2007 Master Plan Update
For the Pinelands Areas
Township of Galloway
Atlantic County, New Jersey

Adopted after a public hearing and Resolution by the
Township of Galloway Planning Board on July 12, 2007

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

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Prepared By:

Tiffany A. Cuviello, AICP, PP# 5533

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Introduction

In Galloway Township all land area located west of the Garden State Parkway is subject to the Pinelands Comprehensive Management Plan. This land area encompasses 69% of the total land area in the Township, of which 3,025 acres or 11% is within a Pinelands Regional Growth Area. The Regional Growth Areas in the Township consist of the R, R-1 districts with respect to residential growth; and the PO, HC1, HC2 for non-residential growth. Additionally, the I and IRD zones are growth areas that permit both residential and non-residential development.

The primary growth areas are located along the White Horse Pike and Chris Gaupp Drive for non-residential and in the Pinehurst section of the Township for residential growth. These areas are expected to contain at full build out approximately 4,343 residential units (6,514 units with the use of PDC's). In the Pinehurst area alone it is expected that a total of 2,500 residential units will exists at full build-out.

The main thoroughfare connecting these growth areas is Jimmie Leeds Road. This is a County highway that runs from the White Horse Pike to State Highway Route 9. Midway along these corridor is a full interchange access to the Garden State Parkway, known locally as the Atlantic City Rest Area, but formally as interchange 42 (although there are no signs to this effect). This is not your typical interchange in that you must traverse the Rest Area in order to access the local roadway or the Parkway. Although it is atypical, it is the major access point to the Township.

The interchange became an important part of Galloway Township since it provided access to the Richard Stockton College of New Jersey and Atlanticare Regional Medical Center's Mainland Campus. These two dominant land uses which were created in the early 1970's have forever shaped the landscape in the Township, primarily along Jimmie Leeds Road.

The Richard Stockton College of New Jersey

The Richard Stockton College of New Jersey is an important part of Galloway Township. The College was founded in 1969 and first offered instruction in 1971 to around 1,000 students. In 1981 the student enrollment surpassed 5,000 students (full and part time) and it is expected by 2008 full-time enrollment alone will reach 6,200 students. The College is a nationally ranked public liberal arts and professional studies institution of the New Jersey system of higher education.

Since 1990 the College has recognized a space shortage for both student housing and in academic facilities. The existing residential program provides housing to only 37% of full time enrollment compared to the College's target of 50%. Additionally, the College's facilities are under sized when using State space guidelines for higher education facilities. It is estimated that an additionally 326,000 gross square feet of new space is required to meet these standards based upon estimated enrollment in the coming years. The College is highly ranked as a leading public liberal arts College and it is vital that the facilities the College provides are adequate in order to maintain this ranking and distinction.

In addition to the academic facilities and programs, the College's 550-seat Performing Arts Center brings cultural opportunities and entertainment to the region, including world-class concerts, lectures, and productions.

