New Jersey State Planning Commission
Petition for Plan Endorsement

Township of Woolwich
Gloucester County, NJ

March 2007
Revised July 2008

GROUPmelvinDESIGN

ACKNOWLEDGEMENTS:

Members of Township Committee

Giuseppe (Joe) Chila, Mayor
James Lavender, Deputy Mayor
Paul Lott, Committeeman
Theodore Otten, Committeeman
Sam Maccarone, Jr., Committeeman

Plan Petitioning Committee - 2007

Giuseppe (Joe) Chila, Mayor
Jocelyn Phillips, Chairperson
Theodore Otten, Committeeman
Jack Lipsett, Township Administrator
Jane DiBella, RMC Township Clerk
Joe Delmar
Alfred DiBella
Jaclyn Dopke
Alex Elefante
Alan Schwager

Plan Petitioning Committee - 2008

Giuseppe (Joe) Chila, Mayor
Jocelyn Phillips, Chairperson
Theodore Otten, Committeeman
Anthony Zappasodi, Director of Community Development
Jane DiBella, RMC Township Clerk
Alan Schwager
Alfred DiBella
Jaclyn Dopke
Alex Elefante

Planning Board Members - 2007

Leslie Viereck, III, Chairman
Alan Schwager, Vice Chairman
James Lavender, Deputy Mayor
Paul Lott, Committeeman
Jack Lipsett, Township Administrator
John Casella
Alex Elefante
Melissa Winters
Steve Nieves
Michael Lutz, Alternate # 1
Roy Bitterman, Alternate # 2
Christina Marquis, Planning Board Secretary
Allen S. Zeller, Esquire, Solicitor
Joseph Raday, Engineer
Robert Melvin, Planner

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Open Space/Pedestrian Circulation Sub-Committee

Giuseppe (Joe) Chila, Mayor
Alfred DiBella
Ann Dorsett
Alex Elefante

Participating Agencies/Professionals

County Administrator's office
Gloucester County Planning Division
Gloucester County Engineering Director
Aqua America
Hatch Mott MacDonald
ANJEC
Senator Sweeney's office
NJ Department of Transportation
NJ Department of Environmental Protection
NJ Office of Smart Growth
NJ Department of Agriculture
NJ Department of Community Affairs

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*The Petition for Plan Endorsement was prepared by melvin | kernan development strategies in February 2007.
The amended Petition was prepared by GROUPmelvinDESIGN in July 2008.

APPENDIX 6.3: PLAN ENDORSEMENT APPLICATION FORM

New Jersey State Planning Commission
Petition for Plan Endorsement

SPC/OSG Use: **Date Received:** **Expiration Date of 30-day Review Period:**

1. Petitioner:

Name: Township of Woolwich
Address: 121 Woodstown Road
Woolwich, New Jersey 08085

2. Authorized Agent:

Name: Giuseppe Chila
Title: Mayor
Address: 121 Woodstown Road
Woolwich, New Jersey
08085
Telephone: 856-467-2666 x 101
Fax: 856-467-3545
E-mail: joechila@verizon.net

3. Identify Plan(s) submitted for Plan Endorsement (please check all that apply):
The plan(s) submitted must include at least one entire municipality.

____ Regional Strategic Plan
____ County Master Plan
____ Urban Complex Strategic Revitalization Plan
____ Municipal Strategic Revitalization Plan
x Municipal Master Plan

4. Was a pre-petition meeting held with the Office of Smart Growth? Yes x Date____ No____

5. Was notification of this petition provided in accordance with the State Planning Rules, N.J.A.C. 5:85-1.7? Please provide evidence of the notification. Yes x No____ Date 2/22/07

See below for checklist of required enclosures.

Forward completed forms and enclosures to:
Adam Zellner
Executive Director
Office of Smart Growth
ATTN: State Planning Unit
NJ Department of Community Affairs
101 South Broad Street
P.O. Box 204
Trenton, NJ 08625-0204
Phone: 609-292-7156

Enclosures: (check)

__x__ 1. List of the documents being submitted.

__x__ 2. Certified copy of resolution from each governing body requesting plan endorsement endorsing the petition being submitted and designating the official of the municipality, county or regional agency to submit the petition and execute the PIA.

__x__ 3. Copies of the minutes of each public meeting at which plan endorsement petitions are reviewed and of the meeting at which the resolution endorsing the petition was approved. Minutes shall include summary of public comments and copies of written comments filed before, or present at, the public meeting.

__x__ 4. Copies of the minutes of the meeting at which the petition was approved. The minutes shall include a summary of public comments and copies of written comments filed before, or present at, the public hearing.

__x__ 5. Narrative description of public participation and planning coordination efforts used to prepare and adopt the plan and to develop and submit the petition and the PIA.

__x__ 6. Written documentation indicating good-faith effort to include neighboring jurisdictions in the plan endorsement process.

Regional petitions must include written documentation indicating good-faith effort to include all municipalities and counties within the region of participation in the regional plan and, where applicable, a list of municipalities and counties that would or could not participate in the regional plan.

__N/A__ 7. If approval by another State agency of a plan being submitted for advanced plan endorsement is also being sought, then all information necessary for that agency to review that plan.

Ten (10) copies __x__ or one (1) electronic copy __x__ of the required elements, in accordance with the requirements set forth in the Plan Endorsement Guidelines for Initial Petitions for Plan Endorsement.

General Requirements for Initial Plan Endorsement
(both county and municipal petitioners)

__x__ 1. Current master plan, including optional elements and other elements outlined in Plan Endorsement Guidelines.
__x__ 2. Statement of community vision and participation
__x__ 3. Statement regarding proposed changes to the State Plan Policy Map
__x__ 4. Maps delineating the boundaries of current and proposed State Plan Policy Map planning areas, centers, cores, nodes, critical environmental sites and historic and cultural sites, parks and military installations.
__x__ 5. Planning coordination statement.
__x__ 6. Projections of population, employment and household growth.
__x__ 7. Natural Resource Inventory
__x__ 8. Status of Farmland Preservation Plan and Agriculture Retention Plan, if available (County or Municipal)
__x__ 9. Proposed Planning and Implementation Agreement

County Requirements

_____ 1. Build-out and capacity analysis

Municipal Requirements

__x__ 1. Housing information
__x__ 2. Transportation information
__x__ 3. Infrastructure information
__x__ 4. Environmental Justice Inventory

RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ENDORSING THE INITIAL PLAN PETITION, AUTHORIZING THE SUBMISSION OF THE PLAN TO THE NEW JERSEY OFFICE OF SMART GROWTH AND DESIGNATING THE OFFICIAL OF THE MUNICIPALITY TO SUBMIT THE PETITION AND EXECUTE THE PLANNING AND IMPLEMENTATION AGREEMENT

R-2007-62

WHEREAS, the Township of Woolwich, County of Gloucester and State of New Jersey has prepared a Petition for Initial Plan Endorsement; and

WHEREAS, such Plan includes, but is not limited to the following:

Woolwich Township's Capital Improvement Program;
Woolwich Township Master Plan;
Development Transfer Plan Elements (TDR);
Proposed Changes to the State Plan Policy Map;
Proposed Planning and Implementation Agreement;
Real Estate Market Analysis;
All additional documentation as required; and

WHEREAS, the above are being submitted to the New Jersey Department of Community Affairs, Office of Smart Growth, in accordance with and pursuant to N.J.A.C. 5:85-7.1 et seq.; and

WHEREAS, the Township Committee of the Township of Woolwich requests plan endorsement endorsing the petition being submitted; and

WHEREAS, the Township of Woolwich further wishes to designate and authorize Mayor Giuseppe Chila to submit the petition and execute the Planning and Implementation Agreement;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich, County of Gloucester and State of New Jersey as follows:

1. That the Township Committee of the Township of Woolwich hereby endorses the Petition for Initial Plan Endorsement.
2. That the Township Committee of the Township of Woolwich hereby requests the New Jersey Department of Community Affairs, Office of Smart Growth, to endorse the Petition being submitted.
3. That the Township Committee of the Township of Woolwich hereby designates and authorizes Mayor Giuseppe Chila as the official of the Municipality to submit the petition and execute the Planning and Implementation Agreement.

Adopted this 5th day of March, 2007

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

_____
Giuseppe Chila, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Townshi of Woolwich at a meeting held on the 5th day of February, 2007.

_____
Jane DiBella, Clerk

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A. Minutes of Municipal Meetings and Hearings

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C. Code of the Township of Woolwich, New Jersey Chapter 203: zoning Articles IV and V

D. Public Notice

I. OVERVIEW STATEMENT

Woolwich Township is a 21 square mile rural-going-suburban community located in northwestern Gloucester County. It shares borders with Logan Township to the north, East Greenwich to the northeast, Harrison and South Harrison Townships to the east and southeast and abuts Oldmans Township and Pilesgrove Township, both to the south in Salem County. Woolwich surrounds the Borough of Swedesboro.

In 2005, over 57% of the land base was in agricultural use. The Township is traversed by three stream systems and tributaries and the forested wetlands and tidal marshes associated with them. The rural countryside, with rolling farms, fields and stream corridors, provides habitat for endangered species, including the bald eagle and bog turtle.

Interstate 295, a north-south route connecting central New Jersey to Salem County, is situated just west of the municipal border. Exit 2 of the NJ Turnpike, another major north-south highway, is located in the Township. Woolwich Township is also traversed by Route 322, Gloucester County's only significant east-west state highway. The Commodore Barry Bridge, which provides direct access to Pennsylvania and to Interstates 95 and 476, is approximately four miles west of Woolwich Township. Route 322 extends from the Commodore Barry Bridge all the way to Atlantic City. Woolwich Township is located approximately 30 minutes from Center City, Philadelphia.

Given its strategic location in the Philadelphia metropolitan area and access to major highways, it should come as no surprise that development pressures would eventually confront this rural, agricultural community.

A. Past Planning Strategies

Prior to 2003, Woolwich Township's last complete Master Plan was adopted in 1990. The Master Plan indicated that the Township had been expecting a major housing growth spurt to occur, triggered by events in the 1970s. During the 1970s, land assemblage began with the intent of developing a large community straddling the borders of Logan and Woolwich Townships, known as Beckett. Between the two municipalities, Beckett was to bring in 85,000 new residents to the area. As it turned out, minimal development of the Beckett community occurred within Woolwich Township – less than 63 homes built - during the 1970s and 1980s.

The 1990 Master Plan recommended a zoning change that would increase the amount of residentially zoned land from 69% to 81% of the Township's total land area. Assuming public sewers and centralized water became available, this was to ultimately accommodate 75,000 residents, compared to the 1,459 residing in Woolwich Township in 1990.

In 1995, the Township adopted an ordinance allowing a 600% increase in density for almost the entire Township, contingent upon future availability of public sewer and water service. It was during the same year that the New Jersey Office of Smart Growth entered into a partnership with the

Township to help devise a new plan for its future. The purpose of the plan was to come up with ways to allow development in the Township while simultaneously maintaining the Township's agricultural base and rural context. Called *Plan for the Environs of a Center*, it recommended the creation of a compact town center with mixed land use along Route 322, and the coordination of needed sewerage, circulation and open space systems. It also called for using transfer of development rights (TDR) as the mechanism for accommodating growth and preserving the environs of the proposed town center in farmland and open space. Ultimately, the Township took no action on this plan.

By 1998, 1,500 homes were built in the Logan Township portion of the Beckett project. The portion of Beckett assembled in Woolwich Township consisted of 1,680 acres. This was subsequently acquired by Summit Ventures, LLC which proposed a planned unit development known as Weatherby on the property. The Woolwich Township Planning Board approved a General Development Plan (GDP) for Weatherby in 1998. The GDP permits up to 4,500 housing units (70% - 80% single-family detached), including 101 affordable units and a minimum 10% age restricted component. (Subsequently a settlement agreement with Weatherby provided for 200 affordable units. Additionally, it allows the Township to site another 50 affordable units on the Weatherby site). It also permits 250,000 square feet of commercial space. Development plans for this project do not include provisions for farmland preservation.

With the exception of a few bordering parcels, Weatherby is the only portion of the Township in which public sewers and water are currently available. This was made possible by a revision to the *Tri-County Water Quality Management (208) Plan* in 1994 which incorporated these areas into a sewer service area. To date, 1,390 homes have been built or are under construction. Another 773 have received preliminary approval. A total of 24,710 square feet of commercial space has been built, with preliminary approval received for another 54,416 square feet.

By 2003, Woolwich had experienced the impacts of rapid development, largely a consequence of Weatherby. In anticipation of continued growth pressures and completing a new master plan, Woolwich Township adopted an ordinance removing the density bonus for properties outside of the existing sewer service areas. This occurred in early 2003.

During the same year, the Township entered into a settlement agreement with Woolwich Adult LLC. The settlement agreement was the outcome of affordable housing litigation filed against the Township by the developer. The agreement called for the construction of 925 senior housing units, 104 affordable senior units, a golf course and 2.8 million square feet of commercial space along Route 322. This is all contingent upon the availability of public sewer and water service.

Later that year, Woolwich Township adopted a new master plan. The plan was based upon the following premise:

"It is based on smart growth principles that are intended to balance development cores at the Weatherby Town Center and along the Route 322 Corridor, with a reduction in density in other parts of the community so that the fiscal benefits of a well-balanced mix of residential and commercial development can be obtained yet the rural and open character of Woolwich Township can be preserved. (Page 4)

In the mid to late 1990s, population growth rates started to escalate. By the early 2000s, growth rates in Woolwich Township soared. Between 2000 and 2005, Woolwich Township became the fastest growing municipality in New Jersey and second fastest in the northeastern United States, including New England, New Jersey, New York and Pennsylvania. With rapid residential growth came troubling impacts, including loss of farmland and open space and tax increases triggered by new school construction.

B. Looking Toward the Future

The State's passage of the TDR Act could not have been more timely for Woolwich Township. TDR presented an ideal opportunity to shape and channel new growth in a way that would bring more visual and fiscal balance to the changing landscape in Woolwich Township. In 2004, the Township applied to the New Jersey Office of Smart Growth for a TDR Demonstration Grant. The Grant would be used to develop a TDR plan and other supporting documentation necessary to enact a TDR ordinance. Subsequently, Woolwich Township was notified of its successful application. The Township became one of the first six municipalities awarded such a grant from the Office of Smart Growth.

Along with the decision to develop a TDR program was a commitment to pursue Initial Plan Endorsement. This petition represents the outcome not only of prior planning efforts by Woolwich Township, but also of an exhaustive and comprehensive two-year process of preparing a TDR plan element and numerous additional supporting plan elements.

On March 1, 2007, the Woolwich Township Planning Board adopted the following plan elements:

1. Development Transfer Plan Element
2. Utilities Services Plan Element
3. Stormwater Management Plan Element for Woolwich New Town
4. Land Use Plan Element for the TDR Receiving Zones
5. Circulation Plan Element
6. Public Spaces Plan Element for Woolwich New Town

On March 5, 2007 the Woolwich Township Committee adopted a Capital Improvement Program for the TDR receiving zones and approved a resolution endorsing approval of the petition for plan endorsement.

II. CURRENT MUNICIPAL MASTER PLAN AND ANY AVAILABLE SUB-ELEMENTS

C. Copy of Adopted Master Plan and Adopted Amendments

1. Woolwich Township Master Plan Phase I: Assumptions, Land Use and Housing Elements, October 3, 2003; adopted 12/15/03.
2. Environmental Resource Inventory for the Township of Woolwich, April, 2004.
3. Open Space and Recreation Plan for the Township of Woolwich, May 2004; adopted 12/16/04.
4. Township of Woolwich Farmland Preservation Plan and Farmland Planning Incentive Grant Application, 2005; adopted 5/19/05.
5. Township of Woolwich Housing Element of the Master Plan and Housing Fair Share Plan, November, 2005; adopted 12/15/05.
6. Woolwich Township Development Transfer Plan Element, adopted March 1, 2007
7. Woolwich Township Land Use Plan Element, adopted March 1, 2007
8. Woolwich Township Circulation Plan, adopted March 1, 2007
9. Woolwich Township Public Spaces Plan, adopted March 1, 2007
10. Woolwich Township Utility Services Plan, adopted March 1, 2007
11. Watershed Based Municipal Stormwater Management Plan, Woolwich Township, February 2006; adopted 7/20/06.
13. Woolwich Township Stormwater Management Plan for Woolwich New Town, adopted March 1, 2007

D. Status of Optional Master Plan Elements or Other Plans

Wastewater Management Plan will be prepared in 2007 for submission to NJDEP

E. Copy of any Master Plan Reexamination Report Adopted on or After Master Plan Adoption.

Latest Master Plan Adopted in 2003; last Master Plan Reexamination Report adopted November 2, 2000.

F. Copy of Board of Education Five Year Facilities Plans

Plans enclosed for Swedesboro-Woolwich Public School District and Kingsway Regional School District.

G. Analysis of Master Plan elements not addressed in an Existing Master Plan Reexamination Report.

1. Woolwich Township Master Plan Phase I: Assumptions, Land Use and Housing Elements, October 3, 2003. Prior to adoption of this document, Woolwich Township's last complete Master Plan was adopted in 1990. Two Master Plan Reexamination Reports were prepared subsequently, in 1994 and 2000 respectively. The 2003 Master Plan was a response to rapid residential development occurring since the last reexamination report and the need to reassess the assumptions contained in the 1990 Master Plan. According to the 2003 Master Plan, its purpose was as follows:

   "The purpose of Woolwich Township's Master Plan is to provide a guide to accomplish the coordinated and harmonious development of the Township during the current period of rapid development pressure. It is based on smart growth principles that are intended to balance development cores at the Weatherby Town Center and along the Route 322 Corridor, with a reduction in density in other parts of the community so that the fiscal benefits of a well-balanced mix of residential and commercial development can be obtained yet the rural and open character of Woolwich Township can be preserved." (Page 3)

   The Master Plan process envisioned adoption in two phases. The first phase contained the basic elements of a Master Plan, including a statement of assumptions, goals and objectives as well as a land use plan element and a housing plan element. This is all contained in the 2003 Master Plan. A second phase was anticipated for adoption in 2004. This phase would include a circulation plan element, community facilities plan element, recreation and open space plan element, historic preservation plan element, farmland preservation plan element and recycling plan element. As indicated below, several of these plan elements were subsequently prepared and adopted. However, others including a recycling plan element, have yet to be prepared and are itemized in the Planning and Implementation Agreement (PIA).

2. Environmental Resource Inventory, 2004. DVRPC and the Woolwich Township Environmental Commission collaborated on the preparation of an Environmental Resource Inventory for Woolwich Township that identifies and describes the natural resources of the community. Specifically, it covers physiography, topography and surface features, soils, steep slopes, water resources (surface and ground), vegetation, habitats of threatened/endangered species, Natural Heritage Priority Sites, known contaminated sites and air

quality. In addition, it discusses aspects of the built environment, including land use, population, transportation, and municipal utilities and services.

3. Open Space and Recreation Plan, 2004. DVRPC and the Woolwich Township Open Space Committee prepared the Open Space and Recreation Plan for the Township of Woolwich. The Open Space and Recreation Plan documents natural, historic and built resources in the community and provides a comprehensive inventory of existing open space resources. Following this, it identifies open space needs that fall into seven categories: recreational facilities, farmland preservation, public access to streams, trails and parkland, endangered species habitat, stream and wetland buffers, and maintenance of a rural landscape. The plan proposes a system of greenways, multi-use trails and bicycle lanes and three areas in which to pursue farmland preservation. It also proposes the development of a Farmland Preservation Plan for the Township. Finally, it provides an action plan identifying tasks that must be undertaken to implement the Open Space and Recreation Plan.

4. Farmland Preservation Plan & Farmland Planning Incentive Grant Application, 2005. The Municipal Land Use Law allows a municipality to prepare a farmland preservation plan element of the master plan. This is a pre-requisite to participation in the State's Planning Incentive Grant program for farmland preservation. Woolwich Township's Plan and Grant Application identifies the methods in which the Township will increase protection and preservation of agricultural resources and agricultural business. It begins with a description of farmland preservation activities and an inventory of preserved farms and farms enrolled in the eight-year program. This is followed by a description of the Agricultural Development Areas delineated by the Woolwich Township Agricultural Advisory Committee and an inventory of farms therein. The plan contains a statement of goal and objectives, a description of natural resources related to agriculture, and planning issues affecting agriculture. It contains a funding plan to protect these farms and actions that the Township will take to enhance and support the local agricultural industry. The plan concludes with a summary of recommended actions.

5. Township of Woolwich Housing Element of the Master Plan and Housing Fair Share Plan, 2005. This document is discussed in further detail within this petition document.

6. Development Transfer Plan Element (2007), Land Use Plan Element (2007), Circulation Plan Element (2007), Public Spaces Plan Element (2007), Utility Services Plan Element (2007), Stormwater Management Plan Element (2007). These plan elements serve as the basis for the Township's TDR program and for the implementation of its planned Regional Center.

F. **Current and Future Planning and Regulatory Activities.**
Please see enclosed PIA

G. **Copy of Adopted Capital Improvement Plan.** Please see attached.

H. **Municipal Farmland Preservation Plan.** Please see attached.

III. STATEMENT OF COMMUNITY VISION AND PUBLIC PARTICIPATION

A. Introduction and the Vision Statement

The planning process in the Township has welcomed public participation when formulating ideas and implementing policy initiatives. The Planning Board has prepared a Township Master Plan. It has amended the document from time to time for good reason and with input from the public. A chronology of Master Plan preparation and amendments to the document over a period of over a decade is identified below:

1. June 3, 1990 – Master Plan adopted. Township total population at the time was 1,468 persons, with 506 dwelling units. The ultimate population of the Township was estimated to be "up to 75,000 persons living in 30,000 dwelling units, with full public utility services." The Township's 1990 Master Plan Amendment, dated April 9, 1990, contained four (4) chapters entitled housing, traffic and circulation, utility service and conservation.

2. August 18, 1994 – Master Plan Reexamination Report noted an amendment to the Tri-County Water Quality Management (208) Plan that extended public sewer service area west of the NJ Turnpike and north of the Raccoon Creek. There were no other major changes to local planning philosophy.

3. September 14, 1998 – Planning Board granted revised General Development Plan (GDP) approval to Summit Ventures, LLC for the Weatherby Planned Unit Development providing for up to 4,500 dwelling units and 250,000 square feet of non-residential uses on 1,680 total acres. This GDP was considered an amendment to the Land Use and Housing Elements of the Master Plan.

4. November 2, 2000 – Master Plan Reexamination Report reported a 106.5% growth in population since 1990. The 2000 Township population was 3,032 persons, living in 1,026 dwelling units. The total number of occupied dwelling units increased by 520 units between 1990 and 2000 for a 103% increase. The Township also petitioned the Office of State Planning to expand the public sewer service area beyond Weatherby to along the Route 322 corridor.

5. September 17, 2003 – Master Plan adopted in part to remove a density bonus for residentially zoned lands if public sewer and centralized water were provided for tracts not already in the existing public sewer service area. The guiding principal of the new Master Plan is to "control density and to direct it to the areas that are best able to accommodate it". The Master Plan was developed as part of a full and open process. Initial meetings were held by a Master Plan Subcommittee that contained representation from the Governing Body, the Planning Board, the Zoning Board of Adjustment, and the Environmental Commission. All of these meetings were advertised and open to the public.

6. December 8, 2004 – Master Plan Amendment that incorporated an Open Space and Recreation Plan (OSRP) which included a section identifying high-priority areas for farmland preservation.

B. Public Participation Developing a TDR-Based Vision Statement

More recently, Woolwich Township undertook a comprehensive visioning process during the two-year period in which a development transfer plan element and supporting master plan elements were prepared. The Township relied on its master plan goals and on extensive input from public and private sector stakeholders. **A description of this process is found in Section 4 of the Development Transfer Plan Element, along with a vision statement and planning objectives.** The vision statement and planning objectives were a direct outcome of the visioning process.

The visioning process engaged landowners, residents, organizations including the Association of New Jersey Environmental Commissions, New Jersey Farm Bureau, neighboring municipalities, developers, and local, county, regional and State agency representatives. The Woolwich Township Plan Petitioning Committee held 15 meetings from August, 2005 through February, 2007 to guide plan development and preparation for plan endorsement.

In 2005, two town meetings were held to introduce and update residents on the Township's plan development. These were each attended by an estimated 250 - 350 people, including Township residents, developers, county, Metropolitan Planning Organization (Delaware Valley Regional Planning Commission or DVRPC), and state agency representatives, among others.

In February of 2007, a special meeting was held for landowners in the proposed TDR Sending Zone. This was attended by an estimated 50 people.

Following municipal action on the TDR Plan documents and Petition for Plan Endorsement, the Township coordinated with NJOSG to host a special meeting with adjacent municipalities. The purpose of this meeting, which took place July 18, 2007, was to explain the nature of the TDR Plan and discuss regional impacts and issues. Representatives from Swedesboro and E. Greenwich Township joined the Township, together with state agency representatives. Approximately 50 people were in attendance.

On May 31, 2007, a public hearing was held in Woolwich Township by NJOSG in response to a hearing request by the NJ Farm Bureau. An estimated 25 – 30 people attended, largely landowners and Farm Bureau representatives.

Four workshops, hosted by NJDOT, took place in the spring and summer of 2006 to address circulation issues along the US 322 corridor within

Woolwich Townships. Structured largely as design charettes, these sessions drew municipal representatives and consultants, County Planning Board and Engineering staff, representatives from DVRPC, NJDOT, NJDEP, SADC, and NJOSG representatives, as well as consultants and private developers representing Woolwich Adult, Pulte and Wolfson Verrichia Group. A summary of each of these meetings follows. Likewise, summaries of various other local subcommittee meetings and public meetings are provided. Finally, included are the summaries of four "design charettes" spearheaded by New Jersey Department of Transportation to help inform the circulation network in Woolwich Regional Center.

The following is a summary of various public forums and Township meetings that helped shape the Woolwich Township TDR Plan Vision Statement. Available minutes of municipal meetings and complete meeting summaries of a series of design workshops spearheaded by the New Jersey Department of Transportation can be found in Appendices A and B.

1. Woolwich Township Plan Petitioning Committee Meetings

   a. June 6, 2005 - Woolwich Township Committee adopted a resolution creating a Plan Petitioning Committee. The Committee's stated mission is to prepare the petition for initial plan endorsement that will be submitted to the New Jersey Department of Community Affairs Office of Smart Growth. The appointed members of the Plan Petitioning Committee include ten people. They represent the Township Committee, Planning Board*, Zoning Board, Economic Development Committee, Environmental Commission, Farmland Preservation and Open Space, Township Clerk, and general public. The Plan Petitioning Committee has concurrently been guiding the preparation of a Transfer of Development Rights Plan.

      *In 2008, the Planning and Zoning Boards became the Joint Land Use Board.

b. August 22, 2005 - Plan Petitioning Committee reviewed a preliminary delineation of the TDR sending area, method of TDR credit calculations, and design and circulation issues in the receiving area.

c. September 26, 2005 - Plan Petitioning Committee continued discussion of TDR sending area and credit formula, reviewed concepts of the land plan along Route 322 and discussed the schedule for the following 90 days. It also discussed data collection needs to prepare municipal Housing Element and Fair Share Plan for the third round affordable housing obligation.

d. November 14, 2005 - Plan Petitioning Committee continued discussion of COAH application process and third round obligation. Discussed NJDEP's concerns about protecting bald eagle habitat along the Raccoon Creek, preference not to develop along Locke Avenue and guidelines for delineating areas to be protected as part of the TDR plan. Additional discussion focused on needed circulation improvements as part of the TDR plan.

e. January 9, 2006 - The Committee discussed water and sewer needs for the U.S. 322 corridor development including opportunities for groundwater discharge, the need for a suitable site and necessary acreage for disposal. NJOSG advised the Township to petition to designate the 322 growth area as a Center rather than Planning Area 2 on the State Plan Policy Map. Discussion of a second possible TDR receiving zone focused on potential advantages of the site south of Weatherby. It can help reduce the density otherwise directed to the 322 corridor. It can also connect to the new planned school. It was reported that NJDEP would not object to a second receiving zone.

f. January 30, 2006 The Committee continued discussion of water and sewer service to both receiving zones. An outcome of a recent meeting with Swedesboro was consideration of land based sewerage application. NJDEP prefers this to stream (Raccoon Creek) discharge. The Committee felt both options should be presented in a plan submitted to the State. A concept plan for the second receiving zone was submitted by the developer. It showed a mix of 647 residential units, commercial and municipal uses. Since the plan includes land beyond the existing sewer service area, it would require a 208 plan amendment. Water and sewer issues must be discussed with Aqua New Jersey and the Logan Township Municipal Utilities Authority.

g. April 10, 2006 - The Committee discussed communications with Camden Diocese which is interested in building senior

affordable housing and whether to include the property in its sewer plan for the 322 corridor. The Committee then reviewed grid modules of the Route 322 corridor map which showed the proposed land plan for the TDR receiving area in relation to a proposed street network.

h. May 8, 2006 – At a meeting hosted by NJ Department of Transportation on April 24, 2006, NJDOT consultants presented several alternative realignments of U.S. 322 west of Kings Highway within the proposed TDR receiving area. The Plan Petitioning Committee reviewed the alternatives and expressed its preferred options in preparation for a follow up meeting with NJDOT on May 9, 2006. The Mayor apprised the Committee on the status of the corridor parcels controlled by Woolwich Adult. The Committee discussed the need for a more definitive traffic plan east of Kings Highway along the Woolwich Adult properties. It also discussed the pro's and con's of the second TDR receiving zone proposed in the southern portion of the Township (Auburn Road Receiving Zone). Consideration was given to reducing the size of the receiving zone, consistent with the boundaries of the existing sewer service area.

i. June 12, 2006 – The Plan Petitioning Committee reviewed a conceptual circulation plan for the Regional Center prepared by NJDOT consultants Glatting-Jackson in May. It then discussed advantages and disadvantages of alternative densities and housing mixes within the Regional Center. The Committee agreed to allocate approximately 1,000 TDR credits to the Regional Center receiving area, totaling 2,500 – 3,000 housing units; and 300 credits to the second receiving area. Additionally, it agreed to limit credit transfer on the US 322 corridor to the portion of the receiving area outside of Woolwich Adult.

j. July 10, 2006 – The Committee reviewed the latest conceptual circulation plan for the Woolwich Adult property developed during the June 27th NJDOT meeting. The Committee then reviewed three scenarios showing the impacts of different housing mixes in the Regional Center, exclusive of the Woolwich Adult project. Ultimately, the Committee directed its planning consultants to pursue a mix containing 100 single family units, 900 twins and the balance of units (approximately 1,794) a combination of townhouses and flats. Finally, the Committee reviewed the TDR sending area formula and map, showing properties to be allocated TDR credits. It also reviewed proposed changes to the State Plan Policy Map.

k. August 14, 2006 – The Committee discussed affordable housing opportunities and issues affecting several sites in the

Township. It commented on a proposed land plan for the Auburn Road TDR receiving zone prepared by melvin | kernan and discussed issues concerning roadway access to the adjacent Weatherby property. The Committee was also informed about a meeting between the Superintendent of the Swedesboro-Woolwich School District and melvin | kernan staff concerning the possible relocation of a proposed elementary school to retain the site as a sending parcel and shift the school to an adjacent parcel on which two other elementary schools are proposed.

l. September 11, 2006 - The Committee reviewed State Plan Policy Map changes recommended by state agency staff at a meeting held on August 24th. In addition to suggesting mapping changes, state agency staff also recommended that the Township explore utilizing a TDR bank. This was originally discouraged by the New Jersey Office of Smart Growth but NJOSG was now reconsidering the merits of utilizing a Bank. melvin | kernan staff was asked to research the mechanics of a TDR bank. During the discussion of mapping changes, the Committee decided against pursuing affordable housing on the site proposed by the Camden Diocese, preferring that it locate on a more suitable site in the Township. The Committee discussed the need for refining the TDR Sending Zone map and directed a subcommittee to meet with melvin | kernan staff before the next full Committee meeting to finesse the map. It then reviewed a land plan and housing unit mix proposal for the U.S. 322 Corridor Receiving Zone prepared by melvin | kernan.

m. October 9, 2006 - The Committee was informed of a meeting held with Aqua New Jersey and NJDEP to discuss future wastewater needs in Woolwich Township. Potential parcels were identified for the 200 acres needed for subsurface wastewater disposal. The Committee determined that the golf course identified in the settlement agreement with Woolwich Adult was still a requirement from the Township's perspective. However, NJDEP is not in favor of disposing of wastewater on the golf course. Potential zoning changes in the sending and receiving zones and in other locations were then discussed. Following this, the Committee discussed by-right zoning options for the sending and receiving zones and decided to retain the current FOC zoning in the receiving zone. It also discussed the idea of rezoning the RLM Zone as R2 and redesignating that area as Planning Area 3 on the State Plan Policy Map, with the expectation that the affordable housing anticipated in this zoning district would be redirected to another location. Subsequent discussion focused on a meeting held between

NJOSG, NJDEP, melvin | kernan and a Weatherby representative to address the mapping of Critical Environmental Sites within the Weatherby development. At that meeting, the Weatherby representative was informed that NJDEP wanted a parcel within Weatherby reclassified from Planning Area 2 to Planning Area 5. NJDEP agreed to consider a list of proposed uses for the site that Weatherby representatives will submit in advance. The Plan Petitioning Committee then reviewed proposed changes to the TDR sending zone that were identified during a Plan Petitioning subcommittee meeting held on October 6th.

n. November 13, 2006 – The Committee reviewed maps showing discrepancies in existing sewer service areas and discussed the need to resolve discrepancies. It also reviewed a map of potential sewerage disposal sites prepared by Aqua New Jersey. Aqua New Jersey needs to define the type of distribution method intended including consideration of using the proposed golf course on Woolwich Adult property as a disposal site. The Committee was informed of two meetings attended by melvin | kernan in the last month. A meeting with Gloucester County planning and engineering staff confirmed the County's support of the proposed U.S. 322 Corridor circulation plan. The purpose of the second meeting, with staff of the State Agriculture Development Committee, was to discuss the value of utilizing a TDR Bank. SADC staff discouraged relying on a TDR bank as a means to address landowner concerns in the sending zone. Finally, the Committee decided to arrange a meeting with the local farm community to discuss the proposed TDR plan before the public hearing process.

The Committee discussed timetables for public hearings and board action prior to plan submission. This led to discussion regarding meeting format and presenters at the January 30th informal meeting with landowners. The Committee decided to invite Susan Craft and Tim Brill of SADC and Erika Webb of NJOSG as possible presenters/resource people. It was also suggested to have Farm Bureau representatives and perhaps to invite the Mayor of Chesterfield Twp where TDR has been in effect.

