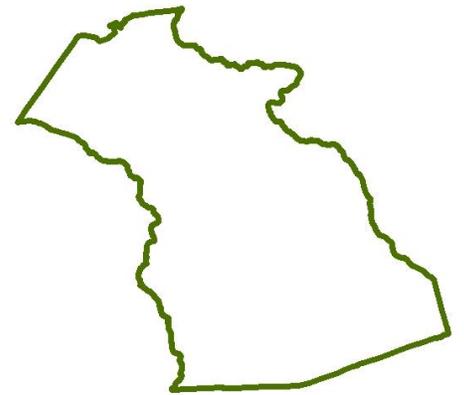


# Open Space & Recreation Plan



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## June 2011

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The document original was signed and sealed in accordance with **N.J.A.C. 13:41-1.3**

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June 20, 2011



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# EXECUTIVE SUMMARY

An Open Space and Recreation Plan (OSRP) is defined by the Green Acres Program as "... a local government's vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. An OSRP provides a framework for implementation." Contained herein are Cherry Hill Township's preservation, conservation and recreation goals. The plan was prepared in accordance with the guidelines and requirements of the New Jersey Green Acres Program and includes an inventory of existing conditions, a discussion of the regional setting, a resource assessment, and sets goals, objectives and actions to direct the Township's policies and decision making regarding open space and recreation.

Goals, objectives and action items were created after a public input meeting held on January 20, 2010. Residents and other stakeholders were asked to re-evaluate the goals set as part of the previous Open Space and Recreation Plan and to identify new goals. The goals established during that meeting are as follows:

1. To preserve open space for conservation and/or recreation.
2. To preserve sensitive land areas.
3. To preserve and enhance greenways.
4. To improve the existing open space system throughout the Township.
5. To provide adequate passive and active recreation opportunities for all ages.
6. To acquire environmentally sensitive areas, such as steep slopes, woodlands, aquifer recharge areas and areas containing unique environmental features.
7. To acquire fee simple ownership or create conservation easements along major stream corridors for preservation, recreational opportunities and/or to link existing open space areas.
8. To acquire sites in key locations in imminent danger of development.
9. To acquire smaller properties to be added in coordination with other municipal, county, state or non-profit open space initiatives.
10. Improve maintenance and maximize the use of existing active recreation parcels.
11. Recognize the importance of and maintain passive open space parcels.
12. Promote health and prevent obesity by promoting open space.
13. Balance environmental conservation with economic development.

The inventory of existing open space and recreation facilities found that Cherry Hill Township has a significant level of developed and undeveloped lands devoted to recreation and conservation purposes. However, considering the Township's population and physical size, there were some deficiencies found in the provisions for specific types of recreation activities.

The OSRP recommends continuing the successful management of the Township's recreation and open space parcels and consideration of acquisition of new parcels as identified in the plan if feasible. The primary intent of the OSRP is to document existing conditions and to provide a guide to conservation, preservation and acquisition of open space, environmentally sensitive lands and greenways.

# INTRODUCTION

## **Purpose**

An Open Space and Recreation Plan (OSRP) is a document created to guide open space preservation and protection throughout a designated region, such as a municipality. The plan is meant to examine a defined study area to determine existing policies and conditions, establish goals and needs, analyze future need, and layout policies and actions to achieve those goals and needs. The OSRP is a tool that provides direction in achieving a systematic and cost-efficient approach to open space preservation that meets both the passive and active recreation needs of the community.

An OSRP also provides an opportunity to establish priorities across the Township through public participation and collection of data. Community involvement is important in determining locations of open space to be protected and in suggesting creative ways in which to attain and maintain identified parcels. Prioritizing locations based on data collection and public input will also ensure that the Township acquires properties that provide the greatest benefit to the community based on an established set of goals and guidelines.

Providing open space is an identified goal of the State Municipal Land Use Law (MLUL). The stated purposes of the MLUL note the following open space goals:



- provide light, air, and open space (NJSA 40:55D-2.c.; and
- provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens (NJSA 40:55D-2.g.); and
- promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources...and to prevent urban sprawl and degradation of the environment through improper use of the land (NJSA 40:55D-2.j).

The creation of this OSRP will guide the Township in balancing land uses to ensure that these stated purposes of the MLUL are supported in Cherry Hill Township.

## **Regional & Local Setting**

The Township of Cherry Hill, located in Southern New Jersey, is an inner-ring suburban community of the Philadelphia metropolitan area. It is the second largest populated municipality in South Jersey, covering over 24 square miles, and home to approximately 72,000 residents, 25,000 homes, and an estimated 4,000 businesses. Agrarian in origin, initial development in the Township occurred as secondary growth outside of the immediate boroughs that formed around what is now the PATCO high-speed line. The Township experienced a sustained development boom in the 1950s through the 1980s, which generally provided single-family dwellings with generous setbacks and vehicular focus. Due to the geographical expansiveness of the Township, the evolution of development can be traced from west to east from Philadelphia.

Cherry Hill is located in Planning Area 1, designated as an Urban Center, in accordance with the State Development and Redevelopment Plan (SDRP). In regard to open space and recreation planning, the SDRP goals include conserving the state's natural resources and systems, protecting the environment while preventing and cleaning up pollution, providing adequate public facilities at a reasonable cost, preserving and enhancing areas with historic, cultural, scenic open space and recreational value, and increasing energy efficiencies and reducing greenhouse gas emissions<sup>1</sup>.

Cherry Hill is traversed north to south by the New Jersey Turnpike and Interstate 295. These highways link Cherry Hill with other regions of the state, New York, and Delaware. Cherry Hill is traversed east to west by New Jersey State Highway (NJSH) Route 70 and NJSH Route 38, providing direct access to Philadelphia.

### **Land Use**

There are 26,317 parcels of land on roughly 13,000 acres in the Township, which excludes roadways, highways, and other similar infrastructure. The most parcels in any zone are in the Residential (R2) zone (20.9%), which has 9,310 parcels accounting for almost one-third of the parcels in Cherry Hill. The largest amount of land is in the Institutional (IN) zone at 21.4%, which is likely considering the number of parcels in this zone that are schools, churches, parks, etc. that require large amounts of land.

Single-family dwellings are the majority of land use in Township. Approximately 76.8% of the parcels in the Township consist of this type of structure, which is permitted in the RA, RAPC, R1, R2, and R3 zones. Furthermore, over 93% of the 26,317 parcels are zoned for residential use, from large acre lots found in the RA zone to high-rise structures in the R20 zone that cover 53.4% of the 13,046.84 acres of land.

As there are 13,047 acres of land in the Township (excluding roadways) and a population of 71,821<sup>2</sup>, that would equate to 5.5 persons per acre. Considering there are 24,497 housing units, an average of 1.88 units per acres.

### **Population**

Cherry Hill traditionally grew as a bedroom community. Over a quarter of the Township consists of children under the age of 18; while more than a fourth of the Township consists of adults age 55 and over. This is consistent with a median age of 41. Almost 45 percent<sup>3</sup> of the student population is elementary-school age. Considering that 62 percent of residents are married, a dominance of young families can be presumed. Over half of the households in Cherry Hill are families, with an average household size of 2.74 persons.

Residents of the Township are generally well-educated, as reflected in graduation rates. Almost the entire population has a minimum of a high school diploma (95.6%<sup>4</sup>), with over half of residents obtaining a college degree<sup>5</sup>. This is significantly higher than in 1980<sup>6</sup>, where education levels were 83 percent and 35 percent, respectively. This may be due to domestic migration, as mobility due to globalization and a fluctuating economy have led to subsequent population shifts that are seen on a national level. Over half of the existing community members were born in another state<sup>7</sup>.

The racial and ethnic composure of the Township has diversified in recent years, while remaining generally white. According to the American Community Survey 2006-2008, the number of Asian residents has increased the most from just over 3 percent in 1980<sup>8</sup> to just around 9 percent today, Black and Latino populations have also increased to 5.6% and 3.4%<sup>9</sup> percent respectively. The diversification of Cherry Hill is also reflected in the foreign-born population of 13.5 percent<sup>10</sup> and 17.6 percent<sup>11</sup> speaking a language other than English at home.



**Current Open Space Activities**

**Cherry Hill Township Open Space & Recreation Plan, 2001**

In the fall of 2001, the first Cherry Hill Township Open Space and Recreation Plan was adopted. The guiding concepts of the plan were:

1. To preserve open space for preservation, conservation and/or recreation.
2. To preserve sensitive land areas.
3. To preserve and enhance greenways.
4. To improve the existing open space system throughout the Township.
5. To provide adequate passive and active recreation opportunities for all ages.
6. To acquire environmentally sensitive areas, such as steep slopes, woodlands, aquifer recharge areas and areas containing unique environmental features.
7. To acquire fee simple ownership or create conservation easements along major stream corridors for preservation, recreational opportunities and/or to link existing open space areas.
8. To acquire sites in key locations in imminent danger of development.
9. To acquire smaller properties to be added in coordination with other municipal, County, State or non-profit open space initiatives.

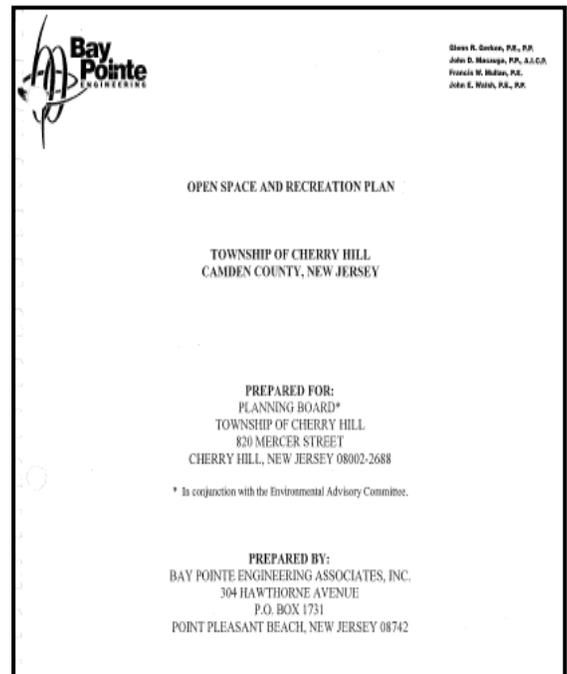
Based on these guiding concepts, a review of existing conditions and a needs analysis, the following action items were recommended:

1. Acquisition of additional lands for conservations, preservation and active recreation.
2. Seek funding from the NJDEP Green Acres Program for development of additional recreation facilities to address open space and facility deficiencies itemized in the Needs Analysis.
3. Acquire open space for greenways along stream corridors to expand hiking opportunities and to protect the streams and freshwater wetlands areas, which ultimately protect the water quality for the community.
4. Acquire conservation and access easements to provide linkages between existing open space areas.

Since the adoption of this plan, Cherry Hill Township created the Environmental Advisory Committee (CHEAC). The Committee was formed to identify key parcels for acquisition. The list created by the committee identified open space parcels with a point-based ranking system in relation to the priority in which they need to be acquired. The point system included the factors of threat of development, total size of the parcel, location to residential development, and natural ecological features.

**Cherry Hill Township Open Space Tax**

The Open Space Tax, consisting of one cent of every one hundred dollars of property taxes, was passed by referendum in 2000. A dedicated open space fund has enabled Cherry Hill Township to acquire five of thirteen priority sites established by the Cherry Hill Environmental Advisory Committee (CHEAC) and maintain existing sites throughout the Township. Since its inception in 2000 the Open Space Fund has collected \$4,119,487.00.



### **Cherry Hill Township Master Plan & Reexamination Report**

Cherry Hill's last Master Plan was adopted in 2004 and a re-examination of the plan was completed in 2007. The Master Plan, adopted in 2003, found that, in accordance with the *National Recreation & Parks Association* (NRPA) standards, Cherry Hill provided a sufficient amount of Park for its population when all Camden County Park Space was included in the total acreage. However, through community input it was

found that there was a deficiency in the number of developed facilities for certain types of recreation, such as soccer and softball.



In 2007, the Township completed a Master Plan Reexamination Report to address issues that had changed since 2003 or were not addressed in the existing Master Plan. The Reexamination Report identified the need for the Township to consider acquisition of parcels identified in the River to Bay Greenway, a multi-use recreation route that spans 70 miles through southern New Jersey (Camden, Burlington, and Ocean counties) to link the Delaware River to Barnegat Bay. This project was initiated by The *Trust for Public Land* in August of 2001. A significant number of parcels in Cherry Hill provide a key link in the completion of the Greenway.

### **Camden County Open Space Preservation Trust Fund**

The Camden County Open Space Preservation Trust Fund was established in 1998 by referendum. The trust fund is overseen by the Camden County Open Space Preservation Trust Fund Advisory Committee, which was “established for purposes of ensuring that our children, and their children, will have the benefit of enjoying the remaining open space that exists in Camden County for years to come.”<sup>12</sup> Since 1998, the Trust Fund, which raises nearly \$2 million per year, has preserved 1,174.55 acres in over 13 municipalities. The Trust Fund has been used to preserve over 157 acres of land in Cherry Hill Township consisting of the following:

1. Browning Lane (433.01/8 & 9), 42 acres
2. Bridge Hollow (513.51/1 & 2, Cropwell Road), 38.66 acres
3. Brunetti Tract (263.01/1.02 & 4, Lenape Road & 1700 Overbrook Drive), 11.70 acres
4. Hillman Schoolhouse (526.07/1 & 5, 1304 Kresson Road), 4.21 acres
5. Jonathan Katz Property (463.09/1, 1600 Frontage Road), 15.18 acres
6. Springhouse Farm (510.02/1, Springdale Road), 44.1 acres
7. Willow Way (404.02/15, Rear of Willow Way), .37 acres
8. Zarrinnia Property (528.01/3, 1798 Berlin Road), 1.23 acres

### **Camden County Open Space & Farmland Preservation Plan**

The Camden County Open Space and Farmland Preservation Plan, prepared by the Delaware Valley Regional Planning Commission, was adopted in May of 2004. The plan developed four objectives:

1. To support the development of a public system of open space which forever preserves the valued environmental, cultural, historic and scenic features of the county and provides sufficient lands to accommodate a variety of active and passive recreational activities.
2. To aim high by identifying all the lands that should possibly be preserved to meet the county's overall goal, even if the complete vision may not be achievable due to competing interests and funding limitations.
3. To prioritize which areas of the proposed system need attention first, based on key factors in meeting the county's goals, as well as the measured threat of conversion to other uses.

4. To offer a multi-pronged approach to preserving the system, since one size does not fit all, and no single entity can do it all.<sup>13</sup>



In order to achieve these goals a Five-Point Action Plan was created:

1. Acquire large remaining open space lands in highly threatened areas first.
2. Invest in open space enhancement in densely populated areas to promote urban livability.
3. Formalized proposed greenways through planning and negotiations.
4. Offer subsidized funding for municipal open space and greenway planning through the County Open Space Trust Fund.
5. Develop facilities in recently acquired county parks, and market them to county residents.

This plan has instigated action since its adoption. From lands purchased with funds from the Preservation Trust there is the possibility “for a trail linking publicly owned properties along the North Branch of Big Timber Creek, from Laurel Road in the Borough of Lindenwold to Chews Landing and Somerdale Roads in Gloucester Township at Slim’s Ranch - a span of greater than two miles.”<sup>14</sup>

The Camden County Open Space Advisory Committee created in 1998, has followed through with the five-point action plan acquiring open space across the county and continually working with non-profit groups like Camden Greenways, Inc. and Trust for Public Land to continue to identify unique and collaborative projects to link open space across Camden County and, one day, across the state. Since the creation of the 2004 plan the County has succeeded in reaching its goal of 2,000 acres of preserved land in Camden County. The County now seeks to reach a goal of 3,000 acres by 2015.

### ***NJ Statewide Comprehensive Outdoor Recreation Plan, 2008-2012***

The New Jersey Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared every five years by the New Jersey Department of Environmental Protection’s Green Acres Program to maintain New Jersey’s eligibility to receive funding from the Land and Water Conservation Fund, administered by the National Park Service. The SCORP serves as a status report and guide for open space and recreation planning in the State.

