

WEST DEPTFORD TOWNSHIP  
MASTER PLAN  
RE-EXAMINATION  
(NJSA 40:55d-89)

SEPTEMBER 1994

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## I. INTRODUCTION

The Municipal Land Use Law mandates a maximum of 6 years between a Planning Board's reexamination of the Master Plan and development regulations. This requirement uses five specific topics for consideration and evaluation:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. 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 populations and land uses, housing conditions, circulation's, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. 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.
5. 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:12A-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.

This report will be based specifically upon these statutory items. Recent census and development data will be included in the section addressing items 1 and 2, above.

Generally, due to the economic slowdown over the last few years there has not been the type of development in the region or municipality requiring any substantial revisions to the Land Use configuration or Zoning Plan.

Thus, the existing Master Plan Elements and Development Regulations have served the Township reasonably well and the primary objectives of this Report is to detail and recommend a number of limited revisions to the Land Use Plan and Development Regulations.

- II. "The major problems and objectives relating to land development in the municipality at the time of the last master plan revision. The extent to which such problems and objectives have been reduced or have increased subsequent to the last revision".

The Township of West Deptford has been and continues to be consistently faced with the difficulties and opportunities of a developing municipality. In broadest terms this is the goal to design a Plan for future development which enhances the quality of life to the optimum extent feasible. To achieve this many objectives and considerations are relevant.

1. Provide for a range of housing types;
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 ages levels an adequate supply of recreational facilities and open space;
5. Assure that utilities and other services keep pace with development;
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 well;
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.

These goals are still the guiding principles of decision-making for the governing body and the Planning and Zoning Boards; they have all pursued them diligently and with significant success.

Since the last revision of the Master Plan and Development regulation's the 1990 Census data has been made available. Generally, this information indicated a continuation of existing trends.

## HOUSEHOLD, FAMILY AND GROUP QUARTERS CHARACTERISTICS: 1990

PERSONS IN HOUSEHOLDS	19,249
ALL HOUSEHOLDS	7,407
FAMILY HOUSEHOLDS	5,200
MARRIED COUPLE FAMILY	4,258
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	709
NON-FAMILY HOUSEHOLDERS	2,207
HOUSEHOLDERS LIVING ALONG 65+	1,792
FEMALE	453
	335
PERSONS PER HOUSEHOLD	2.60
PERSONS PER FAMILY	3.15
PERSONS IN GROUP QUARTERS TOTAL	131
INSTITUTIONALIZED PERSONS	124
OTHER PERSONS IN GROUP QUARTERS	7

SOURCE: 1990 U.S. CENSUS, SUMMARY POPULATION AND HOUSING CHARACTERISTICS;  
GLOUCESTER COUNTY PLANNING DEPT.

# HOUSING UNITS AND HOUSEHOLDS

TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	TOTAL POP.	PERSONS IN HOUSE-HOLD	TOTAL HOUSE-HOLDS	PERSONS/ HOUSE-HOLD
7,638	7,407	231	19,380	19,249	7,407	2.60

## HOUSEHOLD CHANGE

1980-1990

1980 HOUSE-HOLD	1990 HOUSE-HOLD	TOTAL CHANGE 80-90	% CHANGE 80-90
6,415	7,407	992	15.5

## ROOMS PER UNIT HOUSING UNITS

### ROOMS

TOTAL HOUSING UNITS	1	2	3	4	5	6	7	8	9+
7,638	51	130	932	1,317	1,332	1,191	1,036	880	769

## PERSONS IN UNIT OCCUPIED HOUSING UNITS

### PERSONS ROOMS

OCCUPIED HOUSING UNITS	1	2	3	4	5	6	7+
7,407	1,792	2,393	1,290	1,155	564	153	60

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 1A); GLOUCESTER COUNTY PLANNING DEPT.

### HOUSEHOLD INCOME IN 1989

MEDIAN HOUSEHOLD INCOME	\$38,410
TOTAL HOUSEHOLDS	7,385

	<u>HOUSEHOLDS</u>
LESS THAN \$ 5,000	169
\$ 5,000 TO \$ 9,999	332
\$ 10,000 TO \$14,999	461
\$ 15,000 TO \$19,999	428
\$ 20,000 TO \$24,999	613
\$ 25,000 TO \$29,999	620
\$ 30,000 TO \$34,999	622
\$ 35,000 TO \$39,999	637
\$ 40,000 TO \$44,999	640
\$ 45,000 TO \$49,999	497
\$ 50,000 TO \$54,999	503
\$ 55,000 TO \$59,999	275
\$ 75,000 TO \$99,999	546
\$100,000 TO \$124,999	177
\$125,000 TO \$149,999	50
GREATER THAN \$150,000	106

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

HOUSEHOLD INCOME IN 1989

HOUSEHOLD BY INCOME TYPE

TOTAL HOUSEHOLDS: 7,385

	<u># HOUSEHOLDS</u>
WAGE OR SALARY	6,319
NON FARM SELF-EMPLOYED	619
FARM SELF-EMPLOYED	22
INTEREST, DIVIDEND OR NET RENTAL	3,193
SOCIAL SECURITY	1,587
PUBLIC ASSISTANCE	226
RETIREMENT	1,038
OTHER	846

