TOWNSHIP OF MAPLE SHADE

Burlington County, New Jersey

2006 Master Plan Reexamination Report And Master Plan Amendment

Prepared by
The Maple Shade Township Planning Board

April 26, 2006

Alaimo Group

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BURLINGTON COUNTY

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The Master Plan original was signed and sealed in accordance with NJAC 13:41-1.3

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TOWNSHIP OF MAPLE SHADE
2006 MASTER PLAN REEXAMINATION REPORT
AND MASTER PLAN AMENDMENT

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I. INTRODUCTION AND HISTORICAL OVERVIEW

This document is the 2006 Reexamination Report for the Maple Shade Township Master Plan, and the 2006 Master Plan Amendment specifically regarding Maple Shade's Master Plan policies, assumptions, goals and objectives, and related principles and standards. It is not the Township's overall Comprehensive Master Plan, but serves as the document that amends and updates Township planning policies, assumptions, goals and objectives, and directs future Township Master Plan efforts. This Master Plan Amendment strongly supports the redevelopment process in Maple Shade Township. The Planning Board prepares and adopts the findings and recommendations, as authorized by the governing body.

In 1982, Maple Shade Township prepared a Comprehensive Master Plan in accordance with general guidelines set forth in the Municipal Land Use Law (as amended 1980). The 1982 Comprehensive Master Plan included a thorough review of the physical, social and economic infrastructure of Maple Shade Township. The Master Plan identifies generalized goals, objectives, and policies involving proposed land use, conservation, traffic circulation, recreation, municipal services and public utilities.

In 1988 and 1996, in accordance with the six (6) year reexamination cycle stipulated in the New Jersey Municipal Land Use Law (M.L.U.L.) P.L. C.40:55D-89, Maple Shade Township adopted its Master Plan Reexamination Reports (MPRR). General continuity was maintained with little or no change in recommendations for the proposed land use, conservation, traffic circulation, recreation, municipal services and public utilities.

The 1988 Reexamination Report, concluded that:

> "*No specific changes to the Master Plan or Development Regulations, including underlying objectives, policies and standards, are recommended*"
>
> (1988) *Reexamination of The Master Plan and Land Development Ordinance*, page 7.

The 1996 Reexamination Report, concluded that:

> "*…due to the developed nature of the Township, there are only minor changes that are appropriate at any level. Thus, it is not necessary to prepare entirely new documents such as Master Plan or Development Ordinances. Those revisions which are recommended include…" (See Section III of 2006 Master Plan Reexamination Report*).
>
> (1996) *Master Plan Reexamination*, page 13.

II. 1982 MASTER PLAN: TOWNSHIP GOALS, OBJECTIVES, POLICIES, PROBLEMS, ASSUMPTIONS, AND RECOMMENDATIONS.

Maple Shade Township's 1982 Comprehensive Master Plan identified a projected year 2000 population of 21,300 (U.S. Bureau of Census, Maple Shade Township's Population for the year 2000: 19,079). This current population represents a decline since 1980. Maple Shade Township experienced a population growth of twenty-five percent (25%) from 1970 to 1980. The population had increased from 16,464 (1970) to 20,525 (1980). Maple Shade's population increase as a percentage was much greater than that of Burlington County seventeen percent (17%) and Camden County four percent (4%). The Township experienced a housing unit growth of sixty-one percent (61%) from 1970 to 1980, housing units increased from 5,223 in 1970 to 8,576 in 1980 (U.S. Bureau of Census).

1982 Comprehensive Master Plan General Objectives:

1. To maintain the development character and quality of the township and the sectors within the township.

2. To guide land development and location of community facilities in order to meet the needs of township residents.

3. To preserve and promote a balanced variety of residential, recreational, public, commercial, industrial and conservation land uses.

4. To safeguard the tax base, preserve economic balance, and provide for a continuing source of employment and tax ratables.

5. To assimilate the future development within reasonable and manageable time periods in relation to utility and community facilities phasing.

6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

7. To encourage the location and design of transportation routes that promote the free flow of traffic while discouraging locations of such facilities and routes, which result in congestion.

8. To promote a desirable visual environment through creative development techniques and good civic design.

9. To increase the energy efficiency of existing structures and transportation system, and to ensure future energy efficient development.

10. To guide the appropriate use or development of all land in a manner that will promote the public health, safety, morals, and general welfare.

In addition to the above general objectives, the following policies and programs were developed for specific elements of the 1982 Master Plan:

A. <u>1982 Community Facilities and Recreation Plan:</u>

1. Continue to plan and budget for effective governmental, police, fire protection, educational, township maintenance, sewage and water needs.

2. Provide land use districts adequate in area and location to meet the community needs for goods and services, spiritual and intellectual enrichment as well as recreation.

3. Encourage Burlington County mental health services capable of providing needs assistance to Maple Shade Township and County residents.

4. Seek federal and state funding to expand present public parkland, both active and passive.

5. Monitor community recreational needs by locational demands based on population densities and age groups.

6. Encourage civic organizations and clubs in their endeavor to better the community through cooperation and sharing.

B. <u>1982 Land Use Plan:</u>

A total of eighteen (18) modifications to the land use plan were specified in the 1982 Comprehensive Master Plan. Each of these modifications required relatively minor alterations to the Zone Plan, involving the moving or elimination of a zoning district boundary line. No new zoning districts or land use types were created. The Zoning Map was revised in 1986 to reflect revisions proposed in the 1982 Comprehensive Master Plan.

C. <u>1982 Housing Plan:</u>

1. Maintain the quality of existing services to residential areas.

2. Continue programs of inspection and code enforcement.

D. <u>1982 Education Plan:</u>

1. Closely monitor population shifts in the school age group.

2. Continue to maintain a modern education curriculum.

E. <u>1982 Circulation Plan:</u>

1. Continue the coordinated Capital Improvement Program for circulation network maintenance.

2. Continue to regulate the quality of the roadside environment.

3. Discourage non-local traffic in residential neighborhoods.

4. Encourage the availability of modern bus service to residents and patrons of major commercial areas.

5. Develop a bikeway system.

F. <u>1982 Utility Service Plan:</u>

1. Determine the long-term adequacy of the 1.25 million gallon water storage capacity to service the township at full capacity.

2. Provide adequate sanitary sewer service to all present and future township residents.

3. Control storm drainage effectively in a program to alleviate flooding problems.

4. Development in flood plain areas should continue to be regulated.

G. <u>1982 Conservation Plan:</u>

Preserve the ecological, and scenic resources of the township by providing a continuous network of open space along creeks, restricting development in environmentally sensitive areas, and by limiting degradation due to noise and pollution.

H. 1982 Energy Conservation Plan:

1. Land Use and Housing

a. Encourage development of parcels left vacant during previous development to permit further use of existing infrastructure.

b. Prepare a proposed land use plan which permits more intensive use of downtown areas effected by commercial development pressures, to generate additional demand for public transportation in existing service areas.

c. Maximize the energy conservation of the natural environment.

d. Encourage energy audits of existing residential and non-residential buildings throughout the township.

e. Educate township residents of energy saving methods employable in homes and buildings.

2. Transportation

a. Increase auto efficiency by improving traffic flow.

b. Encourage the use of more efficient transportation modes.

c. Establish designated parking areas for resident car pool meeting locations, and encourage local industry to establish vanpools.

d. Examine methods of pavement recycling as part of the Township Road Program.

e. Educate the township residents of energy and cost saving methods related to personal travel.

f. Encourage the use of transportation modes other than automobiles.

3. Utility Service and Community Facilities

a. Proposed capital improvements should first be analyzed for energy efficiency.

b. An energy audit should be obtained for all existing township facilities in order to evaluate alternatives for energy and cost savings.

c. Operating energy required by non-building municipal improvements should be determined and methods to reduce consumption should be instituted.

The 1982 Comprehensive Master Plan was reexamined in 1988 as required by MLUL. The 1988 MPRR Part IV (*The Extent to Which the Above Problems and Objectives Have Been Reduced or Increased Subsequent to the Last Reexamination Report* N.J.S.A. 40:55D-89-b) stated:

> "At the time the 1982 Comprehensive Master Plan was adopted, one of the principal problems related to land development in Maple Shade was the inadequacy of the Township's wastewater treatment system…Maple Shade was obligated to institute a moratorium restricting connections to the Township's Sewer System in 1988. Furthermore, nearly full capacity of area landfills and the rapid increase in landfill costs, has affected Maple Shade Township…Maple Shade Township has instituted a resource recovery program pursuant to the Solid Waste Management Plan for Burlington County".

1988 MPRR Part V (*The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objections Forming the Basis for the Master Plan or Development Regulations as Last Revised, with Particular Regard to the Density and Distribution for Population and Land Uses, Housing, Conservation of Natural Resources, Energy Conservation and Changes in State, County and Municipal Policies and Objective* N.J.S.A. 40:55D-89-c) stated:

> "The Township's development objectives have not significantly changed since adoption of the 1982 Comprehensive Master Plan. Recognizing the fact that Maple Shade was nearly fully developed in 1982, the master plan and development regulations were designed accordingly. Policy decisions involving land use in the Township were related more to sorting out the functional use types as they developed over the years, rather than related to basic orientations in the way future land development was to be accommodated. As such, the 1982 Comprehensive Master Plan basically required a process of ironing out conflicts between the different land uses as they had developed. Since the dynamics of land development in Maple Shade is not anticipated to change significantly in the future, assumptions, policies and objectives outlined in the 1982 Comprehensive Master Plan remain applicable".

1988 MPRR Part VI (*The Specific Changes Recommended for the Master plan or Development Regulations, If any, Including Underlying Objectives, Policies and Standards, whether a New Master plan or Development Regulations should be Prepared.* N.J.S.A. 40:55D98 – d) stated:

> No Specific changes to the master plan or development regulations, including underlying objectives, policies and standards are recommended. The Maple Shade Township Master Plan and development regulations should, therefore, continue in affect, in their current form. The Planning Board should, however, provide for the following:
>
> a. The review and update of the development regulations, and
>
> b. Particularly the design standards set fourth in the regulations, as future conditions might warrant. In this way, the quality of future development and redevelopment in the Township can be assured.
>
> c. A review of resident petitions for zoning changes. Requests that are deemed by the Township Council and Planning Board to be valid and beneficial to the Township should be further evaluated through a reexamination of the Land Use Plan.
>
> d. A review of the State Development and Redevelopment Plan, adopted November 1988, as it affects Maple Shade.
>
> e. A review of the municipal housing policy in light of New Jersey Council on Affordable Housing Regulations.
>
> f. Revise the Master Plan in accordance with the New Jersey Statewide Mandatory Source Separation Recycling Act. This Law states that within 30 days of passage of the municipal recycling ordinance, the municipal master plan must be revised to include a recycling plan element. The recycling plan element must incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the Municipal recycling ordinance, and for the collection disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land. The Master Plan must also include a specific policy statement indicating the relationship of the proposed development to the Burlington County Solid Waste Management Plan.

III. 1996 MASTER PLAN REEXAMINATION REPORT: TOWNSHIP GOALS, OBJECTIVES, POLICIES, PROBLEMS, ASSUMPTIONS AND RECOMMENDATIONS

Maple Shade Township's 1996 MPRR adjusted the projected year 2000 population to 19,373. According to the U.S. Bureau of Census, Maple Shade Township's Population for the year 2000 was 19,079; indicating a decline of 132 people from the 1990 population of 19,211 (see Appendix 1).