The 2008 SCORP has been prepared to meet the following goals:

1. To preserve a sufficient amount of open space for current and future public recreational use and for the conservation of natural resources important to protecting New Jersey’s biodiversity and the quality of life in New Jersey.

2. To provide close to home park and recreation opportunities for residents statewide and promote the development of parks in New Jersey's urban and suburban centers to support revitalization efforts.
3. To present current information on the supply, demand and need for recreation and open space in New Jersey.
4. To implement open space and recreation planning policies and projects that are consistent with the New Jersey State Development and Redevelopment Plan.
5. To encourage open space and recreation planning by local governments and conservation organizations.
6. To effectively use funds from the Garden State Preservation Trust, Land and Water Conservation Fund, Forest Legacy Program, Pinelands Section 502 Program and other sources of funding which may become available.

The 2008 SCORP also contains findings based on research and the public participation and planning processes. The findings presented in the 2008 SCORP are:

1. Open space preservation provides many amenities including water resource protection, biodiversity, recreation, agriculture, and tourism.
2. New Jersey has 1,242,966 acres of preserved public open space.
3. 252 local governments assessed a tax for land preservation, park and recreation projects and historic preservation in 2007, collecting over \$330 million annually.
4. Over \$410 million in capital improvement projects have been identified as needed for state parks, forests, historic sites and wildlife management areas.
5. The State shall continue to make the protection of water resources, preservation of biodiversity and the provision of park and recreation opportunities a statewide priority.
6. There is a need to preserve 700,000 acres of high value natural resources lands statewide.

As with all plans identified above, the Cherry Hill Open Space and Recreation Plan seeks to maintain continuity in goals and objectives and be guided by the goals set forth by State and County plans.

# Preserved Open Space

- Federal Open Space Lands
- State Open Space Lands
- County Open Space Lands
- Municipal Open Space Lands
- Nonprofit Lands
- Conservation Easement
- Preserved Agricultural Lands
- Pinelands Development Credits (Served)

Not all lands have been reassessed to date.

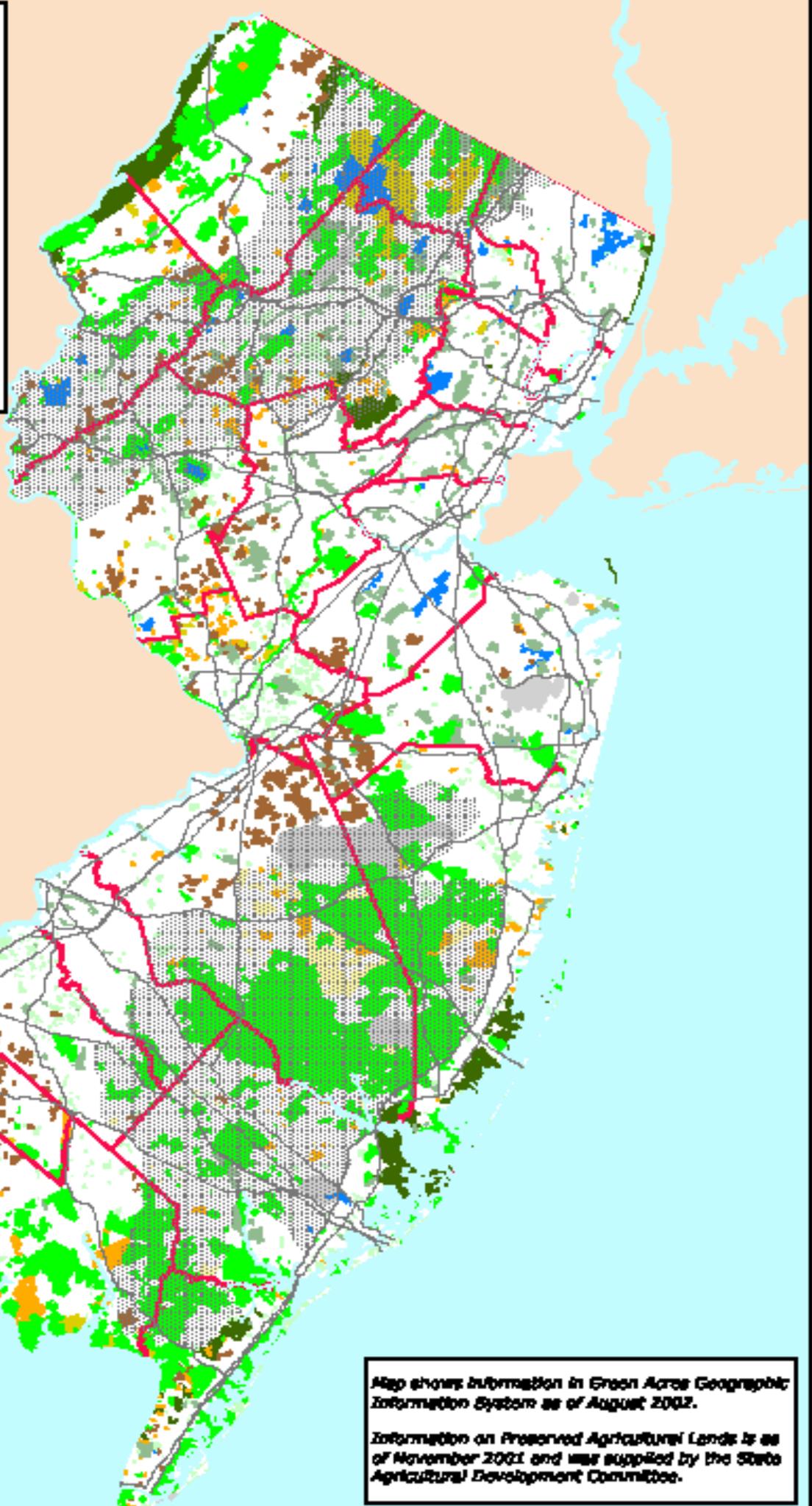
## Other Features

- County Boundaries
- Major Roads
- Water Supply Mgmt. Areas
- Pinelands & Pinalands Boundaries
- Federal Military Lands

5 0 5 10 Miles



December 5, 2002



*Map shows information in Green Acres Geographic Information System as of August 2002.*

*Information on Preserved Agricultural Lands is as of November 2001 and was supplied by the State Agricultural Development Committee.*

# RESOURCE ASSESSMENT

## Linkages & Greenways

Greenways are an interconnected system of open space parcels managed for recreation and conservation purposes. Greenways often follow land or water features and can connect a multitude of community assets such as historic sites, parks, nature reserves, and urban centers. The benefits of greenways are numerous. They provide a safe environment for active recreational endeavors that promote healthy living, provide habitat corridors, preserve historic sites and provide a community building asset that spans multiple municipalities. Proximity to open space features like greenways has even been shown to increase property values.<sup>15</sup>

As previously discussed, the River to Bay Greenway is an initiative started in 2001 to link the Delaware River to Barnegut Bay through a multi-use recreation route that spans 70 miles through southern New Jersey (Camden, Burlington, and Ocean counties). Cherry Hill is a key linkage in this Greenway. Two “spines” are proposed to run through the Township, Spine A and B. Spine A generally follows the North Branch of the Cooper River, while Spine B encompasses the Cooper River through the Woodcrest section of the Township.

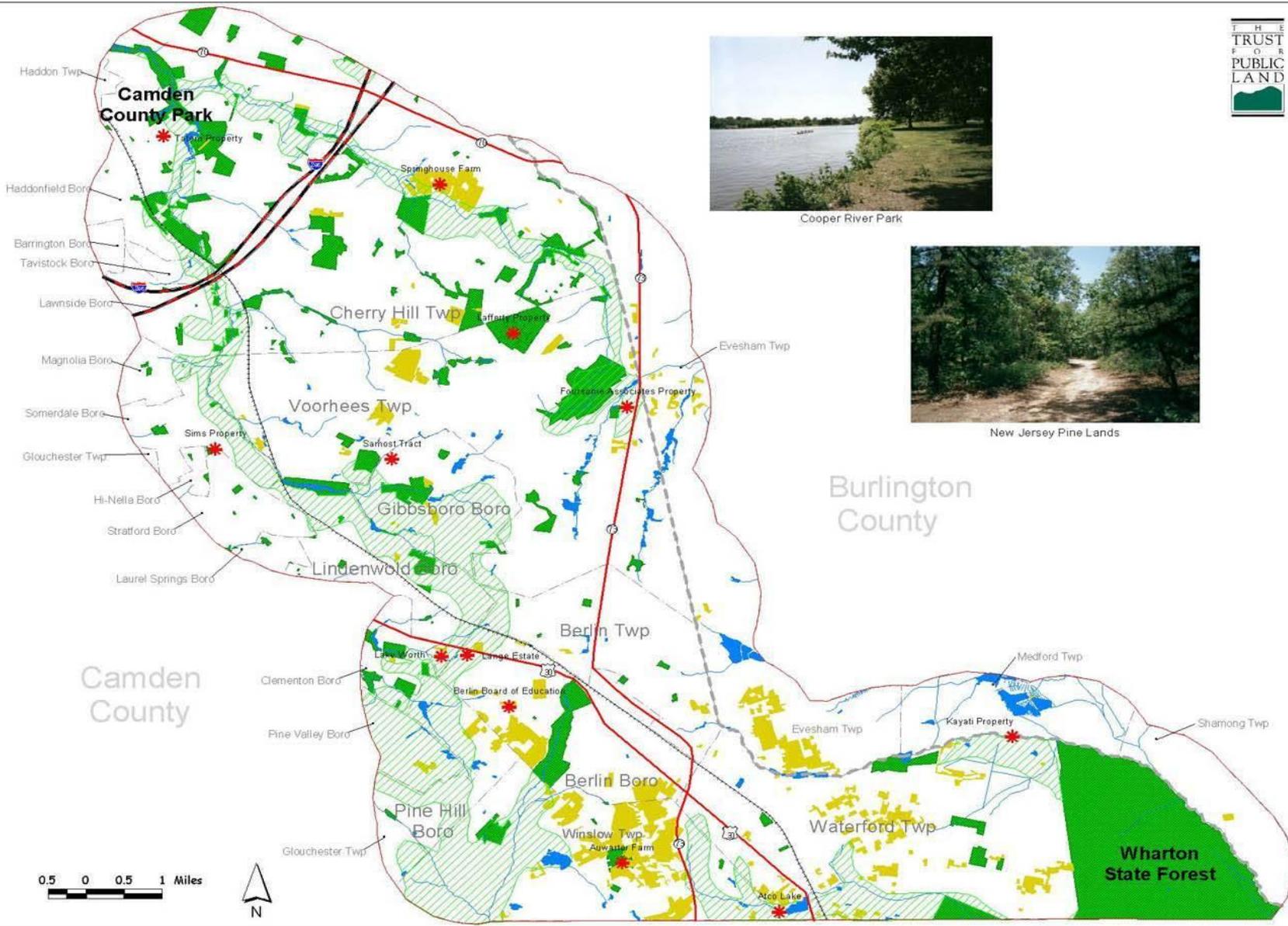
In February 2010, Camden County in partnership with the City of Philadelphia and Cooper’s Ferry Development Association (CFDA), received \$5.8 million through a federal Transportation Investment Generating Economic Recovery (TIGER) grant. This funding will support a greenway initiative to link the Benjamin Franklin Bridge to the Cooper River Park and beyond through a system of active transportation trails. This provides a significant opportunity for the Township to link local trails to this larger regional system that can provide safe travel via bicycle and pedestrian travel.

In considering future locations of recreation facilities, both passive and active, Cherry Hill Township should engage neighboring communities in regard to shared facilities and linking open space parcels across municipal boundaries.





# Open Space Framework



### Base Legend

- Target Area
- Major Roads**
  - I-295
  - NJ Turnpike
  - Route 30
  - Route 70
  - Route 73
  - High Speed Rail Line
  - Municipal Boundary
  - County Boundary
  - Streams
  - Water Bodies

### Legend

- Proposed Open Space
- Agricultural Land
- Protected Land
- Camden County Open Space Site

Information used to produce this map was obtained from TPL, DVRPC, NJDEP, Camden County, and field investigation.

### Framework & Concept Study Target Area

River to Bay Greenway  
Prepared for The Trust for Public Land

Strauss and Associates / Planners  
Trenton, New Jersey  
with BLOSS Associates



Figure 5  
August 2001



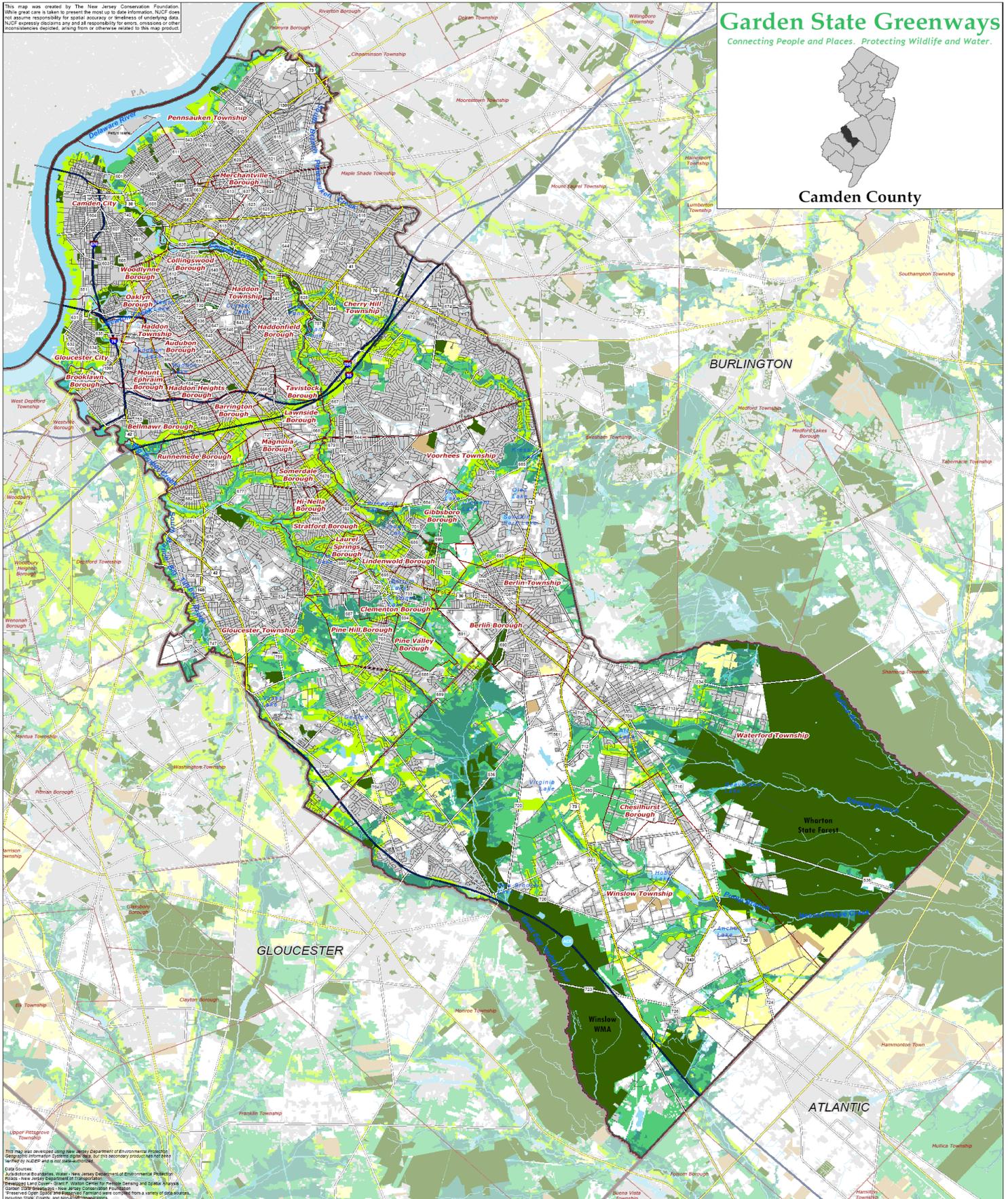
This map was created by The New Jersey Conservation Foundation. While great care is taken to present the most up to date information, NJCJF does not assume responsibility for spatial accuracy or timeliness of underlying data. NJCJF expressly disclaims any and all responsibility for errors, omissions or other inaccuracies depicted, arising from or otherwise related to this map product.

