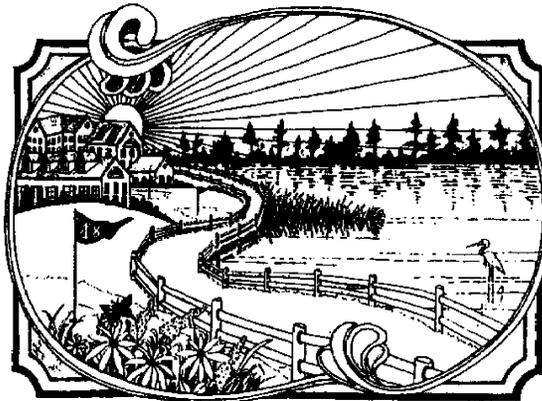


2012 Master Plan Reexamination Report and Update Township of Galloway

Adopted after a public hearing by Resolution # 6-2012 by the
Township of Galloway Planning Board on April 5, 2012



TOWNSHIP OF GALLOWAY
300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
(609) 652-3700 FAX: (609) 652-5259

**2012 Master Plan Reexamination Report and Update
Township of Galloway**

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INTRODUCTION

A vital part of any Municipality's future is its Master Plan. The Master Plan enables a municipality to plan for its future growth. A Master Plan is not a static document and should be reviewed on a periodic basis in order to address changes that inevitably occur as a municipality grows. Recognizing this, the Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the master plan to be completed every ten years. The report must state the major land development problems and objectives present when the last report or plan was prepared and the status of these conditions today. The report must also make any recommendations for changes to the master plan or development regulations that would further achieve the original goals or address any significant changes that have occurred since the last report was adopted. This report is separated into five sections addressing each element required by the Municipal Land Use Law.

Galloway Township's Master Plan was adopted on March 1, 2001. In accordance with the Municipal Land Use Law requirements, a reexamination report was adopted March 22, 2007. Subsequent to the adoption of the last reexamination report the Township had updated the Master Plan to reflect recommendations of the 2007 Plan including change to The Richard Stockton College of New Jersey Campus Master Plan. (With a subsequent Reexamination Report of the Master Plan adopted in 2010 directly related to the College's Final Master Plan) The Township also received a grant to conduct a Build-out and Capacity Analysis for the Pinelands Commercial Regional Growth Areas from the Association of New Jersey

Environmental Commissions (ANJEC). This report has led to the beginning of a redevelopment study for the White Horse Pike Corridor and the completion of a Redevelopment Plan for property on Tilton Road.

The Township of Galloway is not required to complete a reexamination report until March of 2017; however the changes to the Pinelands Comprehensive Management Plan relating to the mandatory clustering program will result in a change in development patterns that were otherwise planned for in past reports. This report is designed to focus on the Pinelands clustering program and address other items that have been brought to the Township's attention since the 2007 Master Plan Reexamination Report. These changes were contemplated in the 2010 Master Plan Reexamination Report which was related solely to The Richard Stockton College of New Jersey.

PART I: MAJOR PROBLEMS AND OBJECTIVES

40:55D-89.a.

The major problems and objectives relating to land development in the municipality at the time of the adoption of the March 22, 2007 and June 3, 2010 Reexamination Reports.

Galloway Township adopted their Master Plan on March 1, 2001, with a reexamination report and update in 2007. In 2008 the Township of Galloway completed and adopted a Build-Out and Capacity Analysis for the Pinelands Regional Growth Commercial Corridors. This analysis was important in the preparation and adoption of a Determination that the properties located at the intersection of Pomona Road and the White Horse Pike are in Need of Redevelopment in December of 2010. The Township also adopted a Redevelopment Plan for property on Tilton Road including the Lenox Warehouse in May of 2010. The Township Planning Board adopted a Master Plan Reexamination Report in June of 2010 relative to The Richard Stockton College of New Jersey. The latest report adopted by the Planning Board was an Environmental Resource Inventory as a Land Use Plan Amendment in January of 2012. The goals and objectives from these plans remain constant for the Township.

In 2007 the Master Plan Reexamination Report addressed concerns relative to the exponential growth of housing and the impacts on the community in terms of providing a balance of land uses. Recommendations were made to improve non-residential development opportunities in appropriate areas. The report also identified a need to update existing development standards relative to parking, signage and to improve development definitions and allow for home occupations. The report also recognized a need to provide relief to single-family units on lots that are undersized to eliminate the continued need for variances.

