

**LAND USE PLAN ELEMENT**  
**of the**  
**WEST DEPTFORD TOWNSHIP MASTER PLAN**

West Deptford Township Planning Board  
Gloucester County, New Jersey

A Descriptive Text of the  
Master Plan Land Use Plan MAP  
As Adopted by the West Deptford Planning Board  
on  
May 22, 1986

Professional Planning Assistance by  
WAETZMAN PLANNING GROUP

# **LAND USE PLAN ELEMENT OF THE MASTER PLAN**

## **West Deptford Township, Gloucester County, New Jersey**

### **PREFACE**

Since 1952 , when the first Planning Board was established, West Deptford Township has had an active Planning Program. In 1969, the General Development Plan of West Deptford was officially adopted by the Planning Board as the Master Plan of the Township. This Plan presented community objectives and the Planning Board's recommendations for a long range policy with respect to future land use, community facilities, and streets in the Township. In 1973, and again in 1980, the Land Use Plan component of the Master Plan was revised by the Planning Board.

In 1972 the Conservation Plan Element of the Master Plan was adopted by the Planning Board. This was prepared in collaboration with the Township Environmental Commission and was based on the Natural Resources Inventory prepared by the Environmental Commission and adopted by the Township Committee in 1980. In 1982, the Planning Board completed the periodic reexamination of the master plan and the development regulations of the township as required by the Municipal Land Use Law. A Housing Plan Element, as required by the N.J. Fair Housing Act and the Municipal Land Use Law has been prepared and was adopted by the Planning Board in November 1987.

Many of the recommendations included in the 1969 Township Plan and its amendments have been accomplished by zoning revisions, land acquisitions, capital improvements, and other actions by the Township Committee and by the Planning Board. Primarily this has been done through the review and approval powers with respect to subdivision and land development. These efforts are responsible in large measure for the high quality residential, commercial, and industrial developments which have taken place since the 1950's.

#### Population

The Township's population has grown steadily from 5,500 in 1950 to 18,000 in 1980. It is expected to reach 19,075 by 1990 and 22,682 by the year 2000 according to the latest estimates provided by the Delaware Valley Regional Planning Commission (DVRPC).

#### Housing Supply

Through the seven year period of 1980 through 1986 the township has granted residential building permits for 578 new housing units and demolition permits for 69 units. This represents a growth rate of about 7.5% since 1980.

Employment Within West Deptford

Commercial and industrial development in the township has expanded during the mid portion of the 1980's resulting in an expansion of employment opportunities and a favorable tax base. Data provided by DVRPC reflects this new development.

<u>Estimated Employment</u>	<u>Year</u>
4,351	1980
5,595	1987
6,023	1990
7,441	2000

**COMMUNITY OBJECTIVES RELATED TO THE PLAN**

The basic community objectives and policies which have guided the Planning Board in its ongoing planning functions and in the design of this plan are as follows:

1. To maintain, protect and encourage attractive residential neighborhoods with adequate community facilities and services.

The Plan reflects the policies of channeling medium density residential development into those areas of the Township best suited for it in terms of natural characteristics and accessibility to public services, and of meeting the demand for a broad range of housing types in diversified residential environments. Particular consideration is to be given to providing housing for senior citizens in appropriate areas, at standards which are related to retirement communities rather than family-rearing communities. Population efforts are to be directed to assure a phased growth patter, coordinated with the availability of community facilities toward a maximum population within the range of 31,000 to 33,000.

2. To develop a pattern of land use relationships which is logical, efficient and harmonious, and which precludes or minimizes conflicts and frictions between different types of activity.

Maximum possible use is to be made of the natural qualities of the land and the ability of the Township to shape the character and channel the direction of development. The Plan recommends that, in general, residential development proceed outward from the existing areas of development so that community facilities and services may be extended most efficiently.

3. To strengthen the tax base which will enable the Township to maintain a high level of community services and education without undue tax burden on any one segment of the community.

To supplement present sources of revenue and employment opportunities, the Plan utilizes West Deptford's strategic position in relation to the Delaware River, major highways, and rail facilities by making provision for additional commercial uses and new industrial development, suitably related to and compatible with the residential components of the Township.

4. To provide for a street and transportation system which will promote the safe, convenient, and efficient movement of people and goods.

This should be accomplished with due consideration to the herein contained goals and the increasing importance of pedestrian and bicycle circulation.

5. To provide and conserve adequate open areas for school, recreation, and other public facility requirements within areas of existing and future residential development:

To protect areas with special aesthetic, scenic, or other natural qualities and features, such as, stream valleys, slopes and woods, for purposes of visual amenity, recreation, adequate drainage, soil stabilization, and protection of the natural environment including water and agricultural resources.