The 1996 MPRR includes a population analysis of the 1990 Census:

- Maple Shade underwent significant growth after World War II.
- This growth is evidenced by the population growth rate from 1960 to 1980 of twenty-five percent (25%) or greater.
- A large part of this population increase was from the significant number of multifamily dwelling units constructed in the 1960 to 1980 period.
- During the period 1970 to 1980 the housing stock in Maple Shade Township grew sixty-one percent (61%).
- Maple Shade Township's population 1980 to 1990 declined six percent (6%).
- Burlington County's population 1980 to 1990 increased fourteen percent (14%).
- New Jersey's population 1980 to 1990 increased five percent (5%).
- The decline in Maple Shade's population appears to be due to the normal life cycle of families where children have grown up and moved away to college, for employment or to be an independent household.
- The decline in Maple Shade's population is a result in the continuation of the decline of school age children. This trend surfaced in the 1980 Census and continued with the 1990 Census.
- Maple Shade Township average household size in 1990 was 2.23.
- Burlington County average household size in 1990 was 2.79.
- New Jersey average household size in 1990 was 2.70.
- Social trends have been toward a smaller household size.

- Maple Shade Township's proportion of population sixty-five (65) years and older was sixteen percent (16%) in 1990.

Based on the population analysis, the 1996 MPRR identified the following:

- The decline of school age children will affect the school system. (Note: According to the 2000 Census, the school age population (5-19) actually increased by 325 from 1990 to 2000, rather than decline as projected.

- Recreation facilities for the Township should be analyzed to determine if restructuring is required to better meet the current population.

- The demand for local services by the elderly will center around housing rehabilitation programs or alternative housing types.

- It will become increasingly difficult for the elderly to maintain their homes.

- Existing housing rehabilitation programs will need to be expanded.

The 1996 MPRR (adopted by Maple Shade Township Planning Board on March 27, 1996) stated:

> ***"The most recent reexamination report of the Township in 1988 found no need to change any of the assumptions, policies or objectives enunciated in the 1982 Comprehensive Master Plan. Thus, those 1982 statements may be repeated here and reevaluated in this report".***
>
> (1996) *Master Plan Reexamination*, page 2.

There were no specific assumptions made in the 1996 MPRR.

The 1996 MPRR recommended the addition of the following objectives:

1. To encourage the revitalization of the Township Central Business District through:

    a. Active Marketing of vacant and underutilized properties.

    b. Code enforcement in terms of deteriorating structures.

    c. Upgrading of public infrastructure.

d. Revision of development ordinances where necessary.

2. To increase, improve and coordinate public parking areas in the CBD.

3. To seek re-use of incompatible land uses.

4. To encourage residential rehabilitation and upgrade throughout the municipality.

5. To provide for the broadest feasible land use designations in the non-residential vacant or under-utilized properties fronting major highways while keeping adequate bulk and design standards, and to use redevelopment tools where appropriate in those areas.

6. Specific revisions to objectives:

- B1. Eliminate “educational” (responsibility of Board of Education).
- B3. Eliminate “mental” (leaving health in general).
- B5. Change “monitor” to meet community recreational needs.

The 1996 MPRR also recommended:

1. Redevelopment Planning for the Main Street Downtown area and Business Development zones. Expansion of both land use areas and zones.

- Downtown Business (DB) zones to expand non-residential opportunities from Seaside to Holly Avenue.
- Business Development (BD) zone to replace the industrial zone totally and PD, C and R-2, in the area south of Rt. 38 from the municipal boundary to the Rt. 38 to Rt. 41 ramp (Block 173.01, lot 3.01).

2. Center Designation by the Office of State Planning.

3. Replacement of HC and Limited Manufacturing Zones with a broader Business Development (BD) designation.

4. Update of development ordinances to conform to revisions in the Municipal Land Use Law.

5. Design and performance standards for non-residential uses in order to protect adjacent residential uses.

Redevelopment recommendations provided in the 1996 MPRR identifies generalized goals and objectives for the Township and specific goals and objectives for the Main Street and highway areas.

- To forestall or eliminate physical characteristics negatively impacting the quality of life for residents and the ability of business to survive.
- To improve public infrastructure and amenities to enhance the quality of life for residents and the ability of business to survive.
- To require adequate buffering between incompatible uses.
- To discourage or eliminate uses which are inimical to public health, safety and welfare or which inhibit the location or improvement of appropriate land uses.
- To provide safe and adequate pedestrian vehicular circulation and parking.
- To improve the visual characteristics of existing uses and impose reasonable building design standards on new uses.

Main Street

- To realize the optimum potential of Main Street as the business center of the Township and surrounding areas.
- To encourage a mix of uses which is most suitable to Main Street's unique market characteristics.
- To provide amenities which will enhance the environment for users of Main Street.
- To create additional activity areas encouraging a more intensive use of Main Street.
- To encourage an appropriate design basis for improvement of building facades and signage.
- To provide additional convenient and secure parking access.
- To develop consistent, coordinated, marketing efforts for the Main Street complex including logo, special events, etc.

- To create a specific opportunity for the development of a major housing complex for senior citizens within the Main Street Redevelopment Area adjacent to shopping and civic opportunities.

Highway

- To encourage the assemblage of lots into larger tracts for more efficient, marketable, development purposes.
- To impose Highway design requirements for more efficient and safer access to the major highways.
- To require adequate open space, landscaping and other features as part of any development.
- To encourage the appropriate type of businesses which will have no significant external impacts.
- To provide adequate space for potential relocated uses from other areas of the Township due to redevelopment.

IV. 1996 TO 2006: CHANGES TO GOALS, OBJECTIVES, POLICIES, PROBLEMS, ASSUMPTIONS AND RECOMMENDATIONS

In accordance with the Municipal Land Use Law, this section describes various changes subsequent to the Township's last master plan or master plan reexamination report. This section presents the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised. In particular, changes relative to the density and distribution of population and land uses; housing conditions; circulation; conservation of natural resources; energy conservation; collection, disposition and recycling of designated recyclable materials; and changes to State, County and Municipal policies and objectives are presented.

Housing and Population Demographics

Housing demographics have changed marginally in Maple Shade Township since the 1990 Census, while the population has become more diverse. The population, housing types, number of households, age distribution, and owner and renter occupancy rates as detailed in the 2000 census are shown in tables included as Appendix 1. A detailed analysis of the Census would be part of a new Maple Shade Township Master Plan.

Housing Element and Fair Share Plan

Maple Shade Township prepared their Housing Element and Fair Share Plan in 2002, and subsequently received Substantive Certification from COAH.

Land Use Amendment and Rezoning

The 1996 MPRR recommended replacement of HC and LM Zones with a broader Business Development (BD) Zone.

CBD Revitalization/Redevelopment

The 1996 MPRR recommended expansion of the DB Zone, to replace the entire industrial zone; PD, C and R-2 zones in a specific area south of Route 38.

Preservation of Open Space

Maple Shade Township prepared an Open Space/Recreation Inventory in 2002 as part of an NJDEP Green Acres application.

Preservation of Environmental Resources

Preservation of Township wetlands, flood plains, stream corridors, forested areas and wildlife habitats continues to be considered a critical part of planning for the well being and safety of present and future Township residents. As such, these environmental resources are presently mapped as part of a GIS mapping series, and considered in the review of all development projects in Maple Shade Township.

The Township implements watershed management techniques and NJDEP regulations in controlling stormwater flows and nonpoint source pollution. Municipal recycling and energy conservation efforts also remain a high priority.

Community Design

Maple Shade Township endeavors to achieve the highest standards in community design through review of all development and redevelopment proposals. Community design as reflected in the building architecture, site layout, and compatibility with surrounding uses, is reviewed and evaluated by the Township planning and engineering consultants, to assure beneficial and desirable development.

V. 2006 MASTER PLAN AMENDMENT FOR MAPLE SHADE TOWNSHIP INVOLVING POLICIES, ASSUMPTIONS, GOALS, OBJECTIVES, AND RELATED PRINCIPLES AND STANDARDS. ADDITIONAL 2006 MASTER PLAN REEXAMINATION REPORT RECOMMENDATIONS.

It is the intention of Maple Shade Township to continue with the traditional objectives and policies established in prior municipal master plans. The Township intends to be proactive in helping to shape the community as it moves forward into the 21st Century. Maple Shade Township intends to provide for the social and economic welfare for all of its residents. The Township seeks to achieve a balance in land use involving modern business enterprises designed with attractive architectural features, and safe housing and recreational facilities (active and passive) to accommodate the specific needs of all age and income groups. Additionally, the Township intends to protect our environmental resources.

The following policies, assumptions, goals, objectives and recommendations are hereby incorporated and serve to update and amend Maple Shade Township's 1982 Master Plan, and the Master Plan Reexamination Reports of 1988 and 1996:

Policies

1. Maple Shade Township will support efforts that are directed towards strengthening its commercial and industrial tax base, as well as those efforts needed to enhance the viability of existing businesses.

2. Maple Shade Township will support those efforts directed towards the rehabilitation, maintenance, and upgrade of existing homes, particularly in a manner that continues neighborhood and community traditions. A primary ingredient in Maple Shade's makeup and character is having residents who have a strong interest in maintaining the appearance of their neighborhoods.

3. Maple Shade Township will support initiatives that provide for a traditional look and feel throughout all areas of the community. These efforts will be directed at preserving established residential and commercial neighborhoods by applying established, and innovative techniques that bring about good civic design and integrated design for the municipality's residential, commercial and industrial uses. The preparation of a Community Design Plan Element of the Master Plan is an example of one such initiative.

4. Maple Shade Township will support efforts to protect residential neighborhoods from excessive on-street parking and non-local traffic. Maple Shade Township will also support efforts to preserve a neighborhood's traditional look, as well as its environmental and historical assets.

5. Maple Shade Township will support those efforts needed to bring about safe and efficient movement of both people and goods, as the community is further developed and redeveloped in accordance with the Township Master Plan. Maple Shade Township will coordinate with DVRPC, Burlington County, and NJDOT regarding those projects that address transportation and traffic circulation. Further, Maple Shade will promote public transportation projects, encouraging their use within our township, as well as between ours and other communities and point-of-destination sites.

6. Maple Shade Township will support those efforts needed to provide adequate access for emergency vehicles and personnel in all development and redevelopment projects.

7. Maple Shade Township will support those efforts aimed at achieving sustainable development via the approaches advocated by Smart Growth planning in order to derive the related benefits for both our community and the region.

8. Maple Shade Township will support processes designed to evaluate the regulations that govern development and zoning in order to encourage redevelopment opportunities.

9. Maple Shade Township will support efforts to make its development regulations and zoning ordinances consistent with its Master Plan. In particular, development regulations and zoning ordinances should be updated to encourage redevelopment initiatives and to bring about a balanced tax base, with both of these goals providing an emphasis on strengthening commercial and industrial uses.

10. Maple Shade Township will support efforts to protect its natural resources, including its wetlands, flood plains, forested areas, wildlife habitats, and stream corridors.

11. Maple Shade Township will support those efforts needed to continue its achievements regarding youth recreational activities, and to seek new recreational opportunities for all age groups.

