March 22, 2007
2007 Master Plan Reexamination Report
And Master Plan Update
For the
Township of Galloway
Atlantic County, New Jersey

Adopted after a public hearing by of the
Township of Galloway Planning Board on March 22, 2007

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Township of Galloway
Atlantic County, New Jersey

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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 six 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 is not required to be completed until March of 2007. Over the past six years the Township has experienced an estimated 21% growth in population, higher than any surrounding municipality. This growth has impacted development patterns and pressures in the Township. For this reason the Planning Board has found that a reexamination of the Master Plan is important to complete in order to better plan for and address the changing conditions in the Township.

Since the adoption of the 2001 Master Plan, the Township has prepared two important reports that have contributed to the changing development characteristics and have resulted in a zoning change that will add to the population growth by approximately 1,700 new residents or more in the Township's Industrial zoning district. These reports are the "Pinelands Regional Growth Area Density Study" dated July 2002 and prepared by Mott, Polistina and Associates. The second report is titled "Industrial Zone Rezoning and Density Justification Report" dated August 2003 and prepared by Mott, Polistina and Associates. These reports were used in the preparation of this document.

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 last reexamination report.

Galloway Township adopted their Master Plan on March 1, 2001. Following are the goals and objectives that formed the basis for the existing Master Plan:

Goals:

The primary goals for Galloway Township and this Master Plan Update are to continue development patterns that reduce trip generation, create livable communities and to enhance the overall quality of life for the residents of Galloway Township. This Master Plan also endeavors to correct the lack of necessary commercial facilities by creating nodes to serve the residents of existing neighborhoods.

Objectives:

Land Use:

Conservation/Preservation- Conservation/preservation areas include the Conservation, Preservation and Forest Area zoning districts.

A. Target and identify environmentally sensitive areas.
B. Promote the preservation of valuable or environmentally sensitive areas wherever possible.
C. Protect groundwater and surface water quality.
D. Preserve groundwater supply by implementing water quality management techniques.
E. Minimize the impacts by limiting the types and intensity of development.

Agriculture-

A. Preserve farmland and maintain agricultural uses as viable industries.
B. Protect scenic vistas and preserve natural resources.
C. Minimize visual and environmental impacts of new development.
D. Promote buffers between existing and proposed residential development to reduce potential conflicts between the two uses.
E. Increase awareness of the Preservation of Development Rights (PDR) and Transfer of Development Rights (TDR) programs and funding available to residents.

Residential-

A. Promote residential infill and new development in appropriate locations and at appropriate densities.
B. Promote off-street parking and design standards that eliminate parking between the front of the house and the street.

Mixed-Use-

A. Promote infill and redevelopment in appropriate locations and at appropriate densities.
B. Ensure compatibility wherever possible between existing and proposed land uses.
C. Promote design standards that require adequate on-site off-street parking wherever feasible to reduce vehicular conflicts with residential uses.
D. Promote the conservation of residential properties along major transportation corridors to professional offices to provide adequate office space within the Township and reduce the need for excess traffic on streets that serve residential neighborhoods.
E. Promote the use of buffers between existing residential and proposed commercial uses to protect residents from impacts of light and noise.
F. In the designated villages and towns, encourage development patterns that reflect the characteristics and development patterns of the surrounding village.

Commercial-

A. Establish a strong non-residential ratable tax base without negatively impacting the quality of life for residents.
B. Encourage the development or relocation of small or incubator businesses that will enhance the diversity of products or markets offered to the residents of the Towship and region.
C. Capitalize on proximity to or location of major transportation corridors such as the White Horse Pike, U.S. Route 9, and the Garden State Parkway.
D. Encourage the consolidation of smaller lots to encourage adequate minimum lot sizes for new development wherever possible.

Industrial-

A. Establish zoning categories and intensities which reflect the availability of infrastructure and recognizes different environmental conditions.
B. Encourage site design standards that will minimize impacts on properties in surrounding zoning districts.
C. Create performance standards that will help to mitigate potential conflicts for proposed development.
D. Promote non-residential development in appropriate locations.

Governmental-

A. Accommodate existing facilities and allow for appropriate planned expansions.
B. Encourage improvements to major transportation corridors within the Township and region that will promote safe access to existing facilities.

Community Design:

A. Develop design standards to ensure good visual quality and design for all land uses.
B. Ensure that new development is visually compatible with the physical character of the Township, especially in the identified villages, centers, and Town Center.
C. Improve the visual and physical appearances of nonresidential areas while protecting residential neighborhoods from encroachment by incompatible uses.
D. Establish design standards that preserve the rural corridors and streetscapes in the villages, enhance non-residential development that is served by or directly accessible to primary transportation corridors, and foster a sense of identity in the Town Center.

Housing:

A. Implement appropriate Council on Affordable Housing policies in the Township to encourage the provision of housing to all income levels.
B. Encourage and enforce property maintenance to improve appearances of residential neighborhoods.

Circulation:

A. Promote the safe and efficient movement of goods and vehicles along Township roads.
B. Improve traffic safety along the White Horse Pike (US Route 30), Jimmie Leeds Road, and Route 9 by encouraging improvements to remedy deficient intersections, separating pedestrian/bicycle access and increasing pedestrian opportunities.
C. Continue coordination with Atlantic County and New Jersey Department of Transportation regarding proposed improvements to the major transportation corridors within the Township.
D. Provide a network of pedestrian paths which link residential neighborhoods with community facilities and commercial areas.
E. Ensure adequate parking facilities for both residential and non-residential uses throughout the Township, especially in the Towns Center.
F. Encourage ridership of mass transit and construction of a train stop for the New Jersey Transit commuter rail line within the Township.
G. Encourage the expansion of neighborhood commercial services in appropriate areas in the Township to reduce the number of vehicle trips.
H. Explore all options with the FAATC and the Atlantic City International Airport for increasing opportunities for transportation of people and goods throughout the region and eastern seaboard.

Utility Services:

A. Encourage new development to locate all utilities underground.
B. Minimize increased stormwater runoff from any new land development where such runoff will increase flood damage.
C. Maintain adequacy of existing and proposed culverts and bridges, dams, and other structures.
D. Promote groundwater recharge where favorable geological conditions exist.
E. Decrease non-point source pollution, to the greatest extent feasible.
F. Maintain the integrity of stream channels for their natural functions, including drainage and ecological purposes.
G. Reduce soil loss and stream channel erosion resulting from impacts of development or construction projects.
H. Reduce the levels of runoff pollution due to land development, which would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life.
I. Preserve and protect water supply facilities and water resources by means of controlling flood discharges, stream erosion, and pollution.
J. Work with the residents, County, and State to re-mediate areas of the Township where existing septic systems have failed.
K. Encourage the expansion of existing private water supply wherever permitted by law.

Community Facilities:

A. Review Township facilities for compliance with the requirements of the American with Disabilities Act (ADA).
B. Plan community facilities to accommodate anticipated future population growth.
C. Maintain appropriate emergency services for Township residents.
D. Identify and target areas appropriate for future community facilities such as new schools.
E. Require new development to pay its fair share of any off-tract improvements for community facilities to the extent permitted by law.

Parks, Open Space and Recreation:

A. Provide a full range of recreational facilities to meet the needs of the current and future Township residents.
B. Acquire additional land through dedication, purchase or other means to provide parks for new neighborhoods.
C. Create linkages between existing parks and open space areas that create greenway connections.
D. Create open space opportunities throughout the Township and around the community facilities such as schools.
E. Enhance and continue to develop a pathway system that connects residential neighborhoods with parks and schools.
F. Coordinate with County and State to capitalize funding opportunities within the Township.
G. Require new development to pay its fair share of any off-tract improvements for recreational amenities to the extent permitted by law.
H. Encourage and create opportunities for waterfront access in appropriate locations.
I. Improve and maintain existing facilities.

Conservation:

A. Minimize the impacts of development on environmentally sensitive areas including wetlands, stream corridors and aquifer recharge areas by limiting development in these areas.
B. Protect wooded areas for both recreational and hunting.
C. Create new and enhance passive recreational opportunities in appropriate portions of the Township.
D. Protect groundwater and surface water quality and preserve groundwater supply by implementing water quality management techniques.
E. Preserve and protect open space areas having scenic views and/or important historical, cultural or agricultural significance.
F. Maintain continuous networks of open spaces along streams, scenic areas and critical environmental areas.
G. Encourage lot averaging or cluster development techniques, which preserve natural amenities, farms, woodlands, scenic views and open space.
H. Coordinate with County, State, and private/not-for-profit agencies to maximize available funding for eligible preservation projects.

Economic Development:

A. Promote non-residential development that is consistent with the natural capacity of the land and the availability of water and infrastructure to ensure the economic well-being of the Township.
B. Direct retail and service commercial development to appropriate locations in the villages, Town Center, and along the major transportation corridors such as the White Horse Pike (U.S. Route 30).
C. Continue Conditional Commercial uses along U.S. Route 9 while maintaining a scenic highway effect by using architectural controls that promote a "quaint and historic" atmosphere and simultaneously integrate services for residents and visitors.
D. Promote the Township as a premier business location because of the close proximity to the casino industry in Atlantic City and the William J. Hughes FAATC, Atlantic City International Airport, and the New Jersey Commuter rail service.
E. Create pockets or "nodes" of community commercial services in strategic locations that are designed to meet the needs of the local residents, reduce vehicle trips, and create/define neighborhoods.

Historic Preservation:

A. Protect and preserve identified and/or designated historic sites.
B. Protect the integrity of the Township historic structures and the cultural setting in which they exist.
C. Identify and target new historic sites as they become available for preservation and/or public purchase.
D. Work with the State, Federal and not-for-profit agencies to maximize available funding for eligible preservation projects.

Agriculture:

A. Promote agricultural resources and industry within the Township.
B. Develop and market niche and specialty farming as viable component within the Township.
C. Work with the County and State to target viable farms for preservation programs.
D. Capitalize on County, State and Federal funding available for farmland preservation programs for eligible farms.
E. Promote scenic and aesthetic values of farmland in the Township.

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.

In examining the Master Plan, it is vital to consider the factors that shaped the 2001 Master Plan. The following demographic data provides the historical context, along with information which may be used to extrapolate trends in the Township and surrounding Region. The data used is based upon the 2000 Census, which provides an update to the data in the 2001 Master Plan which was based upon estimates from the 1990 Census. When comparing Galloway Township with nearby communities, only those that are similar in size and population density were chosen.

Population:

The following tables portray the change in the Township as it relates to neighboring municipalities, Atlantic County, and the State. According to the US Census, between 1990 and 2000, the Township's population increased by 7,879 persons or just below 40%. It is estimated that Galloway had a population of 37,748 persons in 2005[1], an increase of 21% from 2000.

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
2005	37,748	271,015	8717925
1990 to 2000	33.8%	12.6%	8.9%
2000 to 2005	21.0%	7.3%	3.6%

*Note: 2005 Population for the Township is estimated by calculating the total housing units completed from 2000 through 2005 and multiplying by Avg. Household size from 2000 census.

**Note: 2005 Population for the County and State is based upon the US Census Bureau 2005 Population Estimates

[1] According to the NJ Department of Labor, from 2000 to 2005 a total of 21 certificates of occupancy less demolition permits were issued. Using an average household size of 2.89 persons per unit, the Borough would have a projected population increase of 61 persons from 2000 through 2005.

Surrounding municipalities experienced a lower rate of growth from 1990 through 2000, with 25 to 28% increases in population compared to Galloway's 34% increase. Atlantic County's population increased by 12.6%, slightly higher than the State's population growth for the same time period. Using projections from the South Jersey Transportation Planning Organization, Galloway can expect an increase in population of 72% from 2000 to 2025, similar to Hamilton and Egg Harbor Township, but unlike the County which is expected to grow its population by only 31%.

The surrounding municipalities chosen for comparison purposes are similar in size with Galloway and have experienced similar growth trends. Galloway, Hamilton and Egg Harbor Townships are subject to the Pinelands Regional Growth Management District, which has resulted in substantial growth rates over the past 20 years. According to building permit data for new residential units constructed in Atlantic County these three Townships have experienced the highest growth rate over the past several years. This growth trend is expected to continue and the strain on local infrastructure and education systems will persist.