Finally, the Committee decided on the following public meeting schedule:

- January 30, 2007 - Informal meeting with farm/land owner community to discuss TDR Plan
- February 15, 2007 - Discussion of Draft TDR Ordinance at Planning Board level

- March 1, 2007 - Public Hearing and Master Plan Elements adoption by the Planning Board
- March 5, 2007 - Plan Endorsement Adoption by Resolution of the Township Committee
- March 6th Submission of Plan by the Township to the State Office of Smart Growth.

o. January 8, 2007 – The Committee received an update on the status of the TDR Plan and related documents. It then discussed timetables for public hearings and board action on the planning documents and on the Plan Endorsement Petition. Additionally, the Committee decided to arrange a meeting of the sending zone property owners. The purpose of the meeting would be to discuss the proposed TDR program, its impacts on sending zone property owners and results of the real estate market analysis. Speakers will include Bob Melvin (Township planning consultant), Jim Hartling (economist), Susan Craft (State Agriculture Development Committee Director) and Mayor Chila.

p. February 26, 2007 – This meeting followed a public meeting held by the Township Planning Board (February 15th) to review the draft TDR Plan and accompanying planning documents and reports. The Plan Petitioning Committee discussed proposed revisions including the following: minor revisions to the sending zone inventory and credit calculations as well as the sending zone map; revisions to the draft TDR ordinance and related language in the TDR Plan. The Committee then fielded questions from the public concerning future subdivision and permitted uses of sending zone properties as well as the proposed appeals process for sending zone landowners challenging assigned TDR credits.

2. Open Space and Pedestrian Circulation Committee Meetings

a. 2005 - An open space committee, consisting of the Mayor, Plan Petitioning Committee and Environmental Commission, was created to guide the development of an open space plan funded through a grant from the Association of New Jersey Environmental Commissions (ANJEC). The Committee held a kick off meeting and then a follow up meeting at which it heard an overview of the Township's TDR plan.

b. January 10, 2006 – The Committee reviewed concepts of various parks and open spaces and ways to link them. A preliminary concept plan showing the proposed street network for the U.S. 322 Corridor Receiving Zone was presented.

c. February 22, 2006 – The Committee toured Washington Township, Mercer County, Schuykill River Park and Society Hill, Philadelphia. The purpose of the tour was to generate ideas for a connected system of parks appropriate for the U.S. 322 Corridor Receiving Zone. An emphasis was placed on park prototypes appropriate in a new town/urban setting.

d. March 22, 2006 – The Open Space Committee meeting focused on a grand vision for a connected park system in Woolwich Township that would link existing neighborhoods into existing and proposed municipal parks. The meeting resulted in ideas that would be incorporated into the Open Space/Bicycle and Pedestrian Path System Network Plan.

e. October 3, 2006 – The Committee reviewed conceptual designs for the U.S. 322 Corridor Receiving Zone parks. Discussion which followed focused on identifying the number and types of public parks needed, ownership and maintenance issues. Committee members suggested that the Receiving Zone should accommodate space for a farmers market and also for small scale events and outdoor entertainment.

3. The Route 322 Task Force was created in 2005 to clarify and resolve the public-private issues associated with the Woolwich Adult settlement agreement in order to move the Regional Center forward. Members included Township representatives, county representatives, and State legislator and Woolwich Adult representatives. The Task Force met five times between 2005 and 2006. Among the issues discussed were water and sewer options, land use mix, Center designation/Plan Endorsement process, and the receiving zone boundary delineation.

4. Town Meetings

a. June 8, 2005 – A public meeting was held to introduce residents to the Township's long range planning efforts, including coordination with the State Plan and development of a Transfer of Development Rights program. After remarks by State representatives and the Mayor, the Township's planning consultant led the audience through a Powerpoint presentation. The presentation described recent development trends in Woolwich Township, past planning actions, and future options. He explained the purpose and mechanics of TDR and the benefits it could bring to Woolwich Township. Following the presentation, the Mayor and planning consultant fielded residents' questions and comments. A number of questions were raised concerning future availability of water and sewer, opportunities to

facilitate commercial growth through TDR, and potential tax impacts of future residential development. Additionally, there were questions about regional impacts of Woolwich Township plans, including impacts on Logan Township. A representative of DVRPC helped respond to these questions, noting that DVRPC was studying the Route 322 corridor, taking future plans of Logan Township into consideration. An estimated 300-350 people attended the meeting.

b. October 25, 2005 - The Township conducted the second public meeting on Transfer of Development Rights and the Township's long range planning activities. The Township planning consultant provided a Powerpoint presentation describing the objectives of TDR and conceptual models for how the TDR receiving area might look and function. Local representatives presented the history of farmland preservation in the Township and its support for maintaining agricultural viability. They discussed the importance of balanced land uses to address rising taxes, including the need for more commercial development. Developers representing Woolwich Adult described plans for the residential and commercial components of the proposed development. Following presentations, the Mayor opened the floor to audience questions and comments. Among the questions raised by the public were the time frame for implementing TDR and receiving tax relief through new ratable construction, and impacts of TDR on land values. An estimated 250 people attended this meeting.

c. February 8, 2007 - A special meeting of all prospective TDR sending zone property owners was held at the municipal building. The purpose of the meeting was to present the proposed TDR plan, discuss impacts to sending zone property owners, and respond to questions. The Township Planner, TDR economist, State Agriculture Development Committee Director and Mayor gave the initial presentations. Through these presentations, it was made clear that as proposed, property owners would not be subjected to down-zoning. All sending zone property owners would be able to benefit from present day zoning, as long as they chose to participate in TDR. They were also reassured that an appeals process is being created by ordinance allowing them to challenge credit allocations in the event said allocations are in error. As further reassurance, they were told that the Municipal Land Use Law requires periodic review of the TDR ordinance by the municipality and the opportunity to repeal the ordinance if certain benchmarks are not achieved.

d. February 15, 2007 - The Woolwich Township Planning Board held a public meeting on the draft development transfer

plan element and associated plan elements including the Utility Services plan element, Capital Improvement Program, Public Spaces plan element, Public Spaces plan element, Circulation plan element, Stormwater Management plan element, Land Use plan element, and draft Zoning Regulations & Design Standards.

5. Resident Survey

a. June 8, 2005 - A questionnaire was distributed to people who attended the June 8, 2005 town meeting. The questionnaire asked what type of commercial/retail they would like to see in Woolwich Township. Out of 77 questionnaires returned to the Township, 68 responded to this question. The questionnaire was not designed to be a scientifically valid one. Rather, it was to gain a general sense about community preferences.

The following themes were reflected in the survey responses:

- Neighborhood and community-oriented retail uses were common themes. Specific suggestions included coffee shops, ice cream parlor, book stores, grocery stores, and home town restaurants. A number of respondents wanted either small town uses or commercial designed with a "quaint" or small town feel. Some requested "high end" retail, though this is not necessarily correlated to neighborhood and community-oriented uses. Suggested personal services that could fit in well at the neighborhood level included dance and karate studios, financial institutions and medical services.

- Restaurants and entertainment were popular requests among survey respondents. Movie theatres and family entertainment were suggested. Examples of recreation and community centers included a fitness center, kids' play center, bowling alley and a YMCA.

- Big footprint stores and malls were suggested by many respondents. Some respondents requested both big footprint stores and small town uses. Most cited specific stores.

- A number of respondents said they wanted either no large scale stores or else a minimal amount. Others said they wanted few if any malls or strip malls. Several said they did not want any retail or commented that less retail is better.

- Respondents offered a wide range of additional retail uses to examples cited above. Garden center/nursery,

farmer's market, supermarket and grocery stores, home improvement centers, clothing stores, automotive parts, teacher supply store, arts and crafts suppliers, organic markets, toy stores, furniture stores, stationary stores, electronics stores were among the examples given.

6. Regional Meetings

a. 2005 - 2006

Woolwich Township met with Swedesboro officials on several occasions to discuss the possibility of extending sewer capacity to the 322 Corridor from Swedesboro. In June of 2005, a meeting was held between Swedesboro, Woolwich and NJDEP representatives to discuss potential sewer solutions for the 322 Corridor. Among those in attendance was the Mayor of Swedesboro, the Borough attorney, and consultant handling the Borough's 208 amendment process. NJDEP indicated that if the Swedesboro sewerage treatment plant is to be expanded, a stream study will be required. In early 2006, a follow up meeting took place between Swedesboro and Woolwich. A land-based sewerage treatment plant was discussed, as well as the pros and cons of remaining separate or creating a joint sewer solution between the municipalities. It was around this time that NJDEP indicated its preference for a separate sewer solution for Woolwich Township. Swedesboro was also represented at at least two Route 322 Corridor Task Force meetings. The Route 322 Corridor Task Force, comprising Woolwich Adult, local and county representatives and State legislator, was created to clarify and resolve public-private issues concerning the Woolwich Adult settlement agreement in order to implement Woolwich Township's vision for growth along the US 322 Corridor.

b. July 18, 2007

Woolwich Township invited surrounding municipalities to a meeting at which the TDR Plan and Plan Endorsement Petition were described. Among the discussion items that followed formal presentations were traffic impacts of Woolwich Township's plan on Swedesboro, questions regarding the means of sewering the Receiving Zones, and preference for minimizing impacts of new development on the historic Mt. Zion Cemetery. In addition to Woolwich Township and State agency representatives who helped to lead the meeting, those in attendance included Swedesboro residents, Mayor, and local officials and the Mayor of East Greenwich.

7. State Hearings and Meetings

a. May 31, 2007

A public hearing on the Woolwich Township Plan Endorsement Petition was held at the request of the New Jersey Farm Bureau. Following a presentation by NJOSG, Mayor Chila and the Township planning consultant, those in attendance made several comments. Among them were the need to coordinate with neighboring municipalities, concerns regarding future zoning changes, clarification on how the TDR credit allocation process would work, and questions about the timing and delivery of needed infrastructure. Municipal and state agency representatives in attendance responded to these comments. An estimated 25 – 30 people attended this hearing. Among those in attendance were local landowners, Swedesboro officials and residents, NJ Farm Bureau representatives, and staff of the State Agriculture Development Committee and Department of Environmental Protection.

b. July 25, 2007

The Plan Implementation Committee of the State Planning Commission listened to a presentation by Woolwich Township representatives, who described the TDR Plan and Plan Endorsement Petition. Woolwich Township Mayor, Administrator and Clerk attended the meeting, along with the Township's planning consultant. Several people attended the meeting, including staff of the nonprofit organization New Jersey Future, among others.

8. NJDOT Design Workshops – US 322 Corridor in Woolwich Township

a. April 24, 2006

New Jersey Department of Transportation sponsored a meeting held at the Gloucester County office in Clayton, NJ. Representatives from NJDOT and its engineering consultants, NJ Office of Smart Growth, NJ Department of Environmental Protection, Gloucester County, Delaware Valley Regional Planning Commission, Woolwich Township, melvin/kernan, and Woolwich Adult attended the meeting. The purpose was two-fold:

- To discuss the current status of the TDR planning process in Woolwich Township; and
- To see and react to NJDOT's proposed alternative alignments to US 322 west of Kings Highway.

NJDOT does not have the funds to continually expand its highway corridors. Consequently, it needs to *manage* traffic

through a combination of engineering and land use planning. Shorter vehicle trips, separation of local and regional traffic, and increased connectivity are all critical in this regard. A successful receiving area on US 322 demands lower speed limits and appropriate cross-sections. Gary Toth noted the level of detailed work completed by Woolwich Township for its planned mixed use center and expectation that Woolwich Adult will provide an equal level of detail for its proposed development.

Courtenay Mercer of the Office of Smart Growth encouraged Woolwich Adult to accept some of the development rights transferred in from the sending zones. She suggested that if it was unwilling to do so, it may have to adjust its development scheme to comport with the State Plan's smart growth principles. The project needs to result in a mixed use community where the residential and commercial components are integrated.

Representatives of Woolwich Adult expressed skepticism about the success of TDR and of mixing land uses.

After reviewing the alternative alignments to US 322, Woolwich Township representatives noted that some of the proposals introduced more land use design flexibility. But the scheme involving the relocation of US 322 would be extremely difficult to implement because of timing and phasing problems involved in vacating the existing right of way and constructing the new highway segment.

Attendees agreed to schedule another meeting to review and discuss more detailed design schemes - circulation and land use - for Woolwich Adult.

b. May 16, 2006

Staff of Glatting-Jackson, consulting traffic engineers and designers for NJDOT, presented a conceptual framework for an integrated network of streets on both sides of US 322 that was designed to help alleviate traffic pressures on the state highway and connect Woolwich New Town to Woolwich Adult. Participants then worked with Glatting Jackson to further refine the framework plan.

c. June 26, 2006

Workshop participants representing Woolwich Township, Woolwich Adult and Gloucester County each gave feedback on the latest iteration of the framework plan that emerged at the end of the May 16, 2006 meeting. Glatting-Jackson worked in a small group setting with Woolwich Adult

representatives on the street network within Woolwich Adult and its connections to the surrounding context.

d. July 17, 2006

Stakeholders presented their perspectives on the refined framework plan for Woolwich Adult that evolved at the end of the June 26th meeting. Stakeholders included Woolwich Township, Gloucester County, Woolwich Adult, NJOSG and NJDOT.

9. Additional outreach to Gloucester County and other entities is described in the Woolwich Township TDR Plan.

B. Components of the Vision

1. Land Development

The Township's vision of land development and land use as expressed in the Development Transfer Plan Element is consistent with its September 17, 2003 Master Plan entitled: *"Phase I Assumptions, Land Use and Housing Elements"*. On page 4 of that document the major purpose of the Master Plan is articulated as follows: "The purpose of Woolwich Township's Master Plan is to provide a guide to accomplish the coordinated and harmonious development of the Township during the current period of rapid development pressure. It is based on smart growth principles that are intended to balance development cores at the Weatherby Town Center and along the Route 322 Corridor, with a reduction in density in other parts of the community so that rural and open character of Woolwich Township can be preserved. It is based upon an analysis of present and future needs and is designed to promote the health, safety, and general welfare of Woolwich Township".

The Township's vision of land development as expressed in the Development Transfer Plan Element is to focus the bulk of future growth potential into three core areas: Woolwich Regional Center, consisting of the US 322 Corridor Receiving Zone and Woolwich Adult property; Weatherby; and Auburn Road Village, the second of two proposed TDR receiving zones. In doing so, the Township will simultaneously preserve some 5,000 acres of land or more: 4,101 acres will be preserved through transferring development rights away from designated sending zones. Additional preservation will come about through continued participation in the farmland preservation program, clustering, and open space acquisitions.

The US 322 Corridor Receiving Zone will include a new mixed-use community called Woolwich New Town. Woolwich New Town will be characterized by the following features:

- Diverse mix of land uses and activities
- Highly connected roadway network consistent with the outcome of the NJDOT design workshops
- High density, supportive of transit and pedestrian mobility
- Pedestrian- and bicycle-friendly street design and linear parks
- Highly diverse housing stock including twins, townhouses, flats, units above retail, affordable housing, single family units
- Creation of a mixed use main street on Swedesboro-Paulsboro Road that connects to nearby Swedesboro Borough. The character of each community will be different but mutually supportive. The direct connection afforded by Swedesboro-Paulsboro Road will help to reinforce economic vitality and local commerce in both locations.

The US 322 Corridor Receiving Zone is part of a larger planned Regional Center, called Woolwich Regional Center. In addition to housing within Woolwich New Town, Woolwich Regional Center will contain age-restricted market rate and affordable housing, regionally-oriented shopping destinations, offices, hotel and golf course. An integrated street network will link these areas to each other and to Woolwich New Town. In addition to the main street commercial core of Woolwich New Town, the receiving zone will accommodate other larger format, locally-oriented commercial uses west of the New Town and office, hotel and retail uses east of the NJ Turnpike. A series of parcels on the north side of US 322 and west of the Receiving Zone are also part of the Regional Center. The existing Kingsway Regional Middle and High School campus is situated in the Regional Center as well.

Auburn Road Village Receiving Zone sits adjacent to Weatherby. When built out, it will nonetheless contain a diverse housing stock in a compact, walkable village setting. It will also contain commercial uses, although they will more limited in scope compared to Woolwich Regional Center or Weatherby.

2. Redevelopment

Limited redevelopment opportunities exist within the Township. Most new development has taken place on open farm fields and on other developable lands. Some modest re-use and/or conversion of existing buildings has and will continue to take place. All redevelopment activities and examples are and have been associated with the private sector and this trend will probably continue.

The Township Master Plan does identify two (2) existing lots that "deserve special attention" for possible redevelopments. Block 14, Lots 2 and 4 are abandoned Nike missile base sites. Lot 2 is located on Gilchris Drive in the FOC Zoning District while Lot 4 is located in

the R-2 Zoning District. Both sites are considered "Brownfields." The Master Plan recommends a "Study to Assess the Need for Redevelopment" and, if appropriate, the preparation of a Redevelopment Plan for either or both sites.

More recently, the TDR-based visioning process resulted in a design of Woolwich New Town – one of two non-contiguous sections comprising the US 322 Corridor Receiving Zone - that identifies Lot 2 as a future redevelopment site to host offices. Although it is located in a TDR receiving zone, development here will be permitted by right. Lot 4 is proposed to become a public park. The Township owns both of these former federally-owned sites.

3. Resource Conservation

Resource conservation is fundamental to Woolwich Township's Master Plan and supporting plan elements. The 2003 Master Plan Assumptions, Goals and Objectives states the following: "The preservation and conservation of Woolwich's natural and cultural resources will increase in importance as the community develops." Therefore, goals and objectives including the following:

Goal: *To protect environmentally sensitive lands in the township.*

Objective: *Enforce environmental policies.*

Objective: *Protect all sensitive lands through public and private action.*

Objective: *Link various areas of he township through a system of greenways, made available to the public through either acquisition or conservation easements.*

Objective: *Ensure that all municipal polices protect and favor the environment.*

In the two years following adoption of the 2003 Master Plan, Woolwich Township prepared three documents including an Environmental Resource Inventory (2004), Open Space and Recreation Plan (2004) and Farmland Preservation Plan and Farmland Planning Incentive Grant Application (2005).

Woolwich Township has taken a number of steps in recent years to support farmland preservation and agricultural viability. The preparation of the Farmland Preservation Plan enabled the Township to participate in the State's Planning Incentive Grant Program.

Even prior to the adoption of the Farmland Preservation Plan, the Township was setting the stage for implementing its farmland preservation goals. A right-to-farm ordinance was adopted in 1992 and later, strengthened, using the State's model ordinance to amend its own (2005). It also enacted an ordinance requiring

buffers to separate nonresidential uses from residential uses (2004). In 1997, it adopted a resolution creating an Open Space, Recreation, and Farmland and Historic Preservation Trust Fund to help purchase and protect farmland and other important resources. In 2002, voters approved a referendum to gradually increase it to five cents per $100 assessed value. As of December 31, 2003, the Open Space Trust Fund had a balance of roughly $300,000. Expenditures during 2004 toward purchase of the Del Monte property for recreational purposes left the Township with a balance of approximately $80,000 by year's end.

More recently, $320,000 was encumbered through the Trust Fund for the purchase of a 77.6 acre farm parcel. This is the Township's first property to be purchased through the State's Planning Incentive Grant (PIG) Program using local Trust Fund money. Although public dollars are an important component of a comprehensive land preservation program, they can only be stretched so far. The Transfer of Development Rights can play a critical role in fulfilling local land preservation goals, as noted below.

Other recent actions demonstrate support for conservation and preservation. Woolwich Township has enacted and amended an ordinance providing for conservation zoning – a form of clustering – aimed at preserving farmland, open space and greenways. Depending on the residential zoning district in which it is permitted, 40% - 50% of a parcel must be preserved through this zoning provision.

Finally, Woolwich Township has in place an adopted stormwater management plan and regulations in compliance with state rules. The ordinance was adopted in 7/17/2006.

Adoption of the Development Transfer Plan Element and other accompanying plan elements serve to strengthen and facilitate implementation of Woolwich Township's conservation goals. Land preservation, natural habitat protection and resource conservation are central to the development transfer plan element vision statement. The plan anticipates the preservation of 4,101 acres of open space, habitat and farmland in the sending zone as a direct consequence of implementing TDR. Additional acreage will be preserved through the creation of public spaces within the receiving zones, continued land acquisition, and clustering.

The Public Spaces Plan not only sets forth the location, design and function of 20 parks and green boulevards within Woolwich New Town. It also proposes a township-wide system of bike lanes and multi-purpose paths that link various existing and planned neighborhoods, business centers, parks, stream corridor greenways and cultural and historic landmarks. Cross-sections for each applicable roadway are presented in the plan.

The stormwater management plan for the receiving zones is founded on the principles of sustainability. As such, it sets forth a stormwater management framework at the site, block and regional levels. Site level approaches are to rely on low-impact stormwater management techniques to treat runoff at the source. These low impact techniques infiltrate, evaporate and transpire rainwater, helping to reduce overland flows and recharge ground water. They also treat stormwater runoff by helping to remove pollutants. Block level approaches manage stormwater within planned public spaces, serving to connect site level stormwater overflow to block level conveyance and to manage block level runoff using low impact techniques. Regional stormwater management is being designed in close coordination with NJDEP to ensure that sensitive habitat - notably bald eagle habitat - is sufficiently protected.

4. Transportation

The vision for transportation articulated in Woolwich Township Master Plan (2003) includes the goal "To work with State, County and Local Officials to improve the traffic circulation system within and through the Township." This in turn is supported by the following objectives: "Take every opportunity to create an effective system of pedestrian sidewalk...Encourage the provision of trails and bikeways..." and "Encourage the development of opportunities for public transportation in cooperation with regional agencies."

The Woolwich Township Land Use Plan (2007, amended 2008), Zoning Regulations & Design Standards (2007, amended 2008), and Circulation Plan (2007, amended 2008) support the Master Plan vision mentioned above. They also support the vision statement contained in the development transfer plan element. This vision calls for a multi-modal system designed to promote walking, bicycling and transit, reduce reliance on cars, and promote a healthier life style.

The Land Use Plan and proposed regulations establish a compact, mixed use environment in Woolwich Regional Center and the Auburn Road Village Receiving Zone. The circulation plan creates a highly interconnected system of existing and proposed streets, multi-purpose paths and bicycle lanes. Together, this functions to bring uses closer to each other and provide a safe, convenient and enjoyable environment in which to walk or bike. Recommended traffic calming measures further support pedestrian and bicycle mobility. The circulation plan makes additional recommendations for ways to introduce future passenger rail service and increase commuter bus service. Proposed roadway cross-sections for US 322 accommodate bus rapid transit, should it become viable in the future.

As mentioned earlier, the Woolwich Township Public Spaces Plan (2007) proposes a comprehensive, township-wide system of multi-purpose paths and bicycle lanes. While largely recreational in function, this system also knits various neighborhoods, communities and activity centers together, making destinations for commuters, shoppers and others accessible on foot or bicycle.

5. Economic Growth

Woolwich Township's Master Plan (2003) envisions "conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area." Specifically, it calls for opportunities for more intensive regional-scale retail development along the US 322 corridor. It also calls for the expansion of office and light industrial uses in areas with good highway access to I-295 or the NJ Turnpike.

The development transfer plan element (2007) offers further refinement of this vision. It specifies that the appropriate location for the bulk of future economic growth is along the US 322 Corridor, primarily within the growth boundaries of Woolwich Regional Center.

Under the 2007 vision set forth in the development transfer plan element, economic growth will be best characterized as balanced and diversified. Office, flex space, and retail space are planned for Woolwich Regional Center. Depending on its location, commercial uses will either be more locally-oriented and small scale (e.g. the future mixed use main street along Swedesboro-Paulsboro Road) or have a regional draw (e.g. Woolwich Adult big box power center and life style center). A carefully crafted land use plan will create a jobs to housing ratio in Woolwich Regional Center that is consistent with the guidelines established by the State Plan. When Woolwich Regional Center is fully built out, the jobs to housing ratio will be 2.43:1. The economic engine created along the US 322 Corridor will become possible once sewer service becomes available.

6. Housing diversity and affordability

Housing diversity and affordability has long been a priority in Woolwich Township. The Woolwich Township Master Plan (2003) includes among its goals and objectives to provide a safe and attractive residential environment and to provide a variety of housing opportunities and dwelling types for residents at all income levels. In reality, limited infrastructure availability has constrained the Township's ability to diversify housing stock. Thus most of its housing stock is single family units.

The Woolwich Township Development Transfer Plan Element contains a vision statement and planning objectives that reinforce

the goal of diversifying housing opportunities. Implementation of the Development Transfer Plan Element, utility services plan and regulating plan will enable the Township to achieve this vision.

7. Public facilities and intergovernmental coordination

The Woolwich Township Master Plan recognizes the need to pursue intergovernmental coordination to deliver needed public facilities such as schools, water and sewer service, roadway improvements and transit. Intergovernmental coordination has been a centerpiece of the TDR planning process over the past two years. This is demonstrated by Woolwich Township's outreach to school officials, Gloucester County and NJ Transit, participation in NJDOT's design charette process, and ongoing coordination with NJDEP and Office of Smart Growth. These outreach efforts are further described in the Development Transfer Plan Element and, in part in this Plan Endorsement Petition.

IV. PROPOSED STATE PLAN POLICY MAP CHANGES

Woolwich Township worked with staff of the Office of Smart Growth (NJOSG), NJDEP, NJDOT and the New Jersey Department of Agriculture to carefully review the State Plan Policy Map. Staff of NJDEP and NJOSG met with Township planning consultants (melvin | kernan) on August 1, 2006 to discuss potential changes in light of Woolwich Township's intent to implement the transfer of development rights. A meeting with staff of all four of the above-named agencies met with Township planning consultants and county planning board staff on August 24, 2006, offering additional guidance. On September 5, 2006, staff of NJOSG and NJDEP met with melvin | kernan staff and with representatives of the developer of Weatherby to have continued discussion about planning area changes and Critical Environmental Sites as they may affect Weatherby property. In January, 2007, NJOSG staff attended a meeting of the Woolwich Township Plan Petitioning Subcommittee at which time they were able to see the latest iteration of proposed State Plan Policy Map changes. Additional comments from NJOSG staff led the Township to make final changes to the map prior to incorporating them into the Initial Plan Endorsement Petition. On February 22, 2007 melvin | kernan staff met with staff of NJOSG, NJDEP and NJ Department of Agriculture. Agencies offered preliminary feed back on proposed map changes that were submitted for informal review prior to filing this petition for initial plan endorsement.

What follows is a description and justifications for each proposed map change. At the end of this section is the "Existing Planning Area Map" and the "Proposed Planning Area Map" which supports the discussion that follows.

A. Amendment #1A: PA 3 to PA 2

Location of Amendment 1A: Generally bounded by High Hill Rd (CR 662), railroad tracks and NJ Turnpike, and border of Weatherby and Auburn Road Receiving Zone.

1. Planning Area 2 Delineation Criteria

   a. Population density of less than 1,000 people per square mile

   b. Natural systems and infrastructure systems reasonably anticipated to be in place by 2020 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewage collection and treatment facilities, stormwater; transportation, public schools and parks.

   c. A land area contiguous to the Metropolitan Planning Area

   d. Land area greater than one square mile.

2. Planning Area 2 Intent

   a. Provide for much of the state's future development

   b. Promote growth in Centers and other compact forms

   c. Protect the character of existing stable communities

   d. Protect natural resources

   e. Redesign areas of sprawl

   f. Reverse the current trend toward further sprawl

   g. Revitalize cities and towns

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at build out: approx. 1,580 dwelling units/square mile; 4,417 people per square mile

   b. Currently in approved sewer service area; 2 parcels to be added via new wastewater management plan

   c. Contiguous to PA 2 which is adjacent to PA 1 in Salem County

   d. Land Area of Contiguous Planning Area in Woolwich Township: 3.4 square miles (2198.7 acres)

4. Proposed Map Amendment and Planning Area Intent

a. Providing housing for approximately 15,019 residents at full build out

b. Creating a TDR receiving zone that will incorporate center-based design principles

c. Development to be focused in PA 2 and Regional Center in PA 3; new development will be limited outside of these areas

d. New TDR receiving zone in PA 2 will preserve approximately 200 acres of land in the Environs

e. TDR sending areas to be preserved or developed at very low densities; growth to be redirected to two compact receiving zones

5. Justification for the mapping change

The proposed mapping change is consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 2. The one exception is that it deviates from the population density delineation criterion. However, the State Plan notes that "Local conditions may require flexible application of the criteria to achieve the Policy Objectives" for each Planning Area (PA).

This contiguous Planning Area 2, as proposed, is 2,178 acres (3.4 square miles) in size. It is part of a band of PA 2 that runs due north and west to the Pennsylvania border, south of Philadelphia. The map amendment removes PA 3 parcels in Woolwich Township that are planned for public sewer service according to the NJDEP sewer service area data, and places them in PA 2. Weatherby and the Auburn Road Receiving Zone – both located in this PA region - are two of three areas in the Township designated to accept the bulk of its future growth. It also proposes to add two parcels to PA 2.

The map amendment affects several properties, the majority of which fall in the Planning Unit Development (PUD) district. This district, which covers 1,680 acres, accommodates Weatherby, a planned development that received General Development Plan approval in 1998. When fully built out, it will contain up to 4,500 homes, including 3,000 single-family units, 1,000 attached units and 500 senior units. Included in this will be 200 affordable units. It will also accommodate up to 250,000 square feet of commercial space, several schools, and passive and active recreation. To date, approximately 1,051 units have been built and another 1,210 have received preliminary or final approval. A total of 24,710 square feet of commercial space has been constructed, with preliminary approval for another 54,416 square feet. Weatherby is the only development in Woolwich that is presently served by public water and sewer.

The map amendment also places Block 2, Lot 9 -the Auburn Road Receiving Zone -in Planning Area 2. This 125 acre property, adjacent to Weatherby, falls within an approved sewer service area. When built out, it will accommodate approximately 502 homes, 50,000 square feet of commercial space, and public open space. An integrated system of streets and public spaces, coupled with diverse housing options, will ensure that the design comports with center-based principles. Woolwich Township anticipates preserving approximately 200 acres of land in the Environs of the receiving zone (i.e. the sending zone) by transferring development into the receiving zone. The estimated acreage is derived based on the need to transfer enough credits to generate 210 townhouses and 52 twins in the receiving zone. This translates into a total of 116 credits, based on formulas derived through the economic analysis. Since credits will be transferred from a sending zone consisting primarily of 1.5 and 2 acre zoning, it is estimated that the total land to be preserved in the sending zone through these transfers will be roughly 200 acres.

There are two properties located outside of the existing sewer service area that will be included in a new wastewater management plan. Block 28, Lot 17, 68 acres, is part of the Weatherby property but beyond the sewer service area boundary. The Swedesboro-Woolwich School District is working with NJDEP to secure the needed NJPDES permits to accommodate two or possibly three elementary schools on this site. Block 28 Lot 3, 42 acres, is zoned for Light Industrial Office uses. However, given its proximity both to Weatherby and the Auburn Road Receiving Zone, the Township is considering locating community recreational facilities and other municipal services on this site. This will warrant sewer service.

Planning Area 2 as proposed in Woolwich Township meets the State Plan criteria for PA 2 with the exception of the density threshold. The build out density is high primarily because of the previously-approved General Development Plan for Weatherby. Centers within PA 2 have much higher densities than the overall Planning Area threshold established by the State Plan. However, Weatherby fails to meet Center criteria. Moreover, its design and layout is far more suburban in character than it is center-based. Because most sections of Weatherby are well under construction or approved, there is not much opportunity to alter the design to reflect a more center-based product.

PA 2 is also affected, albeit to a lesser extent, by the Auburn Road Receiving Zone. This Receiving Zone presents an opportunity to implement center-based design consistent with Planning Area 2 policy objectives. To guide future development draft design regulations have been prepared that adhere to the following center-based principles:

a. Street connectivity

b. Comfortable pedestrian environment

c. High quality public space

d. Quality streetscape treatments and visual interest/diversity

e. Mixed housing types, including affordable housing

f. Distinct neighborhood identity

6. This planning area amendment is consistent with the following State, regional, County and local goals and policies:

a. State Plan

Goal: *Provide Adequate Public Facilities and Services at a Reasonable Cost*

The Weatherby development has contributed to offsetting municipal costs by providing land for schools and a municipal complex, active recreational fields as well as water and sewer to serve its population. The Auburn Road Village Receiving Zone is located directly adjacent to Weatherby, creating opportunities for the efficient extension of utilities. Costs to extend water and sewer to the Auburn Road Village Receiving Zone will similarly be borne by the developer.

Goal: *Provide Adequate Housing at a Reasonable Cost*

The map amendment reflects the Township's intention to provide affordable housing in both Weatherby and the Auburn Road Receiving Zone. Weatherby will accommodate 200 affordable housing units. The Auburn Road Village Receiving Zone will contain a mix of housing types – from singles to twins to townhouses – including the entire growth share obligation generated by it.

Policy: *Infrastructure Investments - Municipal, County, Regional and State Investments in Infrastructure to Guide Growth*

Municipal, county, regional and state agencies should invest in infrastructure in ways to guide growth and prevent sprawl by:

a. Promoting growth in Centers and other appropriate areas in the Metropolitan and Suburban Planning Areas; and

b. *Accommodating growth in centers and protecting the Environs in Fringe, Rural and Environmentally Sensitive Planning Areas.*

The map amendment supports this policy by ensuring that the majority of projected growth in Woolwich Township is concentrated in two locations: A proposed Regional Center in PA 3; and PA 2.

Growth outside of these areas will be restricted as an outcome of TDR.

Policy: *Public Investment Priorities*

It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars...Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.

The reconfiguration of Planning Area 2 to coincide with existing approved sewer service areas clarifies Woolwich Township's intent to accommodate projected growth where infrastructure exists or is planned.

b. Regional Goals

The amendment promotes the following regional goals of the Delaware Valley Regional Planning Commission in its *Destination 2030 Plan for the Delaware Valley*.

Goal: *Curtailing Sprawl - To curb sprawl, particularly along the region's exurban, rural edge, through a combination of planned infrastructure investments, land use controls, land preservation and reinvestment in the region's existing developed areas as a means to focus continuing suburban growth.*

Goal: *Infrastructure Investment - To use existing and planned expansions of sewer and water systems and transportation facilities and services as key growth management strategies to curtail sprawl and yield more efficient and sustainable regional development patterns.*

c. County Goals

The amendment promotes the following goal statements in the *Gloucester County Land Development Plan* (1982):

To encourage a growth pattern that will concentrate rather than disperse development throughout the County.