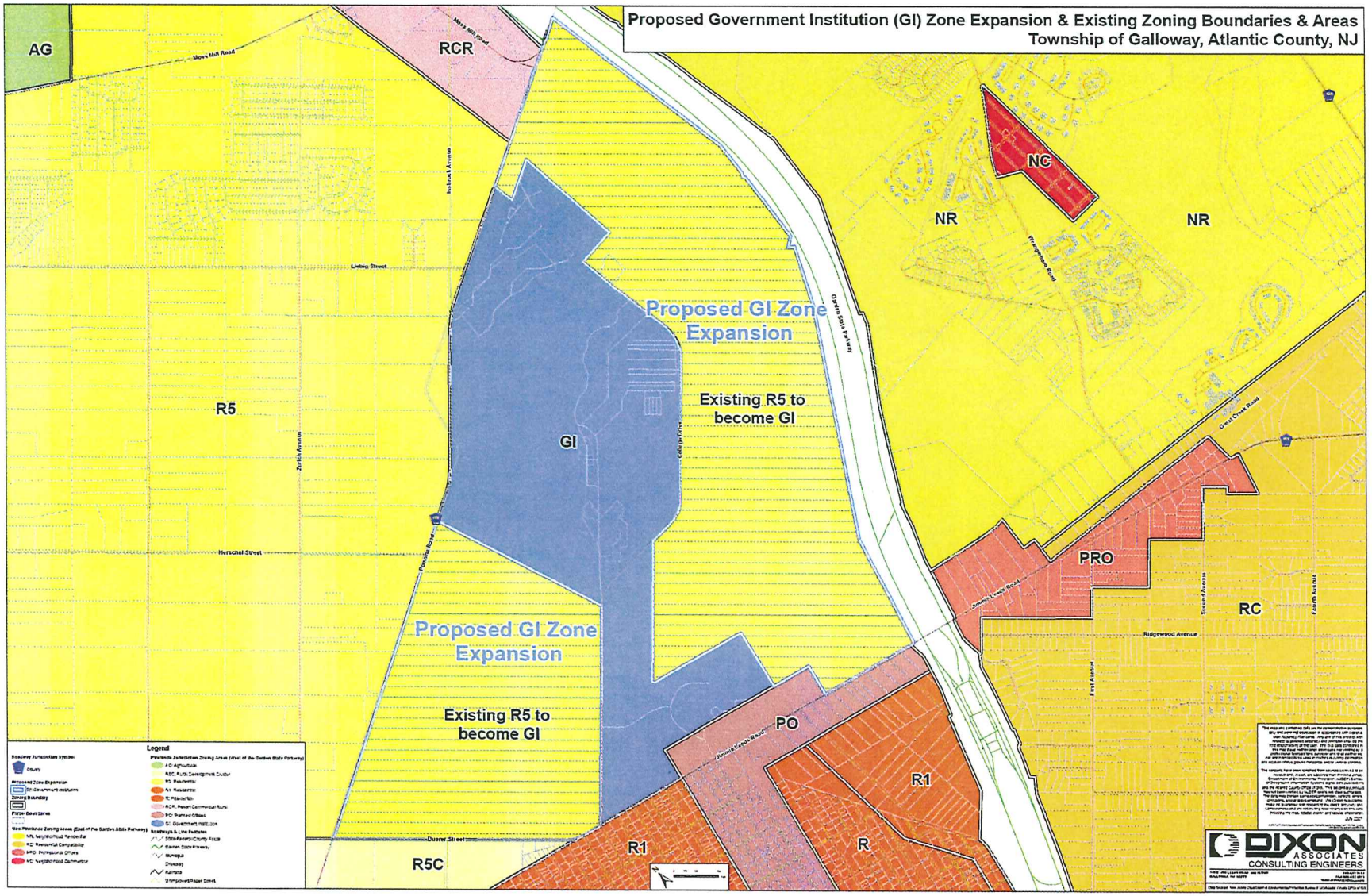
In May of 2000 the College completed a multi-purpose Sports Center and upgrades to their athletic fields, lighting of the fields, a new running track and other amenities for sports and recreational purposes. The College has hosted teams in training for the World Cup, an international soccer match was held at the College and Olympic Games training camp and exhibition matches were conducted on campus.

In 1997 the College was authorized additional graduate programs and in January 1999, Stockton awarded its first graduate degrees in the Masters of Business Studies program. The College currently offers six nationally accredited graduate degree programs in Business (M.B.A.), Holocaust and Genocide Studies (M.A.), Instructional Technology (M.A., Nursing (M.S.N.), Physical Therapy (M.P.T.), and Occupational Therapy (M.S.O.T.).[1]

The College has presented their ten-year Master Plan to the Governing Body. This plan requires substantial changes to the Pinelands districts, including increasing growth areas and allowing additional permitted uses. The Township has been involved in discussions with the College reviewing the details of their future plans and believes that the proposed development would help the College continue to grow and remain competitive. The College's plans include creating more on-campus student housing which would alleviate the student housing in Galloway's residential neighborhoods, including provisions to accommodate an estimated 4,000 to 6,000 college students on campus. The college also proposes to improve their athletic and academic complex and create a research park. Finally, the plan proposes an "Academic Village" including commercial and retail areas close to Jimmie Leeds Road. The Village would also include commercial facilities combined with a residential component internal to the campus. The residential component would provide varied housing types for employees of the hospital and College as well as the possibility of creating a senior housing area. The College has indicated that the commercial and retail areas, including the residential component (excluding dorm type facilities) would not be tax exempt and would contribute to the tax base in the Township.

