



# WOOLWICH TOWNSHIP

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**Vernon R. Marino**  
**Mayor**

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December 3, 2019

Donna Rendeiro, Director  
NJ Office of Planning Advocacy  
Dept. of Community Affairs  
101 South Broad Street  
P.O. Box 204  
Trenton, NJ 08625-0204

**Re: Township of Woolwich's Biannual Report to OPA and State Planning  
Commission as per the Plan Implementation Agreements**

Dear Ms. Rendeiro,

As you know, I serve as Director of Community Development for the Township of Woolwich and, as such, I am directly involved in the actions taken by Woolwich Township in association with the implementation of its Transfer of Development Rights Program. As reference, the Township of Woolwich's Plan Petition received Initial Plan Endorsement from the State Planning Commission on April 18, 2008. As part of that Initial Plan Endorsement there are two Plan Implementation Agreements (PIA's) that were formulated by then, acting Office of Smart Growth for the Township: one is specific to the requirements of the State TDR Act, N.J.S.A. 40:55D-13.7 et seq, and the other is the general requirements during the ten-year endorsement period as per N.J.A.C. 5:85-7.12, which we understand will require renewal in April of 2021. It is hoped that this submission will help lay the groundwork for renewal of the Township's endorsement, and any amendments as necessary to assist it with the successful implementation of the various PIA items as outlined herein.

In September of 2015, the Township submitted an updated PIA list to the Office of Planning & Advocacy (OPA), which demonstrated nearly complete compliance with the PIA to the extent practical. In reality, even at the time of the Biannual Report submission in 2009, the list was already substantially complete. After much correspondence and

review, then acting OPA Director Karl Hartkopf, advised the Township via email of his determination to not require a formal Biannual Review as the submission of the updated responses to the PIA list and Master Plan documents associated with 2016 re-examination, provided sufficient information. Director Hartkopf further advised the Township that the Biannual Report would no longer be required on a specific schedule and that Township was to instead update and provide OPA with copies of any documents, adopted ordinances and associated planning related materials as necessary to keep it informed of any significant changes with potential impact to Plan Endorsement, the PIA and TDR. I will begin this report by summarizing major actions taken since the Master Plan was updated in 2016, including proposed and/or pending changes - some of which, may require official endorsement from OPA. It is understood that with this submission, OPA is assuming greater involvement and engagement in support of the Township's efforts to make the TDR program and Regional Smart Growth Center, a success. As done in previous submissions, I will address and update the items in each PIA line by line with specific references to each PIA Item Number. For ease of tracking changes, updates to each PIA are provided in red, with areas needing State agency assistance or OPA action underlined.

- **TDR Reverse Auction.**

- Following completion of the Township's reverse auction held on March 8, 2016, the Township preserved 817 acres across 22 properties during the first quarter of 2017, bringing to more than 3,000, the number of acres protected since the township enacted an open space tax in 2004 and a Transfer of Development Rights program in 2008. The reverse auction was made possible through a \$5 million grant from the State Transfer of Development Rights (TDR) Bank, which was matched with \$2 million in Township funds to acquire development rights held by landowners in designated TDR Sending Areas.
- For the reverse auction, participating landowners were selected through a competitive bid process. During the auction, sealed bids were opened and recorded in a public venue, with each bid indicating how much a landowner was willing to sell their development rights for. The ceiling or maximum amount the Township was willing to pay for each development right was also disclosed at this time. After qualifying those bids which met established auction requirements, the Township next offered to purchase those development rights offered at the lowest amounts, followed by the selection of increasingly higher bids until entire \$7 million was committed, or bids reached the predetermined ceiling amount of \$35,000 per development credit as determined in consultation with the State TDR Bank Board staff.
- As a result of the auction, the Township permanently preserved 817 acres of highly valuable farmland and open space, which amounts to more land than many counties in New Jersey will preserve over the course of a year. The credits acquired by the Township will be held for later sale to developers for

use in the Rt. 322 Regional Center Receiving Areas. When that happens, the money granted to the Township by the State will be returned and repurposed for preservation efforts elsewhere. Under the Township's TDR program, approximately 2,000 additional acres of farmland and open space are targeted for preservation in addition to the approximately 3,000 acres already preserved.

- **Amendments to the Development Transfer Ordinance.**

- On October 1 of 2018, upon the recommendation of the Special Master, Frank Banisch, who was appointed as part of a Court-mandated mediation between the Township and Interveners associated with the Woolwich Adult Settlement Agreement, the Governing Body amended Section 203-179 Residential Receiving Base Density (RR-BD) of the Code to eliminate requirement to participate in TDR. With this change, a by-right base density yield of 3.5 d.u./ac is now permitted in the RR-BD zone without use of credits. Any density of 3.5 d.u./ac would necessitate use of TDRs. At the same time, the Governing Body also amended Section 203-178 of the Mixed Use zone to eliminate language that provided for a base density of 500 residential units. It further inserted new language, which permitted residential units within the MU-1 with participation in TDR. In September of 2019, minor amendments to the TDR ordinance were adopted by the Governing Body upon the review by the County Planning Board (per N.J.S.A 40:55D-149) and Joint Land Use Board, which were limited in scope and meant to bring two sections of the TDR Ordinance into consistency with other provisions of the Code with respect to Chapter 179 Mixed Use Zone.

- **2018-Year TDR Review.**

- In 2018, Woolwich Township undertook a statutory-required, 5-year review of the TDR program. The review was last conducted in 2013. The process as outlined in the State TDR Act entails the review of the program, including the development transfer ordinance, and includes statutory tests meant to determine program viability and adjustments that may be necessary to ensuring program success. If the State Office of Planning & Advocacy (OPA), in consultation with the State TDR Bank Board Staff, determine that the current program, or proposed changes to it would jeopardize program success, the law requires OPA to render an opinion that the program is no longer viable, resulting in an invalidation of the development transfer ("TDR") ordinance. The Township's most recent report was completed on December 13, 2018 and subsequently accepted by OPA on April 2, 2019. It is hoped that with the coming installation of public water and sewer as outlined in the Sewer Update on page 11 of this report, that a market will materialize for credits, if not sooner. The 2018 report did not include an update to the Real Estate

Market Analysis (REMA), as it was last updated in July of 2016 as part of the Master Plan and TDR program update, and is only required to be updated every five years. The Township anticipates completion of the REMA update at the end of the first quarter of 2020.

- On December 17, 2018, the Township Committee of Woolwich Township, adopted Resolution (R-2018-293), which accepted and referred the 5-year TDR review report to the Woolwich Township Joint Land Use Board (JLUB), requesting similar acceptance and adoption. The JLUB held two duly advertised public hearing on January 31 and February 21 of 2019, where it heard testimony from members of the public, including landowners in both the TDR sending and receiving zones, in addition to the testimony provided by its own professionals. As a result of the two hearings, and based upon the review of the report and the consideration of the testimony of the JLUB's own professionals and that of the public that testified at the two (2) hearings, the JLUB adopted the enclosed resolution (Resolution 2019-11) on March 21, 2019, which made certain findings, determinations and recommendations.
- In addition to accepting the findings and recommendations of the 5-year report, the resolution confirmed and determined that the TDR program met its statutory obligation of having transferred at least 25% of the remaining development transfer potential during the past five (5) years, in accordance with the statutory standards set forth in the provisions of N.J.S.A. 40:55D-157 and N.J.S.A. 40:55D-156a. However, the resolution also acknowledged concerns regarding the economic viability of the TDR program moving forward in its current configuration and, as such, made the following recommendations to the Woolwich Township Mayor and Committee regarding the TDR program:
  - A. That the Woolwich Township Mayor and Committee review the TDR program as a whole to determine whether there are revisions that can be made to the program and ordinance to make it more economically viable moving forward and increase options under the program for landowners in both the sending and receiving zones; and
  - B. That the Real Estate Market Analysis (REMA) be updated and brought current, with the updating process to begin as soon as possible; and
  - C. That the Woolwich Township Mayor and Committee review and revise the zoning densities, such as to eliminate the 15-acre zoning in the TDR sending and receiving zones, with the intent to up-zone and increase the densities in both zones; and
  - D. That the Woolwich Township Mayor and Committee remove from consideration any extension of the TDR program to commercial development; and
  - E. That the Woolwich Township Mayor and Committee create a joint sub-committee, with representation from the JLUB, to review and advise both the

Township Mayor and Committee and the JLUB on revisions to the TDR program and ordinance.