Table 2
PERCENT POPULATION CHANGE
1930 to 2005

	Change 1930-1940	Change 1940-1950	Change 1950-1960	Change 1960-1970	Change 1970-1980	Change 1980-1990	Change 1990-2000	Change 2000-2005
Galloway Twp.	1.2%	19.8%	36.1%	46.9%	47.1%	91.6%	33.8%	21.0%
Hamilton Twp.	5.3%	12.2%	59.4%	7.1%	47.4%	68.6%	28.0%	21.3%
Egg Harbor Twp.	1.4%	62.8%	12.1%	76.7%	96.1%	26.6%	25.2%	18.9%
Atlantic County	-0.6%	6.7%	21.5%	8.8%	10.9%	15.6%	12.6%	7.3%

Table 3
FORECASTED POPULATION CHANGE, 2000 TO 2025

Area Name	2000 Census population	2005 Forecast	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2000-2010 Absolute Change	2000-2010 Percent Change	2010-2020 Absolute Change	2010-2020 Percent Change	2000-2025 Absolute Change	2000-2025 Percent Change
Galloway Township	31,209	35,008	38,806	43,367	47,928	53,561	7,597	24%	9,122	24%	22,352	72%
Hamilton Township	20,499	22,856	25,213	28,016	30,819	34,245	4,714	23%	5,606	22%	13,746	67%
Egg Harbor Township	30,726	34,910	39,093	44,216	49,339	55,804	8,367	27%	10,246	26%	25,078	82%
Atlantic County, NJ	252,552	266,316	280,080	295,766	311,451	330,367	27,528	11%	38,830	14%	77,815	31%

Source: South Jersey Transportation Planning Organization.

The largest growth over the past ten years took place in the 45-54 population cohort, with the second highest growth rate occurring in the cohort between the ages 10 through 14 (See Tables 4 and 5). Essentially, Galloway has a large segment of their population in the school age years and in the 45 and over age group. This will have serious implications for the Township on both the educational system and services provided, including recreation demands.

The aging of the population is apparent in the Township with 16.6% of the total population over age 55. With the highest growth rate occurring in the 45-54 population cohort, it is reasonable to expect increases in the 55 and over population in the coming years. The Township also has two major developments that consist of age-restricted housing; Smithville Four Seasons consisting with over 1,200 units (281 remain to be constructed) and the recently approved Blue Heron Pines/Four Season application with 944 new units. These new developments will add to the increasing 55 and over population cohort.

Table 4

Galloway Township 1990 and 2000 Population Distribution by Age

	1990		2000		1990-2000 Percent Increase
	Total	Percentage	Total	Percentage	
School Age					
5-11	2,014	8.6%	4,790	15.3%	137.84%
12-14	778	3.3%	1,445	4.6%	85.73%
15-17	770	3.3%	1,242	4.0%	61.30%
Working/Voting					
16+	19,253	82.5%	24,482	78.4%	27.16%
16-64	17,568	75.3%	21,652	69.4%	23.25%
18+	17,072	73.2%	23,147	74.2%	35.58%
18-64	15,387	66.0%	20,317	65.1%	32.04%
Other					
0-4	1,913	8.2%	2,030	6.5%	6.12%
5-17	3,562	15.3%	6,032	19.3%	69.34%
18-44	12,645	54.2%	13,866	44.4%	9.66%
45-64	3,525	15.1%	6,451	20.7%	83.01%
65+	1,685	7.2%	2,830	9.1%	67.95%

Table 5 1990 & 2000 Population Profiles or Cohorts										
Age	Galloway Township					Atlantic County				
	1990		2000		Increase from 1990 to 2000	1990		2000		Increase from 1990 to 2000
< 5	1,913	8.2%	2,030	6.5%	6.1%	16,066	7.2%	16,483	6.5%	2.6%
5-9	1,479	6.3%	2,345	7.5%	58.6%	13,593	6.1%	19,133	7.6%	40.8%
10-14	1,313	5.6%	2,445	7.8%	86.2%	16,477	7.3%	18,346	7.3%	11.3%
15-19	2,143	9.2%	2,599	8.3%	21.3%	14,685	6.5%	15,966	6.3%	8.7%
20-24	2,530	10.8%	2,876	9.2%	13.7%	16,808	7.5%	14,294	5.7%	-15.0%
25-34	5,056	21.7%	3,791	12.1%	-25.0%	41,585	18.5%	33,626	13.3%	-19.1%
35-44	3,686	15.8%	5,842	18.7%	58.5%	32,712	14.6%	43,706	17.3%	33.6%
45-54	2,001	8.6%	4,116	13.2%	105.7%	22,049	9.8%	33,872	13.4%	53.6%
55-64	1,524	6.5%	2,335	7.5%	53.2%	20,601	9.2%	22,689	9.0%	10.1%
65+	1,685	7.2%	2,830	9.1%	68.0%	32,490	14.5%	34,437	13.6%	6.0%
Median Age	29.6	n/a	34.0	n/a	14.9%	34.0	n/a	37.0	n/a	8.8%

The Township's population is 52% female, consistent with the County and State. The ethnicity of the Township includes a slightly higher percentage of Caucasians and less of other ethnic groups than the County and the State. The Township also has a younger median age than the County and the State, at 34 years. (See Table 6)

Table 6
2000 Population by Categories

	Galloway Twp.		Atlantic County		New Jersey	
	Persons	%	Persons	%	Persons	%
Total	31,209	100%	252,552	100%	8,414,350	100%
Sex						
F	16,225	52.0%	130,478	51.7%	4,331,537	51.5%
M	14,984	48.0%	122,074	48.3%	4,082,813	48.5%
Race						
White	24,081	77.2%	172,632	68.4%	6,104,705	72.6%
Black	3,058	9.8%	44,534	17.6%	1,141,821	13.6%
Asian	2,498	8.0%	12,771	5.1%	480,276	5.7%
Other	90	0.3%	16,090	6.4%	473,793	5.6%
Two or More Races	675	2.2%	6,525	2.6%	213,755	2.5%
Hispanic Origin	1,924	6.2%	30,729	12.2%	1,117,191	13.3%
Age						
25-64	16,084	51.5%	133,893	53.0%	4,537,028	53.9%
65+	2,830	9.1%	34,437	13.6%	1,113,136	13.2%
Median Age	34	n/a	37	n/a	36.7	n/a
Persons Per Househo	2.70	n/a	2.59	n/a	2.68	n/a

Housing:

Galloway Township is partially located within a Pinelands Growth District which has contributed to a significant portion of its growth over the past 20 years. The Township is also the site of the Smithville Planned Unit Development, approved in the 1980's for 6,732 housing units. Since 1980, the total number of units approved has reduced to 3,100 units. The Smithville PUD is expected to reach full build-out over the next three to five years with an additional 281 housing units left to be constructed.

In the Pinelands growth district the Township has approved over 900 new family housing units since 2000. Additionally, the Township has recently approved 944 age-restricted residential units in the Pinelands growth area. These factors have resulted in the substantial population and housing growth rates for the past 20 years. Reflecting these trends is the 56% increase of housing units since 1990 in Galloway, a greater increase than the County and surrounding municipalities.

The primary unit in the Township is single-family detached at 63%. Of the remaining unit types, 11% are single-family attached (townhouse) units; and 10.5% are multi-family containing 5 to 9 units per structure. While the Township does contain duplex units and structures with more than 10 units, these unit types consist of less than 15% of the total occupied units combined. Additionally, the Township contains 180 mobile home units, 1.6% of the total occupied units, reflective of the various mobile home communities located throughout the Township.

Table 7
Household Size

	Average Household Size		1990-2000 Change
	1990	2000	
Galloway Township	2.69	2.70	0.4%
Hamilton Township	2.74	2.72	-0.7%
Egg Harbor Township	2.70	2.74	1.5%
Atlantic County	2.56	2.59	1.2%

Table 8 Housing Trends							
Municipality	1990 Units	2000 Units	1990 - 2000 Change	Housing Units (CO's less Demo's) 2000 - 2005	2005 Housing Units	2000 - 2005 Change	1990 - 2005 Change
Galloway Township	8,869	11,406	28.6%	2,422	13,828	21.2%	55.9%
Hamiliton Township	6,343	7,567	19.3%	1,603	9,170	21.2%	44.6%
Egg Harbor Township	10,018	12,067	20.5%	2,117	14,184	17.5%	41.6%
Atlantic County	106,877	114,090	6.7%	8,097	122,187	7.1%	14.3%

Source: US Census and New Jersey Department of Labor

Note: Estimated housing units are calculated by subtracting demolition permits from issued certificate of occupancies.

Table 9 Tenure by Units in Structure, Occupied Units 2000																			
Municipality	Total Occupied Units	1 unit det.	% of Total Occ. Units	1 unit attached	% of Total Occ. Units	2 units (duplex)	% of Total Occ. Units	3 or 4 units	% of Total Occ. Units	5 to 9 units	% of Total Occ. Units	10 to 19 units	% of Total Occ. Units	20+ units	% of Total Occ. Units	Mobile Home	% of Total Occ. Units	RV, Boat, Etc.	% of Total Occ. Units
Galloway Township	11,388	7,144	62.7%	1,282	11.3%	74	0.6%	401	3.5%	1,194	10.5%	798	7.0%	315	2.8%	180	1.6%	0	0.0%
Hamilton Township	7,567	4,314	57.0%	1,493	19.7%	186	2.5%	301	4.0%	629	8.3%	319	4.2%	249	3.3%	76	1.0%	0	0.0%
Egg Harbor Township	12,046	8,213	68.2%	415	3.4%	101	0.8%	289	2.4%	414	3.4%	389	3.2%	270	2.2%	1,849	15.3%	106	0.9%

A significant trend in the Township is the number of housing units which are age-restricted or occupied by persons over the age of 65. Between 1990 and 2000 the Township has realized a 68% increase in the total occupied housing units by persons over the age of 65. This is significantly higher then the surrounding municipalities and dramatically higher than the County. A large portion of this population can be attributed to the Smithville PUD Four Seasons development. This project will contain 1,260 age-restricted units at build-out, which is expected to be completed within the next five years. Another factor is the percentage of the population age 65 and over whom rent. In Galloway this represents 3.4% of the total units, and 21% of the units occupied by persons over 65 years of age.

These numbers increase when we look at the percentage of the total housing units with householders over the age of 55. This is important to note since the age-restricted developments that are presented with deed-restrictions represent persons 55 years of age and older. There is a difference of over 13% between householders over 55 years of age (28.5%) and householders over 65 years of age (15.9%). This demonstrates that the Township has a significant number of housing units occupied by householders over 55 years of age. This is expected to increase in the coming years.

The Planning Board recently approved a 944 unit age-restricted development on Tilton Road (Blue Heron Pines). This would result in a 31% increase of housing units with a householder over the age of 55. When we include Four Seasons at Smithville, the number will increase by 1,133 units (852 units constructed since 2000 plus 281 units remaining to be approve/built). The additional units from Four Seasons Smithville and Blue Heron Pines equals 2,077 new age-restricted units, a 68% increase of units with a householder 55 years of age or older.

Since 2000, Four Seasons at Smithville has constructed 852 new age-restricted units. This alone is a 28% actual increase in housing units with a householder 55 years of age and older. As noted above, this is expected to increase by another 40% over the next ten years.

Table 10
2000 Household Characteristics
(Householders 55+ years of age)

	Total	Percent
Total Occupied Units	10,772	100%
Units - Occupied by Householder 55+	3,074	28.5%
Owner Occupied	2,496	23.2%
Rental	578	5.4%
Units - Occupied by Householder 65+	1,708	15.9%
Owner Occupied	1,345	12.5%
Rental	363	3.4%

Source: 1990 and 2000 US Census Data

Table 11 Age of Householder						
Municipality	1990 Housing Units - Occupied by Householder 65+	1990 Percent of Total Units Occupied by Householder 65+	2000 Housing Units - Occupied by Householder 65+	2000 Percent of Total Units Occupied by Householder 65+	1990 - 2000 Absolute Change (65+)	1990 - 2000 Percent Change (65+)
Galloway Township	1,016	13%	1,708	15.9%	692	68.1%
Hamiliton Township	807	14%	1,034	14.5%	227	28.1%
Egg Harbor Township	1,451	16%	1,788	16.0%	337	23.2%
Atlantic County	20,636	24%	21,864	23.0%	1,228	6.0%

Source: 1990 and 2000 US Census Data

Employment and Labor:

According to the 2000 Census the Township has seen a 26% increase in employment since 1990. This is less than Hamilton Township which has seen a tremendous growth in the retail jobs surrounding the Hamilton Mall. However, the employment growth is substantially greater than in the County and Egg Harbor Township. Of the total labor force age 16 and over, 64% are employed, with less than one percent in the armed forces. Twenty-eight (28%) of the population age 16 and over are unemployed, or not considered part of the labor force.