In order to facilitate the expansion, the college would require a Pinelands Regional Growth Designation, permitting up to 300 acres for development. The proposed development has been depicted to extend west from the Garden State Parkway to Pomona Road. The southern boundary of the College area would extend to Jimmie Leeds Road and Duerer Street and north to interchange 44 on the Garden State Parkway. This area is currently designated as a Government Institution (GI) and Rural Development (R5) district. The first step in this process is to facilitate the expansion of the GI growth district across the entire tract, including all of Block 875.04 and as depicted on the map below. As part of the growth area expansion, a greenbelt should be include in the College's development plans and required in any ordinance revisions. The greenbelt will preserve wetlands and offset the expanded growth area. The greenbelt requires approval by the Pinelands Commission.

[1] The Richard Stockton College of New Jersey webpage – President's Page http://president.stockton.edu/history.htm


Proposed Government Institution (GI) Zone Expansion & Existing Zoning Boundaries & Areas
Township of Galloway, Atlantic County, NJ
AG
RCR
NC
NR
NR
R5
GI
Proposed GI Zone Expansion
Existing R5 to become GI
Proposed GI Zone Expansion
Existing R5 to become GI
PRO
RC
PO
R1
R
R1
R5C
Legend
DIXON ASSOCIATES
CONSULTING ENGINEERS

The Township and Planning Board recognize the College's desire to create the "Academic Village" component of their Master Plan; however it is felt that additional details should be provided with a definitive plan for the "Academic Village" so that the potential impacts on Jimmie Leeds Road and the remainder of the Township can be addressed.

At this time the Planning Board recommends the extension of the GI zoning district; however the revision of the ordinance to allow for the uses in the "Academic Village" should be reviewed in more detail and subject to a subsequent Master Plan document.

Attached hereto as Appendix A is a draft ordinance implementing the expansion of the GI Zoning District to require the creation of a greenbelt as required by the Pinelands Commission. This ordinance should be recommended for adoption to the Governing Body pending adoption of the Master Plan Update.

Medical Facilities

Galloway Township is not only home to the Richard Stockton College of New Jersey, but it is also home for over 30 years to one of the regions major hospitals and medical campuses. The AtlantiCare Regional Medical Center - Mainland Campus opened in 1975. It is located in the Government Institution zoning district along Jimmie Leeds Road just east of the Richard Stockton College of New Jersey. AtlantiCare's Mainland Campus experienced a 44 percent growth in admissions from 1986 to 1992. To meet the growing and evolving needs of the community, the Mainland Campus completed a $16 million modernization or renovation project in early 1992.[2]

Part of the AtlantiCare Mainland Campus includes the Bacharach Institute for Rehabilitation Center, constructed in 1976. Bacharach was established in 1924 as a hospital for children with polio, today's Bacharach offers a full spectrum of both inpatient and outpatient rehabilitation for adults and children, including physical and occupational therapy, speech and hearing services, cardiopulmonary, orthopedic and joint replacement rehabilitation, brain injury rehabilitation, stroke rehabilitation, neurological conditions, sleep disorders and aquatic therapy.[3]
The location of the Hospital campus has resulted in numerous smaller medical office facilities along Jimmie Leeds Road and Chris Gaupp Drive. In order to accommodate these uses along Jimmie Leeds Road the Township created a conditional use provision in the ordinance allowing office facilities. Over time these facilities have flourished in close proximity to the Hospital. Coupled with the medical offices are assisted living facilities and nursing homes. All of these uses lend themselves to having close access to the Hospital.

