified to quantify

these costs, except in the most generalized way. However, we believe that the process required by the referendum resolution will achieve this goal.

1.0 INTRODUCTION

In the many years that library renovation and construction have been considered in Haddonfield, a frequent refrain has been, “Have we thought about “_____” as a potential site?” The Bancroft site, the PATCO parking lot, the area behind Borough Hall, and a wide variety of other sites have been suggested by citizens over the years. In order to gather and make generally available information concerning potential sites for the construction of a Community/Technology/Library Center (CTLC for short), an ad hoc, volunteer committee was assembled at the suggestion of Commissioner Borden. The committee’s goal was to gather and disseminate, in an organized way, information on all potential sites for CTLC renovation and/or construction. The committee eventually evaluated fourteen sites, including the current library building and property.

The committee is not a formal borough organization and was not appointed by the Commissioners or the Library Board of Trustees. It has no decision-making authority and this report has not been approved by the Commissioners or Trustees. Instead, the committee’s volunteer members wished to provide information to Haddonfield’s citizens concerning potential sites for construction if and when a decision was to be made to consider construction beyond the current footprint. The committee neither endorses nor discourages additional construction and does not presume that it will be approved, but the committee recognizes that changes need to be made to the existing building to better serve the public and to provide complete handicap access to the existing building.

The committee’s members believe that Haddonfield’s citizens would find an organized presentation of information on this subject useful as the issue of library improvement is addressed.

2.0 BACKGROUND AND METHODOLOGY

During the fall of 2008, a committee began its work of reviewing formerly and newly identified sites that could potentially be used for a new public CTLC. The committee's purpose was to gather and organize information on potential sites suitable for new CTLC construction. The committee consisted of Haddonfield Borough Commissioner Ed Borden, who had originally requested that a committee of volunteers be formed; Ann W. Kearney, President of the Haddonfield Library Board of Trustees; former Mayor Jack Tarditi; resident Stuart Harting, and Library Director Susan Briant. The Borough Engineer, Charles Chelotti, also volunteered his personal time to work with the group on technical site issues. The group met numerous times between December 2008 and December 2009. The committee's immediate charge was to review sites that had been previously identified by the Library Board as potential locations for a new public library building and make recommendation(s) regarding the feasibility of each of the proposed sites.

Based upon discussions at several meetings, the committee agreed that it would use the same methodology in evaluating each of the potential sites. This methodology consisted of identifying the potential sites, reviewing general advantages and disadvantages of each site, outreach to present owners of each potential site (if the site was not currently owned or controlled by the Borough), and conducting conceptual level site reviews to identify possible technical issues that would impact any future public library construction on the selected sites.

2.1 Site Identification

The committee first conducted a comprehensive review of sites, which had been previously been identified by two previous resident volunteer committees. The first was the 2002 Library Building Committee ("2002 LBC"). This committee, consisting of volunteers and the former Library Director summarized their findings and conclusions in their report titled "Library Building Committee Overview of Site Selection Process" (a copy of the report is available at the Library. The 2002 LBC reviewed several options and possibilities for a new CTLC site and focused on parking, maintaining a central location for the facility and the "prominence of building costs". The 2002 LBC also retained the services of a professional architect with public CTLC design and construction experience, Goldstein Associates of West Orange, New Jersey to assist the committee with their evaluation and provide professional opinion regarding each of the identified sites. The 2002 LBC committee evaluated the existing site, twelve other existing buildings, three properties without existing buildings, teaming with the Board of Education to build a new CTLC at one of the existing schools, and keeping the existing facility, but moving the Children's Library to a new location. The 2002 LBC also considered what the future use of the existing building and property would be, should the library be moved to another location. Based upon their work, the 2002 LBC committee recommended use of the existing site, with relocating a portion of the existing building and the construction of a new three-story structure on the existing property.

The committee also reviewed work that had been done by the 2007 Library Building Committee (“2007 LBC”). This committee, which consisted of new library director Susan Briant, former Chair of the 2002 Library Building Committee, Kathy Tassini, and Borough resident Robert Marshall, reviewed the list of previous sites from the 2002 LBC, evaluated several new possibilities identified by the committee from ongoing discussions with Borough residents and conducted research into the existing and several of the proposed sites (a summary of the 2007 LBC work is also available at the Library).