12. Maple Shade Township will support efforts to strengthen and diversify its commercial/industrial composition of its Route 38 and 73 corridors. Maple Shade will encourage efforts that identify and explore opportunities for redeveloping vacant and under utilized commercial sites along its highway corridors and also efforts that look into opportunities for mixing compatible uses; i.e., commercial and light industrial, with appropriate buffering.

13. Maple Shade Township will support efforts that attract a mix of high quality stores and services for the downtown business district to support the needs of the community.

14. Maple Shade Township will continue to monitor school-age cohorts as provided in Census Data and school records so as to anticipate changes in school age populations. Furthermore, the Township will support Board of Education efforts to maintain a modern education curriculum producing a highly educated population prepared for the challenges of the 21st Century.

15. Maple Shade Township will support efforts to identify and preserve historical sites, buildings and markers.

16. Maple Shade Township will encourage efforts that support the creative and performing arts.

17. Maple Shade Township will support the use of municipal and Board of Education facilities for events and functions that advance the community's educational, civic and recreational programs, as well as those events and functions that support the arts, both creative and performing.

18. Maple Shade Township will support local business initiatives that strengthen local businesses and the municipal commercial/industrial tax base.

ASSUMPTIONS

It is assumed that Maple Shade Township's planning efforts will remain active. It is expected that development and redevelopment efforts will continue to present challenges and impact the future growth and shaping of the community. Further impacts are expected due to State and County Smart Growth initiatives; State and Federal regulations for the preservation and protection of our natural resources; and changes in social conditions and demographics as is reflected in the 2000 Census. It is expected that such conditions will require Township officials and professionals to remain attentive and sensitive to the resulting changes in the community's social, economic and environmental needs. In support of such expectations, the Planning Board and their planning and engineering and consultants need to also remain aware of the evolving impacts, as well as the State laws that affect municipal assumptions, policies and objectives.

It is assumed that Maple Shade Township will continue to have stability in its business environment and continue to realize benefit from furthering its commercial and industrial tax base.

It is assumed that the stability in Maple Shade's residential neighborhoods will continue although its population has been in a slight decline since 1980.

It is assumed that Maple Shade will receive benefit from its continuing efforts to expand its recreational and social support facilities for all Township residents.

It is assumed that the residents of Maple Shade Township will continue to be provided with sound representation by its governing body, and be provided with a host of equitable services from all municipal departments.

It is assumed that Maple Shade Township will continue to apply for and receive its fair share of State and County benefits involving financial allocations, grants, governmental assistance, and infrastructure support.

It is assumed that Maple Shade Township will continue coordination and compliance with Fair Share requirements, consistent with its substantive certification for Round 2 (certified 08/02/00), and its Round 3 Obligations.

GOALS AND OBJECTIVES

In municipal planning, goals are broad statements that identify a long-term ideal or a desired end result. Goals are important destination points for those who are a part of the municipality's planning process. As such, goals are to be kept in sight by Township officials and planners to help direct their efforts and the related decisions that affect the municipality's resources.

Objectives are the specific targets that are to be met as intermediate steps in achieving the goals. Municipal objectives allow progress toward the ultimate goal.

Maple Shade Township has developed a series of specific goals and objectives as part of this 2006 Master Plan Reexamination Report.

1. Commerce and Industry

Goal: To bring about a fiscally beneficial mix of retail, office and industrial uses to achieve economic strength and stability in the municipal tax base, while maintaining community character and promoting municipal health and safety.

Objective: To encourage modernization of the Route 38 and 73 commercial corridors, upgrading their appearance, safety and function.

Objective: To encourage development and redevelopment opportunities for manufacturing and industrial uses in appropriately zoned areas.

Objective: To encourage development and redevelopment opportunities for high density business uses along the Route 38 and 73 corridors, in accordance with code requirements.

Objective: To encourage retail development and redevelopment along transportation routes.

Objective: To encourage increased utilization of existing office, industrial and commercial areas.

Objective: To define and identify home based businesses.

Objective: To encourage support and provide for increased opportunities for the development and the redevelopment of the Downtown Business District (DBD). Identify the nature and character of appropriate businesses as a means to improving the appearance and quality of the DBD area.

Objective: To strengthen ordinances requiring business property maintenance, including landscaping, the on-site storage of materials and the general upkeep of buildings.

2. **Housing**

Goal: To achieve a variety of housing types to support a wide population demographic and to provide for such housing in neighborhoods that provides sufficient property space to accommodate the freedoms and enjoyments of traditional residential living.

Objective: To provide age-restricted housing in currently permitted areas and in quantities sufficient to meet the Township's needs.

Objective: To continue to meet the Council on Affordable Housing fair share requirements and intent through various methods including rehabilitation, alternative living arrangements, disabled needs housing, age-restricted housing, and other means as necessary.

Objective: To integrate new development with substantial open space areas using Smart Growth techniques that discourage suburban sprawl.

Objective: To minimize the visual impact of new development and to require vegetative buffers and screening designs for safety and visual attractiveness.

Objective: To encourage single-family construction and owner occupancy in appropriately zoned areas.

Objective: To encourage infill development and redevelopment as a Smart Growth technique.

Objective: To promote energy conservation in all redevelopment and new development construction.

3. **Redevelopment**

Goal: To redevelop areas which qualify under the New Jersey Local Redevelopment and Housing Law.

Objective: To promote redevelopment projects that provide economic benefits for the entire community, through the planning, design and redevelopment of designated areas that are vacant or underutilized.

Objective: To strengthen the economic position of Maple Shade Township within its marketing region through the elimination of retail, office and commercial vacancies.

Objective: To create a secure environment in redevelopment areas for residents, shoppers and workers, and by encouraging pedestrian usage during daytime, evenings and weekends.

Objective: To encourage diversity and choice in redevelopment areas by promoting varying business opportunities.

Objective: To create a flexible approach to redevelopment that will be responsive to changing market conditions.

Objective: To improve traffic related and signage systems to ease orientation and access to and from redevelopment areas, while providing adequate parking and pedestrian improvements.

Objective: To encourage thematic redevelopment designs with adequate flexibility to encourage diversity among varying uses consistent with Maple Shade's Community Design Plan.

Objective: To encourage redevelopment through cooperation with building and property owners while achieving the design goal and objectives of redevelopment in Maple Shade Township.

4. **Community Facilities and Services**

Goal: To provide for the general needs of all Maple Shade Township residents by making available those facilities and services necessary for the common good.

Objective: To promote facilities for local groups allowing them to meet and work together for the good of the community. Facilitate appropriate public and private partnerships.

Objective: To encourage community assistance for those having special needs, and to expand compliance with the Americans with Disabilities Act (ADA) in places of public accommodation.

Objective: To identify the most efficient and effective means of providing municipal services while controlling operating costs and capital expenditures.

Objective: To provide for adequate cell tower and other communication services for area residents while maintaining community design standards.

5. **Recreation**

Goal: To provide ample recreation facilities that meet the active and passive recreational needs of all Maple Shade Township residents.

Objective: To provide ample age appropriate accessible recreational opportunities in Maple Shade Township consistent with the demographic needs of the community.

Objective: To create neighborhood and community level parks where none exist.

Objective: To provide to the extent appropriate, accessory facilities at each major municipal recreation area in Maple Shade Township, including picnic areas, seating, parking, lighting, storage facilities, pathways and bike racks.

Objective: To encourage the sharing of municipal and school recreational facilities within Maple Shade Township including the development of new facilities on municipal and school lands; and, when appropriate, the creation of separate recreational facilities for municipal or school use.

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

Objective: To continue the maintenance and upgrade of municipal parks and open spaces for active and passive recreational uses.

Objective: To keep current with active and passive recreational needs and trends of Maple shade Township residents, and to meet those needs by providing ample amounts of recreational opportunities.

Objective: To encourage better health choices for our residents by providing safe pedestrian and bicyclist pathways and linkages.

Objective: To encourage a more efficient use of open spaces including active and passive recreation areas, with passive recreation areas to include opportunities to enjoy relaxation and to promote educational interest in our wetlands and stream corridors.

6. **Environment**

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

Objective: To protect wetland and flood plain areas by generally mapping these locations and identifying State and Federal preservation requirements.

Objective: To protect surface and subsurface water supplies by promoting control of nonpoint source pollution, and well head protection.

Objective: To preserve and promote management of our wooded areas and other natural areas.

Objective: To identify and provide strong support for our varied natural resources including wooded forested areas, streams and creek river frontage, by facilitating passive recreational opportunities; i.e., fishing, hiking and enjoyment of wildlife and the natural environment.

Objective: To support initiatives that increase awareness and understanding of the environment, encouraging residents to better understand and value the Township's natural resources and to assume more responsibility for their preservation.

Objective: To adapt and implement NJDEP's new stormwater management regulations within the expected time frames.

Objective: To identify locations where storm drainage and stormwater management issues need to be corrected. Improve the quality of stormwater runoff and increase groundwater recharge in compliance with the current NJDEP Stormwater Management Regulation.

Objective: Preserve trees and other vegetation to the greatest extent possible by regulating site clearing.

Objective: To promote stormwater management practices that positively affect aquifer recharge areas, flood plains, wetlands, waterways, and properties abutting waterways.

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

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

Objective: To identify and promote wildlife preservation areas.

7. **Open Space**

Goal: To promote the preservation of open space areas.

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

Objective: To utilize a wide array of open space preservation methods and techniques.

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

Objective: To promote and encourage the protection of privately owned tracts of open space, wetlands and forestlands.

8. **Transportation**

Goal: To provide for the orderly, efficient and safe movement of people and goods throughout the Township.

Objective: To protect the existing transportation routes from development that exceeds the capacity of the road system.

Objective: To apply roadway designs that optimizes the Township's existing roadway network.

Objective: To encourage the further development and use of public transportation; i.e., buses and para-transit.

Objective: To promote pedestrian walkway systems and bicycle pathways throughout the community, particularly that connects residential neighborhoods with places of business.

Objective: To evaluate sight distances at intersections to determine adequate line of sight.

Objective: To encourage upgrading the existing transportation facilities, including:

a. Extension of bicycle routes.
b. Improving roadway and intersections.
c. Providing in-town public transportation.

Objective: To monitor and record traffic patterns and conditions.

Objective: To monitor traffic volumes and determine the most effective solution for controlling congestion.

Objective: To identify transportation facilities that will be affected by development on a case-by-case basis.

Objective: To set in place procedures that provide for a reasonable assessment regarding the impact of development and redevelopment on identified transportation facilities.

Objective: To identify opportunities to reduce noise resulting from vehicular traffic.

Objective: To continue the program to repair and upgrade existing sidewalks, and, in doing so, continue the program to meet ADA standards at pedestrian crossings as part of a community-wide ADA Compliance Plan.

Objective: To improve roadway safety by identifying road sections and intersections where improvements can be made to control speeds, further the smooth flow of traffic, and better accommodate shared spaces by pedestrian and vehicles.

Objective: To set procedures in place that require developers to address upgrades to transportation facilities when such facilities are impacted by development and redevelopment projects.

Objective: To promote actions that establish and maintain adequate sight triangles at intersections throughout the Township, supporting such actions with appropriate ordinances.

9. **Solid Waste**

Goal: To maximize recycling and the reduction of solid waste generation throughout the Township.