- **TDR Task Force.**

- In furtherance of the recommendations of the JLUB, on May 6, 2019, the Woolwich Township Committee adopted Resolution (R-2019-125), appointing a TDR Task Force (“Task Force”) consisting of nine members, including township officials, representatives of boards and members of the general public. The purpose and intent of the TDR Task Force was to work with Township officials, staff and professionals, to review the TDR program as a whole, including the REMA report and advise both the Township Mayor and Committee and the JLUB to determine proposed revisions deemed necessary to making the program and development transfer ordinance more economically viable, while increasing options and addressing legitimate equity concerns of affected landowners within the Sending and Receiving Areas. Specifically, the Task Force was directed to review and recommend changes to permitted zoning densities within the Sending and Receiving Zones with intent to balance landowner equity considerations with other important land use goals, including the continued protection and preservation of the agricultural land base within the Sending Area and associated Planning Incentive Grant (PIG) Project area as designated in the Township’s Farmland Preservation Plan.
- Since being established in May, 2019, the Task Force held five well-attended and highly productive meetings. At the meeting conducted on October 8, it voted unanimously in support of several key recommendations, which are presented here for the consideration and action of the Woolwich Township Committee and JLUB. The specific recommendations are as follows:
  1. For participating Sending Area properties, individual site specific credit allocations will remain unchanged, reflecting underlying pre-TDR zoning in the R-1 through R-3 zoning districts.
  2. Amend the TDR ordinance to increase base density for landowners in the Sending and Receiving Areas (RR-2 to RR-6 zoning districts) for landowners who ultimately choose to not participate in the TDR program. Specifically:
    - a. For non-participating Sending Area properties, a base density of (1) single family dwelling unit per 5-acres shall be permitted for conventional lotting.
    - b. For non-participating Sending Area properties where cluster development is utilized as a voluntary option as contained at 203-40-42 of the Woolwich Township Code, a base density incentive of (1) single family dwelling unit per

3-acres shall alternatively be permitted to incentivize a more compact format that minimizes impacts to onsite and adjacent agricultural resources. A yield plan shall be used to determine total units as described at 203-40 through 42 of the Woolwich Township Code. That Code also provides for a lot size density minimum (21,780 sq. ft.) and maximum (87,120 sq. ft.) for clustered lots, among other bulk standards, including suitability of soils for subsurface sewage disposal.

- c. Non-participating properties within the Sending Area shall be permitted to subdivide up to (2) lots between 1 to 1.5 acres in size as part of a minor subdivision within a ten-year period. Lot frontage requirements should be considered to minimize disturbance to agricultural uses and overall value for preservation under the easement purchase program. Properties subdivided thus, shall avoid prime farmland where feasible and demonstrate suitability of soils for subsurface sewage disposal. Additionally, properties subdivided thus, shall not be permitted further subdivision (severable or non-severable exception area) as part of conventional preservation through the easement purchase program within similar ten-year period.
3. For non-participating properties in Receiving Area (RR-2 to RR-6 zoning districts), a density of (1) single family dwelling unit per 5-acres shall be permitted with mandatory connection to public sewers. Cluster development shall be mandatory with an estimated maximum lot size of 9,700 SF. A yield plan shall be used to determine total units as contained at 203-40 through 42 of the Woolwich Township Code. The base density of (1) single family dwelling unit per 5-acres shall be used in calculating unit yield. As a condition of approval, the residual land not contained within the clustered development lots and related subdivision improvements shall be reserved for TDR development and require the use of credits to support any additional future units. Properties partially developed in this manner that later utilize TDR credits, shall deduct the total number of clustered units from the by-right base density of one dwelling unit per 1.5 acres as provided for at 203-51(G) of the TDR ordinance for properties participating in TDR. Additionally, language should be added to the TDR ordinance to provide further guidance on the process by which residual land associated with a non-participating cluster development shall be established, restricted and registered to ensure future availability to support TDR Receiving Area development.
4. Remove (26) twenty-six Sending Area properties from the TDR program as identified by the TDR Task Force and comprising 82.75 credits. There are currently 634.25 credits held in private ownership at this time. After proposed reduction, there will be 551.5 credits, not including the 275.5 owned by the Woolwich TDR Bank Board, comprising 827 total remaining credits. The intent is to refocus preservation efforts on larger and more strategic farms that are ten or more acres in size and contiguous with other preserved or otherwise targeted farms. Parcels proposed for removal have one or more of the

following characteristics: They are less than 10-acres in size, constrained, partially developed, no longer farmland-assessed, isolated, or otherwise incompatible for preservation. Such parcels are either more appropriate for infill development or preservation through the conventional easement purchase program. With this change, there will only be 44 remaining Sending Area parcels in private ownership. The proposed credit reduction will also decrease the amount of credits from 160 to 138, that the Township will need to extinguish or facilitate transfer of by the next 5-year review of the program in 2023.

5. Revise Section 203-54 G(1)(d)1 of the TDR ordinance to permit construction of any residential building in order to replace any single or multi-family residential building that existed and was demonstrably occupied any time after adoption of the TDR program in October 2008. Replacement of any residential building previously occupied after October of 2008, shall not require the use of a TDR credit.

- **Task Force Conclusion.**

- It is worth acknowledging that the proposed changes received the unanimous consent of the Task Force through a process of deliberative mutual understanding, analysis and compromise that sought a balancing of landowner equity concerns with the continued protection and preservation of valuable agricultural resources. These changes, particularly those to density, are intended to provide a realistic opportunity to preserve land independent of TDR through traditional easement purchase, or alternatively, permit the development of property in a manner that provides meaningful options and flexibility without undermining the agricultural land base where significant public funding has been invested. As such, the proposed changes are intended to render the TDR program as one of multiple land use options that are available to affected landowners. Moreover, as there is no guarantee that 25% of the total remaining credits will be transferred or acquired by the Township before the completion of the next 5-year review in 2023, it is hoped that the proposed changes will make it easier for future decision-makers to either transition from, and replace TDR, or rely on the conditions as set forth in 203-51 N., to make adjustments and continue the program should it be deemed worthwhile and in the interests of affected landowners.
- With adoption of these changes, the Task Force is hopeful that once public water and sewer are installed and operational within the Rt. 322 Regional Center and associated Receiving Area, that a private market will finally materialize for TDR credits in the near future. With that said, the Task Force understands that it may take additional time before TDR emerges as a viable option for affected landowners.

- While the Task Force would like to see the proposed amendments to the TDR ordinance enacted as soon as possible, the timing and manner of adoption will need to be carefully weighed in light of recent litigation brought by the Wolfson Group, which is challenging TDR. Similarly, while the Task Force believes the proposed changes can be enacted prior to completion of the REMA update, any final decision should be carefully vetted in consultation with the Township's professionals and legal experts.