After reviewing the previously identified sites and the work conducted by both the 2002 and 2007 groups, the current committee, with input from several residents who forwarded suggestions for additional locations, developed a list of previous and new potential new public CTLC sites. This revised list of potential sites included the following fourteen sites:

- Acme Property – Current Acme supermarket location at Ellis Street and Walnut Street
- Allen Ave Parking Lot – Borough owned parking lot behind Kings Highway East at the end of Hadrosausauros Lane adjacent to the PATCO HiSpeed Line parking lot.
- One Centennial Square – A three-story office building located along Euclid Avenue adjacent to the PATCO HiSpeed Line.
- Bancroft NeuroHealth Property – Residential treatment facility located along Kings Highway East adjacent to Haddonfield Memorial High School
- Borough Hall and Adjacent Lot - Two-story municipal building located along Kings Highway East just north of Haddon Avenue
- Christ the King School Parking Lot – Existing Catholic church property located along Hopkins Avenue between Grove Street and Haddon Avenue
- Existing Public Library Property/56 Haddon Avenue – Existing library and a portion of the adjacent 56 Haddon Avenue property.
- 56 Haddon Avenue – Existing three-story office building and parking lot located along Haddon Avenue.

- PATCO Parking Lot – Existing asphalt parking area located between Euclid Avenue and Kings Highway East
- 76 Euclid Avenue – Existing three-story office building and parking lot located along Euclid Avenue.
- 116 Kings Highway East (“Shops at 116”) – Existing one-story retail building located along Kings Highway East.
- 117-121 Kings Highway East – Existing one and one-half story retail building located on the west side of Kings Highway East between Mechanic Street and Tanner Street.
- 35 Kings Highway East – Existing two-story retail/office building located on the west side of Kings Highway East between Tanner Street and the PATCO Hi-Speed Line.
- 65 North Haddon Avenue (Boxwood Hall) – Existing historic property on the east side of North Haddon Avenue between Lake Street and Euclid Avenue and adjacent 1.47 acre property, either as a site of an entirely new building or as a separate site for a children’s library (in the historic structure).

2.2 *General Advantages and Disadvantages*

Once the list of potential sites was identified, the committee discussed each site and developed a list of the general advantages and disadvantages of each of the sites. It should be noted that this list is not intended to be all inclusive and additional factors that impact any of the reviewed sites may be identified in the future. Also, it is important to note that construction of a CTLC anywhere but the existing site would require a decision as to the future use of the existing facility and the costs that would be associated with such use.

Acme Property

Advantages:

- Central location
- Ample parking
- Building appears to have potential for retrofit (large square – one floor adaptation)
- Possible offices on second floor
- Loading dock already in place for deliveries

Disadvantages:

- Established business / loss of building and ratable and of sole large grocery store in town
- A portion of the property is covered by a deed from the Religious Society of Friends building and may have some restrictions / legal issues
- Property not currently for sale and/or lease
- Cost to acquire if it were available
- Not built to library standards – retrofit costs

Allen Avenue Parking Lot

Advantages:

- Borough already owns the site so there will be no ground acquisition cost
- Central location in heart of town
- Easy to build a new facility that will meet the long term needs of library and for future growth
- Improved parking for library users
- Available as needed to meet the Borough's scheduling needs
- No relocation costs as construction can occur without relocating the library to another facility on a temporary basis
- Existing arrangement with PATCO to use their parking lot on nights and weekends, which is typically when existing library use is the greatest.

Disadvantages:

- Not as visible as current library
- There may be constraints with PATCO development
- May have to build up to provide parking and possible displacement of existing parking uses
- Access to location is not as good; more difficult traffic flow
- Potential CTLC construction would impact service and delivery areas for the existing commercial properties along Kings Highway East and Tanner Street
- May need to relocate underground utilities, such as the existing 36 inch diameter storm sewer pipe and water and gas mains.

One Centennial Square (Archer Greiner building)

Advantages:

- Use of existing building might result in lower overall cost and possible leasing arrangements
- Relatively central, accessible location
- Substantial accessible parking

- Private ownership might allow for less expensive renovation or financing arrangements more advantageous to Borough

Disadvantages:

- Assumes departure of largest employer in the Borough
- Site control very uncertain. Existing lease has potential extensions.
- Loss of downtown office space.
- Multiple floors may increase staffing costs
- Loss of tax revenue

Bancroft NeuroHealth Property

Advantages:

- Possible development of property including new CTLC
- CTLC construction could be part of a redevelopment plan
- Proximity of high school
- Cost of CTLC construction might be underwritten in part by developer

Disadvantages:

- Cooley Hall Building looked at in the past by library consultants was deemed not appropriate for retrofit for a public library
- Location not as central
- Availability of site quite uncertain
- In the event of a redevelopment scenario, CTLC building and parking would likely displace fields, high school parking or open space
- Cost to purchase

Borough Hall Property

Advantages:

- Borough already owns the site so there will be no ground acquisition cost
- Central location in heart of town
- Available as needed
- No relocation costs as construction can occur without relocating the library to another facility on a temporary basis

Disadvantages:

- Not as visible as current library
- Potential COAH impacts

- Impacts to Police Department operations
- Relocation of existing Borough offices

The committee recommended this Borough-owned property be removed from further consideration at this time based upon potential impacts to the Borough's COAH obligations. It should be noted that COAH housing regulations mandated by the State of NJ have considerable influence in narrowing the scope of available properties for use as a public CTLC. In order to meet COAH obligations, the area behind Borough Hall had been identified as a possible COAH site. Additional information regarding the Borough's COAH obligations are available in a report called **Amended Third Round Housing Element and Fair Share Plan**, which is available at: <http://www.haddonfieldnj.org/pdf/Coah-third-round-plan-11-08.pdf>

Christ the King School Parking Lot

Advantages:

- Relatively central location
- Somewhat underutilized site

Disadvantages:

- Diocese advises that the property is not available for such use.

Existing Public Library Property/56 Haddon Avenue

Advantages:

- Ability to use with current site
- May be leased as compared with purchase of additional land
- Potential for cost savings if private landlord maintains the building
- Improved parking
- Handicapped access would be addressed
- CTLC as economic anchor in downtown and business district

Disadvantages

- Use of existing structures may not provide necessary functional spaces for contemporary and future CTLC services
- Borough not owning building and land may create drawbacks in CTLC programs and services in the long run
- Possible loss of existing ratable

56 Haddon Avenue Property

Advantages:

- Ability to use with current site
- Improved parking
- Handicapped access would be addressed
- CTLC as economic anchor in downtown and business district

Disadvantages

- Use of existing structures may not provide necessary functional spaces for contemporary and future CTLC services
- Loss of current ratable
- Expensive to acquire and may need structural retrofit to store books above the basement level

PATCO Parking Lot

Advantages:

- Construction of a new CTLC could be part of a major mixed use development, providing a community-based anchor and resulting in savings to Borough
- Central, visible, accessible location
- Substantial accessible parking
- Will promote downtown foot traffic

Disadvantages:

- Development potential of site is subject to many questions
- No development plans are currently under consideration or even in process
- Likelihood of substantial savings is also open to many questions

76 Euclid Avenue

- Use of existing building might result in lower overall cost
- Relatively central, accessible location
- Substantial accessible parking
- Will promote downtown foot traffic
- Private ownership may allow for less expensive renovation or financing arrangements more advantageous to Borough

Disadvantages:

- Owner advises that the property is not currently available for such use.
- Loss of downtown office space.
- Multiple floors increase staffing costs substantially
- Loss of tax revenue
- Must provide for use of existing library building
- Need to relocate existing tenants

116 Kings Highway East, Second Floor & above (Shops at 116)

Advantages:

- Centrally located
- Parking available behind the building
- Potential reconfiguration of the building for mixed use – could provide tax ratable
- Potential lease instead of purchase
- Landlord could absorb maintenance costs instead of Borough

Disadvantages:

- Building needs retrofitting to accommodate CTLC functions
- Cost of retrofit in available spaces could be formidable as second floor is not a true second floor and first floor is smaller than CTLC needs
- Loss of ratable/existing businesses
- Would require temporary relocation of existing tenants
- Lease rather than owning property could bring lack of continuity of service
- Spaces don't fit in as well with needed functionality as well as other potential sites
- Mixed use could result in distractions, such as food smells
- Displacement of existing parking uses

117-121 Kings Highway East

Advantages:

- Use of existing building may result in lower overall cost
- Central, visible, accessible location
- Open floor plan with high ceilings on main floor. Matches the type of floor plan preferred by library architects to allow for maximum flexibility
- Visible Main Street location allows potential for future flexibility to reconfigure as CTLC/community needs change (possible retail uses, etc.)
- Substantial accessible parking
- Will promote downtown foot traffic

- Private ownership may allow for less expensive renovation or financing arrangements more advantageous to Borough

Disadvantages:

- Site control very uncertain. Availability of site on favorable terms presently in question.
- Loss of downtown retail space
- Loss of tax revenue (approximately \$11,000 to Borough and \$39,000 to school)
- Zoning variance necessary
- Must provide for use of existing library building
- Possible need to relocate existing tenant
- Approximately 45% of space is below ground and lacking natural light, only a portion of which could be devoted to non-public uses.