# Garden State Greenways

Connecting People and Places. Protecting Wildlife and Water.



Camden County



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital files, but this secondary product has not been verified by NJCJF as to its accuracy.

Data Source:  
 Municipal Boundaries, Water - New Jersey Department of Environmental Protection  
 Roads - New Jersey Department of Transportation  
 Preserved Land Cover - State of New Jersey  
 Camden County Greenways - New Jersey Conservation Foundation  
 Protected Open Space and Wetlands - Various sources including State, County, and Non-Profit Organizations

<b>Garden State Greenways</b>	<b>Other Land Cover</b>	
Agriculture/Grassland	Preserved Open Space	U.S./State Highway
Emergent Wetland	Preserved Farmland	County Road
Forested Wetland	Water	Local Road
Upland Forest	Developed 2001	County Boundary
Beach/Dune	County Boundary	Municipal Boundary
Connectors		

Garden State Greenways (GSG) is a vision for an interconnected, statewide system of open space. GSG county maps depict the results of the New Jersey Green Infrastructure Assessment (NJGIA) conducted by the New Jersey Conservation Foundation in cooperation with the New Jersey Department of Environmental Protection Green Acres Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University.

The NJGIA identified large tracts of undeveloped land that could function as 'hubs' of an interconnected open space system in New Jersey. Linear 'connectors' were also identified by the NJGIA in order to represent potential linkages among identified hubs.

Garden State Greenways refers to the 'green infrastructure' identified by the NJGIA and represents a vision of interconnected open space that can help to lessen the environmental and social impacts of sprawl and maintain quality of life in New Jersey.

Green infrastructure plays a vital role in maintaining public health and quality of life in New Jersey by providing close-to-home recreation opportunities, safeguarding surface and underground water supplies and productive soils, protecting native plant and animal populations, and upholding scenic, cultural and historic amenities contributing to community character and livability throughout the state.

- Garden State Greenways sets forth eight broad goals towards achieving the vision of a 'green infrastructure':
1. Establish parks, trails, or other protected lands within walking distance of every New Jersey resident.
  2. Permanently protect New Jersey's critical natural resource lands: those contributing to groundwater or aquifer recharge, surface water quality, rare and endangered species habitat, and prime soils.
  3. Permanently protect large, contiguous tracts of natural land for the long-term survival of native plant and animal species.
  4. Permanently protect large, contiguous tracts of farmland for the long-term viability of agriculture and the maintenance of scenic and cultural landscapes.
  5. Permanently protect parks, natural lands, and farmland surrounding historic sites, in order to maintain their historic character, visual context and interpretive value.
  6. Link together New Jersey's protected natural, agricultural, historic, and recreation lands via trails and greenway connectors.
  7. Grant public access and trail rights-of-way, where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and interpretive opportunities provided therein.
  8. Coordinate state, local, and private preservation as well as land use planning efforts, around common maps and shared GIS data, towards achieving goals one through seven.



visit the GSG website at [www.gardenstategreenways.org](http://www.gardenstategreenways.org)

## **Streams & Waterways**

Cherry Hill is located within the Delaware River Basin, which covers parts of four states – New York, New Jersey, Pennsylvania, and Delaware. Although the watershed covers one percent of the U.S., it supplies water to 10 percent of the nation’s population. In addition to the large cities of Philadelphia and New York City, Cherry Hill also obtains its water from the headwaters of the Delaware River. Further subdivided into areas for NJDEP planning purposes, Cherry Hill is located within the Lower Delaware Water Management Area (#18).

The Cooper River runs along the southern portion of Cherry Hill, creating a majority of the Township boundary. The river is 16 miles in length and empties into the Delaware River. The North Branch of the Cooper River flows northwest through Cherry Hill. Other large tributaries include the South Branch of the Pennsauken Creek, Woodcrest Creek and Tindale Run, as well as Evans Pond and Wallworth Lake.

The Pennsauken Creek and the Cooper River are the basis of the two watersheds in Cherry Hill. A watershed is the area of land that drains into a body of water such as a river, lake, stream or bay separated from other systems by high points in the area such as hills or slopes. The Cooper River watershed is 40 square miles in size and drains from 72 percent of the Township. The North Branch of the Pennsauken Creek is 33 square miles and covers the remaining 28 percent. There are six sub-watersheds within the Township, and the Cooper River North Branch (below Springdale Road) is centrally located almost completely within Cherry Hill.

The Township has many riparian corridors that run east to west and eventually empty into the Delaware River. Riparian corridors are narrow strips of land located along streams and rivers that provide environmental benefits. A natural riparian corridor provides the ability to decontaminate water as it drains towards larger watercourses. Preserving these corridors and providing limited access for residents should be encouraged through easements, deed restrictions, land purchases and development reviews.



There are approximately 1,567 acres of flood-prone areas in Cherry Hill Township; however, they range in the likelihood of flood events as defined below:

- “A” Flood Zones - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones. Flood insurance is required in this zone.
- “AE” Flood Zones - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones. Flood insurance is required in this zone.
- 0.2% Annual Chance Flood Hazard – includes areas with a 0.2% chance of flooding. This area is slightly more susceptible to flooding than the “X” flood zone but does not require flood insurance.
- “X” Flood Zones - Areas outside the 1% annual chance floodplain, areas of 1% annual chance sheet-flow flooding where average depths are less than one foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the 1% annual chance flood by levees. No base-flood elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Areas within the “A” and “AE” flood zones may have severe floods from spring thaws or above average spring rains. These areas tend to occur where there are alluvial soils and where the seasonal high water table is within one foot of the ground surface. Not all of these flood prone areas are adjacent to stream corridors; however, FEMA does not typically recognize flood prone areas outside of existing stream corridors. These areas can be defined by poorly drained soils and high seasonal water tables.

POCHACK CREEK

Streams and Waterways

SOUTH BRANCH PENNSAUKEN CREEK

SOUTH BRANCH PENNSAUKEN CREEK

RUN

SOUTH BRANCH PENNSAUKEN CREEK

COOPER RIVER

N BRANCH COOPER RIVER

SOUTH BRANCH PENNSAUKEN CREEK

TINDALE RUN

NORTH BRANCH COOPER RIVER

COOPER RIVER

WOODCREST CREEK

SIGNEY CREEK

July, 2010

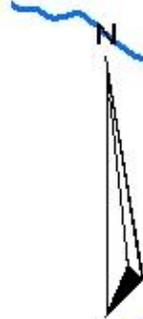
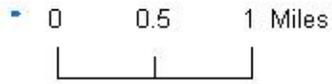
OTTER BROOK

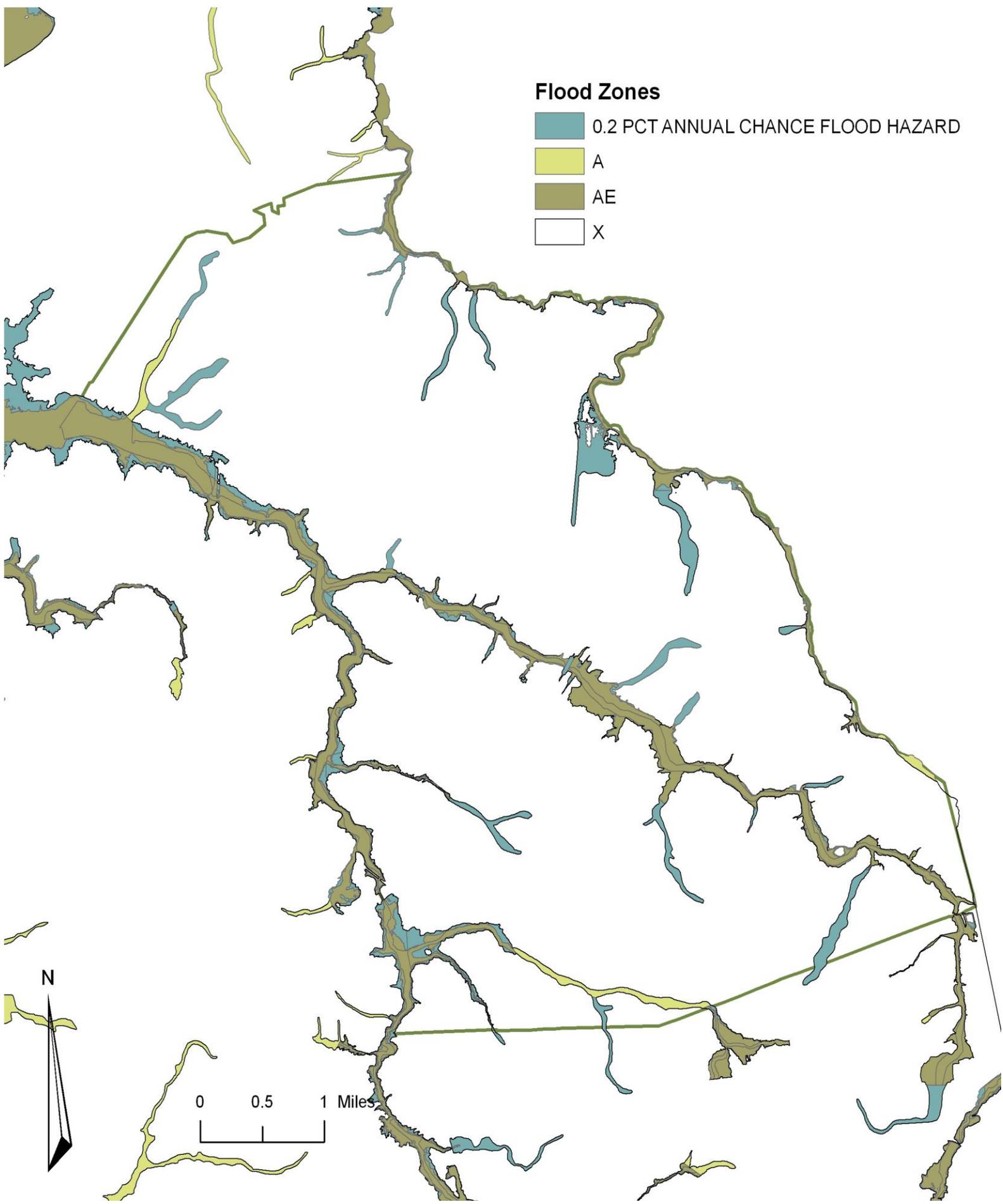
GRAVELLY RUN

NICHOLSON BRANCH

MILLARD CREEK

BARTON RUN



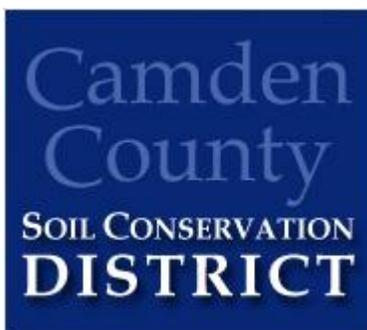


## Soils

The soils in a majority of the Township are generally clay-like and therefore difficult for stormwater percolation. The soils tend to become sandier towards the Pine Barren area, further south and east in the Township. There are approximately 43 types of soils in the Township, with the most common being Freehold-Downer-Urban Land Complex, which are common in suburban areas with residential land uses.

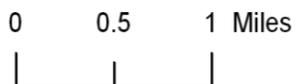
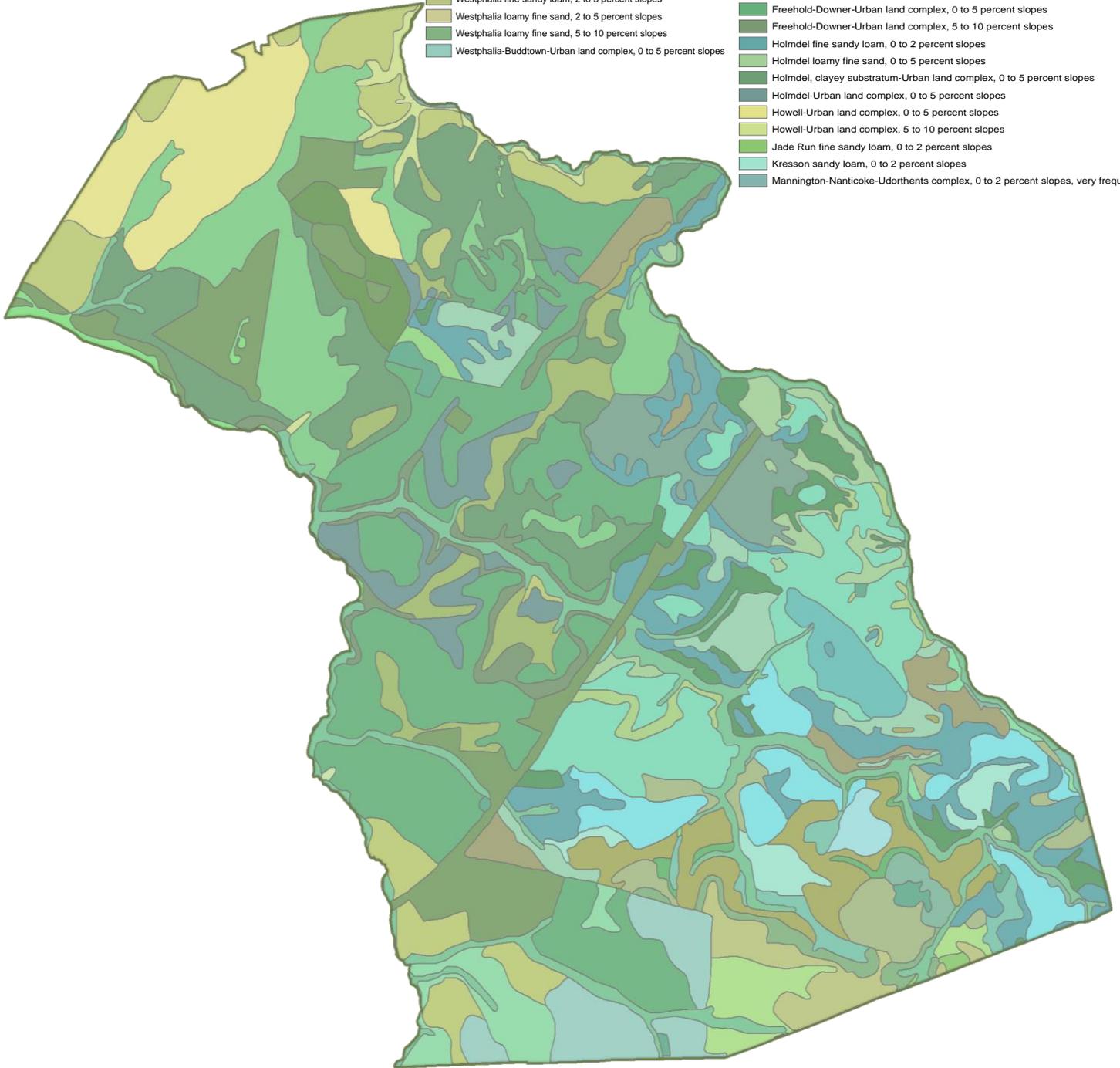
A soil association is a landscape that has a distinctive proportional pattern of soils, consisting of one or more major soil types and at least one minor type<sup>16</sup>. Five soil associations dominate in Cherry Hill:

- **Howell-Urban Land Association:** Mainly present along the western side of the Township, near Merchantville and Pennsauken, closest to the Delaware River. The brown silty and clayey soils are common in gently sloping areas. It has a slow permeability rate and consequential high water table. It is acidic in nature, which may produce algae growth when adjacent to streams.
- **Freehold-Homdel-Collington:** Common along the Cooper River and in the Kingston Estates and Barclay Farms area. It is from greensand and varies from gently to strongly sloping in nature. These soils are fertile and slow to moderately permeable. The Freehold-Collington soils are well drained, while Holmdel soils are well to poorly-drained with a seasonal high water table.
- **Marlton-Kresson Association:** A narrow, wavy band of soils that are olive clay-like with varying slopes. Traditionally harboring fertilizing material, they are fertile despite their high content of clay. The Marlton soils drain better than the Kresson soils.
- **Westphalia-Nixonton-Barclay Association:** More present along the eastern edge of the Township Generally consist of fine sandy soils with varying slopes; they are present in a wide band parallel to the Delaware River. The topsoil is subject to quick permeability, slowing at subsurface levels making it subject to erosion.
- **Muck-Alluvial Association:** Subject to flooding due to their consistent location adjacent to the Cooper River and its tributaries. Often unbuildable due to a high water table and flood hazards. They are common in parks and open space.