INCOME IN 1989

HOUSEHOLD, FAMILY AND PER CAPITA

MEDIAN HOUSEHOLD	\$38,410
MEAN HOUSEHOLD	\$44,904
MEDIAN FAMILY	\$43,531
MEAN FAMILY	\$50,577
PER CAPITA	\$17,276

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

**HOUSING UNIT VALUE  
SPECIFIED \* OWNER - OCCUPIED HOUSING UNITS**

<u>HOUSING VALUE</u>	<u>NUMBER OF UNITS</u>
LESS THAN \$15,000	10
\$15,000 TO \$19,999	5
\$20,000 TO \$24,000	10
\$25,000 TO \$29,999	15
\$30,000 TO \$34,999	26
\$35,000 TO \$39,999	44
\$40,000 TO \$44,999	40
\$45,000 TO \$49,999	52
\$50,000 TO \$59,999	157
\$60,000 TO \$74,999	481
\$75,000 TO \$99,999	1,301
\$100,000 TO \$124,000	1,010
\$125,000 TO \$149,999	488
\$150,000 TO \$174,999	263
\$175,000 TO \$199,000	293
\$200,000 TO \$249,999	136
\$250,000 TO \$299,999	39
\$300,000 TO \$399,999	15
\$405,000 TO \$499,999	3
\$500,000 OR MORE	1
 <b>SPECIFIED OWNER/OCCUPIED HOUSING UNITS</b>	 4,389
 <b>MEDIAN VALUE</b>	 \$101,300

\* "SPECIFIED" HOUSING UNITS EXCLUDE SINGLE FAMILY DWELLINGS ON 10 OR MORE ACRES.

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 1A); GLOUCESTER COUNTY PLANNING DEPT.



### HOUSING UNIT DENSITY

1990 HOUSING UNITS	LAND AREA (SQ. MI.)	WATER AREA (SQ.MI.)	HOUSING UNIT DENSITY (HOUSING UNIT/SQ. MILE OF LAND AREA)
7,638	15.89	1.86*	480.68

\* THESE WATER AREA FIGURES INCLUDE A PORTION OF THE DELAWARE RIVER

SOURCES: 1990 U.S. CENSUS (PL 94-171 DATA) GLOUCESTER COUNTY PLANNING DEPT.

**STRUCTURAL AND VACANCY CHARACTERISTICS: 1990**

<b>TOTAL HOUSING UNITS</b>	<b>7,638</b>
	<b><u>UNITS IN STRUCTURE</u></b>
1 UNIT DETACHED	4,601
1 UNIT ATTACHED	418
2 - 4 UNITS	330
5 - 9 UNITS	461
10+ UNITS	1,360
MOBILE HOME, TRAILER, OTHER	468
<b>MEAN NUMBER OF ROOMS</b>	<b>5.8</b>
 <b>OCCUPIED HOUSING UNITS</b>	 <b>7,407</b>
WITH 1.01 OR MORE PERSONS PER ROOM	113
 <b>VACANT HOUSING UNITS</b>	 <b>231</b>
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE	6
HOMEOWNER VACANCY RATE	1.0
RENTAL VACANCY RATE	3.8

SOURCES: 1990 U.S. CENSUS, SUMMARY POPULATION AND HOUSING CHARACTERISTICS;  
GLOUCESTER COUNTY PLANNING BOARD

**RESIDENTIAL BUILDING PERMITS AND DEMOLITIONS**

**1980 THROUGH 1992**

	<b>SINGLE FAMILY</b>	<b>DEMOLITIONS</b>	<b>TOTAL</b>
1988	144	4	144
1989	199	2	199
1990	118	0	118
1991	68	2	68
1992	76	2	76

SOURCE: NJ DEPT. OF LABOR  
WEST DEPTFORD TOWNSHIP  
GLOUCESTER COUNTY PLANNING DEPT.

**RENT ASKED**

**SPECIFIED \* RENTER - OCCUPIED HOUSING UNITS**

No Cash Rent	50
Less Than \$100	15
\$100 TO \$149	10
\$150 TO \$199	9
\$200 TO \$249	27
\$250 TO \$299	19
\$300 TO \$349	43
\$350 TO \$399	82
\$400 TO \$449	566
\$450 TO \$499	494
\$500 TO \$549	481
\$550 TO \$649	217
\$600 TO \$649	116
\$650 TO \$699	31
\$700 TO \$749	19
\$750 TO \$999	29
\$1000 to more	4

<b>SPECIFIED RENTER - OCCUPIED HOUSING UNITS</b>	<b>\$2,212</b>
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<b>MEDIAN RENT ASKED</b>	<b>\$481</b>
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\* "SPECIFIED" HOUSING UNITS EXCLUDE SINGLE FAMILY DWELLINGS ON 10 OR MORE ACRES.