Boxwood Hall, either as site for new CTLC or separate children's library

Advantages:

- Proximity to current library
- Historic character
- Downtown location
- Welcoming atmosphere

Disadvantages:

- Potential intrusion on historic character and loss of wooded area
- Acquisition cost seems likely to be substantial
- Pendency of litigation concerning site
- 21st century libraries are built using the "One Stop Shopping" concept. Parents and children come to the library and have a quality experience to meet their varied needs. Parents may be finding books, DVDs or other family recreation while children are enjoying a story hour. Parents may be engaged in lifelong learning, learning better parenting skills, or receiving employment assistance while teens are involved in a relaxing teen activity. Parents may also be talking to neighbors while children learn reading, socialization and computer skills. Going to the library is a family activity and tradition in Haddonfield and contributes toward the strong community nature of Haddonfield. Libraries are all about community building.

- Maintaining two buildings does not lend itself to the One Stop Shopping concept. The two building model is not practical nor does it meet the functionality outlined in the Library Solutions Building Program.
- Most importantly, from an economic perspective, two buildings create greater expenses as more staff would have to be employed to run the children's building or the areas that were vacated in the present building. At least two employees would have to be on duty at all times to ensure public and staff safety. The costs of maintaining two buildings for heat, electric, and other facets of physical upkeep would be considerable.
- Another important factor is crossing Haddon Avenue. It is very difficult to cross Haddon Avenue safely, especially after dark. Indeed, recently two library employees' cars were totaled and demolished by a speeding car while parked at the curb of Haddon Avenue. Unfortunately this is not the first such incident. Liability is a very important consideration when you ask patrons, especially children to cross such a busy street between two buildings.

2.3 Outreach to Current Owners

The following identified properties are currently not owned or controlled by the Borough:

Acme Property
 One Centennial Square
 Bancroft NeuroHealth Property
 Christ the King Lot
 56 Haddon Avenue
 PATCO Property
 76 Euclid Avenue
 116 Kings Highway East
 117-121 Kings Highway East
 35 Kings Highway East
 Boxwood Hall

Committee members Commissioner Borden and Jack Tarditi conducted several informal conversations with the owners of most of the privately owned properties. Based upon these efforts, it was determined that the private property owners of most of the selected sites were not interested in making the sites available for use for a new public CTLC building, with the exception of the owners of 56 Haddon Avenue, 116 Kings Highway East, 117-121 Kings Highway East and Boxwood Hall.

It should be noted that the results of the discussions are limited to the reactions of the current property owners and that the conversations between the committee members

and the private property owners were informal in nature and not documented through written correspondence. After reviewing the results of the outreach to the property owners, the committee determined that should a particular site owner not be interested in making the site available for public purposes and should the site not be expected to be available for public use in a reasonable amount of time (within 5 years), it was not practical to conduct additional evaluations and the property was removed by the committee from further consideration.

1.4 Conceptual Level Site Reviews

Based upon the results of the site identification process and the outreach to the private property owners, the committee revised the list of potential sites for conceptual level site reviews to the following properties:

Allen Ave Parking Lot
Existing Public Library/56 Haddon Avenue
56 Haddon Avenue
116 Kings Highway East
117-21 Kings Highway East

The conceptual level site reviews included site visits to each of the identified properties and a review of existing plans and studies, if available. Additionally, readily available public information regarding each site was reviewed to identify possible technical and/or regulatory issues that may impact any future public CTLC construction. The reviewed public information included, but may not have been limited to, tax map information, zoning requirements, Borough utility maps, and other relevant data, such as previous Planning Board applications, etc.

ALLEN AVENUE PARKING LOT

Attached as an Appendix is the February 16, 2010 report of Arcari & Iovino, which discusses this site in detail.

A. Site Description

The site, identified on Sheet 10 of the current Borough Tax Map as Block 118, Lot 61, consists of approximately 4.61 acres of land currently utilized as a municipal parking lot, with associated parking areas and drive aisles.