The mission of the Camden County Soil Conservation District is to conserve the natural resources for the citizens of Camden County, and be recognized leaders in resource conservation by providing technical assistance, conservation education, watershed planning and effective regulatory enforcement.

- Marlton sandy loam, 5 to 10 percent slopes, severely eroded
- Marlton-Kresson-Urban land complex, 0 to 5 percent slopes
- Matawan sandy loam, 0 to 2 percent slopes
- Matawan sandy loam, 2 to 5 percent slopes
- Moderately wet land, 0 to 2 percent slopes
- Pits, sand and gravel
- Psammets, 0 to 3 percent slopes
- Shrewsbury fine sandy loam, 0 to 2 percent slopes
- Shrewsbury-Urban land complex, 0 to 5 percent slopes
- Tinton sand, 0 to 5 percent slopes
- Udorthents, refuse substratum, 0 to 8 percent slopes
- Urban land-Udifluvents complex, 0 to 5 percent slopes
- Water
- Westphalia fine sandy loam, 10 to 15 percent slopes
- Westphalia fine sandy loam, 2 to 5 percent slopes
- Westphalia loamy fine sand, 2 to 5 percent slopes
- Westphalia loamy fine sand, 5 to 10 percent slopes
- Westphalia-Buddtown-Urban land complex, 0 to 5 percent slopes
- Aura sandy loam, 2 to 5 percent slopes
- Aura-Urban land complex, 0 to 5 percent slopes
- Buddtown-Depford fine sandy loams, 0 to 2 percent slopes
- Colemantown loam, 0 to 2 percent slopes, occasionally flooded
- Collington fine sandy loam, 0 to 2 percent slopes
- Collington fine sandy loam, 2 to 5 percent slopes
- Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded
- Freehold and Collington soils, 10 to 15 percent slopes
- Freehold fine sandy loam, 0 to 2 percent slopes
- Freehold fine sandy loam, 2 to 5 percent slopes
- Freehold fine sandy loam, 5 to 10 percent slopes
- Freehold loamy fine sand, 0 to 5 percent slopes
- Freehold loamy fine sand, 15 to 25 percent slopes
- Freehold loamy fine sand, 5 to 10 percent slopes
- Freehold-Downer, clayey substratum-Urban land complex, 0 to 5 percent slopes
- Freehold-Downer-Urban land complex, 5 to 10 percent slopes
- Holmdel fine sandy loam, 0 to 2 percent slopes
- Holmdel loamy fine sand, 0 to 5 percent slopes
- Holmdel, clayey substratum-Urban land complex, 0 to 5 percent slopes
- Holmdel-Urban land complex, 0 to 5 percent slopes
- Howell-Urban land complex, 0 to 5 percent slopes
- Howell-Urban land complex, 5 to 10 percent slopes
- Jade Run fine sandy loam, 0 to 2 percent slopes
- Kresson sandy loam, 0 to 2 percent slopes
- Mannington-Nanticoke-Udorthents complex, 0 to 2 percent slopes, very frequent



July, 2010

**Agricultural Lands**

While Cherry Hill was originally an agrarian community, very few acres of large-scale agricultural land still remain. However, much of the Township is still comprised of fertile soils good for the backyard gardener or localized neighborhood gardens.

Cherry Hill Township sponsors Plant-A-Patch, a community gardening program at the Barclay Farmstead. Each season (April - October), more than 100 gardeners maintain and harvest their own garden plots on original farm fields. The program also features an annual orientation lecture and the popular Harvest Dinner, held each August. The Township provides water hook-ups and free mulch. Gardeners are responsible for maintaining their individual plots, as outlined in the Plant-A-Patch Memo of Understanding, received upon registration.



Springdale Farm is the last operating farm in the Township, located south of Route 70 on Springdale Road. Alan Ebert purchased the farm in 1949 and the Farm and Market continues to be operated by his family. Springdale Farm provides a look back in history to the agrarian roots of the Township and a look into the future as more communities begin to embrace local agriculture as a way to support environmental sustainability.

**Historic Sites**

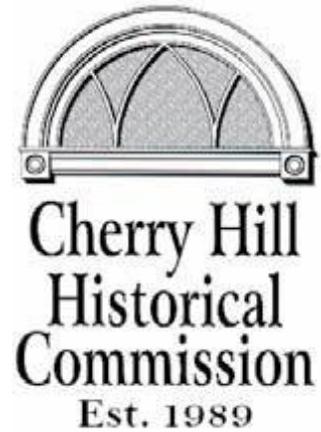
In 1997 the Township utilized Community Development Block Grant funds to document existing structures constructed before 1931 that are still standing and identify which of those structures and districts are deemed historic and worthy of preservation. Remington & Vernick Associates of Haddonfield, NJ, conducted the survey, which identifies over 600 existing Township properties constructed before 1931. Among these, the survey identifies 38 pre-1900 and 13 post-1900 properties potentially eligible for the State and National Register of Historic Places, a number of historically significant industrial structures and sites, five historic cemeteries and grave sites and several transportation structures and sites of historical or archeological significance. The survey also identifies six potential historic districts based on significant groupings of historic homes.



The list of the buildings and neighborhoods deemed eligible for National and State listing as determined by the R&V survey of 1997 are as follows:

No.	Historic Name	Location	Date
<b>RESIDENTIAL</b>			
1	Thorn-Cooper-Barclay House	209 Barclay Lane (342.33/1)	Circa 1816
2	Isaac Kay House	100 Borton Mill Road (407.01/1)	Circa 1748/1816
3	Inskeep Farmhouse	1000 Brick Road (519.01/34)	Circa 1729
4	Henszey Mansion	202 Ashland Avenue (578.02/7)	Circa 1870
5	-----	802 Berlin Road (433.14/1)	Circa 1850
6	Fowler House	817 Berlin Road (430.03/2)	Circa 1790
7	Kay House	1526 Berlin Road (528.04/39)	Circa 1790
8	Coffin House	1951 Berlin Road (529.25/6)	Circa 1795
9	Browning-Stafford Tenant Farmhouse	333 Browning Lane (433.21/9)	Circa 1795
10	Goldy House	512 Burnt Mill Road (566.01/10)	Circa 1790
11	Hurff House	19 Carolina Avenue (529.01/43)	Circa 1750
12	-----	1179 Chapel Avenue (124.01/1)	Circa 1890
13	Robert's House	32 Crooked Lane (337.02/2)	Circa 1765
14	Lippincott-Griscom House	880 Cropwell Road (513.33/41)	Circa 1812
15	Wilkins-Baird House	482 Evesham Road (521.17/37)	Circa 1860
16	-----	1995 Greentree Road (470.08/6)	Circa 1750
17	Kay-Fortiner House	470 Hidden Lane (434.01/2)	Circa 1822
18	Ellis Farmhouse	514 Kings Drive (528.60/18)	Circa 1825
19	Colestown Cemetery Gatehouse	100 Kings Highway N. (286.28/21)	Circa 1858
20	Kendall Coles House	401 Kings Highway N.	Circa 1750
21	Murrell Farm	909 Kings Highway N. (339.01/9)	Circa 1720
22	Burroughs-Graff House	500 Kings Highway S. (395.03/43)	Circa 1855
23	Claggettt House	704 Kings Highway S. (395.06/29)	Circa 1850
24	Tomlinson House	830 Kings Highway S. (395.06/36)	Circa 1750
25	Dr. Willard House	312 Kresson Road (409.01/7)	Circa 1859
26	Stokely House	332 Kresson Road (433.19/41)	Circa 1828
27	Hillmantown Chapel	1229 Kresson Road (526.06/28)	Circa 1891
28	Lippincott House	1981 Locust Grove Road (510.02/3)	Circa 1850
29	Kay House	409 Marlton Pike East (342.34/2)	Circa 1840
30	-----	120 Munn Lane (404.45/2)	Circa 1810
31	John Kay House	225 Munn Lane (404.44/10)	Circa 1727
32	Shivers House	827 Northwood Avenue (100.01/10)	Circa 1720
33	-----	305 Oak Avenue (289.05/5)	Circa 1880
34	Deer Park Farm	1828 Old Cuthbert Road (463.01/13)	Circa 1869
35	Coles House	1881 Old Cuthbert Road (464.02/1)	Circa 1743
36	Coles Tenant House	1940 Old Cuthbert Road (465.01/6)	Circa 1762
37	Springhouse Farm	1611 Springdale Road (510.02/6)	Circa 1734
38	Lippincott House	30 Robin Lake Drive (525.38/13)	Circa 1750
39	-----	22 Ambler Road (242.01/8)	Circa 1925
40	-----	28 Ambler Road (242.01/9)	Circa 1925
41	-----	109 Bala Road (254.01/8)	Circa 1925
42	-----	829 Cooper Landing Road (289.05/10)	Circa 1900
43	-----	166 Evesham Road (529.01/2)	Circa 1925
44	-----	1014 Fulton Street (145.01/6)	Circa 1910
45	-----	602 Hollywood Avenue (127.01/1)	Circa 1920
46	-----	2 Lakeside Avenue (592.01/3)	Circa 1909
47	-----	14 Lenape Road (245.01/2)	Circa 1915
48	Locustwood Cemetery	1500 Marlton Pike West (343.01/1)	Circa 1915
49	Gilmour House	350 Evesham Road (528.01/32)	Circa 1928
50	-----	301 Wilson Road (322.01/4)	Circa 1925
51	-----	304 Wilson Road (324.01/1)	Circa 1925

<b>INDUSTRIAL STRUCTURES &amp; SITES</b>			
52	Abbots Ice Pond	Ice House Lane	
53	Burrough Grist Mill	Cropwell Creek, near Devon	
54	French—Scattergood Grist Mill	Cropwell Creek, near Springdale	
55	Howell Cornmill	Mill Creek at Marlton Pike	
56	Roberts Sawmill	Cropwell Creek, near Mill Road	
57	Matlack Sawmill	Cropwell Creek, near Kings Hwy	
58	Ellis Sawmill	Near Nevada Avenue	
59	Todd Sawmill	Woodcrest Country Club	
60	Kay Sawmill	North Cooper Creek, off Brace	
61	Sparks-Matlack Gristmill	North Cooper Creek, off Evesham	
62	Swett-Peterson Gristmill	Holly Run, off Burnt Mill Road	
63	Coles Mill	Cropwell Creek , off Kings Hwy	
64	Coles Fulling Mill	Cropwell Creek above E. Church Rd	
65	LeConey Gristmill	Cropwell Creek & Rt. 38 at Corporate Center	
66	Kay-Evans Gristmill	Cooper Creek above Borton Mill Road	
67	Cooperstown Mill	Locustwood Cemetery	
68	Hillmantown Mill	Punch Run	
69	Horner Sawmill	Mill Creek, off Cuthbert Road	
<b>CEMETERIES &amp; GRAVE SITES</b>			
70	French Family Graveyard	North Springdale Road	
71	Heulings & Ellis Servant Graveyard	North Kings Highway	
72	Matlack Family Graveyard	525 Balsam Road	
73	Inskeep Family Graveyard	Brick Road off East Partridge Lane	
74	Waterford Township Cemetery	Behind 1229 Kresson Road	
<b>TRANSPORTATION STRUCTURES &amp; SITES</b>			
75	Delaware River RR Bridge	Cooper River	
76	Delaware River RR Bridge	Over Chapel Avenue	
77	Bonnie's Bridge	350 Wayland Avenue (SR/NR)	
78	Freeman Station	Berlin Road	
79	Lodi/Orchard Station	Kresson Road	
80	Springdale Station	Springdale Road	
81	Locust Grove Station	Evans Lane	
82	Cooper-Ye Free Landing	Foot of Cooper Landing Road	
83	Clemenz-Axford Landing	Forks of Cooper Creek	
84	Champion-Shiver Ferry	Foot of Hampton Lane	
85	Phila Marlton Medford RR Bridge	Cooper Creek, above Tyndale Run	
86	Salem Road	Cooper Creek, east of Brace Road	
<b>NEIGHBORHOODS</b>			
87	Merchantville Terrace (Barlow)	Glenwood, Ivins, State, Barlow, & Linderman	
88	East Merchantville	Chapel, Spruce, Orchard, Wisteria, Merchant & Main	
89	Batesville	Kresson and Berlin	
90	Hillmantown	Church, Cemetery (site), School (site), and Teacher's House	
91	Springdale Station	Agricultural Complex on Springdale Road	
92	Willard Farm	Agricultural Complex associated with 'La Campagne' restaurant	



Many of the structures on the list represent structures from the early age of the Township and represent wealthy farmers homes made from expensive durable materials (e.g. brick or stone) that have permitted them to survive. Several of these structures have been modernized, such as the Hillman Baptist Church, which has been converted to a private residence. Three properties not included on the list due to their age (less than 50 years at the time of the survey) but which may have significant relevance to architectural history are the Sweeton House (Frank Lloyd Wright Usonian Movement), the Well's Office Building and Residence (Malcom Wells) and the Fred Clever House (Louis Kahn). These architects hold an important place in architectural history and these structures should be considered for the National and State Register despite their young age (the Clever House became eligible for the National Register in 2007).

Historical resources are an important element to every Township. They help provide a sense of place by showing a community how they have grown and been shaped by the history that surrounds them. The 2004 Master Plan recommended that the Township take an active role in historical preservation and work toward the development of an ordinance to protect existing historic resources by providing for a mandatory review process for development that involves any of the above listed properties and properties on the Historic Resource Survey. Currently, all Planning and Zoning Board applications are reviewed by Historic Commission staff and if necessary, the Commission itself. The review determines if there is any threat to the historic or architectural significance to sites listed on the Historic Resource Survey or properties that are not on the list but still historically important to the Township.

The fifteen-member Historical Commission collects, preserves and maintains archives and memorabilia and assists in identifying historical resources in Cherry Hill. The Commission also sponsors an annual lecture series through the Department of Parks, Recreation & Community Services. The Commission meets monthly at 7:30 p.m. on second Wednesdays, September through June at the library. The library maintains a Local History Room for The Commission's archives including documents, images, and artifacts relative to the history, growth, and development of Cherry Hill. The archival material is housed in the Local History Room (Lower Level) at the Cherry Hill Public Library, and the room is staffed by Commission members on Wednesday evenings from 7:00 – 9:00 pm.

### **Open Space & Land Use Development**

Open space and land use development are linked by consideration of community objectives for conservation and preservation, including open space which buffers or defines developed areas, open space which preserves scenic or distinctive landscape features, and open space with development-limiting characteristics such as floodplains and steep slopes.