The Township's Environmental Commission and Recreation Commission are among the agencies actively involved in achieving these environmental, open space, and recreation objectives.

6. To protect and enhance the visual environment by requiring new uses to comply with design, locational and environmental standards which will insure a pattern of quality development, and which will protect areas and buildings of historical and cultural significance.
7. To achieve community goals and objectives with due consideration to minimizing future Township operating and capital expenditures.

### **THE LAND USE PLAN MAP**

(As adopted May 22, 1986, after public hearing)

The Land Use Plan Map which accompanies this report shows the proposed allocation of Township area into residential, commercial, industrial, community facility uses, and open land reservations. Significant considerations pertaining to each of these components including relationship to zoning requirements, are summarized below.

1. **Residential Development.**

Six categories of residential uses are shown on the Land Use Plan Map. These categories make provision for three types of residential development:

Single family detached - medium density  
Multiple family - medium density  
Mobile Home

Each of these three types of development are further classified on the Land Use Plan Map as "Developed" and "Future Growth" areas, totaling six classifications, as follows:

a. Single Family Detached, Medium Density - Developed

This category reflects the predominant pattern of existing development. This was the type of suburban development for which there was greatest demand during the 1950's, 1960's and early 1970's. These classifications include the older communities of the Township such as Colonial Manor, Verga, Thorofare, Mantua Terrace, and Red Bank as well as the post World War II developments including Greenfields, Greenfield Heights, Sherwood-on-the-Green, Meravan Farms, and several smaller developments.

Three residence zoning districts are included in this single family detached category, the R-1, R-2, and R-3 Residence Districts. The proposed density ranges from two or less per acre in the R-1 Residence District to a maximum of 5.8 dwelling units per net acre in the R-3 Residence Districts. These densities were established in consideration of such factors as the patterns of existing development and the availability of Township sewer and water utilities and other community facilities.

b. The Single Family Detached Medium Density - Future Growth

These areas are located for the most part in the southeastern portion of the township east of Grove Road. While most of these areas are now zoned as R-1 and R-2 Residence, two areas - one east of Jessup Road and north of Sherwood-on-the Green, and one between Grove Road and Forest Creek are now included in an M-1 Manufacturing District classification. While much of the land in this category is in woodland and productive farmland, there is no intention of hastening its transition to residential use. The classification indicates its recommended ultimate future use. There is also a Future Development area in the R-3 Residence classification north of Trolley Lane involving land formally owned by Texaco.

c. Multiple Family, Medium Density - Developed

This category includes the multiple-family or apartment projects which have been constructed or which have received preliminary approval by the Planning Board. In the south eastern portion of the Township, the major existing multiple-family developments include Forest Creek, Heather Ridge, Kingswick, and Country Gate. The Kings Grove development on Mantua Grove Road has received preliminary approval by the Planning Board. Other existing developments include Westwood in Thorofare and Red Bank Run on Red Bank Avenue. These developments are included in the R-4 Multiple Family Residence District classification.

Overall maximum gross density for multiple family developments is 9 dwelling units per acre. Sections of a total development which include only 1 or 2 bedroom units may exceed this density, within the limits of the R-4 Residence District area requirements, as long as the total project density does not exceed nine dwelling units per gross acre.

d. The Multiple-Family - Future Growth

This classification indicates expansion areas adjoining Heather Ridge, Country Gate, and Kings Grove developments, with small areas adjoining Kingswick. All of these Future Growth areas are now zoned in the R-4 Multiple-Family Residence District classification.

e. Mobile Home - Developed

In 1983, an R-5 Mobile Home Development District was added to the Township Zoning Ordinance and Zoning Map to expand the potential for low and moderate cost housing opportunity in accordance with appropriate standards. Three existing Mobil Home developments are included in this classification. The White Swan Mobil Home Park on Crown Point Road at Mantua Grove Road and the Willow and Heatherwood Mobile Home Parks both on I-295 in the Thorofare area.

f. Mobile Home - Future Growth

Provision is made for a major expansion adjoining the White Swan Mobile Home Park between Crown Point Road and I-295.

2. Commercial Development

Healthy and vigorous shopping districts are important to the residents of West Deptford in terms of tax base, employment opportunity, and shopping convenience. The Township has provided areas for four types of commercial facilities in the Land Use Plan:

- integrated or self-contained shopping center;
- highway commercial development;
- neighborhood retail facilities; and
- professional offices.