[2] AtlantiCare webpage http://www.atlanticare.org/
[3] Bacharach Institute for Rehabilitation webpage http://www.bacharach.org/

White Horse Pike

While Jimmie Leeds Road has thrived with development over the past ten years, the White Horse Pike has not faired as well. The Township has attempted to find solutions to this problem including recent ordinance updates that would permit additional land uses and allow for smaller lot development. A major factor that contributes to the development restrictions on the White Horse Pike is the location of wetlands and wetland buffers. In addition, the lack of public sewer in certain areas has also contributed to the lack of development. The Township has extended sewer lines for a large part of the White Horse Pike, and plans will continue to serve the entire stretch of the highway.

The challenges of developing on the White Horse Pike were addressed in the Reexamination Report and Master Plan Update; however some additional challenges impacting smaller lots remain unsolved. Although the ordinance updates including reducing the lot sizes, there remains numerous lots that are undersized and will never be able to conform to the minimum lot area requirements. One solution is to further reduce the lot sizes; however the Township still hopes to see larger development on the White Horse Pike and by reducing the lot size across the entire HC zones would limit that from occurring. Therefore, in order to recognize those lots that will never be able to conform to the lot size requirements it is recommended that a new Conditional Use be created allowing for development on existing undersized and isolated lots.

The existing minimum lot size in the HC-1 zone is 35,000 square feet; The HC-2 zone permits one acre lots[4]. It is recommended that a conditional use be permitted in the HC zones that allows for development on 20,000 square foot lots; provided the lots are existing lots of record and were not created by a subdivision subsequent to the adoption of the Master Plan Update. Any applicant for a conditional use will be required to demonstrate that no additional land is available to conform to the minimum lot size restrictions for the HC district. The permitted uses on these lots when adjacent to existing residential development which is not located in a commercial zoning designation will be restricted to offices; a lower impact land use than retail. Any development plan will be required to provide for parking and landscaping. Lot coverages should not exceed those permitted in the HC district. Any development should also be considerate of driveway access points. Where practical internal circulation between properties should be encouraged. Any conditional use should also review the location of nearby driveway access points to the White Horse Pike to ensure that no conflicts are created and safe access is provided to the property.

There will be lots that are smaller than 20,000 square feet; however these are the exception. Most of the smaller lots share common ownership with adjoining parcels. However, when a smaller lot does desire development they are permitted to

[4] As proposed in Ordinance 1703-2007 pending Pinelands Certification.

request a variance from the Planning Board for a smaller lot size.

In addition to the recommended changes above, it is also recommended that the ordinance be revised to permit more than one permitted use on a parcel of land in the HC zoning districts provided that the standards for parking and drainage are satisfied. This will further eliminate the need for variances when like uses are proposed on the same parcel of land.

It is recommended that the HC2 boundary be adjusted between Genoa Avenue and Prague Avenue. The existing zoning boundary extends 1,000 feet from the White Horse Pike, but is not consistent with existing lot lines. In order to protect existing residential parcels and promote development in the HC2 district it is recommended that the zoning boundary be adjusted to follow existing streets and lot lines as shown below and listed in the table.