The site is bounded by mixed commercial and residential buildings and Tanner Street to the north, mixed commercial and residential buildings and Kings Highway East (CR 573/Temp. SR 41) to east, a church and the PATCO Hi Speed Line station and associated parking areas to the south, and mixed commercial and residential buildings and Euclid Avenue to the west. Current access to the site consists of a two-way drive aisle from Tanner Street, a two-way drive aisle from Allen Avenue to Wilkins Avenue, where Allen Avenue becomes a westbound only one-way street to Euclid Avenue and limited access

through a temporary gate to the adjacent PATCO parking lot. A dedicated pedestrian access is provided to Kings Highway East along what is commonly identified as Hadrosaurus Lane.

1. Utilities

Municipal water and sewer are currently available to the site; however, the adequacy and condition of these utilities would need to be evaluated. It should be noted that the Borough is currently planning on replacing all of the existing municipal utilities along Tanner Street. Electric service and natural gas are both available to the site from either Tanner Street or Kings Highway East. The age and capacity of both of these utilities would need to be confirmed with the utility owner, PSE&G.

There is a storm water piping system currently located on the site consisting of inlets and associated underground piping. Generally the current storm system appears to adequately handle the amount of storm water runoff generated from the site. The surrounding storm water infrastructure consists of inlets and piping along Tanner Street and Kings Highway East. It should be noted that the storm water system on Kings Highway East is connected to Tanner Street by an existing 36 inch diameter concrete pipe that runs from Kings Highway East beneath Hadrosaurus Lane to Tanner Street. It should be noted that both the Tanner Street and Kings Highway East storm water systems are significantly over capacity; however, the currently planned upgrades for the Tanner Street system will provide additional capacity to the system to help address this issue.

B. Site Control

Based upon information obtained from the 2008 NJ Parcel Map Program the both parcels are currently owned by:

Haddonfield Borough
242 Kings Highway East
Haddonfield, New Jersey 08033

C. Traffic and Circulation

Generally the access to the existing site is sufficient, with the exception of when larger vehicles are utilizing the site. This is most likely due to the relatively narrow drive aisles and the tight turning radius of the parking islands. These conditions would need to be further evaluated during the design process of any proposed building.

D. Parking

The current parking lot appears to adequately service the existing use. There are no parking requirements for Municipal Use in the D3 District. For commercial uses in a Civic Building, the parking requirement is 3 spaces for each 1000 square feet. Based upon an anticipated 12,000 square foot building, the parking requirement would be thirty-

six (36) spaces. Based upon current ADA requirements of those 36 spaces a minimum of two (2) must be handicap accessible, with one (1) of the spaces to be van accessible. It does not appear that the additional spaces could be provided on the site; however, the site is located adjacent to the PATCO parking lot. Currently, there is gate controlled access between the site and the adjacent PATCO lot; however, it would be necessary to execute additional agreements between PATCO and the Borough for expanded use of the PATCO lot.

E. Costs

The library consultant, Arcari & Iovino, has provided preliminary cost estimates for this site, which can be found in the attached appendix. It is likely that portions of the existing storm sewer system will need to be relocated as part of any proposed elevated building. Additionally, it may be necessary to relocate existing PSE&G and/or Verizon underground utilities, which may be located beneath the site. An underground utility location study, which consists of identify any currently active underground utilities, should be conducted as part of any further evaluation of this site. Additionally, the increased parking demand would need to be met through an agreement with PATCO for expanded use of their adjacent lot. Improvements to the parking lot and existing temporary gate would be necessary.

F. Regulatory

1. Zoning

The entire site is located in the new Downtown District 3- General Urban (D3) zoning district. The permitted building types for the D3 District include the following:

Podium Building
Liner Building
Flex Building
Apartment Building
Courtyard Building
Live-Work Building
Townhouse
Cottage House
Civic Building

Based upon the new zoning code a municipal use is permitted in the Civic Building type only. The use of any other building type for a new public CTLC would require a zoning variance.

The bulk requirements for Civic Buildings in the D3 district are:

Maximum Footprint 10,000 sf

Maximum Building Width	100 ft
Maximum Roof Line Length	60 ft*
Maximum Building Coverage	50%
Maximum Impervious Coverage	80%
Front Setback	25 ft
Side Setback	15 ft
Rear Setback	10 ft
Maximum Height	36 ft
Parking	None

*For buildings longer than 60 feet, the 3rd floor roofline shall be set back a minimum of 15 feet for 25 feet to 35 feet of the façade length beyond the 60 foot roof line. There are also appearance requirements and parking can only be located at the rear of the building.