Selected portions of main highways which adjoin residential areas have been reserved for professional office development as an appropriate transitional use. Most commercial used are located on three main highways: State Route 45 (Mantua Pike); Crown Point Road - U.S. 130; and Kings Highway.

Uses on State Route 45 include the Southwood Shopping Center, a planned integrated shopping center which adjoins the Greenfields developments in the southeastern part of the Township. It has approximately twenty retail, financial personal service and specialty shops, with a trading area which extends far beyond the Township boundaries. Professional offices are also included in this complex. The Route 45 frontage between the Woodbury City boundary and the Southwood Shopping Center is rapidly filling in with highway commercial uses, including several restaurants, a liquor store, appliance sales, and other retail and drive-in uses. There is a smaller shopping complex at Route 45 and Parkville Road which includes a super market, two restaurants, a dairy store, a "junior" department store, and a savings and loan office.

A strip commercial area on Route 45 north of Woodbury City includes such uses as a bank, real estate offices, boat sales, tavern, car wash, the Gateway Shopping area, service stations, lumber company offices and several other small retail stores.

Major highway commercial uses also extend along Route 130 (the portions of I-295 which are not yet limited access) and along Old Crown Point Road in the Thorofare area. Uses of these areas include motels, mobile home sales and parks, diners, service stations, food stores, taverns, engine

manufacturing, a salvage yard, and a few small retail and service establishments. Many of these uses will be eliminated or provided with access roads as the entire length of I-295 becomes limited access.

The Kings Highway frontage includes the Sherwood Square Shopping Center comprising several retail stores as well as commercial and professional office development opposite the Westwood Golf Course.

The Land Use Plan Map contemplates limited enlargement of the Township's existing centers and the establishment of several new ones. Provision is made for extension of the Southwood Shopping Center and for the enlargement of the shopping area on Route 45 between Parkville and Ogden Station Roads.

Provision is made also for additional shopping facilities at Wilson Avenue and Route 295 and at Delaware Street and Route 295. Uses in this area could capitalize on the site advantages which accrue to any location which adjoins an access to an Interstate Highway. Several smaller commercial areas are also included in the Plan Map. A small shopping center can be accommodated also on the south side of Kings Highway at Mantua Grove Road.

The Plan assumes continuation of scattered existing small commercial areas along such streets as Crown Point Road, Delaware Street, and Gateway Boulevard, and continuation of the three mobile home parks. As additional residential development occurs, small neighborhood convenience shopping areas may be necessary. No attempt has been made to reflect these small areas on the Plan because the need for such facilities and the precise locations if needed can be best worked out by the Planning Board and the developers at the time subdivision plans are being reviewed and processed.

### **3. Manufacturing, Wholesale, Research and Development**

The Land Use Plan Map makes provision for three categories of manufacturing and related uses:

- Office Park; Light and Medium Manufacturing
- Research and Development, and
- Heavy Manufacturing

Existing development in each of these categories has contributed significantly to the Township's tax base and employment opportunities. Areas for expansion of each category is provided in the Land Use Plan. Features of each of these components are:

#### **a. Manufacturing-Office Park**

Two areas are included on the Land Use Plan in this category as follows:

- (1) The area north of Mantua Grove Road, west of the Little Mantua Creek, and south of I-295. Much of this area has been approved for development of a campus-type office park, limited in use to offices, warehousing, research and development, and related non-nuisance commercial activities.

- (2) An area with Delaware River frontage bounded on the north by the Woodbury Creek, on the west and south by Grove Street and Thorofare, and on the east by the projection of Leonards Lane to the Delaware River. This area provides an excellent opportunity for a planned mixed use development involving such features as an industrial park for limited manufacturing uses, areas for a major office park, warehousing and other uses to serve basic industrial uses, and research and development activities. Current zoning will accommodate these activities. Note also that this area is large enough to include a residential component, if properly buffered from manufacturing and commercial activities and traffic. Amendments to the zoning ordinance will be required to permit a planned residential area and to prohibit heavy industrial activities from affecting such adjoining residential portions of the planned mixed use development.

b. Light and Medium Manufacturing, Research and Development

This category includes most of the 650 acre Reynolds Mid-Atlantic Corporate Center which is one of the few industrial parks in the entire area with both major highway and rail access. Approximately thirty buildings housing 90 some industries and businesses are now located in the Mid-Atlantic Corporate Center.

Other industrial uses in the Light and Medium classification in the "interior" of the Township include the Slack Publishing Company, and the RCA warehousing facility on Mantua Grove Road, and the ARCO tank farm on Crown Point Road, the Gulf-Sinclair tank farm and administrative offices, The Colonial Pipeline tank farm, and several smaller firms including Durkee Foods. Hangsterfer's Chemical Laboratory, and the Coastal Tank farm on the east side of Route 130.

c. Heavy Manufacturing

Three areas are classified on the Land Use Plan as heavy manufacturing and are zoned as M-2 Heavy Manufacturing.