- **WMP Update.**

- On November 21, 2017, the Township was advised that with the adoption of new Water Quality Management Rules, NJAC 7:15, that became effective on November 7, 2016, the agency (Gloucester County) responsible for wastewater management planning, was required to update the countywide Wastewater Management Plan ("WMP") and associated Sewer Service Area ("SSA") maps. As part of that process, the Township was provided copy of a draft map depicting nearly a dozen properties within the SSA and Rt. 322 Regional Growth Center, that the NJDEP proposed to remove from the SSA, because identified sites were located in areas mapped as designated Natural Heritage Priority Sites (NHPS). After considerable dialogue with NJDEP and assistance from the Office of Local Government Assistance, the Township and NJDEP reached a mutual accommodation that enabled several properties or portions thereof, to remain in the SSA. As a result, several properties that were predominantly cropland or developed, and lacked forested habitat, were permitted to remain in SSA with certain conditions. Other parcels, particularly those within the Grand Sprute Run NHPS, were either entirely removed (vacant and forested), or partially removed in instances of partial development or predominant cropland. While several properties will nonetheless still be removed from SSA as result of the new rules and this process, affected property owners and/or future applicants will have the opportunity to undertake Habitat Suitability Determination/Habitat Impact Assessments to support a finding of "no adverse impact" necessary to pursue a site specific amendment to include such their properties in the SSA.
- As part of the WMP update, the Township has proposed to add several new properties to the SSA. The majority of these are located outside of the Rt. 322 Regional Growth Center ("Regional Center") and are for the most part, adjacent to the Weatherby PUD SSA. While these outlying parcels are likely beyond the purview of OPA as they are not associated with the Regional Center and PIA Agreement, it should be noted that NJDEP has determined that they are appropriate for inclusion in the SSA.

- **Amendment to Plan Endorsement.**



- As for the two parcels (Block 14, Lot 5.01 and Block 12, Lot 5) proposed for inclusion into the Regional Center SSA as part of the WMP update process, NJDEP has also indicated its support. In order to formally add these two properties to the Regional Center, OPA has advised the Township that it must obtain an amendment to its Plan Endorsement, which may be accomplished by way of submitting this biannual report. As such, the Township offers the following justification for your consideration and support:
- Block 14, Lot 5.01 – The 18.7-acre property is currently zoned R-2 Residential and included in the TDR Sending Area (15.75 credits). It is partially included within the existing Regional Center and associated SSA boundary. As outlined in the subsequent section, the property was recently designated “In need of redevelopment” and is subject to amendments proposed to the Kings Landing Redevelopment Plan (Regional Center) that will formally place it within the adjacent TDR residential Receiving Area. The property nearly surrounds the municipal-owned, former NIKE Missile Launch Site (Block 14, Lot 4) that is subject to a site specific Redevelopment Plan. The Township believes that the adjacent Receiving Area property as located along the east side of Paulsboro-Swedesboro Road (653), represents an ideal location for TDR-centered development, given the nature and amenities of the surrounding area. As such, the Township is seeking to expand the existing TDR Receiving Area by adding Lot 5.01, which will have the added benefit of connecting the future residential Receiving Area to the NIKE Missile Site, which is subject to a deed restriction that purposes the 34-acre Brownfield property for public open space and passive recreational uses. It is hoped that in connecting the NIKE Missile Site to the Receiving Area, that the Township will be in a better position to foster a future public and private partnership necessary to redeveloping the property for compatible recreational uses as called for in the Public Spaces and Kings Landing Redevelopment Plans, that will become a community-wide asset. The loss of 15.75 TDR credits will be accounted for during the update of the REMA and amendments to the TDR ordinance which is expected to commence early next year.
- Block 12, Lot 5 – The 58-acre property is currently zoned I-C Cemetery District and abuts a large existing cemetery (Block 12, Lot 9) along its eastern and southern boundary. The St. Clare Parish of Assisi (“The Parish”) wishes to eventually construct a large Church and associated uses, including classrooms, on the property, which is not feasible without sewer service. The Parish had previously sought to develop a nearby property for this use. However, the property (Block 13, Lot 5.01) is identified for preservation under the Township’s Farmland Preservation Plan. As such, the Township and Parish reached an accommodation, whereby the parties would endeavor to preserve Lot 5.01 through

conventional easement purchase (preservation/closing scheduled 12/06/19), while simultaneously working to place Block 12, Lot 5 into the SSA. As the site is bisected by the Grand Sprute Run NHPS, the Township worked closely with NJDEP in obtaining its formal support to add those portions of the site to SSA that are outside of the NHPS boundaries and underlying forest habitat. The NJDEP also conditioned its support on future preservation and/or protection of the forested portion of site within the NHPS.

- **2019 Amendment to the Kings Landing Redevelopment Plan.**

- In July of 2019, the Township Committee adopted the attached Preliminary Investigation Determination of Need Report, which recommends having several properties added to the Kings Landing Redevelopment Plan that was adopted in June 2017 (enclosed). The 2017 Redevelopment Plan included most, but not all properties within the Regional Center and SSA. The July 2019 Preliminary Investigation Report sought to correct that oversight, as well as take advantage of new development opportunities and planning objectives that are emerging with the advent of public water and sewer, as well as issuance of the 2019 TDR 5-Year Review Report. Of the properties that the July 2019 Preliminary Investigation Report proposed for inclusion in the Kings Landing Redevelopment Plan (excluding Block 11, Lots 17-21) as served by LTMUA), only three are currently not part of the Regional Center and associated SSA. They include Block 14, Lot 5.01 and Block 12, Lots 5 and 9. The Township is only seeking to add Lots 5.01 and 12 to the Regional Center and associated SSA, as Lot 9 is a cemetery. On October 21, the governing body referred the proposed, 2019 Amendments to the Kings Landing Redevelopment Plan, to the JLUB for review and recommendation. Upon finalization, the Township Committee will adopt the amended plan by ordinance after holding an advertised public hearing.
- The proposed 2019 Amendments to the Kings Landing Redevelopment Plan will effectuate several significant changes to the configuration, location and number of available Receiving Area properties within the Regional Center as illustrated in Figure 7d, 7e and 7f of the attached plan. The Township believes these changes will significantly advance the goals and objectives of the Master Plan by establishing Receiving Area properties in superior locations that have been determined to be more conducive to residential uses, including those which provide for a mixed use format. Once the amendments to the redevelopment plan are adopted by ordinance, the changes to the Receiving Area will in-turn influence and guide decisions with respect to updating the REMA. Proposed changes to the Regional Center Receiving Area include:
  - a. Removal of Block 6, Lot 6 from the Residential Receiving Area (RR Zone) into the Commercial Development (CD) Zone. The property is

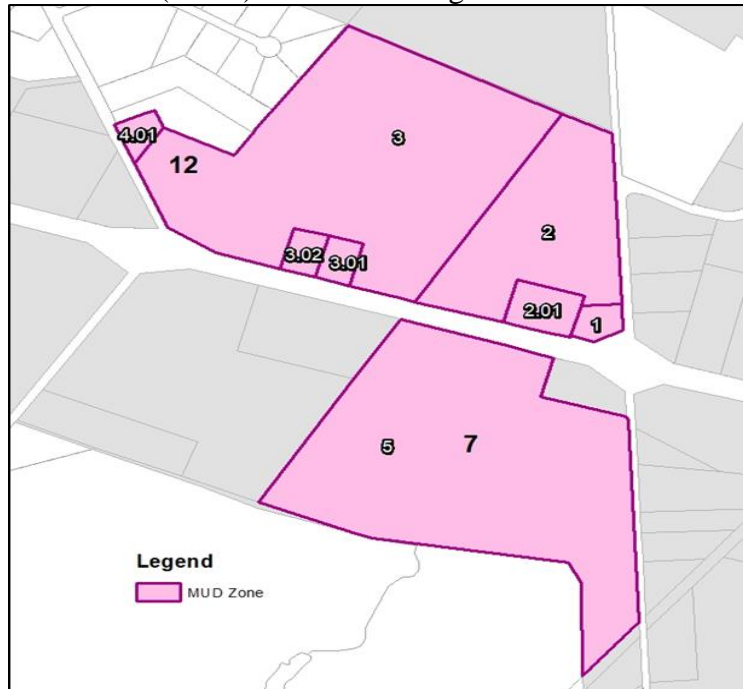
located along the south side of Rt. 322 at the SW intersection with Locke Ave. The adjacent 70-acre property (Block 6, Lot 5) immediately to the west is occupied by a large semi-trailer truck dealership. Lot 5 also served as a former trucking terminal that was added to the EPA's Superfund list in 2017 to address contamination associated with volatile organic compounds that can potentially harm human health. While remediation is anticipated to commence in the near future, it will take several years before the cleanup is completed. Given the adjacent use and current status as an active Superfund Site, the Township determined that Lot 6 should be removed from the Receiving Area and instead placed into the CD Zone.