Objective: To set community standards for source reduction of solid waste generation.

Objective: To set community standards for maximizing recycling.

Objective: To develop a compliance program to encourage recycling, supporting such effort with an ordinance that addresses enforcement and surveys.

Objective: To educate our residents about the benefits of recycling and the use of the Township and County recycling and compost facilities.

10. **Historic Preservation**

Goal: To preserve Maple Shade's historic landmarks and artifacts and bring about a general preservation of the Township's history.

Objective: To identify and encourage the preservation and maintenance of historical buildings, structures and landmarks.

Objective: To create informational signs to identify historical sites.

Objective: To encourage and administer a program for the protection, rehabilitation and restoration of districts, buildings, structures, and artifacts significant in history, architecture, archeology and/or culture.

Objective: To support the Maple Shade Historical Society and their efforts to educate the public on the importance of historical preservation and local heritage.

Objective: To promote efforts to educate the general public and support efforts to provide financial incentives for preservation efforts.

Objective: To seek grants to support and encourage historic preservation.

11. **Commercial/Residential Neighborhood Design**

Goal: To promote new development and redevelopment that follows traditional neighborhood designs.

Objective: To achieve higher property values and more desirable places to live and shop.

Objective: To consider Traditional Neighborhood Design through "TND" ordinances.

Objective: To establish a subcommittee to recommend standards for traditional design and appearance.

Objective: To establish community design standards for maintaining neighborhood appearances regarding the installation of cell towers, TV dishes, antennae and similar external improvements.

Objective: To assure that required commercial landscape improvements be maintained.

12. **Permitted Uses**

Goal: To allow only new permitted uses consistent with the goals and objective of the Maple Shade Master Plan.

Objective: To eliminate uses no longer appropriate and include uses appropriate for a zone, consistent with the Township Master Plan.

13. **Community Appearances**

Goal: To promote the improvement and maintenance of community appearances.

Objective: To develop a Community Design Plan Element of the Master Plan.

Objective: To enforce compliance with sign ordinances.

Objective: To expand the use of landscape architecture and streetscapes.

Objective: To encourage the general community cleanup and enforce property maintenance codes.

ADDITIONAL RECOMMENDATIONS

Numerous land use issues have arisen since the preparation of the last master plan in 1982. Public discussions among Township Council members, and members of the Planning and Zoning Boards have resulted in a series of recommended land use changes or considerations that is integral in the 2006 Master Plan Reexamination Report recommendations.

As part of the Master Plan Reexamination Process, the Planning Board is charged with the responsibility for recommending changes to the Master Plan and Development Regulations. Accordingly, the following recommendations are being presented for incorporation into the new Master Plan.

1. Consider redevelopment opportunities. Promote efforts to redevelop, rebuild and restore areas that show signs of decline. As examples, areas along Route 73 and Route 38 appear to be areas of such opportunity. When identifying such targets of opportunity, seek to qualify identified sites under the New Jersey Local Redevelopment and Housing Law. Commercial, industrial and residential areas are to be considered.

2. Build on the successes realized for Main Street as a result of a number of revitalization projects. The following items of achievement and challenges should be considered as part of new redevelopment efforts:

   What has been successful?

   - The provision of pedestrian walkways crossing Main Street.
   - Development of new and improved off-street parking.
   - The replacement of diseased trees throughout the Downtown Business District.
   - The construction of a park with a gazebo on Main Street.
   - The improvement of Steinhauer Park.
   - The adoption of a new, comprehensive sign ordinance.
   - The effort to remove inharmonious business uses.
   - The construction of the senior’s project.

- The development of a plan and the acquisition of funding to replace sidewalks and the provision of benches and street lamps throughout the downtown business district.

- The establishment of a business association promoting Main Street improvement and related community activities.

How were these successes achieved?

- Publication of CDRC's Vision Document and formation of related committees to undertake the goals and tasks outlined in the vision.

- Citizen volunteers forming committees and carrying out tasks.

- Planning and Zoning Board involvement.

- Council cooperation and support.

- Political interaction at the State and Federal levels.

- State and Federal funding.

What has not been successful and why?

- Inability to develop more beneficial ratables for the Route 38 and Route 73 corridors.

- Incomplete plan for infrastructure improvements.

- Lack of a general development plan and planner to develop one.

- No program to identify and pursue a wider variety of grants.

- Lack of support to undertake the housing remodeling renaissance program outlined in the Vision Document.

How can we better prioritize goals for the continued revitalization and redevelopment of Main Street and other areas?

- Establish goals similar to those in the Vision Document.
- Establish committees to address tasks needed to accomplish goals.
- Pursue funding and political support.
- Generate a closer working relationship between Township Council and a Citizen at Large committee.
- Involve the Business Association and local boards in pursuit of common goals.

3. The issue of "balanced land use" should be addressed for the purpose of bringing about: 1) a strong commercial and industrial tax base; 2) redevelopment opportunities along the corridors of Routes 38 and 73) conformity of development and zoning ordinances with Smart Growth initiatives. The following Comprehensive Master Plan elements should be prepared consistent with the goals, objectives, principles, assumptions, policies, and standards developed and approved as part of this Master Plan Reexamination and Amendment (pgs 14-26):

   - Land use: Existing and Future.
   - Traffic Circulation.
   - Water, Sewer, Stormwater Management, Solid Waste and Recycling.
   - Community Facilities.
   - Recreation.
   - Natural Resources Conservation.
   - Community Design and Historic Preservation.

4. Provide a thorough examination of the 2000 Census demographics for Maple Shade to better understand the characteristics of our residents so as to better plan for their needs.

5. Prepare a study to identify locations where storm drainage and storm water management issues and problems need to be corrected. This study should also address improving the quality of stormwater runoff and increase groundwater recharge in compliance with the current NJDEP Stormwater Management Regulations.

6. Maple Shade's Housing Element and Fair Share Plan achieved substantive certification by the New Jersey Council on Affordable Housing (COAH) in 2000. Round 3 requirements will need to be addressed as determined necessary.

7. The schedule for preparing the remaining master plan elements (as listed above) should be based on municipal critical path needs, and be spaced over at least a one (1) year period to allow for proper budgeting, ample Planning Board input and discussions, as well as public contributions and discussions.

   The updated master plan elements will include an increased focus on strengthening its commercial and industrial tax base, and ensuring the viability of present and future businesses.

   The updated master plan elements will encourage water conservation and water quality techniques wherever possible including the preservation of existing vegetation; the use of subsurface trickle irrigation or similar controlled irrigation necessary for viability of trees and shrubs; the control of excessive paving and other impervious surfaces; the design of natural watershed management facilities; and the prudent control of fertilizers and pesticides to help maintain the highest possible water quality in our lakes, streams and groundwater. Existing trees and other vegetation must be preserved to the greatest extent possible by limiting clearing to the minimum needed for use, safety, access and site distance.

   The updated master plan elements will include coordination with DVRPC, NJDOT, and Burlington County regarding transportation and circulation planning efforts, as well as for the provision of emergency services to Township residents.

   The updated master plan elements will include coordination with Burlington County as well as our neighboring communities to achieve sustainable development using Smart Growth planning approaches for the benefit of the entire region. Municipal development regulations and zoning code requirements will be evaluated relative to their impact and encouragement of Smart Growth and appropriate redevelopment throughout the municipality.

Subsequent to the adoption of the Comprehensive Maple Shade Township Master Plan, the municipal development ordinance and zoning ordinance will be updated to achieve consistency with the master plan elements. In particular, the zoning ordinance will be updated to further encourage municipal development initiatives, Smart Growth techniques, a balanced tax base, and implementation of state of the art engineering and landscape architecture design techniques and standards.

MAPLE SHADE TOWNSHIP, N.J.
Master Plan Reexamination Report
Household Size: 1990, 2000

	Maple Shade 1990	Maple Shade 2000	Maple Shade as a PCT. 2000	Change 1990-2000	Burlington County 2000	Burlington County as a PCT. 2000	New Jersey 2000	New Jersey as a PCT. 2000
1 - Person	2,902	3,047	36	145	35,419	22.9	751,287	24.5
2 - Person	2,942	2,725	32.2	**-217**	49,710	32.2	927,529	30.3
3 - Person	1,198	1,257	14.9	59	27,162	17.6	531,620	17.3
4 - Person	918	887	10.5	**-31**	25,624	16.6	490,510	16.0
5 - Person	351	385	4.5	34	11,217	7.3	229,192	7.5
6 - Person	122	110	1.3	**-12**	3,563	2.3	82,308	2.7
7+ Person	42	51	0.6	9	1,676	1.1	52,199	1.7
Average Household Size	**2.22**	**2.20**			**2.65**		**2.68**	see graph 2

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:
www.census.gov
New Jersey Department of Labor:
www.state.nj.us/labor/lra

MAPLE SHADE TOWNSHIP, N.J.
Master Plan Reexamination Report
Household Size: 1990, 2000

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Average Household Size	**2.22**	**2.20**			**2.65**		**2.68**	see graph 2

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www.census.gov
New Jersey Department of Labor:
www.state.nj.us/labor/lra

MAPLE SHADE TOWNSHIP, N.J. Master Plan Reexamination Report Population:1990,2000								
	Maple Shade 1990	**Maple Shade 2000**	**Maple Shade as a PCT. 2000**	**Maple Shade Change 1990 - 2000**	**Burlington County 2000**	**Burlington County as a PCT 2000**	**New Jersey 2000**	**New Jersey as a PCT 2000**
Total Population	**19,211**	**19,079**		**-132**	**423,394**		**8,141,350**	
Under 5 years	1,178	1,072	5.6	**-106**	27,172	6.4	563,785	6.7
5 to 9	947	999	5.2	52	30,391	7.2	604,529	7.2
10 to 14	854	1,059	5.6	205	31,219	7.4	590,577	7
15 to 19	876	944	5	68	26,859	6.4	525,216	6.2
20 to 24	1,620	1,258	6.6	**-362**	22,436	5.2	480,079	5.7
25 to 34	4,334	3,695	19.3	**-639**	57,677	13.6	1,189,040	14.2
35 to 44	2,616	3,179	16.7	563	75,817	18	1,435,106	17.1
45 to 54	1,826	2,357	12.4	531	60,060	14.2	1,158,898	13.8
55 to 64	1,905	1,586	8.3	**-319**	39,208	9.1	753,984	9
65 to 74	1,930	1,432	7.5	**-498**	25,806	6.8	574,669	6.8
75 and over	1,125	1,498	7.9	373	24,181	5.7	538,467	6.4
Median Age		36.5			37.1		36.7	

see graph 3

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:
www.census.gov
New Jersey Department of Labor:
www.state.nj.us/labor/lra