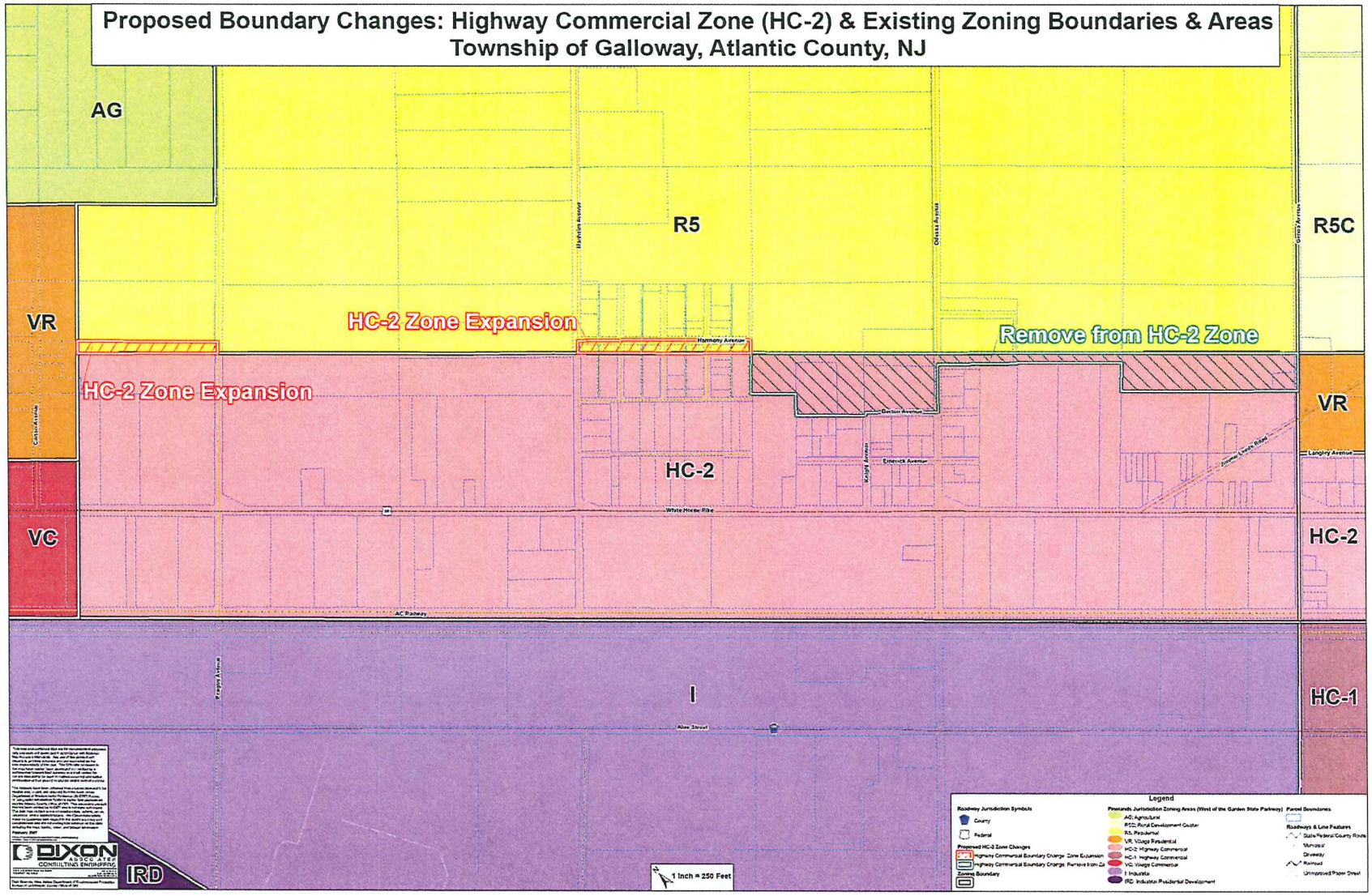
Affected Parcels: Proposed HC-2 Zone Expansion

HC-2 Expansion

BLOCK	LOT	PROPERTY LOCATION
00346	00018 04	310 S CARTON AVE
00463	00002	360 S MANNHEIM AVE
00463	00001	360 S MANNHEIM AVE
00464	00001	SINES ST
00464	00002	SINES ST
00465	00001 03	SO SECOND ST
00465	00002 03	SO THIRD ST
00466	00004	SO THIRD ST
00466	00005	HARMONY AVE

Take all or part of lot out of HC-2 Zone

BLOCK	LOT	PROPERTY LOCATION
00467 03	00018	423 W BARTON AVE
00467 03	00019	365 S ODESSA AVE
00467 03	00020	ODESSA AVE
00467 03	00021	ODESSA AVE
00468	00001	ODESSA AVE
00470	00011	ODESSA AVE
00470	00031 01	GENOA AVE
00470	00031 02	367 S GENOA AVE