- b. Removal of Block 7, Lots 4, 4.01 and 4.02 from Residential Receiving Zone (RR) into the Commercial Development (CD) Zone. The property is located along the south side of Rt. 322 at the SE intersection with Locke Ave. With the removal of Block 6, Lot 6 from the TDR Receiving Area, the Township determined to identify other more suitable locations along the Rt. 322 Corridor for residential development. As result of this re-evaluation and the successful identification of superior locations for inclusion into the TDR Receiving Area, Block 7, Lots 4, 4.01 and 4.02 are likewise being removed from the Receiving Area and placed into the CD Zone. \*Below figure of Block & Lots illustrating former Residential Receiving (RR) Zone to be changed to Commercial Development (CD) Zone.



- c. Addition of Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 (62.27 acres) from the Commercial Development (CD) Zone, and Block 7, Lot 5 (77.61 acres) from the Residential Receiving Area (RR) Zone, into the Mixed Use Downtown (MUD) Zone Receiving Area. The MUD Zone, shown in Figure 7b, will provide a location for the integration of commercial retail uses with residential opportunities in individual or multi-use buildings. Residential units within the MUD Zone shall require participation in TDR

program. The Township believes that use of TDRs will be more attractive and economically viable to developers if utilized as part of a mixed use format. The addition of these, as well as those properties described at d. below, will more than adequately compensate for the removal of Receiving Area properties in a. and b. \*Below figure of Block and Lots illustrating Commercial Development Zone to be changed to Mixed Use Downtown (MUD) Zone Receiving Area.



- d. Addition of Block 10, Lots 5, 5.03, 5.02 and Block 16, Lots 5, 4.01, 4, 1, 2 and 3 (approx. 46 acres total) from R-2 Residential Zone into Residential Receiving (RR) Zone. While some of the smaller lots are already developed, there is an adequate amount of available land to support a Receiving Area at this location. The area benefits from its close proximity with Kingsway Regional Middle and High School and downtown Swedesboro. In addition, the adjacent intersection with Rt. 322/Kings Highway (551) is undergoing major improvements under the direction of NJDOT, which will result in signalized crosswalks, including municipal plans for a Shared Use Path along Kings Highway. \*Note, Block 14, Lot 5.01 is also in R-1 Residential and being added to the Residential Receiving (RR) Zone.

- **Sewer update.**

- At the close of 2018, Precision Land Development, LLC, a subsidiary of South State, Inc., that was retained by Township as the designated redeveloper for the project, commenced construction of phase one of the sewer collection and conveyance system along the Rt. 322 Growth Corridor. The work, which was completed in May of 2019, involved installing nearly one mile of sewer

pipe and associated manholes, along the south side of Rt. 322 between Garwin Road and Exit 2 of the NJ Turnpike. The work was initiated ahead of schedule to avoid potential interference with NJDOT's plans to overhaul the intersection at Kings Highway and Rt. 322. The NJDOT intersection project is currently underway and scheduled for completion in summer of 2020.

- In early 2019, it became apparent to the Township that it had reached an impasse with the Logan Township Municipal Utility Authority with respect to securing necessary waste treatment capacity commitment for the sewer conveyance system planned for the Rt. 322 Corridor. Thankfully, in 2019 the Township became aware of a new and more cost-effective option when it learned that the GCIA and GCUA had determined to examine the feasibility of installing a sewer force main from the County landfill. With a proposed sewer main crossing the Rt. 322 Corridor, the opportunity for partnering with the GCIA and GCUA on a shared force main could not be ignored. After several months of collaborative planning and negotiations, the Township Committee executed a Memorandum of Understanding in October of 2019, with the GCIA and GCUA among other partners. The terms of the agreement are very favorable to the Township and provides the Regional Center with a guaranteed capacity of 800,000 gpd, which will accommodate the foreseeable needs of the entire Regional Center from day one, once the system is operational. In addition, the cost for construction of the shared force main will be evenly split between GCIA and the Township. With the shared force main extension north of Rt. 322 along Kings Highway, a much larger and strategically important area within the Regional Growth Center will also be provided sewer service. It is further understood that the partnership will realize reasonable and more competitive rates to be charged to future users for initial connection and ongoing treatment.
- The planning process is still unfolding as the route and various legal frameworks are being finalized as necessary to securing the pending loan from the NJ Water Bank, necessary to recommencing the gravity line and associated pump station and manholes along Rt. 322. In the meantime, the Township's efforts to bring public sewer (Aqua NJ to install water at its cost) to the Rt. 322 Growth Corridor have not only changed substantially for the better, but remain on track. While the second phase of the sewer project was somewhat delayed in pursuing this unique opportunity to work cooperatively with proven County partners, it will more than compensate the Township in terms of money saved and the peace of mind in no longer having to worry about future sewer capacity, which is as much important to the Township, as it to developers and businesses considering Woolwich. In fact, several major proposed development projects are already advancing at the pre-application stage as result of tangible progress, which are expected to culminate in multiple site plan applications over the next few months.

**Transfer of Development Rights PIA under the State TDR Act as per the  
Endorsement by the State Planning Commission on April 18, 2008**

**Action # TDR-1** = “Municipality shall provide proposed development transfer ordinance and accompanying documentation to Gloucester County Planning Board and CADB within 60 days from the date of Initial Plan Endorsement.” **Completed.** Woolwich has satisfied this item. The development transfer ordinance was substantially updated in 2016 with guidance and input from the SADC, as part of a comprehensive update to the Master Plan and TDR program. These documents were submitted to the County Planning Board, CADB and OPA/SPC prior to adoption.

**Action # TDR-2** = “Municipality shall readopt formerly overturned base zoning ordinance and notice in accordance with the MLUL N.J.S.A. 40:55D et seq within 180 days from the date of Initial Plan Endorsement.” **Completed.** Woolwich has satisfied this item and adopted the new Ordinance on October 27, 2008.

**Action # TDR-3** = “Township to create, maintain, and update website regularly in an ongoing manner.” **Completed.** Woolwich has satisfied this item and will continue to update the website. **The website was substantially updated in early 2019.**

**Action # TDR-4** = “Township shall revise or create new Comprehensive Farmland Preservation Plan with SADC support, as needed within one year from the date of Initial Plan Endorsement.” Woolwich has satisfied this item and will double check in next 30 days the formal adoption of said Plan. **Completed.** Woolwich has satisfied this item. The Plan was adopted in 2009. **The Governing Body intends to update the Farmland Preservation Plan in 2020.**

**Action # TDR-5** = “Township shall update Open Space & Recreation Plan to identify sending parcels that may qualify for future Township parkland; OSG, SADC, and NJDEP to provide assistance in identifying and categorizing parcels as needed, at the time of the Master Plan Reexamination.” Woolwich has satisfied this item and will double check in next 30 days the formal adoption of said Plan. A new draft OSRP created in late 2014. To be adopted as part of Reexamination in order to incorporate new pocket parks associated with reconfigured Receiving Area. **Completed.** Woolwich has satisfied this item. **The updated OSRP was adopted in 2016 as part of the Master Plan Reexamination.**

**Action # TDR-6** = “Township Planning Board to present Final REMA at a public hearing pursuant to N.J.S.A. 40:55D-148 prior to the adoption of the TDR Ordinance, yet within one year from the date of Initial Plan Endorsement.” **Completed.** Woolwich has satisfied this item. Please see attached Exhibit “A” (letter to OSG). The REMA was updated as part of Master Plan Reexamination in 2016. **The Township intends to update the 2016 REMA in early 2020.**

**Action # TDR-7** = “Township shall implement mechanisms for TDR administration within one year from the date of Initial Plan Endorsement” **Mostly Completed.**

Woolwich has partially satisfied this item in that the forms are in draft form right now and expect to be formally adopted for use via Governing Body Resolution in the next 30 days. The draft internal documents are available upon request. This was done soon after 2009 report submission. However, the forms were recently updated per SADC feedback and Bill Harrison's efforts as there were still many issues with these documents which seemed to mirror the Burlington County PILOT more than State TDR Act guidelines. **Completed.** Woolwich has satisfied this item. The revised documents were approved by the SADC in October 2013.