- (1) The Coastal Oil Company refinery area between the Delaware River and Route 130 in the north eastern portion of the Township. This is the former Texaco property, and is zoned M-2, Heavy Manufacturing. A portion of this area has been approved for development of a trash-to-steam facility.
- (2) The area between the Delaware River and Crown Point Road in the south-western portion of the Township adjoining Paulsboro. Most of this area is now occupied by Pennwalt Corporation, Pittsburgh Plate Glass Company, Seaview Petroleum Company, and the Gloucester County Waste Water Treatment Plant.
- (3) The area adjoining Mantua Creek in the southwestern end of the Township which includes the Shell Chemical Company, ICI America's, Nalco Chemical, Lily industrial Coatings, and Johnson-Mathey.

In summary, the Land Use Plan reflects Township Policy to sustain and expand the economic base of West Deptford by making adequate provision for both existing and future commercial and industrial activities.



#### **4. Conservation, Open Space, Public and Semi-Public Facilities**

While Community Facilities, Conservation, Recreation, and Utilities have, or will be given more detailed treatment in separate Plan Elements, The Land Use Plan Map reflects the major areas now used for these purposes plus proposed future open spaces and recreation areas.

West Deptford takes pride in its governmental services, recreation facilities, excellent school, and concern for the protection of the environment. Township administrative and police activities are located in the Municipal Building at Crown Point Road and Grove Avenue. This "civic center" complex also includes the public works garage and service facilities, one of the Townships' four fire stations, Township recreation areas, the Township Library with a new Township Library under construction. A significant acquisition was made recently by the Township through its purchase of an 86 acre recreation-conservation area adjoining the Mid-Atlantic Corporate Center. Access to this area, as shown on the Land Use Plan, is from Grove Road. A long-range development plan is being prepared for this area. Maintenance and addition of facilities to the some twenty active playgrounds and other recreation areas in the Township, including 20 acre River Gate Park, is undertaken by the Township on a continuing basis. These areas, as well as additional conservation, drainage, flood plain, stream valley areas, schools, fire stations, wells and water towers, and other open space uses are designated on the Land Use Plan Map. The Westwood Golf Course is also included in the Conservation-open space designation in the expectation that current use of this area will continue.

The Conservation Plan element of the Master Plan adopted in October 1982 and the Natural Resources study, prepared by the Township's Environmental Commission, provide greater details on conservation measures and flood plain and wetlands protection along the Delaware River, Woodbury Creek, Hessian Run, Mantua Creek, and other stream Valleys. These are included as conservation areas on the Land Use Plan Map.

#### **5. Highways**

In 1982 an Official map of the Township was prepared in accordance with N.J. Municipal Land Use Law and adopted by the Township Committee. The major street designations shown on the Official map and which guide the Planning Board in its review of development plans includes such features as the extension of Biscayne and Ash Avenue to Parkville Road; a connection between Curtis Road and Leonard Lane; the extension of Doncaster Drive to Grove Road, and completion of the limited access feature of I-295 through the township. One major new street shown on the Land Use Plan Map is the extension of Mid-Atlantic Parkway across Grove Road and Kings Highway to connect with Parkville station Road at Jessup Road. This will provide another route to Mantua Pike across the southern portion of the Township.

bounding the property on three sides. A rezoning of the residential classification to a M-2 classification was proposed.

- (2) The need for zoning variances which result from the instance where zoning boundaries vary from property boundaries. The reexamination noted the mapping has been revised to eliminate said circumstance to extent practicable.
- (3) Several instances of development regulation inconsistent with the existing pattern of development were noted. The reexamination noted various changes where the zoning was amended to allow either more intense or less intense development in recognition of the existing nature of development.
- (4) Insufficient and/or ineffective active and passive recreation opportunity emanating from, in the first instance, a lack of facilities and, in the second, the numerous scattered, undersized parcels which have been dedicated to the township for recreation use. As to the former, the reexamination recommended the possible acquisition through Green Acres funding of Lots 7, 7.01 and 7.02 of Block 1. Relative to the latter, the report recommended the township divest itself of small parcels where a better planning outcome would be to allow these parcels to be consolidated with adjoining parcels.