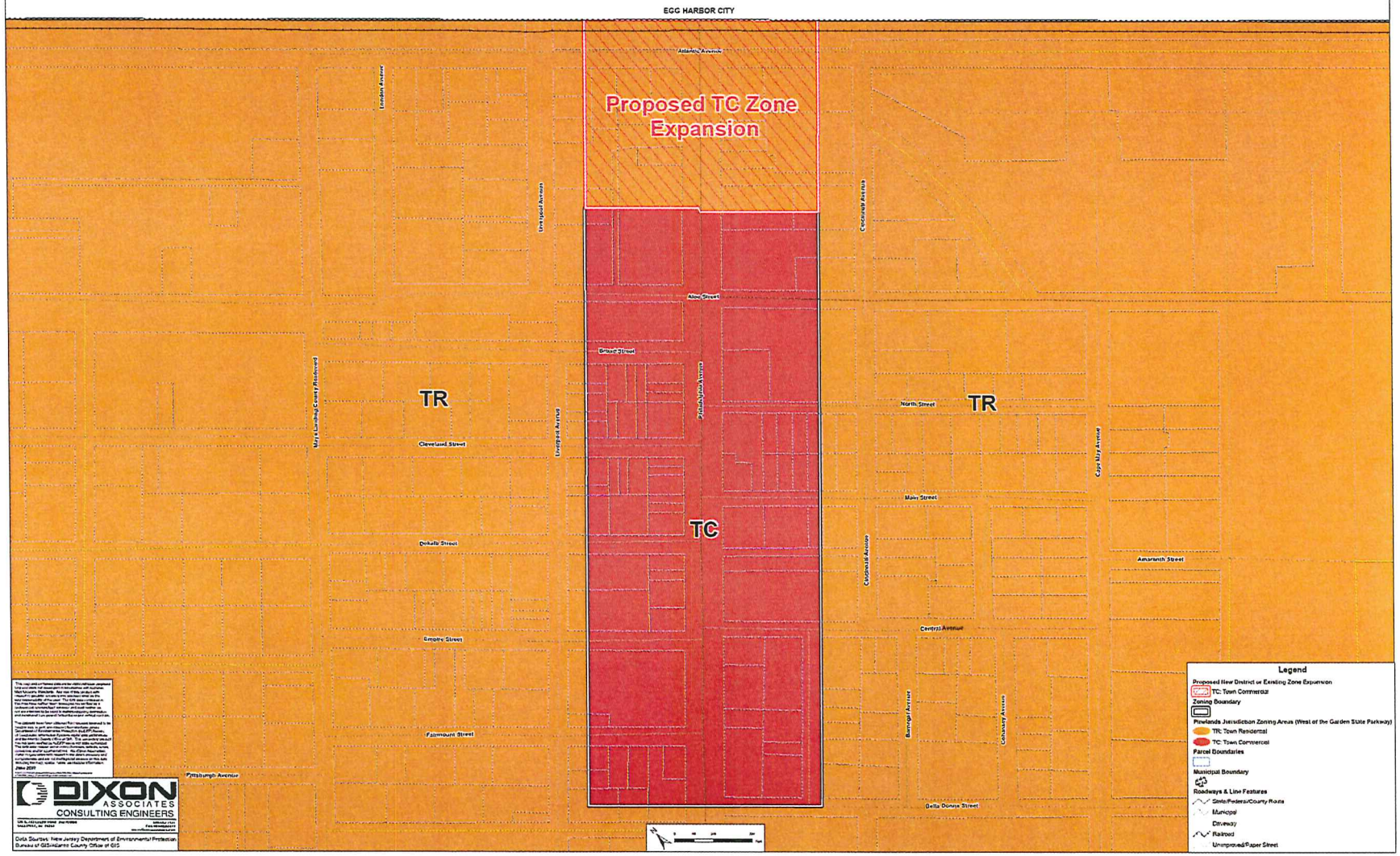

Proposed Boundary Changes: Highway Commercial Zone (HC-2) & Existing Zoning Boundaries & Areas
Township of Galloway, Atlantic County, NJ
AG
R5
R5C
VR
HC-2 Zone Expansion
Remove from HC-2 Zone
HC-2 Zone Expansion
VR
HC-2
VC
HC-2
I
HC-1
IRD
1 Inch = 250 Feet
Legend

South Egg Harbor

The existing TC zoning district on Philadelphia Avenue (State Highway Route 50) should be extended to the northeast to the Township boundary with Egg Harbor City. The TC district would encompass Block 125, Lots 1, 2, 3, 6, 8.01 and p/o lots 4, 5, 7 and 8.02; and Block 94, Lots 2, 3, 8, 9, 10, 11, 12, 13, and p/o lots 1, 4, 5 and 6. The existing TC zone ends approximately one block from Egg Harbor City and the Railroad Tracks. The zoning in Egg Harbor City along Philadelphia Avenue is RA (Redevelopment Area). Egg Harbor City has been developing plans for this area to include higher density residential and commercial uses along Philadelphia Avenue. The City is hoping to create a pattern of development that will build upon the location of the train station just off of Philadelphia Avenue.