**Action # TDR-8** = "Should the Township make any substantive changes to the TDR Ordinance approved pursuant to this Endorsement, the revised ordinance shall be submitted to the county for review and formal comment and the OSG for review and approval prior to adoption. Township need not go before the SPC if ordinance change occurs after Initial Plan Endorsement, as approval of the changes will be done administratively by the OSG. Pursuant to N.J.A.C. 5:85-7.12, the municipality shall provide reports, biennially or within six months after adoption of, a new or significantly revised plan, reexamination report, land use ordinance or regulation that deviates from plans or regulations submitted as part of Initial Plan Endorsement." **Completed.** Woolwich has satisfied this item. **Proposed changes to the TDR Ordinance as reflected in the enclosed November 2019 TDR Task Force Memo to the Governing Body and JLUB will be forwarded to OPA and the County Planning Board for review and comment prior to adoption.**

**Action # TDR-9** = "The Township shall propose and adopt the TDR ordinance pursuant to all applicable notification and procedural requirements of the MLUL N.J.S.A. 40:55D et seq within one year from the date of Initial Plan Endorsement or as per attorney recommendation." **Completed.** Woolwich has satisfied this item and adopted the TDR Ordinance, and others, on October 27, 2008. Please see attached Exhibit B (OSG receipt letter).

**Action # TDR-10** = "Township shall create and submit TDR registry to State TDR Bank Board, Gloucester County and the OSG in an ongoing manner from the time of TDR Ordinance adoption and annually thereafter." **Mostly Completed.** Woolwich has partially satisfied this item in that the forms are in draft form right now and expect to be formally adopted for use via Governing Body Resolution in the next 30 days. Done. The Registry is now available online with input from SADC. Landowners were sent certified letters informing them about the Registry, and included form for them to fill out and submit to the Twp. **Completed 2013.** Woolwich has satisfied this item.

**Action # TDR-11** = "Township shall continue to explore the feasibility of using and creating a TDR bank, if necessary. The Township shall research as needed as based on periodic evaluation of TDR program success and shortfalls in an ongoing manner." **Mostly Completed.** Woolwich has partially satisfied this item in that the research is ongoing, but no formal decision has yet been made. **Completed.** Woolwich has satisfied this item. Ordinance formally adopted along with bylaws and a Bank Board in September 2014.



**Action # TDR-12** = “Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and the real estate market analysis 3 years from the date of TDR Ordinance adoption.” Woolwich expects to satisfy this item within the 3 year period. **Completed February 2012.** Woolwich has satisfied this item.

**Action # TDR-13** = “Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and the real estate market analysis 5 years from the date of TDR Ordinance adoption.” Woolwich expects to satisfy this item within the 50-year period. **Completed October 2013.** Woolwich has satisfied this item.

**Action # TDR-14** = “Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and the real estate market analysis every 5 years from the date of the last periodic review.” Woolwich expects to satisfy this item within each successive 5-year period. **Completed December 2018.** Woolwich has satisfied this item.

**Action # TDR-15** = “Auburn Road receiving area shall be re-evaluated at the 3-year periodic review identified in TDR PIA Item TDR-12. If sewer is not available by the 5-year review or within a reasonable timeframe thereafter, the area shall be re-designated into a TDR sending area and the receiving credits shall be redistributed accordingly. Township is doing all it can to secure needed sewer service. NJDEP shall help Township facilitate needed sewer infrastructure based upon benefits that are to accrue to Plan Endorsed communities & within its own regulatory constraints, effective immediately.” Woolwich expects to satisfy this item within the 3-year period. A Draft Sewer Agreement including the Auburn Road Receiving area is available upon request. This warrants some discussion. ARV was included in the approved WMP. No credits have yet transferred, but the ARV Receiving Area landowner is in control of several adjacent Sending Area parcels assigned 82.75 credits. ARV requires 117 credits at build-out. We have been in periodic contact with the landowner, including several update discussions re: changes to the program, recent developments and talk about his need to acquire credits. I am attaching the JLUB Resolution of Approval which outlines certain conditions that need to be met. This included need for applicant to submit a preliminary site plan for approval for at least one portion of the development subject to the GDP approval with 5 years. There is also a requirement to purchase 25-50 credits by end of 2016. He has expressed intent to acquire credits on several occasions over the past two years, but is perhaps waiting to conclusion of auction to justify/determine a reasonable value. **Ongoing. On July 21, 2016, the JLUB adopted Resolution#2016-24, granting a modification to ARV’s timing schedule as provided for in the applicant’s GDP approval. Specifically, the Resolution requires the applicant to buy necessary TDR credits with each phase of development, rather 25-50 credits by end of 2016. Within one (1) year from July 21, 2016, the applicant is required to enter in a Developers Agreement with Woolwich Township, and within five (5) years, apply for its first site plan/subdivision approval for at least one portion of the property subject to the GDP. The Developers Agreement was never initiated by ARV. The Township will follow-up with ARV in early 2020.**



**General Requirements PIA under the Ten Year Endorsement Period as per the  
Endorsement by the State Planning Commission on April 18, 2008**

**Action # A1** = “Township shall submit drafts of all new and revised planning documents required by this PIA to OSG and partner State agencies. Pursuant to State Planning Rules N.J.A.C. 5:85-7.12, the municipality shall provide reports, biennially or within six months after adoption of, a new or significantly revised plan, reexamination report, land use ordinance or regulation that deviates from plans or regulations submitted as part of Initial Plan Endorsement.” **Completed and ongoing.** Woolwich has satisfied this item and will continue to do so through the process of cross-acceptance.

**Action # A2** = “OSG shall provide the requisite notice concerning designated center and revised planning area boundaries in the NJ Register.” **Completed by OSG.** This item does not apply to Woolwich Township.

**Action # A3** = “By April 16, 2009 and biennially thereafter, Woolwich Township shall submit a report to OSG, our partner State agencies and the public concerning the terms of this PIA and related efforts pursuant to N.J.A.C. 5:85-7.12(c), the first review is scheduled for one year after Endorsement due to significant PIA items that must be adopted within that timeframe.” Woolwich has endeavored to satisfy this item, with apologies for a 2-week delay, by submitting the instant document and exhibits for the May 2009 SPC meeting. **Completed/Ongoing.**

**Action # A4** = “Once endorsed by the State Planning Commission, Woolwich Township shall incorporate response to consistency issues into all documents submitted as part of the Plan Endorsement petition in an ongoing manner.” **Completed.** Woolwich has amended its documents accordingly and has satisfied this item.