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 1A); GLOUCESTER COUNTY PLANNING DEPT.

### SCHOOL ENROLLMENT

#### PERSONS THREE (3) YEARS AND OVER BY TYPE OF SCHOOL

<b>TOTAL PERSONS THREE (3) YEAS AND OLDER</b>	<b>18,578</b>
PREPRIMARY	
PUBLIC	222
PRIVATE	187
ELEMENTARY OR HIGH SCHOOL	
PUBLIC	2,595
PRIVATE	306
COLLEGE	
PUBLIC	850
PRIVATE	252
NET ENROLLED IN SCHOOL	14,166

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

#### **SCHOOL DISTRICT ENROLLMENT 1991-1992 SCHOOL YEAR**

<b>NUMBER OF SCHOOLS</b>	<b>K-12 ENROLLMENT</b>	<b>SPECIAL ED. ENROLLMENT</b>	<b>TOTAL ENROLLMENT</b>
5	2,602	190	2,792

SOURCES: GLOUCESTER COUNTY SUPERINTENDENT OF SCHOOLS; GLOUCESTER COUNTY PLANNING DEPT.

**INCOME CHANGES  
1979 TO 1989  
HOUSEHOLD, FAMILY, AND PER CAPITA**

	<u>1979</u>	<u>1989</u>	<u>% Change</u>
Median Household	\$20,666	\$38,410	46.2
Mean Household		\$44,904	
Median Family	\$22,931	\$43,531	47.3
Mean Family		\$50,577	
Per Capita	\$8,029	\$17,276	53.5

SOURCES: 1980 and 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A);  
GLOUCESTER COUNTY PLANNING DEPT.

**PUBLIC ASSISTANCE INCOME IN 1989  
PERSONS IN HOUSEHOLDS BY AGE**

	<u>Public Assistance</u>			
<u>Persons in Households</u>	<u>With</u>	<u>%</u>	<u>Without</u>	<u>%</u>
<b>19,256</b>				
Under 15 years	0	0	3,712	19.28
15-64	168	.87	13,544	70.34
65+	77	.40	1,755	9.11
<b>Total</b>	<b>245</b>	<b>1.27</b>	<b>19,011</b>	<b>98.73</b>

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER  
COUNTY PLANNING DEPT.

**POVERTY STATUS IN 1989  
FAMILIES\* BY FAMILY TYPE**

**TOTAL FAMILIES: 5,181**

		<u>NUMBER</u>	<u>%</u>
Married Couple	above	4,163	80.4
	below	128	2.47
Other Family Female Householder (no husband present)	above	576	11.12
	below	77	1.49
Other Family Male Households (no wife present)	above	224	4.32
	below	13	.25

\* A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption.

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

**POPULATION 1993 CENSUS****19,380****POPULATION CHANGE FROM 1960 - 1990**

<b>1960</b>	<b>%</b>	<b>1970</b>	<b>%</b>	<b>1980</b>	<b>%</b>	<b>1990</b>
11,152	24.9	13,928	29.3	18,002	7.7	19,380

SOURCES: U.S. CENSUS OF POPULATION AND HOUSING 1960, 1970, 1980, 1990;  
GLOUCESTER COUNTY PLANNING DEPT.

**LAND AREA AND POPULATION DENSITY: 1990**

<b>1990 POPULATION</b>	<b>19,380</b>
<b>LAND AREA:</b>	<b>15.9 MILES</b>
<b>PERSONS PER SQUARE MILE</b>	<b>1,218.9</b>

**POPULATION DENSITY**

<b>1990 POPULATION</b>	<b>19,380</b>
<b>LAND AREA (SQ. MILES)</b>	<b>15.89</b>
<b>WATER AREA (SQ. MILES)</b>	<b>1.86 *</b>
<b>POPULATION DENSITY (PERSONS/SQ. MILE OF LAND AREA)</b>	<b>1,219.5</b>

\* THESE WATER AREA FIGURES INCLUDE A PORTION OF THE DELAWARE RIVER

SOURCES: 1990 U.S. CENSUS (P. L. 94-177); GLOUCESTER COUNTY PLANNING DEPT.



**POPULATION CHANGE**

**1980 - 1990**

<b>1980</b>	<b>1990</b>	<b>POP.CHG. 1980-1990</b>	<b>NATURAL INCREASE 1980-1989</b>	<b>NET MIGRATION 80-90</b>	<b>% CHANGE 80-90</b>
18,002	19,380	1,378	906	472	7.7

**POPULATION CHANGE**

**1930 - 1990**

<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>
3,956	4,336	5,446	11,152	13,928	18,002	19,380

**POPULATION FORECASTS TO 2020 \***

<b>1980 POP.</b>	<b>1990 POP.</b>	<b>2000 FORE- CAST</b>	<b>% CHG. 1990- 2000</b>	<b>2010 FORE- CAST</b>	<b>% CHG. 1990- 2010</b>	<b>2020 FORE- CAST</b>	<b>% CHG. 1990- 2020</b>
18,002	19,380	29,909	7.9	21,657	11.7	24,790	27.9

SOURCES: 1980 & 1990 US CENSUS POP. & HOUSING (S.T. FILE 1A); NJ DEPT. OF HEALTH, CTR. Of/HEALTH STAT. DELAWARE VALLEY REGIONAL PLANNING COMMISSION, GLOUCESTER COUNTY PLANNING DEPT.