The zoning in Galloway Township along Philadelphia Avenue is currently Town Residential and does not permit commercial development. It is recommended that the TC district located closer to Aloe Street be extended to meet the redevelopment area in Egg Harbor City. This would provide for a more consistent zoning pattern across Municipal boundaries as well as advance the economic advantages for development along Philadelphia Avenue, a State Highway. It is further recommended that the Township of Galloway work with Egg Harbor City as they develop their Redevelopment Plan; offering Galloway a unique opportunity to plan for the possible changes that may result from the adoption and implementation of Redevelopment around the train station in Egg Harbor City.

Proposed Town Commercial (TC) Zoning Area Expansion & Existing Zoning Boundaries & Areas
Township of Galloway, Atlantic County, NJ



Conclusion

Since the early 1980's the Township has been under the jurisdiction of the Pinelands Comprehensive Management Plan. Predating the Pinelands are major developments along Jimmie Leeds Road that continue to shape the landscape in the Township. In addition to these important facilities and the location of the Garden State Parkway interchange is the location of the residential growth areas. Galloway Township contains one of three major growth areas in Atlantic County. Residential development has blossomed over the past ten years as is evidenced from a 34% increase of population from 1990 to 2000 and a further population growth of 21% from 2000 through 2005.[5]

These factors all contribute to the traffic and development patterns along Jimmie Leeds Road. It is important to recognize that Jimmie Leeds Road is the Township's primary roadway connecting its major highways and land uses. Jimmie Leeds Road connects the White Horse Pike (State Highway Route 30) to State Highway Route 9. Along the way it provides access to the Garden State Parkway, the Richard Stockton College of New Jersey and AtlantiCare's Mainland Campus. What was once a rural street has become the main thoroughfare in the Township; shaped by the major land uses and highways that Jimmie Leeds Road provides access to and from.

[5] Galloway Township Reexamination Report, 2007

Appendix A – Proposed New GI Government Institution District

233-79. GI Government Institution District.

A. Purpose. The purpose of the Government Institution District is to provide for the continued development of Stockton State College and the Mainland Division of the Atlantic City Medical Center. Upon the effective date of this ordinance section, any new development in the expanded GI district shall include a greenbelt buffer as approved by the Pinelands Commission. The greenbelt shall be shown on a Master Development Plan for the College.

B. Permitted Uses.

(1) Instructional buildings and related uses at Stockton State College.
(2) Non-instructional student and facility support buildings at Stockton State College.
(3) Hospital uses by Atlantic City Medical Center.
(4) Rehabilitative uses associated with the Betty Bacharach Rehabilitation Center.
(5) Health care and related facilities associated with the Atlantic City Medical Center and Betty Bacharach Rehabilitation Center, including psychiatric facilities within and related to the Medical Center.

C. Prohibited uses. The following are prohibited in the GI District:

(1) Freestanding psychiatric and/or mental hospitals.
(2) Privately owned and operated medical office buildings.

D. Bulk requirements.

(1) Building coverage shall not exceed 30%.
(2) Total impervious cover shall not exceed 60%.
(3) As part of any application, the Planning Board may require installation of pedestrian or bike paths on the property that is the subject of the application. Any such paths will be developed in accordance with the standards in Section 233-50.
(4) All development located along Pomona Road (County Route 575) will be required to maintain a one-hundred foot setback. No parking or circulation will be permitted within the required setback. All natural vegetation in the setback area must be maintained to provide an adequate buffer.
(5) All development shall maintain a fifty (50) foot setback from Jimmie Leeds Road.