**Action # A5** = “Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation in an ongoing manner.” Woolwich has satisfied this item and will continue to do so through the process of cross-acceptance. **Completed/Ongoing.**

**Action # A6** = “Township shall collaborate with adjacent municipalities, as to participate in regional land use activities with Logan and Harrison Townships and with other adjacent communities. State, particularly NJDOT and NJOSG, and DVRPC shall take leadership roles, building on prior regional planning activities along US Rte. 322. The timeframe is ongoing and contingent upon ongoing studies conducted by NJDOT and DVRPC.” **Completed.** Woolwich has satisfied this item and will continue to do so through the process of cross-acceptance. **Unfortunately, neither OPA or NJDOT have assumed a leadership role with respect to regional planning activities along US Rt. 322 corridor. While the Township is grateful that NJDOT has, after many years of broken promises, finally commenced reconstruction of the intersection with Kings Highway, there remains no plan or State funding in place to holistically improve the corridor. Currently, it appears that it is NJDOT’s policy to have developers pay for, and install all**

future improvements, which will result in numerous bottlenecks as only certain areas along of the corridor will be developed. As such, it is likely that certain segments of the corridor will be expanded to a five-lane cross section, while others will remain as current two lane configuration. With all the growth and development taking place in the region and along this economically vital corridor, the Township and County require greater leadership and assistance from the State and NJDOT to address worsening conditions and LOS along the Rt. 322 Corridor.

**Action # A7** = “The Township shall work with the Delaware Valley Regional Planning Commission to revise population and employment projections that reflect TDR Plan and to reflect TDR vision in future update of DVRPC’s Long Range Plan. The Township shall forward TDR-based population and employment projections to DVRPC within 180 days from the date of Initial Plan Endorsement.” Woolwich has satisfied this item by meeting with the DVRPC and Gloucester County Planning Officials on September 5, 2008. A letter from the DVRPC confirming the meeting and incorporating the TDR projections will be sent as a follow-up to the OSG by Woolwich Township. Completed. Woolwich has satisfied this item. **Completed/ongoing.** Once updated, the REMA will be forwarded to DVRPC.

**Action # A8** = “The Township shall coordinate with Gloucester County on future updates to the County Master Plan so that the Regional Center is recognized as a growth area in the plan. The Township shall forward the TDR Plan to Gloucester County at time of local hearings as per MLUL N.J.S.A. 40:55D et seq. County should review Township’s master plan/regulations at time it updates its master plan. The timeframe is ongoing and contingent upon the Gloucester County Planning Board schedule.” **Completed/ongoing.** Woolwich has satisfied this item and will continue coordination w/ the County.

**Action # A9** = “The Township shall utilize the municipal website to educate residents about relevant planning issues and activities. Township shall update website regularly and in an ongoing manner.” **Completed.** Woolwich Township has satisfied this item and will continue to update its website regularly. The Township’s website was substantially updated in early 2019 and now includes numerous planning information.

**Action # B1** = “Township shall revise Master Plan to ensure consistent language regarding TDR is reflected throughout Master Plan within 18 months of the date of Initial Plan Endorsement.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. **Completed.** Woolwich Township has satisfied this item. The Master Plan will likely be updated in again in 2020 or 2021.

**Action # B2** = “Township shall revise Master Plan pursuant to MLUL N.J.S.A. 40:55D-28(2) to include “natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain, areas, marshes, and woodlands.” Township shall amend the documents accordingly within 18 months of the date of Initial Plan Endorsement.” **Completed.** Chapter 177 of the Tree Ordinance was amended in September 2019 to prohibit tree harvesting/logging in regulated wetlands and steep slopes greater than 11%. Applicants wishing to log in wetland transition areas, riparian

zones and other regulatory buffers as established by NJDEP, must have an approved Forestry Management Plan that is reviewed and approved by the State Forester and on file with the Tree Specialist before the activities are undertaken.

**Action # B3** = “Township shall amend zoning and subdivision and site plan regulations for areas outside the TDR sending and receiving areas to be consistent with the Planning Area designations approved through the Initial Plan Endorsement process. Township shall amend regulations accordingly within 18 months from the date of Initial Plan Endorsement, assuming sewerage approvals are already secured or within 6 months of securing sewer approvals, whichever comes first. This shall follow Open Space and Recreation Plan amendment cited in TDR PIA.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. Woolwich Committee adopted the TDR Ordinances on October 27, 2008. PA5 sites were removed from the Center.

**Completed.** Per request of the NJDEP, as part of the 2016 Master Plan Reexamination, the FOC Zone located just south of the Regional Center and Rt. 322 that fronts Raccoon Creek, was placed into a newly established Conservation Zone, which permits low-density residential development (1 d.u./acre), agricultural uses, open space and park development. The zone was established to further protect the expansive Bald Eagle Foraging Area along the creek, including an increasing number of documented active nests. As part of current negotiations with certain developers, it is possible that some stormwater infrastructure facilities and parking may be permitted within the Conservation Zone, which would likely necessitate a use variance. At NJDEP’s suggestion, the Township has requested that the applicant for Block 6, Lot 6 consider placing a deed restriction on balance of his property from future development.

**Action # B4** = “Township shall amend Right to Farm Ordinance to include mandatory disclosure information at the time of real estate transfer as per State Agriculture Development Committee Model Right to Farm Ordinance within 5 years from date of Initial Plan Endorsement.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. **Completed.** In 2015, the ordinance was amended to the SADC’s satisfaction.

**Action # C1** = “The Township shall revise and adopt Housing Element including TDR-based population, household & employment projections. The Township shall revise and adopt housing elements and projections in accordance with COAH’s new rules and timelines or as directed by the Court under the Township’s Judgment of Repose.”

**Completed.** On December 19, 2005, the Township filed its initial Round 3 plan. On Dec. 8, 2009, it adopted an amended Round 3 Plan. It filed a Declaratory Judgement (DJ) action on July 2, 2015. After which, interveners filed in the DJ action and have been mediating with the Township ever since. The Township executed a settlement agreement with Fair Share Housing Center on December 17, 2018 and received Court approval at the ensuing Fairness Hearing on April 9, 2019. The Housing Element and Fair Share Plan will be updated was updated and finalized once outstanding issues are resolved with interveners and Court.

Action # C2 = “The Township shall remove RLM-zoned properties and replace with alternative affordable housing site(s) and/or growth share solutions.” **Completed.**

Action # C3 = “The Township shall submit revised Housing Element and Fair Share Plan accordingly. In accordance with the existing TDR sending and receiving area calculations, the Township shall submit an updated Housing Element & fair Share Plan. This shall be accomplished in accordance with the guidelines directed by the Court in the Township’s Judgment of Repose and any modification thereto.” **Completed.**

**Action # D1** = “Township shall prepare and adopt Redevelopment Plan for the Nike Missile Site. Township shall conduct preliminary investigation to determine if site shall become an “area in need of redevelopment.” Subsequent to the investigation, provided it recommends that the site become an “area in need of redevelopment”, the Township shall prepare and adopt a Redevelopment Plan for the Nike Missile Site within 5 years from the date of Initial Plan Endorsement.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. To be completed as part of Reexamination. **Completed.** A site specific Redevelopment Plan was adopted in 2017. The Township’s Engineer is currently studying necessary improvements and costs associated with extending a gravity sewer trunk line to the site and adjacent TDR Receiving Area to foster desired development. As part of the study and ensuing report, a framework for a funding recapture mechanism will also be explored.