2 *NJDEP Regulations*

- a. **Freshwater Wetlands:** There are no freshwater wetlands located on or adjacent to the site.
- b. **Stream Encroachment:** There are no “State Open Waters” or other regulated features as defined by the Stream Encroachment regulations.
- c. **Green Acres:** The site and the adjacent properties are not listed on ROSI inventory.
- d. **Bureau of Safe Drinking Water:** Depending on the necessary water main upgrades, it may be necessary to obtain a Safe Drinking Water permit.
- e. **Treatment Works Approval:** Although it may be necessary and/or advisable to upgrade the sanitary sewer collection system in the area, it should not be necessary to obtain a TWA permit for those anticipated sewer system upgrades.

3. Storm water

Based upon the Borough’s storm water ordinance, any proposed redevelopment of the site may need to meet the requirements of the storm water ordinance. The requirements, which are mandated by NJDEP regulations, include reducing the runoff volume, reducing sediment loadings generated by the site, and increasing groundwater recharge.

Existing Public Library Property/56 Haddon Avenue Property

A. *Site Description*

The existing Public Library property, identified on Sheet 8 of the current Borough Tax Map as Block 22, lots 2 and 3, consists of approximately 1.09 acres of land currently utilized as a public library and open space. The 56 Haddon Avenue property, also

identified on Sheet 8, as Block 22, Lot 1.01, consists of approximately 1.14 acres of land currently utilized as offices, with associated parking areas.

The properties are generally bounded by the intersection of Tanner Street, Euclid Avenue and Haddon Avenue (C.R. 561) and mixed commercial and residential buildings to the north, Haddon Avenue, mixed commercial and residential buildings and the Friends School to the east, Tanner Street, Clement Street and mixed commercial and residential buildings to the south and west. There is currently no parking areas located on the current Public Library Property; however, on street parking is available on the west side of Haddon Avenue and the west side of Tanner Street. Current access to the 56 Haddon Avenue Property consists of a two-way drive aisle from Tanner Street and a one-way exit to Haddon Avenue.

1. Utilities and Drainage

Municipal water and sewer are currently available to both properties; however, the adequacy and condition of these utilities would need to be evaluated. The current Public Library Property maintains a separate injector pump to discharge the sanitary sewer to the municipal system located beneath Haddon Avenue. It should be noted that the Borough is currently planning on replacing all of the existing municipal utilities along Tanner Street; however, this project will not eliminate the need for the existing building to maintain the current injector pump system. Electric service and natural gas are both available to the site from either Tanner Street or Haddon Avenue. The age and capacity of both of these utilities would need to be confirmed with the utility owner, PSE&G.

The existing Library building has reported reoccurring drainage issues in the past and has had significant damage to the basement level as recently as July 31, 2009. It is not clear the exact cause of these issues, but there are several existing below grade window wells that are drained by an existing perimeter drain of unknown size and condition. Based upon informal site inspections conducted on August 3, 2009, it appears that the perimeter drainage system is inadequate and needs to be properly designed and replaced. It should be noted that there have not been drainage issues reported by the owner of the 56 Haddon Avenue Property; however, there is only one (1) inlet located in the existing parking lot area and it is not clear if it was designed to handle the amount of runoff that is directed to it.

Although there is a storm water piping system currently located along Tanner Street; the previously discussed Borough utility replacement project will result in a new storm sewer system along the entire property frontages of Tanner Street. This planned project will provide an opportunity to correct a majority if not all of the existing drainage issues for the current Public Library property.

B. Site Control

Based upon information obtained from the 2008 NJ Parcel Map Program, the existing library parcels are currently owned by:

Haddonfield Borough
242 Kings Highway East
Haddonfield, New Jersey 08033

According to tax records, the 56 Haddon Avenue Property is currently owned by:

TOMMAR, LLC
17000 Horizon Way, STE 100
Mount Laurel, NJ 08054

C. Traffic and Circulation

Generally, access to the existing site is available from both Haddon Avenue and Tanner Street. Additional study and evaluation of the existing and proposed traffic impacts and circulation will be needed should the site be considered at a CTLC site.

D. Parking

The current parking lot for 56 Haddon Avenue appears to adequately service the existing use. There are no parking requirements for Municipal Use in the D1 and D2 Districts. For commercial uses in a Civic Building, the parking requirement is 3 spaces for each 1000 square feet. Based upon an anticipated 12,000 square foot building, the parking requirement would be thirty-six (36) spaces. Based upon current ADA requirements of those 36 spaces a minimum of two (2) must be handicap accessible, with one (1) of the spaces to be van accessible. It does not appear that the additional spaces could be provided on the 56 Haddon Avenue site and no parking is available on the current Library site. It should be noted that the Borough has recently purchased a property on the adjacent Stiles Avenue to use for a future parking lot and this property may be able to be utilized to provide additional parking any new facility at the site.