2. Major objectives as identified in the 1994 reexamination. The reexamination report continued the community objectives of the 1986 land use plan element set forth below and articulated as well various objectives/considerations thought necessary to realize future development which would "enhance the quality of life to the optimum extent feasible" while accommodating growth. Several of the objectives/considerations are in effect a restatement of existing objectives; however, 5 of the 9 represent newly proposed objectives.

Community objectives of the 1986 Land Use Plan Element Include:

- (1) To maintain, protect and encourage attractive residential neighborhoods with adequate community facilities and services;
- (2) To develop a pattern of land use relationships which is logical, efficient and harmonious, and which precludes or minimizes conflicts and frictions between different types of activity;
- (3) To strengthen the tax base which will enable the township to maintain a high level of community services and education without undue tax burden on any one segment of the community;
- (4) To provide for a street and transportation system which will promote the safe, convenient, and efficient movement of people and goods;

- (5) To provide and conserve adequate open areas for school, recreation, an other public facility requirements within areas of existing and future residential development;
- (6) To protect areas with special aesthetic, scenic, or other natural qualities and features, such as, stream valleys, slopes and woods, for purposes of visual amenity, recreation, adequate drainage, soil stabilization, and protection of the natural environment including water and agricultural resources;
- (7) To protect and enhance the visual environment by requiring new uses to comply with design, locational and environmental standards which will ensure a pattern of quality development, and which will protect areas and buildings of historical and cultural significance; and
- (8) To achieve community goals and objectives with due consideration to minimizing future Township operating and capital expenditures.

Objectives/Considerations introduced with adoption of the 1994 reexamination are as below; what would represent a newly proposed objective as opposed to simply a restatement is so indicated:

- (1) Provide for a range of housing types (new);
- (2) Attract sufficient non-residential uses to minimize taxes;
- (3) Insure that the placement of various uses do not negatively impact others;
- (4) Furnish for all age levels an adequate supply of recreational facilities and open space (new);
- (5) Assure that utilities and other services keep pace with development (new);
- (6) Safeguard the environment through local controls and monitoring in addition to requirements of other agencies;
- (7) Encourage efficient design of developments and improvements to transportation systems by other levels of government so as to serve the local community as well (new);
- (8) Impose, within permissible limits, standards which will result in an attractive as well as efficient community;
- (9) Balance land use to result in a Township where residents can live comfortably, work productively and play enthusiastically (new).

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

1. The area adjacent to the Underwood Memorial Hospital, and previously zoned R-3 Residential, has been rezoned to Neighborhood Professional Office classification. Residential uses continue to occupy the area, along with currently a vacant dental office.
2. The residential parcel on Block 350 has been rezoned to an M-2 classification, which specifically prohibits residential uses, and thereby avoids the potential for the mixing of residential and heavy residential uses.
3. The 2003 Master Plan revision suggests expanding housing opportunities in the Township through the reclassification of the M-2 zoning district along Crown Point Road to R-4 Residential. The Township zoning ordinance was updated in 2004, per Ordinance Ord. No. 2004-15, to establish a R-4 Residential overlay zone in the respective area.
4. West Deptford, in 2001, adopted revisions to the 1994 Master Plan reexamination designating four major tracts planned for open space. The parcels are listed in Figure 1:

**Figure 1: West Deptford Open Space Tracts**

Unofficial Tract #	Block	Lot	Location
1	374	1	Ogden Road to RR Line
	375	1,2,3	Ogden Road to Mantua Creek
2	356	3.01	Parkville Road
	356.26	3, 3.01	Parkville/ Paradise Roads
3	328	ALL	RiverWinds
4	355	1,1.01,1.02	Golf Course: Jessup Road to Princeton Road
	363	ALL	
	433	1, 1.01	

5. West Deptford Township, since the 1994 Reexamination, acquired Block 356, Lot 3.01 and Block 356.26, Lots 3 and 3.01 through Green Acres funding.

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

The current master plan is comprised of a housing element/fair share plan, adopted in 2006, and a land use plan element, adopted in 1986 with further revisions adopted in 1989, 2001 and 2003. As noted earlier, this reexamination document is the latest

in a trend of documents which provide guidance for growth and development in West Deptford. Previous documents did not mention assumptions or policies forming the basis for the master plan or development regulations.

Analyses of current conditions reveal significant increase in vacancy as compared to prior decades. The 2005-2007 American Community Survey estimate reveals the number of vacant houses in the Township at 895<sup>1</sup>, or 10.1% of all housing units in the Township. This number is almost three times higher than the previous vacancy rates (3.0% in 1990 and 3.5% in 2000). The estimated increase in population coupled with evidently increasing home vacancy suggests the reason for a higher estimate number of persons per occupied unit in the Township (2.58).