**Action # E1** = “In addition to the zoning and subdivision requirement changes needed for areas designated as PA5, the Open Space and Recreation Plan shall be updated to prioritize the strategies to permanently protect all lands along Raccoon Creek within Planning Area 5. These strategies may include downzoning, outright purchase, permanent deed restrictions and creation of a new TDR sending area. Township shall update their Open Space and Recreation Plan to conform to zoning and subdivision and site plan requirement amendments noted in item B3 of this PIA. The timeframe for this action is at the time of Master Plan Reexamination.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. This is to be done as part of Reexamination. Please specify how OPA proposes we zone the PA5 Area south of the Center that adjoins the north side of Raccoon Creek. This area is currently in FOC, which we believe was done in error. All large parcels along the south side of Raccoon Creek have now been protected. **Largely Completed.** See B3 regarding actions taken to adopt protective zoning in areas adjacent to Raccoon Creek just south of the Regional Center. In addition, in 2015 the Township acquired Block 5, Lot 11.02, which is located along the south side of Raccoon Creek to expand Locke Ave Park. The 21-acre parcel encompasses expansive coastal bluffs and waterfront that is being managed for passive recreational uses and environmental stewardship. As the Township already owns and maintains approximately 300 acres of public open space, it is unlikely that it will seek to acquire parkland north of Raccoon Creek. It is however receptive to working collaboratively with the Green Acre Program and the Division of Fish & Wildlife on efforts to expand the existing State Wildlife Management Area. Unfortunately, neither entity has proven helpful or interested in acquiring additional lands within the Township despite repeated offers from the Township to partner and/or provide potential funding support. It is difficult, if not impossible to realize the lofty goals as outlined in the PIA and Endorsed Plan without proactive State agency partners.

**Action # F1** = “Township shall revise Environmental Resource Inventory (ERI) to include Category 1 (C1) streams, specifically Pargey Creek. Township shall revise ERI accordingly within 15 months of the date of Initial Plan Endorsement.” Woolwich is working on this item and expects to satisfy this item within the allotted time frame. **Completed.** The Delaware Valley Regional Planning Commission (DVRPC) updated the ERI in 2019. The plan has since been referred to the JLUB for adoption as an element to the Master Plan. Final adoption is anticipated before the end of the year.

**Action # F2** = “Prepare and adopt ordinances that recognize and establish minimum standards to protect stream corridors, well head protection areas, forested areas and vegetation retention, steep slopes, wildlife habitat and other natural areas of local significance within 18 months of the date of Initial Plan Endorsement.” Woolwich is working on this item in conjunction with the NJDEP and expects to satisfy this item within the allotted time frame. **Completed.** Various NJDEP Model Ordinances Adopted. Establishment and Protection of Stream Corridors (Chap 145), Steep Slopes (Chap 156), Tree Protection (Chap 177), Stormwater Management (Chap 157), Water Facilities (Chap 163-46), etc. In reality, existing open space, as well as the TDR Sending Area largely protects the vast majority of sensitive resources if not already protected under NJDEP regulations.

**Action # G1** = “NJDOT shall provide new traffic projections from Route 322 Corridor Management Study. NJDOT shall provide projections in collaboration with the Township within 180 days from the date of Initial Plan Endorsement but no later than one year from that date.” Woolwich has partially satisfied this item in conjunction w/ the NJDOT but is unsure of the present status of the Rte 322 Corridor Management Study. Circulation and Public Spaces Plan updates are a central focus of Reexamination. **Actions required of Woolwich are Completed.** NJDOT study was never completed.

**Action # G2** = “The Township shall amend Circulation Element to include appropriate traffic projections provided by NJDOT US Route 322 Corridor Management Study within one year of receipt of information from the NJDOT.” Woolwich expects to satisfy this item once the information is received from the NJDOT. **Completed** as part of the TDR update in 2016 to extent NJDOT provided requested information.

**Action # G3** = “The Township shall amend Circulation Element as needed regarding compliance with the State Highway Access Management (SHAM) Code and amend zoning ordinances as needed to comply with the SHAM, as appropriate. The timeframe for this action is at the time of Master Plan Reexamination and following the completion of PIA Item G4.” **Completed** as part of TDR update and Master Plan Reexamination in 2016.

**Action # G4** = “The Township and NJDOT shall reexamine State Highway Access Levels and cross-sections. NJDOT and Township shall concur on the necessity of any Access Level change requests within 1 year from the date of Initial Plan Endorsement to the extent feasible or as soon as possible thereafter in conjunction with the US Route 322



Corridor Management Study.” The NJDOT study was never completed. From 2013 through 2014, the Township initiated repeated efforts to engage the NJDOT on this issue, and to obtain their support in developing an Access Management Plan, which was not supported. In addition, the NJDOT would not support the boulevard concept outlined in the 2016 Circulation Plan. The Wolfson Group has worked with the NJDOT on access level planning respective to Phases 1 & 2 of their commercial GDP and received conceptual approval with improvements that do not embrace the Township’s boulevard concept.

**Action # G5** = “The Township shall implement transportation infrastructure financing method identified in CIP and infrastructure improvement phasing. A Transportation Development District (TDD) shall be developed for the Regional Center that will likely involve local, county, and state roads as well as NJ Turnpike access. The development of the Regional center in conjunction with regional transportation needs shall necessitate cost-share solutions to be shared by various government entities and developers. NJDOT shall work with the Township to develop an action plan for providing infrastructure and improved connections to support new development in a logical sequence as it emerges. This shall be in cooperation with the US Route 322 Regional Corridor Management Study, including adjacent Townships. Gloucester County shall participate in the cost-share as well. NJ Transit shall also coordinate with the Township to identify cost-recovery and actual subsidy required for various types of transit services and enhancements, along with possible trigger points for service based upon development and revenue. Action Plan to be started within 1 year from the date of Initial Plan Endorsement and to emerge in conjunction with the US Route 322 Corridor Management Study, which shall include funding partnerships among NJDOT, all affected municipalities, other interested public and private entities, that begins to implement infrastructure phasing within 10 years. To the extent that the timing of the US Route 322 Corridor Management Study proves detrimental to implementing TDR in Woolwich Township, the Township reserves the right to have the Action Plan completed within adequate time to prevent said detrimental impact.” Woolwich has partially satisfied this item in conjunction w/ the NJDOT but is unsure of the present status of the Rte 322 Corridor Management Study. Additionally, the Township has asked the County to take a leadership role in addressing this item (Please see attached exhibit D, an internal memo from Woolwich Township Planner Bob Melvin). **In the absence of the promised NJDOT study and fact that the above-mentioned support from various governmental entities, including development of a joint action plan and funding partnership agreements that never materialized, the overly ambitious CIP and TDD cannot be developed. As such, the Township requests that Action#G5 be removed from the PIA.** In its place, the Township will consider PILOT agreements and similar tools as it deems necessary and appropriate to assist in the cost-share for off-site transportation improvements on a case-by-case basis.

**Action # G6** = “The Township shall work with NJDOT to obtain approval for any necessary wetlands crossings, which is the Developers responsibility. The timeframe for completing this item is subject to the timeline set forth in above-referenced Action Plan established in PIA Item G5.” Woolwich will endeavor to satisfy this item within the required time frame in conjunction with the Action Plan, once obtained. **Project specific.**

As this item is a developer responsibility, and because wetlands within the corridor do not appear to represent a substantial impediment, the Township requests that Action#G6 be removed from the PIA.

**Action # G7** = “The Township shall work with NJDOT to obtain approval for any railroad crossings. This is to be determined by NJDOT and is subject to the timeline set forth in above-referenced Action Plan established in PIA Item G5.” Woolwich will endeavor to satisfy this item within the required time frame in conjunction with the Action Plan, once obtained. **Project specific and not completed.** Has thus far, not proven to be necessary or applicable given current land use, zoning and current development proposals, which avoid said crossings.

**Action # G8** = “Investigate opportunities for enhanced bus service both regionally to adjacent areas and to the Regional Center with NJ Transit to take the lead within 1 year from the date of Initial Plan Endorsement.” Woolwich expects to satisfy this item once discussions occur with NJ Transit. **Project specific and not completed.** The Township will work with developers to explore opportunities to locate public transit facilities as projects move forward at key locations where large format retail, mixed use and/or high density residential development are proposed. It would be helpful if NJDOT or NJ Transit to lead and initiative as outlined in this action.