Table 12 EMPLOYMENT STATUS 1990-2000 (Population 16 years and over)				
Area Name	Total Employment 1990 Census	Total Employment 2000 Census	1990-2000 Absolute Change	1990-2000 Percent Change
Galloway Township	13,449	16,987	3,538	26.3%
Hamilton Township	9,056	15,509	6,453	71.3%
Egg Harbor Township	14,085	16,391	2,306	16.4%
Atlantic County, NJ	120,804	125,696	4,892	4.0%

Source: 2000 US Census Data

Table 13 EMPLOYMENT STATUS 2000		
	Total	Percent of Population 16 Years and Over
Population 16 years and Over	23,638	100%
In Labor Force	16,987	71.86%
Civilian Labor Force	16,928	71.61%
Employed	15216	64.37%
Unemployed	1,712	7.24%
Armed Forces	59	0.25%
Not In Labor Force	6,651	28.14%

Source: 2000 US Census Data

The types of jobs held by Township residents are primarily management, professional, service, or sales and office occupations, each consisting of just less than one-third of the total jobs. The largest industry for employment is the arts, entertainment, recreation and food service industry at 34% of the total jobs. The second highest industry for workers is the health care and education sectors making up 18% of the total jobs.

Table 14 Distribution of Employment by Industry, 2000					
	Galloway Township		Hamilton Township	Egg Harbor Township	Atlantic County
Industry Code	Jobs	%	%	%	%
1	29	0.2%	0.5	0.2	0.7
2	998	6.6%	6.5	7.9	6.5
3	463	3.0%	5.3	3.6	4.3
4	243	1.6%	2.0	2.7	2.4
5	1,550	10.2%	12.3	12.0	10.6
6	536	3.5%	4.5	5.2	4.2
7	299	2.0%	2.1	2.1	1.7
8	670	4.4%	3.6	3.9	4.3
9	1,141	7.5%	6.8	6.4	6.6
10	2,776	18.2%	18.7	18.9	17.3
11	5,159	33.9%	25.8	27.2	32.1
12	480	3.2%	4.5	3.9	4
13	872	5.7%	7.4	6.0	5.5

Source: U.S. Census Bureau, 2000 Census

Industry Code:

1 – Agriculture, Forestry, Fisheries & Mining
2 – Construction
3 – Manufacturing
4 – Wholesale Trade
5 – Retail Trade
6 – Transportation, Warehousing, Utilities
7 – Information
8 – Finance, Insurance, Real Estate, Rental
9 – Prof., Sci., Mgmt., Admin Services
10 – Educ. Health, Social Services
11 – Arts, Entertainment, Recreation, Food
12 – Other Services
13 – Public Administration

Table 15 Employment by Occupation, 2000			
	No. Persons	% Galloway	% Atlantic County
Mgmt., Prof. & Related	4,380	28.8	25.6
Service	4,332	28.5	30.3
Sales and Office	4,193	27.6	26
Farming, Fishing & Forestry	0	0.0	0.4
Const., Extraction & Maint.	1,244	8.2	8.6
Production, Transp. & Material Moving	1,067	7.0	9.1
Total	**15,216**	**100**	**100**

Source: U.S. Census Bureau, 2000 Census

In Atlantic County, the South Jersey Transportation Planning Organization is responsible for preparing employment and population projections. The SJTPO estimates a 31% growth rate in employment between 2000 and 2025 in the Township. This is generally consistent with estimated growth rates in Hamilton and Egg Harbor Townships, but less than forecasted for the County.

Table 16
FORECASTED EMPLOYMENT CHANGE, 2000 TO 2025

Area Name	SJTPO 2000 Estimated Employment	2005 Forecast	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2000-2010 Absolute Change	2000-2010 Percent Change	2010-2020 Absolute Change	2010-2020 Percent Change	2000-2025 Absolute Change	2000-2025 Percent Change
Galloway Township	6,665	7,106	7,546	8,088	8,629	8,750	881	13.2%	1,083	14.4%	2,085	31.3%
Hamilton Township	7,811	8,213	8,615	9,088	9,560	9,740	804	10.3%	945	11.0%	1,929	24.7%
Egg Harbor Township	9,546	10,200	10,853	11,633	12,412	12,660	1,307	13.7%	1,559	14.4%	3,114	32.6%
Atlantic County, NJ	125,739	135,918	146,096	158,447	170,798	189,516	20,357	16.2%	24,702	16.9%	63,777	50.7%

Source: South Jersey Transportation Planning Organization.

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:

General

In Galloway Township, and across Atlantic County, the impacts of recent growth are being felt through increased enrollment in local schools, increased traffic congestion, and the continued strain on the infrastructure which services the growing population. As one of the top three municipalities in the County for growing residential population, the strain on services is not expected to decrease. The Township is continually working to balance the residential and non-residential growth in order to stabilize costs. This process is no easy task as the regulations from the Pinelands Commission, NJDEP, and the Office of Smart Growth all impact how the Township develops.

Approximately 69% (removing waterways from the Township's total land area) of the total land area in the Township of Galloway is subject to the rules and regulations of the Pinelands Comprehensive Management Plan (all land west of the Garden State Parkway). Of the total area within the Pinelands, 3,025 acres or 11% is within a Pinelands Regional Growth Area. The primary residential growth area is located in the R, R1, I and IRD districts (including Pinehurst, and Blue Heron Pines East and West). These areas are expected to contain at full build out approximately 4,343 residential units (6,514 units with the use of PDC's). This is an extremely concentrated area within the Township and the impacts from such development must be addressed. As of 2002, according to tax records the growth areas contained 1,908 residential units.

In the R and R1 zoning districts, known as Pinehurst, it is expected that a total of 2,500 residential units may be developed at full build out. Since 2000 Pinehurst received approvals for approximately 775 new residential units. In other areas, the Township recently approved a 944 unit age-restricted development at Blue Heron Pines East. With an estimated 1.8 persons per housing unit this equates to an additional 1,699 new residents. Major residential development is also permitted as a conditional use in the HC-2 zoning district along the White Horse Pike extending from Pomona to the western border with the VC zoning district. This area is expected to generate up to 350 additional age-restricted housing units; an estimated 630 new residents. In 2005 the Zoning Board of Adjustments

interpreted the permitted uses in the TI zoning district to include age-restricted housing. A proposal for development in this area has been submitted to the Pinelands Commission for 200 housing units; an estimated 360 new residents. In sum, with approved and existing developments in the growth areas, it is anticipated that a total of just under 4,000 residential units will exists. With full build-out of the growth areas expected at 4,343 units (6,514 with PDC's) the Township is close to realizing a potential slow down of residential development in the Pinelands areas.

The Township has also realized an increase in large lot estate housing developments in proximity to Route 9 with homes selling in excess of half-million dollars. This is in part due to the location of both the Marriot Seaview golf resort and Galloway National Golf-Club which was completed in 1994. Further contributing to the estate housing are the scenic views across the Edwin B. Forsythe National Wildlife Refuge and Reeds Bay offering views of the Atlantic City skyline.

Another pressing concern for the Township is the type of residential development that is occurring. As noted earlier, the Township contains a large percentage (28.5%) of housing units occupied by persons over the age of 55. This percentage is not expected to decrease with recent development approvals coupled with an 550 anticipated new age-restricted units (single-family and rental). Table 17 highlights approved and anticipated age-restricted housing developments in the Township. The additional 1,647 new housing units occupied by persons age 55 and older reflect a 54% increase of total housing units in this age cohort. (1647/3074=54%)

Of the total 3,787 approved and anticipated age-restricted housing units 72% are owner-occupied units; 7.5% are independent living facilities; and 20% are assisted living facilities. It is clear from this analysis that the Township contains a significant proportion of age-restricted single-family and assisted living units. (See Table 17)

Table 17

Age-Restricted Housing Developments

	Approved	Constructed	Remaining	Anticipated	Total
Owner Occupied					
Smithville Four Seasons	1,260	979	281		1,260
Blue Heron Pines East	944		944		944
Route 30 Overlay Zoning (Estimated)				350	350
Aloe Street (Proposed Townhouses)				200	200
Independent Living/Apartments					
Countryside Meadows	84	84			84
Aloe Village	152	152			152
Seashore Gardens	50		50		50
Assisted Living					
Alterra Health Center (Beds)	116	116			116
Galloway Health Center (Beds)	114	114			114
Royal Suites (Beds)	372		372		372
Seashore Gardens (Beds)	35	35			35
Sunrise (Beds)	110	110			110
TOTAL UNITS	**3,237**	**1,590**	**1,647**	**550**	**3,787**

In spite of the above, the Township has not completely reached the anticipated growth levels. This is a significant finding for the Township, since the impacts from the growth that have been occurring have already created strains on local infrastructure, schools, recreation facilities and traffic congestion.

The Township recognizes the eventual impacts from the projected residential development and has created zoning districts to accommodate much needed non-residential development along State Highway Route 9, Jimmie Leeds Road Chris Gaupp Drive, State Highway Route 30, and Pitney Road.

State Highway Route 9 bisects the eastern side of the Township and provides an alternative route to the Garden State Parkway. Just north of Galloway in Port Republic Route 9 merges with the Garden State Parkway. With the development of the Smithville PUD reaching near build-out the Township has seen an increased interest in non-residential development along Route 9 including a pending application for a Wawa Gas Station and Convenience Market; recent approval of the Courtyards at Smithville with retail and office uses; renewed interest in the Smithville Town Center shopping center; and various other retail and office developments north of Great Creek Road. The Township has also approved several office developments along Route 9 between Great Creek Road and Jimmie Leeds Road. Outside of the Route 9 corridor increased development applications have been approved along Chris Gaupp Drive and Jimmie Leeds Road primarily for new office uses, although there has been some interest in commercial development as well.

While the non-residential development is occurring in the areas described above, there continues to be a lack of development interest along the White Horse Pike in the Pinelands areas. In an effort to encourage development, the Township is actively pursuing the extension of sewer service along the White Horse Pike extending from Jimmie Leeds Road to Tilton Road. Additionally, recently approved residential development in the Industrial (I) district (Blue Heron Pines East) includes approximately 944 new residential age-restricted units which would help spur the market. The Township has also created a conditional use for property located on the White Horse Pike opposite Jimmie Leeds Road permitting age-restricted housing in combination with retail development. Despite these efforts, development interest is lacking for non-residential along this segment of the White Horse Pike.

The Township has met with the Casino Reinvestment Development Agency (CRDA) to discuss developing plans for the economic enhancement of the White Horse Pike. The CRDA is actively pursuing the creation of light-rail along the existing railroad tracks. The existing rail stations in Egg Harbor City and Absecon would greatly benefit from the addition of light-rail providing service to Atlantic City and Philadelphia. This would also impact development within Galloway Township such that the anticipated increased attractiveness of public transportation into Atlantic City could create a greater demand for new housing, coupled with the possibility of two new casinos being constructed in the City. This in turn could begin to spur more development along the White Horse Pike to service new residents.

State Development and Redevelopment Plan:

The State of New Jersey is currently in the cross-acceptance process for the 2004 Preliminary State Plan, a process that has been ongoing for three years now. Through cross-acceptance local government is asked to participate in the shaping of the goals, strategies and policies of the State Plan. The Township of Galloway has participated in this process through the Atlantic County Department of Planning, the negotiating entity for the County. The Township has raised several concerns with the State Plan and the State Plan Map including a primary concern relating to the Planning Area designation of PA5 along much of Route 9.

The Township requested some planning area changes along Route 9 which would be more consistent with the existing development along Route 9. The Office of Smart Growth (OSG) has agreed that a change is appropriate from PA5 to PA2 identified as Item 26 near the Absecon border and in the vicinity of Brook Lane. Other areas are deferred to Plan Endorsement (identified as Items 3, 4, 5 & 6). These areas are located north on Route 9 near Smithville and extending to the Township's northern boundary with Port Republic. The findings for deferring these areas to Plan Endorsement include that the areas are too small for a planning area change. These areas are not adjacent to an existing PA2 area which contributes to the States recommendation.