To provide adequate housing opportunities for all portions of the County's population.

c. Local Goals

The amendment promotes the following local goals and objectives contained in the Woolwich Township Master Plan (2003):

Goal: *To promote orderly growth within the Township.*

Objective: *Review current densities with an eye towards balancing designated growth nodes with lower density environs.*

Goal: *To provide a safe and attractive residential environment.*

Objectives:

a. *Provide a variety of housing opportunities and dwelling types for residents at all income levels.*
b. *Comply with applicable laws and policies regarding affordable housing.*
c. *Insure that major new residential development contributes fairly to the provision of needed services, including recreation.*

The amendment impacts public sector decisions by creating a more predictable outcome in designated growth areas and environs. The vast majority of the area in question is already in an approved sewer service area. Together with the proposed Regional Center, they comprise the Township's principle growth areas. Beyond what has already been built or in some cases approved, remaining lands in the Environs of these designated growth areas will remain as open space and/or farmland once the transfer of development rights is fully implemented.

6. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission....; and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining

municipal, county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

DVRPC's long range plan is called *Destination 2030*. *Destination 2030* designates Woolwich Township as a growing suburb. The key issue in Growing Suburbs is the need to improve the form of development, reduce congestion and mitigate the negative impacts of rapid growth. The Auburn Road Receiving Zone will help achieve these goals via compact development patterns with higher densities and center-based design.

The Plan identifies a regional growth center in the Logan-Woolwich region. The area in Woolwich Township generally corresponds to proposed PA 2. Regional growth centers have increasing concentrations of people, jobs and services. They also have land available for new development, existing or planned sewage capacity and are supported by current county and municipal planning policies favoring continued growth and expansion.

b. Impact to Gloucester County

The proposed change to PA 2 is generally consistent with the *Gloucester County Development Management Plan* (1982) which designates most of this area for growth. According to the Plan, growth areas represent a logical sequence for the County's future development to follow and avoid future "leap-frogging" development.

c. Impact to Swedesboro

Swedesboro falls within Planning Area 2. The proposed change in Woolwich is not adjacent to Swedesboro. To the extent that it accommodates a TDR receiving zone, however, it helps redirect growth away from Swedesboro and create a green swath within the environs of the Borough.

Consistency between the proposed amendment and the State Plan is described in Section 6a. There are no adjoining entities with endorsed plans.

B. Amendment #1B: PA 3 to PA 2 – U.S. 322 Corridor

Location of Amendment # 1B: Bounded by Stone Meeting House Rd (CR 669), state-owned lands to the west, Raccoon Creek to the south; straddles both sides of US 322.

1. Planning Area 2 Delineation Criteria

   a. Population density of less than 1,000 people per square mile

   b. Natural systems and infrastructure systems reasonably anticipated to be in place by 2020 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewage collection and treatment facilities, stormwater; transportation, public schools and parks.

   c. A land area contiguous to the Metropolitan Planning Area

   d. Land area greater than one square mile.

2. Planning Area 2 Intent

   a. Provide for much of the state's future development

   b. Promote growth in Centers and other compact forms

   c. Protect the character of existing stable communities

   d. Protect natural resources

   e. Redesign areas of sprawl

   f. Reverse the current trend toward further sprawl

   g. Revitalize cities and towns

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at full build out: less than 1,000 people per square mile in Woolwich Township

   b. Portion is in an existing sewer service area; remaining property to be incorporated into future sewer service area via a new wastewater management plan

   c. Contiguous to PA 2 in Logan Township

   d. Land Area of Contiguous Planning Area in Woolwich Township: 173.8 acres

4. Proposed Map Amendment and Planning Area Intent

a. Providing for additional commercial growth in an existing commercial area

b. Adjacent to a proposed Regional Center in Woolwich Township and redevelopment area in Logan Township

c. Development to be focused in discrete growth areas and limited outside of them

d. Preserving 4,101 acres of land in the TDR sending zone through transfer of development rights to two different receiving zones

e. Septic-based densities will be replaced with higher intensity commercial uses to create a more focused commercial node. Regional circulation being coordinated through NJDOT

f. One significant and deleterious impact of sprawl is on the fiscal base of a community. A combination of balanced commercial growth coupled with land preservation will help offset the impacts of residential development

The proposed mapping change is consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 2.

This mapping change removes from PA 3 four contiguous parcels in Woolwich Township that are in an existing sewer service area and places them in PA 2. It places two additional parcels immediately north of this area into Planning Area 2 as well, with the intent of securing future sewer service capacity.

The area in question is located on the western end of the U.S. Route 322 corridor in Woolwich Township. PA 2 continues into Logan Township to the west. Due east of it is the Township's proposed Regional Center. South of U.S. Route 322, existing State-owned open space separates the properties in question from the Regional Center. During plan endorsement staff meetings, State agency staff recommended that the Township retain the properties in question outside of the Regional Center.

The properties in question fall into the Flexible Office Commercial zoning district. The intent of this zoning district is to provide for some of the Township's needed ratables. These properties straddle the border of Logan Township. Several warehousing facilities occupy land on both sides of the municipal border. These warehousing facilities are strategically situated within easy access of I-295 in Logan Township. A portion of this area in Logan Township is in a planned redevelopment area. Expansion of the sewer service area and PA 2 in Woolwich Township will accommodate roughly 750,000 square feet of additional large format commercial/industrial development.

5. This planning area amendment is consistent with the following State, regional, County and local goals and policies:

a. State Plan Goals

Goal: *Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*

The map amendment will facilitate needed economic development to balance the impact of residential development in Woolwich Township.

Policy: *Capital Planning and Budgeting Coordination - Infrastructure, Development and Redevelopment - Encourage development, redevelopment and economic growth in locations that are well suited with respect to present or anticipated public facilities and services and where infrastructure can be provided at private expense or with reasonable expenditure of public funds and in accordance with the provisions of the State Plan.*

Expansion of sewer service and PA 2 as proposed accomplishes two things. First, it clarifies the existing discrepancy between sewer service and PA 3 properties outside of a Center. This applies to the portion of the properties in question that already have sewer service. Secondly, it expands the sewer service area to accommodate additional economic growth in a strategic location. The entire site in question sits between I-295 and the NJ Turnpike. Most of it is already served by Logan Township's Municipal Utilities Authority. Eventually, it will abut a future Regional Center which will also be served by public sewers. As such, future public services/facilities should be cost-effective.

b. Regional Goals

The amendment promotes the following regional goals, expressed by the Delaware Valley Regional Planning Commission in its Destination 2030 Plan for the Delaware Valley.

Goal: *Manage future development through focused infrastructure investments to contain sprawl by limiting development to the core cities, older suburbs, and future growth areas.*

Goal: *Restore and maintain existing infrastructure systems, services, and capacity to support existing development as well as attract new population and employment growth.*

c. County Goals

The amendment promotes the following County goals, articulated in the *Gloucester County Land Development Plan* (1982):

To encourage a growth pattern that will concentrate rather than disperse development throughout the County.

To encourage the continued growth of a viable, diversified County economic base.

d. Local Goals

The amendment promotes the following local goal and objectives contained in the Woolwich Township Master Plan (2003):

Goal: *To promote orderly growth within the Township.*

Objective: *Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network.*

Objective: *Encourage a sound fiscal mix of future uses.*

Goal: *Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.*

Objectives: *Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 corridor.*

The amendment impacts public sector decisions in two ways. First, it aligns the Planning Area 2 designation with the boundaries of the existing sewer service area for the properties below U.S. Route 322. Secondly, in expanding the sewer service area above U.S. 322, it creates a more realistic opportunity for economic development to occur. With the exception of several properties below the highway subject to this amendment, Woolwich Township's FOC zoning district is outside of the sewer service area. The absence of sewers has resulted in very limited, piecemeal development to date.

The introduction of center-based design standards in the Regional Center, coupled with an integrated circulation system, better jobs to housing balance, and public sewers and water along the highway will attract beneficial economic growth. The expansion of sewer service is

expected to quicken the pace of economic development once the infrastructure is in place. But the total amount of commercial development along U.S. Route 322 will actually be reduced through zoning changes designed to create a better jobs to housing balance. Therefore, a combination of compact, integrated design and strong jobs to housing balance will create a predictable, realistic opportunity for balanced economic growth.

6. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

   a. Impact to DVRPC

      DVRPC's *Destination 2030* Plan designates Woolwich Township as a Growing Suburb. The key issue in Growing Suburbs is the need to improve the form of development, reduce congestion and mitigate the negative impacts of rapid growth. The reconfiguration of land use and proposed circulation plan along U.S. Route 322 will do just that.

      The properties in question fall within a future growth area in the *Destination 2030* Land Use Plan. This area generally follows U.S. Route 322 within Woolwich Township and continues into Logan Township. The proposed map amendment is therefore consistent with DVRPC's 2030 Land Use Plan.

   b. Impact to Gloucester County

      The Gloucester County Cross-Acceptance Report (2005) recommends a planning area change from PA 3 to PA 2 along the U.S. Route 322 corridor. This is consistent with the proposed map amendment.

   c. Impact to Logan Township

      DVRPC is working with several communities along the U.S. Route 322 corridor, including Woolwich and Logan Townships, to assess impacts of municipal land use plans and zoning on the corridor. Thus, regional coordination is underway. In addition, NJDOT is working with both communities on integrated land use and transportation corridor plans. Woolwich Township is confident that continued regional coordination will result in mutually

compatible and regionally beneficial outcomes. Its commitment to regional coordination is reflected in the Planning & Implementation Agreement.

C. Amendment #2A and #2B: PA 3 to PA 4

Location of Amendment #2A: Generally bounded by Stone Meeting House Road (CR 669), the border of E. Greenwich Township, US 322 and Woolwich Regional Center.

Location of Amendment 2B: Generally bounded by the southern boundary of Woolwich Regional Center, Kings Highway (CR 551), Raccoon Creek and Harrison Township municipal border.

1. Planning Area 4 Delineation Criteria

   a. Population density of less than 1,000 people per square mile

   b. Area greater than one square mile

   c. Land currently in agricultural or natural resource production or having a strong potential for production

   d. Undeveloped wooded tracts; vacant lands; large, contiguous tracts of agricultural lands; and other areas outside Centers predominantly served by rural two-lane roads and individual wells and septic systems, with some Centers served by sewers and public water

2. Planning Area 4 Intent

   a. Maintain the Environs as large contiguous areas of farmland and other lands revitalized cities and towns

   b. Accommodate growth in Centers

   c. Promote a viable agricultural industry

   d. Protect of existing, stable communities

   e. Confine programmed sewers and public water services to Centers

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at full build out: Less than 1,000 people per square mile in 2A; 1,700 people per square mile in 2B excluding contiguous PA 4 in Harrison Township

   b. Land area of new PA 4: 1,304.1 acres in 2A; 513.1 acres in 2B excluding contiguous PA 4 in Harrison Township

   c. Acreage of productive agricultural land, woodlands, vacant lands as of year 2000: 777.1, 265.3, and 50.4 respectively in 2A; 161.9, 70.8 and 25.4 in 2B

4. Proposed Map Amendment and Planning Area Intent

   a. 4,101 acres will be TDR sending parcels that will remain undeveloped or developed at very low densities

   b. Sending credits will be transferred to one of two TDR receiving zones

   c. Critical mass of contiguous farmland will be preserved, creating a climate supportive of agriculture

   d. Helps create a buffer around the Regional Center and development in Logan Township

5. Justification for the mapping change

   The proposed mapping changes are consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 4.

   The proposed amendments affect two different areas. The first is an area that contains predominantly agricultural lands, along with scattered residential development. Its boundaries comport closely with the Township's Northern Agricultural Development Area. The second area is an expansion of existing PA 4 situated between Raccoon Creek and the southern boundary of the proposed Regional Center.

   The northern area is composed principally of TDR sending parcels. Through the transfer of development rights Woolwich Township will preserve large contiguous areas of farmland and open space, including the area in question, while accommodating much of its projected growth within its proposed Regional Center and two TDR receiving zones. Property owners who choose not to participate in TDR will be subject to very low density zoning under proposed zoning changes to minimize impacts of suburbanization on agriculture. Proposed zoning changes will also impose disturbance limits to help protect sensitive natural resources.

   Several sending parcels are the subject of pending or approved subdivision applications. These properties has been added to the inventory of sending parcels in an attempt to accomplish two objectives: 1) balance the number of needed credits for the receiving zones and 2) reduce further encroachment of development into Agricultural Development Areas.

   The area in question abuts Planning Area 3 in Logan Township and PA 4 in Harrison Township.

The second area in question is largely developed as low density subdivisions. In addition, there is preserved open space immediately west of the NJ Turnpike which abuts Raccoon Creek.

6. This planning area amendment is consistent with the following State, regional, County and local goals and policies:

   a. State Plan

      Goal: *Conserve the State's Natural Resources and Systems*

      Goal: *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

      Through TDR, the Township will preserve over 4,000 acres of farmland and open space within PA 4, including areas with scenic value.

      Policies: *Agriculture*

      New Development - Plan and locate new development to avoid negative impacts on agriculture.

      By implementing TDR, Woolwich Township will preserve a critical mass of contiguous farmland in several locations, including the area in question, and redirect growth to its Regional Center and two compact TDR receiving zones.

      Creative Planning and Design Techniques - Encourage creative land planning and design through tools such as clustering...to accommodate future growth in ways that maintain the viability of agriculture as an industry, while avoiding conflict with agricultural uses.

      Comprehensive Planning: Planning Tools - Use a wide variety of planning tools (for example, build-out analysis, capacity analysis, vision planning, geographic information systems, density transfers, clustering, impact fees, agricultural enterprise zones, lot-size averaging and Special Improvement Districts) in the preparation of plans, regulations and programs that achieve common goals.

      TDR is a more sophisticated tool than clustering. Used strategically it can be far more effective in helping to maintain the viability of agriculture by shifting development away from agricultural areas and preserving large contiguous blocks of farmland.

      Policies: *Open Space and Recreational Lands - Preserve and restore the functional integrity of natural systems,*

including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

The northern area in question contains a tributary to Raccoon Creek, Little Timber Creek, along with associated wetlands and woodlands. It also contains a Category One waterway. Through TDR, much of this area will be preserved in open space or very low density development.

b. Regional Goals

The amendment promotes the following regional goal statement in DVRPC's *Destination 2030 Plan for the Delaware Valley.*

Goal: *Land Preservation for Natural Resource Protection, Agricultural Preservation and Recreation - Preserve critical natural resources, agricultural lands and key recreational landscapes in the region, which shape development, give identity to the region, provide for recreation, attract residents, businesses and tourists, and contribute to the region's overall quality of life.*

c. County Goals

The amendment promotes the following goal statements in the *Gloucester County Development Management Plan* (1982).

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

Goal: *To preserve and enhance the existing rural, agricultural areas of the County. The Plan recognizes the importance of agriculture in the County as a viable industry that also adds to our open space amenities. The Plan expresses a desire to prevent the continued decline of agriculture by helping to limit the consumption of valuable farmland, as well as the mislocation of land uses that severely conflict with agricultural activities.*

d. Local Goals

The amendment promotes the following municipal goals and objectives in the *Woolwich Township Master Plan* (2003) and *Farmland Preservation Plan* (2005):

Goal: *To preserve and enhance the quality of life in*

Woolwich Township in the face of rapid development.

Objective: *Preserve open space opportunities through public and private actions.*

Objective: *Retain the existing character of the community, to the extent practical, through open space preservation.*

Goal: *To promote orderly growth within the Township.*

Objective: *Review current densities with an eye towards balancing designated growth nodes with lower density environs.*

Goal: *To protect environmentally sensitive lands in the township.*

Objective: *Protect all sensitive lands through public and private action.*

Objective: *Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.*

Goal: *To retain a viable agricultural industry in Woolwich Township*

Objective: *To increase land preservation resources of all types that are devoted to protecting farmland and agriculture*

Objective: *To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Woolwich Township, based on soil quality and land use planning criteria.*

The amendment impacts public sector decisions by creating a strategic, predictable, and comprehensive land preservation strategy. Within the Northern Agricultural Development Area, TDR can be supplemented by the State's land/easement purchase programs to ensure that the Township's land preservation goals are achieved.

The amendment also impacts public sector decisions by creating a discrete community development boundary around the proposed Regional Center. By doing so, it limits the potential for development to sprawl or leap frog into the Environs.

7. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or

regional plan endorsed by the State Planning Commission and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

According to *Destination 2030* Land Use Plan, the area in question is in a Rural Conservation Area. Rural Conservation Areas are adjacent to or beyond developed areas or newly defined growth areas. Lands are designated to remain rural or agricultural in character. This is consistent with the intent of Planning Area 4.

A portion of the map amendment area is a "Conservation Focus Area." *Destination 2030* Conservation Focus Areas Map shows farmland and natural areas whose unique landscape and land use features make them worthy of heightened preservation efforts.

b. Impact to Gloucester County

The areas in question are designated as a Limited Growth Area and Rural Agricultural in the *Gloucester County Development Management Plan*. Limited Growth Areas are comprised of primarily vacant, open fields, farmland and woodlands. Unlike Growth Areas, they lack most if not all major public facilities needed to support development. Therefore, low density development is expected in these areas. The Plan considers them transitional areas that will development in the future when the County's Growth Areas can no longer accommodate any additional growth. The County's vision is reasonably consistent with Planning Area 4 criteria and with the Township's intent, though perhaps more reminiscent of Planning Area 3. Rural Agricultural Areas are large contiguous tracts of Class I and Class II soils and where agriculture as an industry and as an open space amenity should be supported.

c. Impact to Logan Township

According to a study completed by DVRPC (*Managing Change Along the US 322 Corridor: Land Use & Transportation Issues, Policies & Recommendations, Volume 1: Baseline Conditions*, 2006), farmland and woodlands in Logan Township abut the area in question. This portion of Logan Township is in PA 3 and is zoned for two acre residential lots. Two-acre zoning creates the potential for suburban conflicts with agricultural activities in Woolwich

Township's sending zone. Woolwich Township's TDR plan and planning area change will strengthen any future steps Logan Township may take to protect farmland and open space.

d. Impact to East Greenwich Township

Pargey Creek forms the border between Woolwich and East Greenwich Townships. East Greenwich Township has designated the area immediately east of the Creek as PA 4. Some residential development has encroached into this area. PA 4 supports East Greenwich's intent to retain this as PA 4. It also helps to protect the Pargey Creek stream corridor. Woolwich Township's TDR plan and planning area change will strengthen any future steps East Greenwich Township may take to protect farmland and open space.

D. Amendment #3: PA 3 to PA 4B

Location of Amendment #3: Generally bounded by Weatherby and Auburn Road Receiving Zone, Oldmans Creek, Auburn Rd (CR 551), and Logan Township municipal border.

1. Planning Area 4B Delineation Criteria

   a. Land satisfying the delineation criteria for PA 4 that also meets the delineation criteria for PA 5

2. Planning Area 4B Intent

   a. Same as its underlying Planning Area (PA 4) for existing uses of land

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at full build out: Less than 1,000 people per square mile

   b. Land area of PA 4B: 1,270.6 acres

   c. Acreage of productive agricultural/natural resource land, woodland, vacant land: 774.5, 332.4, and 64.8 respectively

   d. Habitat of endangered or threatened plant/animal species: bald eagle

   e. Contiguous freshwater wetlands: along Oldmans and associated tributaries

4. Proposed Map Amendment and Planning Area Intent

   a. 4,101 acres will be TDR sending parcels that will remain undeveloped

   b. Sending credits will be transferred to one of two receiving zones

   c. Critical mass of farmland will be preserved, creating a climate supportive of agriculture

   d. Promotes stable agricultural environment

   e. No existing or planned infrastructure in this area

5. Justification for the mapping change

   The proposed mapping change is consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 4B.

The proposed mapping change affects an area located in the southwest quadrant of the Township. This area consists of farmland, woodlands, and wetlands associated with Oldmans Creek and tributaries. Bald eagle habitat is found along Oldmans Creek according to NJDEP data. Headwaters to the Creek are considered important by NJDEP as well. Headwaters, where a stream begins its flow, are vulnerable to water quality degradation from surface water runoff. In turn, their condition affects downstream water quality. They are also impacted by changes in the water table since they are fed by groundwater sources. Headwater areas have small base flows, which make them vulnerable to water temperature fluctuations especially when forested buffers are removed. Temperature fluctuations can affect aquatic life. The area in question contains headwaters and/or first order tributaries to Oldmans Creek.

PA 4B is an appropriate designation for an area characterized by a combination of farmland, woodlands, environmentally sensitive stream corridors, and bald eagle habitat.

This is also a critically important agricultural area, as it hosts a largely contiguous block region of TDR sending parcels. The Township's goal is to preserve as much of this as possible in farmland and open space. This will be accomplished by using TDR. Property owners who choose not to participate in TDR will be subject to very low density zoning under proposed zoning changes.

6. This planning area amendment is consistent with the following State, regional, County and local goals and policies:

   a. State Plan

      Goal: *Conserve the State's Natural Resources and Systems*

      Goal: *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

      Through TDR, the Township hopes to preserve farmland and open space within PA 4B, including areas with scenic value.

      Policies: *Biological Diversity*

      Contiguous Open Space - Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

      Corridors - Connect large contiguous tracts of forest, grasslands and other natural lands with stream and river

corridors with corridors and greenways to enhance their functional integrity for biological diversity.

Critical Habitats - Identify critical habitats during the preparation of municipal plans to ensure coordination of planning efforts and to support state and local resource-protection efforts.

Natural resource protection will be achieved through the creation of large contiguous blocks of open space, including forested areas, farmland (grasslands), and stream corridors.

Policies: *Agriculture*

New Development - Plan and locate new development to avoid negative impacts on agriculture.

By implementing TDR, Woolwich Township will preserve a critical mass of contiguous farmland in several locations, including PA 4B, and redirect growth into two compact TDR receiving zones.

Creative Planning and Design Techniques - Encourage creative land planning and design through tools such as clustering...to accommodate future growth in ways that maintain the viability of agriculture as an industry, while avoiding conflict with agricultural uses.

Comprehensive Planning: Planning Tools - Use a wide variety of planning tools (for example, build-out analysis, capacity analysis, vision planning, geographic information systems, density transfers, clustering, impact fees, agricultural enterprise zones, lot-size averaging and Special Improvement Districts) in the preparation of plans, regulations and programs that achieve common goals.

TDR is a more sophisticated tool than clustering. Used successfully it can be far more effective in helping to maintain the viability of agriculture by shifting development away from agricultural areas and preserving large contiguous blocks of farmland.

Policies: *Open Space and Recreational Lands - Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.*

The areas in question contain stream corridors, along with associated wetlands and woodlands and threatened and endangered species habitat. The transfer of development

rights will preserve much of these areas in open space or very low density development.

b. Regional Goals

The amendment promotes the following regional goal statement in DVRPC's *Destination 2030- Year 2030 Plan for the Delaware Valley.*

Goal: *Land Preservation for Natural Resource Protection, Agricultural Preservation and Recreation - Preserve critical natural resources, agricultural lands and key recreational landscapes in the region, which shape development, give identity to the region, provide for recreation, attract residents, businesses and tourists, and contribute to the region's overall quality of life.*

c. County Goals

The amendment promotes the following goal statement in the *Gloucester County Development Management Plan* (1982).

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

Goal: *To preserve and enhance the existing rural, agricultural areas of the County. The Plan recognizes the importance of agriculture in the County as a viable industry that also adds to our open space amenities. The Plan expresses a desire to prevent the continued decline of agriculture by helping to limit the consumption of valuable farmland, as well as the misallocation of land uses that severely conflict with agricultural activities.*

d. Local Goals

The amendment promotes the following municipal goals and objectives, expressed in the Woolwich Township Master Plan (2003) and Farmland Preservation Plan (2005):

Goal: *To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.*

Objective: *Preserve open space opportunities through public and private actions.*

Objective: *Retain the existing character of the community,*

to the extent practical, through open space preservation.

Goal: *To promote orderly growth within the Township.*

Objective: *Review current densities with an eye towards balancing designated growth nodes with lower density environs.*

Goal: *To protect environmentally sensitive lands in the township.*

Objective: *Protect all sensitive lands through public and private action.*

Objective: *Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.*

Goal: *To retain a viable agricultural industry in Woolwich Township*

Objective: *To increase land preservation resources of all types that are devoted to protecting farmland and agriculture*

Objective: *To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Woolwich Township, based on soil quality and land use planning criteria.*

The amendment impacts public sector decisions by creating a comprehensive, predictable TDR land preservation strategy. The amendment also impacts public sector decisions by creating a discrete community development boundary along the border of Weatherby and Auburn Road Village Receiving Zone. By doing so, it limits the potential for development to sprawl or leap frog into the Environs.

Finally, it brings attention to regions of the Township that contain particularly sensitive environmental resources. This heightens the public's awareness and, hopefully, attentiveness to proper protection and mitigation measures in managing and developing lands in the future.

7. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal,

county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

According to *Destination 2030*, the area in question is considered Rural Conservation Land. These are undeveloped agricultural and rural lands that should remain rural and agricultural. The Greenspace Network map in *Destination 2030* identifies Oldmans Creek as part of a future greenway network where parks, farmland, forests, meadows and streams should be linked together into an interconnected open space system. *Destination 2030* designations for the area coinciding with the proposed map change are consistent with the intent of Planning Area 4B.

b. Impact to Gloucester County

The area in question is designated as Environmentally Sensitive in the *Gloucester County Development Management Plan*. The Plan identifies the following as environmentally sensitive resources:

- steep slopes
- surface water and intermittent streams
- coastal wetlands
- frequently flood prone areas
- seasonal high water table
- areas of severe limitation for septic filter beds where public sewer is unavailable
- wooded stream corridors.

The Plan states that development should be severely limited to avoid environmental degradation. This is consistent with the intent of PA 4B.

c. Impact to Logan Township

In Logan Township, the area abutting the proposed map amendment is in PA 2 and is zoned Village Residential. Much of the adjacent land is already developed. The area along Oldmans Creek is designated PA 5. Woolwich Township's TDR plan and proposed planning area change will support any measures Logan Township may take to protect environmentally sensitive resources along the corridor.

d. Impact to Oldmans Township

Oldmans Township is in PA 4 where it abuts the proposed map amendment area. The proposed amendment results in greater consistency in terms of planning area designations.

E. Amendment #4: PA2 and PA3 to PA 5

Location of Amendment #4: Generally follows Raccoon Creek from the border of Logan Township to borders of Harrison and South Harrison Townships. The southern boundary west of Locke Avenue Park follows High Hill Road.

1. Planning Area 5 Criteria

   a. Population density of less than 1,000 people per square mile

   b. Land area greater than one square mile

   c. One or more of the following features outside Centers:

      - Trout production and maintenance waters and their watersheds
      - Pristine non-tidal Category I waters and their watersheds upstream of the lowest Category I stream segment
      - Watersheds of existing or planned potable water supply sources
      - Prime aquifer recharge areas of potable water supply sources and carbonate formations associated with recharge areas or aquifers
      - Habitats of populations of endangered or threatened plant or animal species
      - Coastal wetlands
      - Contiguous freshwater wetland systems
      - Significant natural features or landscapes
      - Prime forested areas, including mature stands of native species

2. Planning Area 5 Intent

   a. Protect environmental resources through the protection of large contiguous areas of land

   b. Accommodate growth in Centers

   c. Protect the character of existing stable communities

   d. Confine programmed sewers and public water services to Centers

   e. Revitalize cities and towns.

3. Proposed Map Amendment and Delineation Criteria

a. Estimated density at full build out: Less than 1,000 people per square mile

b. Land area of PA 5 in Woolwich Township: 1,021.0 acres

c. Habitats of endangered or threatened plant/animal species: bald eagle

d. Contiguous freshwater wetlands: predominantly those associated with Raccoon Creek and tributaries

4. Proposed Map Amendment and Planning Area 5 Intent

a. 4,101 acres will be TDR sending parcels that will remain undeveloped

b. TDR credits will be transferred to one of two receiving zones

c. PA 5 will help form a green belt of open space or low density development below the Regional Center

d. No public infrastructure will be provided in PA 5

5. Justification for the mapping change

The proposed mapping change is consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 5.

PA 5 follows Raccoon Creek and associated wetlands and woodlands. The Raccoon Creek corridor provides important bald eagle habitat. NJDEP's Landscapes Project provides maps of bald eagle foraging areas and nesting habitat. NJDEP staff biologists have indicated that the entire area between High Hill Road and Raccoon Creek, west of Locke Avenue Park, should be designated PA 5 in order to adequately protect these areas. A portion falls within an approved sewer service area. In PA 5, sewer service areas are limited to Centers. Since these properties are not located in a Center, they must be removed from the sewer service area.

Part of PA 5 encroaches into existing residential lots. A PA 5 designation is only intended to raise landowner awareness of the important environmental value of Raccoon Creek, and encourage appropriate activities that protect the stream corridor. State and/or local regulations guiding stormwater management and tree protection are already in place.

6. This planning area amendment is consistent with the following State, regional, County and local goals and policies:

a. State Plan

Goal: *Conserve the State's Natural Resources and Systems*

Goal: *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

Using TDR and cluster design techniques, the Township hopes to preserve significant amounts of farmland and open space within PA 5, including areas with recreational and scenic value.

Policies: *Biological Diversity*

Contiguous Open Space - Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

Corridors - Connect large contiguous tracts of forest, grasslands and other natural lands with stream and river corridors, natural green corridors, and greenways to enhance their functional integrity for biological diversity.

Critical Habitats -Identify critical habitats during the preparation of municipal plans to ensure coordination of planning efforts and to support state and local resource protection efforts.

Natural resource protection will be achieved through the creation of large contiguous blocks of open space along undeveloped portions of Raccoon Creek.

b. Regional Goals

The amendment promotes the following regional goals, expressed by the Delaware Valley Regional Planning Commission in *Destination 2030.*

Goal: *Land Preservation for natural Resource Protection, Agricultural Preservation and Recreation - Preserve critical natural resources, agricultural lands and key recreational landscapes in the region, which shape development, give identity to the region, provide for recreation, attract residents, businesses and tourists, and contribute to the region's overall quality of life.*

Goal: *Increasing Tree Coverage - Protect existing riparian buffers and reforest barren areas to improve water quality, lower stormwater costs and improve air quality*

Goal: *Increasing Tree Coverage - Promote the planting and stewardship of shade trees in suburban and urban areas to enhance property values, provide energy savings, store and sequester air pollution, and absorb stormwater*

c. County Goals

The amendment promotes the following goal statement in the *Gloucester County Development Management Plan* (1982).

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

d. Local Goals

The amendment promotes the following municipal goals and objectives in the *Woolwich Township Master Plan* (2003):

Goal: *To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.*

Objective: *Preserve open space opportunities through public and private actions.*

Objective: *Retain the existing character of the community, to the extent practical, through open space preservation.*

Goal: *To protect environmentally sensitive lands in the township.*

Objective: *Protect all sensitive lands through public and private action.*

Objective: *Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.*

The amendment impacts public sector decisions by contributing to a discrete community development boundary around the proposed Regional Center. By doing so, it limits the potential for development to sprawl or leap frog into the Environs. It also heightens public attention to some of the most important environmentally sensitive resources in the Township.

7. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or

regional plan endorsed by the State Planning Commission; and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

According to *Destination 2030* Year 2030 Land Use Plan, the area in question is to become part of a green space network. Greenways are intended to link and expand existing open space where parks, forests, meadows, protected farms and stream corridors create an interconnected network. It also falls into the category of "Rural Conservation Lands" on the 2030 Conservation Focus Areas Map. Rural Conservation Lands are areas whose natural, agricultural and recreational values should be protected while accommodating limited growth that is in character with the area.

b. Impact to Gloucester County

The area in question is designated as a Limited Growth Area and Environmentally Sensitive in the *Gloucester County Development Management Plan*. Pargey and Little Timber Creek corridors are designated as Environmentally Sensitive. Limited Growth Areas are comprised of primarily vacant, open fields, farmland and woodlands. Unlike Growth Areas, they lack most if not all major public facilities needed to support development. Therefore, low density development is expected in these areas. The Plan considers them transitional areas that will develop in the future when the County's Growth Areas can no longer accommodate any additional growth. The County's vision is reasonably consistent with Planning Area 4 criteria and with the Township's intent, though perhaps more reminiscent of Planning Area 3.

c. Impact to Logan Township

According to DVRPC (*Managing Change Along the US 322 Corridor: Land Use & Transportation Issues, Policies & Recommendations, Volume 1: Baseline Conditions,* 2006), the area in Logan Township abutting proposed PA 5 is PA 5 as well. This will strengthen the protection of the stream corridor.

d. Impact to Harrison Township

Harrison Township is in PA 4 in the area immediately adjacent to proposed PA 5 in Woolwich Township. Existing land cover is woodlands and farmland. It is in the Flexible Planned Industrial-Commercial zoning district. Woolwich Township's TDR plan and planning area change will strengthen any future steps Harrison Township may take to protect farmland and open space.

e. Impact to South Harrison Township

S. Harrison Township is in PA 4 in the area immediately adjacent to proposed PA 5 in Woolwich Township. Existing land cover is woodlands and farmland. Woolwich Township's TDR plan and planning area change will strengthen any future steps South Harrison Township may take to protect farmland and open space.

F. Amendment #5A and 5B: PA4 to PA3

Location of Amendment #5A: Generally bounded by Pedricktown Harrisonville Road (CR602), properties immediately west of Auburn Road (CR 551), Oldmans Creek and the railroad track. An additional extension of this area travels north and east of CR 602, east of the Turnpike; another section,e ast of the railroad track, follows the railroad track, from a point north of CR 602 to Oldmans Creek.

Location of Amendment #5B: Follows the boundaries of Woolwich Regional Center. Also includes a subdivision and adjacent properties in the vicinity of Hendrickson Mill Road and Asbury Station Road (CR 684).

1. Planning Area 3 Criteria

   a. Population density of less than 1,000 people per square mile

   b. Generally lacking in major infrastructure investments:

      - The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area
      - Some Centers are served by public water and sewer

   c. Land area greater than one square mile

   d. Does not include land that meets the criteria of Rural or Environmentally Sensitive Planning Areas

   e. Area is adjacent to Metropolitan or Suburban Planning Areas

2. Planning Area 3 Intent

   a. Accommodate growth in Centers

   b. Protect the Environs primarily as open lands

   c. Revitalize cities and towns

   d. Protect the character of existing stable communities

   e. Protect natural resources

   f. Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas

   g. Confine programmed sewers and public water services to Centers

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at full build out: Less than 1,000 people per square mile in southern PA 3 (Amendment #5A); northern PA 3 is a part of the proposed Regional Center - although it will be zoned for nonresidential uses, in its entirety, the proposed Regional Center population density will be greater than 1,000 persons per square mile

   b. Major infrastructure investments limited to presence of NJ Turnpike; planned infrastructure to include water and sewer in the Regional Center

   c. Land area of PA 3 in the in the northern section of Woolwich Township: 1860.5 acres; land area in the southern section: 1,908.5 acres

   d. Environmentally sensitive areas recognized via Critical Environmental Sites; no land meeting criteria for PA 4

   e. Both PA 3 areas are adjacent to PA 2

4. Proposed Map Amendment and Planning Area 3 Intent

   a. #5A is largely built out as low density residential subdivisions; Amendment #5B is located in Regional Center, zoned for commercial uses

   b. Adjacent PA 4 will be protected largely as preserved lands or developed at very low densities with disturbance limitations

   c. Recognition of important natural resources will occur via designation of Critical Environmental Sites

   d. PA 3 recognizes existing septic-based residential development that has occurred in the Township; distinguishing it from adjacent PA 4 helps to define and protect the character of PA 4

   e. Programmed sewers in a portion of PA 3 is inconsistent with the zoning and planning objectives and will be eliminated

5. Justification for the mapping change

   The proposed mapping change is consistent with State Plan goals, policies, and strategies and with the mapping criteria and intent of PA 3.