\* NOTE: COUNTY-LEVEL FORECASTS

**POPULATION BY AGE**

<b>UNDER</b>	<b>POPULATION</b>	<b>%</b>
5	1,246	.6
5-9	1,191	.6
10-14	1,281	.7
15-19	1,293	.7
20-24	1,485	.8
25-29	1,896	1.0
30-34	1,951	1.0
35-39	1,662	.9
40-44	1,504	.8
45-49	1,138	.6
50-54	953	.5
55-59	872	.4
60-64	958	.5
65-69	755	.4
70-74	539	.3
75-79	387	.2
80-84	143	.07
85+	<u>126</u>	.07
<b>TOTAL POPULATION</b>	<b>19,380</b>	

SOURCES: 1990 US CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A)

**LAND USE IN 1990**

<b><u>DEVELOPED USED</u></b>	<b><u>%</u></b>
SINGLE FAMILY RESIDENTIAL	15.7
MULTI FAMILY RESIDENTIAL	1.7
INDUSTRIAL	12.9
COMMERCIAL	3.2
PUBLIC/QUASI PUBLIC	1.9
RECREATION	2.1
TRANSPORTATION	<u>6.5</u>
<b>TOTAL DEVELOPED</b>	<b>44.0</b>
<b><u>UNDEVELOPED USES</u></b>	<b><u>%</u></b>
AGRICULTURAL	13.5
VACANT	8.9
WOODED	14.2
WETLANDS	7.9
WATER	<u>2.7</u>
<b>TOTAL UNDEVELOPED</b>	<b>51.6</b>
<b>TOTAL ACRES (100%)</b>	<b>10,583.4</b>

SOURCES: GLOUCESTER COUNTY PLANNING DEPT.

**INDUSTRY**  
**EMPLOYED PERSONS 16 YEARS AND OVER**

	<b><u>EMPLOYED</u></b>	<b><u>%</u></b>
AGRICULTURING, FORESTRY, FISHERIES	100	.95
MINING	50	.48
CONSTRUCTION	679	6.46
MANUFACTURING (DURABLE/NON DURABLE)	2,067	19.66
TRANSPORTATION	613	5.83
COMMUNICATIONS/OTHER PUBLIC UTILITIES	332	3.16
WHOLESALE TRADE	666	6.33
RETAIL TRADE	1,755	16.69
FINANCE, INS. & REAL ESTATE	753	7.16
BUSINESS & REPAIR SERVICES	472	4.49
PERSONAL SERVICES	275	2.62
ENTERTAINMENT/RECREATION	95	.90
HEALTH SERVICES	991	9.43
EDUCATIONAL SERVICES	719	6.84
PROFESSIONAL & RELATED SERVICES	493	4.69
PUBLIC ADMINISTRATION	454	4.32
TOTAL EMPLOYED	10,514	

**OCCUPATION**  
**EMPLOYED PERSONS 16 YEARS AND OVER**

**TOTAL:**                      **10,514**

	<b><u>EMPLOYED</u></b>	<b><u>%</u></b>
MANAGERIAL & PROGRESSION SPECIALTY	2,768	26.33
TECHNICAL SALES & ADMINISTRATIVE SUPPORT	3,568	33.94
FARMING, FORESTRY & FISHING	70	.67
PRECISION, PRODUCTION, CRAFT & REPAIR	1,272	12.01
SERVICE OCCUPATIONS OPERATORS, FABRICATORS & LABORERS	1,221 1,615	11.61 15.36

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

**PLACE OF WORK**

**PERCENT OF WORKERS 16 YEARS AND OVER**

**WORKERS 16 YEARS AND OVER: 10,352**

**WORKED IN GLOUCESTER COUNTY**

% IN MUNICIPALITY OF RES.	13.6
% OUTSIDE MUNICIPALITY OF RES.	86.4

**WORKED IN NEW JERSEY**

% WORKED IN GLOUCESTER COUNTY	51.4
% WORKED OUTSIDE GLOUCESTER COUNTY	30.6

PERCENT WORKED OUTSIDE N.J.	17.9
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**PLACE OF WORK**

**WORKERS 16 YEARS AND OVER: 10,352**

**WORKED IN GLOUCESTER COUNTY**

IN MUNICIPALITY OF RESIDENCE	1,412
OUTSIDE MUNICIPALITY OF RESIDENCE	8,940

**WORKED IN NEW JERSEY**

WORKED IN GLOUCESTER COUNTY	5,323
WORKED OUTSIDE GLOUCESTER COUNTY	3,171

WORKED OUTSIDE NEW JERSEY	1,858
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SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