The area encompassing the golf courses was also requested for a Planning Area change from PA5 to PA2, however the State disagrees with this request since these areas have no sewer and are developed as a golf course. The State believes that the PA5 designation adequately reflects these conditions.

The Township does not agree with the State's findings and recommendations as it relates to the PA5 designation along Route 9. A point in reference is Chanese Lane in Galloway Township. This is an older residential neighborhood located to the east of Route 9. All of the lots on this street (approximately 45-48 homes built in the late 50's) are served by private wells and septic systems that are at least 50 years older and located on narrow 75-foot wide lots. These septic systems would not be permitted under today's standards. The property all drops off towards Reeds Bay. The logical solution to serving these residents is to provide public water and sewer lines and eliminate the septic and potential environmental consequences associated with them. However, this is an area located in the PA5 planning area and public water and sewers are not permitted in a PA5 district. Thus, these residents will not be able to connect to public sewer.

In the Township of Galloway there are several CAFRA centers located along Route 9 that are set to expire. These are developed areas, not virgin lands, which were identified in the State Plan as towns, villages, nodes or centers. In order to keep the CAFRA Center designation which would allow for development to continue in these areas as it has in the past the Township must submit to the OSG for Plan Endorsement. This is a long and costly process that requires numerous reports and studies to be completed, all at the cost of the local taxpayers. In the alternative, through a "bottom-up" approach to planning, it would appear logical to have these areas changed to appropriate Planning Area designations which are consistent with the existing development patterns. However, the OSG

does not agree with this concept and instead insists on having the Township submit an application for Plan Endorsement.

Council on Affordable Housing:

Galloway Township received substantive certification from the Council on Affordable Housing (COAH) for its first round 1987-1993 affordable housing obligation on March 13, 1989. Subsequently, the Galloway Township Planning Board adopted a housing element and fair share on June 5, 2000 that addressed Galloway's second round cumulative obligation of 409 units which included a rehabilitation component of 81 units and a new construction obligation of 328 units. COAH granted substantive certification to Galloway's second round housing element and fair share plan on December 15, 2004.

On March 23, 2006 the Planning Board adopted an amendment to their certified housing element, which was endorsed by the Governing Body on March 28, 2006 and approved by COAH on October 11, 2006. The amendment included the use of a 61-unit RCA to accommodate the obligation assigned to the Smithville PUD.

Newly revised COAH regulations were adopted in December of 2004. The methodology of determining each municipality's obligation was completely changed from a formula with a myriad of variables on a regional and local level to a 'growth share' concept. That is, for every eight new market rate units and every 25 new jobs (calculated by square footage of non-residential building) there is an obligation of one affordable unit. In response to the adoption of the new rules Galloway Township adopted a growth-share ordinance requiring any development of more the 20 new housing units to provide a 15% set-aside of affordable housing units either within the project or at another site in the Township. The Township is currently drafting a Round III Housing Element and Fair Share Plan for submission to COAH. The Round III plan must be submitted to COAH before May of 2007.

Under Round III, it is estimated based upon SJTPO population and employment projections that the Township will have an affordable housing obligation of 426 units for the years 2005 through 2013. This does not include the actual growth which occurred in 2004, adding an obligation of 63 units for a total obligation of 489 units. These projections are estimated and will be refined as part of a newly adopted Round III Housing Element and Fair Share Plan.

Recent appellate Court Rulings have created an unknown for municipalities across the State as COAH was told to revise their regulations within six months (July 2007). In the wake of the appellate court's decision the status of the Round III rules remains in limbo and the Township's next steps are essentially put on hold until the issue plays out in court or the rules are amended pursuant to the recent appellate decision.

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.

Over the past six years the Township has experienced a tremendous amount of residential development. As previously noted, the population has increased an estimated 21% between 2000 and 2005, higher than any surrounding municipality. Due to this increase of residential development the Township has felt strains on their Recreation facilities and other public infrastructure. These strains are also felt on the municipal budget and upon the school system. A secondary impact from the residential development is the need to increase non-residential land uses which would off-set the costs of the residential development as well as serve the residential community.

The Township is subject to the rules and regulations of various agencies and bodies, including the Pinelands Commission, CAFRA and the Council on Affordable Housing (COAH). Sixty-nine percent (69%) of the total land area in the Township is subject to the Pinelands Commission and any development in this area must be consistent with the Pinelands Comprehensive Management Plan. To further complicate land development decisions in the Pinelands is the designation of growth and non-growth areas. Of the total Pinelands area, 11% is classified as a growth area, where the higher density residential and non-residential land uses are directed. Any land use ordinance or report impacting the Pinelands area must be approved by the Pinelands Commission, as consistent with the CMP. The remainder of the Township is subject to the rules and regulations of CAFRA. The entire Township is impacted by the rules and regulations of COAH.

In order to create a land use plan for the Township which recognizes the challenges created from past development while remaining consistent with outside agencies the following recommendations are necessary for implementation:

Pinelands Areas

Regional Growth Districts

All land west of the Garden State Parkway is under the Pinelands jurisdiction. Generally the south side of Jimmie Leeds Road is within a Growth Area District and lands on the north side are in a Rural Development District. Growth areas are also located on the north side of Jimmie Leeds Road including the PO Growth District and the GI district for the Hospital and Stockton State College.

Since the 2000 Master Plan there has been significant development in the Pinelands districts along Jimmie Leeds Road. The development includes assisted living facilities, professional offices and residential development on the south side of Jimmie Leeds Road from the Garden State Parkway to Pomona Drive. The result of the increased development is not only changes in the landscape but changes in the traffic patterns, increased driveways and increased traffic levels. Many of the offices and assisted living facilities are locating in this area due to their close proximity to the Hospital.

In addition to the development that is already occurring along Jimmie Leeds Road, The Richard Stockton College of New Jersey has presented their ten-year Master Plan to the Governing Body. This plan requires substantial changes to the Pinelands districts, including increasing growth areas, adding preservation 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 enhance development along Jimmie Leeds Road and 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. Additionally, the college proposes to improve their athletic and academic complex; create a research park and provide commercial and retail areas close to Jimmie Leeds Road. The College has indicated that the commercial and retail areas would not be tax exempt and would contribute to the non-residential base in the Township.

In light of the above and the continued pressure to provide for non-residential development along Jimmie Leeds Road it is recommended that the Township work with the Pinelands Commission to extend the growth areas for non-residential development along Jimmie Leeds Road, consistent with the development patterns on the south side in the existing growth district. It is clearly important to maintain the Blue Heron Rookery, and any changes should continue to preserve the Rookery, while allowing appropriate development. Since the Rookery has been preserved, the purpose of the R5C district has been achieved. This should be recognized as part of any district or land use changes.

The expansion of growth areas along Jimmie Leeds Road as well as improving the growth areas on the White Horse Pike should be the subject of a comprehensive Master Plan Update separate from this report. It is therefore recommended that the Planning Board adopt a separate Master Plan Update relative to the above issues in Pinelands Areas of the Township.

South Egg Harbor - Town Industrial Expansion

West of Philadelphia Avenue along Aloe Street exist several pre-existing non-residential land uses. These include Senn Oil Company, Statewide, Ther-pro and Tri-State Building Supply. The non-residential land uses extend from Philadelphia Avenue to County Boulevard and are located in the TC and TR zoning district. All of the existing businesses are industrial uses, including warehousing, distribution and limited manufacturing: Statewide and Ther-pro are involved in recovery and restoration of buildings after severe water or fire damage and other similar functions; Senn Oil Company stores and distributes heating oil; Tri-State Building Supply stores and distributes building materials. It is therefore recommended that the zoning in this area be changed from TR to TI-2. The businesses are established and there is no sign of the area changing to residential. It is important to recognize existing established businesses while protecting established residential communities. Therefore, it is further recommended that the zoning provide for additional design standards including buffering, traffic patterns, and other similar items.

Specifically, the TI zone should encompass the parcels on both sides of Aloe Street extending from the existing TC zone to County Boulevard: p/o Block 94, lot 7 and p/o Block 95, lot 6 (after the end of the TC zone); Block 95, lots 1, 2.01, 2.02, 3, 4 & 5; Block 93, lots 4, 13, 14, 15 & 16; and Block 92, lots 2, 3 & 4. The new zone is depicted on the map below.

The ordinance should be amended to include a new TI-2 zoning district as follows:

233-77.B(6) TI-2 District: light industrial uses including the following: warehousing, storage, packing and crating, distribution facilities; General service or contractor's shop including carpenter and cabinet making shop, roofing shop, plumbing shop, furniture repair, light metal working, electrical shop, and similar establishments; office facilities and accessory uses.

The following bulk standards should be added to Table I relating to the TI district:

Lot Area –	1 acre
Lot Width –	100 feet
Lot Depth –	250 feet
Side Yard –	25 feet from a non-residential district and 50 feet from a residential district
Front Yard –	30 feet
Rear yard –	35 feet from a non-residential district and 50 feet from a residential district

Building Coverage – 25%
Accessory Building Coverage – 5%
Site Coverage – 60%

The following subsection should be added relative to the TI districts under Section 233-77 addressing specific standards relative to any development in the TI districts.

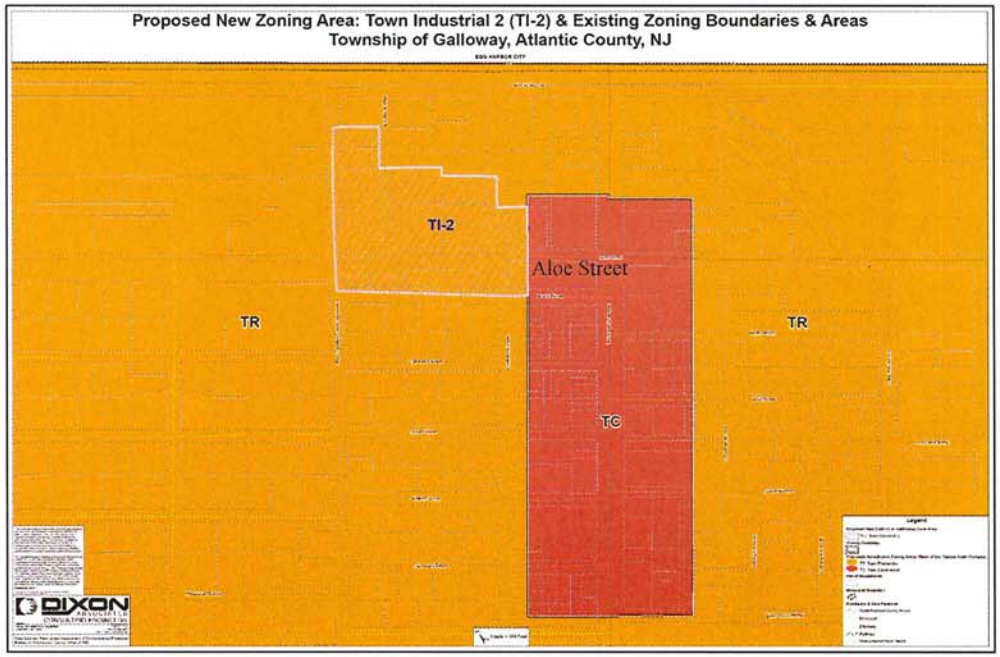
233-77.E. Additional Regulations applicable to the TI districts.

(1) All Industrial land uses shall conform to the provisions of Section 233-56.1.

(2) A landscape buffer/screen shall be provided within any required rear and side yard sufficient to screen the industrial land use from adjoining properties. Landscaping and screening shall include a combination of berms, evergreen material and fencing as appropriate.

(3) In the TI-2 district all truck traffic shall be limited to Aloe Street and County Boulevard. In no event shall adjacent residential streets (including Liverpool, London or Broad Streets) be used to access facilities; unless traffic detours are posted under special circumstances.

(4) All loading areas shall be screened from view of the residential zoning districts and land uses.



White Horse Pike

As residential development pressures continue throughout Galloway and southern New Jersey the need to balance the tax base and provide services to new residents is becoming ever present. Untapped resources in the Township are properties with frontage on the White Horse Pike (State Highway Route 30). While east of the Garden State Parkway the White Horse Pike has flourished with non-residential development, the growth west of the Parkway in the Pinelands Areas has not progressed. There are several reasons for the lack of development including the availability of public sewer, the location of wetlands and wetland buffers as well as the lack of residential development in close proximity to the Highway. Traffic levels may also lend to the lack of development interest along the White Horse Pike; the White Horse Pike provides access to Atlantic City but the motoring public generally travels via the Atlantic City Expressway or the Black Horse Pike to enter Atlantic City.