PART II: POPULATION AND DEMOGRAPHIC ANALYSIS

40:55D-89.b.

The extent to which such problems and objectives have been reduced or have increased subsequent to the adoption of the 2001 Master Plan and the Master Plan Updates of 2007 and 2010.

Population

The 2010 Census data was recently released. The following Tables identify the changes to the total population and housing units in the Township. The total population in the Township has grown by 19.7% since 2000. The total housing units grew by 24% between 2000 and 2010. The majority of the growth occurred before 2007 when the housing market was at its peak.

A concern in the 2007 Master Plan report was the impact of the age-restricted housing market and units on the local population. Table 5 demonstrates that the largest change in the population growth for the Township occurred in the over 55 cohort. This age cohort had an increase of over 88% since 2000. (See Table 5)

Table 1 Population Trends			
	Galloway Township	Atlantic County	New Jersey
1990	23,330	224,327	7,730,188
2000	31,209	252,552	8,414,350
2010	37,349	274,549	8,791,894
1990 to 2000	33.8%	12.6%	8.9%
2000 to 2010	19.7%	8.7%	4.5%

Table 2 Housing Trends			
Municipality	2000 Units	2010 Units	2000 - 2010 Change
Galloway Township	11,406	14,132	23.9%
Hamilton Township	7,567	10,196	34.7%
Egg Harbor Township	12,067	16,347	35.5%

Table 3 HISTORICAL POPULATION CHANGE 1930 to 2010								
	Change 1930-1940	Change 1940-1950	Change 1950-1960	Change 1960-1970	Change 1970-1980	Change 1980-1990	Change 1990-2000	Change 2000-2010
Galloway Twp.	1.2%	19.8%	36.1%	46.9%	47.1%	91.6%	33.8%	19.7%
Hamilton Twp.	5.3%	12.2%	59.4%	7.1%	47.4%	68.6%	28.0%	29.3%
Egg Harbor Twp.	1.4%	62.8%	12.1%	76.7%	96.1%	26.6%	25.2%	41.0%
Atlantic County	-0.6%	6.7%	21.5%	8.8%	10.9%	15.6%	12.6%	8.7%

Table 4 POPULATION CHANGE 1990 - 2010							
	Population			1990-2000		2000-2010	
	1990	2000	2010	Actual Increase	% Increase	Actual Increase	% Increase
Galloway Township	23,330	31,209	37,349	7,879	33.8%	6,140	19.7%
Hamilton Township	16,012	20,499	26,503	4,487	28.0%	6,004	29.3%
Egg Harbor Township	24,544	30,726	43,323	6,182	25.2%	12,597	41.0%

Table 5 2000 & 2010 Population Profiles or Cohorts										
Age	Galloway Township					Atlantic County				
	2000		2010		Increase from 2000 to 2010	2000		2010		Increase from 2000 to 2010
< 5	2,030	6.5%	1,844	4.9%	-9.2%	16,483	6.5%	16,484	6.0%	0.0%
5-9	2,345	7.5%	2,029	5.4%	-13.5%	19,133	7.6%	17,074	6.2%	-10.8%
10-14	2,445	7.8%	2,406	6.4%	-1.6%	18,346	7.3%	18,314	6.7%	-0.2%
15-19	2,599	8.3%	3,479	9.3%	33.9%	15,966	6.3%	19,854	7.2%	24.4%
20-24	2,876	9.2%	3,561	9.5%	23.8%	14,294	5.7%	17,651	6.4%	23.5%
25-34	3,791	12.1%	3,939	10.5%	3.9%	33,626	13.3%	31,243	11.4%	-7.1%
35-44	5,842	18.7%	4,464	12.0%	-23.6%	43,706	17.3%	36,306	13.2%	-16.9%
45-54	4,116	13.2%	6,112	16.4%	48.5%	33,872	13.4%	44,620	16.3%	31.7%
55-64	2,335	7.5%	4,391	11.8%	88.1%	22,689	9.0%	34,101	12.4%	50.3%
65+	2,830	9.1%	5,124	13.7%	81.1%	34,437	13.6%	38,902	14.2%	13.0%
Median Age	34.0	n/a	38.6	n/a	13.5%	37.0	n/a	39.9	n/a	7.8%