PRIVATE VEHICLE OCCUPANCY

WORKER 16 YEARS AND OVER

WORKERS 16 YEARS AND OVER: 10,352

DROVE ALONE	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7+ PERSON	OTHER MEANS
8,644	911	123	66	0	9	0	599

MEANS OF TRANSPORTATION TO WORK

WORKERS 16 YEARS AND OVER

WORKERS 16 YEARS AND OVER: 10,352

	<u># OF PERSONS</u>	
PUBLIC TRANSPORTATION	274	2.65
CAR, TRUCK, VAN	9,753	94.21
MOTORCYCLE	0	0.0
BICYCLE	16	.15
WALKED	158	1.53
OTHER MEANS	39	.38
WORKED AT HOME	112	1.08

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

VEHICLES AVAILABLE

OCCUPIED HOUSING UNITS BY NUMBER OF VEHICLES

OCCUPIED HOUSING UNITS: 7,407

NONE	%	1	%	2	%	3	%	4	%	5 OR MORE	%
433	5.8	2,712	36.6	3,161	42.7	722	9.7	255	3.4	124	1.7

VEHICLES AVAILABLE

OCCUPIED HOUSING UNITS BY AGE OF HOUSEHOLD

OCCUPIED HOUSING UNITS: 7,407

15-64 YEARS

NONE	1 OR MORE
202	5,996

65+ YEARS

NONE	1 OR MORE
231	978

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

TIME LEAVING HOME TO GO TO WORK

WORKERS 16 YEARS AND OVER

10,352

		<u>%</u>
Early Morning (Pre-rush Hours). 12:00 A.M. - 5:59 A.M.	696	6.72
Morning (Rush Hours) 6:00 A.M. - 8:59 A.M.	7,457	72.03
Late Morning (Post Rush Hours) 9:00 A.M. - 11:59 A.M.	677	6.54
Noon to Late Afternoon 12:00 - 3:59 P.M.	579	5.59
Early - Late Evening 4:00 P.M. - 11:59 P.M.	831	8.03
Worked at Home	112	1.08

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.



TRAVEL TIME TO WORK

WORKERS 16 YEARS AND OVER

10,352

MINUTES		%
0-4	393	3.80
5-9	1,463	14.13
10-14	1,669	16.12
15-19	1,353	13.07
20-24	1,464	14.14
25-29	672	6.49
30-34	1,364	13.18
35-39	342	3.30
40-44	357	3.45
45-59	700	6.76
60-89	390	3.77
90+	73	71
Worked at Home	112	1.08

SOURCES: 1990 U.S. CENSUS OF POPULATION AND HOUSING (S.T. FILE 3A); GLOUCESTER COUNTY PLANNING DEPT.

- III. "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".

As indicated, the pace of development has slowed somewhat during the last few years. In addition, the basic foundation established in the Master Plan and Development Regulations has generated to a substantial extent the type and proportions of land use desirable in the Township

The State Development and Redevelopment Plan (SDRP), approved in 1992, places the Township in a Metropolitan Planning Area (PA1). This designation generally recognizes the built-up nature of much of the Township and the availability of utilities. Although there are some discrepancies between the SDRP description of a PA1 and actual conditions in West Deptford Township there is an overriding consistency between the objectives. Therefore, no basic changes are necessary in the local documents based upon the adaption of the SDRP.

- IV. "The specific changes recommended for the master plan of development regulations, if any, underlying objectives, policies and standards, or whether a new plan or regulations should be prepared".

Although there are no major revisions necessitated by any occurrence, trend or events since the last reexamination, use of the Zoning Plan and Map has generated the consensus that an overall redrawing of the Map is necessary. The existing base map is difficult to use for laypersons and professionals. In addition, during the examination of the map a number of inconsistencies were discovered. Some of these have led to new concepts for inclusion as well as restructuring of the district boundaries.

A. Map Changes

1. Base Map

A totally new map has been prepared using a current base map. This includes up-to-date rights-of-way for Route 295 and its interchanges, calculated boundary lines, increased identification of streets, a north-south orientation and other features that will make it easier to use. A major change is the conformance of district lines to property boundaries to avoid conflicts and the need for variances.

## 2. Street Vacations

The Woodbury Terrace subdivision, adjacent to Woodbury and Grove Avenue, was filed a number of years ago. Very few of the lots were developed. Due to various levels of legislation such as wetlands, floodplain and others no additional building may occur. For that reason a detailed on-site inspection was made to determine what right-of-way should be retained to provide access to existing units. It is recommended that all right-of-way within the area bounded by Grove Avenue on the west, Woodbury Terrace on the south and the Woodbury Creek on the north and east be vacated except as listed below:

- a. Laurel Avenue from Woodbury Terrace to Hathaway Avenue
- b. Hathaway Avenue from Grove Avenue to Olympia Avenue
- c. Pleasure Avenue from Grove Avenue to a point 450 feet east of the intersection with Grove Avenue
- d. Laurel Avenue from Woodbury Terrace to Clifton Avenue
- e. Virginia Avenue from Woodbury Terrace to the northeasterly line of Wellington Avenue
- f. Wellington Avenue from Crown Point Road to Virginia Avenue
- g. Service Road from Wellington Avenue to Pleasure Avenue
- h. Pleasure Avenue from Crown Point Avenue to Virginia Avenue

All other rights-of-way as shown on the tax maps, sheet 24, of the Township of West Deptford should be vacated according to law.