MAPLE SHADE TOWNSHIP, N.J. Master Plan Reexamination Report Population:1990,2000										
	Maple Shade as a PCT. 1980	**Burlington County as a PCT 1980**	**Maple Shade 1990**	**Maple Shade 2000**	**Maple Shade as a PCT. 2000**	**Maple Shade Change 1990 - 2000**	**Burlington County 2000**	**Burlington County as a PCT 2000**	**New Jersey 2000**	**New Jersey as a PCT 2000**
Total Population	**20,525**	**346,326**	**19,211**	**19,079**		**-132**	**423,394**		**8,414,350**	
Under 5 years	5.0	7.0	1,178	1,072	5.6	**-106**	27,172	6.4	563,785	6.7
5 to 9	5.0	8.0	947	999	5.2	52	30,391	7.2	604,529	7.2
10 to 14	6.0	9.0	854	1,059	5.6	205	31,219	7.4	590,577	7
15 to 19	7.0	10.0	876	944	5	68	26,859	6.4	525,216	6.2
20 to 24	11.0	9.0	1,620	1,258	6.6	**-362**	22,436	5.2	480,079	5.7
25 to 34	20.0	16.0	4,334	3,695	19.3	**-639**	57,677	13.6	1,189,040	14.2
35 to 44	10.0	13.0	2,616	3,179	16.7	563	75,817	18	1,435,106	17.1
45 to 54	11.0	11.0	1,826	2,357	12.4	531	60,060	14.2	1,158,898	13.8
55 to 64	13.0	9.0	1,905	1,586	8.3	**-319**	38,545	9.1	753,984	9
65 to 74	**12.0**	**8.0**	1,930	1,432	7.5	**-498**	29,037	6.8	574,669	6.8
75 and over	**0.0**	**0.0**	1,125	1,498	7.9	373	24,181	5.7	538,467	6.4
Median Age				36.5			37.1		36.7	

The 1980 Numbers for Ages 75 and Over are included in the 65 to 74 Age Group

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:
www.census.gov
New Jersey Department of Labor:
www.state.nj.us/labor/lra
1982 Comprehensive Master Plan

MAPLE SHADE, N.J. Master Plan Reexamination Report Household Income: 1990, 2000								
Income	**Maple Shade 1990**	**Maple Shade as a PCT. 1990**	**Maple Shade 2000**	**Maple Shade as a PCT. 2000**	**Burlington County 1990**	**Burlington County as a PCT. 1990**	**Burlington County 2000**	**Burlington County as a PCT. 2000**
less than $10,000	605	7.1	452	5.4	8,334	6.1	6,016	3.9
$10,000 to 14,999	604	7.1	359	4.3	6,595	4.8	5,311	3.4
$15,000 to $24,999	1,521	17.9	930	11.0	17,030	12.5	12,627	8.2
$25,000 to $34,999	1,806	21.3	1287	15.3	20,222	14.8	15,823	10.2
$35,000 to $49,999	2,142	25.3	1685	20.0	29,966	22.0	23,797	15.4
$50,000 to $74,999	1,382	16.3	2047	24.3	32,381	23.7	35,925	23.2
$75,000 to $99,999	333	3.9	902	10.7	12,900	9.5	23,990	15.5
$100,000 to $149,999	59	0.7	606	7.2	6,304	4.6	21,240	13.7
$150,000 to $199,999*	23	0.3	92	1.1	2,706	2.0	5,371	3.5
$200,000 or more			74	0.9			4,471	2.9

*** $150,000 or more in 1990**

see graph 5

Median Income	**$ 32,955.00**	**$ 45,426.00**	**$ 42,373.00**	**$ 58,608.00**

Source:
http://inquirer.philly.com/specials/2002/sf3census/povertyprofile.asp?st=34&cty=005&town=43740

MAPLE SHADE TOWNSHIP,N.J.
Master Plan Reexamination Report
Housing Units by Householders Age by Tenure

Age of Householder	Maple Shade Owner Occupied 1990	Maple Shade Owner Occupied 2000	Maple Shade Change 1990-2000	Maple Shade Owner Occupied as a PCT. 2000	Maple Shade Renter Occupied 1990	Maple Shade Renter Occupied 2000	Maple Shade Change 1990-2000	Maple Shade Renter Occupied as a PCT. 2000	Burlington County Owner Occupied 2000	Burlington County Owner Occupied as a PCT. 2000	Burlington County Renter Occupied 2000	Burlington County Renter Occupied as a PCT. 2000
15 to 24	29	33	4	0.8	417	375	**-42**	8.8	892	0.7	2,786	8
25 to 34	589	468	**-121**	11.1	1517	1485	**-32**	35	13,376	11.2	10,182	29.2
35 to 44	815	892	77	21.2	847	924	77	21.8	29,935	25	8,876	25.5
45 to 54	697	821	124	19.5	499	587	88	13.8	28,127	23.5	5,206	14.9
55 to 64	816	622	**-194**	14.8	386	358	**-28**	8.4	19,702	16.5	2,756	7.9
65 to 74	828	664	**-164**	15.7	386	251	**-135**	5.9	15,763	13.2	2,240	6.4
75 & Over	443	716	273	17	206	266	60	6.2	11,726	9.8	2,824	8.1

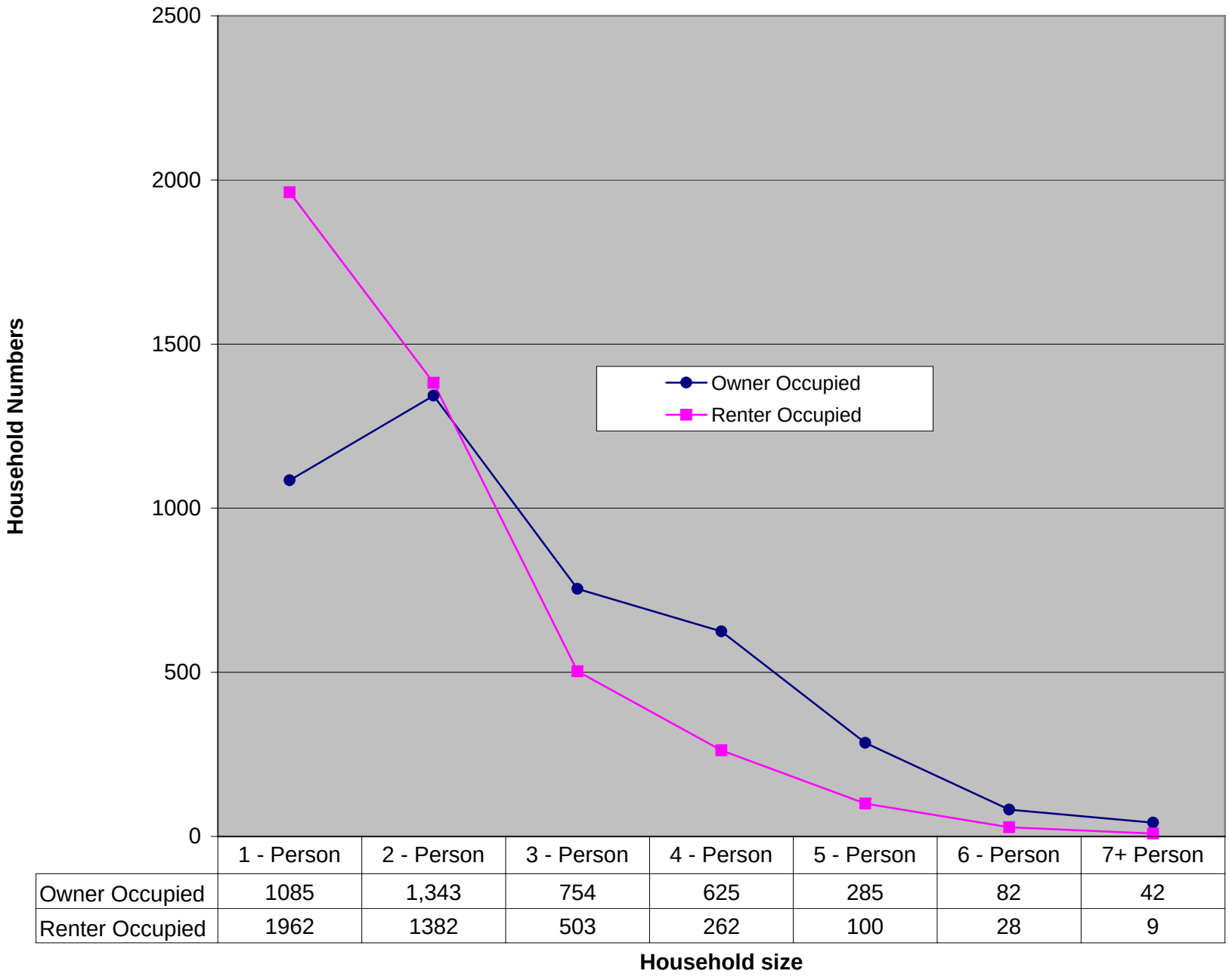
see graph 4A & 4B

Source: U.S. Bureau of Census 1990,2000 Summary Files 1:
www.census.gov
New Jersey Department of Labor:
www.state.nj.us/labor/lra

MAPLE SHADE TOWNSHIP, N.J.
Population Analysis: 1960-2000

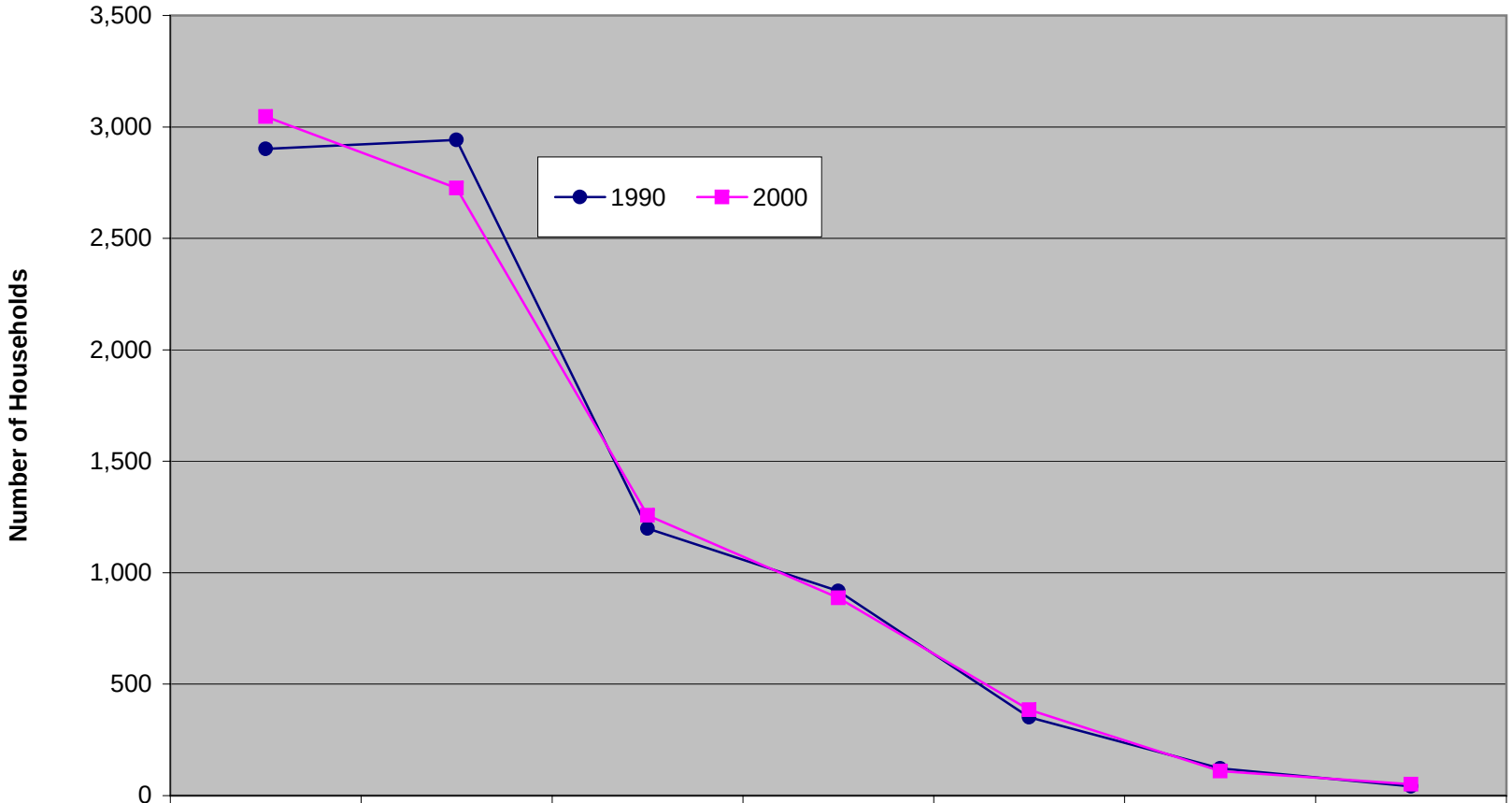
	Maple Shade			Burlington County			New Jersey		
Year	Population	Change from Previous Decade Increase	approx %	Population	Change from Previous Decade Increase	approx %	Population	Change from Previous Decade Increase	approx %
1960	12,947	n/a	n/a		n/a	n/a	6,060,782	n/a	n/a
1970	16,424	3,477	27	259,023			7,168,164	1,107,382	18
1980	20,525	4,101	25	346,326	51,303	17	7,364,823	196,659	3
1990	19,211	-1,314	-6	395,066	48,740	14	7,730,188	365,365	5
2000	19,079	-132	-0.07	423,394	28,328	7	8,414,350	684,162	9