Table 6 Galloway Township Housing Units by Tenant and Occupancy Status, 2010						
Housing Units			Owner-occupied		Rental	
Occupied	Vacant	Total	No.	%	No.	%
13,067	1065	14,132	10,014	76.6%	3,053	23.4%

Table 7 Summary of Household Characteristics - Galloway Township 2010		
	No. of Persons	% of Total
Family Households	9,176	70.22%
Non-Family Households	3,891	29.78%
Non-Family Households		
Male	1,248	32.07%
Female	1,781	45.77%
Family Households		
Married Couple	6,726	73.30%
Single Male	669	7.29%
Single Female	1,781	19.41%
Total Households		
Total Households	13,067	100%
Persons Per Household	2.64	N/A

Development and Economic Issues

Despite the recommendations in the 2007 Reexamination Report and Master Plan Update to improve the site development standards relative to parking, signage and other similar items, the local ordinances were not updated. This report recommends that these items be reviewed and updated to address the need for appropriate parking and signage controls throughout the Township.

In past reports the Township has recognized a need to permit home occupational uses with appropriate restrictions. This has not been accomplished. In light of current economic trends and technology, the ordinance should be amended to permit limited impact home occupational uses. With more residents working from home, the ordinance should include a definition of a home occupation and address impacts that may result from increased traffic or employees. The intent of permitting home occupations would relate to those types of uses that do not generate additional traffic in the way of clients or visitors and where there are no employees at the residential property.

PART III: CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

40:55D-89.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:

Pinelands Comprehensive Management Plan

Mandatory Clustering

On April 6, 2009 the amendments to the Pinelands Comprehensive Management Plan became effective relative to cluster development in the Rural and Forest Pinelands management areas. These amendments impact 47% of the total land area in the Pinelands Management area, consisting of an estimated 12,600 acres. The purpose of the mandatory clustering requirements is to provide improved measures that will foster land preservation and reduce the potential for forest fragmentation in the rural and forest management areas. The Pinelands Commission indicated as part of the amendments that the benefits to clustering include “reduced fragmentation of the landscape, protection of sensitive areas, provision of useable open space for the residents of a cluster development, maintenance of the rural character through the establishment of

wooded buffers areas, reduced site improvement costs due to reduced internal roadways and utility extensions, and more of a neighborhood feel.”¹ All Pineland’s municipalities that contain rural and/or forest management areas are required to adopt the mandatory clustering requirements as part of their land development ordinances. Municipalities have flexibility in terms of setbacks, but are required to maintain a mandatory lot size of one acre regardless of the established pattern of development and existing lot size requirements.

Forestry and Wetlands Management

The Pinelands Commission amended the Comprehensive Management Plan relative to forestry standards that became effective on February 1, 2010. The CMP was also amended to address wetland management practices which became effective on December 21, 2009.

¹ Rule Proposal Summary, Page 7

Solar and Wind

The Pinelands CMP was amended to address the appropriate location for solar and wind facilities in the Pinelands Management Areas. The changes became effective January 3, 2012 and provide the municipality with the discretion to permit solar and wind facilities. If the municipality is inclined to permit the land uses they must follow the guidelines established in these regulations.

PART IV: RECOMMENDED CHANGES

40:55D-89.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.

Clustering

The mandatory clustering program for the Pinelands Rural and Forest Management Areas went into effect in 2009. The program set a mandatory lot size for any development of two or more units at one acre in these areas. Individual lot development would be permitted without the imposition of the one-acre lot standard, or a subdivision on a parcel which already contains a dwelling unit. The cluster program includes the ability to allow for residential density bonus on lots that are larger than 50 acres. The intent of this provision is to encourage the consolidation of parcels so that there is less fragmentation of the landscape and larger areas preserved as part of the cluster development.

The Township has concerns with the impacts from the cluster program related to changes to the community character, maintenance and ownership of open space, the mandate that prohibits property owners from developing on larger lots, and septic suitability on the mandated smaller lots. Parcels that would be subjected to the clustering requirements were

identified to better understand the potential changes to the community character. These included any parcel that exceeded the minimum lot size requirements and would be permitted to subdivide under the current density regulations. The majority of the land available for development exists in the Rural Development area. There were limited parcels that could be subdivided in the Forest areas.