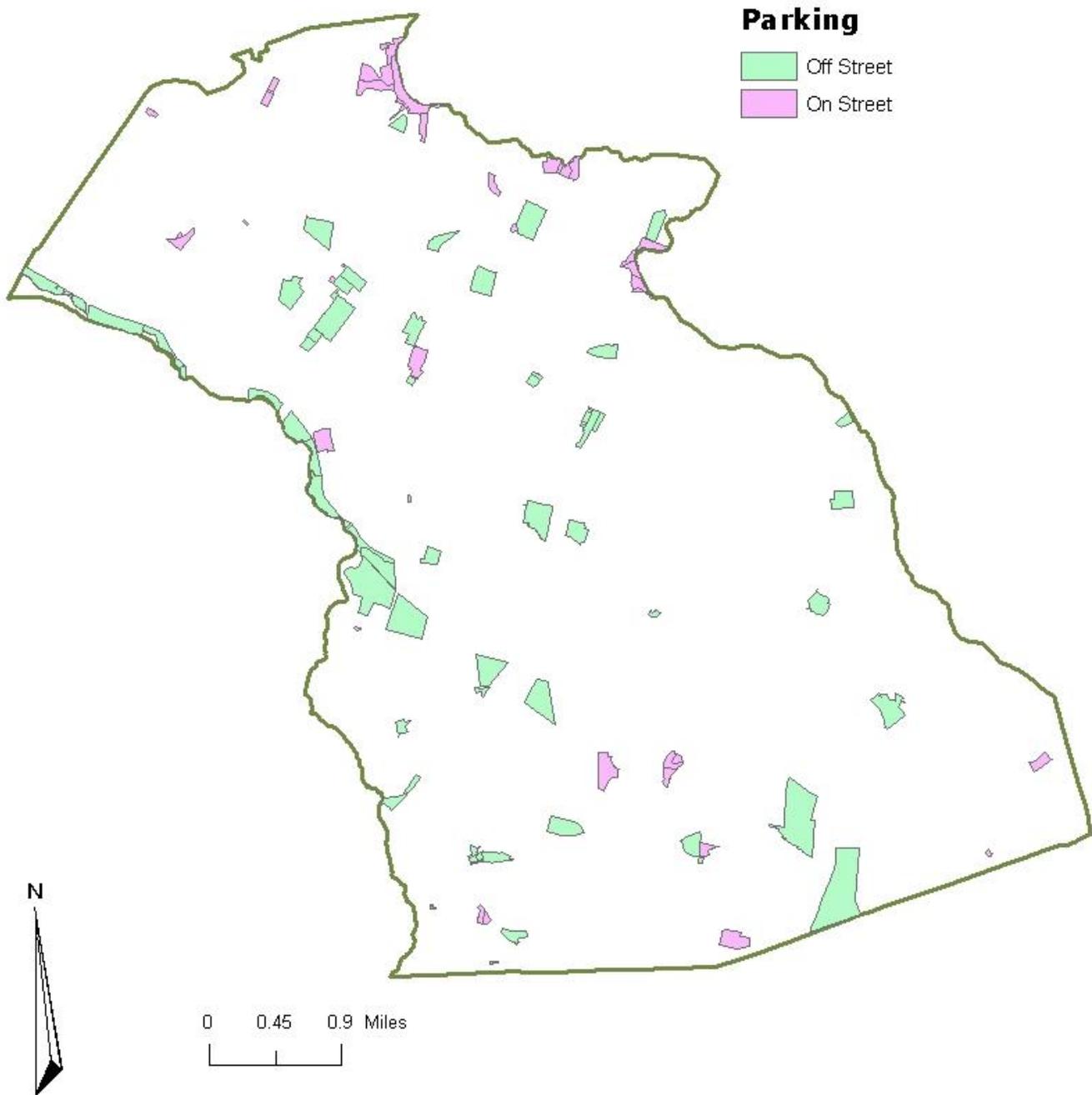
In consideration of these community objectives, Township ordinance requires all new non-residential development in the Township meet a 25% open space requirement. Where possible, the Township requests this open space to be contiguous with existing open space to provide for larger tracts of conserved land. The Township's stream buffer ordinance also limits development in sensitive stream corridors by limiting activity within 75 feet of all streams. Consideration should be given to requiring all new development along stream corridors to enter into conservation easements with the Township that preserves the 75 foot stream buffer (if the property boundary ends at the stream) or the 150 feet corridor (if the entire stream traverses the property). The Township may also wish to consider identifying parcels that abut streams and entering into a dialogue with current property owners regarding placing conservations easements on these lands. This dialogue should also include a discussion of opening up private property with these easements for public recreation use, thereby creating opportunity to create greenway linkages for pedestrians and cyclists.

The Cherry Hill Environmental Advisory Committee (CHEAC) has completed an inventory of privately held properties that the Township may want to consider purchasing to limit any future development. These parcels were identified and prioritized based on a list of ranking criteria established by CHEAC. The ranking system included the factors of threat of development, total size of the parcel, location to residential development, and natural ecological features. As funds become available for land acquisition, consideration should be given to these identified parcels due to the environmental sensitivity of these sites.

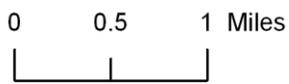
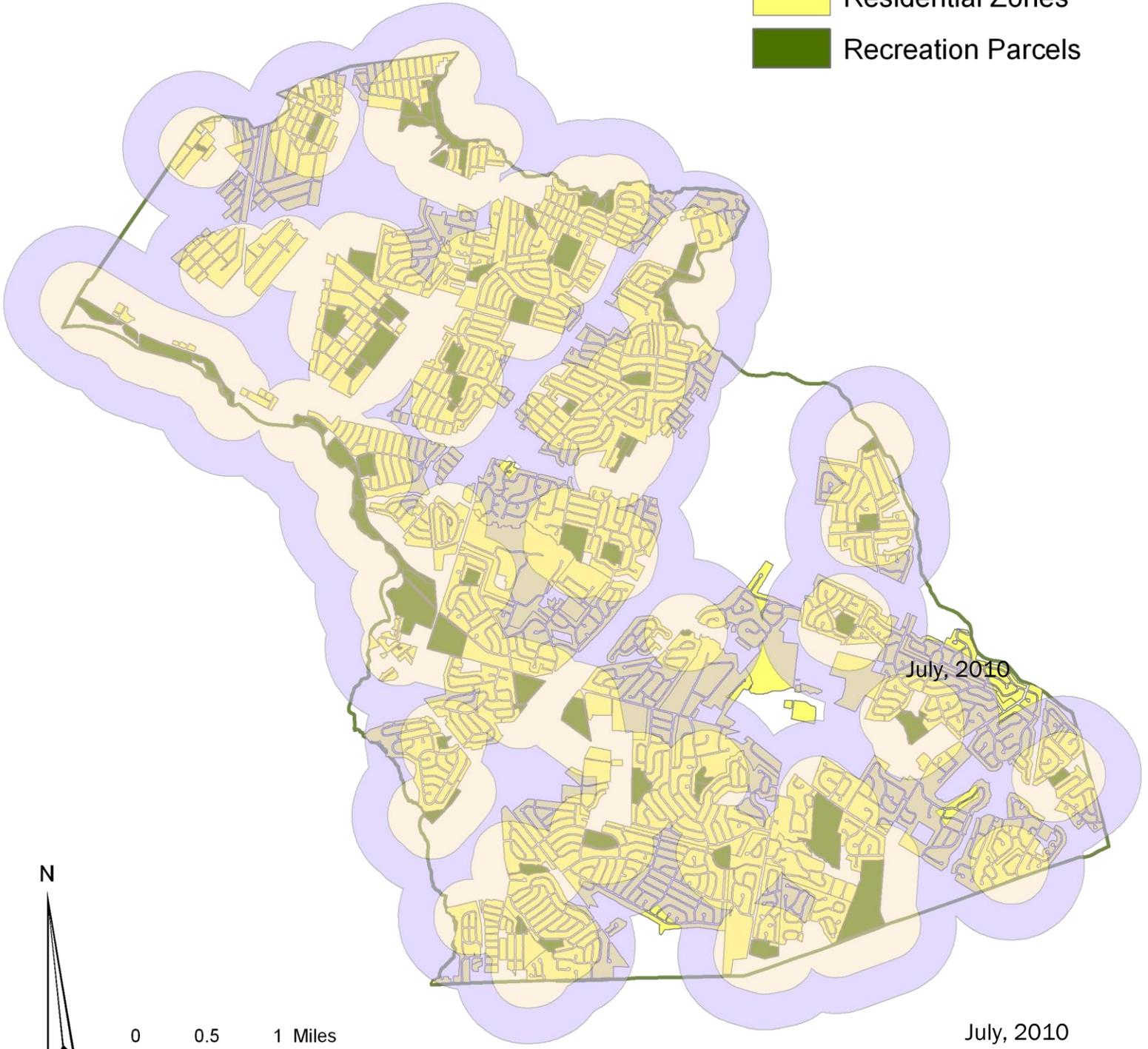
**Public Access**

While a majority of parks in the Township are serviced by parking areas, the primary mode of access to most parks in the Township, considering that most parks are neighborhood or mini-parks, is by foot. The map below (pg. 17) shows park locations and the residential zones serviced by those parks. The buffers around the park locations are .25 miles and .5 miles, the likely distance a person will walk to access a park. As the map shows, a majority of our residential parcels are within .5 miles of a recreation facility of some sort. Additional maps are provided in [Appendix 1](#) that show .5 mile buffers to specific types of recreation activities.

As noted above, a majority of parks in the Township are serviced by parking areas. However, most of the parking areas are small, in need of improvements such as re-grading or paving, and, in some locations, are a significant distance from the active recreation area of the park. Parks without parking areas are serviced by on-street parking. Most undeveloped open space areas suitable for passive recreation have no parking facilities.



-  .25 mile Buffer
-  .5 mile Buffer
-  Residential Zones
-  Recreation Parcels



# OPEN SPACE & RECREATION GOALS

## **Public Input**

The Green Acres Program clearly identifies the need to involve the public in creating the goals, policies and action items included in the OSRP. To accomplish this, the Township of Cherry Hill held a public meeting noticed in the local newspaper, on the Township website and with flyers posted on public bulletin boards. The meeting was held on Wednesday, January 20, 2010, at the Carman Tilleli Community Center adjacent to the Town Hall. Approximately 30 people were in attendance including representatives from the Township, the Camden County Parks Department, the Camden County Open Space Advisory Committee, and Cherry Hill residents. All those in attendance at the meeting clearly recognized the Township's obligation, responsibility and interest in preserving open space and providing recreation opportunities throughout the Township.

In addition to this public meeting, the completed plan will be posted online upon completion and made available for public comment, and presented at a Planning Board meeting open to the public. The plan will be adapted upon receipt of public comment at the Planning Board meeting.

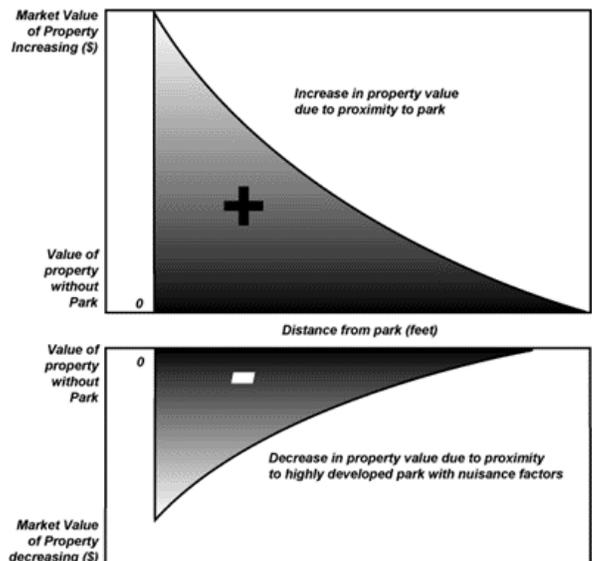
## **Public Purpose**

**“ . . . accumulating evidence indicates that open space conservation is not an expense but an investment that produces important economic benefits.” Will Rogers, *The Trust for Public Land*<sup>17</sup>**

Open space is essential to the vitality, health and culture of our community. Open Space serves as a way to preserve our connection with the natural world, provide tranquility, ensure the health and diversity of flora and fauna, and to help lessen pollution by absorbing contaminants from our air and water. Parks and open space provide social, economic, environmental, and health benefits essential to the quality of life and well-being of our community.

The multi-pronged benefits of parks and open space have been well documented across the nation. Property values increase, quality of life improves, and, in some cases, crime decreases due to close proximity to open, green spaces. Long term decreases in taxation may also be realized as land is conserved against future development that may eventually lead to the necessity for large infrastructure improvements. Open Space provides natural stormwater management saving municipalities millions of dollars constructing stormwater retention facilities.<sup>18</sup>

The health benefits of open space are also integral to improving quality of life and combating the rising costs of health care in the United States. Access to parks is essential to increasing the physical activity of most Americans. Suburban patterns of development, auto oriented and sprawling, have had an adverse impact on the amount of physical activity most Americans engage in. The lack of, or unsafe, pedestrian and cycling facilities have led to the use of automobiles for every daily errand. Unsafe streets mean children are kept from walking or riding to schools and parks. “Conversely, incorporating parks and greenways into communities can support increased exercise and healthier lifestyles. Parks, greenways, and trails make transportation corridors to shops, schools, and offices more attractive and pedestrian friendly. Greenways support dedicated exercise programs; incidental exercise; and healthy, human-powered transportation. To the extent that greenways decrease the number of cars on the road, they reduce air pollution, greenhouse gas emissions, and the accidents and stress that are by-products of driving.”<sup>19</sup>



The importance of open space and parks for our economy, health and environment can not and should not be dismissed and should be incorporated into all planning and long-term visioning plans created by the Township.

## Community Revitalization

### Key Point #1

Parks that serve as central walking, resting, and meeting places can revive failing or threatened commercial areas.

### Key Point #2

Renewal takes leadership, vision, and time; with these three ingredients, revitalization tends to attract ever more investment.

### Key Point #3

Community residents and the city, working together on a neighborhood park project, can turn around a distressed residential area.

### Key Point #4

Parks don't automatically lead to neighborhood revival; before investing, the city should make sure the relation of a park to its surrounding neighborhood will allow revitalization.

## Green Infrastructure

### Key Point #1

Creating an interconnected system of parks and open space is manifestly more beneficial than creating parks in isolation.

### Key Point #2

Cities can use parks to help preserve essential ecological functions and to protect biodiversity.

### Key Point #3

When planned as part of a system of green infrastructure, parks can help shape urban form and buffer incompatible uses.

### Key Point #4

Cities can use parks to reduce public costs for stormwater management, flood control, transportation, and other forms of built infrastructure.

## Safer Neighborhoods

### Key Point #1

Time spent in nature immediately adjacent to home helps people to relieve mental fatigue, reducing aggression.

### Key Point #2

Green residential spaces are gathering places where neighbors form social ties that produce stronger, safer neighborhoods.

### Key Point #3

Barren spaces are more frightening to people and are more crime prone than parks landscaped with greenery and open vistas.

### Key Point #4

In order to make the best use of greenery and open space, it must be positively incorporated into a community's design.

## Children Learning

### Key Point #1

City parks offer children the daily benefits of direct experience with nature—the motivation to explore, discover, and learn about their world and to engage in health-promoting, physical activity.

### Key Point #2

City parks offer children a sense of place, self-identity, and belonging as an antidote to social alienation, vandalism, and violence.

### Key Point #3

City parks engage children in informal, experiential learning through play and shared experiences with peers, laying the foundation for effective formal education.

### Key Point #4

City parks provide a valuable resource for closing the educational achievement gap in communities.

### Key Point #5

City parks offer a vehicle for children's participation in community development, citizenship, and democratic processes.

## Public Health

### Key Point #1

Parks provide people with contact with nature, known to confer certain health benefits and enhance well-being.

### Key Point #2

Physical activity opportunities in parks help to increase fitness and reduce obesity.

### Key Point #3

Parks resources can mitigate climate, air, and water pollution impacts on public health.

### Key Point #4

Cities need to provide all types of parks, to provide their various citizen groups with a range of health benefits.

## Promote Tourism

### Key Point #1

Parks provide sites for special events and festivals that attract tourists.

### Key Point #2

Parks provide sites for sports tournaments, which can be major sources of tourism and economic benefits, especially for smaller cities.

### Key Point #3

Large urban parks with zoos, memorials, museums, cultural and heritage artifacts, and historical sites can attract tourists.

### Key Point #4

Parks with landscape planting and design that are recognized as "living works of art" can be tourist attractions.

## Smart Growth

### Key Point #1

Parks have voter support to direct public funds toward growth management strategies.

### Key Point #2

Parks enhance mixed development and redevelopment strategies, offsetting higher density concerns with accessibility to greenspace.

### Key Point #3

Parks can both strengthen the urban core and protect the fringe from overdevelopment.

## Economic Development

### Key Point #1

Real property values are positively affected.

### Key Point #2

Municipal revenues are increased.

### Key Point #3

Affluent retirees are attracted and retained.

### Key Point #4

Knowledge workers and talent are attracted to live and work.

### Key Point #5

Homebuyers are attracted to purchase homes.

## Community Engagement

### Key Point #1

Parks are one of the quickest and most effective ways to build a sense of community and improve quality of life.

### Key Point #2

Parks provide places for people to connect and interact in a shared environment.

### Key Point #3

Parks channel positive community participation by getting diverse people to work together toward a shared vision.