   There are two areas of concern. The first one consists of low density residential development - generally two to five acre lot sizes -

located in the southern section of the Township (Amendment # 5A). Development that has occurred over time has encroached on a former agricultural area and transformed it into "country suburban" communities. The second area is east of the Turnpike, straddling U.S. Route 322 on both sides to Raccoon Creek.

The purpose of reassigning PA 4 to PA 3 in the southern part of the Township is to reflect the extent of existing low density development and distinguish it from adjacent agricultural areas. This well-defined boundary separates rural activities and initiatives from developed areas and discourages future encroachment.

One small section of the area in question is located in an existing sewer service area. This section is immediately east of the NJ Turnpike, bounded by Pedricktown-Harrisonville Road to the south and C.R. 551 to the east. The site falls into the R1 (two acre) zoning district. Part of it is developed; part of it is TDR sending parcels. The Township plans to remove the entire site from the sewer service area.

The second location is bounded by the NJ Turnpike, Raccoon Creek and the municipal border with Harrison Township. This area consists of seven parcels zoned for Flexible Office Commercial uses. These properties straddle U.S. Route 322 on both sides and are intended to become a part of the proposed Regional Center. Exit 2 of the NJ Turnpike sits immediately west of this second location. The introduction of sewer service in the Regional Center will allow the area in question to develop more intensively. It is important to note, however, that the combined total commercial development potential along the U.S. Route 322 corridor will be less than it would be under current zoning. The reason is that much of the land currently zoned FOC will be rezoned for residential uses to create a balanced, mixed use center.

6. This planning area amendment is consistent with the following State, regional, County and local goals:

   a. State Plan

      Goal: *Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*

      There are effectively seven developable parcels within the area in question straddling U.S. Route 322 and abutting Harrison Township. These parcels are strategically located by Exit 2 of NJ Turnpike. By not only placing them in PA 3 but more importantly in the proposed Regional Center, Woolwich Township is creating an opportunity for beneficial economic growth within the context of a tightly configured Regional Center.

Goal: *Provide Adequate Public Facilities and Services at a Reasonable Cost*

Sewer service will be extended to the above-described properties through a public-private partnership between Woolwich Adult, LLC, Aqua, New Jersey and Woolwich Township.

Goal: *Conserve the State's Natural Resources and Systems*

TDR will be available to sending parcel property owners who wish to transfer development to one of two Receiving Zones.

b. Regional Goals

The amendment promotes the following regional goal statement in the Delaware Valley Regional Planning Commission *Destination 2030 Plan for the Delaware Valley.*

Goal: *Curtailing Sprawl – To curb sprawl, particularly along the region's exurban, rural edge, through a combination of planned infrastructure investments, land use controls, land preservation and reinvestment in the region's existing developed areas as a means to focus continuing suburban growth.*

Goal: *Infrastructure Investment – To use existing and planned expansions of sewer and water systems and transportation facilities and services as key growth management strategies to curtail sprawl and yield more efficient and sustainable regional development patterns.*

PA 3 is only intended to accommodate major infrastructure investments in Centers. As such, the Township is removing one small residential development from the sewer service area. It is not currently sewered, nor is it intended to be in the future. Conversely, Woolwich plans to extend sewer service within the boundaries of the planned Regional Center to the properties east of the NJ Turnpike that are zoned FOC. This will help the Regional Center achieve a balanced jobs to housing ratio, providing a range of housing and employment opportunities for present and future residents of Woolwich Township and the region.

c. County Goals

The amendment promotes the following goal statements in the *Gloucester County Development Management Plan* (1982).

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

Goal: *To preserve and enhance the existing rural, agricultural areas of the County. The Plan recognizes the importance of agriculture in the County as a viable industry that also adds to our open space amenities. The Plan expresses a desire to prevent the continued decline of agriculture by helping to limit the consumption of valuable farmland, as well as the mislocation of land uses that severely conflict with agricultural activities.*

Goal: *To encourage a growth pattern that will concentrate rather than disperse development throughout the County. The Plan expresses a desire to direct growth into already developed and developing areas in order to reduce costs of providing public facilities and services, maintain the viability of existing developed areas, and conserve energy and our numerous natural resources.*

d. Local Goals

The amendment promotes the following municipal goal and objective in the *Woolwich Township Master Plan* (2003):

Goal: *To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.*

Objectives: *Encourage commercial development in the Weatherby Town Center and along the 322 Corridor while limiting nonresidential encroachments into residential neighborhoods.*

The amendment impacts public sector decisions by better aligning wastewater management planning with existing and future development patterns. The amendment also impacts public sector decisions by creating a distinct separation between existing development and future preservation areas. This sets the stage for reducing if not eliminating the potential for future encroachment into targeted preservation areas.

7. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal,

county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

Woolwich Township is considered a "Growing Suburb" according to *Destination 2030*. The policy directives for Growing Suburbs reflect the need to improve the form of development, establish a more concentrated development pattern and mitigate the negative effects of rapid growth. By defining existing areas of extensive low density development with a distinct planning area designation, it differentiates this from the surrounding rural and rural / environmentally sensitive areas where farmland and open space preservation are a priority. The principle new area of more concentrated development is the proposed Regional Center along U.S. Route 322, where the second proposed area of PA 3 is located.

The one discrepancy between the proposed map amendment and *Destination 2030* is that the 2030 Conservation Focus Areas Map identifies the PA 3 in the southeast quadrant of Woolwich Township as a Conservation Focus Area. Said focus areas are described as containing scattered suburban development, but remaining relatively unfragmented. The Plan considers them worthy of heightened preservation efforts. The area in question is not characterized by scattered suburban development and an unfragmented landscape. The PA 3 designation reflects the reality of development as it exists today. On the other hand, an overlay of Critical Environmental Sites associated with Oldmans Creek and its tributaries will help to achieve the Plan's goal of heightened protection of sensitive natural resources.

b. Impact to Gloucester County

Gloucester County designates the area in question in the southeast quadrant of the Township as a Limited Growth Area and Environmentally Sensitive in the *Gloucester County Development Management Plan*. This is consistent with the proposed planning area change.

The proposed map change along U.S. Route 322 is not consistent with the County's delineation of a Rural Agricultural Area. However, the 2005 Gloucester County Cross-Acceptance Report supports the change from PA 4 to PA 3 east of the NJ Turnpike.

c. Impact to Harrison Township

Harrison Township is designated PA 4 immediately adjacent to the area in question. However, it is zoned C-55 which calls for flexible planned industrial-commercial development. During

plan endorsement meetings between Woolwich Township representatives and state agency staff, it was recommended that the planning area change in Woolwich Township be followed by intermunicipal discussions with Harrison Township on appropriate land uses at the municipal border. Woolwich Township has incorporated this recommendation into its Planning and Implementation Agreement.

d. Impact to Pilesgrove Township

Pilesgrove Township is in PA 4 at the Woolwich Township municipal boundary. However, there will be no impact to Pilesgrove Township because the planning area is simply intended to reflect the extensive amount of residential development patterns already in place.

e. Impact to South Harrison Township

Like Pilesgrove Township, South Harrison Township is in PA 4 at the Woolwich Township municipal boundary. There will be no impact, however, because the planning area change is only intended to reflect the existing residential development patterns in place.

G. Amendment #6: PA 2 to PA 4

Location of Amendment #6: Generally bounded by Raccoon Creek to the north, Swedesboro and railroad tracks to the west and south, and borders of Harrison and South Harrison Townships to the east and south. A small area extends west of the railroad tracks to properties east of the Turnpike and north of Pedricktown Harrisonville Road (CR 602).

1. Planning Area 4 Delineation Criteria

   a. Population density of less than 1,000 people per square mile

   b. Area greater than one square mile

   c. Land currently in agricultural or natural resource production or having a strong potential for production

   d. Undeveloped wooded tracts; vacant lands; large, contiguous tracts of agricultural lands; and other areas outside Centers predominantly served by rural two-lane roads and individual wells and septic systems, with some Centers served by sewers and public water

2. Planning Area 4 Intent

   a. Maintain the Environs as large contiguous areas of farmland and other lands revitalize cities and towns

   b. Accommodate growth in Centers

   c. Promote a viable agricultural industry

   d. Protect the character of existing, stable communities

   e. Confine programmed sewers and public water services to Centers

3. Proposed Map Amendment and Delineation Criteria

   a. Estimated density at full build out: less than 1,000 persons per square mile

   b. No existing or planned public water or sewer service. The NJ Turnpike follows its western boundary and exit 2 is located at the northwestern tip of this planning area

   c. Land area of contiguous PA 4: 2893.5 acres

   d. Acres of agricultural lands, wooded tracts, and vacant lands: 1,795.1, 614.7, 12.6 respectively (per DVRPC year 2000 land use data)

4. Proposed Map Amendment and Planning Area 4 Intent

a. This area is largely agricultural; through TDR and continued participation in the farmland preservation program, lands not already developed or approved for development will be preserved

b. Through TDR, much of the development that would otherwise occur in the Sending Zone will be redirected to one of two Receiving Zones, the larger of which is located in a proposed Regional Center

c. Much of the developed areas of PA 4 will be situated west of the NJ Turnpike. The highway forms a physical barrier, separating it from future preserved agricultural lands

d. PA 4 helps to define and protect the compact, mixed use character of adjacent Swedesboro (PA 2)

e. Sewer/water service will not be provided in this area, as there are no proposed Centers located here

5. Justification for the mapping change

The area in question is an expansion of existing PA 4. It is largely developed or approved for development at septic-based densities. However, because it is less than one square mile in size (426.3 acres), it cannot become a stand-alone planning area (such as PA 3). Furthermore, because it is not in a sewer service area, it should not be placed in Planning Area 2 which encompasses the adjacent Borough of Swedesboro. Therefore, the proposed mapping change has been incorporated into adjacent PA 4.

The State Plan recognizes that development exists in all Planning Areas. It states that "The State Plan anticipates continued growth throughout New Jersey in all Planning Areas. The character, location and magnitude of this growth vary among Planning Areas according to the specific character of the area." What is important in delineating Planning Areas is the overall character of the given area in question.

The 426.3 acre piece in question is physically separated from the more open areas by the NJ Turnpike. This 426.3 acres is an area is characterized by a predominance of existing or pending residential development zoned at a density of 1.5 acre lots on septic systems. The one exception is a series of four contiguous properties in this area currently zoned RLM - Residential Low/Moderate. This undeveloped agricultural and wooded site is recognized as a future affordable housing site in the Township's affordable housing plan. However, due to the absence of

available sewer capacity, it cannot develop at the densities (six units/acre) permitted under current zoning. Woolwich Township's Planning and Implementation Agreement includes a commitment to re-petition the Court to remove this site from its affordable housing plan and address the obligation in a more suitable location. Such location should be accessible to infrastructure, jobs, and housing opportunities in one of the Township's designated growth areas. The RLM district would then be rezoned in a manner consistent with the surrounding context.

The PA 4 area in question also contains a 36 acre property owned by Swedesboro called Lake Park. It is open to Woolwich Township residents, providing access to the lake. The larger contiguous PA 4 area in which it is included consists primarily of agricultural lands including one of two Agriculture Development Areas in the Township, preserved farms, and TDR sending parcels.

6. This planning area amendment is consistent with the following State, regional, County and local goals:

   a. State Plan

      Goal: *Conserve the State's Natural Resources and Systems*

      The 426.3 acres of land proposed as an expansion of existing PA 4 that are already developed or subject to development applications will develop at densities lower than those in PA 2. This does not negatively impact the outcome of remaining PA 4 because the New Jersey Turnpike forms a physical separation, dividing the low density development from what will be predominantly farmland and open space in the future as a result of TDR and continued participation in the farmland preservation program .

   b. Regional Goals

      The amendment promotes the following regional goal statements in DVRPC's *Destination 2030.*

      Goal: *Infrastructure Investment - To use existing and planned expansions of sewer and water systems and transportation facilities and services as key growth management strategies to curtail sprawl and yield more efficient and sustainable regional development patterns.*

      Goal: *Manage future development through focused infrastructure investments to contain sprawl by limiting development to the core cities, older suburbs and future growth areas.*

The de-designation of PA 2 is intended to eliminate future extension of sewer and water to this area. Sewer and water will be confined primarily to existing growth areas (e.g. Weatherby), the proposed Regional Center, two TDR receiving zones and additional parcels contained in the existing sewer service area/proposed PA 2.

c. County Goals

The amendment promotes the following goal statement in Gloucester County's *Development Management Plan.*

Goal: *To preserve and enhance the existing rural, agricultural areas of the County. The Plan recognizes the importance of agriculture in the County as a viable industry that also adds to our open space amenities. The Plan expresses a desire to prevent the continued decline of agriculture by helping to limit the consumption of valuable farmland, as well as the mislocation of land uses that severely conflict with agricultural activities.*

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

The amendment curtails more intensive forms of development coincident with PA 2 that would create potential conflicts with adjacent agricultural areas.

d. Local Goals

The amendment promotes the following goal and objective in the Woolwich Township Master Plan:

Goal: *To promote orderly growth within the Township*

Objective: *Review current densities with an eye towards balancing designated growth nodes with lower density environs*

The map amendment impacts public sector decisions by creating a predictable outcome. It aligns Planning Area designations with sewer service areas and brings the two into conformance. There are no plans to sewer this area, nor is it a Center. Since it is less than one square mile in extent, it must be an extension of an adjacent Planning Area. Planning Area 4 is the appropriate designation.

7. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

a. Impact to DVRPC

According to *Destination 2030* Planning Areas Map, all of Woolwich Township is considered a Growing Suburb. The key issue in Growing Suburbs is the need to improve the form of development, reduce congestion and mitigate the negative impacts of rapid growth. This would be accomplished by more concentrated development patterns. These concentrated development patterns are not reflected in proposed PA 4. The expanded area of PA 4 is already largely developed. Zoning permits densities of 1.5 acres, although a form of cluster zoning allows lot sizes to be reduced to .5 acres in exchange for land preservation.

The area in question is also part of a system of rural conservation lands. Rural conservation lands are areas whose natural, agricultural and recreational values should be protected, while allowing for limited growth that is in keeping with the surroundings. Within PA 3, there are four preserved parcels. Additionally, Woolwich Township proposes designation of lands along a tributary to Raccoon Creek as a Critical Environmental Site. The intensity of growth will be limited by replacing PA 2 with a PA 3 designation. This is in keeping with the goal of allowing for limited growth that is consistent with the surrounding natural, agricultural context. In Woolwich Township, the area immediately east of proposed PA 3 is agricultural and consists largely of TDR sending parcels.

b. Impact to Gloucester County

The area in question is designated as rural / agricultural and limited growth. The Plan encourages the long term retention of agricultural activity in these areas. Limited growth areas lack most or all major public infrastructure systems therefore, low density development is expected to prevail.

Today, the area in question is already largely developed or under development. There is little opportunity for viable agriculture. Development patterns are consistent with those anticipated in limited growth areas.

c. Impact to Swedesboro

Swedesboro has primarily R-1 and R-3 zoning along the Woolwich Township boundary within the area in question. R-1 zoning permits homes on 7,200 square feet (with sewers) and 12,000 square feet (without sewers). The R-3 district regulations permit multi-family residences.

The proposed planning area change has little impact to Swedesboro because it is largely intended as a way to more accurately depict development that has already occurred or is underway. The intent of rezoning the RLM zone to a density more consistent with a PA 4 designation will have an impact on Swedesboro by reducing development intensity at its border, providing a transitional area between the more urbanized Borough and the rural, agricultural lands east of the Turnpike.

H. Amendment #7: Proposed Regional Center

Location of Amendment # 7: Generally extends from Harrison Township municipal border westward to the State-owned properties, just south of US 322. It is generally bounded by Harrison and E. Greenwich Township municipal borders to the east, railroad track north of US 322, Back Creek Road south of US 322. The area of concern straddles both sides of US 322.

Table 1

CRITERIA FOR CENTER DESIGNATION/PLANNING

	URBAN	REGIONAL CENTER IN PA 1,2	REGIONAL CENTER IN PA 3,4,5	TOWN	VILLAGE	HAMLET	PROPOSED REGIONAL CENTER, PA 3 & 4 AT BUILD OUT
Area (square miles)		1 to 10	1 to 10	<2	<1	10 to 50 acres w/o community wastewater; <100 acres w/community wastewater	2.7 (1,696.1 acres)
Population	>40,000	>10,000	>5,000	1,000 – 10,000	<4,500	25-250	7,906; 6,136 in Woolwich New Town
Gross Population Density (people/square miles)	>7,500	>5,000	>5,000	>5,000	>5,000	3,000	2,953; 6,075 in Woolwich New Town
Housing		4,000 to 15,000	2,000 to 15,000	500 to 4,000	100 to 2,000	10 to 100	4,246; 3,217 in Woolwich New Town
Gross Housing Density (dwellings per acre)	>4	>3	>3	>3	>3	>2	2.84; 4.98 in Woolwich New Town
Employment	>40,00	>10,000	>5,000	>500 to 10,000	50 to 1,000		10,045*; 5,265 in US 322 Corridor Receiving Zone
Jobs: Housing Ratio**	>1:1	2:1 to 5:1	2:1 to 5:1	1:1 to 4:1	.5:1 to 2:1		2. 37:1 in Regional Center

**Does not include an estimated 135 jobs from future warehousing facilities located on the far west end of the US 322 corridor, outside of the Regional Center. Also, does not reflect existing jobs.*

***Job projections are derived from the Council on Affordable Housing Substantive Rules (N.J.A.C. 5:94), which assign factors representing the number of jobs per 1,000 square feet of nonresidential space according to the type of nonresidential use. See Appendix A, Employment Projections Based on Commercial Projections Under TDR, in the Woolwich Township TDR Plan, for a detailed breakdown of jobs by nonresidential use.*

1. Justification for the mapping change

The proposed Regional Center in Woolwich Township is intended to absorb a significant portion of the Township's additional growth.

The compact development patterns planned for the Regional Center will be possible when programmed water and sewer service become available.

The Regional Center consists of several key areas:

a. U.S. Route 322 Corridor Receiving Zone: The Receiving Zone is approximately 744 acres in size. It consists of two non-contiguous sections: Woolwich New Town, located west of Woolwich Adult, is 646.5 acres. Another 96.5 acres is situated east of the NJ Turnpike, planned for strictly commercial uses. The Receiving Zone will accommodate approximately 3,217 homes when fully built out. This translates into a gross density of 6,075 people per square mile. Proposed housing unit types and other uses are as follows:

   - 100 single family units
   - 1,000 twins
   - 1,617 townhouses and flats
   - 500 units above retail
   - 3.6 million sq. ft. of commercial uses
   - 89 acres of parks and public spaces
   - Growth share of affordable housing to be included in total housing units
   - Institutional uses

   The Receiving Zone will contain a mixed use core focused on Swedesboro-Paulsboro Road, where retail shops and restaurants will line the street and residential units and office space residing above. Larger format commercial space will reside in a 54 acre zone by Locke Avenue and 97 acres east of the New Jersey Turnpike.

b. Woolwich Adult, LLC: Approximately 750 acres of land along U.S. Route 322, due east of the receiving zone, is the subject of a settlement agreement between Woolwich Township and Woolwich Adult, LLC. The settlement agreement calls for the following:

   - 1,029 senior units including 104 affordable units
   - 2.7 million square feet of commercial space including large format retail, offices and hotel space that serves a regional market

c. Existing high school and middle school located between the Receiving Zone and Woolwich Adult

d. Series of small, commercially-zoned properties at the far western end of the Regional Center, north of US 322 and west of the US 322 Corridor Receiving Zone. The estimated build—out of these properties is 71,232 square feet of commercial space, given future sewer service capacity.

2. This amendment is consistent with the following State, regional, County and local goals.

a. State Plan

This Planning Area amendment is consistent with the following State Plan goals and policies:

Goal: *Conserve the State's natural resources and systems*

The design and layout of development in the Route 322 Corridor Receiving Zone will minimize impacts to wetlands. The number of wetland impact areas necessitating permits was reduced from 14 in an earlier design to a maximum of eight in the final design. The overall intent of focusing growth into a compact area will significantly reduce the impact to natural resources by ensuring that lands in the environs are protected. Through TDR, 4,101 acres of land will be preserved in the sending zone by transferring development into two receiving zones, the larger of which is located in the Regional Center.

Goal: *Promote beneficial economic growth, development and renewal for all residents of New Jersey*

The Regional Center will provide a balance of residential and commercial development. Presently, the underlying zoning in the Regional Center is almost exclusively Flexible Office Commercial. The Regional Center will introduce a better balance of housing and commercial development. Housing diversity will ensure the full life span needs of Township residents. Commercial development will serve both local and regional markets. Redevelopment of a former Nike Missile Site will provide important economic renewal and development opportunities.

Goal: *Provide adequate housing at a reasonable cost*

A full range of housing options and price ranges will be provided in the Regional Center including affordable housing. Housing unit types will include singles, twins, townhouses, senior units, flats and units above retail.

Goal: *Provide Adequate Public Facilities and Services at a Reasonable Cost*

Woolwich Adult will contribute its fair share toward the cost of extending needed infrastructure to the Regional Center in accordance with the settlement agreement between Woolwich Adult and Woolwich Township.

Goal: *Ensure sound and integrated planning and implementation statewide*

Center-based planning is central to realizing the State Plan vision. Woolwich Township's commitment to center-based planning, via Regional Center designation, will contribute toward sound and integrated planning on a statewide basis by serving as a model of success. Key to the successful implementation and longevity of the Regional Center is the need to coordinate development activities with surrounding communities and county and state agencies. This is especially important because the Regional Center is located along a regional highway that serves as Gloucester County's only major east-west route. Woolwich Township has made the commitment to inter-municipal coordination in its Planning and Implementation Agreement.

Policy: *Public Investment Priorities*

It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars...Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.

The Regional Center will accommodate approximately 7,906 new residents. It will also host 12,684 new jobs, the vast majority of future employment in Woolwich Township.

Policy: *Infrastructure Investments - Municipal, County, Regional and State Investments in Infrastructure to Guide Growth*

Municipal, county, regional and state agencies should invest in infrastructure in ways to guide growth and prevent sprawl by:

- *Promoting growth in Centers and other appropriate areas in the Metropolitan and Suburban Planning Areas; and*

- *Accommodating growth in centers and protecting the Environs in Fringe, Rural and Environmentally Sensitive Planning Areas.*

The map amendment supports this policy by ensuring that the majority of projected growth in Woolwich Township is concentrated in two locations: a proposed Regional Center in PA 3; and PA 2.

Policy: *Balance Housing and Employment - Encourage proximity between housing and employment to achieve a balance between housing and job opportunities and to ease commuter travel.*

The Regional Center will bring jobs and homes closer together, enabling people to reduce vehicle miles traveled and to walk, bike and use alternate modes of transportation. This is especially true in the Receiving Zone, where net densities will be on average 15 units to the acre.

Policy: *Integration of Housing with Different Unit Types or Costs - Seek to integrate different housing types and units of varied costs in neighborhood design*

The Regional Center will contain a wide variety of housing types and price ranges. To date, residential development in Woolwich Township has resulted almost exclusively in single family homes. Of the 4,247 housing units expected in the Regional Center, only 100 will be traditional single family units. There will be 925 single family active adult units and 104 will be senior affordable units in Woolwich Adult. In addition to the 100 single family units noted above, the Receiving Zone will accommodate 1,000 twins, 1,617 townhouses and flats, and 500 units above retail. Included in all of these units will be the Township's anticipated affordable housing growth share obligation resulting from development in the Receiving Zone.

Policy: *Integration of Land Use and Transportation Planning - Establish a working partnership between transportation agencies, municipal, county and regional governments and the private development community to strengthen the linkages between land use planning and transportation planning*

A working partnership between NJDOT, Gloucester County, Woolwich Township and the developers of Woolwich Adult was established in April of 2006. This partnership has sought to address the anticipated traffic impacts on U.S. Route 322 arising from growth along the highway. The partnership is expected to continue as the highway design proceeds.

Coincident with these ongoing efforts will be similar efforts to coordinate planning and development between Woolwich Township and adjacent communities along the U.S. Route 322 corridor.

Policy: *Transportation and Context Sensitive Design – Promote flexible transportation design standards and flexible application of standards which take into consideration the needs of people and the design and natural characteristics of adjacent areas.*

Creation of a pedestrian environment in the Regional Center demands flexibility in roadway design standards. The working partnership between NJDOT, Gloucester County, Woolwich Township and developers of Woolwich Adult has arrived at a conceptual plan for a roadway network in the Regional Center that does just that. For example, the circulation plan for the Regional Center calls for reduced speeds, on street parking and traffic calming measures in strategic locations along County and State roads. More details on proposed roadway design can be found in the Woolwich Township Circulation Plan.

Policy: *Integrating Land Use Planning and Natural Resource Information – Integrate county and municipal land use planning with information on carrying capacity of natural systems and landscape units (for example, watershed), including aspects of the local or regional hydrologic system.*

The stormwater management plan for the U.S. Route 322 Corridor Receiving Zone promotes state of the art "green" stormwater management practices to maximize ground water recharge and on-site water quality protection, and to implement watershed-based stormwater management practices. Details can be found in Woolwich Township Transfer of Development Rights Stormwater Management Plan.

Policy: *Design – Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.*

The Regional Center will reflect all of the above State Plan design policies. Increased housing options, design guidelines, and transportation connectivity will be central themes throughout the Regional Center. The Woolwich Township Zoning Code currently includes design standards

for development in Woolwich Adult. These will be complemented by a circulation system that is highly connected and pedestrian friendly. But it is the Receiving Zone that will most prominently reflect the gamut of State Plan design policies in a way that the Township hopes will serve as a statewide model of exemplary design.

b. Regional Goals

The amendment promotes the following regional goal statements in DVRPC's *Destination 2030 Plan for the Delaware Valley.*

Goal: *Curtailing Sprawl – To curb sprawl, particularly along the region's exurban, rural edge, through a combination of planned infrastructure investments, land use controls, land preservation and reinvestment in the region's existing developed areas as a means to focus continuing suburban growth.*

Goal: *Quality Design – To enhance the design quality of new development and redevelopment that is more sensitive to its surroundings, community character and thematic landscapes through additional application of municipal Smart Growth tools.*

Goal: *Infrastructure Investment – To use existing and planned expansions of sewer and water systems and transportation facilities and services as key growth management strategies to curtail sprawl and yield more efficient and sustainable regional development patterns.*

Goal: *Manage future development through focused infrastructure investments to contain sprawl by limiting development to the core cities, older suburbs, and future growth areas.*

c. County Goals

The amendment promotes the following goal statements in the *Gloucester County Land Development Plan* (1982):

Goal: *To encourage the continued growth of a viable, diversified County economic base – The Plan recognizes the importance of sustaining and enhancing a viable and diverse economic base in order to provide job opportunities and economic security to the County's residents.*

Goal: *To provide adequate housing opportunities for all portions of the County's population - The Plan recognizes the need to provide housing opportunities in a wide variety of types, sizes, and price ranges to serve existing and future housing demands of the County's population.*

Goal: *To encourage a growth pattern that will concentrate rather than disperse development throughout the County - The Plan expresses a desire to direct growth into already developed and developing areas in order to reduce costs of providing public facilities and services, maintain the viability of existing developed areas, and conserve energy and our numerous natural resources.*

d. Local Goals

The amendment promotes the following municipal goals and objectives in the *Woolwich Township Master Plan* (2003):

Goal: *To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.*

Objective: *Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.*

Goal: *To promote orderly growth within the Township*

Objective: *Develop in accordance with the State Plan and encourage the creation of communities of place.*

Objective: *Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network.*

Goal: *To provide a safe and attractive residential environment*

Objective: *Provide a variety of housing opportunities and dwelling types for residents at all income levels.*

Goal: *Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.*

Objective: *Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 corridor.*

The amendment impacts public sector decisions by creating predictability in the planning process. Discrete community development boundaries establish the finite area in which infrastructure will be provided to permit center-based development.

3. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission....; and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

   a. Impact to DVRPC

      According to *Destination 2030*, the area in question is a Growing Suburb. The key issue in Growing Suburbs is the need to improve the form of development, reduce congestion and mitigate the negative impacts of rapid growth. This would be accomplished by more concentrated development patterns with higher densities. This is precisely what the Regional Center is intended to accomplish.

      The U.S. Route 322 corridor is identified as a future growth area in Destination 2030. This is the area in which infrastructure should be provided to support new growth.

   b. Impact to Gloucester County

      The area in question is designated as rural/agricultural and limited growth. The Plan encourages the long term retention of agricultural activity in these areas. Limited growth areas lack most or all major public infrastructure systems, therefore low density development is expected to prevail.

      Woolwich Township should coordinate with Gloucester County on future updates to the Development Management Plan to ensure that the Regional Center is recognized as a growth area in the plan.

   c. Impact to East Greenwich

Woolwich Adult property within the Regional Center abuts East Greenwich Township traffic impacts from the Regional Center will not be significant because most traffic from the Regional Center will likely travel to U.S. Route 322 or access the NJ Turnpike in Woolwich Township.

d. Impact to Harrison Township

The area immediately east of Woolwich Township along the US 322 corridor is currently undeveloped agricultural land in Harrison Township. However, it is located in a Flexible Planned Industrial-Commercial zoning district. The DVRPC noted that new residential development has placed an overwhelming burden on the roadway network, including U.S. Route 322. The need to coordinate development goals and activities between Woolwich and Harrison Townships is critical for their mutual benefit.

e. Impacts to Logan Township

Development in the Regional Center will generate traffic that will likely impact Logan Township. Likewise, redevelopment activities along the U.S. Route 322 corridor in Logan Township may have an impact on Woolwich Township. The need to coordinate development activities and circulation systems between Woolwich and Logan Townships is critical for their mutual benefit.

I. Amendment #8, #9: Parks and Natural Areas

Location of Amendment #8: Generally bounded by Swedesboro to the east, Raccoon Creek to the north, High Hill Road to the south. This area encompasses Locke Avenue Park.

Location of Amendment #9: Generally bounded by Raccoon Creek to the south, US 322 to the north, warehousing facilities to the west and Woolwich Regional Center to the east. These properties are part of the Raccoon Creek Wildlife Management Area.

1. Parks and Natural Areas Delineation Criteria

   a. State-owned or managed
   b. Federally-owned or managed
   c. County parks
   d. Local Parks
   e. Must be dedicated for public benefit

2. Parks and Natural Areas Intent

   a. Provide for the protection of critical natural resources
   b. Provide public recreational and educational opportunities
   c. Ensure the maintenance of associated facilities
   d. Ensure the connection of these areas into a system of open lands

   The State Plan currently recognizes a 29-acre property south of Raccoon Creek and west of the NJ Turnpike. This property is owned by the New Jersey Natural Lands Trust. It contains tidal marsh with forested steep slopes on the south side. According to the New Jersey Natural Lands Trust website, the organization preserves natural resources for the public's benefit through acquiring open space. It manages its properties for the purpose of conserving natural diversity. Natural Lands Trust acquired this particular property through a landowner donation.

   Woolwich Township proposes to add two properties to the inventory of Parks and Natural Areas (Planning Area 8). The first is a 174.2-acre municipal park called Locke Avenue Park. Locke Avenue Park offers active and passive recreational activities. The second is 99 acres managed by NJDEP Division of Fish & Wildlife as part of the Raccoon Creek Wildlife Management Area. Wildlife Management Areas protect and enhance habitat while simultaneously providing compatible recreational and educational opportunities for the public.

J. Amendment #10-13: Critical Environmental Sites

Location of Amendment # 10: Follows Oldmans Creek and tributaries from the location where railroad tracks meet Oldmans Creek to a point west of Auburn Road (CR 551)

Location of Amendment # 11: Wetlands, stream corridors and woodlands located within PA 2 in and adjacent to Weatherby, including a tributary to Oldmans Creek. This area was expanded from the original Plan Endorsement Petition submission from March 2007, and is based on NJDEP mapping of Critical Environmental Sites.

Location of Amendment # 12: Grasslands habitat, wetlands, wooded areas, stream corridors and Category One Special Water Resource Protection Areas within Woolwich Regional Center and immediately adjacent to it. What was formally Amendment #s 12, 13 and 14 on the original Plan Endorsement Petition was renumbered and remapped based on NJDEP input on Critical Environmental Sites.

Location of Amendment # 13: Features in PA 2 on the far western end of the 322 Corridor, both north and south of the highway. This area is largely grasslands habitat and was mapped based on NJDEP input on Critical Environmental Sites.

1. CES Delineation Criteria

   a. Contain one or more of the following features:

      - Prime or locally important aquifer recharge areas
      - Wellfields and wellhead protection areas
      - Public water supply reservoirs
      - Coastal dunes, beaches, and shorelines
      - Critical slope areas
      - Habitats of endangered or threatened plant or animal species or unique ecosystems
      - Habitats with a wide diversity of resident species or significant resident populations
      - Coastal wetlands and freshwater wetlands and ponds
      - Staging areas for migratory species
      - Stream corridors
      - Wildlife corridors
      - Significant natural features such as ridge lines, gorges and ravines, or unique geological features
      - Prime forested areas, including mature stands of native species

b. Are less than one square mile in extent or have a configuration (linear or highly irregular) not conducive to application of Planning Area (4B and 5) Policy Objectives

c. Are identified in municipal or county master plans, state functional plans, environmental resource inventories, or other documentation; or

d. Are protected by state regulations, local ordinance, public ownership or deed restriction, if applicable; and

e. Are not currently under regulatory review at the time of submission of the petition for delineation

2. CES Delineation Intent

a. Recognition of the need for strategic investment decisions designed to protect and enhance rather than adversely impact them

b. The application of State Policies, including, but not limited to, those specifically relating to water resources, open lands and natural systems, coastal areas, and historic, cultural and scenic resources

c. The application of relevant provisions of the Environmentally Sensitive Planning Area to these sites in all Planning Areas

CES designation is intended to help design new development or redevelopment in ways that allow these resources to be protected or restored. The presence of a CES gives a landowner or developer advance information on how to shape development proposals by using sensitive design that protects them from adverse impacts.

A total of 930 acres of CES' are mapped in Planning Areas 2 and 3 and in the Regional Center in Woolwich Township. They are generally defined by stream corridors, wetlands, Special Water Resource Protection Areas associated with Category One waters, Natural Heritage Priority Sites, and Landscapes Ranks 3, 4, and 5 data. Additionally, some wooded areas were mapped as CES'. The Pargey Creek is a Category One waterway. As it passes through PA 3, it is mapped with a 300 foot buffer. This affects the Woolwich Adult property.