The Township contains approximately 3,000 acres in the Forest Management area and approximately 9,600 acres in the Rural Management area. There are three Forest Area districts; these are FA-5, FA-20 and FA-WET. The minimum lot size is 5 acres, 20 acres and 45 acres. In the FA-5 district there are no parcels that would be subject to the clustering requirement. The same is true in the FA-WET district which requires a minimum lot size of 45 acres.

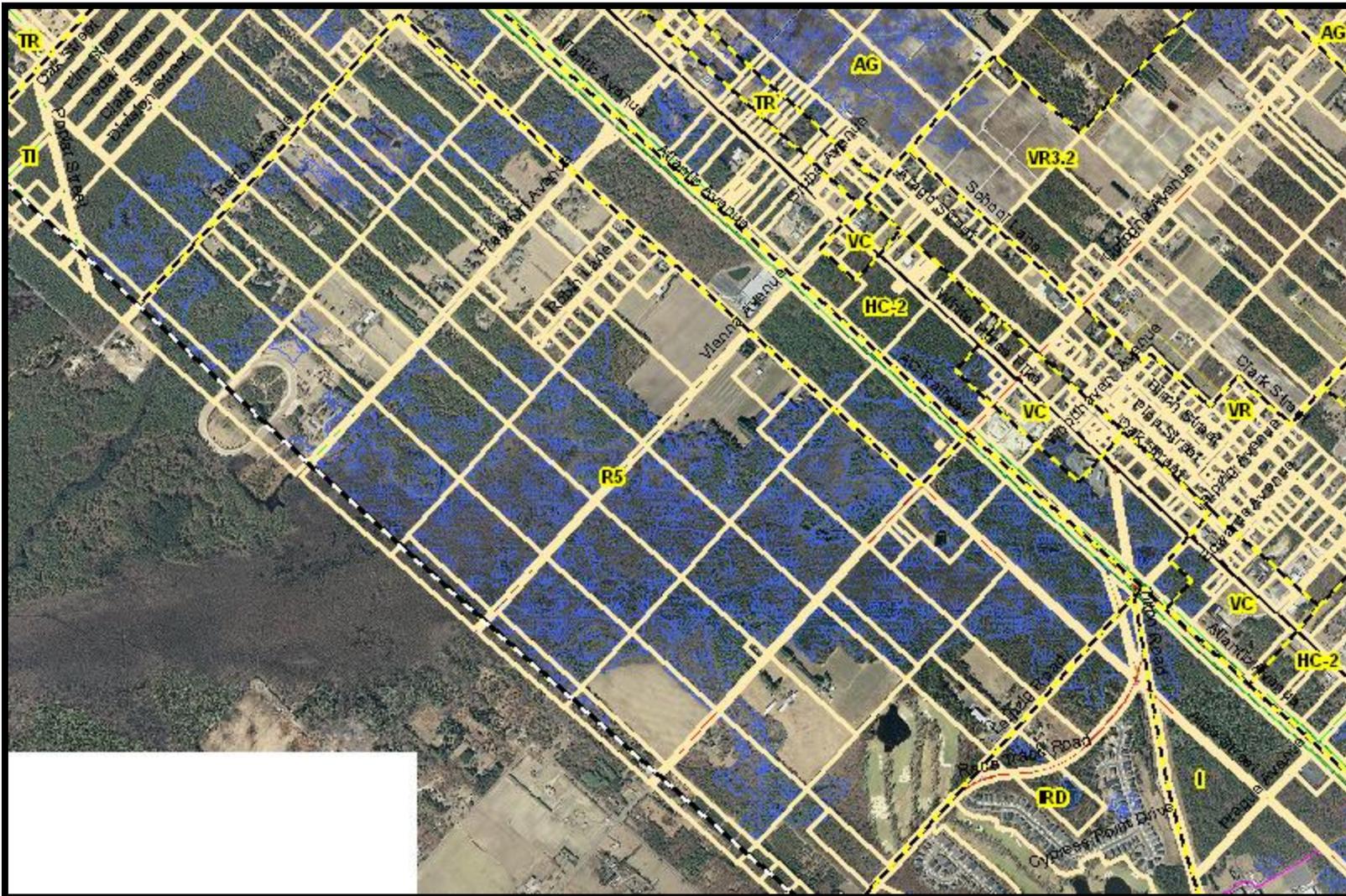
In the FA-20 district there would be a limited impact from the cluster requirements, with only two parcels available for development, resulting in the potential for four new dwelling units on one-acre lots. The first parcel is Block 430, Lot 19. This is a 47-acre vacant parcel on Clarks Landing Road. The

remaining two parcels are located along Shiller Street and Vienna Avenue. Block 430, Lots 1 through 3 consisting of 60 acres. These lots can be individually developed along Vienna Avenue, however due to wetland restrictions it is more likely they will subdivide the lots with frontage along Shiller Street.