## 3. NPO - Neighborhood Professional Office Zone

As the Underwood Memorial Hospital continues its operations and expands there will be an increasing demand for complementary office space. The same characteristics that create the need also have a negative impact on adjacent residential areas: traffic, parking, noise, etc. A small residential (R-3) node in an appropriate location has been designated for the new zone to generate a symbiotic relationship with this major health-care facility.

The area consists of the block bounded by Tatum Street, Oak Street, Crammer Avenue and Red Bank Street. Included are tax blocks 203 and 203.01. The total area is 2.6 acres +/- . The land uses proposed for this zone are residential if existing at the time of passage of the ordinance and professional office. The regulations are as follows:

## Section 166-16A - Neighborhood Professional Office Districts

- A. Purpose. It is the purpose of the NPO Neighborhood Professional Office District to provide for professional offices in designated portions adjacent to residence districts in areas which will provide a logical transition between residential development and major nonresidential uses. In all NPO Neighborhood Professional Office Districts, the regulations which follow shall apply.
- B. Permitted Uses
- (1) In NPO Professional Office Districts, a building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
    - (a) Professional offices or professional office building for one (1) or more of the following professions: physician, dentist, surgeon or other licensed practitioner of the human healing arts; offices of an attorney, accountant architect or engineer.
- C. Conditional Uses
- (1) Any use permitted in the residential district adjacent to the property in questions lawfully as of November 1, 1994. Any bulk regulations shall be the same as for the use in the adjacent residential district
- D. Area and height requirement for professional office buildings. All professional office buildings permitted herein shall comply with the following requirements:
- (1) Minimum lot area: 7,500 sq. ft.
  - (2) Minimum lot width and frontage: sixty (60) feet
  - (3) Front yard depth: thirty (30) feet
  - (4) Side yards: each ten (10) feet, aggregate of 25 feet
  - (5) Rear yard: twenty five (25) feet
  - (6) Lot coverage, maximum:
    - (a) Buildings: 50 percent of lot area
    - (b) Total of all buildings, parking areas, driveways, sidewalks and other impervious surfaces: ninety (90%) percent of lot area.

- (7) Height: two (2) stories, but not to exceed twenty four (24) feet, above the mean final grade level surrounding the building

E. Special use regulation. All professional office buildings shall be subject to the following regulations.

- (1) Professional office buildings shall be architecturally in keeping with the residential character of the area in which they are located.
- (2) All applications for a permit for a professional office building, on original construction or on conversion, shall be subject to site plan review and approval by the Planning Board.
- (3) Parking spaces shall be provided in accordance with the requirements of Section 166-33 hereof. Such parking areas shall be located in the rear of the building and shall be appropriately landscaped and/or fenced to provide a visual buffer between the parking areas and property owners adjoining and directly opposite therefrom.
- (4) The following signs shall be permitted:
  - (a) Signs which are permitted in residence districts.
  - (b) One (1) sign identifying the name and/or address of the professional office building and one (1) office directory sign, each of which shall be in accordance with the size and location requirements of Section 166-44A(9) hereof.
- (5) All exterior lighting shall be arranged in such a manner so as to protect adjoining streets and properties from any direct or indirect glare or interference or any kind. All such lighting shall be equipped with glare shielding devised and be at a height maximum approved by the Planning Board at the time of site plan approval.
- (6) All vehicular access to and from the premises shall be through designated driveways or lanes. There shall be no more than two (2) such access-exit points on any one (1) street or highway.

C. Land Use Plan/Zoning Map Changes

- (1) R-5 to M-2

An area bounded generally by Route 130 Paradise Road, Crown Point Road and Mantua Creek (Block 350) has been zoned for

residential development although abutting heavy manufacturing on three sides. The demand for extending the existing R-5 east of this area is not apparent. Thus, the redesignation will join two m-2 areas into a single contiguous M-2 zone.

(2) PO Zones

The existing zoning permits an overlay in residential zones. This concept generates conflicts between uses. All existing PO zones have been checked to assure that they abut major highway, such as Route 45 and Kings Highway and the overlay provision has been eliminated.

There are also areas where the zoning has been changed to conform to existing usage of this property. At Route 45 and First Avenue from NC to PO; the lots on Jessup Road near Rolling Brook were changed from PO to R-1.

(3) Commercial Zones

These changes were made to make the plan and ordinance consistent with land uses where these uses have existed and are consistent with good planning for the area.