All of the factors discussed in this report are important in creating a plan for the White Horse Pike; however it is also important to look at the existing ordinance and review the bulk and use requirements that are existing that may impact future development. First and foremost is the ordinance's purpose to encourage commercial development along Route 30 and Pomona Road. Inconsistent with this provision is the ordinances requirement for large side and front yard setbacks; the requirement of 50-foot buffers adjacent to residential land uses; and the limitation on building coverage coupled with impractical lot size limitations. In order to facilitate the purposes of the ordinance the following recommendations are made:

1. Reduce the side yard setback requirement from 50 feet to 25 feet. This is appropriate since the abutting properties would be located in the Highway Commercial districts which do not permit residential land uses unless existing. The intent and purpose of the ordinance is to eliminate residential along the corridor and promote commercial, therefore the increased setback is not necessary between the permitted uses in the districts.

2. The ordinance should eliminate the requirement of providing a 50-foot landscape buffer adjacent to lots used for residential purposes. The ordinance should continue to require the 50-foot buffer where a lot abuts a residential zoning district. The purpose for this change is to continue encouraging non-residential development on Route 30.

3. The ordinance requirement for a 100-foot front yard setback is impractical. Areas in the HC district only extend 150 feet from the White Horse Pike, other areas extend 300 feet. With a front yard setback requirement of 100-feet combined with a rear yard setback of 50-feet a majority of these lots become undevelopable without significant variances. It is important to maintain a 50-foot rear yard setback since the lands to the rear of the HC districts are zoned as residential land uses. It is therefore recommended that the front yard setback requirement be reduced to 50-feet in order to facilitate reasonable development. In order to ensure that the streetscape is attractive and interesting it is further recommended that within the 50-foot front yard

setback a 25-foot landscaped area be created. The landscaped area should include street trees, landscaped islands and low growing material in order to ensure visibility of the non-residential development while improving the streetscape. Parking should not be permitted within the 25-foot landscaped area.

4. The lot size requirements also create hurdles to new development along the White Horse Pike. Those areas with limited depth of the zoning district do not have the larger lot sizes as you may see where the HC district extends 1,000 feet off of the White Horse Pike. The areas where the HC district extends larger distances off the White Horse Pike are not as vast as those areas where the depth is severely limited. It is therefore recommended that the minimum lot size in the HC-1 district be reduced from 1.15 acres to 35,000 square feet. Additionally, it is recommended that the lot size in the HC-2 district be reduced from 2 acres to 1 acre.

5. The minimum lot width in the HC1 district should be reduced from 200 feet to 120 feet. The lot width in the HC2 district should be reduced from 250 feet to 200 feet. This is consistent with the reduction of lot area in order to allow for the practical development of property on the White Horse Pike.

6. Remaining consistent with the above it is also recommended that the minimum lot and building coverage requirements be increased to allow for more developable area on the White Horse Pike properties. The maximum building coverage should be increased from 30% to 40% and the maximum impervious coverage should be increased from 60% to 70%.

7. The permitted land uses in the HC district are vast, however there are some land uses that are not permitted which would be appropriate along the White Horse Pike. These include self-storage facilities and limited warehousing for contractors where office or retail facilities are conducted on site in combination with the warehouse storage and distribution. In order to facilitate appropriate development with restrictions, it is recommended that these land uses be classified as a conditional use. Conditions associated with the development should include the requirement for office or retail on the same lot; increased buffering and screening for loading areas; screening the storage of large trucks on the property; providing a building design that is not industrial but includes architectural treatments to soften the building facades along the White Horse Pike.

8. The HC districts permit transportation and related commercial uses, including gasoline filling stations and automobile service stations. The ordinance does not contain any conditions for this use. It is recommended that reasonable conditions be attached to the conditional use as follows: limiting the storage of vehicles to the rear and side of the property; all vehicle storage should be in a designated parking area; and requiring landscaping and screening of vehicle storage areas.

The following specific ordinance changes are recommended to Section 233-80 to facilitate the above recommendations:

Add the following under Section 233-80B(3)(a):

[1] The storage of vehicles shall be limited to the rear and side of the property.

[2] All vehicle storage should be in a designated parking area.

[3] Landscaping and screening shall be provided around all vehicle storage areas.

Create the following new subsection under 233-80B(3):

(b) Self-service storage facilities

[1] Off-street parking shall be provided at the office at the rate of two (2) spaces per one hundred (100) storage units in addition to any required parking for the office as per ordinance requirements.

[2] One (1) ten (10) foot wide parking/loading lane shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.

[3] The minimum aisle width, exclusive of parking/travel lanes, shall be fifteen (15) feet for one-way traffic flow and twenty-four (24) feet for two-way traffic flow.

[4] Self-service storage facilities shall not exceed three (3) stories in height.

[5] Self-service storage facilities shall be designed so that the exterior of the development is composed of solid masonry walls or a decorative fence, unbroken by garage doors. Chain link fences are specifically prohibited. No portion of the facility shall be unprotected by either a solid wall or fence.

[6] Each facility shall be sufficiently landscaped to lessen the impact of the severe exterior wall or fence.

[7] The facility shall agree to include in each storage unit lese a prohibition on the storage of toxic, explosive, hazardous, or illegal materials.

(c) Limited warehousing for contractors

[1] In combination with the warehousing, an office and/or retail facility related to the storage shall be provided on the same site.

[2] All loading areas shall be and located in a rear yard and screened from view with a combination of fencing and landscaping as appropriate.

[3] Any truck or vehicle storage shall be located in a rear or side yard and shall be screened from view with a combination of fencing and landscaping as appropriate.

[4] All warehousing facilities shall be designed so that they do not portray a typical industrial building elevation along the Route 30 corridor; i.e. pre-fab metal buildings or pole barns and other similar industrial style buildings.

[5] Any applicant for limited warehousing shall submit architectural elevations demonstrating conformance with the above.

Amend the following under Section 233-80.C.

(1) The minimum lot area shall be 35,000 square feet in the HC-1 District and one acre in the HC-2 District.

(2) The minimum lot width shall be 120 feet in the HC-1 District and 200 feet in the HC-2 District.

(3) The minimum front yard setback shall be 50 feet in the Highway Commercial Districts.

(4) The minimum side yard setback shall be 25 feet in the Highway Commercial Districts.

(6) The maximum building coverage shall not exceed 40% in the Highway Commercial Districts.

(7) The maximum impervious coverage shall not exceed 70% in the Highway Commercial Districts.

Replace Section 233-80.D as follows:

D. Landscaping and Buffer requirements.
   (1) A minimum buffer of 50 feet shall be required along all lot lines separating the Highway Commercial District uses from a residential zoning district. The purpose of the buffer strip shall be to visually separate and screen the nonresidential use from a residential district and to minimize the impact of noise, lights, dust and movement of people and vehicles. No buildings or structures shall be located in the buffer strip.
   (2) A minimum landscape strip of 25 feet shall be provided along Route 30. The purpose of the landscape strip is to shield any headlight glare and to improve the streetscape along Route 30. Landscaping materials shall not be located in a linear fashion and shall include street trees in combination with low growing shrubs in order to preserve visibility of the non-residential development along Route 30. No parking shall be permitted in the landscape strip.

Non-Pinelands Areas:

Age-Restricted Housing

In light of the Township's recent approvals for new age-restricted housing units, and the expected changes to the Township's demographic profile it is recommended that age-restricted housing be eliminated as a conditional use in the NR zoning district. It is recognized that age-restricted housing will remain as a permitted use in other portions of the Township, including the HC district and the I district. The elimination of the use from the NR zone does not preclude the development of housing and it will not substantially impact the availability or variety of age-restricted housing throughout the Township. In the NR zone is the Smithville Planned Unit Development which at build-out will contain over 1,200 age-restricted units serving the eastern portion of the Township. The Township also contains various assisted-living facilities and nursing homes in proximity of the hospital; independent multi-family age-restricted developments at Countryside Meadows and Aloe Village; and new single-family and townhouse age-restricted development at Blue Heron Pines.

Commercial-Highway CH District

Along Waveland Avenue in the Commercial-Highway (CH) District from Fourth and Sixth Avenue is an area of limited industrial land uses including several construction companies with large storage areas and limited warehousing facilities. This area is removed from the White Horse Pike and is not likely to develop with community commercial uses as permitted by-right in the CH district. It is recommended that

the ordinance include a conditional use in the CH district that would permit warehousing and contractor warehousing and storage facilities. The conditional use provision should limit these land uses to the area on Waveland Avenue extending from Sixth Avenue to Fourth Avenue. Conditions attached to this use should include conformance with Section 233-56.1 of the ordinance as proposed herein; and screening/landscaping of the properties between those parcels with frontage along the White Horse Pike so that the use is not visible from the White Horse Pike and is screened from the view of the uses along White Horse Pike.

It is further recommended that the conditions created for Transportation and related commercial uses in the HC districts be placed in the CH district as well. The CH district permits transportation and related commercial uses as a conditional use but does not include any conditions associated with the land use.

The following specific ordinance changes are proposed to facilitate these recommendations:

Add a new subsection under Section 233-26.B as follows:

233-26.B.(5) Limited warehousing facilities including contractor warehousing and storage facilities in accordance with the following:

(a) All such uses shall be located on property with direct access to Waveland Avenue between Fourth and Sixth Avenue.
(b) A minimum 20 foot landscape buffer/screen shall be provided between such use and properties with frontage along Route 30 to adequately screen the facility from Route 30 and adjoining commercial land uses.
(c) All such uses shall conform to Section 233-56.1 of the ordinance.

Add the following under Section 233-26.B(1):

(a) The storage of vehicles shall be limited to the rear and side of the property.
(b) All vehicle storage should be in a designated parking area.
(c) Landscaping and screening shall be provided around all vehicle storage areas.

Town Center – Jimmie Leeds and Pitney Road

In order to facilitate and promote continued non-residential development in appropriate areas it is recommended that the CVC district be expanded along Jimmie Leeds Road and Pitney Road. Currently there are two CVC areas which are disconnected from one another along Pitney Road. It is recommended that the CVC district be expanded to include block 1165 lot 1.01. The properties with frontage along Pitney Road between Highland Avenue and just north of Dennis Drive should remain residential, recognizing that the connection of the CVC district would allow intense commercial land uses that would impact the established residential neighborhoods on Dennis Drive and Highland Avenue. However, it is also recognized that Pitney Road has changed by virtue of the existing CVC district. It is therefore further recommended that these properties include a conditional use which would permit office development. The conditional use should apply to those parcels located in the RC zoning district with frontage on

Pitney Road between Jimmie Leeds Road and Great Creek Road. The existing ordinance permits limited office uses as a conditional use along Jimmie Leeds Road under Section 233-17. The ordinance should be revised to include this segment of Pitney Road under Section 233-17.

The CVC district should also be extended along Jimmie Leeds Road just beyond Sixth Avenue to include lots 15 and 16 in Block 982; lots 18.01, 18.02, 16, 17 and 19 in Block 981.01; and lots 13, 14, 15, 16, 17 and 18 in Block 985. The County is currently working to implement plans for a new traffic signal at Jimmie Leeds Road and Sixth Avenue. The expansion of the CVC district would include land at this intersection which would be more appropriately used for commercial use then residential after the signal is installed. The expansion would also incorporate properties that have received development approvals for non-residential land uses. It is recommended that the expansion not include any of the residential lots on Camelback Drive. The CVC district should also be extended along Pitney Road to the south including lands behind the Stop n Shop Center and matching up to the CVC district on the opposite side of Pitney Road. (lots 2.02, 2.03 and p/o 3 in Block 983) See the map below depicting the proposed changes.

Jimmie Leeds Road and PRO District

It is recommended that the PRO zoning district be extended along the northern side of Jimmie Leeds Road to the east as far as Fourth Avenue. The expansion shall include lots 6.01, 6.02, 6.03, 10.04, 10.05, 10.06 and 10.01 in Block 984. Several of these properties have received approval from the Zoning Board to construct office dwellings. Other parcels contain residential units, however their location along Jimmie Leeds Road in proximity to the PRO district and approved office developments creates a unique opportunity for continued non-residential development in an appropriate location along Jimmie Leeds Road. This is a county highway with traffic levels that are not suitable for future residential development.