The intent of designating CES' is to recognize that these very same features are already acknowledged in local planning documents. In this regard, it is the Woolwich Township Environmental Resource Inventory that maps and describes the Township's stream corridors, wetlands and woodlands. Recognizing these features on the State

Plan Policy Map ensures that the State Plan Policy Map is consistent with municipal plans.

3. This amendment is consistent with the following State, regional, County and Local goals.

   a. State Plan

      Goal: *Conserve the State's Natural Resources and Systems*

      Goal: *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

      Using TDR and cluster design techniques, the Township hopes to preserve 259 acres of farmland and open space within PA 5, including areas with recreational and scenic value.

      Policies: *Biological Diversity*

      Contiguous Open Space – Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

      Corridors – Connect large contiguous tracts of forest, grasslands and other natural lands with stream and river corridors with corridors and greenways to enhance their functional integrity for biological diversity.

      Critical Habitats – Identify critical habitats during the preparation of municipal plans to ensure coordination of planning efforts and to support state and local resource-protection efforts.

      Policies: *Forested Areas*

      Water Quality – Design forest management practices to protect watersheds, wetlands, stream corridors and water bodies from nonpoint source pollution and other adverse effects to water quality and aquatic habitat.

      Natural resource protection will be achieved through the creation of large contiguous blocks of open space along undeveloped portions of Raccoon Creek.

b. Regional Goals

The amendment promotes the following regional goal, expressed by the Delaware Valley Regional Planning Commission in its Destination 2030 Plan for the Delaware Valley.

Goal: *Land Preservation for Natural Resource Protection, Agricultural Preservation and Recreation - Preserve critical natural resources, agricultural lands and key recreational landscapes in the region, which shape development, give identity to the region, provide for recreation, attract residents, businesses and tourists, and contribute to the region's overall quality of life.*

Goal: *Increasing Tree Coverage - Protect existing riparian buffers and reforest barren areas to improve water quality, lower stormwater costs and improve air quality*

Goal: *Increasing Tree Coverage - Promote the planting and stewardship of shade trees in suburban and urban areas to enhance property values, provide energy savings, store and sequester air pollution, and absorb stormwater*

c. County Goals

The amendment promotes the following goal statement in the *Gloucester County Development Management Plan* (1982).

Goal: *To preserve the County's essential, sensitive natural resources. The Plan expresses a strong desire to preserve from the impact of development the County's sensitive natural resources, which contribute greatly to the quality of our environment.*

d. Local Goals

The amendment promotes the following municipal goals and objectives in the *Woolwich Township Master Plan* (2003):

Goal: *To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.*

Objective: *Preserve open space opportunities through public and private actions.*

Objective: *Retain the existing character of the community, to the extent practical, through open space preservation.*

Goal: *To protect environmentally sensitive lands in the township.*

Objective: *Protect all sensitive lands through public and private action.*

Objective: *Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.*

The map amendments designating CES' affect public sector decisions by bringing local and State Plans into greater consistency. Resources that are already recognized in municipal planning documents will be similarly acknowledged on the State Plan. This is not intended to create a regulatory framework prohibiting land development. Rather, it is intended to flag areas in which greater attention may be warranted in managing land resources and designing new development.

4. Description of how the proposed amendment is consistent with the provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission....; and how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission.

   a. Impact to DVRPC

      The map change supports the Destination 2030 Vision for the Environment. This vision statement calls for a clean and sustainable environment where key natural resource areas and scenic landscapes are protected.

   b. Impact to Gloucester County

      The Gloucester County Development Management Plan defines Environmentally Sensitive Areas as those having one or more of seven natural feature categories. Included in these categories are surface water and intermittent streams, coastal wetlands, and wooded stream corridors. The CES' fall within the County's mapped Environmentally Sensitive Areas.

c. Impact to Surrounding Municipalities

CES' located at municipal borders may encourage intermunicipal actions to pursue preservation of undeveloped lands. Many of the streams that run through adjacent municipalities begin in Woolwich Township. Appropriate protection of headwaters and stream corridors either through regulatory actions in the land development process or through land owner awareness and incentives will result in better water quality not only in Woolwich Township but in all municipalities through which the streams flow.

K. Amendment #14: Historic and Cultural Sites

Location of Amendment #14: Mount Zion African Methodist Episcopal Church and Cemetery on Garwin Road, Old Stone Church on Stone Meeting House Road, Governor Charles Stratton House on Kings Highway, and Moravian Church on Swedesboro-Sharptown Road.

1. HCS Delineation Criteria

   a. Contain one or more of the following features:
      - Greenways and trails
      - Dedicated open space
      - Historic sites and districts
      - Archeological sites
      - Scenic vistas and corridors
      - Natural landscapes of exceptional aesthetic or cultural value

   b. Are less than one square mile in extent or have a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives;

   c. Are identified in municipal or county master plans, state functional plans, environmental resource inventories, or other documentation; or

   d. Are protected by state regulations, local ordinance, public ownership or deed restriction, if applicable; and

   e. Are not currently under regulatory review at the time of submission of the petition for delineation

2. HCS Delineation Intent

   Same as delineation intent for Critical Environmental Sites

Designation of HCS', according to the State Plan, is recognition that the site is of local, regional or statewide significance. Four sites, totaling 14.6 acres, are proposed to be designated HCS'. These are the Mount Zion African Methodist Episcopal Church and Cemetery on Garwin Road, Old Stone Church on Stone Meeting House Road, Governor Charles Stratton House on Kings Highway, and Moravian Church on Swedesboro-Sharptown Road. All of these sites are listed individually on both the State and National Registers of Historic Places.

The Mount Zion AME Church, built in 1834, was a stop along an Underground Railroad, offering runaway slaves protection, supplies and shelter. It remained an important station until the start of the Civil War. The Cemetery is owned by the Church and is the location where 13 black soldiers are buried from the Civil War (www.njht.org/dca/njht/funded/sitedetails/mount_zion_cemetery.html).

The street grid in Woolwich New Town has been modified from the Township's original TDR Plan, adopted March 2007. The modification is in response to input from Swedesboro at the July 18, 2007 public meeting on Woolwich Township's TDR Plan and Plan Endorsement Petition. The TDR Plan creates an open space buffer between the grid and Cemetery. This will be reflected in revised mapping contained in the TDR Plan.

The Governor Stratton House, built in 1794 by Dr. James Stratton, was home to Governor Charles Creighton Stratton. He was the first governor elected under the 1844 State Constitution. The Moravian Church is believed to be New Jersey's oldest such church that remains standing. It was erected in 1786.
www.co.gloucester.nj.us/CountyInfo/Historicalsites.cfm). The Old Stone Church, built in 1793, is the oldest Methodist Church in South Jersey (http://nj.searchroots.com/gloucesterco/oldstone.html).

V. STATEMENT OF PLANNING COORDINATION

A. Current Land Use Regulations

The Township's current land use regulations (zoning and land development) are consistent with its Master Plan, the Gloucester County Master Plan, regional wastewater and centralized water supply plans, planning documents prepared by the DVRPC, COAH rules and regulations for the creation of low and moderate income housing opportunities, and County Agricultural Development Areas. To the best of our knowledge the Township believes that its ordinances and planning initiatives are substantially consistent and/or compatible with planning at all levels of government - local, regional, county, state and federal.

B. Coordination with Adjoining Jurisdictions

The Township has coordinated with adjacent neighboring municipalities with regard to planning and zoning and other common shared interests on an as needed basis. Coordination is best reflected in the zoning that exists along all of the edges of the Woolwich municipal boundary line, which is consistent with the zoning of other neighboring communities as reflected below:

1. Logan Township - The entire western edge of Woolwich Township coincides with the Logan Township municipal boundary line. Planning in Logan Township is reflected in residential zoning districts R-1, Residential @ 1.5 dwelling units per acre (located north of Repaupo Road) and R-2, Residential @ .05 dwelling units per acre along Route 669. A small area of LI, Light Industrial (located south of Oak Grove Road) which allows manufacturing, warehousing and office uses and a large area of VR-C Village Residential @ 4 dwelling units per acre (located below the Raccoon Creek) are located along the common municipal border.

2. Harrison Township - The largest single zone along the common municipal border is the R-1, Residential zone without public sewer @ 1 dwelling unit per acre. This area is separated by an existing environmentally sensitive area from a C-55, Flexible Planned Industrial-Commercial Zone District which permits offices and retail uses.

3. Swedesboro Borough - The Borough is completely surrounded by Woolwich Township. Planning areas along the Raccoon Creek are the R-2, Residential @ 14.52 dwelling units per acre located along Locke Avenue, the LM Light Manufacturing zone located just south of the Creek and the R-1, Residential zone @ 5.808 dwelling units per acre located just north of the Creek and east of Route 551. A LM, Light Manufacturing area runs along Route 551. C, Commercial areas exist in the southern most tip of the Borough. R-1 areas generally make up the middle portions of the Borough between its eastern edge and the New Jersey Turnpike.

4. Pilesgrove Township - The border with Woolwich Township is broken down into two (2) planning areas or zones - the SR (CL) zone, which permits single-family detached houses on 1 acre lots, including a cluster option to minimum 32,445 square foot lots, and the AR-1, Agricultural Retention (ADA) area. The intent of the AR-1 zone is to preserve large contiguous tracts of land and thereby establish a suitable context for a viable agricultural industry. It focuses attention on farmland preservation to protect the Township's agricultural character and industry.

5. Oldsman Township - The southern border of Woolwich Township is adjacent to the Township of Oldsman. The AR, Agricultural Residential zone district is present along this border as well as the R, Residential zone district. The AR, Agricultural Residential zone permits single-family detached houses on minimum 2 acre lots and the R, Residential zone permits single-family detached houses on minimum 1 acre lots.

6. South Harrison Township - The Township is a rural community. Its common border with Woolwich Township reflects low density residential zoning. These lands are located within a PA-4, Rural Farmland Preservation area as per the County Cross Acceptance Plan with the State. Goals of the Township include permanently preserving farmland and sensitive environmental resources and the agricultural base. The Township also desires to direct new non-residential growth into centers as per the State Plan. A potential center would be at the existing large Cold Storage Facility Complex located on Route 533 near Route 45.

7. East Greenwich Township - The East Greenwich common boundary with Woolwich Township is characterized by low density residential zoning @ 1 dwelling unit per 2 acre lot. This zoning is placed within a RA-4, Rural Farmland Preservation area. The Township desire is to implant TDR to encourage development in and around existing villages and to encourage farmland preservation on the periphery. The Township also desires to establish a redevelopment area in the I-295 vicinity in the western portion of the Township. The Township has adopted an environmental overlay zone for a small area along the border with Woolwich Township, between Wolfert Station Road and Kings Highway that address woodlands and wetland habitat protection.

The Township has and will continue to coordinate with its neighbors and other on various issues and projects like public sewer and water service, transportation and environmental matters and farmland preservation. Specifically, the Township will work to implement the ideas and recommendations contained within the DVRPC document entitled: *"Managing Change along the Route 322 Corridor; Land Use and Transportation Issues, Policies and Recommendations"*, dated June 2006.

C. Outreach Efforts

The Township reaches out to its neighbors when it notices public hearings having to do with Master Plan amendments and ordinance adoption. Other examples include: communication on projects located along common borders that may have an impact on each other, being involved in regional and county planning and study efforts, and understanding where each municipality is moving in regard to sound and comprehensive land use planning. Specifically, the Township has coordinated with the Borough of Swedesboro with regard to public sewer service for the planned regional center and discussed with the County a variety of issues dealing with roadway specifications. Section 4 of the Township's TDR plan, entitled: "Vision Statement and Planning Objectives" explains in some detail the visioning process that took place to prepare the TDR plan. This process first started with the establishment of a Woolwich Township Plan Petitioning Subcommittee, which reached out by holding town meetings and conducting resident surveys. In addition, important discussions and meetings were held with the NJ Office of Smart Growth, NJ Department of Transportation, the NJ Department of Environmental Protection, plus the DVRPC and Gloucester County, local school officials, property owners and developers.

D. Coordination with the Board of Education

The Township has and continues to work closely with the Swedesboro-Woolwich Public School District on many planning matters. Most recently, the Superintendent and staff of the School District met with Township Planning Consultants to discuss the proposed TDR program and the potential location of a future elementary school in relation to the TDR sending zone. The District was encouraged to locate the school facilities (at least the buildings) on a property that is going to serve as a campus for two other planned schools.

The Township coordinates with the School District in many other ways. The Planning Board has the responsibility to review and comment on school district future planning efforts and their specific plans for new and expanding schools including such things as parking lot improvements, temporary classroom trailers, landscaping upgrades and site lighting issues.

E. Ongoing Local or Regional Planning Activities

The Township is involved in the development of a Transfer of Development Rights Plan which will result in the permanent preservation of farmland and the creation of both a regional center and village center in the community. This TDR effort is ongoing at both the local and regional level. In addition, the Township continues to work with applicants who desire to develop land within the community and with its municipal neighbors on common issues and matters related to the ongoing smooth and efficient operation of local government. The Township will pursue a linkages plan

along all County roadways and will update its capital improvement program to address all areas of the Township.

F. Potential Vision Conflicts

The Township seeks to minimize any vision conflicts with its neighbors and any other levels of government. It will support other community visions. It will communicate with its neighbors. The Township will continue to work with Logan Township and Harrison Township, through the NJ Department of Transportation, to plan and deal with redevelopment along the Route 322 Corridor and specifically to agree on an acceptable roadway cross-section design. The Township desires to plan in such a way as to not directly compete with the Borough of Swedesboro but rather to complement and reinforce common physical and economic ties between both communities. The TDR vision does not compete with the Borough of Swedesboro but rather it reinforces and supports the vision of both municipalities. The Township will continue to work with all adjacent and surrounding municipalities to reduce or eliminate any land use or other related vision conflicts and if conflicts do arise they will be addressed.

VI. MUNICIPAL AGRICULTURE PLAN: Please see attached.

VII. PLANNING AND IMPLEMENTATION AGREEMENT: Please see the following pages.

Woolwich Township Initial Plan Endorsement Petition

Planning and Implementation Agreement (PIA)

April 18, 2008

The Township recognizes that the particular funding mechanisms as well as the regulatory requirements in New Jersey are very complex. It is anticipated that Initial Plan Endorsement will enable the Township to begin a dialogue with the respective State agencies, which may be able to provide the Township with technical, financial or regulatory assistance as appropriate.

The State agencies represented on the State Planning Commission hereby agree to offer their assistance, both technical and advisory, in order to help Woolwich Township advance its planning efforts. However, it needs to be understood that the implementation of proposed Township projects does not and should not be interpreted to create an expectation that would negate the need for respective environmental approvals or any other situation that would violate a law or regulation. It needs to be clear that the SPC cannot commit state resources, including funding, beyond that which is appropriate and available during any particular budget cycle. However, it is expected that projects within an endorsed plan should receive a higher level of priority for the types of available funding.

It is further recommended that prior to final site plan approval of any project or subdivision of a parcel within the Township, that the extent of wetlands should be verified on these properties by obtaining a Letter of Interpretation (LOI) from NJDEP to the extent required by existing state regulations. Projects within the list on the following pages that reference funding by NJDOT will receive priority consideration for funding consistent with program requirements and subject to the availability of state resources.

The Planning and Implementation Agreement below consists of two components: a TDR-specific PIA and a general PIA.

Woolwich Township - TDR Planning and Implementation Agreement					
Endorsed by the State Planning Commission (SPC) on April 18, 2008					
Topic	**#**	**Subtopic**	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable (MM/DD/YY)**
Transfer of Development Rights (TDR)	TDR-1*	Gloucester County Agricultural Development Board (CADB) and Gloucester County Planning Board Approval	Pursuant to N.J.S.A. 40:55D-150, within 60 days after receiving a proposed development transfer ordinance and accompanying documentation transmitted pursuant to section 13 of P.L.2004, c.2 (C.40:55D-149), the county planning board shall submit to the municipality formal comments detailing its review and shall either recommend or not recommend enactment of the proposed development transfer ordinance. If enactment of the proposed ordinance is recommended, the municipality may proceed with adoption of the ordinance. Failure to submit recommendations within the 60-day period shall constitute recommendation of the ordinance.	Municipality shall provide proposed development transfer ordinance and accompanying documentation to Gloucester County Planning Board and CADB.	60 days from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-2	Base Zoning Ordinance	Township shall re-adopt formerly overturned base zoning ordinance.	Municipality shall readopt formerly overturned base zoning ordinance and notice in accordance with the MLUL N.J.S.A. 40:55D et seq.	180 days from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-3	TDR Webpage Creation	Township shall create TDR webpage and up-date regularly. The Township shall also utilize municipal website to educate residents about TDR planning issues and activities.	Township to create, maintain and update website regularly.	Ongoing
Transfer of Development Rights (TDR)	TDR-4	Comprehensive Farmland Preservation Plan	The Township shall revise the existing Comprehensive Farmland Preservation Plan or adopt a new Comprehensive Farmland Preservation Plan that is consistent with the requirements adopted by the State Agriculture Development Committee (SADC) at its May 24, 2007 meeting. The Plan shall identify TDR sending properties that qualify for farmland preservation. Revisions for compliance with SADC were submitted in 2007 to SADC. Additional revisions shall identify all agricultural sending parcels to be finalized as needed at tine of master plan reexamination.	Township shall revise or create new Comprehensive Farmland Preservation Plan with SADC support, as needed.	1 year from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-5	Open Space and Recreation Plan	Township shall update Open Space & Recreation Plan to identify sending parcels that may qualify for future Township parkland for purposes of providing right of first refusal to Township when properties enroll in TDR.	OSG, SADC & NJDEP to provide assistance in identifying and categorizing parcels as needed.	At time of Master Plan Reexaminatio n

Topic	#	Subtopic	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable (MM/DD/YY)**
Transfer of Development Rights (TDR)	TDR-6	Real Estate Market Analysis (REMA)	Present Final REMA at a public hearing pursuant to N.J.S.A. 40:55D-148. Two paper copies and one electronic copy of the final market analysis report shall be sent to the Office of Smart Growth no later than 10 days after its completion, and at least 15 days prior to said hearing.	Township Planning Board to conduct hearing. OSG & SADC provide assistance as necessary.	Prior to adoption of TDR Ordinance, yet within 1 year from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-7	TDR Administration	The Township shall establish and implement mechanisms for administering TDR.	Township shall implement mechanisms for TDR Administration.	Within 1 year from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-8	TDR Ordinance	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, formal comment and recommendations, and to the OSG for review and approval prior to adoption.	OSG and partner agencies review and comment on revised ordinance within 45 days of submission, if applicable. Township need not go before SPC if ordinance change occurs after Initial Plan Endorsement, as approval of changes will be done administratively by OSG.	Pursuant to the 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
Transfer of Development Rights (TDR)	TDR-9	TDR Ordinance	The Township shall propose and adopt of the TDR Ordinance pursuant to all applicable notification and procedural requirements of the MLUL N.J.S.A. 40:55D et seq.	Township Committee shall adopt ordinance.	Within 1 year from date of Initial Plan Endorsement or as per attorney recommendati on
Transfer of Development Rights (TDR)	TDR-10	TDR Registry	Twp responsibility The Township shall submit registry to State TDR Bank Board, Gloucester County and OSG at time of adoption, and yearly thereafter.	Township shall create and submit registry to State TDR Bank Board, Gloucester County and OSG.	Ongoing from the time of TDR Ordinance adoption and annually thereafter
Transfer of Development Rights (TDR)	TDR-11	TDR Bank	Township shall continue to explore feasibility of using and creating TDR bank, if necessary.	Township shall research as needed based on periodical evaluation of TDR program success and shortfalls. The State TDR Bank Board shall lend technical and financial support, if needed.	Ongoing
Transfer of Development Rights (TDR)	TDR-12	TDR Periodic Review	Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 3 years from date of enactment.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	3 years from date of TDR Ordinance adoption

Topic	#	Subtopic	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable (MM/DD/YY)**
Transfer of Development Rights (TDR)	TDR-13	TDR Periodic Review	Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 5 years from date of enactment.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	5 years from date of TDR Ordinance adoption
Transfer of Development Rights (TDR)	TDR-14	TDR Periodic Review	Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis every 5 years from date of review identified in TDR PIA Item TDR-13.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	Every 5 years thereafter TDR PIA Item TDR-13
Transfer of Development Rights (TDR)	TDR-15	Auburn Road Review	Auburn Road receiving area shall be re-evaluated at the 3 year periodic review identified in TDR PIA Item TDR-11. 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 on benefits that are to accrue to Plan Endorsed communities & within its own regulatory constraints.	Effective immediately

* Approvals shall be a condition of Initial Plan Endorsement.

Woolwich Township - Planning and Implementation Agreement					
Endorsed by the State Planning Commission (SPC) on April 18, 2008					
Topic	**#**	**Subtopic**	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable MM/DD/YY**
General	A1	Township Planning Documents	Township shall submit drafts of all new and revised planning documents required by this PIA to OSG and partner State agencies.	OSG and partner State agencies.	Pursuant to the 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
General	A2	Revised State Plan Policy Map Notice		OSG shall provide the requisite notice concerning designated Center and revised planning area boundaries in the NJ Register.	OSG shall submit notice to Office of Administrative Law (OAL) 45 days from completion of CADB approval of TDR Ordinance post-Initial Plan Endorsement
General	A3	Plan Endorsement Monitoring	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). 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.	Township shall provide monitoring report.	04/16/09 and biennially thereafter
General	A4	Revised Plan Endorsement Petition	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.	Township shall amend documents accordingly.	Ongoing

Topic	#	Subtopic	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable MM/DD/YY**
General	A5	Inter-governmental coordination	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.	Gloucester County Planning Board, OSG and partner State agencies and DVRPC.	Ongoing
General	A6	Regional Coordination	Township shall collaborate with adjacent municipalities, as to participate in regional land use activities with Logan and Harrison Townships and with other adjacent communities.	The State, particularly NJDOT and NJOSG, and DVRPC shall take leadership roles, building on prior regional planning activities along U.S. Route 322.	Ongoing and contingent upon ongoing studies conducted by NJDOT and DVRPC
General	A7	Regional Coordination	The Township shall work with the Delaware Valley Regional Planning Commission (DVRPC) 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 & employment projections to DVRPC.		180 days from date of Initial Plan Endorsement
General	A8	Regional Coordination	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 Twp master plan/regulations at time it updates its master plan.	Ongoing and contingent upon the Gloucester County Planning Board schedule
General	A9	Public Education	The Township shall utilize the municipal website to educate residents about relevant planning issues and activities.	Township shall update website regularly.	Ongoing
Land Use and Zoning	B1	Master Plan Update	Township shall revise Master Plan to ensure consistent language regarding TDR is reflected throughout Master Plan.	Township shall amend documents accordingly.	At time of Master Plan Reexamination
Land Use and Zoning	B2	Master Plan Update	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 documents accordingly.	At time of Master Plan Reexamination

Topic	#	Subtopic	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable MM/DD/YY**
Land Use and Zoning	B3	Development Regulations	Township shall amend zoning and subdivision and site plan regulations for areas outside of 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 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
Land Use and Zoning	B4 (Formally B5)	Development Regulations	The Township shall amend Right to Farm Ordinance to include mandatory disclosure information at time of real estate transfer as per State Agriculture Development Committee (SADC) model Right to Farm Ordinance.		Within 5 years from date of Initial Plan Endorsement
Housing	C1	Housing Element and Population, Household and Employment Projections	The Township shall revise and adopt Housing Element including TDR-based population, household & employment projections.	Township shall revise and adopt housing elements and projections accordingly.	In accordance with COAH's new rules and timelines or as directed by the court under the Township's Judgment of Repose
Housing	C2	Affordable Housing	The Township shall remove RLM-zoned properties and replace with alternative affordable housing site(s) and/or growth share solutions.	Completed by Township.	Completed. The Township is currently in a period of repose, during which the Court is reviewing the revised plan
Housing	C3	Affordable Housing	The Township shall submit revised Housing Element & Fair Share Plan.	Township shall submit 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.
Redevelopment	D1	Nike Missile Site	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 date of Initial Plan Endorsement
Open Space & Recreation Plan	E1	Open Space & Recreation Plan Update	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. The Greenway plans noted in the Open Space and Recreation Plan are an excellent starting point for this work.	Township shall update their Open Space & Recreation Plan to conform to zoning and subdivision and site plan requirement amendments noted in item B3 of this PIA.	At time of Master Plan Reexamination
Environmental Resources	F1 (Formally F2)	Environmental Resource Inventory (ERI)	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 date of Initial Plan Endorsement
Environmental Resources	F2 (Formally F3)	Environmentally Sensitive Lands and Waters Protection	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.	NJDEP	Within 18 months of date of Initial Plan Endorsement

Topic	#	Subtopic	**Activity** (local action unless otherwise indicated)	**State/County/Municipal Assistance**	**Timetable MM/DD/YY**
Transportation & Circulation	G1*	U.S. Route 322 Corridor Management Study	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 date of Initial Plan Endorsement but no later than one year from that date
Transportation & Circulation	G2*	Circulation Element	The Township shall amend Circulation Element to include appropriate traffic projections provided by NJDOT U.S. Route 322 Corridor Management Study.		Within 1 year of receipt of information from NJDOT
Transportation & Circulation	G3*	Circulation Element	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.		At time of Master Plan Reexamination and following the completion of PIA Item G4
Transportation & Circulation	G4*	Access Management	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 date of Initial Plan Endorsement to the extent feasible or as soon as possible thereafter in conjunction with the U.S. Route 322 Corridor Management Study

Transportation & Circulation	G5*	Transportation Infrastructure	The Township shall implement transportation infrastructure financing method identified in CIP and infrastructure improvement phasing. A Transporatiaon 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 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 U.S. Route 322 Regional Corridor Management Study, including the 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 on development and revenue.	Action Plan to be started within 1 year from date of Initial Plan Endorsement and to emerge in conjunction with the U.S. 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 U.S. 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.
Transportation & Circulation	G6*	At-grade Crossings	The Township shall work with NJDOT to obtain approval for any necessary wetlands crossings.	Developers responsibility. Pursuant to timeline established in the Action Plan established in PIA Item G5.	Subject to timeline set forth in above-referenced Action Plan established in PIA Item G5
Transportation & Circulation	G7*	At-grade Crossings	The Township shall work with NJDOT to obtain approval for any railroad crossings.	NJDOT to determine this.	Subject to timeline set forth in above-referenced Action Plan established in PIA Item G5
Transportation & Circulation	G8	Transit	Investigate opportunities for enhanced bus service both regionally to adjacent areas and to the Regional Center.	NJ Transit to take lead.	Within 1 year from date of Initial Plan Endorsement
Transportation & Circulation	G9*	Access Management	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

Transportation & Circulation	G10*	Pedestrian	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
Transportation & Circulation	G11*	Traffic Calming	NJDOT to investigate and implement traffic calming measures for high-density residential and commercial areas within the designated Regional center.		Within 2 years from date of Initial Plan Endorsement
Agricultural	HI	Agricultural Retention	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.	Ongoing
Infrastructure	I1	Stormwater	Township shall implement stormwater infrastructure financing method identified in Capital Improvement Program (CIP).		Within 1 year from date of Initial Plan Endorsement
Infrastructure	I2	Capital Improvement Program (CIP)	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; Township Committee to adopt	Within 5 years of Initial Plan Endorsement
Infrastructure	I3	Wastewater Management Plan (WMP)	The Township, or 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 Road 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
Infrastructure	I4	Wastewater Management Plan (WMP)	The Township, or 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).	Township shall take lead.	Within 18 months from date of Initial Plan Endorsement
Infrastructure	I5	Wastewater Management Plan (WMP)	Approval of WMP	NJDEP shall review and take necessary action on the WMP in accordance with NJDEP Water Quality Management Rules.	Within 6 months after complete Wastewater Management Plan is submitted to NJDEP
Infrastructure	I6	Wastewater Infrastructure	Treatment Works Approval	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.	6 months after receipt of complete application that is consistent with the adopted and up-to-date WMP.

* When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.

Note: Plan Endorsement by the State Planning Commission is valid for a period of ten (10) years.

VIII. POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTIONS

A. Existing Population, Households and Estimated Job Opportunities in Year 2000 Census.

According to the Census Bureau the population in Woolwich was 3,032 in the year 2000; the number of households in that same year was 959 with average household size being 3.13 and estimated family size 3.35. Estimated jobs totaled 907, according to Delaware Valley Regional Planning Commission employment data (Table 4. Forecasted Employment Change, 2000 through 2030, 9-County Delaware Valley Region). Total members of the labor force were 1,536 according to the 2000 Census data.

B. Growth or Decline of Population, Households and Employment Over the Last 20 Years.

Tables 2 and 3 below provides data related to population, households and employment over the last twenty (20) years:

Table 2

Year	Population	Households	Household Size	Labor Force*
1980	1,129	390	3.02	491
1990	1,459	466	3.06	801
2000	3,032	1,026	3.13	1,563

*Source: U.S. Census Bureau, *Bureau of Labor Statistics as reported by NJ Department of Labor.*

Table 3

	% Change in Population	% Change in Households	% Change in Labor Force
1980 - 1990	29.2	19.5	63.1
1990 - 2000	107.8	120.2	95.1
1980 - 2000	168.6	163.1	218.3

*Source: U.S. Census Bureau, *Bureau of Labor Statistics as reported by NJ Department of Labor.*

Population growth between 1990 and 2000 was especially pronounced at the end of the decade, following General Development Plan approval of Weatherby.

According to the 2000 Census the Township of Woolwich's resident population 16 and over in age that was employed consisted of approximately 1,488 persons out of the total number of persons at least 16 years of age (2,169) and a total civilian labor force of 1,531. The estimated number of employed individuals in the civilian labor force was 1,488 persons or 68.6% while 43 persons or 2.0% were unemployed. The following table describes the workforce by occupational position.

Table 4 Classification of Employed Persons in Woolwich Township by Census Category

Category	Number of Persons	%
Manager and Professional	664	44.6
Sales & Office Occupations	395	26.5
Service Occupations	123	8.3
Farming, Fishing, & Forestry	36	2.4
Construction, Extraction & Maintenance Operations	127	8.5
Production, Transportation & Material Moving Occupations	143	9.6
Total	**1,488**	**100.0**

Source: U.S. Census Bureau

Managers and Professional occupations followed by Sales and Office occupations comprise the two largest segments of the workforce. This local condition is consistent with national trends, which indicate that these areas are the highest sectors of job growth. Plans to bring public sewer and water service to the Route 322 corridor will precipitate significant job growth in these categories.

C. MPO and county projections for local population, households and employment for year 2025 and an analysis of differences, if any.

The following table represents population, household and employment projections for the years 2000 and 2025 as prepared by Woolwich Township, Gloucester County and the Delaware Valley Regional Planning Commission. Please note that employment projections differ. Gloucester County's Final Cross-Acceptance Report (2004) notes that "DVRPC population and employment forecasts were adopted at the county and municipal level after a cooperative effort involving DVRPC's member governments...Gloucester County recommends the DVRPC forecasts as the preferred projections." (p. 4). The difference may be the result of DVRPC's having updated its projections around the same time as Gloucester County's filing of its Cross-Acceptance Report with the Office of Smart Growth.

Table 5. Year 2025 Projections: Woolwich Township

Series Prepared by:	Population	Households	Employment (jobs)
Woolwich Township	30,817	11,288 -11,733	4,942
Gloucester County	13,910	No projection	1,150
DVRPC	13,910	No projection	3,526

Woolwich Township's projections are based on the assumption that the transfer of development rights will be employed. This assumption results in a much different expected volume and rate of growth, once public infrastructure (water and sewer) is in place to support this growth. Furthermore, bonus densities associated with TDR result in a larger volume of housing units compared to trend-based projections. Additional explanation of projections prepared by Woolwich Township are found in Section 5 of the Woolwich Township TDR Plan Element.

D. Future State Population and Employment Growth Targets Absorbed by the County.

As per discussion with office of Smart Growth staff, it was decided that this was not applicable to the plan endorsement petition for Woolwich Township.

E. Township Growth Targets.

Please see item C above for discussion of Woolwich Township's projected growth to the year 2025. The Woolwich Township development transfer plan element also provides figures on the full development potential of the Township based on two different scenarios. The first scenario assumes that pre-TDR regulations continue to prevail into the future. The second scenario assumes that TDR is in place and will influence the ultimate "build-out" of the municipality. A discussion of the first scenario is contained in Section 2 of the development transfer plan element. The second scenario is presented in Section 5 of the same plan element.

DVRPC prepared a "build-out" analysis of several municipalities along the US 322 corridor in Gloucester county. This is published in *Managing Change Along the US 322 Corridor: Land Use & Transportation Issues, Policies & Recommendations,* Volume 1: Baseline Conditions.

Table 6. Maximum Development Potential in Woolwich Township

	Total Potential Houses	Total Add'l Square Feet Commercial Space
Pre-TDR Zoning: Woolwich Township Build Out Analysis	7,926	7.7 million square feet
TDR-Based Zoning: Woolwich Township Build Out Analysis	11,166	7.3 million square feet
DVRPC Build Out Analysis	18,159	11.2 million square feet

The first two analyses shown in Table 6 were developed by Woolwich Township. The first scenario assumes that public sewer service is limited to Weatherby. All other development must rely on individual on-site septic systems, which places a severe constraint on development potential. This may account for part of the discrepancy in numbers between those

developed by the Township and those developed by DVRPC. The DVRPC analysis assigned the existing PUD district (which corresponds to the boundaries of the Weatherby development) a total of 8,113 additional units. However, the General Development Plan for Weatherby was approved for only 4,500 units. This may be another explanation for the discrepancy. Similarly, potential development in the PAC district under the DVRPC analysis exceeds what is permitted by a settlement agreement between Woolwich Adult and Woolwich Township by over 1,400 units. Finally, there appear to be some discrepancies in the boundaries of mapped zoning districts shown in the DVRPC report and that shown in the Woolwich Township development transfer plan. This in turn would affect the resulting build-out numbers.

The TDR-based build-out analysis prepared by Woolwich Township assumes that sewers are in place in those locations designated on the proposed sewer service area map contained in the Woolwich Township Utility Services Plan. Some existing commercially zoned districts are to be re-zoned as residential districts under the TDR-based build out analysis. This accounts for the slight reduction in commercial development potential in the TDR-based scenario, compared to the pre-TDR build out scenario.

F. Housing Element and Fair Share Plan.

The Township of Woolwich Round # 3 Housing Element and Fair Share Plan were prepared in November, 2005. The Township subsequently brought a declaratory relief action in Court seeking approval of its plan from the Court. It is currently under review by the Court Master.