E. Costs

Based upon the existing site conditions, there may be a moderate amount of site work associated with any future construction. Further study and evaluation would be advisable if this site is subject to further consideration for any future CTLC construction.

F. Regulatory

1. Zoning

The Existing Library site is located in the new Downtown District 1 – Neighborhood Transition (D1) zoning district. The 56 Haddon Avenue property is split-zoned between the D1 district (the existing building located along Haddon Avenue) and the D3 district (the existing parking area. Due to the split zoning there are a variety of permitted

building types which may be permitted on the however, a municipal use is permitted in the Civic Building type only. The use of any other building type for a new public CTLC would require a zoning variance.

The permitted building types for the D1 District include the following:

- Flex Building
- Live-Work Building
- Townhouse
- Manor House
- Twins
- Cottage House
- Sideyard Building
- Single-Family House
- Civic Building

Based upon the new zoning code a municipal use is permitted in the Civic Building type only. The use of any other building type for a new public CTLC would require a zoning variance.

The bulk requirements for Civic Buildings in the D1 district are:

Maximum Footprint	10,000 sf
Maximum Building Width	100 ft
Maximum Roof Line Length	60 ft*
Maximum Building Coverage	50%
Maximum Impervious Coverage	75%
Front Setback	25 ft Min.
Side Setback	15 ft Min.
Rear Setback	10 ft Min.
Maximum Height	36 ft
Parking	None

*For buildings longer than 60 feet, the 3rd floor roofline shall be set back a minimum of 15 feet for 25 feet to 35 feet of the façade length beyond the 60 foot roof line. There are also appearance requirements and parking can only be located at the rear of the building.

2. *NJDEP Regulations*

a. **Freshwater Wetlands:** There are no freshwater wetlands located on or adjacent to the site.

b. **Stream Encroachment:** There are no “State Open Waters” or other regulated features as defined by the Stream Encroachment regulations.

c. **Green Acres:** The site and the adjacent properties are not listed on ROSI inventory.

d. Bureau of Safe Drinking Water: Depending on the necessary water main upgrades, it may be necessary to obtain a Safe Drinking Water permit.

e. Treatment Works Approval: Although it may be necessary and/or advisable to upgrade the sanitary sewer collection system in the area, it should not be necessary to obtain a TWA permit for those anticipated sewer system upgrades.

3. Storm water

Based upon the Borough's storm water ordinance, any proposed redevelopment of the site may need to meet the requirements of the storm water ordinance. The requirements, which are mandated by NJDEP regulations, include reducing the runoff volume, reducing sediment loadings generated by the site, and increasing groundwater recharge. *D.*

116 Kings Highway East Property

A. Site Description

The existing 116 Kings Highway East property, identified on Sheet 8 of the current Borough Tax Map as Block 34, Lot 6, consists of approximately 0.44 acres of land currently utilized as retail stores.

The property is generally bounded by mixed commercial and residential buildings to the north and south, the municipal owned Chestnut Street parking lot to the east, and Kings Highway East and additional mixed commercial and residential buildings to the west. There is currently no parking areas located on the current site; however, the site is adjacent to the municipal Chestnut Street parking lot.

1. Utilities and Drainage

Municipal water and sewer are currently available to the property; however, further study may be warranted regarding the adequacy and condition of these utilities. It should be noted that the Borough is currently planning on replacing all of the existing municipal utilities along the adjacent Tanner Street and the project may improve the storm sewer system in front of the building along Kings Highway East. Electric service and natural gas are both available to the site from Kings Highway East. The age and capacity of both of these utilities would need to be confirmed with the utility owner, PSE&G.

B. Site Control

Based upon information obtained from the 2008 NJ Parcel Map Program, the 116 Kings Highway Property is currently owned by:

116 Kings Highway Associates, LLC

89 Haddon Avenue, Suite 8
Haddonfield, NJ

C. Traffic and Circulation

Generally the access to the existing site is provided by Kings Highway East and the adjacent municipal parking lot located to the rear of the building. A more detailed study of the circulation conditions would be advisable if this site is subject to further consideration for the CTLC facility.