It is further recommended that the PRO zoning district extend north along Wrangleboro Road to the northeastern and northwestern corner of Wrangleboro and Great Creek Roads. This would encompass Block 950.02, lot12.01 and Block 988.01, lots 1 and 2. The inclusion of these lots in the PRO zoning district is a natural extension of the non-residential development patterns along Wrangleboro Road and Jimmie Leeds Road to Great Creek Road. It is recognized that there are residential land uses along Great Creek Road and the limitation of the PRO district to the "four corners" of this intersection would not permit the non-residential land uses to extend along Great Creek Road into established residential areas. This is a heavily traveled and signalized intersection offering an appropriate opportunity for non-residential development.

The PRO district limits the permitted uses to professional offices; however the Zoning Board has granted use variances over the past several years for non-office uses including Boardwalk Bank, Tangles Hair Salon, Blarney Castle Pub and Grille, The Bank of Gloucester County, a restaurant approval on lot 10, block 874, Coastal gas station. All of these variances were for properties located in the PRO zoning district. Recognizing that the purpose of the PRO zoning district is to promote office development, it is further clear that there is a market for a mix of land uses in this area evidenced by the

approvals granted by the Zoning Board over the past 6 years. It is therefore recommended that the PRO district be expanded to include a mix of non-residential land uses including neighborhood commercial land uses as defined in the Township ordinance. It should be clear that in the PRO zoning district fast-food facilities and gas stations shall not be permitted as a neighborhood commercial use as the intent is to allow for facilities that serve the immediate neighborhood and are consistent with the character of land uses in the PRO district along Jimmie Leeds Road.

The following ordinance revision is proposed with respect to the land uses in the PRO district:

233-19.B Permitted Uses.

(1) The offices of a doctor, minister, professional engineer, lawyer, real estate, general insurance, professional consultants or such similar uses.
(2) Neighborhood Commercial uses as defined in this ordinance and specifically excluding fast-food restaurants and gas stations.

In the vicinity of the Garden State Parkway just north of the PRO district is a 45+/- acre tract of land that has remained undeveloped. This parcel, known as Block 951, lot 1.01 is currently zoned NR and is surrounded to the west by the Garden State Parkway; to the north and east by Absegami High School and to the south by the PRO zoning district. The property has a restricted site access with no direct frontage along Jimmie Leeds Road, but through an unimproved street, Pennswood Road. In light of the constraints for access and surrounding land uses it is recommended that this tract of land be rezoned as Planned Commercial Recreation (PCR) in order to provide a more viable land use that is compatible with the surrounding properties.

Recognizing that this parcel is a large tract consisting of over 45 acres, the permitted land use should take advantage of the large tract of land and its unique location. The proximity to the Parkway entrance combined with the surrounding land uses and tract size offers a unique opportunity for a resort oriented development including hotel and conference facilities, private recreation facilities, restaurant, retail and entertainment uses and other similar items. It is therefore recommended that the permitted uses include hotel and conference facilities including restaurant, retail and recreation/entertainment uses. Due to the restricted site access on lot 1.01 in Block 951, it is further recommended that new PCR district also extend to include all of the parcels in block 950.01 and Block 950.02, lots 4 and 5.

The extension of the PCR district along Jimmie Leeds Road will provide for improved site access. The PCR district is designed to capitalize on the location of the Garden State Parkway access. Any development in the PCR district should be part of a comprehensive development plan with a minimum lot size of 40 acres. Any development should be encouraged to incorporate the properties with frontage along Jimmie Leeds Road.

The PCR district should also permit residential development for any lot without direct frontage along Jimmie Leeds Road in accordance with the bulk standards of the NR zoning district. Residential development shall be strictly prohibited along Jimmie Leeds Road. Additionally, professional offices and

neighborhood commercial land uses shall be permitted in the PCR district.

The following new ordinance section is recommended in order to create the new PCR zoning district:

233-26.1 Planned Commercial Recreation District (PCR)

A. Purpose. The proximity of the PCR district to the Garden State Parkway entrance combined with the surrounding land uses offers a unique opportunity to promote the development of a resort oriented development including hotel and conference facilities, private recreation facilities, restaurant, retail and entertainment uses.

B. Permitted Uses for a Planned Commercial Recreation Complex shall be as follows:
   (1) Hotel and Conference Facilities
   (2) Recreation and entertainment facilities including but not limited to aquatic facilities; amusement arcades; recreation fields, outdoor or indoor sports facilities; bowling alleys; golf facilities; health clubs and spas; skating facilities, etc.
   (3) Restaurants.
   (4) Retail services designed to serve the planned commercial recreation complex.

C. Permitted Uses for tracts that are not part of a Planned Commercial Recreation Complex shall be as follows:
   (1) Professional Offices
   (2) Community and Neighborhood Commercial uses
   (3) F for those parcels without direct frontage on Jimmie Leeds Road permitted uses in accordance with the NR zoning district requirements.

D. Bulk Requirements – Planned Commercial Recreation Complex.
   (1) Minimum tract size: 40 acres.
   (2) Minimum setback from Jimmie Leeds Road: 50 feet
   (3) Minimum perimeter setback: 50 feet
   (4) Minimum setback from land owned by the Board of Education: 100 feet
   (5) Maximum height: 45 feet for building or structures within 100 feet of Jimmie Leeds Road. The building/structure height may increase 5 feet for every additional 100 feet the building/structure is setback from Jimmie Leeds Road. In no event shall a building/structure exceed 100 feet in height.
   (6) Maximum impervious coverage: 75%

E. Bulk Requirements for individual tracts:
   (1) Minimum lot area for individual uses: 50,000 square feet.
   (2) Minimum front yard setback: 40 feet
   (3) Minimum side yard setback: 20 feet
   (4) Minimum rear yard setback: 20 feet
   (5) Maximum building height: 35 feet
   (6) Minimum building coverage: 30%
   (7) Minimum impervious coverage: 60%

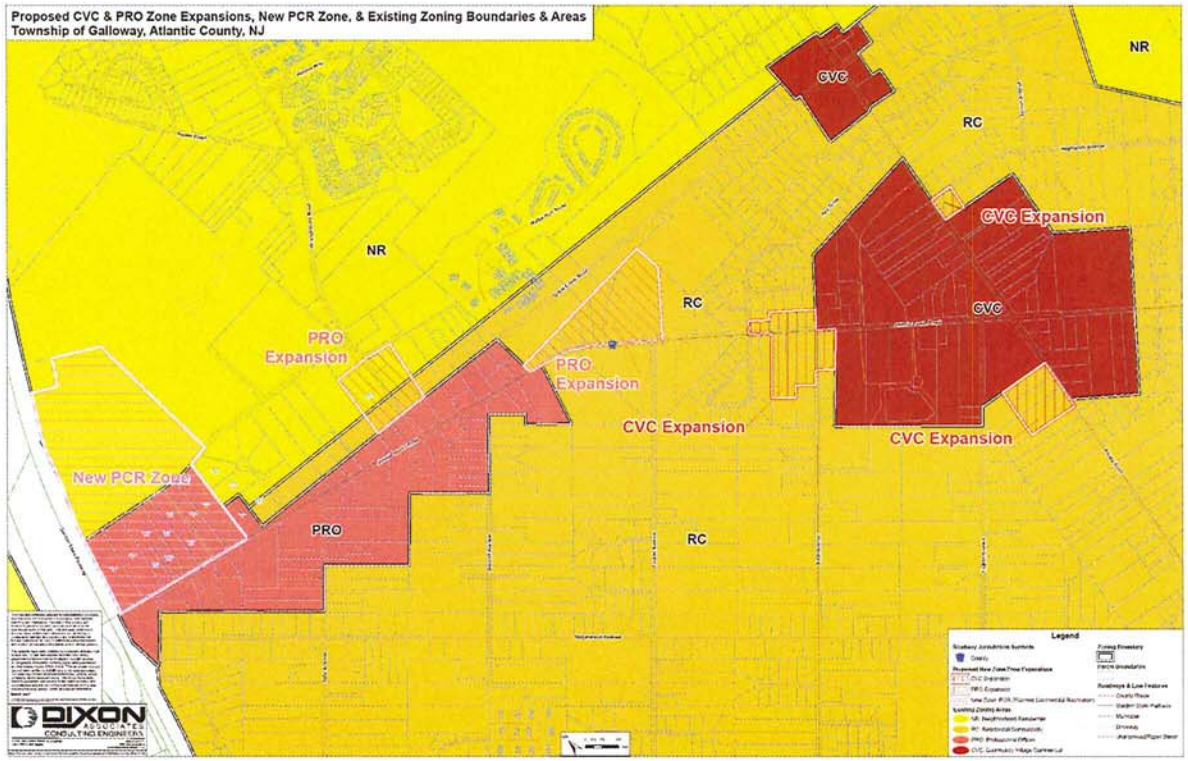
F. General Design Guidelines.
   (1) A minimum of 50% of the required yard and perimeter setbacks shall be landscaped in order to buffer and screen the permitted uses from adjacent properties.

Any landscaping along a street frontage shall not be designed as a screen but as an enhancement of the property frontage and improvement to the abutting streetscape.

(2) A Planned Commercial Recreation complex shall have an internal circulation system for pedestrian, automobiles, trucks and bicycles to service each building or use within the development. Excessive driveway accesses to public roadways shall be limited.

E. Any assemblage of land proposed for development as a Planned Commercial Recreation complex shall be developed according to a single comprehensive plan with common authority and responsibility.

The following map depicts the CVC and PRO expansion areas.



Route 9

An important part of any development plan is the balancing of residential and non-residential land uses. As residential development increases the demand for services becomes greater. Since 2000 the Township has issued permits for over 2,400 new housing units. This has a critical impact on the demand for services in the Township. In order to create a balanced mix of land uses, additional consideration should be given to zoning appropriate areas for new non-residential development. The zoning along Route 9 permits retail and office uses as a conditional use, except for the area in the Smithville PUD which permits these uses by-right. As traffic levels increase on Route 9 the demand for these uses increases. Over the past several years applications have been approved for office and retail uses along the full length of Route 9 in the Township, some with variances for lot size and building size variations.

State Highway Route 9 offers unique opportunities for this type of development. As a State Highway the roadway offers the traffic levels necessary to serve non-residential development and minimizes the traffic impact on local neighborhoods. With appropriate design controls relating to setbacks and buffering the impacts to residential properties can also be minimized. It is also recognized that Route 9 contains many older buildings which create a charm worth preserving.

The character of Route 9 with 19th Century rural residential development has been the focus of preservation in existing ordinances. In order to either preserve existing buildings or, in the case of new construction, duplicate these features it is necessary to create specific design standards. It is therefore recommended that reduced front yard setbacks allowing the building closer to Route 9, consistent with existing development be permitted. This would provide for the parking to be located in the side and rear yards as is currently required in the ordinance. The RC and NR zones require a front yard setback of 50 feet for non-residential uses. Reducing this to 30 feet should be encouraged, with the overall intention of creating varied setbacks along Route 9. The reduction of the front yard setback should be related to the architectural design incorporated into the building façade. The architectural interest and varied setbacks will contribute to an interesting streetscape and view along Route 9, reminiscent of development patterns years ago.

McGettigan's Neighborhood

Between Marriott's Seaview Golf Resort and high-end residential homes along Chip Shot Lane is a small community of older homes with non-residential uses along Route 9. This area is bounded by Cordery Avenue on the south, Bartlett Avenue to the north and Route 9 to the west. It is recommended that the properties within Blocks 1137, 1138 and 1139 extending from Route 9 to Libby Lane be rezoned to permit neighborhood commercial and professional office uses. Currently, the properties with frontage along Route 9 are all non-residential uses consisting of McGettigan's Bar and Grill and professional offices. The existing zoning permits professional offices and neighborhood commercial uses as a conditional use for those parcels with frontage along Route 9 (Section 233-13 & 14). By rezoning this area the Township will be providing additional opportunities for non-residential

land uses along the Route 9 corridor. The extension of the conditional uses off of Route 9 and as a by-right use will allow for the appropriate development of these parcels and allow for an effective break between different land uses. Libby Lane will act as the boundary between the residential and non-residential land uses. A challenge that is often faced when a zone line splits down the middle of a block is the separation of uses and providing adequate buffering. Libby Lane allows for the appropriate separation and will act as part of any required buffer from future non-residential development. Access to the properties would be restricted so that no access points would be permitted on Libby Lane, further separating the residential and non-residential land uses.