The area mostly impacted by the cluster program is the Rural Development District. This encompasses the R-5 zone and accounts for 36% of the total Pinelands areas within the Township. The minimum lot size for development is 5-acres, with exceptions for density transfer and cultural housing provisions where smaller lots are permitted. There are several distinct areas in the R-5 district where the impact of the clustering provisions will be greater than in other areas. The impacts would relate to the change in the character of the community and the pattern of development. There are, however, areas that would benefit from the smaller lot sizes due to the location of wetlands and buffers that would otherwise limit the development potential of a property. A review of the available land for development in the R-5 district indicates that most of the lots are 20 acres in size and would only result in a minor subdivision of four or fewer new residential units. There are a handful of larger lots available and there is the ability for lots to be purchased under common ownership to allow for larger development applications.

According to tax records there exists 2,873 acres in the R-5 district that can be subdivided which would be subject to the mandatory clustering program. Based upon a density calculation and accounting for existing dwelling units, a total of 513 new residential units can be estimated for construction on lots of one-acre. (See Table of cluster parcels in the R-5 zone in Appendix 1)

There exists an isolated R-5 district located along Aloe Street and bordering Hamilton Township (See photo below). This area includes Blocks 248, 249, 283, 284, 316.01 and 316.02. It is estimated that 95 new units could be developed in this area on lots of one-acre in size. This does not account for the limitations from wetlands and wetland buffers. Wetlands and buffers encumber the majority of the land in this area. Because of the environmental constraints the likelihood of 95 units being developed in this area on one-acre lots is limited. Within this area is Robin Lane, a residential subdivision which predated Pinelands regulations. The lots on Robin Lane are just under one-acre in size and are not connected to public sewer. Additional development on one-acre lots would not be inconsistent with Robin Lane. A specialized cluster program in this area may benefit the landowners that are encumbered by wetlands or wish to continue agricultural operations. The program could encourage the transfer of development rights to parcels along Aloe Street thereby preserving the larger wetland area and agricultural uses.



R5 Zoning District Along Aloe Street and Hamilton Township – Wetlands shown in Blue

Pinelands Agricultural Management Area

As part of the Pinelands Comprehensive Management Plan approximately 3,753 acres of land are designated as Agricultural Production. Within this district there are several properties that were developed in the 1960's, prior to the enactment of the Pinelands CMP. When the Agricultural District was delineated it included existing dwelling units along Geneva Street and Grube Avenue. The balance of the residential units in these areas are located within the Town Residential district. It is recommended that the Town Residential zoning boundary be extended to the northeast to include the existing residential dwelling units in Blocks 259, 261.01 and 261.02. More specifically the parcels listed in the table below should be rezoned to Town Residential.

Within Block 261.01 are lots 10 through 20.02 which are split between three different zoning districts. The zones include Highway Commercial (HC-2) along the White Horse Pike, followed by the Town Residential (TR) and then the Agricultural (AG) district. The Planning Board was directed to conduct an investigation to see if these and other properties with frontage along the White Horse Pike are in need of redevelopment or rehabilitation. Any redevelopment

or rehabilitation plan proposed for these properties should address the multiple zoning districts. Ideally the entirety of the properties should be included in the Highway Commercial zoning district in recognition of their frontage along a major State Highway. Because this area is split between three different Pinelands Management Areas the solution as to the appropriate zoning district is not simple. This area warrants further analysis to better determine the appropriate zoning designation.