The Housing Element provides housing and employment projections to the year 2014. Net residential units and commercial development to be built between 2004 and 2014 is projected to be 1,119 and 569 jobs respectively. The Woolwich Township development transfer plan element projects a net increase between 2005 and 2014 of 6,130 residential units and 2,062 jobs.

The projections prepared for the development transfer plan element assume implementation of TDR and availability of sewers both along the US 322 corridor and in the Auburn Road Village Receiving Zone. Thus, beginning in 2012, a significant amount of growth is anticipated (406 residential units per year and 300,000 square feet of commercial space) in these locations. At the time that the Housing Element and Fair Share Plan was prepared, the information contained in the development transfer plan element was not available. Therefore, projections did not account for the growth anticipated via TDR.

IX. EXISTING LAND USE INVENTORY AND ZONING MAP

A. Map or aerial depicting existing land uses.

See enclosed "Existing Land Use Map."

B. Current Zoning Map.

See enclosed "Zoning Map" identifying the following zoning districts:

5A	Residential
R-1	Residential
R-2	Residential
R-3	Residential
RLM	Residential Low/Moderate
PAC	Planned Adult Community
PUD	Planned Unit Development
FOC	Flexible Office Commercial
LIO	Light Industry Office
	Weatherby
	Weatherby Commercial Overlay

See Appendix C for associated district regulations.

C. Community facilities map.

See enclosed "Community Facilities Map"

D. Existing and proposed affordable housing sites map.

See enclosed "Affordable Housing Map"

E. Existing tax map information (block and lot), map.

See enclosed "Municipal Tax Map"

X. NATURAL RESOURCE INVENTORY

The Environmental Resource Inventory for the Township of Woolwich presents a complete environmental inventory of the Township's natural resources. The following topics are addressed in the document:

A. Habitat for threatened, endangered and priority species

B. Water resource including watersheds (HUC 14's), streams, lakes, wetlands, vernal pools, flood hazard areas, surface water quality, ground water aquifers, outcrops and recharge

C. Wetlands

D. Open space and public lands

E. Natural features including soils, steep slopes, vegetation, physiography and topography

See enclosed "Open Space Map" and "Agricultural Planning Map"

XI. TOWNSHIP ENVIRONMENTAL JUSTICE INVENTORY

The following contaminated sites have been identified by the New Jersey Department of Environmental Protection:

Regulated Sites

A. Site # 7746, maintenance District 1
B. Site # 7747, South Jersey Gas Co – Swedesboro
C. Site # 7761, Ryder Transportation 1773A
D. Site # 7761, Ryder Truck Rental
E. Site # 7762, Kingsway Regional High School
F. Site # 7763, Ross Fogg Oil Co. – Swedesboro Mobil
G. Site # 13970, Grasso Foods
H. Site # 14646, Crown Beverage Packaging Inc.
I. Site # 17135, Cingular Wireless
J. Site # 17135, NJ Turnpike Authority
K. Site # 24928, U.S. Drop Forge Co.
L. Site # 27107, A&A Muscumeci Inc.
M. Site # 28511, David Stecher Inc.
N. Site # 33126, Damask's Candies Inc.
O. Site # 33809, Del Monte Corporation
P. Site # 39818, Environmental Equipment and
Q. Site # 43848, Matlack Inc.
R. Site # 58910, Kodak Polychrome
S. Site # 58910, Kodak/Polychrome Graphics
T. Site # 12366, Grasso Foods Inc.

Site Remediation Sites

A. Site # 7763, Nanak Auto Fuel Inc.
B. Site # 42996, Merrell & Garaguso Inc.
C. Site # 43848, Matlack Inc.
D. Site # 44684, Sam's General Store
E. Site # 49594, Nanak Auto Fuel Inc.
F. Site # 51860, Otto C Rode Inc.
G. Site # 63912, Swedesboro Coal Gas South Jersey
H. Site # 63946, Arco Service Station Woolwich
I. Site # 65042, Gahrs Solid Waste Disposal Area
J. Site # 12735, Casella Brothers Inc.
K. Site # 18456, 90 & 160 Davidson Road

XII, Housing

A. Existing availability and opportunities to create diverse housing opportunities including affordable housing.

Housing is addressed in the Township's 2003 Master Plan as well as the Housing Element and Fair Share Plan (2005). Both of these documents are included in this petition for initial plan endorsement. Woolwich has had a compliance plan in effect since the Fair Housing Act of 1985 was established.

Development pressure is a fairly new phenomenon in Woolwich Township, as the Census statistics bear out. In 2000 the Census showed a total of 1,026 housing units in the municipality. There were 1,014 single family detached housing units. There were only 8 units in 2 unit attached buildings and only 4 units were mobile homes. The housing stock is relatively new with 58% of the total units in the Township built between 1990 and 2000. This also explains the large number of single family detached homes being built. Given the limited sewer capacity and availability it should not be surprising why there are so many single family detached homes. Review of residential building permits between 1980 and 2005 revealed that 2004 was the only year in which multi-family units were issued building permits (229 total,). Most likely, these units are located in Weatherby where approximately 900 multi-family units are expected to be built according to the General Development Plan.

Based on the information outlined in this section it is obvious that the Township has not experienced a diverse development of housing types. The search for this diversity is one of the key considerations that led the Township to pursue the transfer of development rights.

The TDR Plan will ultimately result in a more diverse and affordable area. So, too, will implementation of Woolwich Regional Center. The following represents the planned diversification of housing unit types in the Regional Center and in Auburn Road Village Receiving Zone:

Table 7. Future Housing Unit Types:
Woolwich Regional Center, Receiving Zones

	Woolwich Regional Center		Auburn Road Village Receiving Zone
Housing Unit Types	US 322 Corridor Receiving Zone	Woolwich Adult	
Active Adult		1,029 (including 104 affordable units)	
Townhomes/Flats	1,617		210
Twins	1,000		162
Units Above Retail	500		
Single-Family	100		130

The receiving zone development plan shown in Table 7 includes growth share requirements, ensuring that affordable housing generated by growth in these locations would be provided on site.

It is important to note that affordable housing obligations may change as a result of recent court action. On January 25, 2007 the Appellate Division of the Superior Court of New Jersey issued an opinion on the appeal of the New Jersey Council on Affordable Housing's (COAH) Third Round Substantive Rules. The court decision upheld several of COAH's rules and invalidated several others. As of the date of this report the stay issued by the Court was in effect. The stay bars COAH from issuing any substantive certifications for six (6) months from the date of the Appellate Court decision and it bars the filing of any "Builder's Remedy" Lawsuits for six (6) months from the date of the decision. The Court has ordered COAH to promulgate new rules to fix the deficiencies noted by the Appellate Court decision. Based on interpretations of the decision it appears that some of COAH's rules will change, including the number of units that municipalities will need to address. The information outlined in this section is based on COAH's rules and regulations prior to the Appellate Court Decision and may change due to regulatory changes promulgated by COAH in response to the Appellate Court's decision.

B. Commitment to plan for housing that is appropriate to the scale, capacity and environmental resources of the community.

The Woolwich Township TDR Plan Element will provide for development that is appropriate to the scale and capacity of the Township. This is demonstrated specifically in Sections 7 and 8 of the TDR Plan Element, Land Use Plan Element, and draft Zoning Regulations and Design Standards, all of which are a part of this petition for Initial Plan Endorsement. The TDR Plan Element will provide the protection of the environmentally sensitive areas of the Township by directing development away from environmentally sensitive areas and preserving thousands of

acres of farmland and open space. Further information about environmental issues is provided in Section 6 and Appendix D of the development transfer plan element.

C. Housing linkages to other neighborhoods and business centers.

Implementation of TDR, Woolwich Regional Center and the Woolwich Township Public Spaces Plan will enhance the capacity to link residential neighborhoods to each other, to business centers and to other activity centers.

The Public Spaces Plan envisions a township-wide system of paths and bicycle lanes that will connect existing and planned development, cultural resources, parks and other activity centers. The land use and circulation plans for Woolwich Regional Center and Auburn Road Village Receiving Zone feature compact development patterns, a connected grid of streets and public spaces. All of these features work together to provide safe and enjoyable walking and bicycling opportunities.

D. Description of method of satisfying affordable housing obligation to date.

The net fair share housing need in Woolwich Township for the years between 1987 through 1993 was established by the New Jersey Council on Affordable Housing (COAH) at 88 units (a pre-credited need of 89 units minus 1 established credit). The Township's inclusionary need of 77 units was addressed through the rezoning of the Ogden Road site for 78 low and moderate income units (proposed rezoning of tract at 6 dwelling units per acre) – called the RLM zoning district - and the Township's indigenous need of 12 units was addressed through the rehabilitation of existing substandard units or through the construction of new homes which incorporated affordability controls.

In 1994, COAH adopted revised substantive rules, assigning Woolwich Township a cumulative fair share of 224 units. This cumulative fair share of housing need reflected the period extending from 1987 to 1999. Although Woolwich was allocated a fair share obligation of 224, COAH capped that share at 101 units.

In January 2002, Woolwich Adult LLC sued Woolwich Township, alleging that the Township failed to meet its affordable housing obligation. Woolwich Township is now under the jurisdiction of the New Jersey Superior Court as a direct outcome of this litigation. A Judgment of Repose, dated December 22, 2004, established 139 units of surplus credits

In November 2005, the Township prepared a "Housing Element of the Master Plan & Housing Fair Share Plan" to address COAH Round Three compliance. This planning document established the growth share responsibility of the Township at 348 units: 216 attributable to the nonresidential component of the Woolwich Adult project and 132 attributable to additional anticipated growth outside the Weatherby project. Since this 348 figure exceeds the 195 unit growth share

extrapolated from the MPO projections for Woolwich Township, the plan addressed the 348 growth share. Specifically, it addressed the 216 Woolwich Adult component. In addition, it addressed the remaining 132 unit requirement in the fashion permitted by COAH regulations.

COAH regulations provide for the following limitations in addressing a municipality's Fair Share Plan:

1. No more than 50 percent of the growth share can be satisfied with RCA's. Fifty percent of 348 units is 174 units.
2. The regulation states that no more than 50 percent of the growth share can be satisfied with age-restricted housing constructed in the municipality.
3. The Township has an obligation to satisfy at least 25% of its growth share obligation or 87 units via rental housing. No more than 50 percent of the rental component of 43 units can be satisfied via age-restricted housing.

It is anticipated that the nonresidential component of the Woolwich Adult project will generate 5.4 million dollars from a 2% nonresidential developer's fee. It is further anticipated that 2.5 million dollars of this money will be dedicated to a 100 unit family affordable rental project to be developed by Fair Share Housing Center, Inc. This leaves 2.9 million dollars available for affordable housing. 2.9 million dollars is sufficient to fund an 82 unit regional contribution agreement (RCA) based upon the assumption that the RCA will be at a rate of $35,000 per unit. The COAH regulations permit this 2% developer's fee to be used to fund an RCA. At this time, Paulsboro and Woodbury have expressed a desire to be receiving communities. Other communities in the region also wish to be receiving communities. It is anticipated that Woolwich will enter into an RCA with Paulsboro and/or Woodbury for the 82 units or another community if for any reason an RCA cannot be reached and approved with Paulsboro and/or Woodbury.

The Township is entitled to apply the 139 unit surplus against its 132 unit remaining fair share obligation. This leaves a surplus to apply to Round 4 of 7 units. Moreover, the Township has adopted a growth share ordinance, which is anticipated to generate an additional surplus of 109 units.

In addition to the 116 surplus units outlined above (7+109), the Township anticipates collecting fees during the Round 3 cycle through developer contributions to the Housing Trust Fund. Such contributions from market-rate residential and nonresidential development are based on contributions of 1% and 2% respectively. The Township also anticipates a surplus of $390,000 in Trust Fund contributions from the Woolwich Adult, LLC project if the nonresidential portion of the development is built out. These funds will help defray the cost of compliance.

As to the rental responsibilities of the Township, the 87 unit rental responsibility is satisfied by the FSHC 100 unit family rental project which is

a cycle I/cycle II project generating rental units not needed for the Round I/Round II plan. In addition, the Round I/Round II plan not only generated a surplus, but also at least 26 of those units will be family rental units. Thus, the Township has more than satisfied its rental responsibilities.

The Township's fair share has three components: (1) a rehabilitation share component; (2) a recalibrated cycle I/cycle II new construction component; and (3) a growth share component. The Township's rehabilitation share component is zero. Its cycle I/cycle II new construction component is 209 units. Its growth share component is 348 units.

The Township has not only satisfied its cycle I/cycle II 209 unit obligation, but also generated a surplus of 139 units based upon the following credits:

1. Davidson Road Family Inclusionary - 78

2. Weatherby Affordable Housing Obligation - 101

3. Weatherby Rental Obligation - 26

4. Woolwich Adult Residential Section

5. (Affordable Housing Obligation) - 143

The Township proposes to satisfy the two components of its 348 unit growth share obligation as follows. As to the 216 unit component generated from the nonresidential component of the Woolwich Adult project, the Township proposes to comply with its agreement with FSHC to facilitate the construction of 100 affordable family rental units and to fund an RCA with the remaining monies anticipated to be contributed by developers of the nonresidential component. As to the remaining 132 obligation, the Township intends to apply the 139 surplus credits which exist in the cycle I/cycle II plan and to create still more affordable housing through the Township's growth share ordinance.

The new development transfer plan element, adopted in March 2007, projects more growth than that anticipated in the 2005 Round Three Housing Element and Fair Share Plan. In addition, Woolwich Township seeks to revise the Plan with regard to the Davidson Road affordable housing project to provide consistency between proposed planning area changes on the State Plan Policy Map and intended means of satisfying its affordable housing obligation. Thus, the Township Planning Board adopted an amended Housing Element and Fair Share Plan in April of 2007. This amended Plan reflects the deletion of the Davidson Road site from the Housing Element and Fair Share Plan.

In the interim, the Appellate Division of the Superior Court of New Jersey issued an opinion on the appeal of the New Jersey Council on Affordable Housing's (COAH) Third Round Substantive Rules. This happened in February 2007. The court decision upheld several of COAH's rules and invalidated several others. As of the date of this report the stay issued by

the Court was in effect. The stay bars COAH from issuing any substantive certifications for six (6) months from the date of the Appellate Court decision and it bars the filing of any "Builder's Remedy" Lawsuits for six (6) months from the date of the decision. The Court has ordered COAH to promulgate new rules to fix the deficiencies noted by the Appellate Court decision. Based on interpretations of the decision it appears that some of COAH's rules will change, including the number of units that municipalities will need to address. Therefore, Woolwich Township has included in its Planning and Implementation Agreement a commitment to resolve its affordable housing obligation once clear direction is established as an outcome of the February 2007 Court determination.

In December of 2007, COAH adopted new 3rd Round rules in response to the January Appellate Court Decision. On May 6, 2008, COAH adopted these rules as final with several amendments. At present it is uncertain what these new rules mean to Woolwich Township and other municipalities throughout New Jersey. Woolwich Township will address its 3rd Round Plan once COAH's 3rd Round Rules are finalized.

XIII. TRANSPORTATION

See enclosed Circulation Plan element.

A. Regulation of land adjacent to State highways in conformity with the State Highway Access Management Code.

Woolwich Township's zoning ordinance contains the following language:

- 203-46 C(8):

New or upgraded public roadways shall meet local engineering/design standards and be dedicated to the municipality or other appropriate governmental jurisdiction. On-site driveways may be designated as site service drives and may be exempted from the preceding requirements, unless they are judged to carry volumes sufficient for the Planning Board to request their designation as public streets in accordance with Article VII, § 203-65. Curbing shall be required and curb cuts shall be designed so as to limit vehicular access in accordance with proper traffic engineering principles and the **New Jersey Highway Access Code** and, in doing so, promote traffic safety and efficiency of flow

- 203-46 C(10):

All rights-of-way as required by the Woolwich Township Master Plan, by the County of Gloucester, or by the **New Jersey Department of Transportation** (as applicable) shall be offered for dedication at the time of site plan application

203-66 E Service stations, auto repair and new and used car lots (on 322):

Driveways. Driveways shall cross the sidewalk at right angles and shall not be more than 36 feet wide at any point thereof. Driveways must be at least five feet from any side lot line and 50 feet from the intersection of street lines. There shall be no more than one driveway on any one street frontage unless the street frontage is in excess of 70 feet, in which case there may be a maximum of two driveways on street frontage, provided that such driveways are 25 feet apart.

Woolwich Township worked closely with the New Jersey Department of Transportation in the development of its land use and circulation plans for Woolwich Regional Center. The goal was to arrive at a result that would be mutually supportive of local and State goals. Woolwich Township will continue to ensure that its zoning ordinance regulating land adjacent to US 322 requires conformity with the State highway access management code. To this end, the Township anticipates continued collaboration with NJDOT to determine changes to the desirable typical sections for US 322 that may be warranted in order to effectuate the Township's plan.

B. Compliance with Airport Safety Zoning Act.

Not applicable in Woolwich Township.

XIV. INFRASTRUCTURE

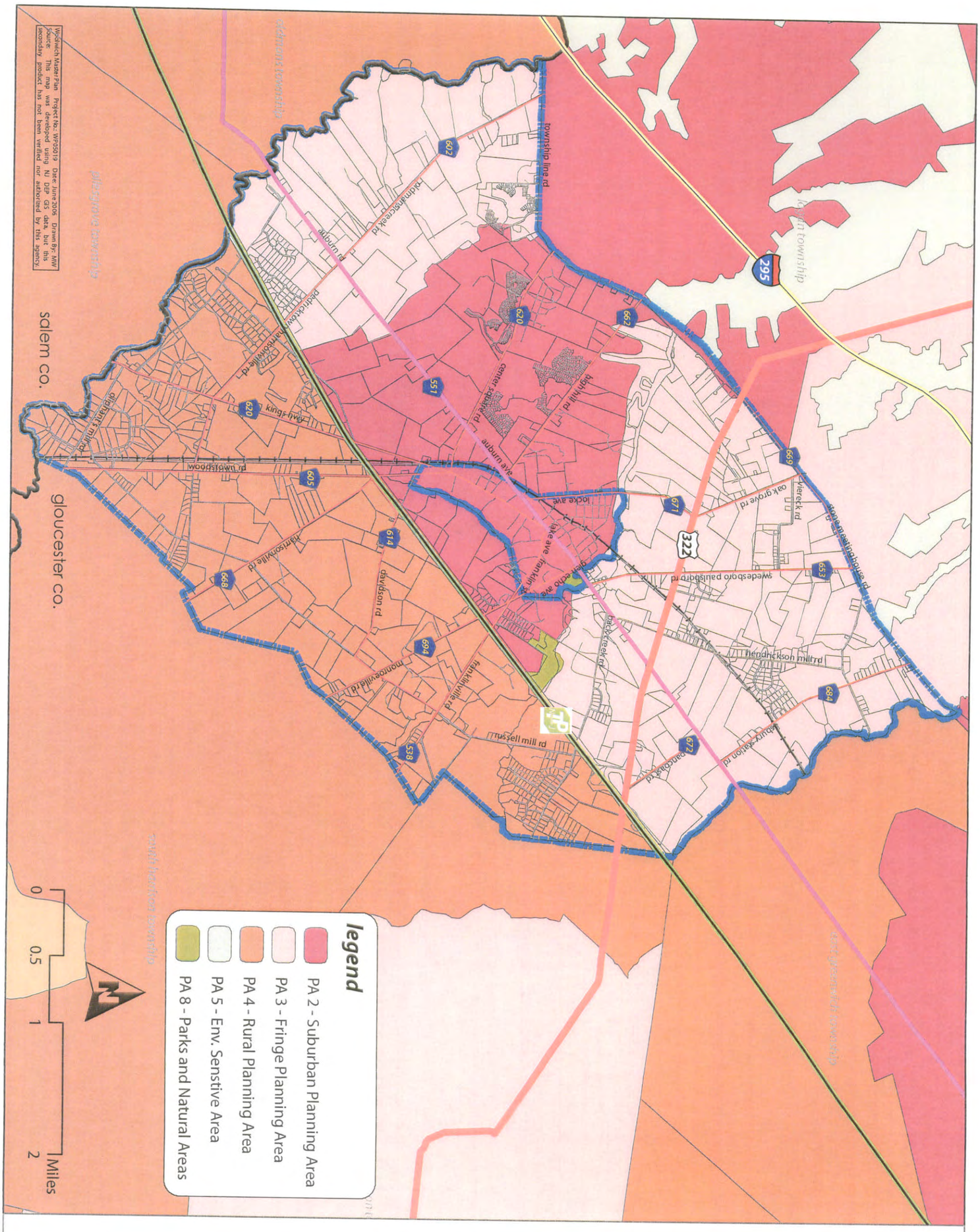
See enclosed Utility Service Plan Element. In addition, please note the extent and locations of roads on the following map and table.

Table 8. Federal, State and County Roads: Woolwich Township

Roadway	Federal (miles)	State (miles)	County (miles)
US 322	2.58		
NJ Turnpike		5.71	
CR 551 (Kings Hwy/Auburn Rd)			4.97
CR 538 (Franklinville Rd)			1.62
CR 669 (Stone Meeting House Rd)			1.57
CR 684 (Asbury Station Rd)			1.65
CR 671 (Oak Grove Rd)			2.20
CR 653 (Swedesboro-Paulsboro Rd)			2.01
CR 662 (High Hill Rd)			1.72
CR 620 (Center Square Rd/Sharptown Rd)			4.30
CR 602 (Oldmans Creek Rd/Pedricktown-Harrisonville Rd)			4.04
CR 694 (Monroeville Rd)			1.71
CR 614 (Davidson Rd)			2.25
CR 605 (Woodstown Rd)			2.88
CR 668 (Harrisonville Rd)			1.67
County Road Total			**32.59**
Municipal Road Total			**41.1**

Sources: NJDOT, GIS Data. Data on local roadways is incomplete.

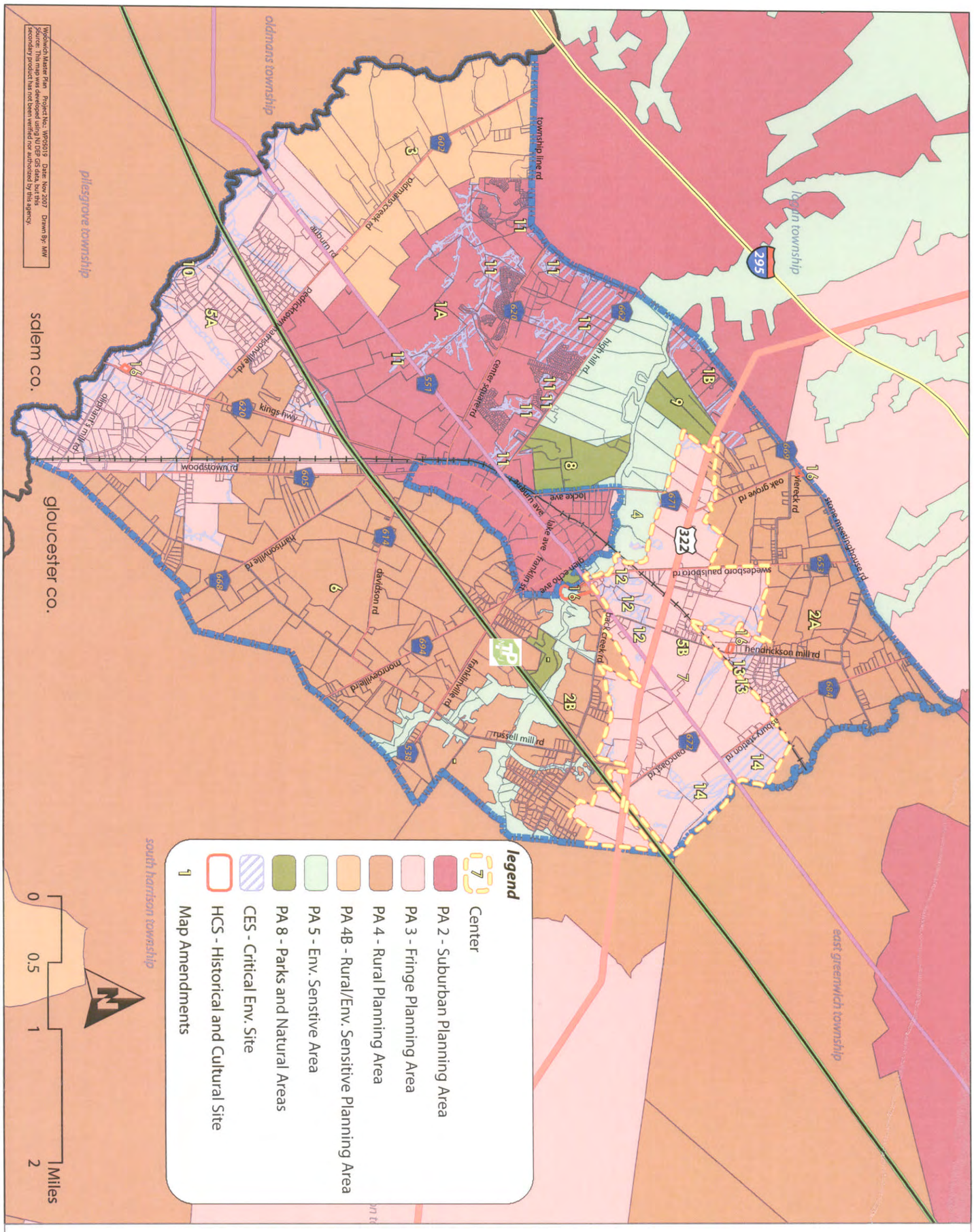
A township-wide stormwater management plan in compliance with NJDEP rules on stormwater management (N.J.A.C. 7:8-1.1 et seq.) and a stormwater management plan for the TDR receiving zones is enclosed.



woolwich township
gloucester county, new jersey

existing planning area map

melvin|kernan



woolwich township
gloucester county, new jersey

proposed planning area map

melvin|kernan
development strategies

existing land use map

woolwich township
gloucester county, new jersey

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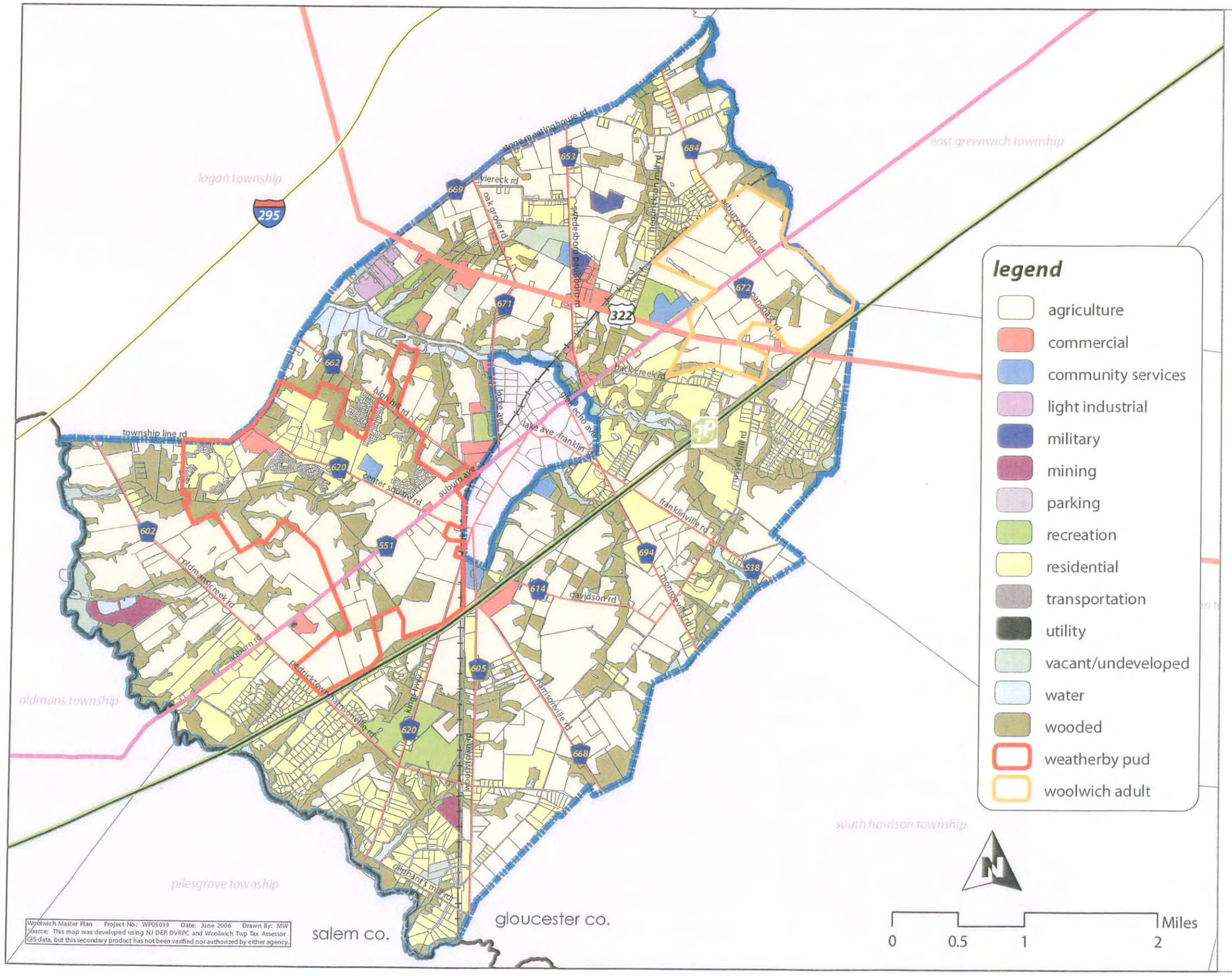
development services



Woolwich Master Plan Project No.: WP05019 Date: June 2006 Drawn By: MW
Source: This map was developed using NJ DEP, DVRPC and Woolwich Twp Tax Assessor GIS data, but this secondary product has not been verified nor authorized by either agency.