The recommended zoning change is not inconsistent with the ownership pattern and land uses which exists in this area from Route 9 to Libby Lane. Block 1137, Lot 1, bounded by Cordery and Belmar Avenue, is over an acre in size and contains several buildings including multi-family rental housing on Cordery Avenue. The combination of uses and multi-family housing is not consistent with the existing residential development on Chips Shot Lane or with the single-family development on lots west of Libby Lane. The owner of lot 1 also owns lot 3, a small vacant parcel on Belmar Avenue. Lots 2, 5, 6 and 8 all contain existing residential dwellings. The owner of lot 6 also owns the abutting lot 4 and Block 1138, lot 2.02. The following are photos from Block 1137:

Block 1138, lot 2.02 is also a nonconforming lot in that it contains several buildings used for residential purposes. Lots 1.01, 1.02 and 2.01 in block 1138 are existing non-residential uses. The remaining three lots in Block 1138 include two residential uses on lots 3 and 5 and a small parcel of land owned by the Township (lot 4). The following are photos from Block 1138:

Within Block 1139, all of the property with the exception of McGettigan's Bar and Grill (lot 7) is owned by Marriott. Along Ocean Avenue all of the lots are vacant. Along Bartlett Avenue, lot 6 contains a garage used by Marriott. The following are photos from Block 1139:

As noted, there are several residential dwellings existing in this area which are potentially suited for office uses. However, in order to protect the rights of these existing uses, it is further recommended that residential uses be permitted to continue in accordance with the RC zoning requirements.

Of equal importance to creating non-residential development opportunities along a State Highway is the evaluation of appropriate uses in areas that are already zoned for such uses. The existing Community Commercial zoning district permits community commercial uses. This area is located in and around the Smithville PUD and shops. It is recommended that the following land uses be provided as permitted in the Community Commercial zoning district (as defined in the existing ordinance): Food Product Uses and Food and Beverage Service Uses.

The following new zoning district should be created for those properties located along Route 9; from the City of Absecon extending to the Smithville PUD.

233-25.1 Community Commercial -2 (CC-2)

A. Purpose. The purpose of the Community Commercial district is to create opportunities for non-residential development along Route 9 while preserving the residential character and communities that exist along this corridor.

B. Permitted Uses:
   (1) Community and Neighborhood Commercial on lots with frontage along State Highway Route 9.
   (2) Professional Office
   (3) Single-family residential where existing upon adoption of this ordinance.
   (4) Churches and similar places of worship, parish houses, convents and cemeteries.

C. Bulk Requirements:
   (1) Minimum Lot Size:
      (a) Community and Neighborhood Commercial: 20,000 square feet
      (b) Professional Office: 15,000 square feet
   (2) Minimum Yard Setbacks:
      (a) Front Yard: 30 feet
      (b) Rear Yard: 50 feet
      (c) Side Yard: 15 feet/35 feet combined
   (3) Maximum Coverage:
      (a) Building Coverage: 30%
      (b) Impervious Coverage: 65%

D. Design Regulations:
   (1) Minimum Landscape Buffers:
      (a) Between Residential and Non-residential land uses: 25 feet
      (b) Along Parking Areas to prevent Headlight glare: 7 feet
      (c) Street Frontages: 10 feet
   (2) Parking shall be provided in a side or rear yard when a 30 foot front yard setback is proposed. If parking is proposed in a front yard, a 50 foot front yard setback shall be provided and the Board finds that appropriate landscaping and screening is provided so as to screen the parking from the street.
   (3) Lighting fixtures shall be designed so that they are not industrial in appearance; thereby maintaining the residential character of the

neighborhood. The maximum height of a light standard shall not exceed 20 feet.

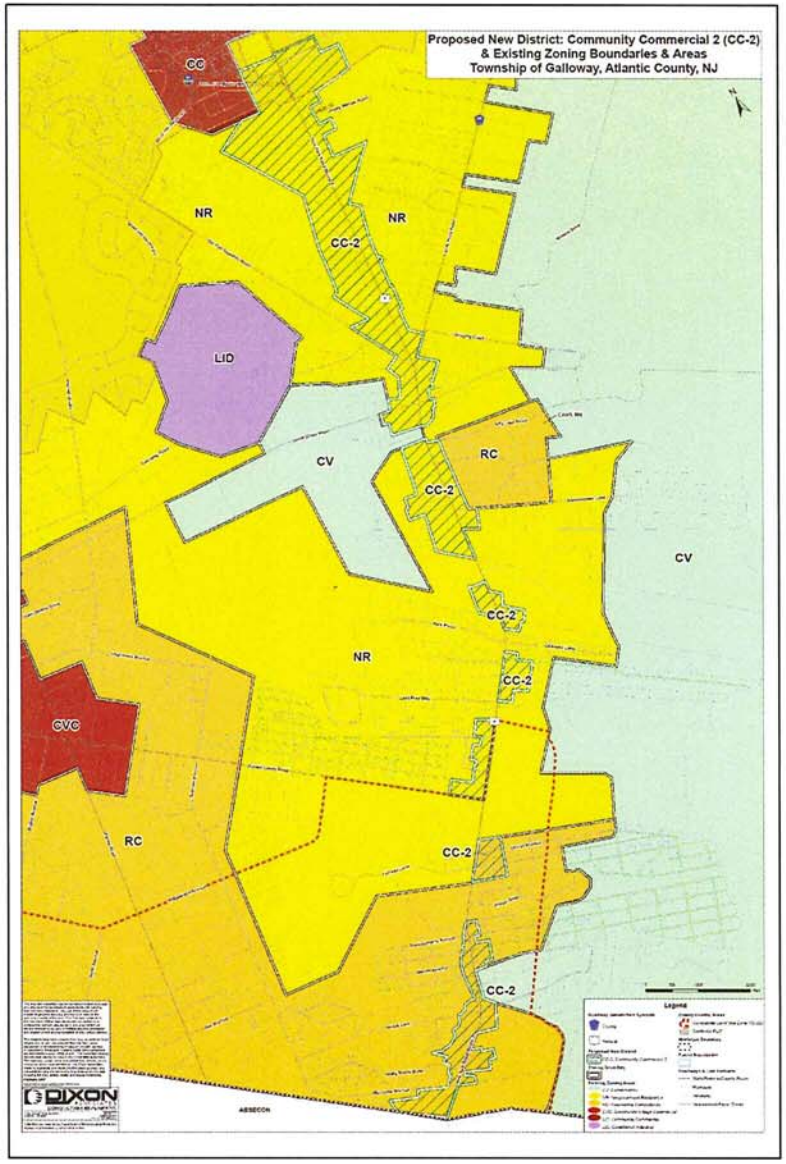
E. Building Design

(1) Building design shall be such that the architectural characteristics are consistent with the 19th Century residential character of the existing buildings along Route 9.

(2) Buildings located without direct frontage on Route 9 shall maintain a residential appearance so as to remain compatible with the existing buildings in the neighborhood.

(3) Any applicant must submit detailed architectural drawings demonstrating how the building design maintains the rural 19th century residential character. The site and building design and the site and building layout shall provide for varied building setbacks; varied building heights; and varied roof pitches.

The following map depicts the proposed CC2 zone along Route 9.



Township-wide:

Conditional-uses

Currently the Township zoning ordinance under Section 233-13, 14 & 17 permits professional offices or community commercial as a conditional use along Jimmie Leeds Road and Route 9. The provisions of the ordinance relate to maintaining the traditional rural residential character of many of the existing buildings and focus on limiting the building area.

Since the creation of the conditional use provisions, the Zoning and Planning Boards have seen numerous applications for new development. While the conditional use provisions have served their intended purpose of creating more opportunities for neighborhood development, there are some provisions that are routinely granted variances or waivers. A review of the Annual Report from the ZBA for the past six years indicates that sign variances, building size and setbacks requirements when combined with buffers are routinely approved with variances. In order to reduce the variance requests which are routinely granted, it is recommended that the conditional use provisions be amended as follows:

Sign area should be increased in order to provide appropriate signage that allows for safe stopping distance for every site to ensure that the sign area is adequate to alert traveling motorist in enough time to safely enter the site. In addition to addressing the sign area, it is important that any signage be designed such that it is compatible with the traditional rural residential character on these corridors. Therefore, any signage should not be backlit and neon material should not be permitted. All signs should be located within landscaped islands to further enhance the residential character of the area.

The requirement to provide buffers in addition to the required setbacks is not always practical. In order to maintain the purpose of separating residential from nonresidential uses it is recommended that a minimum side yard setback of 30 feet including a 20 foot landscaped buffer be provided. This will allow for appropriate buffers between uses while not eliminating useable yard area for conditional uses. All landscape buffers should be designed with a combination of berms, fencing, existing trees and shrubs, proposed evergreen and deciduous materials.

Finally, the Boards are routinely faced with waiving the minimum building area to allow for larger structures. A basis for this waiver is typically associated with the permitted maximum building coverage. Under Section 233-14 and 17, when larger lots are developed the maximum building area provisions conflict with the maximum building coverage requirements of the ordinance. For instance, in these instances the minimum lot area permitted is 35,000 square feet with a maximum building coverage of 30%. This is the equivalent of a 10,500 square foot building and the ordinance limits the maximum building area between 2,000 and 3,000 square feet. This inconsistency should be addressed.

The purpose of limiting the building area is to ensure compatibility with the rural residential character along these corridors. Recognizing through past approvals that buildings

can be designed to ensure compatibility through architectural treatments and building orientation it is recommended that this provision be revised to allow for larger buildings and that the building area requirements be amended so that they are consistent with the building coverage requirements. The ordinance should also include provisions so that no one building can exceed 10,000 square feet, thus promoting multiple smaller buildings which are less intrusive then a single large building on a lot. The ordinance should require architectural plans and elevations be submitted for any development demonstrating how the building design will be consistent with the neighborhood. The buildings should include typical residential features such as siding, sloped roofs, dormers and other similar features.

Non-Residential Land Uses

In accordance with the NJ Stormwater Management Code, N.J.A.C. 7:8-1 et.seq., all municipalities are mandated to adopt a municipal stormwater management plan. Specifically, under N.J.A.C. 7:8-4.3(a) "a municipality shall adopt a municipal stormwater management plan as an integral part of it s master plan and official map …". This State mandate has resulted in the creation of larger stormwater management facilities in order to accomplish the goals and objectives of the NJ Stormwater Management Code. These larger stormwater management facilities consume more developable land than ever before.

The Township of Galloway has prepared a Stormwater Management Plan in accordance with the State mandate which this report recommends adopting as a separate Master Plan Element.

As a result of these regulations, all new non-residential development will be required to construct larger facilities, consuming more developable land. In order to continue to promote non-residential development as provided for throughout this Master Plan Report, it is recommended that when a non-residential development owns contiguous lots in a residential zoning district the stormwater management facilities be permitted to extend into the residential zoning district. In doing so however, every effort should be made to minimize any impact on the surrounding residential land uses.

It is recognized that some encroachments are not always appropriate such as parking lots, lighting or building improvements which impact the residential zoning districts. However, the encroachment of stormwater management facilities into a residential zoning district is not substantially different than what can be constructed as part of a permitted residential subdivision, as many residential subdivisions contain one of not several stormwater management facilities. Recognizing this in addition to understanding that stormwater management facilities are a low impact use it is deemed appropriate to allow for the encroachment of such facilities into residential zoning districts.

The following ordinance revision is recommended in order to implement this recommendation:

Add a new subsection under 233-6.B. Rules of Interpretation.

233-6.B(8) Where a non-residential development owns contiguous land in a residential zoning district, the non-residential development shall be permitted to locate stormwater management facilities in the residential zoning district. The location of the stormwater management facilities shall be setback a minimum of 30 feet from any abutting residential property line and a combination of fencing and landscaping shall be provided around the basin as deemed appropriate by the reviewing Board. This subsection shall not apply to the Pinelands Areas of the Township.

233-6.B(9) Where a non-residential development in the HC-1 or HC-2 zoning district owns contiguous land in a rural zoning district (excluding the R5-C district), the non-residential development shall be permitted to locate stormwater management facilities in the rural zoning district. The location of the stormwater management facilities shall be setback a minimum of 30 feet from any abutting residential property line and a combination of fencing and landscaping shall be provided around the basin as deemed appropriate by the reviewing Board.