BLOCK	LOT	STREET	EXISTING USE	YEAR CONSTRUCTED
259	17	Geneva Street	Residential	1967
259	18	Geneva Street	Residential	1965
259	19	Geneva Street	Residential	1966
259	20	Geneva Street	Residential	1964
259	21	Geneva Street	Residential	1962
259	22	Geneva Street	Residential	1962
259	23	Geneva Street	Residential	1961
259	24	Geneva Street	Residential	1962
259	25	Geneva Street	Residential	1961
259	26	Geneva Street	Residential	1959
259	27	Geneva Street	Residential	1962
261.01	1	Grube Avenue	Residential	1972
261.01	2	Grube Avenue	Residential	1950
261.01	3	Grube Avenue	Residential	1960
261.02	1	Grube Avenue	Split Zone/Partial Construction	1970
261.02	2	Grube Avenue	Residential	1920
261.02	3	Grube Avenue	Residential	1920

Miscellaneous Ordinance Revisions

In the 2007 Master Plan Reexamination Report the Planning Board identified a need to address home occupations and ordinance updates relative to parking, signage and other similar items. These recommendations should carry forth in this plan and the Planning Board should actively move forward to amend the ordinances.

The ordinance should be amended relative to institutional uses in the Pinelands Areas. The Comprehensive Management Plan utilizes a definition for institutional use that is very broad and encompassing.² While the uses defined as institutional are determined by the CMP, where they are permitted could impact residential communities. In the Pinelands Area institutional uses are permitted in all residential districts without regard for the scale of the use. Some institutional uses are more suited in areas where there is limited or no impact on a residential community. Other smaller scale institutional uses are more suited for residential areas. The ordinance should be amended

² **Institutional use** means any land used for the following public or private purposes: educational facilities, including universities, colleges, elementary and secondary and vocational schools, kindergartens and nurseries; cultural facilities such as libraries, galleries, museums, concert halls, theaters and the like; hospitals, including such educational, clinical, research and convalescent facilities as are integral to the operation of the hospital; medical and health service facilities, including nursing homes, rehabilitation therapy centers and public health facilities; law enforcement facilities; military facilities; churches; public office buildings; cemeteries; and other similar facilities. For purposes of this Plan, institutional use shall not include medical offices which are not associated with hospitals or other medical or health service facilities, nor shall it include assisted living facilities. (Pinelands CMP and Local Ordinance)

to differentiate between the different types of institutional uses and the scale of development. Standards should be enacted that protect established communities from larger scale institutional development. The zoning districts where different types of institutional uses are permitted should also be reviewed. The ordinance should further clarify the type of institutional land use and not just permit an institutional use without regard for scale and size.

In 2007 the ordinance was amended to provide relief to existing single-family dwelling units on undersized lots in the R5 area. In light of the changing economic climate the Township has recognized a problem with respect to financing requirements and the right to rebuild a non-conforming use as it relates to residential properties. There are areas in the Township with long established single-family dwelling units in zoning districts where residential uses are not permitted. These areas provide development rights to the single-family uses allowing them to erect accessory structures or additions to the single-family unit so that a property owner can continue to enjoy their residential property. While the general intent of an ordinance is to eliminate non-conforming uses, problems arise if a homeowner wishes to refinance or sell. Financing options are severely limited where the ordinance does not allow the non-conforming use to rebuild if more than 75% is destroyed by fire or other disaster. The ordinance should be reviewed to provide relief to these homeowners where the residential use is no longer permitted but has a long standing history in the area. The right to rebuild should not be limited so that it impacts the ability to resell or refinance a single-family dwelling unit.

The ordinances should be updated to reflect the changes to the Pinelands Comprehensive Management Plan relative to Forestry Practices and Wetland Management. The Township should consider amending the solar and wind ordinance to address large scale facilities as a permitted principal use in Pinelands and Non-Pinelands Areas. Renewable energy land uses have been declared as an inherently beneficial use under the Municipal Land Use Law. The Township should consider appropriate locations where the land uses are permitted with established design criteria to address the potential impacts from the development.

PART V: REDEVELOPMENT PLANS

40:55D-89.e.

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” 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.

On May 11, 2010 the Township adopted a Redevelopment Plan for the White Horse Pike Corridor, Phase I along Tilton Road. This included the former Lenox factory and a 16 acre vacant parcel to the north. (Block 453 Lot 1 and Block 314 Lot 1). This Redevelopment Plan has been adopted as part of the Land Use Element of the Master Plan in 2010.

The Township is continuing its efforts to complete redevelopment studies for the parcels along the White Horse Pike west of the Garden State Parkway. These efforts are on-going and will be addressed in future Master Plan Reexamination Reports or Updates.

Appendix I – R5 Zone Cluster Parcels