The tract at Hillside Road and Mantua Creek (Block 370, Lot 9) has been changed from NC to C. The triangular tract at Paradise Road, Mantua Grove Road and Swedesboro Road (Block 369, Lot 1) has been changed from M-1 to C.

The parcel at Ogden Station Road and Route 45 is now C, changed from R-2. An irregular isolated parcel near Princeton Avenue (Block 358, Lot 17.01) has been changed from SC to R-2 consistent with adjacent properties.

The map has been updated to conform to the construction of Route 295. This has generated land use/zoning changes as well. At the intersection of Route 295 and Delaware Street the R-3 and C zones have been redrawn. Also, the areas along Frontage Road near Hessian Avenue.

A small portion of a single large parcel (Block 1, Lot 7) was zoned C, at Division Street and Front Street. This has been redesigned M-2 consistent with the rest of the parcel. The C zone at Llenroc Lane has been extended south to join another C zone along Howell. This larger C zone has been carefully redrawn to conform to property lines.

(4) Milton Avenue

The zoning for this isolated area was grossly inconsistent with land use and lot lines. It has been substantially revised. The non-residential properties have been designated M-1; the C strip has been eliminated; the dwelling units have been kept R-3.

(5) Residential

Specific areas have been carefully examined and the district boundaries conform to property lines as closely as possible with dimensions added to the zoning map.

(a) rear Elberne Avenue and Raphael Place

(b) rears of Eighth Street to Third Street

(c) neighborhood of Tattersall Drive to Route 45, with a redesignation of many lots from R-2 to R-1

(d) Spiegle and Victory Avenues near Hessian Avenue

(6) M-2 to M-1

The tract (Block 349, Lots 5 and 6) bounded by Route 130, Little Mantua Creek, Crown Point Road and the R-5 district has been changed to restrict all heavy industry in this sector to west of Crown Point Road and away from residential areas.

These changes, although all minor in and of themselves, together will generate a Land Use plan and Zoning Map that is much more consistent with existing acceptable land use. This in turn will make the maps much more usable and convenient.

(7) Open Space

A major policy goal of the Township continues to be the adequate and efficient provision of various active and passive recreational facilities for all segments of the population. To pursue this goal two recommendations are part of these revisions:

1. Block 1; Lots 7, 7.01, 7.02

These properties of about 165.54 acres total represent a vital resource. They are located near the foot of Red Bank Avenue, west from Maple Avenue to beyond the high water line of the

Delaware River. Because the tract provided access to the water and is adjacent to residential areas it is appropriate for recreational - type uses of various types. Efforts are intended to obtain Green Acres funding for acquisition and development.

2. Dedicated Lots

Over the years a number of small lots have been dedicated to the Township for open space purposes as part of various development projects. These lots are scattered and of such size to make it unpractical and uneconomical to maintain for passive use or develop for active use. It is recommended that where appropriate these lots be disposed of and used for building lots compatible with adjacent development.

D. Other Ordinance Changes: Chapter 166-Zoning

1. Section 9 - add NPO Neighborhood Professional District to enumeration
2. Section 13 - remove PO from residence classification
3. Section 15 C. (4) eliminate and renumber other sections [Case law does not permit minimum floor areas in zoning ordinances]
4. Section 16 PO Districts [change]
  - A. Purpose. It is the purpose of the PO Professional offices in selected areas which will provide a reasonable transition between residential areas and incompatible uses.
  - B. (1) (a) Eliminated and redesignated other sections
    - (a) ...physician, dentist, surgeon or other practitioner, of the healing arts for humans; offices of an attorney, accountant, architect, engineer.
  - C. (1) Minimum lot area: one (1) acre.
    - (2) Minimum lot width and frontage: one hundred (100) feet
    - (3) Front yard depth: fifty (50) feet.
    - (4) Side yards, each 20 feet



- (5) Rear yard: fifty (50) feet.
- (6) Lot coverage, maximum:
  - (a) Buildings: twenty five percent (25%) of lot areas.
  - (b) Total of all buildings, parking areas, driveways, sidewalks and other impervious surfaces: 75% of lot area.

D. 166-28 Area Regulations. Every building including residential buildings.

E. Section 30 Nonconforming building for uses.

D. Restoration. A nonconforming building more than 50% destroyed...

F. Section 36 yard exception

A. Private garage.....

<u>Lot width</u>	<u>Location Requirements</u>
over 50 ft.	Min. 6 ft. to a property line
50 ft less	Min. 3 ft. to a property line

C. Open carport or breezeway.....

<u>Lot width</u>	<u>Location Requirements</u>
over 60 ft.	Min. 8 ft. to a property line
60 ft. or less	Min. 6 ft. to a property line