zoning map

woolwich township
gloucester county, new jersey

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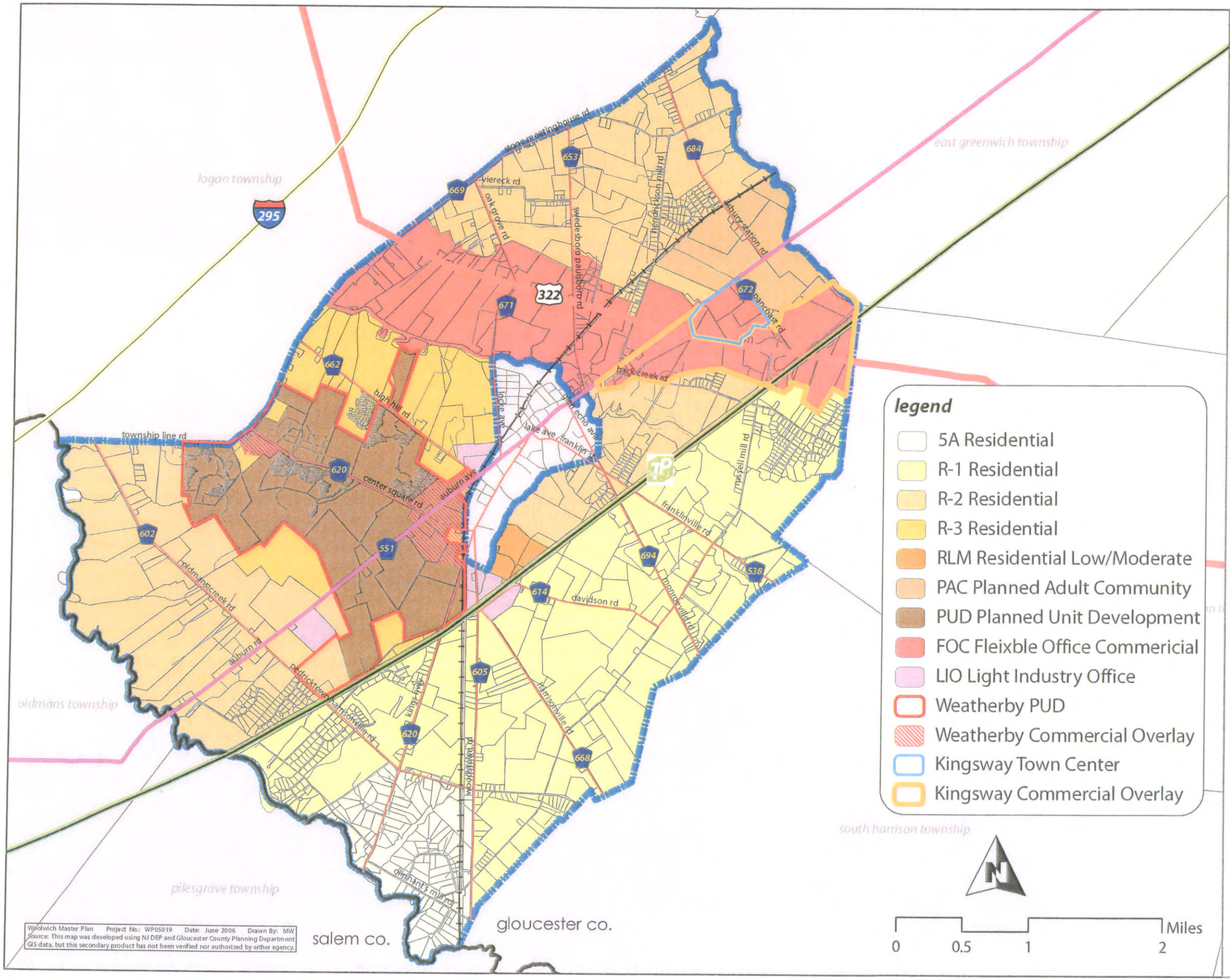
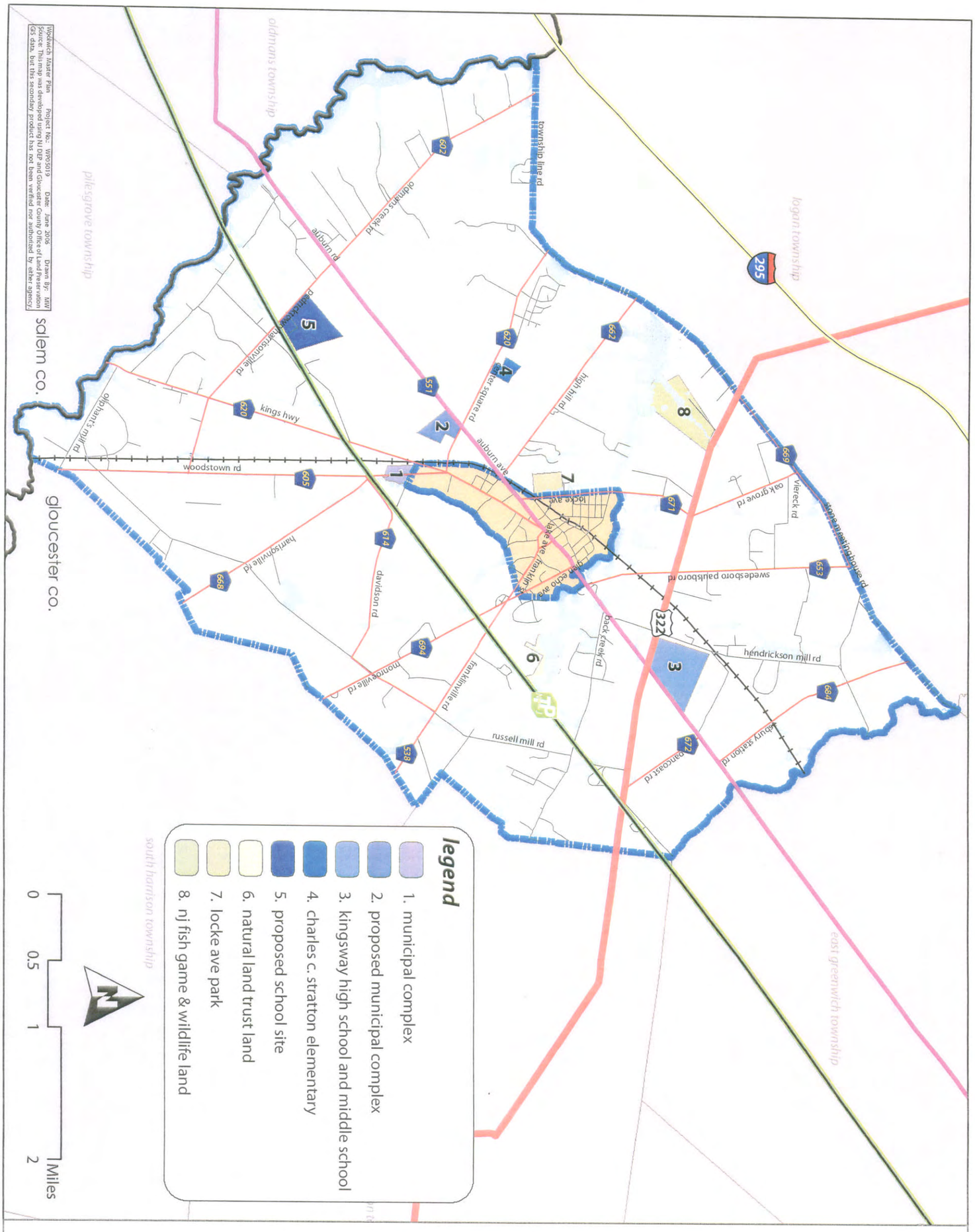
development strategies





woolwich township
gloucester county, new jersey

community facilities map

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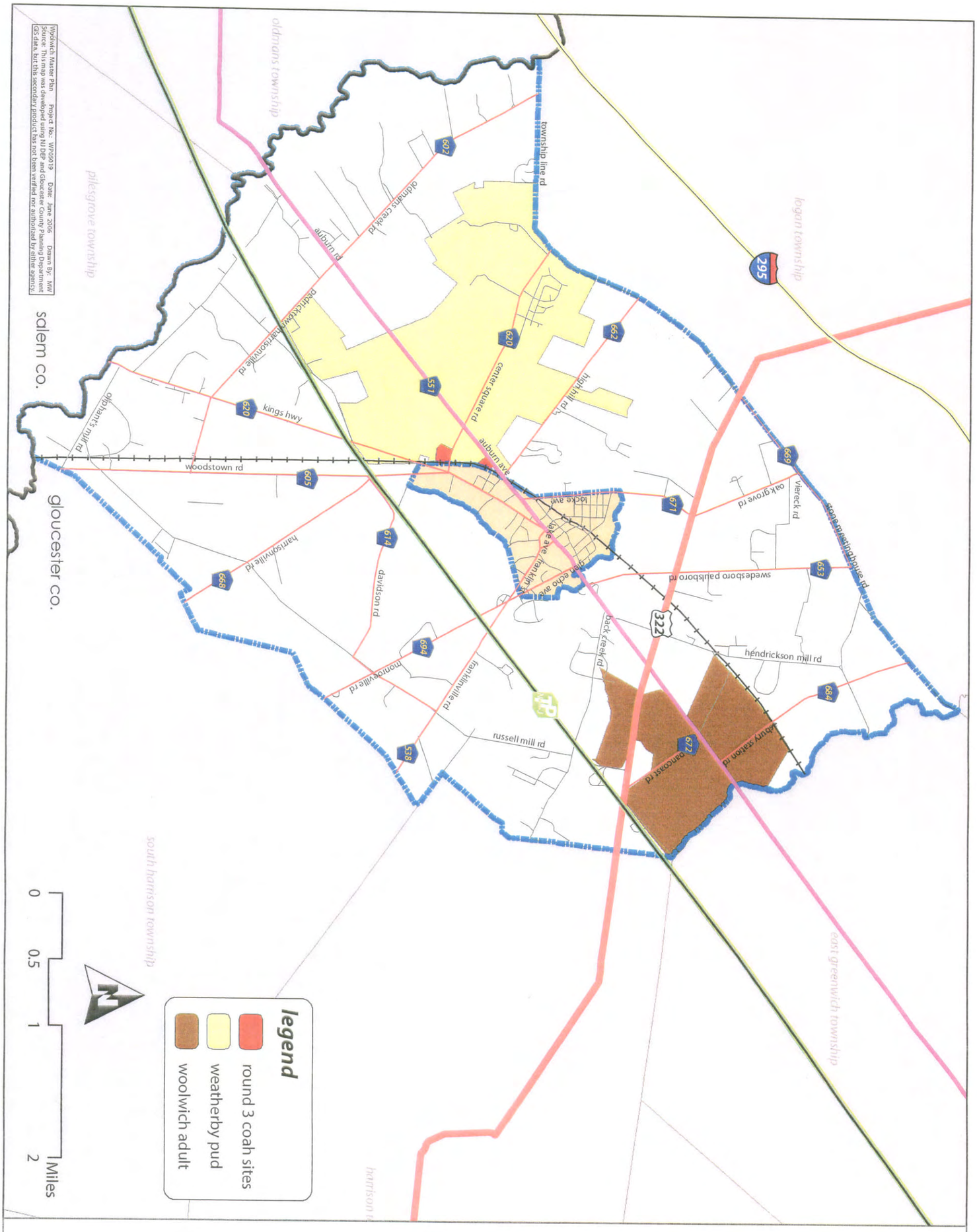
development strategies



woolwich township
gloucester county, new jersey

affordable housing map

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development strategies

municipal tax map

woolwich township
gloucester county, new jersey

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development strategies

open space map

woolwich township
gloucester county, new jersey

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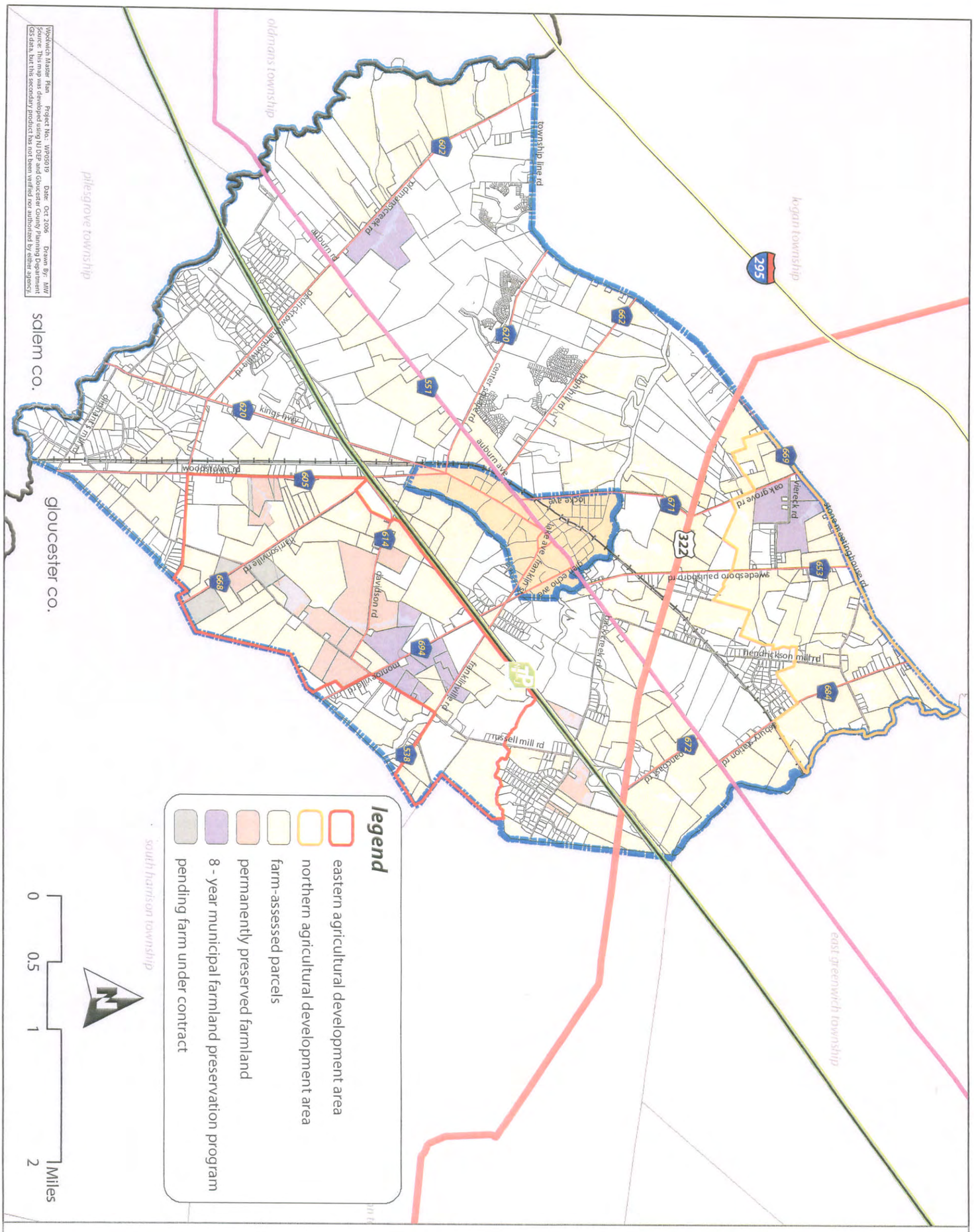

woolwich township
gloucester county, new jersey

agricultural planning map

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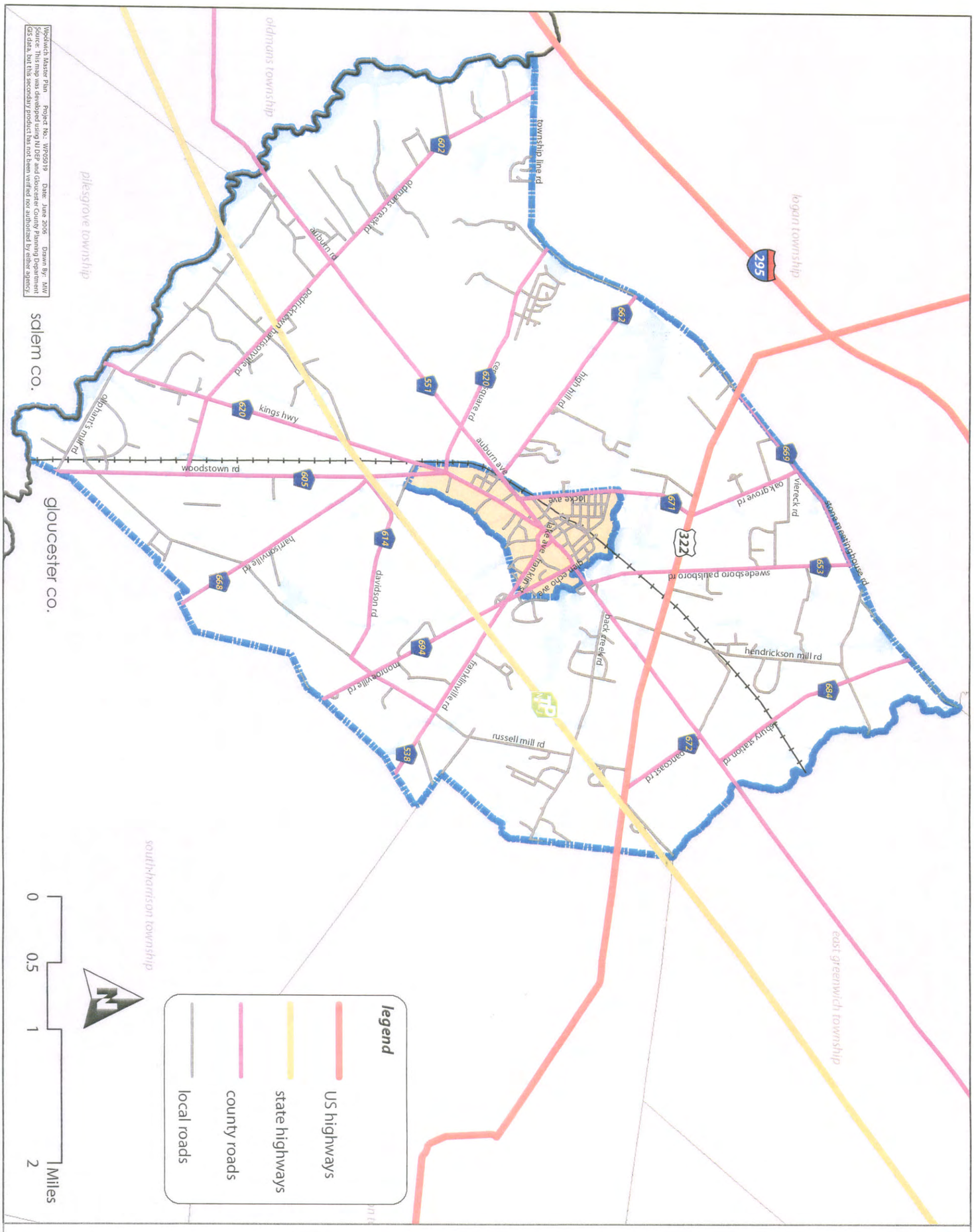
development strategies



woolwich township
gloucester county, new jersey

road classification map

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development strategies

Appendix A

MINUTES
WOOLWICH TOWNSHIP TOWN MEETING
VISIONING PROCESS
JUNE 8, 2005
GOVERNOR CHARLES STRATTON SCHOOL
7:30 P.M.

DRAFT

The meeting was called to order at 7:30 p.m. by Mayor Joe Chila, who provided the Open Public Meetings Act statement.

Roll Call of the Woolwich Township Committee:
Hampton: PRESENT, Otten: PRESENT, Lott: ABSENT*, Heresniak: ABSENT*, Chila: PRESENT
*Committeeman Lott and Deputy Mayor Heresniak entered the meeting thereafter.

Roll Call of the Woolwich Township Planning Board:
Mayor Chila: PRESENT, Deputy Mayor Heresniak: ABSENT*, Schmidt: PRESENT, Marino: PRESENT, Kosluk: PRESENT, Elefante: PRESENT, Casella: PRESENT, Feret: ABSENT, Lutz: PRESENT, Vice Chair Schwager: PRESENT, Chairman Viereck: PRESENT
*Deputy Mayor Heresniak entered the meeting thereafter.

Mayor Chila introduced fellow members of the Woolwich Township Committee, Woolwich Township Planning Board Members, the Woolwich Township Petitioning Endorsement Committee, Representatives of the New Jersey Office of Smart Growth, County Planner Chuck Rominck, and Senator Stephen Sweeney, Assemblymen John Burzichelli and Douglas Fisher, representing the Third Legislative District.

Senator Sweeney and Assemblymen Fisher and Burzichelli offered remarks regarding the fast growth of the Township, challenges being faced and offered their support of the Township's efforts to address the needs of the Township through smart growth means.

Mayor Chila presented historical facts regarding the growth of the Township.

- 1995 Environs Study completed and presented to the Township which included recommendations such as:
  - Continuation of viability of agriculture
  - Options for land owners
  - Rural development overlay
  - Design compact TDR program
  - Create circulation plan
  - Create Open Space Plan
  - Coordinate new Woolwich treatment plan
  - Appoint a Task Force Advisory Committee
  - Create mixed use along Rt. 322
  - Permit TDR program to achieve center density

No action was taken by officials regarding the above recommendations.

- 1995 the Township adopted an Ordinance that allowed 600% density increase

- 1998 Officials signed Weatherby General Development Plan which allows 4,500 housing units and 250,000 sq. ft. of commercial development, 101 COAH units

- 2003 New Master Plan adopted, which

  - Reduced build-out by one-half
  - Created conservation design overlay concept
  - Identified long-range goals of the Township
  - Calls for balance of growth

The Township reached a developers lawsuit settlement agreement with Woolwich Adult LLC, development of a 750 acre tract consisting of;
925 homes, 100 units of affordable housing, 2.8 million sq. ft. of commercial

Impacts being faced due to growth include tax imbalance and strain on environs.

Discussed efforts to have the DEP change tier area designation and utility service areas.

Bob Melvin, of Melvin Kernan Consulting presented facts on:

- Demographics
- Population growth trends
- Sprawl and results of sprawl

Melvin explained smart growth and land use tools such as

- Transfer of development rights (TDR) plan and legislative requirements
- Mixed land use
- Housing opportunity mix
- Transportation choices

Upon the conclusion of such presentation, motion was made by Committeeman Otten and seconded by Deputy Mayor Heresniak to open the meeting to public comment. All were in favor. The meeting was opened to public comment at 8:32 p.m.

A resident of Mill Road questioned plans for the provision of water and sewer service along Rt. 322. Mayor Chila responded that New Jersey American would be the water purveyor and the sewer plan would be through a joint MUA between the Township of Woolwich and the Borough of Swedesboro.

Neil Rosa of 101 Heatherton Road opined the Township's smart growth initiatives to be positive. He warned of a strain on municipal services due to growth and questioned plans

for a new municipal complex. Mayor Chila advised of plans within the Weatherby GDP for municipal complex land, but said that land transfer may take awhile.

Frank Costantini of 2209 Oldmans Creek Road questioned if plans for the Rt. 322 area would be in harmony with Logan Township's plans. Richard Bickle of the Delaware Valley Regional Planning Commission responded that their commission is conducting a corridor study of Rt. 322 from Rt. 130 to Rt. 45 through grants, taking future plans of both municipalities into consideration.

Roy Gaventa, resident of Logan Township and Woolwich land owner on Rt. 322 questioned problems the farmers might face with water usage on the corridor, and asked that the issue be addressed in the Township plan. Assemblyman Doug Fisher stated that the plan development would be working in conjunction with the DEP, and offered any help that might be needed in the event of a problem.

Vicki Reese of Kirschling Drive and member of the S/W Board of Education voiced concerns with water/sewer issues in planning new school facilities. Mayor Chila said that such would be considered in the plan endorsement process. Reese then asked why the Township does not promote business on the corridor "as is". Mayor Chila responded that it is difficult to bring in viable ratables without water and sewer.

Lou Murphy of Fredrick Blvd. questioned Ms. Reese about class size and reductions in staff. Ms. Reese responded that the district is not reducing staff and increasing class size, but rather, is making shifts due to class sizes.

Jackie Williams of Patricia Drive questioned proposed buffer areas to protect the value and privacy of lots backing up to the 322 corridor. Deputy Mayor Heresniak noted that there would be large buffer area, berms and fencing.

Carol Magazu of 396 Kings Hwy. asked what will happen if the PA change does not occur. Mayor Chila responded that officials are confident that the Township will receive the tier designation change in some fashion. She further questioned time frames for being granted approval for such change. Courtenay Mercer of the office of Smart Growth said the plan is targeted for submission in the fall, after which there would be a 3-6 month process. She noted that the application will move quicker due to the Township's TDR model. A pre-petition hearing is scheduled for the end of June. Infrastructure would take approximately 3 years to construct. Magazu then questioned the ability to temporarily tie in to existing sewer lines, and was referred to the Borough of Swedesboro.

Bob Nocentino of 77 Licciardello Drive questioned the definition of high value commercial, and asked if the Township is taking requests. Mayor Chila responded that the Township is looking at mixed use high-end retail, and that Woolwich Adult is courting many entities.

Marilyn Horner of Franklinville Road, questioned the conflict between the TDR plan and the eight year Farmland Preservation Plan, and asked if the 8 year plan could be cut to do

TDR. Deputy Mayor Heresniak stated that in Farmland Preservation Agreements, there are certain rules that must be followed.

Tanya Holly of 367 Rainey Road asked the Township's plan to not suffer further tax increases during the 3+ year wait for commercial development. Mayor Chila responded that there should still be lobby efforts to the State for funding, particularly with school funding. He further explained that certain commercial will be forthcoming through the Weatherby development.

Sabrina Canady of Spring Hill Drive asked if sewer and water would be available to her. Mayor Chila responded that the plan is limited to the Rt. 322 corridor. Canady also asked what will be done in regard to taxes, and was told that it is a state-wide problem, specifically with school funding.

A resident of Karen Court questioned the tax burden brought about by development of the infrastructure and was told that the Woolwich Adult project would bear such impact costs.

Charles Nocella of Fredrick Blvd. stated that the Township should concentrate on further commercial on the CVS tract, saying something is better than nothing. Mayor Chila explained that the land is controlled by one developer, and development is dependant upon the extension of the water and sewer mains to those areas.

A resident of Fredrick Blvd. asked if residents could call legislators for help. He was told that they have no control over sewer service expansion. Joe Delmar of the Township Economic Development Committee informed of attempts to work with Summit Ventures.

Peter O'Conner of the Fair Share Housing Center discussed the Township's responsibilities towards affordable housing.

Mayor Chila also spoke as to the affordable housing issue.

Andrew Mahea of 219 Juniper Lane questioned the number of houses to be built over the next 5 years, and was told that Weatherby constitutes a total of 4,500. Mayor Chila noted that numbers are difficult to project. He further noted that the Four Seasons development will result in no impact to the schools.

Mark Magazu of 396 Kings Hwy. questioned the number of affordable housing and asked the impacts on property values The affordable housing plan was once again discussed.

Richard Hoff, an attorney representing township farmers questioned if there is proposed zoning in place now for the TDR program or if that will come later. He was told that the plan submitted in the fall will have to be in. Hoff asked if densities are included and was told that economists are working on that. Bob Melvin further stated that there has to be balanced solutions. Hoff questioned if non-contiguous PUD's would be available in

addition to TDR, and was told that they are available now. Deputy Mayor Herosniak stated that the TDR program is being offered as another option for land owners.

Connie Eastlack of 361 Paulsboro Road questioned the working relationship with the DEP, saying that the DEP is holding up a ratable on Rt. 322.

Diane Jablonowski of Daniels Way asked why the state is not helping with the impact of schools on taxes.

Judy Steward of Rt. 322 questioned if there are plans to institute eminent domain of areas of Rt. 322. Mayor Chila explained that this is not being considered as a redevelopment area.

Joe Maugeri asked if it will be mandatory that developers in receiving zones purchase TDR's.

Mark Kehoe of 40 Wayne Drive and President of the Kingsway Regional High School BOE stated that the tax problem is due to the failure of the legislature to adequately fund schools and is not the fault of local government. He urged those present to lobby in this regard.

A resident stated that the development of the Rt. 322 corridor could increase residential development elsewhere in the township. Mayor Chila advised that the TDR option would come into play in this regard, saving open land elsewhere in the township, thereby saving the environs from development.

A resident of Harrison Twp. warned of environmental loss, and making Rt. 322 like Rt. 73. He was advised that the State will not allow a plan that will end like Rt. 73. He was further informed that the DEP would be active in the planning process to ensure protection of sensitive areas, and that open space will be preserved within the township through TDR.

Frank Costantini asked if additional ratables will impact on state funding received by the municipality.

Discussion was held as to the taking of trees when developing. The Township has ordinances in place that limits the number of disturbed trees, and requires replacement with mature trees.

Tom Sorbello of Woolwich Township asked if the Rt. 322 corridor was being studied elsewhere outside of the Township, and was told that it is. He noted that the plan to bring in commercial is good, but thinks the Township should devise means to draw in the commercial.

Upon the conclusion of the public comment period, the public portion was closed.

Mayor Chila thanked those present for attending.

The meeting was adjourned at 10:17 p.m. upon a motion by Committeeman Otten, seconded by Deputy Mayor Heresniak and unanimously passed.

Respectfully submitted,

Jane DiBella, RMC
Township Clerk

MINUTES
TOWN MEETING
OCTOBER 25, 2005

The meeting commenced with the flag salute at 7:10 p.m. at the Governor Charles Stratton School.

Mayor Chila welcomed those present and introduced certain officials present. The evening's agenda was reviewed.

Steven Kosluk introduced the members of the Plan Petitioning Committee, and discussed the process and goals of the Committee.

Planner, Bob Melvin, of Melvin/Kernan Land Strategies, discussed growth findings, which led to topics of impacts on farm industry and open space. He further detailed the objectives and goals of the development of the Rt. 322 corridor as creating:

- Fiscal Balance
- Preservation of Agriculture through use of TDR process
- Creation of Community and Commerce
- Mobility (Walkable Community)
- Place Making

It was noted that the Township has one opportunity to do this right.

Melvin discussed the Transfer of Development Rights (TDR) component of the plan endorsement process, and reviewed the proposed sending and receiving area boundary designations.

He further provided the schedule of plan processes, broken down into completed tasks and ongoing tasks.

Al DiBella presented a history of Woolwich , giving agricultural statistics, (8,992 acres farmland assessed, 329 acres of preserved farmland and 310 acres in 8 year program). He further detailed efforts towards farmland preservation utilizing grant funding. His presentation also included efforts to support the viability of agriculture and variables towards the agricultural future within Woolwich.

Joe Delmar spoke on commerce, highlighting the following areas:

- Importance of proper planning
- Comparison of taxes and creation of a ratable balance
- Worth of proposed commercial development

Committeeman Ted Otten spoke of the vision for community, detailing park expansion plans, the donation of open space by Summit Ventures, to be developed surrounding the municipal complex, and its subsequent community feel.

Liz Henshaw, project manager of Pulte Homes, presented the residential component of Woolwich Adult, to include 104 affordable multi-family dwellings and 925 market rate detached age restricted homes, creating over $6 million in tax revenue.

Steve Wolfson, of Wolfson-Verecchio, presented an overview of commercial districts his company has developed, including Audubon Crossings, Eddystone Crossings, West Sadsbury Commons and Main Street at Exton. He detailed the location of the proposed Main Street at Woolwich, for walkable commerce, creation of jobs, creation of public space and creation of $2.2 to $3 million in tax revenue.

Upon the conclusion of the presentation, Mayor Chila opened the meeting to the public at 8:23 p.m.

Joe Maugeri of Oldmans Creek Road questioned the time frame of the development. Mayor Chila responded that the entire vision encompasses a twenty year plan. Maugeri questioned the time frame of the plan endorsement process, to which Mayor Chila responded that the Township hopes to have the plan, including draft ordinances of the TDR program, to the Office of Smart Growth within 90-100 days. Maugeri then asked when the Township would have the TDR program in place, which Bob Melvin estimated at one year. Maugeri questioned the balance of TDR sending and receiving zone acreage, asking if the sending credits would fit in the receiving area. Melvin responded that the credits are based on a yield plan. Maugeri then questioned the impact of legal challenges against the conservation design ordinance.

A resident of Back Creek Road asked that the impact on Rt. 322 traffic and quality of life issues be addressed. Melvin replied that the Township is obligated to put an infrastructure plan together that will not degrade the roadway. Plans will be put into place to keep local traffic off of Rt. 322. Mayor Chila added that Rt. 322 corridor traffic studies are underway. The resident then questioned the additional impact on Kings Highway, to which Melvin responded that Gloucester County is involved with the process. Steve Kosluk added that the plan petitioning committee is looking at collateral designs and pleasing design schemes.

Bob D'Auria, residing on Rt. 322 asked Mr. Wolfson his position with the land in question, to which Wolfson responded that his company is the equitable owner. D'Auria then noted that his home seemed to be included in maps of the proposed area and asked if Wolfson had acquired his property, to which Wolfson responded in the negative. Mayor Chila stated that the Rt. 322 corridor is not considered a redevelopment zone.

Erwin Luy of the Inverness development, noted his displeasure with Pulte Homes and suggested that future homeowners of Pulte homes get something in writing from the builder regarding home quality and guarantees.

Frank Grant of Harrisonville Road noted that Rt. 322, being the only east-west corridor in the county, will eventually create another Rt. 38 and Rt. 73 if commercially developed. He further opined that even with the commercial, residents will still pay higher taxes. He

is not in favor of any development, having moved to Woolwich because it was rural. Mayor Chila responded that the TDR program will help to keep the open space in his portion of the township.

John Grind asked the time frame towards tax relief. Mayor Chila responded that residents should see some ratable relief in three to five years. He further stated that it will be a task of the new Governor to find other sources for proper school tax relief.

Tom Sorbello, Woolwich land owner and resident of S. Harrison Twp., wished to discuss land values as they relate to zoning determinations in the TDR process. Bob Melvin suggested that incentives will have to be built into the program. Courtenay Mercer of the New Jersey Office of Smart Growth added that if the TDR program is designed well, it will draw developers in.

A new resident questioned how much taxes will benefit the township and the benefit overall. Mayor Chila responded that numbers will be worked out through the process.

Blair Hannigan of 25 Natalie Drive questioned the affect on Logan Township through the process, and if Logan is looking at this process also. The Mayor responded that he is not sure.

Meg Westburg questioned efforts towards school tax relief. Mayor Chila reiterated the job of the new governor towards addressing the issue, but said the township will continue to lobby for additional aid.

With no further public comment, Mayor Chila thanked everyone for attending.

The meeting concluded at 9:00 p.m.

Jane DiBella, RMC
Township Clerk
Member, Plan Petitioning Committee

WOOLWICH TOWNSHIP PLAN PETITION COMMITTEE

NOVEMBER 14, 2005 MEETING MINUTES

Attendees: Steve Kosluk, Jocelyn Phillips, Al DiBella, Alex Elefante, Joe Delmar, and Cal Greene. Also present were township planners, Bob Melvin and René Torres.

- At this time, it is not clear if the Visioning process has been achieved. More information is needed.
- December 20, 2005 the round 3 COAH application is due. Planning Board must adopt the COAH plan in early Dec. There will be a meeting to guide the application process, incorporating Woolwich Adult into our numbers. This meeting will establish how to accomplish rounds 1 and 2. Round 3 will use numbers of actual houses built since Jan 2004 (a search of building COs is required) and so are growth-based over a 10-year period.
- There was a site inspection with DEP. Rick Brown of DEP will be giving us some guidelines and rules for developing the green areas of the map—these areas are still to be determined in their final form.
- Discussion ensued regarding Bald Eagle habitat along Raccoon Creek that DEP wants preserved and improved via reforestation and trails situated out of view under tree canopy.
- DEP does not encourage development along Locke Ave. However, low-impact parks such as a community center, Farmer's market, or 4H fairgrounds might be acceptable.
- Discussion about a possible boat launch from Locke Ave. park and location of possible riding trails connecting to the new horse park on Rte. 130.
- Due to cost of infrastructure, careful attention should be paid to design of improvements. There will be 2 main secondary roads, north and south of Rte. 322. Discussed routing of traffic for local flow as well as shopping and shore traffic to avoid problems for residents.
- Discussed how to connect PH58 to the 322 corridor through future development. Possible bike trail connecting Locke Ave. park and PH58. Landowner between the two sites is to be approached regarding their intent so we can decide how to facilitate these goals. Would involve changing the property from "Target farm" for open space and farmland preservation to becoming part of the 322 development area.
- Discussion regarding charges to developers for walking bridges, boat launches, trails, etc. can be calculated on a pro rata basis (i.e., 4000 units @ $4000/unit = $16 M). Developer makes more money for lots built around and near special features, so they make money on the improvements, too.
- Decision to connect R.C. church in new 208 plan positive, but restrict the land to institutional zoning use if provided with sewer. The archdiocese is to be approached regarding their future plans for the site.

Meeting adjourned at 9:25 PM.

The next meeting will be **November 28, 2005 at 7:00 PM.**

MINUTES
PLAN PETITIONING COMMITTEE
JANUARY 9, 2006

The meeting commenced at 7:10 p.m. with the following noted in attendance:

Jane DiBella, Jocelyn Phillips, Steve Kosluk, Alex Elefante, Al DiBella, Alan Schwager, Joe Delmar, Bob Melvin, Rene Torres, Deputy Mayor Otten and Mayor Chila.

Mayor Chila welcomed members, and called for nominations for Chair. Motion was made by Al DiBella and seconded by Alan Schwager to nominate Steve Kosluk. No further nominations. All were in favor.

Steve Kosluk requested nominations for Vice Chair. Motion was made by Alex Elefante and seconded by Al DiBella to nominate Jocelyn Phillips. No further nominations. All were in favor.

The Chair noted that Jennifer Cavallaro will no longer serve the Committee as she has been appointed to the Township Committee. David Dominick has been appointed to represent the S/W Board of Education.

The Committee discussed changes in government, specifically with DOT and DEP Commissioners, and impacts on the township's petition.

Discussion was held as to the text needed within the application regarding the water/sewer plan, and discussed the lack of action on the part of the Borough of Swedesboro in moving forward with the joint MUA. Discussed ground application and amount of land needed. Noted that the Township needs to identify a suitable site. Melvin noted that the water franchise issue must be resolved. A meeting will be held with Borough Officials by the end of the month.

Meeting held January 3, 2006 with DOT to get the departments opinion as to the townships assumptions and idealize what they will accept as traffic calming measures. The DOT has recommended the creation of a Transportation Improvement District, which the township will include in their plan. DOT has requested a six-week period to review speed limits between Locke Avenue and the NJ Turnpike. Jocelyn Phillip warned the importance of phasing the traffic construction. Noted that funds will be allocated among developers through the corridor.

Discussed January 6, 2006 meeting with Courtenay Mercer of DCA regarding the Planning Area Change/Sending Area. Suggested that based upon the DEP's constraints, it may be better to move forward as a center designation, with sewer in the geography. May be unwilling to give a PA 2 designation to the turnpike area. Melvin explained the process of identifying criteria for centers, regional, villages and hamlet areas, which is based upon population, population densities, housing units, ratio of jobs to housing.

Mayor Chila noted that DEP would not object if we had another TDR receiving area, and suggested an area south of Weatherby which could be linked to the new school site. This would take some of the density off of the 322 corridor.

The area noted is located off of Oldmans Creek Road and Auburn Road, and is already included in the township 208. Melvin noted that this could change the ratio across the system.

The change was also discussed as an incentive to the TDR program.

The Committee may decide to move forward with a combined plan, identifying the two areas.

The Committee then heard from member Cal Green who is resigning from the Committee due to professional constraints. It was noted that a new member will be appointed to represent the Zoning Board.