**Figure 2: Census Statistics**

	<b>1990</b>	<b>2000</b>	<b>2005-2007 Estimate</b>
<b>Persons</b>	19,380	19,368	20,505
<b>Households</b>	7,407	7,719	7,933
<b>Housing Units</b>	7638	7,999	8,828
<b>Occupied</b>	7,407 (97.0%)	7,719 (96.5%)	7,933(89.8%)
<b>Owner-Occupied</b>	5,174 (69.9%)	5,396 (69.9%)	6,161(77.7%)
<b>Renter-Occupied</b>	2,233 (30.1%)	2,323 (30.1%)	1,772(22.3%)
<b>Vacant</b>	231 (3.0%)	280 (3.5%)	895 (10.1%)
<b>Persons per occupied unit</b>	2.6	2.49	2.58

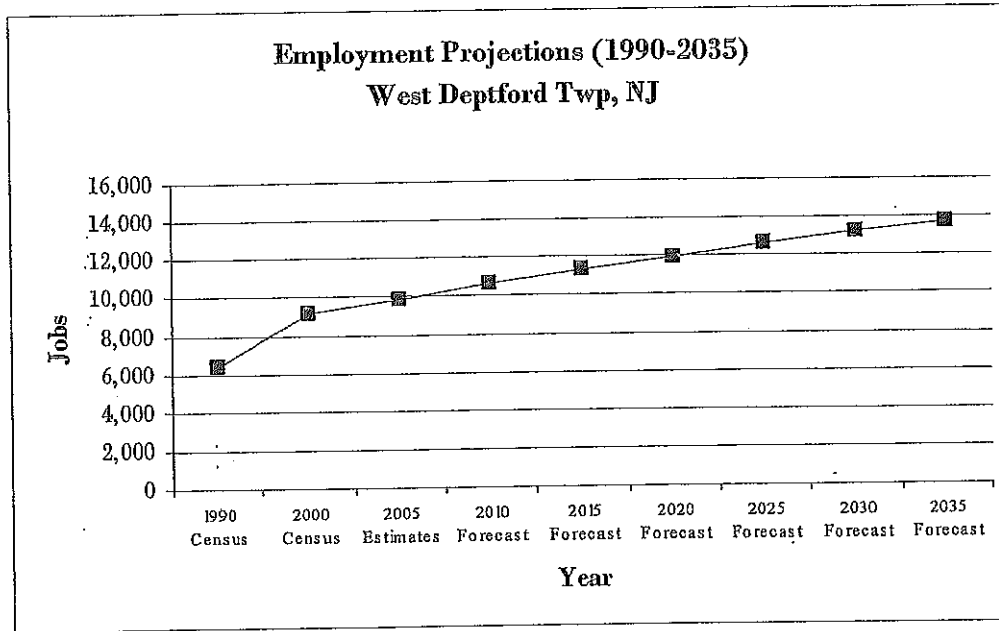
It should be noted that the RiverWinds Community Center was built in 2000, creating several hundred housing units. This development most likely accounts for the estimated increase in population and persons per occupied units.

The 2001 Revision to the West Deptford Master Plan stressed density reduction through the down-zoning of certain parcels. West Deptford cited open space preservation and limiting infrastructure impact as a basis for limiting future density.

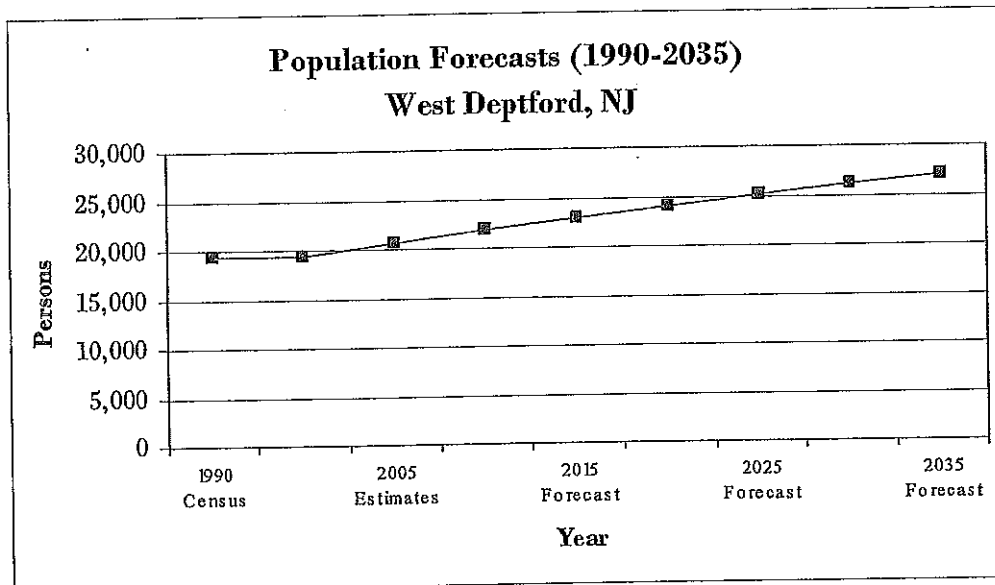
Forecast information is available pertaining to employment and population. This information is provided by the Delaware Valley Regional Planning Commission.