Maple Shade Tenure by Household Size: 2000
Graph 1



	1 - Person	2 - Person	3 - Person	4 - Person	5 - Person	6 - Person	7+ Person
Owner Occupied	1085	1,343	754	625	285	82	42
Renter Occupied	1962	1382	503	262	100	28	9

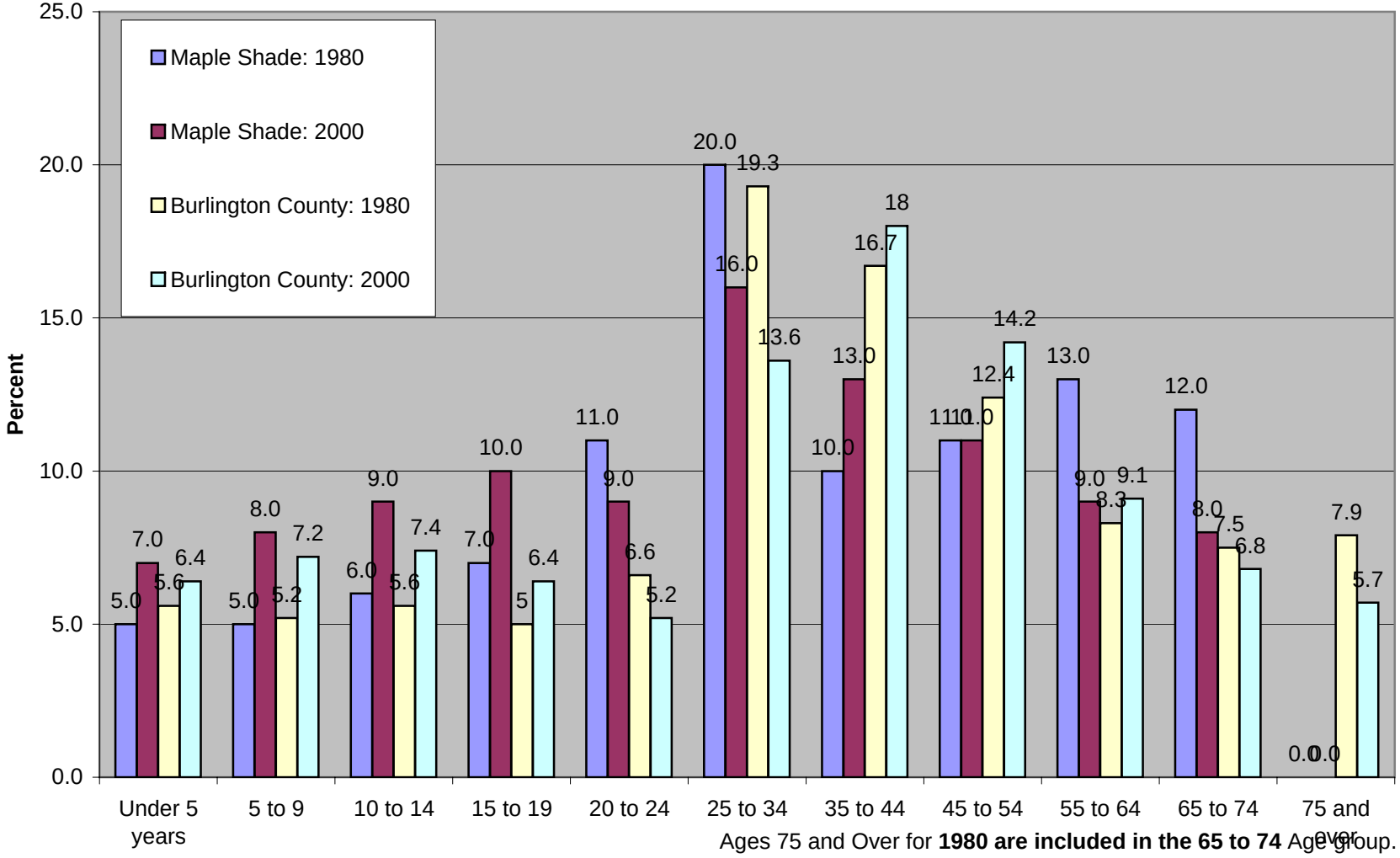
Household Size by Household Type: 1990,2000
Graph 2

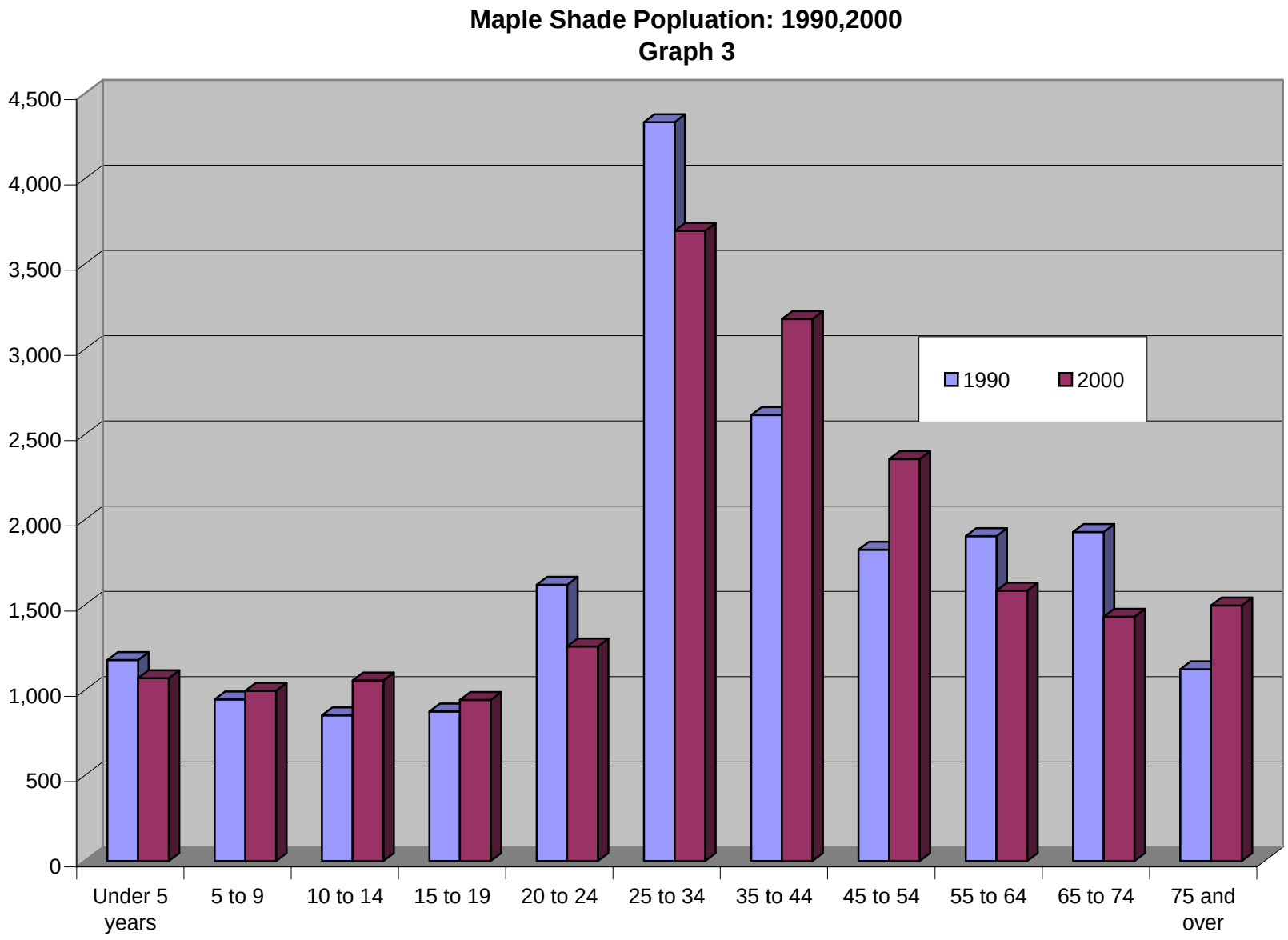


	1 - Person	2 - Person	3 - Person	4 - Person	5 - Person	6 - Person	7+ Person
1990	2,902	2,942	1,198	918	351	122	42
2000	3,047	2,725	1,257	887	385	110	51