SJTA/FAA Tech Center

Recent development applications have brought to the Township's attention expansion plans for the Airport. Particular attention should be given to the Part 150 report prepared by SJTA with respect to the airport expansion. SJTA has reached out to all municipalities which the airport impacts to discuss their future plans.

Recreation/Open Space

The Township is constantly faced with needs for increased recreation facilities and open space. Over the past six years the Township has moved to acquire open space parcels in Pinehurst; begun an active search for new recreation fields; begun the process of developing a community center. These items are of extreme importance in the Township in light of the continued demands created by residential development. It is therefore recommended that the Township update the Open Space and Recreation Element of the Master Plan to identify all open space and recreation in the Township as well as to identify any shortfalls and how to address the gaps in recreation.

Industrial Land Uses

Based upon the recommendation within this ordinance creating new opportunities for industrial land uses, it is recommended that the ordinance be revised as follows to add a new section relating to the standards for development for all Industrial land uses (pinelands and non-pinelands areas). Create a new Section 233-56.1 entitled Performance Standards for Industrial Land Uses.

233-56.1 Performance Standards for Industrial Land Uses.

A. This Section is applicable wherever an Industrial Land Use is existing or proposed for development, regardless of the zoning district which the use is located within.

B. Electricity. Electronic equipment shall be shielded so there is no interference with any radio or television reception beyond the operator's property as the result of the operation of such equipment.

C. Glare. No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shielded, buffered and directed as approved on the site plan so that any glare, direct light, flashes or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

D. Heat. Sources of heat, including but not limited to steam, gases, vapors, products of combustion or chemical reaction, shall not discharge onto or directly contact structures, plant or animal life on neighboring use. No use, occupation, activity, operation or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.

E. Radioactivity. No use, activity, operation or device concerned with the utilization or storage or radioactive materials shall be established, modified, constructed or used without there having first been obtained valid permits and certificates from the Office of Radiation Protection, New Jersey Department of Environmental Protection. Proof of compliance with this requirement shall be the submission of duplicate copies of said permits and certificates.

F. Vibrations.

1. Standard. Ground-transmitted vibrations shall be measured with a seismograph or complement of instruments capable of recording vibration displacement and frequency in the three (3) mutually perpendicular directions, simultaneously.

2. Vibration level restrictions. Vibration levels shall not exceed a particle velocity of five-hundredths (0.05) inch per second in any district. During the hours of 9:00 p.m. to 7:00 a.m. in residential districts, vibration levels shall not exceed a particle velocity of two-hundredths (0.02) inch per second. Measurements shall be made at the points of maximum vibration intensity and/or beyond adjacent lot lines or neighboring uses, whichever is more restrictive.

G. Airborne emissions. In all districts, no use, activity, operation or device shall be established, modified, constructed or used without having obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP. Specifically, no use, activity, operation or device shall be established, modified or constructed without a

valid permit to construct. No use, activity, operation or device shall be operated, occupied or used without a valid certificate to operate control apparatus or equipment. Proof of compliance with this requirement shall be the submission of duplicate copies of the permit to construct and certificate to operate. In addition to the requirements of the NJDEP, the following shall also apply:

1. Steam emissions. No visible emissions of steam, having an equivalent capacity greater than 60% and expecting direct results of combustion, shall be permitted within 500 feet of a residential district.

2. Toxic matter. Emissions of chemicals, gases, components or elements, listed as being toxic matter by the American Conference of Governmental Hygienists, the New Jersey Department of Labor and Industry (NJDLI), or the United States Environmental Protection Agency (USEPA), shall not exceed the threshold level, as determined in accordance with ASTM D 1391. The emission of concentrations, levels or mass loadings in excess of the threshold value shall be permitted only if the emissions of said toxic matter comply with the applicable regulations of the NJDEP, the NJDLI, and the USEPA. Proof of compliance shall require the submission of duplicate copies of certifications or permits from the NJDEP and the NJDLI approving the concentrations, level or loading proposed by the applicant.

3. Odorous matter. No odor shall be emitted that is detectable by the human olfactory sense at or beyond an adjacent lot line.

H. Noise emissions.

1. Standard. Noise shall be measured with a sound level meter complying with the standards of the American National Standards Institute. American Standards Specifications for General Purpose Sound Level Meters (ANSI S.1.4-1961 or its latest revisions). The instrument shall be set to the A-weighted response scale and the metering to the slow response. Measurement shall be conducted in accordance with the American Standard Method for the Physical Measurement of Sound (ANSI S.1.2-1961 or its latest revision).

2. All properties are subject to the provisions of the State Noise Control Ordinance as adopted by Atlantic County pursuant to NJAC 7:29-1.2.

I. Storage and waste disposal: In all districts permitting such an operation, use or any activity involving the manufacture, utilization or storage of flammable, combustible and/or explosive materials, such storage shall be conducted in accordance with the regulations promulgated by the NJDLI or the Fire Code of the National Fire Protection Association, whichever is more restrictive.

Ordinance Updating

The existing Township ordinance should be updated to reflect changing trends and conditions relating to site development such as parking, signage, and the Residential Site Improvement Standards. Additionally, the ordinance should address the Municipal Land Use Law requirements, the increasing occurrence of home occupations, improved definitions, and other similar items.

While most of these items are necessary and dictated by other organizations and standards, it is important that this report clarify any intent with respect to home occupations.

Home Occupations:

The purpose for regulating home occupations is to ensure that they are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. When properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure. Any home occupation ordinance should limit the permitted occupations so that they only occur within an existing dwelling unit and do not create a traffic flow that would be greater than a permitted residential use. The occupation should not employ more than one person whom is not a member of the household, the area within the dwelling should be limited so that the occupation remains accessory to the primary use, and no outside storage should be permitted. Permitted occupations should include office facilities provided visitation is limited to no more than one client at a time; limited studios for an artist, photographer, craftsman, writer, composer or similar person, provided that no more than one client visits the site at any given time; and other similar low intensity uses.

Non-Conforming Lots:

It is further recommended that a new subsection be created under Section 233-5.B. relating to existing residential lots in the R5 zoning district. In the past the Township Zoning Board has received variance applications for additions, accessory uses and other similar items for existing residential structures located on lots that are undersized in the R5 district. For instance, the R5 district requires a minimum lot size of 5 acres and setbacks of 30 feet from the side yard, 200 feet from the front yard and 75 feet from the rear yard. The R5 district also restricts the building coverage to 3%, accessory structures to 1%, and site coverage to 5%.

On a 5 acre lot this makes sense; however in those areas where development of residential units occurred before the Pinelands R5 district was established the lots are less than an acre in size and cannot possibly conform to these requirements when constructing additions, pools or other similar items. In an effort to reduce this occurrence and permit property owners to continue to enjoy there property it is recommended that the ordinance be revised to allow existing lots along Robin Lane, Harvard Terrace, Rutgers Court and Lisa Drive to be expanded in accordance with the following.

233-5.B.(4). Any existing developed residential lot located on Robin Lane, Harvard Terrace, Rutgers Court and Lisa Drive in the R5 zoning district may be expanded without a hearing before the Zoning Board of Adjustment if the expansion conforms with the following requirements:

Minimum front yard setback – 50 feet
Minimum side yard setback – 15 feet
Minimum rear yard setback – 30 feet
Maximum lot coverage – 30%
Accessory structures shall be governed by Section 233-8 of this ordinance.

The expansion of non-conforming, residential uses, buildings, or structures which do not meet these criteria shall require the grant of a variance by the Zoning Board of Adjustment.

PART VI:
MASTER PLAN UPDATE

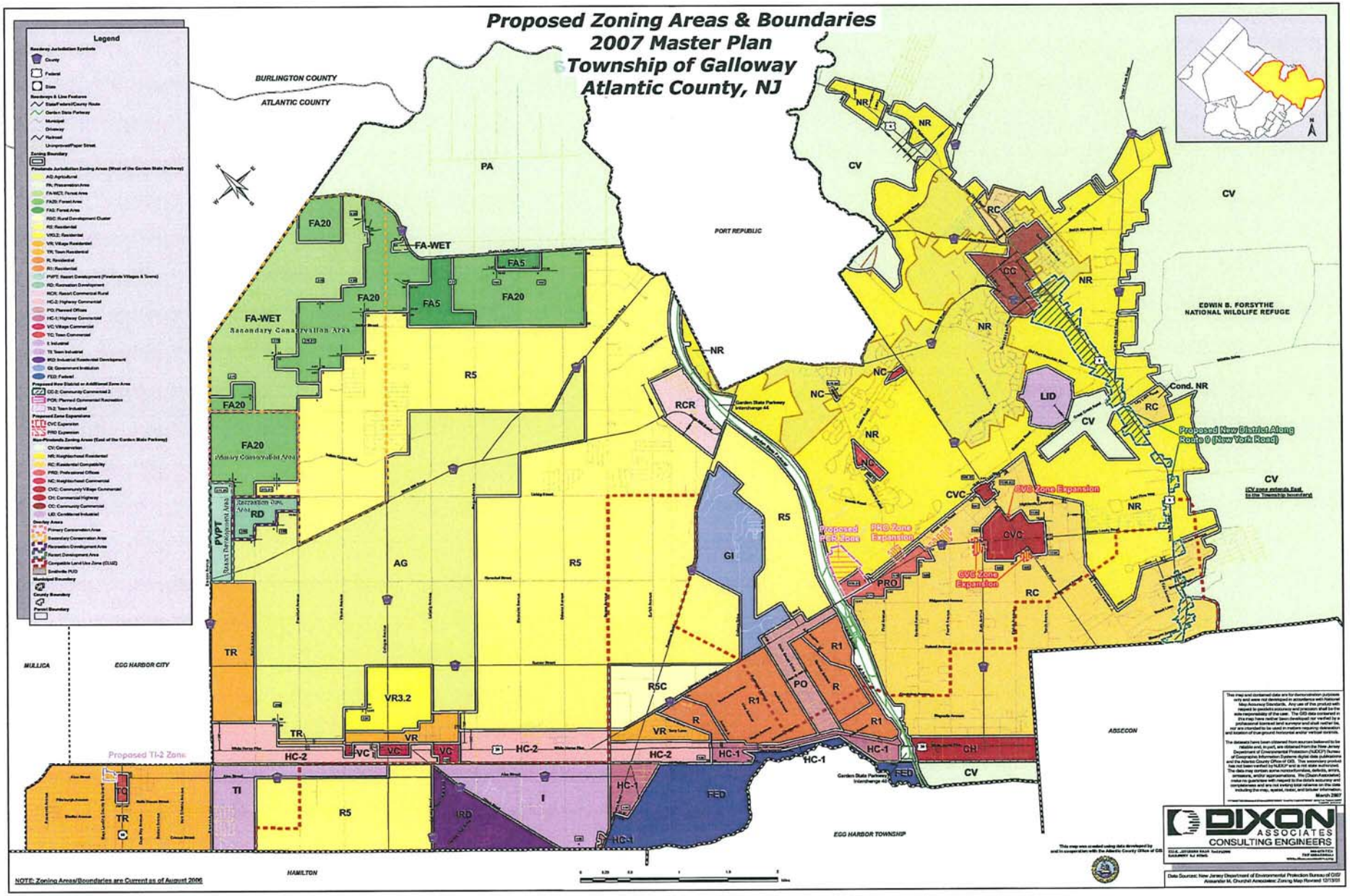
40:55D-28

As provided for in the Municipal Land Use Law the Planning Board may prepare, adopt or amend a Master Plan or any Component of the Master Plan to guide the use of lands within the municipality in a manner which protects the public health and safety and promotes the general welfare.

This document shall serve as a Reexamination Report and a Master Plan Update. The Master Plan Update shall incorporate all of the recommendations made herein and ordinances implementing these recommendations as well as an updated zoning map shall be forwarded to the Township Governing Body for approval.

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.

The Township does not currently have any adopted or proposed redevelopment plans. It is recommended that the Township look into the possibility of creating a redevelopment area for the Lenox property located on Tilton Road. This property is an under utilized older industrial parcel that has been downsized to contain limited manufacturing of china and related products.

Proposed Zoning Areas & Boundaries
2007 Master Plan
Township of Galloway
Atlantic County, NJ