## **Goals & Objectives**

### **GOALS**

The public meeting was designed to elicit community input as to the goals and action items to be included in the plan. As a starting point for discussion, the goals from the 2001 OSRP were distributed. Residents in attendance agreed that the goals set forth in the 2001 OSRP are still relevant and supported by the community as follows:

14. To preserve open space for conservation and/or recreation.
15. To preserve sensitive land areas.
16. To preserve and enhance greenways.
17. To improve the existing open space system throughout the Township.
18. To provide adequate passive and active recreation opportunities for all ages.
19. To acquire environmentally sensitive areas, such as steep slopes, woodlands, aquifer recharge areas and areas containing unique environmental features.
20. To acquire fee simple ownership or create conservation easements along major stream corridors for preservation, recreational opportunities and/or to link existing open space areas.
21. To acquire sites in key locations in imminent danger of development.
22. To acquire smaller properties to be added in coordination with other municipal, county, state or non-profit open space initiatives.

In addition to the 2001 OSRP goals reiterated by residents, these additional goals were expressed:

1. Improve maintenance and maximize the use of existing active recreation parcels.
2. Recognize the importance of and maintain passive open space parcels.
3. Promote health and prevent obesity by promoting open space.
4. Balance environmental conservation with economic development.

### **OBJECTIVES**

Objectives are action items set forth to guide the Township toward successful fulfillment of the Goals identified above. Below, objectives are set forth for the aforementioned goals identified above. A number of the goals identified in the 2001 plan have been consolidated or offered as objectives as they are actionable items that are meant to accomplish a larger goal. The following is the comprehensive list of goals and objectives established for the 2010 OSRP:

**Goal 1:** To preserve open space for preservation, conservation and/or recreation.

**Objective 1:** Identify parcels for preservation that are contiguous to other open space parcels and/or are part of the larger greenway systems, such as the River to Bay Greenway or the Camden County Greenway.

**Objective 2:** Consider the use of conservation easements on private property that is environmentally vulnerable or may be part of a possible greenway.

**Objective 3:** Update historical resource inventory to include structures that may now be eligible for state or federal listing.

**Goal 2:** To preserve sensitive land areas through acquisition of environmentally sensitive areas, such as steep slopes, woodlands, aquifer recharge areas, and areas containing unique environmental features.

**Objective 1:** Keep an updated list of the most environmentally vulnerable lands and those most susceptible to development. These parcels should be considered for acquisition by the Township before other less sensitive land areas.

**Objective 2:** Acquire fee simple ownership or create conservation easements along the major stream corridors of Cooper River tributaries and South Pennsauken Creek for preservation, recreational opportunities and /or to link existing open space areas.

**Objective 3:** Acquire sites in key locations in imminent danger of development.

**Goal 3:** To preserve and enhance greenways.

**Objective 1:** Continue to work closely with Camden County Open Space Committee, regional entities (DVRPC, Camden County Soil Conservation, etc.), and non-governmental organizations (Trust for Public Lands, Sustainable Cherry Hill, CHEAC, etc.) to improve existing greenways and expand these greenways to provide opportunities for active recreation, wildlife habitat, and historic preservation.

**Objective 2:** Acquire smaller properties to be added in coordination with other municipal, county, state, or non-profit open space initiatives.

**Objective 3:** Identify privately owned parcels that may provide an opportunity to expand existing greenways, and consider the use of conservation easements to preserve these lands in perpetuity.

**Goal 4:** To improve the existing open space system throughout the Township and provide adequate passive and active recreation opportunities for all ages.

**Objective 1:** Work with the schools to improve recreation facilities and open space owned by the Cherry Hill Public School District by implementing elements of the sustainable schoolyard, including low mow areas, rain gardens, and community gardens, [www.sustainableschoolyard.org](http://www.sustainableschoolyard.org).

**Objective 2:** Ensure that parks and recreation facilities are accessible to people of all ages and varying mobility throughout the Township.

**Goal 5:** To improve maintenance and maximize the use of existing active recreation parcels.

**Objective 1:** Continue to engage in regular inspections of all park and recreation facilities to assure the operation and safety of all equipment.

**Objective 2:** Increase the number of multi-use fields by removing field striping at selected fields.

**Objective 3:** Encourage the creation of neighborhood park “friends” groups to get neighborhood residents invested in the care of their community park. Friends groups can reduce the burden of care on the Township and create stronger partnerships with local residents and other civic groups.

**Objective 4:** Consider implementing a Tree Memorial program to increase the number of trees at recreation parcels and across the Township.

**Objective 5:** Consider installation of dog parks, particularly near high density residential developments.

**Goal 6:** To recognize the importance of and maintain passive open space parcels.

**Objective 1:** Work with local organizations to establish parcels that contain the most environmentally sensitive conditions and limit access to these open space parcels.

**Objective 2:** Identify private property locations that may contain environmentally sensitive features and work on an education and outreach program to discuss proper care and maintenance of these sensitive areas.

**Objective 3:** Create a comprehensive signage program to identify open space parcels preserved by the Township.

**Goal 7:** To promote health and prevent obesity by promoting open space.

**Objective 1:** Work with local schools to promote recreation parcels and their amenities that are located throughout the Township.

**Objective 2:** Evaluate accessibility to local parks to determine levels of walkability from local neighborhoods. Ease of access to recreation amenities may promote use of such facilities, particularly by groups that cannot drive.

**Goal 8:** To Balance environmental conservation with economic development.

**Objective 1:** Review local ordinances to determine where improvements can be made to development regulations, e.g. requiring open space to be contiguous with already existing open space areas.

**Objective 2:** Consider offering density bonuses or parking requirement reductions to developers for an increase in open space set asides.

**Goal 9:** Improve bicycle and pedestrian facilities throughout the Township.

**Objective 1:** Create a bicycle and pedestrian master plan to identify appropriate locations for both on and off road bike and pedestrian facilities.

**Objective 2:** Continue improving regularly traveled bike routes through the installation of bike safe grates, share the road signage, and appropriate lane striping when feasible.

# OPEN SPACE & RECREATION INVENTORY

## **Federal**

There are no Federal-owned open space or recreation facilities in Cherry Hill Township. The closest federally owned lands to Cherry Hill is the Fort Dix Military Reservation, to the northeast.

## **State of New Jersey**

There are no State-owned open space or recreation facilities in Cherry Hill Township. Edith Wharton State Forest is the closest State owned forest to Cherry Hill. With limited gaps, the River to Bay Greenway proposes a linkage from Cherry Hill to Wharton.

## **Camden County**

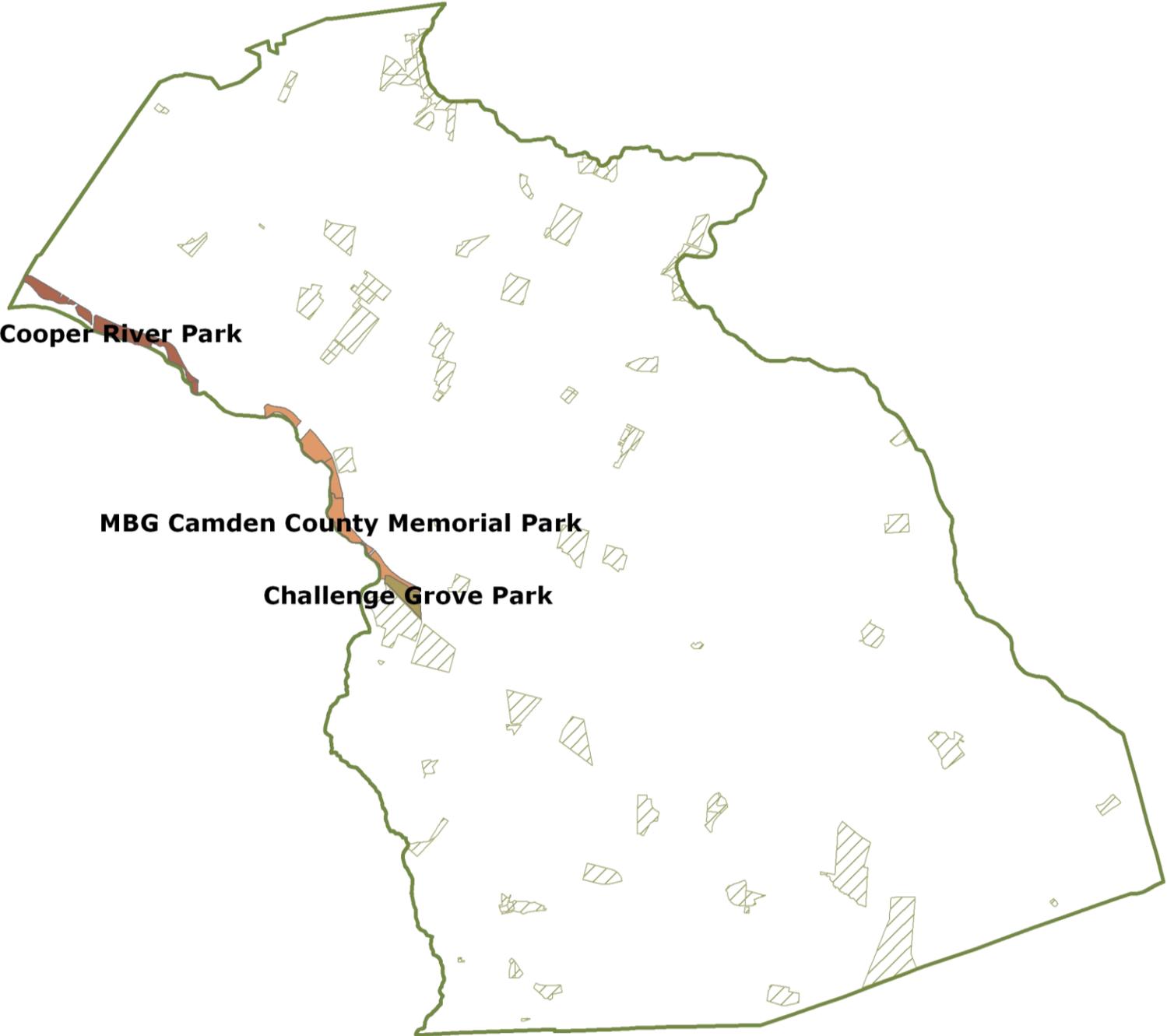
The Camden County Parks Department owns 17 parcels of open space and recreation facilities in Cherry Hill Township along the Cooper River. These parcels are part of the Camden Greenway initiative that seeks to link Camden County with Downtown Philadelphia through a series of multi-use trails. Camden County recently received (February, 2010) \$5.8 million dollars to improve the connection from Cooper River Park, through Camden, to the Ben Franklin Bridge and into Downtown Philadelphia.

The parcels are divided into five different parks: two unnamed parks, and the following:

1. Challenge Grove Park – located on Bortons Mills Road, this park contains the following recreation facilities:
  - One (1) softball field
  - One (1) basketball court
  - Fitness Equipment
  - Two (2) playgrounds
  - One (1) quarter-mile mile running track
  - A half-mile of walking trails
2. Maria Barnaby Greenwald Memorial Park – located along Park Boulevard, this park contains the following recreation facilities:
  - One (1) softball field
  - One (1) general use field
  - Four (4) volleyball courts
  - Three (3) miles of walking trails/bike paths
3. Cooper River Park – located on North Park Drive starting at the Pennsauken Border this park contains the following recreation facilities:
  - Three (3) baseball fields
  - 1.5 miles of walking trails/bike paths



# County Parks



July, 2010

## Municipal

Cherry Hill Township has 41 designated recreation facilities (96 parcels), almost all of which are part of a Recreation and Open Space inventory that contains 226 parcels (not all parcels on the ROSI are part of the Township's park system). All of these parcels are listed on the Cherry Hill Recreation and Open Space Inventory and are part of the New Jersey Green Acres Program.

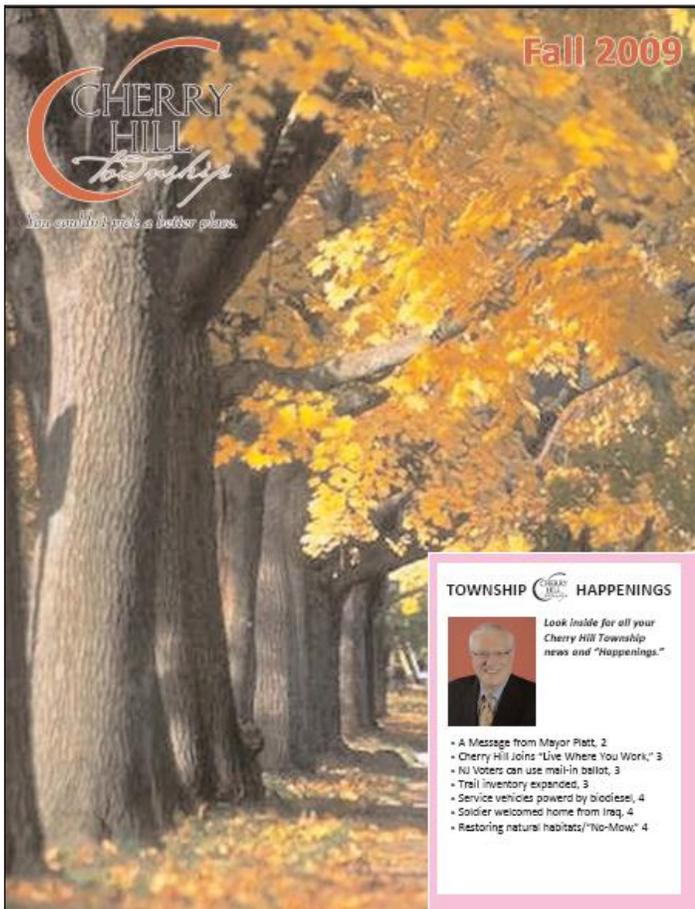
Parcels are dispersed throughout the Township providing recreation and open space facilities to every neighborhood, although not every facility provides the same type of recreation activity. A full list of all parks within the Township is provided as [Appendix 2 – Open Space and Recreation Inventory](#).