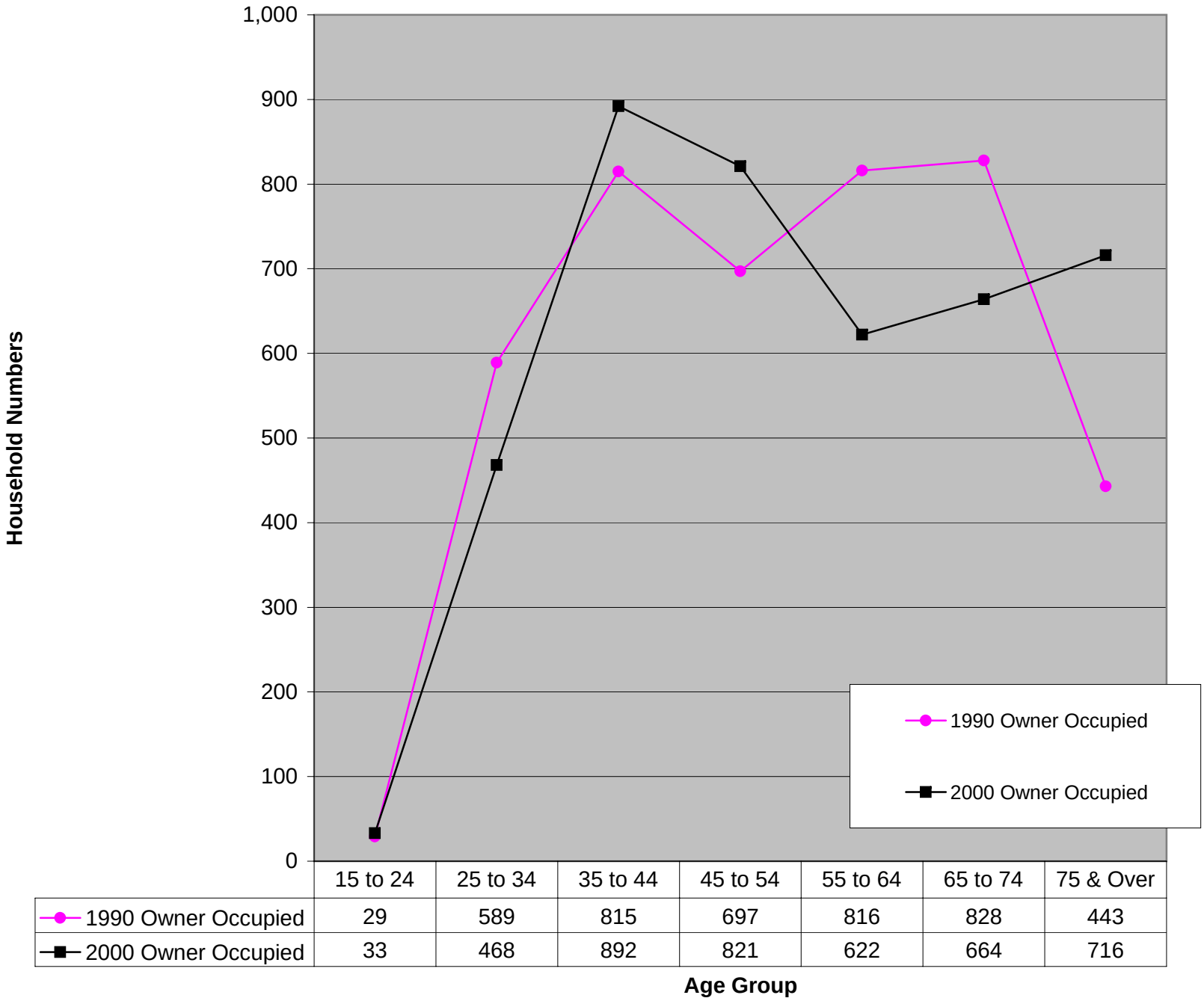
Persons per Household

Maple Shade/Burlington County
Population as a Percent by Age Group: 1980-2000



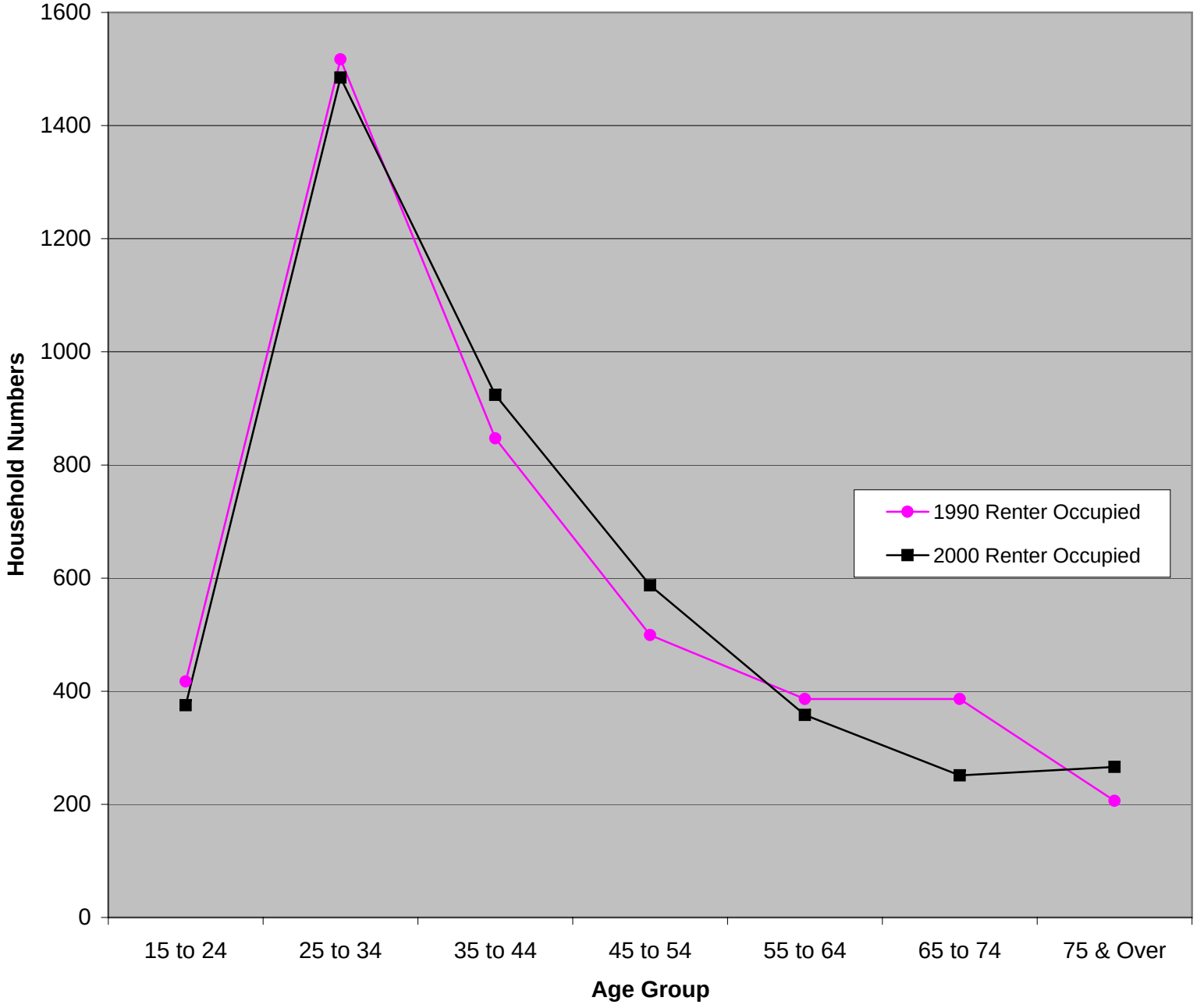

Maple Shade Popluation: 1990,2000
Graph 3
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
1990
2000
Under 5 years
5 to 9
10 to 14
15 to 19
20 to 24
25 to 34
35 to 44
45 to 54
55 to 64
65 to 74
75 and over

Maple Shade Housing Units by Household Age by Tenure
Graph 4A

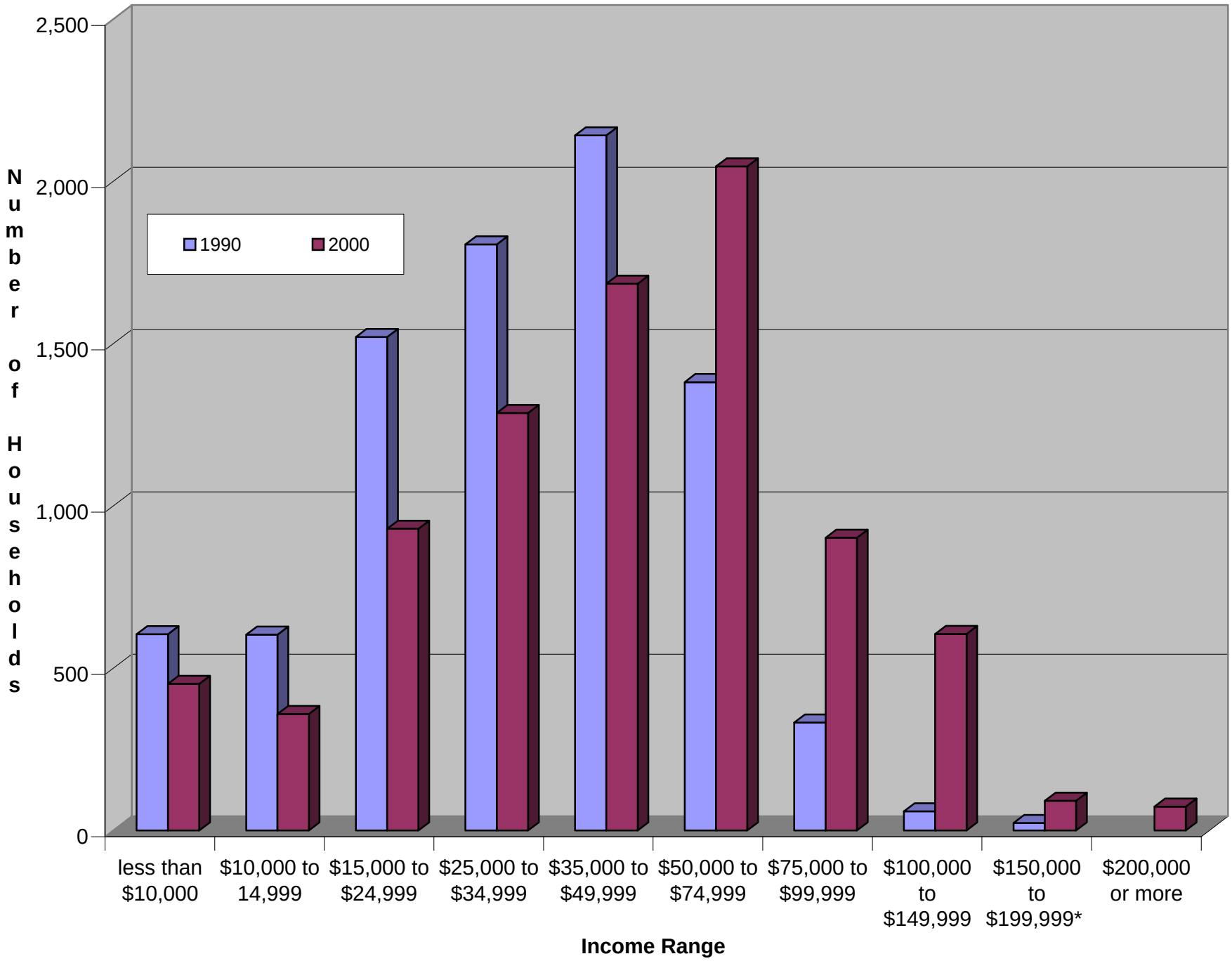


	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & Over
1990 Owner Occupied	29	589	815	697	816	828	443
2000 Owner Occupied	33	468	892	821	622	664	716