D. Parking

The current adjacent municipal parking lot (known as the Chestnut Street Lot) appears to adequately service the existing use of this site and the surrounding properties. There are no parking requirements for Municipal Use in the D4 District. For commercial uses in a Civic Building, the parking requirement is 3 spaces for each 1000 square feet. Based upon an anticipated 12,000 square foot building, the parking requirement would be thirty-six (36) spaces. Based upon current ADA requirements of those 36 spaces a minimum of two (2) must be handicap accessible, with one (1) of the spaces to be van accessible. Based upon the current lot configuration, no additional spaces could be provided on the site; however, the site is located adjacent to the previously referenced Chestnut Street parking lot. A more detailed parking analysis would be advisable if this site is subject to further consideration for the CTLC facility.

E. Costs

Due to the relatively new Chestnut Street parking lot improvements, it is not likely that there will be significant site improvement costs associated with this property.

F. Regulatory

1. Zoning

The entire site is located in the new Downtown District 4- Kings Highway (D4) zoning district. The permitted building types for the D4 District include the following:

Flex Building
Live-Work Building
Civic Building
Special Corner Building

Based upon the new zoning code a municipal use is permitted in the Civic Building type only. The use of any other building type for a new public CTLC would require a zoning variance.

The bulk requirements for Civic Buildings in the D4 district are:

Maximum Footprint	10,000 sf
Maximum Building Width	100 ft
Maximum Roof Line Length	60 ft*
Maximum Building Coverage	65%
Maximum Impervious Coverage	90%
Front Setback (Min/Max)	25 ft/No Maximum
Side Setback (Min/Max)	15 ft/No Maximum
Rear Setback (Min/Max)	5 ft/25 ft
Maximum Height	36 ft
Parking	None

*For buildings longer than 60 feet, the 3rd floor roofline shall be set back a minimum of 15 feet for 25 feet to 35 feet of the façade length beyond the 60 foot roof line. There are also appearance requirements and parking can only be located at the rear of the building.

2 *NJDEP Regulations*

- a. **Freshwater Wetlands:** There are no freshwater wetlands located on or adjacent to the site.
- b. **Stream Encroachment:** There are no “State Open Waters” or other regulated features as defined by the Stream Encroachment regulations.
- c. **Green Acres:** The site and the adjacent properties are not listed on ROSI inventory.
- d. **Bureau of Safe Drinking Water:** Depending on the necessary water main upgrades, it may be necessary to obtain a Safe Drinking Water permit.
- e. **Treatment Works Approval:** Although it may be necessary and/or advisable to upgrade the sanitary sewer collection system in the area, it should not be necessary to obtain a TWA permit for those anticipated sewer system upgrades.

3. Storm water

Based upon the Borough’s storm water ordinance, any proposed redevelopment of the site may need to meet the requirements of the storm water ordinance. The requirements, which are mandated by NJDEP regulations, include reducing the runoff volume, reducing sediment loadings generated by the site, and increasing groundwater recharge.

117-21 Kings Highway East Property

Attached as an Appendix is the February 16, 2010 report of Arcari & Iovino, which discusses this site in detail.

2.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions and Recommendations

The committee's goal was to gather and disseminate, in an organized way, information on potential sites for CTLC construction. We emphasize that we are a volunteer committee with only the expertise that our experience provides. We assembled exclusively to provide the citizens of our town with the benefit of our thoughts and time. We fully expect that a more thorough analysis by more knowledgeable experts will be necessary in order to reach reliable conclusions on the issues we have examined. The committee's members believe that Haddonfield's citizens would find an organized presentation of information on this subject useful as the issue of library improvement is addressed.

This committee provides the following conclusions and recommendations:

- For the reasons stated in this report, the following sites should not be considered further at this time, either because construction on the sites is not feasible or because the present owners are not interested in such a project:
 - Acme Property
 - One Centennial Square
 - Bancroft NeuroHealth Property
 - Borough Hall Property, including the Snowden Avenue parking lot
 - Christ the King Parking Lot
 - 56 Haddon Avenue, as a standalone site
 - PATCO parking lot
 - 76 Euclid Avenue
 - 116 Kings Highway East
 - 35-41 Kings Highway East
 - 117-121 Kings highway East
 - 65 North Haddon Avenue, Boxwood Hall

- The following are worthy of serious consideration as locations for a CTLC:
 - Allen Ave Parking Lot – Borough owned parking lot behind Kings Highway East and Tanner Street

 - Existing Public Library property, either alone or in conjunction with 56 Haddon Avenue.