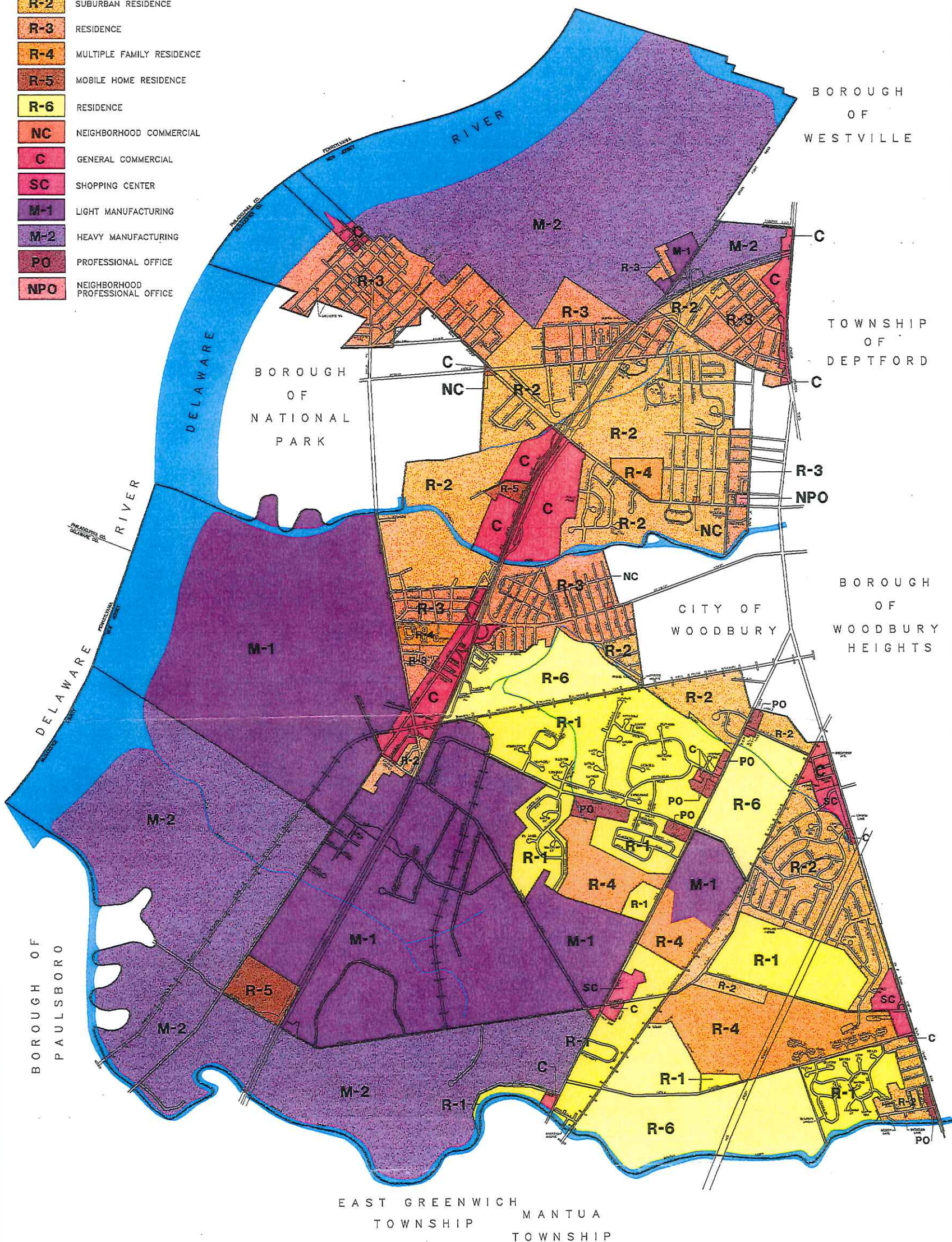
G. Other Ordinance changes:

The Land Use Procedures and Subdivision and Development Ordinances, Chapter 102 and 143 have not been substantially revised since 1983; the Zoning Ordinance since 1984. All need to be completely reviewed at this time. Work is progressing and these documents will be presented shortly.



# LEGEND

R-1	RURAL RESIDENCE
R-2	SUBURBAN RESIDENCE
R-3	RESIDENCE
R-4	MULTIPLE FAMILY RESIDENCE
R-5	MOBILE HOME RESIDENCE
R-6	RESIDENCE
NC	NEIGHBORHOOD COMMERCIAL
C	GENERAL COMMERCIAL
SC	SHOPPING CENTER
M-1	LIGHT MANUFACTURING
M-2	HEAVY MANUFACTURING
PO	PROFESSIONAL OFFICE
NPO	NEIGHBORHOOD PROFESSIONAL OFFICE



## NOTE:

1. INFORMATION WAS TAKEN FROM PLAN ENTITLED, "WEST DEPTFORD ZONING MAP" PREPARED BY JCA ASSOCIATES, INC., DATED 6-22-94.

## ZONING MAP WEST DEPTFORD TOWNSHIP GLOUCESTER COUNTY, NEW JERSEY



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LICENSE # 1746

DRAWN	FILE
DATE	11/1/99
SCALE	1"=3,000'
SHEET	1 of 1
DWG. NO.	