Housing units by Household Age by Tenure
Graph 4B



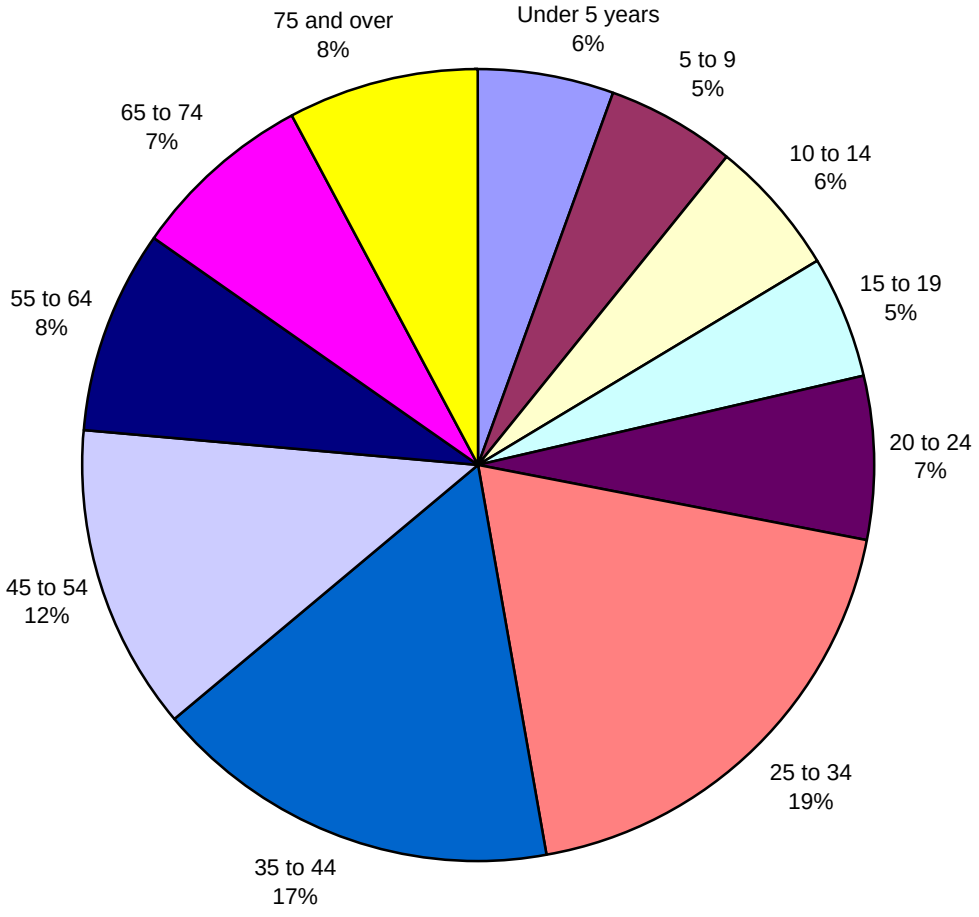
Maple Shade Household Income: 1990,2000
Graph 5



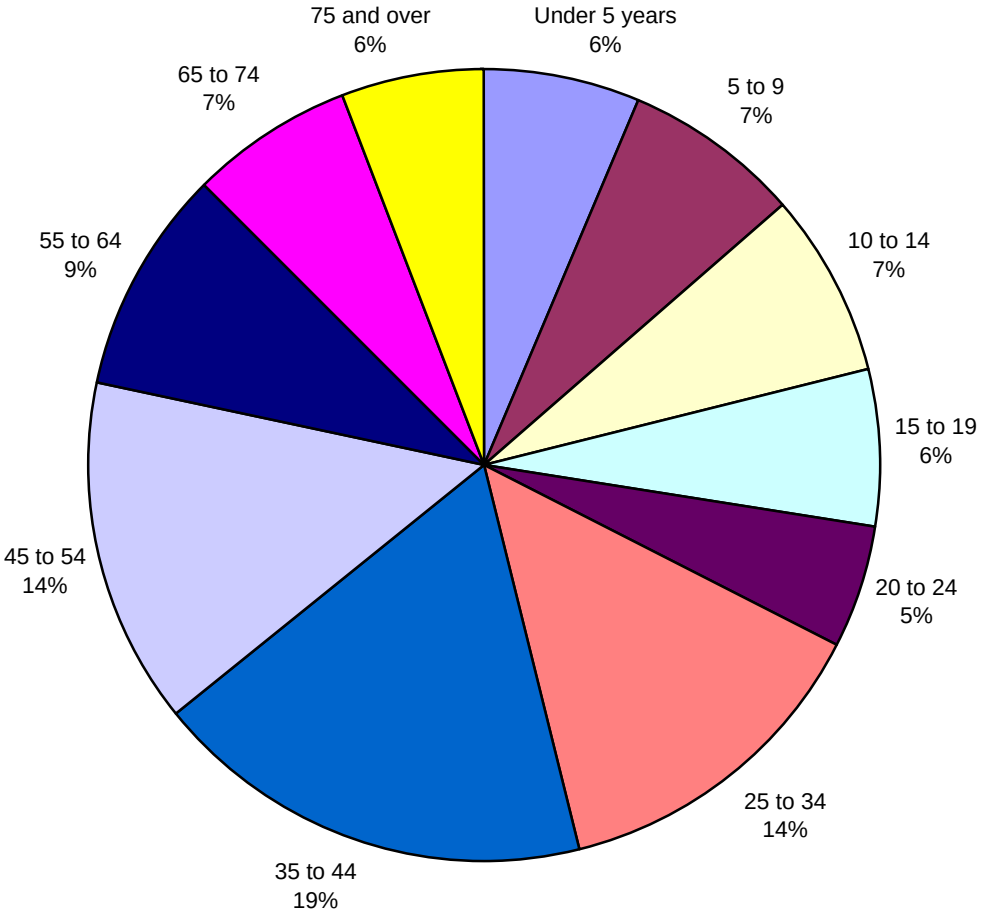
Maple Shade

Age of Population as a Percent

2000



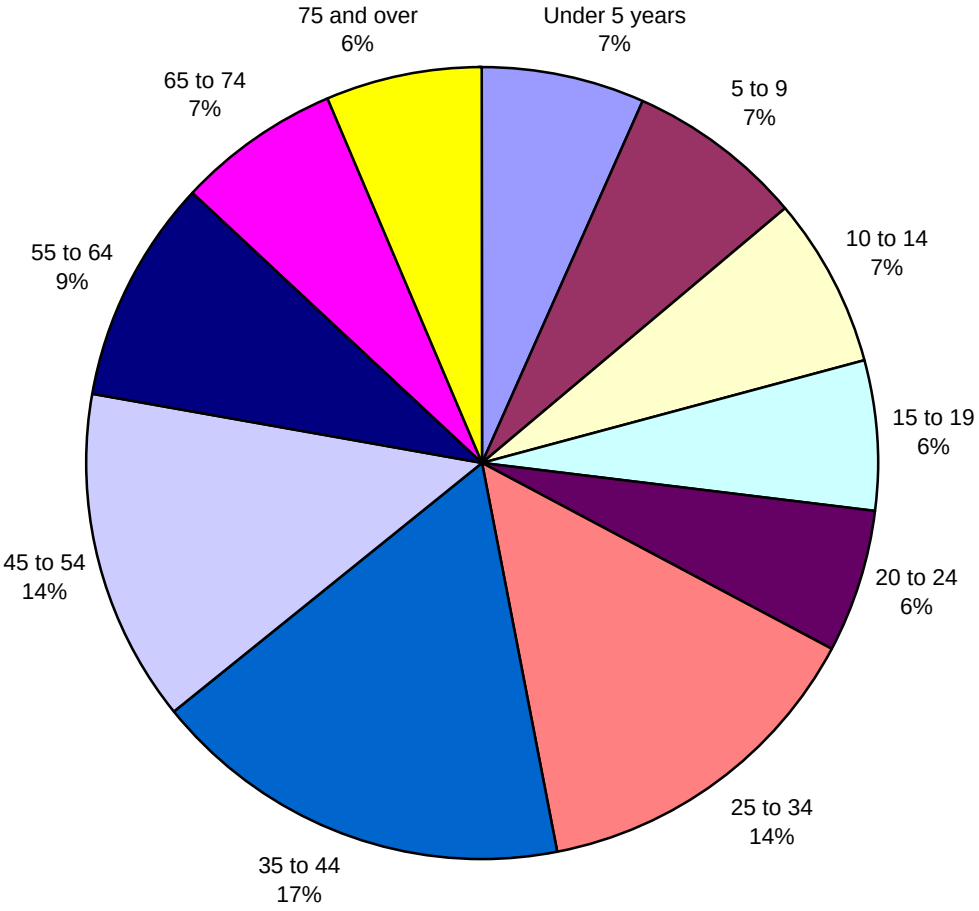
Burlington County
Age of Population as a Percent
2000



New Jersey

Age of Population as a Percent

2000



TOWNSHIP OF MAPLE SHADE
PLANNING BOARD
RESOLUTION ADOPTING THE 2006 MASTER PLAN REEXAMINATION REPORT AND AMENDMENT TO GOALS AND OBJECTIVES, DATED APRIL 26, 2006, PREPARED BY THE ALAIMO GROUP

WHEREAS, N.J.S.A 40:55D-89 requires a governing body at least every six years to provide for the general reexamination of its Master Plan and development regulations by the municipal Planning Board; and

WHEREAS, pursuant to N.J.S.A. 40:55D-89 the municipal Planning Board is required to prepare and adopt by resolution a report on the findings of the reexamination of its Master Plan; and

WHEREAS, the Township Council of the Township of Maple Shade has directed the Planning Board of the Township of Maple Shade to commence a general reexamination of the municipal Master Plan and development regulations; and

WHEREAS, The Maple Shade Township Planning Board has engaged in discussions with its Planner, Joseph S. Augustyn, P.P., A.I.C.P., of the Alaimo Group, concerning the master plan and development regulations; and

WHEREAS, resulting from the discussions, under the direction of Joseph S. Augustyn of the Alaimo Group, the "2006 MASTER PLAN REEXAMINATION REPORT" dated April 26, 2006, with an amendment to Goals and Objectives, was prepared and reviewed by the members of the Maple Shade Planning Board; and

WHEREAS, at a public hearing on April 26, 2006, the members of the Maple Shade Township Planning Board discussed the aforementioned "2006 MASTER

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PLAN REEXAMINATION REPORT" and amendment to Goals and Objectives, and agreed to adopt the document.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Maple Shade as follows:

1. The "2006 MASTER PLAN REEXAMINATION REPORT" dated April 26, 2006 prepared by the Alaimo Group under the direction of Joseph S. Augustyn, P.P., A.I.C.P, is hereby adopted as the official report on the findings of the reexamination of the Maple Shade Township Master Plan and development regulations.
2. Pursuant to N.J.S.A. 40:55D-89, Land Use Administrator Susanna S. Cointot is hereby directed to send a copy of this Resolution and the "2006 MASTER PLAN REEXAMINATION REPORT" with amendment to Goals and Objectives, to the Burlington County Planning Board and the Municipal Clerk of each adjoining municipality.

The foregoing is a true copy of a Resolution adopted by the Maple Shade Township Planning Board at its meeting on April 26, 2006, memorializing action taken at said meeting.

IBERT E. KINGSBURY, ESQ.
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IEDFORD, N.J. 08055
(609) 654-1778

Dated: April 26, 2006

Motion to Adopt Master Plan Reexamination Report with Amendment to Goals and Objectives, and Approve Resolution

Yes No

William Wallace
Planning Board Chairman

Susanna S. Cointot
Planning Board Secretary

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