Many of the recreation parcels throughout the Township are considered neighborhood or mini-parks and range anywhere from under .5 acres to 6 or 7 acres in size. Mini-parks are designed to service a specific group or neighborhood (e.g. Tot Lots) and provide a service area of approximately a quarter-mile mile. Neighborhood parks are larger than mini-parks, provide a number of activities in one location, and have a quarter-mile to half-mile service area. Neighborhood parks in the Township include:

PARK	LOCATION	BLOCK & LOT	ACREAGE
Ashland Park	3rd & Palmwood Avenues	543.02 & 1; 546.01 & 18	4.31
Ashland Village Park	Dobson Lane, Near Henszey Lane	581.01 & 4; 581.01 & 13; 581.01 & 14	0.47
Barlow Park	Church Road & Victor Avenue	216.01 & 1	2.87
Cherry Valley Park (a.k.a. Peppermill Farms)	Briar Lane off N Madison	335.06 & 30	5.12
Coles Park	Church Road	278.01 & 1 (Yale School)	0.3
Columbia Lake Park	Church Road & Lake Drive	307.01 & 1	4.31
Cooper Landing Park	Cooper Landing Road	285.24 & 3	7.47
Brookfield Park	Haddonfield Berlin Road near I-295	431.16 & 8; 431.16 & 9	7.7
Greg D'Alessio Park	Ivy Lane & Roosevelt Drive	286.19 & 27	1.2
Hinchman Park	Hollywood Avenue & Route 38	126.01 & 2	1.6
Kenilworth Park	Kenilworth & Olive Avenues	98.01 & 8; 98.01 & 9	6.84
Kingston Park	Deland & Edgemoor	339.36 & 2; 457.01 & 1	4.01
Kingsway Circle Park	Churchill Road off Kings Highway	397.03 & 1	0.52
Kresson Woods/ Haddontowne Park	Plymouth Drive & Salem Road	433.07 & 33	1.79
Lions Den Park	New York Ave near Cooper Landing Road	357.01 & 8	1.57
Locustwood Park	Martin & Murray Avenues	167.01 & 8	0.77
Lummis Park	Marlkress Road near Lucerne	413.02 & 50	1.36
Monetti Park	Haddonfield-Berlin Road (Brookfield Academy)	431.03 & 26	
Municipal Field	Town Hall	150.01 & 1	3.7
Point of Woods Park	Brookville Drive off Birchwood Park Drive North	469.03 & 8	4.06
Sandringham Park	off Sandringham Road	515.22 & 1	5.78
Singleton Park	Willard Avenue	424.01 & 25	0.41
Sleepy Hollow Park	White Birch Avenue	529.01 & 46	0.42
Staffordshire Park	off Brick Road	518.22 & 7	0.85
Still Park	Merchant Street, Main Street off of Chapel Ave.	111.01 & 12	1.87
Woodcrest Park	Queen Anne Road & Brian Drive	528.33 & 25; 528.62 & 12	5.04
Woodland Park	Between Third & Woodland Avenues		0.29

Community Parks range in size from 6 or 7 acres or greater. These parks provide space for a larger variety of recreation activities. There are several of these parks throughout the Township providing both passive and active recreation functions. The following are Township parks considered Community Parks:

PARK	LOCATION	BLOCK & LOT	ACREAGE
Barclay Farmstead Park	Barclay Lane off West Gate Drive	342.33 & 1	20.93
Bortons Mill Road Fields	Bortons Mill Rd/Brace Road	408.01 & 1	31.72
Brandywoods Park	S Dartmouth Road or Colgate Drive	338.01 & 1; 338.01 & 2; 338.24 & 48; 338.24 & 65; 338.32 & 1	17.63
Chapel Avenue Park	Chapel Avenue	285.25 & 4	16.2
Colwick Park	Colwick Rd & Overbrook Drive	260.01 & 13; 261.03 & 2; 263.01 & 1.02; 263.01 & 4; 282.01 & 33	13.2
Croft Farm/Cherry Hill Art Center	Bortons Mill & Brace Road	407.01 & 1	45.54
DeCou Sports Complex	Evesham & Cropwell Roads	528.18 & 1	66.71
Erlton North Park	New York & McGill Aves, off Cooper Landing Road	340.04 & 39	11.02
Erlton Park	Jefferson & Grant Avenues	383.01 & 1	10.59
Old Orchard Park	off Thorne Hill Drive	513.51 & 9	18.68
Sheri Park	Liberty Bell & Bunker Hill Drives	434.09 & 34	14.48
Springbrook Park	Spring Road	521.01 & 1	12.52
Willowdale Park	Willowdale Drive	525.09 & 14; 525.38 & 13; 525.38 & 14	11.35
Woodcrest Bowling Green Park	South Bowling Green Drive	527.05 & 55; 527.05 & 56; 527.05 & 57; 537.05 & 60	11.96

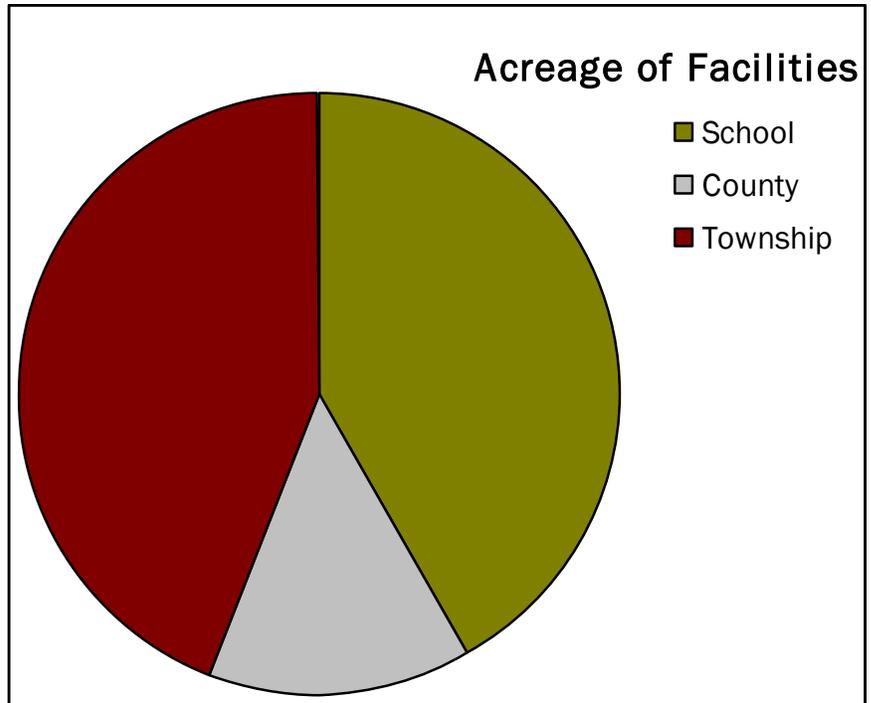


In all, the Township retains ownership of 41 parks (39 owned by the Township and 2 under long term leases). The Township engages in regular maintenance and repair of all existing facilities. While no new acquisition is planned by the Recreation Department, improvements are nearly complete to the existing trails at Croft Farm and new walking trail development in the Colwick neighborhood is planned to begin in Spring 2011. In September 2010 the Township adopted a Trail Plan to improve signage on existing walking and bike trails and start exploring the feasibility of expanding the trail system in the Township.

The Township provides social programs for Township residents and non-residents as well. Activities for children, adults and seniors are available throughout the year and include a variety of activities. Youth programs include classes for visual and performing arts, summer camps, and athletic clubs. Adult recreation programs include classes in dance, computers, languages, hobbies and crafts, and health related issues. Senior classes include "AARP's 55 Alive" mature driving class, tennis, line dancing, ceramics, and aerobics.

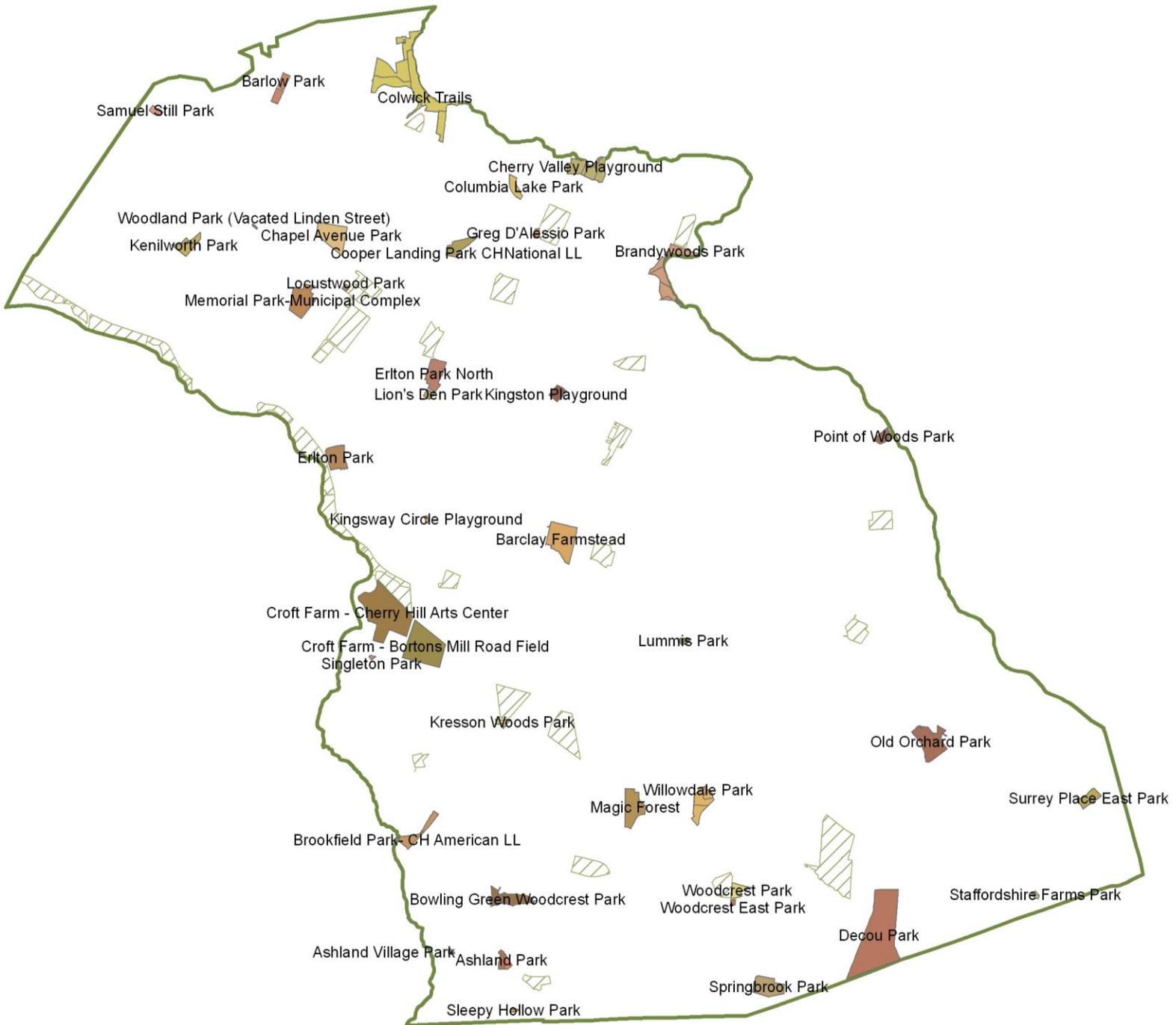
**Educational Facilities**

The Cherry Hill Public Schools are comprised of one early childhood school, 12 elementary schools, three middle schools, and two high schools, for a total of 18 properties that provide open space and recreation opportunities for school children and neighborhood residents when the school is not in session. A list of all schools and the recreation facilities at each site are included as [Appendix 3 – School Board Properties](#).



SCHOOL	LOCATION	BLOCK & LOT	ACREAGE
Barclay Early Childhood Center	Weston Way	435.02 & 35	10.5
Beck Middle School	Cropwell Road	513.51 & 5	29.32
Bret Harte School	Queen Anne Road	528.57 & 1	9.83
Brookfield Academy	Haddonfield-Berlin Road	431.03 & 26	3.86
Carusi Middle School	Jackson Road & Roosevelt Dr.	286.35 & 1	20.97
Cherry Hill High School East	Kresson Road	524.18 & 1	55.45
Cherry Hill High School West Fields	Chapel Ave	174.01 & 1; 167.01 & 7; 167.01 & 5 343.01 & 4	14.09
Clara Barton School	Migill Avenue	340.24 & 1	11.56
Cooper School	Greentree Road & Birchwood Park Drive North	469.10 & 30	10
Horace Mann School	Walt Whitman Blvd	529.08 & 7	6.74
James J Johnson Elementary School	Kresson Road	433.22 & 1	17.56
Joseph D Sharp School	Old Orchard Drive	513.51 & 10	9.68
Joyce Kilmer Elementary School	Chapel Avenue	286.37 & 1	14.98
Kingston Elementary School	Kingston Road	339.05 & 17	9.01
Malberg (Estelle Malberg School)	Renaldo Terrace off Route 70	463.09 & 11	12
Pop Warner Fields	Warren & Graham Avenues	343.02 & 6; 343.02 & 7	49
Rosa International Middle School	Kresson Road & Browning Lane	433.01 & 7	21.8
Russell Knight Elementary School	Old Carriage Road	404.15 & 1	6.56
Stockton School	Wexford Drive	471.11 & 30	10
Thomas Paine School	Church Road	337.04 & 1	10.06
Woodcrest School	Aster Drive & Cranford Road	528.17 & 1	14.41
YALE School	Church Road Private	278.01 & 1	4.74

# Township Parks



July, 2010

# NEEDS ANALYSIS

The Needs Analysis provides a synopsis of the adequacy of the current open space and recreation system to satisfy present and projected public recreational needs for open space as established by the local government through the planning process. The needs analysis looks at those components of the open space system for which the municipality assumes primary responsibility.

## **Standards of Service**

In determining appropriate standards, the *National Recreation & Park Association* (NRPA) formerly advocated a comparison of acreage of open space to relative population, with 10 acres of open space to every 1,000 residents as the accepted standard. The NRPA, has now altered the determination of adequate service to recognize the unique characteristics of different municipalities and, in so doing, has supported a local approach to determining appropriate levels of service.

It can be time-consuming and expensive to create local standards; therefore, the Township has opted to continue using the previous NRPA standard of 10 acres of open space for every 1,000 residents. The 2006-2008 American Community Survey reports a current population of Cherry Hill Township to be approximately 72,000 people. To meet NRPA standards, the Township should provide 720 acres of open space and recreation facilities. Including all of the parcels currently listed on the Cherry Hill Township Recreation and Open Space Inventory, the Township has preserved approximately 1,390 acres of open space that provide varying degrees of recreation opportunity.

## **Condition of Existing Facilities**

As noted earlier, the Recreation Department of Cherry Hill Township maintains and repairs all Township-owned recreation parcels. After a visual inspection of all Township recreation facilities in preparation for this plan, no facilities were identified as being in disrepair.

## **Future Need**

The following chart identifies the most common recreation facilities, and compares existing facilities in the Township to NRPA recommendations per population. The final column illustrates the surplus or deficit in the Township for the designated recreation activity. (Source: Cherry Hill Township)

RECREATION ANALYSIS & NEED: Cherry Hill Township						
Facility	NRPA Standards	Total Standard	Current Facilities			Deficit (-) Surplus (+)
			Twp./Co.	Schools	Total	
Community Park	5 Acres/1,000	349 Acres	159 Acres	-----	159 Acres	- 190 Acres
Neighborhood Park	2 Acres/1,000	139 Acres	305 Acres	214 Acres*	519 Acres	+ 380 Acres
Playground Equipment	Need Based	Varies	34 Plygs.	14 Plygs.	48 Plygs.	
Baseball Fields	1 Field/3,000	23 Fields	13 Fields	25 Fields	38 Fields	+ 15 Fields
Little League Baseball Fields	Need Based	Varies	9 Fields	0	9 Fields	-----
Softball Fields	1 Field/3,000	23 Fields	1 Field	7 Fields	8 Fields	- 15 Fields
Tennis Courts	1 Court/1,500	46 Courts	12 Courts	35 Courts	47 Courts	+ 1 Court
Basketball Courts	1 Court/2,000	35 Courts	18 Courts	20 Courts	38 Courts	+ 3 Courts
Volleyball Courts	1 Court/4,000	17 Courts	3 Courts	1 Court	4 Courts	- 13 Courts
Soccer Fields	1 Field/3,000	23 Fields	9 Fields***	16 Fields	25 Fields	+ 2 Fields
Football Fields	1 Field/10,000	7 Fields	2 Fields	4 Fields	6 Fields	- 1 Field
Lacrosse/Field Hockey	1 Field/4,000	17 Fields	2 Fields	7 Fields	9 Fields	- 8 Fields
General Use Fields	1 Field/6,000	11 Fields	11 Fields	0	11 Fields	0
Jogging / Fitness Trails	1 Mile/1,000	70 Miles	13.5 Miles	3 Miles	16.5 Miles	- 53.5 Miles
Ice Skating	1 Rink/25,000	2 Rinks	0	0	0	- 2 Rinks
Street Hockey	1 Rink/8,000	8 Rinks	2 Rinks	7 Rinks	9 Rinks	+ 1 Rink
Community/ School Pools	1 Public Pool/25,000	3 Pools	0	0	13 Pools**	- 3 Pools
Overall Open Space	10 acres/1,000	720 Acres	1,549 Acres	-	-	+829

\*66% of school site acreage is attributed to recreation

\*\*13 Private Swim Clubs

\*\*\*4 fields are half size soccer fields

**Analysis**

Overall, open space in the Township exceeds the recommendation of the NRPA, with 21.5 acres of open space provided per 1,000 residents (10 acres/1,000 population recommended). However, there are significant deficits for specific recreation activities as well as in the number of state and county open space acreage.

Community parks, those greater in size than 6 acres and providing a variety of recreation activities, show a deficit of 190 acres. Neighborhood/mini-parks, however, have a surplus of 380 acres thus meeting some of the need not met by larger community parks. In regard to specific types of recreation activities, the town has a surplus of baseball fields, tennis courts, basketball courts, soccer fields and street hockey rinks. A deficit in facilities was found for softball fields, volleyball courts, football fields, lacrosse/field hockey fields, jogging and fitness trails, ice skating rinks, and community pools.