<sup>1</sup> The American Community Survey projects the 2005-2007 Vacant Housing Units estimates within a margin of error of +/-313.

**Figure 3: Employment Projections for West Deptford Township**



**Figure 4: Population Forecasts for West Deptford Township**



Figures 3 and 4 show a steady increase over the next two decades in municipal growth. The 2003 Master Plan Land Use Element Revision suggested concentrating residential development to lessen the impacts on existing infrastructure and provide more efficient Township services to existing developed areas. Subsequent revisions to the master plan should address future growth trends.

It should be noted that the Township participates in State funded recycling program. The success of this program does not translate to changes in the Master Plan. Listed below are the tonnage accumulated and funds received since 2004.

Year	Recycled Material Collected (In Tons)	Funds Received
2004	19,627.13	\$9,402.62
2005	26,701.28	\$13,969.40
2006	17,782.99	\$22,663.72
2007	19,782.86	Not Available
2008	25,374.62	\$32,276.78

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

1. Master Plan Recommendations. As noted earlier herein, the current master plan consists of a housing element/fair share plan, dating to November 2006, and a land use plan element with community objectives as a part thereof, dating to 1986, which was updated in 1989 with further revisions in 2001 and 2003. This reexamination report recommends that a new master plan be prepared. This recommendation is made as, in the first instance, the land use plan element is now 23 years old, and, in the second, the existing housing element/fair share plan does not reflect new third round substantive rules promulgated by the New Jersey Council on Affordable Housing (COAH). In any case, with respect to the latter, the need for an updated document is also a central aspect for the settlement of the King's Grove builder's remedy litigation.

At such time as a new master plan is prepared, the master plan should be expanded to include apart from the land use plan element and the housing element/fair share plan, a stormwater management plan as well as a separate element setting forth the goals, principles, policies, and assumptions underpinning the master plan; this aspect of the master plan being required under Section 40:55D-28 of the Land Use Law. Also, additional objectives were adopted under the first general reexamination (1994); these took the form of logical extensions of, restatements of, or newly proposed ideas. The language of the original and later enumerated objectives should be merged and refined in those instances where they are found to have continued viability.

2. Development Regulations Recommendations. Current development regulations allow for ease of administration and continue to meet the needs of the township. This is in part evidenced by the absence of recommendations for revisions emanating from the annual report of decisions prepared by the board of adjustment pursuant to Section 40:55D-70.1 of the Land Use Law, under which the board is to recommend amendments to the zoning ordinance as a result of consideration of variance requests. Minor changes as suggested below should however be considered:
- (i) Fence Ordinance. Under the existing ordinance, solid fencing may be placed in front yards forward of the building line. This allowance can impede clear line of sight at intersections and can also give rise to a nuisance condition for adjoining neighbors. Consideration should be given to adoption of an ordinance amendment which would preclude the construction of solid fencing in front yards.
  - (ii) Sign Ordinance. Under Section 166-44.B.(5)(c), the zoning officer is authorized to issue permits for temporary banners for special events up to 30 days. Consideration should be given to extending the time frame on the occasion of the opening of a new business. Consideration should also be given to providing standards regulating LED type signs; a strict reading of the ordinance suggests that such signs are not permitted.
  - (iii) Yard Exceptions. Under Section 166-36.A, permission is established for the construction of two accessory structures, one of which may be up to 600 square feet, the other may be up to 400 square feet. Presumably, the intent of the ordinance provision is to allow the construction of a detached garage and also another structure perhaps for outdoor storage having a lesser floor area. To alleviate the circumstance where a property owner claims the right to have two structures with neither one being a detached garage, consideration should be given to amending the ordinance to clearly indicate that the larger of the two permitted structures is to be a detached garage.
  - (iv) Parking. Section 166-33, which sets forth parking requirements, should be updated to reflect the requirements of the New Jersey Residential Site Improvement Standards N.J.A.C.5:21-1 et seq. Existing parking ratios should also be studied to determine whether existing requirements remain appropriate. General requirements established under Section 166-33.B should be enhanced with strategies that enable a reduction in impervious coverage dedicated to parking area pavement such as shared parking, off-site parking, and on-site reserved or phantom parking, where areas for possible future need remain in a natural state until such time as development is found to be necessary at the discretion of the township.