**Action # G9** = “The Township shall obtain approval for NJ Turnpike (Exit 2) access improvements. NJDOT and NJ Turnpike Authority to determine this within 1 year from date of Initial Plan Endorsement.” Woolwich expects to satisfy this item once discussions occur with NJ Turnpike and NJDOT. **Ongoing.** In 2012, safety improvements were made at exit 2 in Woolwich Township. The authority installed a traffic signal at the entrance to the Turnpike with US 322. In addition, the intersection was widened with turn lanes on all approaches. The NJDOT’s conceptual approval for Phases 1 & 2 of the Wolfson Group commercial projects, entail substantial improvements to be undertaken by the developer. The Township has long maintained that the Turnpike Authority should, at its expense, initiate further improvements sought by NJDOT for the TPK interchange. As both NJDOT and TPK Authority were well aware of the Wolfson Group’s three approved GDP’s covering 1.4 million sq. ft. of commercial space proximate to the interchange at time of previous improvements, it should have adequately scaled and included necessary improvements at that time as the developer will be responsible for all on-site improvements.

**Action # G10** = “The Township shall provide for Linkages Plan implementation. As such, the Township shall pursue paths, bike lanes, and sidewalks on roadways as per TDR Public Spaces Plan within 8 years from date of Initial Plan Endorsement.” **Completed.** The Public Spaces Plan was updated as part of the 2016 TDR Update and Master Plan Reexamination.

**Action # G11** = “NJDOT to investigate and implement traffic calming measures for high-density residential and commercial areas within the designated Regional Center within 2 years from the date of Initial Plan Endorsement.” **Never completed – not a**

**Township action.** The NJDOT integrated Township recommendations for Gateway treatment and safer cross-walks in the design of the Rt. 322/Kings Highway intersection improvements, which are currently under construction. The Township is grateful to NJDOT for moving forward on this critically important project that will set the stage from other improvements along the corridor. The Township however believes that greater coordination and leadership by NJDOT and the County are necessary to providing holistic approach to addressing corridor-wide deficiencies to LOS.

**Please note that under all “G” items, “when requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.”** It does not appear there is any hook to encourage various State agencies to support the PIA or Township’s efforts to realize center-based smart growth within the Rt. 322 corridor, which is a critical failing of Plan Endorsement. Thus far, for its efforts in obtaining endorsement, the Township has taken on substantially costly and time-consuming burdens, with little or no benefits and support from the State agencies, with the exception of assistance from the State TDR Bank Board and SADC staff.

**Action # H1** = “Pursue PIG program to supplement TDR efforts and obtain additional support from State via increased funding commitment. SADC to lend heightened support through increased funding commitment in an ongoing timeframe.” Woolwich has been in continued communication with the SADC and will continue to satisfy this item on an ongoing basis. **Completed.** In January of 2018, Woolwich Township was recognized for preserving 917 acres across 23 properties during the first eight months of 2017, bringing to more than 3,000 the number of acres protected since the township enacted an open space tax in 2004 and a Transfer of Development Rights program in 2008. In addition, the Farmland Preservation Plan will be updated in 2020 under an approved proposal by the DVRPC. With the proposed upzoning of the Sending Area as outlined in the above TDR Task Force section (pages 4-6), landowners will now have the option to alternatively preserve land through traditional easement purchase.

**Action # 11** = “Township shall implement stormwater infrastructure financing method identified in Capital Improvement Program (CIP) within 1 year from date of the Initial Plan Endorsement.” **Not completed.** As discussed with OPA during the 2016 submission, on site improvements are the responsibility of the developer as with any site plan or project. As such, the Township requests that Action#11 be removed as it is cost prohibitive to the Township.

**Action # I2** = “The Township shall complete Township-wide CIP to address anticipated needs outside of the TDR Receiving Zones and Regional Center. Township Planning Board to recommend and Township Committee to adopt within 5 years of Initial Plan Endorsement.” **Not completed.** As discussed with OPA during the 2016 submission, the Township will consider use of PILOT agreements and similar tools on a case-by-case basis as means to assist developers with certain off-site traffic improvements that provide a clear and necessary public benefit. The Township is currently not pursuing CIP as other



tools such as PILOTs have proven easier, less litigious and costly to administer. As such, the Township requests that Action#12 be removed.

**Action # I3** = “The Township, or its designee, shall provide such information and/or assistance to the Logan MUA for the completion of a new WMP or update for the Logan MUA with the specific goal of gaining adequate wastewater treatment capacity to serve the Auburn Rd TDR Receiving Area and the Regional Center as appropriate. Logan Township MUA has already submitted (2007) on behalf of Woolwich Township. WMP is currently under review by NJDEP. NJDEP shall review and take necessary action on the WMP in accordance with NJDEP Water Quality Management Rules within 6 months of submission to NJDEP.” Woolwich has satisfied this item by being in contact with the Logan MUA and NJDEP continuously, and meetings are currently scheduled to occur within next month at NJDEP involving the WMPs. New sewer agreement authorized in April 2015, guarantees capacity to areas approved in Woolwich WMP. **Completed, but no longer contemplated.** \*See WMP Update at top of page 7. LTMUA expanded its waste treatment facility in 2018, increasing available capacity by 500,000 GPD. While the Township is no longer planning to convey sewer flows from the Regional Growth Center to LTMUA, the ARV Receiving Area remains part of the LTMUA service area and has the opportunity to secure necessary capacity for its project.

**Action # I4** = “The Township, or its designee, shall prepare and submit WMP for the designated Regional Center. Areas not already developed and outside of PA2 or designated centers shall be removed from the Sewer Service Area (ssa). The Township shall take the lead and complete this item within 18 months from the date of Initial Plan Endorsement.” Woolwich will satisfy this item within the allotted time and expects to submit the WMP to the county and NJDEP imminently. A copy of the Draft Woolwich Township Wastewater Management Plan is available upon request. WMP approved in 2012. **Completed.**

**Action # I5** = “NJDEP shall review and take necessary action on the WMP in accordance with NJDEP Water Quality Management Rules. Approval of WMP within 6 months after complete Wastewater Management Plan is submitted to the NJDEP.” There is no action for the Township to satisfy under this item. Woolwich expects to submit the WMP imminently. WMP approved in 2012. **Completed.** \*See WMP Update at top of page 12.

**Action #I6** = “NJDEP to provide targeted review of permits associated with projects in plan endorsed growth areas that are consistent with the adopted and up-to-date WMP. Treatment Works Approval shall be granted within 6 months after receipt of complete application that is consistent with the adopted and up-to-date WMP.” There is no action for the Township to satisfy under this item. \*See WMP Update at top of page 12.

Accordingly, and based upon the afore-mentioned PIA Action Items, the Township of Woolwich continues to realize substantial progress in completing its tasks and towards implementing TDR and a well-planned, center-based development program within the Regional Center. In order to be successful in this complex and ambitious long-

term endeavor, the Township requires greater assistance and support from the appropriate State agencies where identified in this report, and specifically at A6, G8, G9, G11, G4, G5 and E1 of the PIA Action Items. In addition, the Township further requests that OPA consider eliminating Action Items: 11, 12, G5 and G6, which it believes are no longer warranted and appropriate. As outlined in the Amendments to Plan Endorsement section on pages 8 and 9, the Township also requests OPA's formal support and assistance with officially adding Block 14, Lot 5.01 and Block 12, Lot 5 and Block 14, Lot 5.01 to the Regional Center.

In conclusion, I would be happy to appear in person and testify as to the efforts of Woolwich under any and all of these enumerated PIA Action Items and other updates as provided, if so requested by OPA or the State Planning Commission. I will also endeavor to update OPA as continued progress is made with respect to advancing TDR and the long-awaited installation of public water and sewer along the Rt. 322 Corridor. I can be reached directly at 856 467 2666 ext 3134.

Respectfully submitted,

Matthew Blake, PP, AICP  
Director of Community Development  
Township of Woolwich

CC: Mayor Vernon Marino  
Deputy Mayor Natalie Matthias  
Jane DiBella, Administrator  
Appropriate State Agencies