**Turf Field on Chapel Avenue**

Facility deficits do not necessarily mean there is a need to establish new facilities. Many local, non-competitive softball teams use baseball fields as an alternative to regulation softball fields. Volleyball courts and ice skating rinks are not high-demand facilities and there are a number of private facilities that provide access to these types of recreation. However, there has been a need identified by local residents for an ice skating facility within the Township. Seven lacrosse and field hockey fields are provided at local schools where the need for facilities of this type is most appropriately placed and where these recreation activities most often occur. Many neighborhoods in the Township have private swimming clubs, however, there has been interest expressed from local residents in having a publicly owned swimming facility so high school swim teams can have a local, regulation-size swimming pool in which to practice.

Included as **Appendix 1** are maps indicating the location of different types of recreation facilities and a half-mile buffer area, as well as the location of all residentially zoned properties in the Township. Those residential areas that are outside of the buffers do not have access to these specific recreation types within a half-mile of their homes.

Total open space is currently above national standards at 21.5 acres per 1,000 residents. While the Township provides adequate open space, residents have expressed interest in protecting specific lands that are environmentally sensitive and imminently threatened by development. As noted earlier, the *Cherry Hill Environmental Advisory Committee* (CHEAC) has identified a number of these sites based on a ranking system. This list as of 2009 includes the following:

**CHERRY HILL ENVIRONMENTAL ADVISORY COMMITTEE (CHEAC)  
2009 OPEN SPACE RANKING RESULTS**

RANK	LOCATION	NAME	BLOCK(S)	LOT(S)	BASE SCORE			EXTRA CREDIT		TOTAL
					SIZE	WETLAND	CONTIGUOUS	>20 ACRES	LINKAGE	
1	Off Rockhill Rd/Rt 70	Rear of D&Q	502.01 504.01	21 4, 5	5	5	5	3	3	21
2	Society Hill: Springdale Rd	Rear of Society Hill	437.01	21	5	5	5		3	18
3	Near Woodcrest speedline	Lakeside	592.01 592.02	5, 12 2	5	5	5		3	18
4	Birch/Beechwood	Woodland	68.01 94.01 95.01 98.01	1 1 1 1	5	5	5			15
5	Rear of Ignarri-Lummis Bldg	Chapel/295	465.01	3	5	5	5			15
6	Adj. to CH Racquet Club	Old Cuthbert	463.01 465.01 467.01	2, 3 13 3, 4, 9	5	5		3		13
7	Springdale Rd	Carnegie Plaza	468.02	1	5	5				10
8	Int. of Astoria/Perina	Astoria	500.01	11	5	5				10
9	Near Int Kings Hwy/Rmble Rd	King's Hwy	338.30	10	5	5				10

**KEY**

BASE SCORE				
Size	5 points			Must be minimum of 5 acres (estimate)
Wetland	5 points			Area must be a wetland or have a water feature
Contiguous	5 points			Must touch existing open space or government property

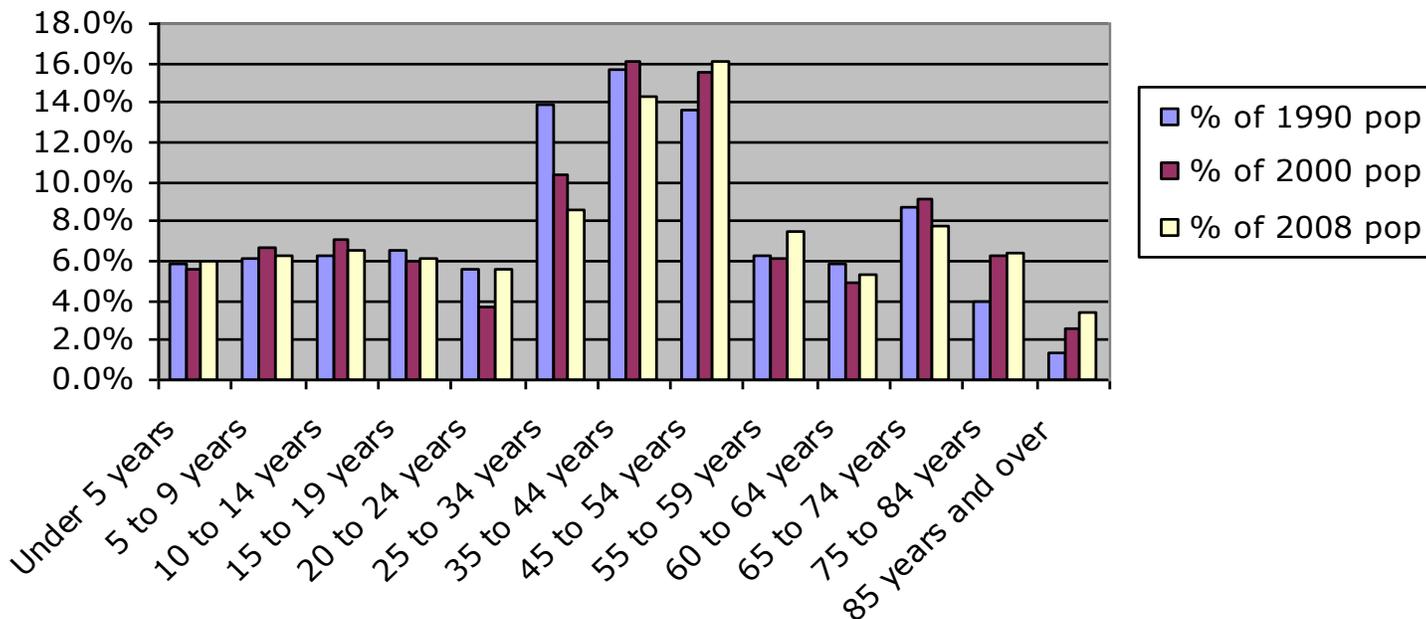
EXTRA CREDIT				
> 20 Acres	3 points			Estimate size
Linkages	3 points			Links at least two previously non-adjacent public lands

While these parcels are not needed to meet a deficit in open space for the Township, per se, acquisition of these parcels helps fulfill the goals identified by community residents at the January 20, 2010, public meeting; to focus on the most environmentally vulnerable lands, with those most susceptible to development preserved first. Direct acquisition of these parcels is one way to protect these parcels, but the Township may also wish to consider the use of conservation easements as a low- or no-cost method for conservation of sensitive lands. Acquisition of parcels or implementation of conservation easements will also assist the County in meeting its 2015 goal of 3,000 preserved acres across the County by 2015.

Considering future population growth is extremely important when establishing future need. According to 1990 Census Data, Cherry Hill Township had a population of 69,359; in the 2000 Census, Cherry Hill had a reported population of 69,965. The American Community Survey projections for Cherry Hill Township from 2006 - 2008 shows a population estimate of 72,715 residents. Over a period of 18 years this is a yearly population growth of .2%. If population growth continues at this rate Cherry Hill can expect a population of 73,643 residents by 2020. With no further acquisition of property, the Township will still provide 19.4 acres of open space per 1,000 residents.

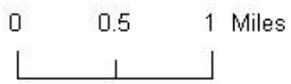
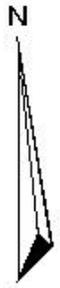
A closer look at demographic trends provides additional insight into future needs. The chart below shows the percentage of age cohorts for three time periods: 1990, 2000, and 2008. These trends help the Township determine likely distribution of age cohorts into the future and future recreation needs based on those trends. The chart shows a relatively steady percentage of children (19 years and younger). The impact on recreation facilities for this cohort is a need for long-term maintenance of facilities but not a need to build new facilities for an expanding youth cohort. There is a decrease in the number of 25 to 34 year olds and 35 to 44 year olds, indicating a trend toward an aging population, supported by the increase in cohort groups 45 to 54, 55 to 59, 75 to 84, and 85 years and older. This trend toward an increasing senior community (a common trend nationwide) supports the need for the Township to improve accessibility for cohorts with decreasing mobility. These improvements may include safer, paved walking paths, and expanded parking facilities at some recreation locations for those who would like to access a local park but may not be able to reach it by foot, improved sidewalks,

### Percentage of Population by Age, 1990 to 2008



Despite the nominal population growth anticipated over the next several years, changing demographics requires the Township to anticipate the possible need for increased park area within the Township. In Addition to the specific parcels identified by CHEAC as priority land acquisitions, the map on page 31 shows all of the currently vacant and underutilized privately owned parcels in the Township.

- Vacant Township Property
- Vacant Private Property



# ACTION PLAN

## **Land Use Regulations**

The Township of Cherry Hill's Zoning Ordinance regulates land use and development throughout the Township. A number of ordinances are specifically oriented toward protecting open space and sensitive environmental conditions. All commercial development in the Township requires at least 25% of the property remain open space. The Stormwater Management Ordinance was adopted to maintain flood control, groundwater recharge, and pollutant reduction through nonstructural or low-impact techniques before relying on structural Best Management Practices. The Township has also adopted a Stream Buffer Ordinance in recognition of the fact that natural features contribute to the welfare of residents. This buffer restricts development within 75 feet of any designated waterway in the Township.

The existing ordinance is currently under a revision process, and additional ordinances are being considered to protect the open spaces and natural resources of the Township. An updated Stormwater Management Ordinance has already been approved.

## **Planning & Technical Assistance**

Cherry Hill Township will continue to seek assistance in all open space and recreation planning from the NJDEP Green Acres Program. In addition, the Township is interested in creating a Natural Resource Inventory, although when and how this will be funded has yet to be determined. The Natural Resource Inventory will aid the Township in determining the location of the most sensitive environmental lands and help prioritize lands for acquisition.

The Township will also continue to work closely with the Camden County Parks Department and the Cherry Hill Environmental Advisory Committee in coordinating efforts for land preservation, providing recreation opportunities, and linking open space and trail networks within Cherry Hill to with neighboring communities.

## **Management of Public Lands**

Management of public open space will continue to be the responsibility of both the Township's Recreation Department and Public Works Department. The Township's Environmental Advisory Committee will continue to guide the Township in the proper maintenance and monitoring of open space properties and easements, and properties will continue to be monitored on a yearly basis. The Township may also consider alternative methods of preservation as listed below, and engage in an education and outreach component that informs residents about management and proper practices in caring for public open space.

## **Preservation Tools & Funding**

The Township has many options for acquiring and preserving open space. The following are some options available to the Township:

***Fee Simple Acquisition:*** This method is generally the most expensive way of preserving property. The disadvantage of this approach is the need to have the full purchase price available at time of transfer.

***Easements:*** Easements grant an entity the right to the use of another's property for a specific purpose. Types of easements include:

***Trail Easements:*** allows easement holder to traverse private property for a walking or bike trail.

***Scenic Easements:*** used to maintain viewsheds or scenic roads.

***Conservation Easements:*** requires the maintenance of a property in its natural condition for whatever length of time called for in the easement, typically in perpetuity.

***Historic Easements:*** gives the easement holder the right to restrict changes to the exterior or interior of a building and its surrounding landscape.

***Bonding:*** The municipality may borrow money through bonding to pay for acquisitions. Money from the Open Space Fund can be used as a down payment and can cover the debt service over time. Bonds require voter approval and can impair the tax credit of the municipality.

**Installment Purchases:** The Township can contract with a landowner to purchase a piece of property over time. The property owner receives the purchase price incrementally and typically interest due on the balance.

**Donation:** Donation of land to the municipality can provide a potential tax reduction to a private property owner. The Township may wish to consider working with a nonprofit land trust, such as the New Jersey Natural Lands Trust, to reach out to landowners in the Township that hold sensitive environmental lands or lands within designated greenways and discuss with them the general tax advantages of donations, bargain sales and conservation easements.

**Long-Term Lease:** The Township may wish to consider long-term lease arrangements with private landowners that may not wish to transfer ownership. The Township already uses this arrangement with the Cherry Hill Public School District for use of the recreation facilities at both public high schools in the Township.

**Grant Funding:** A number of grants are available to the Township to acquire open space and create recreation opportunities including, but not limited to:

*NJDEP Green Acres Program* provides low interest (2%) loans and grants to municipal and county governments to acquire open space and develop outdoor recreation facilities. For municipalities that have completed an Open Space and Recreation Plan, Green Acres provides grant funding and low-interest loans through the Planning Incentive Program. (<http://www.nj.gov/dep/greenacres>)

*NJDEP Recreation Trails Program Grants* are made available to develop and maintain trail facilities across the state. The program is funded through the Federal Highway Trust Fund. ([http://www.state.nj.us/dep/parksandforests/natural/trail\\_grants.htm](http://www.state.nj.us/dep/parksandforests/natural/trail_grants.htm))

*NJDOT Transportation Enhancement Funds* can be used for the creation of trails for bikes and pedestrians or installation and improvement of sidewalk facilities. (<http://www.state.nj.us/transportation/business/localaid/enhancements.shtm>)

*NJ Historic Preservation Awards* provide funding for historic preservation activities across the Township, preserving not only historical structures, but the important landscapes that surround them as well. (<http://www.nj.gov/dep/hpo/>)

### **Education and Outreach**

Promoting public knowledge of recreation and open space values and needs in the community is an important endeavor for the Township. Education and outreach starts with this plan and the public involvement process that has gone into creating this plan. The Township's Recreation Department also works diligently to promote the usage of our open space and recreation parcels by Township residents. Increased usage generally leads to a better understanding of the need for open space and the importance of its protection.

Partnering with local non-profit land preservation organizations to help increase outreach and education activities may be something the Township may consider. These organizations focus on outreach regarding the need to preserve open space and provide recreational opportunities and are well-versed in the benefits of open space for the community as a whole, particularly in regard to land values and public health benefits of utilizing open space.

The Township may also consider working closely with the Cherry Hill Public School District to promote education at the elementary and high schools, and encourage the use of Township open space for educational purposes.

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- <sup>1</sup> Source: State of New Jersey, Office of Smart Growth, 2009 Final Draft New Jersey State Development and Redevelopment Plan, [http://www.state.nj.us/dca/divisions/osg/docs/dfplan\\_vol1.pdf](http://www.state.nj.us/dca/divisions/osg/docs/dfplan_vol1.pdf)
- <sup>2</sup> Source: U.S. Census Bureau, 2005 American Community Survey; Projection Error= $\pm$  5
- <sup>3</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -2,277
- <sup>4</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -1.6
- <sup>5</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -4.3
- <sup>6</sup> 1980 Census, persons 25 years and older, with four or more years of college
- <sup>7</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -3,159
- <sup>8</sup> 1980 Census
- <sup>9</sup> Source: U.S. Census Bureau, 2006-2008 American Community Survey, B02001. RACE - Universe: TOTAL POPULATION
- <sup>10</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -2,062
- <sup>11</sup> Source: U.S. Census Bureau, 2005 American Community Survey, Selected Social Characteristics, Projection Error  $\pm$  -2,454; based on population over age of 5.
- <sup>12</sup> Source: Camden County Government webpage <http://www.camdencounty.com/government/offices/openspace/index.html>, accessed 8.24.09
- <sup>13</sup> Source: Camden County Open Space and Farmland Preservation Plan, May 2004, prepared by Delaware Valley Regional Planning Commission
- <sup>14</sup> Source: Camden County Open Space Advisory Committee Website, accessed August 28, 2009: <http://www.camdencounty.com/government/offices/openspace/openspaceplan.html>
- <sup>15</sup> Source: National Trails Training Partnership, Benefits of Trails and Greenways, <http://www.americantrails.org/resources/benefits/BenefitsGrnwy.html>
- <sup>16</sup> Camden County Soil Survey Series, 1961, No. 42
- <sup>17</sup> Source: Economic Benefits of Open Space, Miller Stephen, printed in The Benefits of Open Space, Hamilton, Leonard, PhD., Rutgers University; Great Swamp Watershed Association; 1997.
- <sup>18</sup> Lerner, Steve and Poole William. Economic Benefits of Parks and Open Space. San Francisco: The Trust for Public Lands, 1999.
- <sup>19</sup> Gies, Erica. The Health Benefits of Parks; How Parks Help Keep Americans and Their Communities Fit and Healthy. San Francisco: The Trust for Public Lands, 2007.