- (v) Cluster Development. The option for cluster development provided for under Section 166-41 permits provided the assemblage of fifty (50) acres in the R-1 Rural Residence District or in combination with the R-2 Residence District, a lot area reduction from 20,000 square feet to 12,500 square feet and a lot width reduction from 100 feet to 80 feet and strives for an open space preservation of twenty percent (20%). Consideration should be given to requiring as a first step for this type of development the submission of a by-right plan which would depict the number of parcels that could be developed without the grant of zoning relief so to establish the maximum number of parcels that then could be developed under the cluster option. This type of approach would result in a greater open space setaside than is now achievable under the current ordinance construction.
- (vi) Applicability of the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5-321-1 et seq. Consideration should be given to extending R.S.I.S. applicability to nonresidential development to allow in particular for street design consistency relative to pavement specifications, sidewalk and curbing.
- (vii) Subdivision and Development Ordinance (Chapter 143). A definition for the term "major site plan" should be added to Section 143-4. Under Section 143-20, plan detail requirements are provided for submission of a site plan; however, no distinction is made for major versus minor site plan submission. This section of the ordinance should be updated to establish plan detail requirements for each type of site plan submission.

**e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.)***

There are presently two areas that the township council has declared to be in need of redevelopment pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. The first of these is the RiverWinds Redevelopment Area comprised of Lots 1.11, 2, 3, 3.01, 3.02, 3.04, 7, 7.01, 7.02, and 8 of Block 328. Significant redevelopment has taken place as envisioned by the redevelopment plan for the area; however, the plan has not been fully implemented as the hotel/conference center and golf clubhouse has not as yet been constructed. With respect to the charge of this aspect of the reexamination, the regulations established under the redevelopment plan are so specific to this large scale multi-faceted project and given little likelihood of the development being replicated elsewhere in the township, it is not necessary to incorporate aspects of the redevelopment plan into the existing development regulations already established.

The second of the areas found to be in need of redevelopment pursuant to redevelopment law are the lands over Lots 1.02 and 1.06 of Block 328, which have frontage along Paradise Road, and were declared "in need" in 1999. The plan for redevelopment calls for the construction of a power plant. West Deptford Energy will execute the redevelopment plan and is now in the process of obtaining necessary outside agency approvals as a prerequisite for the construction. The company anticipates a two year construction project with ground breaking sometime in 2010. Requirements for this type of development are so specialized that there does not appear to be a benefit to incorporating the requirements of the plan with established development regulations.

Parenthetically, the existing Policy Map of the New Jersey State Development and Redevelopment Plan for Gloucester County depicts the power plant location as being situated on lands classified as Metropolitan Planning Area (PA1), being a growth area designation. A review of the draft final 2009 State Development and Redevelopment Plan Policy Map introduces the Environmentally Sensitive Planning Area classification to the area and appears to indicate the proposed power plant location as being so classified. The township may wish to lobby the Office of Smart Growth, through the Gloucester County Planning Department serving as liaison, for retention of the current planning area classification so to allow for a better alignment of the planning area designation with the vision of the redevelopment plan.

As to sites which should be considered for potential eligibility for redevelopment declaration, this report notes the blighting influence of the long term vacant, severely deteriorated, warehouse at 271 Jessup Road (Block 352, Lot 2.13). Here an area in need of redevelopment declaration may well enhance the development attractiveness of the site and thereby aid restoration of the site to a more fully productive condition.

Additional lands which should also be considered for potential redevelopment eligibility are the vacant, underutilized lands on either side of Paradise Road west of the intersection with Crown Point Road; said lands being comprised of Block 344, Lot 2 and Block 344.01, Lot 2.01.

A recommendation of this reexamination report also is the exercise of the redevelopment statute over any lands on which conditions justifying the employment of same emerge.

Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et. seq., where redevelopment plans have been adopted which supersede existing development recommendations, the zoning map is to delineate all such areas. The existing township zoning map depicts zoning classifications but does not delineate the boundaries of the declared redevelopment zones for which superseding redevelopment plans have been adopted. The zoning map should be so amended to avoid any possible defect relating to the township's redevelopment initiatives.

Finally, at such time as a new master plan may be prepared, adopted redevelopment plans which have not as yet been executed should be incorporated as an appendix to the land use plan element.