The next meeting was scheduled for January 23rd, at 7:00 p.m.

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Jane DiBella
Township Clerk

MINUTES
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
JANUARY 30, 2006

The meeting of the Plan Petitioning Committee commenced at 7:00 p.m. with the following noted as present:

Mayor Chila, Jane DiBella, Jaclyn Dopke, Joe Delmar, Jocelyn Phillips, Alan Schwager, Deputy Mayor Ted Otten, Planner Bob Melvin and Rene Torres.

Noted:

- Presence of Jaclyn Dopke representing the Township Zoning Board of Adjustment to replace the membership of Cal Greene
- Jocelyn Phillips, Vice Chair, in the absence of Chairman Steve Kosluk

Water/Sewer Continued discussion regarding the water/sewer plan for the Rt. 322 corridor. Mayor Chila and Bob Melvin updated the Committee of a meeting held with the Borough of Swedesboro, with the Borough's Engineer Federici and Aiken also present, at which time the concept of a land based application was discussed. The Borough seemed not to be in favor of this. While a stream based application was a part of the Woolwich Adult LLC Settlement Agreement, the DEP would like to see a land based application. The Committee felt that both options should be presented in the submitted plan. It was suggested to conduct a stream study and to also scout out land based area. Discussion was also held as to obtaining a Request for Proposal from engineering firms experienced in land based operations.

Brief discussion was held as to possible objections to the plan from neighboring towns.

Mayor Chila suggested holding off on any decisions until after an upcoming meeting with DEP and all parties.

2nd TDR Receiving Area Reviewed and discussed the potential 2nd TDR receiving area to include mixed use residential, commercial and municipal sites. The plan presented would result in Buy Rite of 195, with 447 TDR (off the 322 corridor) for a total of 642 units. This would further save 266 acres and 149 units. Both plans will be submitted to the State simultaneously, with the 2nd site considered a 2nd 208 amendment. Preliminary legwork should be conducted with Logan MUA and Aqua New Jersey. The plan should be discussed with Aqua New Jersey when representatives attend a closed session meeting planned during the February 6th Township Committee meeting.

Discussion was held as to the meeting schedule for the remainder of the year. The next meeting was set at February 13th.

The meeting was opened to public comment, and closed again with none forthcoming.

The meeting adjourned at 8:17 p.m.

WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
MINUTES
APRIL 10, 2006

The meeting was called to order at 7:00 p.m. by Jocelyn Phillips.

Flag salute

Those noted as present were:

Jane DiBella, Jocelyn Phillips, Joe Delmar, Jaclyn Dopke, Mayor Chila, Al DiBella, Rene Torres, Bob Melvin, Alex Elefante, Alan Schwager and Deputy Mayor Otten.

Planner Melvin presented an update to a meeting held Aqua New Jersey regarding the plan for sewer/water. Aqua New Jersey has agreed to construct the utility for the Master Plan and the wastewater amendment. A piece will have to wrap around the TDR receiving sites and school site. Melvin/Kernan will provide the density and site work. Aqua New Jersey will do preliminary for the plant site. They are on board for ground application.

Discussion was held regarding an April 24th meeting to be held with state departments (DOT, DEP, Agriculture, Smart Growth). We must know if Woolwich Adult has an interest in TDR. Further need to know what level of data DOT requires. A preliminary DOT design for the Rt. 322 corridor will be received soon. Discussed possible road curving which could impact allowable development areas.

Discussed communications with the Catholic Diocese, requesting consideration of their Rt. 322 property in the plan amendment, as they would like to construct affordable senior housing. It was the consensus of the Committee that more information is needed in order to make an informed decision. Suggested that a diocese representative meet with the Committee.

The Committee reviewed grid modules of the 322 corridor map, with the following discussion highlighted:

- DEP requests permanent restrictions on certain environmentally sensitive areas-Change in map designation.
- 400 x 400 ft. grid-Ways to break up design, ensuring that footprints fit. Can accommodate off street parking.

The Committee further reviewed a grid concept utilizing TDR's.

The Committee discussed upcoming tasks and meeting schedule.

Will meet next on May 8th.

Jocelyn Phillips informed the Committee of an upcoming TDR Workshop.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Jane DiBella
Township Clerk

MINUTES
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
MAY 8, 2006

The meeting commenced at 7:00 p.m. with the following noted as present:

Chairman Steve Kosluk, Jane DiBella, Alex Elefante, Alan Schwager, Jocelyn Phillips, Mayor Chila, Jaclyn Dopke, Bob Melvin, Rene Torres, Caroline Armstrong. Ted Otten and Joe Delmar entered the meeting subsequent to its commencement.

Melvin introduced Caroline Armstrong, PP, AICP, of Melvin Kernan, who will be assisting with the petitioning process.

Discussion commenced with review of meeting held with DOT and numerous state offices, as well as Woolwich Adult representatives regarding the redesign of the Rt. 322 corridor, and Gloucester County's input and assistance. Concept plans were presented and reviewed, with discussion centering on the pro's and con's of staying within or out-of the Right of Way. The Committee felt that it would be in the best interest of the Township to maintain the road within the ROW in the interest of the proposed area development, as well as future needs.

Mayor Chila apprised the Committee on the status of the corridor parcels controlled by Woolwich Adult, with discussion centering upon lack of a definitive traffic plan, and perceived unwillingness to commit to the TDR concept. A meeting is scheduled with Woolwich Adult for May 16th, at which time it is hoped that more of a commitment will be gained. The Committee will have to decide how to proceed with the TDR plan, dependent upon Woolwich Adult's willingness to cooperate. Melvin can create a TDR plan utilizing the corridor west of Kings Hwy.

Discussion was further held regarding the proposed 2nd TDR parcel in the southern portion of the township, with the suggestion given to not utilize for TDR, but perhaps target for Redevelopment/Municipal Services.

The Committee was presented with and briefly discussed the Outline and Status report of the TDR Plan Element, on elements underway.

Discussions will be ongoing with DOT regarding the corridor traffic planning, with hopes that the Township can offer guidance in such development.

Bob Melvin will e-mail the members with an update of future meetings.

The meeting adjourned at 8:43 p.m.

Jane DiBella, RMC
Township Clerk

MINUTES
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
JUNE 12, 2006

The meeting commenced at 7:05 p.m. with the following members of the Plan petitioning Committee noted as present:

A. Elefante, J. DiBella, J. Delmar, A. Schwager, A. DiBella, J. Phillips, S. Kosluk, J. Dopke, and Mayor Chila.

Also present were:

Bob Melvin, Caroline Armstrong	Melvin/Kernan
Courtenay Mercer, Erika Webb	Office of Smart Growth
Jack Fisher, Chuck Romick	County of Gloucester
Kathy Stuart	3rd Legislative District
Philip Norcross	Woolwich Adult

- Those present reviewed a report submitted by Urban Partners regarding the Transfer of Development Rights Bonus Analysis of the Rt. 322 Corridor.

- Also reviewed and discussed the minutes of a May 16, 2006 workshop held with NJDOT representatives to discuss the Rt. 322 transportation network ideas.

- Discussed the need to include the NJ Turnpike interchange 2 into the plan.

Those present questioned Ms. Mercer of the current status of the plan. Response was given that guidance is needed as to plans for the eastern portion of Kings Highway, specifically the Woolwich Adult area.

Mr. Norcross suggested that his client is not comfortable with utilizing TDR's in their plan, and in fact, the settlement agreement contains no mention of TDR's.

Ms. Mercer informed that Woolwich Adult does not need to include TDR's, but needs to better define their designation as a "center", incorporating design standards and smart growth principles.

Carolyn Armstrong agreed, acknowledging that the plan endorsement petition must show how the state plan map plays out in Woolwich Adult parcels.

Discussion was held as to submission of plan utilizing TDR's only on the Rt. 322 portion west of Kings Hwy. Noted that there is between 2,500-4,000 unit potential on the portion west of Kings Hwy., but that available acreage is decreasing from within the sending area.

The Committee further discussed densities and design heights and densities and school children.

Options agreed would be between 2,500-3,000 units, or 4-5 units per acre.

The Committee advised Norcross to ensure that his clients design fits that of smart growth, and to work on transportation interconnectivity.

The meeting adjourned at 9:00 p.m.

Jane DiBella, Township Clerk
Plan Petitioning Committee

SUMMARY
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
July 10, 2006

The meeting commenced at 7:00 pm.

Bob Melvin updated the Committee on NJDOT's latest conceptual plan for Route 322 and the circulation system in the Regional Center (copy of conceptual plan is attached to this meeting summary). New schemes were developed at a meeting held on June 27th. He also discussed density and housing mix for the Regional Center.

Caroline reported on proposed State Plan Policy Map changes that would help facilitate Plan Endorsement and TDR. The most notable changes were the introduction of PA 5 – Environmentally Sensitive Planning Area – on a number of stream corridors and tributaries; the introduction of PA 4B – Rural/Environmentally Sensitive in a portion of the Oldman's Creek watershed at NJDEP's recommendation; and the realignment of PA 2 – the Suburban Planning Area to better comport with the boundaries of the existing sewer service area.

The Committee had the following comments:

1. Concerning NJDOT's plans:
   - Reflects a more integrated street network
   - Removal of the ring road originally proposed by Wolfson is a great improvement
   - Of the intersections on Route 322, the one main spine connecting the lifestyle center north of Rte 322 with the large format retail to the south is critical. The success of retail in the lifestyle center depends on visibility. This road will be the main road that people travel to get to the big box center south of Rte 322. As such, it will provide that needed visibility. This should be the public road through Wolfson's property.
   - There are too many full intersections proposed on Kings Highway. In general, the public prefers to turn right whenever possible.
   - Is it possible for the proposed drive parallel to and south of Rte 322 to connect to Pancoast Rd above the Turnpike interchange?
   - Need to minimize impact of big box retail on adjacent existing residential neighborhood

2. Concerning housing options and diversity in the Regional Center
   - After reviewing three different scenarios showing different mixes of single family homes, twins and townhouses/flats, the Committee concurred that the mix should include 100 singles, 900 twins and 1,794 townhouses/flats. The decision was reached after a thorough discussion on diversity, total number of TDR credits to be used, and tax implications of different housing types.

3. Concerning State Plan Policy Map changes
   - The Camden Diocese is potentially interested in siting affordable housing, a church and/or a school on Block 12, Lot 9. This property is outside of the Regional Center but in Planning Area 3. If affordable housing is a realistic possibility, perhaps the property should be included in the Regional Center. Bob and Caroline were directed to meet with representatives of the Diocese to discuss this further
   - Bob and Caroline were asked to meet with Sandy Zeller to discuss future options concerning the RLM (Residential Low/Moderate) zone and potential opportunities for transferring affordable housing obligations to another site. This property is located in PA 2 but outside of a sewer service area.
   - Block 28 Lot 1 should remain in PA 3 and be designated as a TDR sending parcel. Bob and Caroline were asked to meet with the Superintendent of the Swedesboro-Woolwich School District to discuss options for relocating a proposed elementary school onto the adjacent property where two other schools are going to be constructed.

4. Additional Comments
   - The Committee requested a copy of the powerpoint presentation given at tonight's meeting.
   - The Committee decided to hold another public visioning session only if OSG requires it for the second receiving zone.

The meeting adjourned at 9:00 pm. A powerpoint presentation was subsequently sent to the Committee.

SUMMARY
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
AUGUST 14, 2006

Meeting commenced at 7:00 pm with the following present: Chairman Steve Kosluk, Alex Elefante, Al DiBella, Ted Otten, Joe Delmar, Joe Chila, Jane DiBella, Jocelyn Phillips, Jaclyn Dopke, Alan Schwager, Caroline Armstrong.

Following Steve Kosluk's introduction, Caroline Armstrong began the meeting with a discussion on three affordable housing issues pertinent to TDR and Plan Endorsement. First, she introduced Curtis Johnson, Exec. Director of the Camden Diocesan Housing Services Corp. She and Bob Melvin had met with Curtis on August 9th to inquire into the Diocese' plans for a 58 acre property (Block 12 Lot 5) situated between Oak Grove Rd and Swedesboro-Paulsboro Road. At that meeting, they explained that the Township was submitting a wastewater management plan to the State at the same time it was submitting the TDR Plan and Plan Endorsement application. The wastewater management plan would recommend future sewer service be extended to the planned Regional Center along U.S. 322. Since the property in question abuts this area, they inquired into the Diocese' and St. Joseph Parish plans for the site.

Mr. Johnson indicated that several options were being considered by his organization. One was the relocation of the church since expansion was necessary. Another was very low income affordable housing for seniors. The Diocesan Housing Services Corp. uses HUD funding which subsidizes 70% of the rent; residents pay the difference. It generally builds 75 to 100 one-bedroom independent living units. Mayor Chila commented that if a church and affordable housing were placed on site, it should offer shared parking in a campus like setting.

Mr. Johnson explained that HUD funding is very competitive. DHSC has been successful in securing funding in recent years. HUD wants to see demonstration of municipal support for the project. The application process takes 2 to 3 years typically. Assuming sewer service along Route 322 is not available for another five years, DHSC would pursue a compatible time frame for seeking HUD finding.

Mayor Chila commented that the property in question is currently not proposed for sewer service because it is located outside of the proposed Regional Center. The Township might prefer to see affordable housing placed on another site that could be secured from a developer. There is a nice farm field at the rear of the property in question, which would make an appropriate TDR sending parcel. Woolwich Tp would like to see a conceptual site plan of the entire property. The Township was aware that various ideas about the site's future use had been floated over the past couple of years but no firm direction has been established as yet. The Township would need a plan from DHSC within the next 30 days in order to make a decision in time to submit its planning documents to the State. The Township would also like to know the plans for the parcel immediately behind the existing cemetery which abuts the property in question.

Caroline briefly reported on two other affordable housing issues. She noted that a representative from Lutheran Social Ministries met with representatives of Woolwich Township on July 24th expressing similar interest in providing either affordable senior housing or family housing. It was suggested that the two sites identified in the Round Three COAH Plan might be appropriate locations.

The properties on Ogden Road, zoned for inclusionary development (RLM zoning district), were the subject of discussions between melvin|kernan and Sandy Zeller recently. Mr. Zeller would like to meet with Township representatives to discuss the options, procedures, risks, and implications of either retaining the site as an inclusionary development or transferring the credits to another site. This decision could affect the Plan Endorsement process and potentially delay it, depending on the direction taken.

Discussion then shifted to the TDR receiving zones. Caroline reported on progress made with the Auburn Road receiving zone located next to Weatherby. She presented Pulte's conceptual site plan for the property and then compared it to a land use plan that m|k prepared. The m|k plan limits the development envelope to those parcels/portions thereof that are presently in the sewer service area. It includes not only an access onto Auburn Road but also multiple connections to the adjacent Hovnanian development in Weatherby. Multiple connections reduce traffic pressures on Auburn Rd, while also providing internal connections to existing and proposed schools and other regional destinations. The plan contains a mix of 130 single family units, 161 twins and 210 townhouses. It also contains 50,000 square feet of commercial space and a series of public parks and open space. The unit mix is based on an estimate of the number of units permitted by right under current zoning (R3) plus a mix of units that together equate to 100 TDR credits.

The Pulte site plan extends the development envelope to properties outside of the sewer service area. It contains a mix of 164 single family homes and 396 townhouses, including 61 COAH units. It proposes one main access onto Auburn Rd and a future secondary access onto the same but south of the main access.

Mayor Chila indicated that the Hovnanian project within Weatherby that will be adjacent to the receiving zone is a gated community and would not permit roadway connections to the proposed receiving zone. Even if the receiving zone is limited to the existing sewer service area, Pulte may be willing to secure a parcel south of the site in open space, with a secondary road access provided onto Auburn Rd.

Caroline mentioned a meeting she and Bob had with Rich Fisher, Superintendent of the Swedesboro-Woolwich School District and Mike Griggel, Business Administrator, on July 24th. Bob indicated that in order to create the TDR receiving zone on Auburn Road, 100 TDR credits would have to be transferred in from sending zone properties. The property on which the School District is considering the location of a third elementary school – Block 28 Lot 1 – is an important sending zone parcel from which some of these credits could be transferred. After looking at the conceptual plans for the three schools – two on the adjacent property (Block 28

Lot 17), Bob suggested the possibility of locating the third school on Block 28 Lot 17 and flipping the proposed recreational fields on that property to Block 28 Lot 1. Recreational fields would be a consistent use with a sending parcel that has been preserved via TDR, whereas a school building would not. R. Fisher agreed to discuss this option with the architect and school board.

Caroline reported that m|k prepared a draft TDR ordinance and was currently refining it. She then indicated that the TDR plan and Plan Endorsement process was on course and would be submitted to the State by the year's end. She spoke to Courtenay Mercer about whether another public informational meeting would be necessary prior to the hearing process. Courtenay was leaving this up to the Township's discretion.

Caroline mentioned that the Delaware Valley Smart Growth Coalition offered a competitive program recognizing laudable smart growth projects in the region. The deadline for the next application round is September 1. She noted that the Woolwich Township TDR program would certainly be eligible based on the program criteria. However, she recommended submitting an application during the December round. The Committee concurred.

The meeting concluded at 8:15 pm.

MINUTES SUMMARY
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
SEPTEMBER 11, 2006

The meeting commenced at 7:00 p.m. with the following in attendance:

Joseph Delmar, Alan Schwager, Jocelyn Phillips, Mayor Chila, Al DiBella, Jaclyn Dopke, Ted Otten, Steve Kosluk, Alex Elefante, Jane DiBella, Bob Melvin and Caroline Armstrong.

Discussion commenced regarding the proposed State Plan mapping changes:

- The Committee discussed the removal of the Davidson Road property from the sewer/service area, and the probability of a lawsuit if that were to occur.
- Caroline discussed planning area changes to north of Rt. 322 to PA4 and the PA2 and PA3 on north side of High Hill Road to PA5, including the parcel currently in the 208 area.
- The DEP wants critical environmental sites mapped.
- Wants the Township to converse with Harrison Township regarding the area east of the Turnpike to ensure no conflicts exist.

TDR Discussion:

- Sending Zone-The Committee decided to include those parcels under 8 year farmland preservation.
- State Agriculture willing to add additional funding for preserved acres.
- Waiting for real estate findings.
- Suggested to form a sub-committee to discuss sending area issues.
- Discussed change in zoning for sending area. OSG is suggesting 20 acre zoning for sending parcels.
- Township should pursue assistance from the state towards:
    1. Creating TDR Bank (need to know where funds will come from)
    2. Increase of state assistance for farmland preservation efforts

Discussed Camden Diocese property:

- Diocese may site the new church on Locke Avenue property
- The Committee discussed and decided to remove the cemetery property from the 208 plan.

Auburn Road Receiving Area:

- Linkability with Four Seasons community potential for 100 credits

322 Receiving Zone:

- Need to decide basic rules and densities for development.

The Committee will, by September 29th:

- Complete Real Estate Market Analysis
- Finalize Sending Zone Credits

- Finalize State Plan Policy Map
- Meet with Aqua New Jersey and DEP (set for September 26th)
- Meet with Harrison Township

The Committee also discussed hold-up by Aqua New Jersey in formulating water/sewer plan. The Township should issue ultimatums.

The meeting adjourned at 9:05 p.m.

MINUTES
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
OCTOBER 9, 2006

The meeting commenced at 7:05 p.m. with the following in attendance:

Mayor Chila, Deputy Mayor Otten, Joe Delmar, Alan Schwager, Al DiBella, Jane DiBella, Bob Melvin.

The following discussions took place:

- **Wastewater Management Plan-**Update provided on meeting with DEP and Aqua New Jersey. Discussed land required (200 acres) to accomplish ground wastewater distribution system. Potential parcels were discussed for location of same. Discussed whether non-contiguous TDR would be allowed, to which Melvin responded that non-contiguous would be allowed if supported by the Ordinance. Discussed maintenance of distribution sites; Aqua New Jersey would own, and would be responsible for maintenance. Pulte may assist in locating potential parcels.
- **Golf Course-**Melvin asked the Committee to decide if the Golf Course was in or out of the plan. All members of the Committee agreed to keep in the plan. Discussed ground application of wastewater on the course. DEP would possible not allow.
- **Zoning Changes-**Discussed buy right in sending and receiving zones, and whether to keep receiving zone in FOC or change to 2 acre single family. The consensus was to leave as FOC.
- **Affordable Housing-**Discussed location bordering the Borough of Swedesboro and intent to zone R2 and PA3.
- **State Plan Mapping of Weatherby Property-**Meeting with State and Weatherby representative favorable. Weatherby should assist in development of permitted uses in area along Creek.
- **Proposed Sending Zone Revisions, Per 10-6-06 SubCommittee Meeting-** Reviewed and discussed mapping changes, including parcels with development approval.
- **Church Parcel**-Discussed impact of church retaining the entire cemetery parcel for cemetery expansion, and church's interest in parcels for new church.
- **Capital Improvement Plan**-Must be developed for economist and for submittal as a part of the plan.
- **Status Updates-**
    - TDR Draft Ordinance completed
    - Working on design reg's
    - Writing Draft Ordinance on 15 acre residential zoning
    - Sending Area work completed
    - Work on bike/pedestrian pathways designs

Next Action:

a. 10-11-06 meeting with state to discuss TDR Bank
b. Transportation Plan; Preliminary Plan to be completed by 10-13-06

The meeting adjourned at 8:48 p.m.

Jane DiBella
Township Clerk

MINUTES
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE
NOVEMBER 13, 2006

The meeting commenced at 7:00 p.m. with the following in attendance:

Jane DiBella, Jaclyn Dopke, Jocelyn Phillips, Joe Delmar, Al DiBella, Mayor Chila, Alan Schwager and Bob Melvin, Melvin/Kernan.

The following discussion took place:

- **Status Report** overview was presented by Bob Melvin.
- **Wastewater Management Plan-**Committee reviewed a map of potential disposal sites for the grey water. The Committee displayed concern at what type of distribution method was planned; injection or spray, to which much discussion took place. Aqua New Jersey should be asked to define what type of distribution method is intended. Further discussion was held as to encouraging the proposed golf course as a disposal site.
- **Clarification of Sewer Service Areas-**Discussed inconsistencies within three maps as to actual existing sewer service areas within the Township, and which map should be utilized.
- **TDR Bank-**Discussed that the Director of the SADC does not want to establish TDR Bank.
- **Summary of Meeting With Gloucester County-**County on board with county road plan and cross roads. Once the plan is done and approved, designers will get involved to further define.
- **Meeting With State Agriculture Development Committee/Outreach to the Farm Community-**Discussed forum for public outreach meeting. Suggested to invite all those on sending area map. Potential meeting date in early January.

The following next steps were reviewed:

- **Meeting with NJDOT prior to plan submission?** The Committee felt that the plan should be sent as is.
- **Completion of draft real estate market analysis-**Being developed
- **Completion of draft storm water plan-**Being developed
- **Completion of draft open space/parks plan-**Being developed
- **Completion of draft circulation plan-**Being developed. Jocelyn Phillips asked on behalf of Alex Elefante if the bicycle and pedestrian circulation is being included in plan and was told yes.

The Committee must also develop design requirements for housing types.

Discussion was held as to whether a meeting should be held with the Woolwich Adult Developer for review of the plans so far, with no decision reached.

The land plan for the Auburn Road receiving area was also briefly discussed. The road into Four Seasons will be removed, and access entrance added off of Auburn Road.

The Committee and Planner feel that the plan is on track. Public meetings will be held after the first of the year.

The meeting adjourned at 8:15 p.m.

Jane DiBella
Township Clerk

MINUTES
JANUARY 8, 2007
WOOLWICH TOWNSHIP PLAN PETITIONING COMMITTEE

The meeting commenced at 7:00 p.m. in the Woolwich Township Municipal Building.

The following persons were present:
Jane DiBella, Jaclyn Dopke, Jocelyn Phillips, Alex Elefante, Committeeman Ted Otten, Mayor Joe Chila, Joe Delmar and Township Administrator Jack Lipsett. Bob Melvin and Caroline Armstrong were present from Melvin/Kernan Land Strategies. In addition, Courtenay Mercer and Erika Webb were present representing the State Office of Smart Growth.

The first order of business was to select a 2007 Committee Chair. A. Elefante moved to nominate Jocelyn Phillips. J. DiBella seconded. All were in favor.

A Schwager moved to nominate A. Elefante as Vice Chair. J. Delmar seconded. All were in favor.

B. Melvin presented a status report as follows:

- Wastewater Plan-Draft received-complete in form
- Market Study-Draft received-complete in form
- Open Space Plan-Underway
- Capital Improvement Plan-Underway
- 2nd receiving Area-Running concurrent

The Committee discussed timetables for public hearings and board action prior to plan submission. This led to discussion regarding meeting format and presenters at the January 30th informal meeting with landowners. It was suggested to invite Susan Craft and Tom Brill of SADC and Erika Webb of SOSG as presenters. Further suggested to have Farm Bureau representatives and perhaps to invite the Mayor of Chesterfield Twp.

Meeting format was decided:

- ABC's of TDR
- Analysis Study
- Market Summary
- Rights and Appeal Process

The Committee discussed whether to have Economist Jim Hartling as a speaker at the Planning Board level or at the small group landowner meeting.

After much discussion, the Committee decided on the following public meeting schedule:

- January 30, 2007-Informal meeting with farm/land owner community to discuss TDR Plan

- February 15, 2007-Discussion of Draft TDR Ordinance at Planning Board level

- March 1, 2007- Public Hearing and Master Plan Elements adoption by the Planning Board

- March 5, 2007-Plan Endorsement Adoption by Resolution of the Township Committee

- March 6th-Submission of Plan by the Township to the State Office of Smart Growth.

The Committee questioned the state representatives as to the review time table.

From submission:

- 30 days for completeness
- 60 day review period/run concurrent with 45 day comment period
- 60 days to write report
- Up to 60 days to act

The Committee discussed the need for the Plan Petitioning Committee to meet at which time an executive summary of the plan will be presented and a recommendation made to move forward. Decided meeting to be held on February 26th at 7:00 p.m.

The Plan Petitioning Committee decided to leave a 2007 meeting schedule open until further action is warranted.

Motion was made by Mayor Chila and seconded by J. Delmar to adjourn the meeting at 8:15 p.m. All were in favor.

Jane DiBella

WOOLWICH TOWNSHIP
PLANNING BOARD
February 15, 2007

MINUTES

Chairman Viereck called the meeting to order at 7:00 pm.

Chairman Viereck stated that adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Viereck led all present in the Pledge of Allegiance

Roll was as follows:

Deputy Mayor Lavender – Present, Roy Bitterman – Absent, Paul Lott – Absent, Jack Lipsett – Present, Steve Nieves – Absent, Michael Lutz – Present, Melissa Winters – Present, Alan Schwager – Present, Alex Elefante – Present, John Casella – Present, Chairman Viereck – Present.

Also present: Sandy Zeller – Solicitor, Bob Melvin – Planner, Joe Raday– Engineer.

Mr. Zeller swore in the Board's Professionals that were present.

First on the Agenda was to approve or amend the Minutes from the Regular meeting of February 1, 2007. A. Schwager made the motion to approve which was seconded by M. Winters. All were in favor except for J. Lipsett who abstained.

Next order of business was a Resolution Granting Preliminary Major Subdivision Approval to Heatherwood Farms III, LLC ~ Block 55, Lot 1.

Mr. Zeller stated that he had received a letter from Brian Lozuke, the attorney for Heatherwood Farms, asking that the Board hold off on this approval so their Engineer can review the Resolution. They will waive whatever time constraints apply. Mr. Zeller will be submitting this Resolution again or re-submitting it with some changes that they may be requesting.

Chairman Viereck stated that the next Resolution is the Amended Resolution Granting Final Major Subdivision and Final Major Site Plan approval to Summit Ventures, LLC for The Villages at Weatherby ~ Block 32, Lots 1 & 3 and Block 28, Lots 5, 6.01, 7, 8, 8.01, 9, 10, 13.01 & 14.

Mr. Zeller stated that he once again received Mr. Penberthy's approval for the Draft that was submitted. There were only a few changes.

A. Schwager made a motion to approve the Amended Resolution which was seconded by A. Elefante. Roll was as follows:

Deputy Mayor Lavender – Abstain, Jack Lipsett – Yes, Michael Lutz – Abstain, Melissa Winters – Yes, Alan Schwager – Yes, Alex Elefante – Yes, John Casella – Yes, Chairman Viereck – Yes.

Chairman Viereck stated that before they move on to New Business there is a letter from Mike Lutz stating his intention to resign at the end of the month. Action is needed to accept that resignation and he thanked Mike for the time he gave to the Planning Board.

A. Elefante made a motion to accept Mike Lutz's resignation letter, with regret, and would like to thank him for his participation as Planning Board Member and his contribution to the Township of Woolwich. M. Winters seconded the motion. All were in favor.

M. Lutz wanted to state for the record that he would like to thank everyone and wishes them good luck in moving forward.

Next on the Agenda under New Business are TDR and Plan Endorsement. Since Chairman Viereck has a conflict with this, he removed himself as Chair and A. Schwager took over.

Vice Chairman Schwager stated that this is a repeat of last weeks meeting that was held with the residents of the Township, but the formal presentation to the Planning Board. Before they begin, he would like to recognize a lot of the people that were really involved in this; Committeeman Ted Otten, Chairwoman Jocelyn Phillips, Jack Lipsett, Township Clerk Jane DiBella, residents Joe Delmar, Al DiBella, Jackie Dockie, Alex Elefante and himself. Steve Kosluk who was involved with this for two years up until he recently resigned due to family commitments and a really special thanks to the Mayor who had spent two years of his time and meetings with the State. There were six (6) Municipalities selected in the State to do a pilot program and as he understands, Woolwich is the first Municipality in the State to be submitting this. Special thanks to Bob Melvin and Caroline Armstrong. In his opinion, he thinks this is a good program and something that the State is really looking for. With that being said, he turned the meeting over to Mr. Melvin.

Mr. Melvin continued stating that the purpose of this meeting is to walk through and discuss the 618 page Draft Document for the program. The public meeting will be on March 1st, and hopefully it will be a plan that will be approved at that point.

Tonight he will be reviewing the TDR plan and the Real Estate Market Analysis and then they will talk about the next steps as we move forward.

The Plan itself has several components, first being the Transfer of Development Rights Plan and that plan sets up the rationale on how to implement this TDR Program.

As indicated by Mr. Schwager, the whole plan is based on a TDR component over the course of the last two years. Two receiving areas have been identified. One being the Auburn Road receiving area which is about 125 acres and the other one is on the US Rt. 322 corridor receiving area, which is above Swedesboro and is about 744 acres of land.

The sending area is approximately 4,000 acres of land. What was identified as a sending area were lands that weren't already protected by farm preservation programs, areas that did not have houses on them and areas that for the most part did not have approvals on them, although there are some approved subdivisions in the sending area.

The goal of the TDR is to hopefully protect 45% of Woolwich Township's total remaining land area. If they continue to develop as the code allows you to do today, essentially only 20% of the land would remain in farm area. The actual program, or housing mix anticipated in the two receiving areas are on Rt. 322 the credits would be set up to allow for 160 single family detached homes, 1000 twins and 1617 townhouses or flats and 500 units above stores in a commercial mixed use component. On Auburn Road the idea is to have 130 single family detached homes, 162 twins and 210 townhouses and some of these are by-right because Auburn Road currently has residential zoning.

A single family detached home with 5 bedrooms on 1 acre or 2 acres of land in the sending area, economically is not the same that gets built as a townhouse in the receiving area. In order to make those apples to apples, there is a density bonus that is factored into this; as an example, in order to retire one single family home in the sending area, 1.3 single family detached homes can be built on the 322 corridor in the areas designated for that. It would be a different ratio on the Auburn Road sending area.

Credit numbers were established by looking at every block and lot in the sending area and analyzing each parcel. Zoning, soil, septic suitability and infrastructure factor were all taken into account. The State maps are not 100% accurate, so built into the plan is a landowner's right to appeal this credit number.

Mr. Melvin stated that the way this plan is set up they would like everyone to participate in the TDR program. The whole goal is that they want houses built in the receiving areas. So, if you are a landowner and you participate in the TDR you get the credits based on the zoning today, nothing is changed. However, if

you don't participate and you want to build on your property the zoning would be changed to one unit per 15 acres under this plan.

There is also a mandatory review of the TDR program. There is a 3 year analysis to make sure that the economics are still viable and a certain number of units have to have been transacted under a 5 year period or the State has the right to terminate the TDR program.

The underlying zoning in the residential receiving area is going to be ½ unit per acre, so it will be 1 unit per 2 acres.

So in order for this plan to work there has to be incentive on both sides, landowner and builder need to participate in the TDR.

Mr. Melvin continued with detailed descriptions of the receiving area; the housing that will be allowed, the retail and pedestrian circulation. He also described bus rapid transit which is a way that a lot of the United States is starting to go. He is not saying it is going to happen here but he wanted to make sure it could be accommodated here if NJ Transit thought it would be an appropriate way to move people. If this did not go through, this area would be designated as a shoulder; there will not be on-street parking on Rt. 322.

Stormwater management and Utility services were discussed. Mr. Melvin stated that the Auburn Road receiving area is already in the sewer district through the Logan sewer district, but there is a need for a new sewer treatment plan that is approximately 2 million gallons ~ 1.9 million gallons per day is required. This is perhaps the single biggest piece of infrastructure that is required in order to make this project work.

They will also provide the zoning and design regulations to deal with the architectural. A huge series of principals, so that you get what is expected are articulated both in words and pictures.

Caroline Armstrong continued discussing the process of getting the TDR plan in place. In order for the Township to ultimately adopt a TDR ordinance, they first have to take the plan that the Planning Board will presumably adopt and recommend it to the governing body that they in turn transmit that to the State Planning Commission and apply or petition for an initial plan endorsement.

Jim Hartling of Urban Partners continued discussing the Real Estate Market Analysis or REMA. Mr. Hartling stated that built within this whole process is a correction mechanism. That is, they are taking their best shot today and as they go down the line 3 or 5 years and see what works out. It may be that the receiving area needs to get a little bigger or maybe the sending area needs to get a little bigger. Maybe these relationships need to be tweaked slightly in order to

make this particular market work. They have done the best job they can right now in analyzing the world as they see it today.

Back in October, they had looked at the relative value of the right to build a house in the sending area versus the underlying value of the farmland and have arrived at a value of $55,000 for the credits. It could be different today.

Mr. Zeller asked if there are standards or factors that they used in doing this analysis. Mr. Hartling stated the State has a very specific set of guidelines for how this analysis is done. They require them to take a look at the history of development patterns in both the sending and receiving areas and examine the land transactions that have occurred. They also have to try to assess why certain parcels may be more or less valuable in each section and look at the existing zoning and what that provides in terms of existing land value.

The analysis was done under the current COAH ordinance, but however COAH changes, it will not change the relative values of the overall development types.

Bob Melvin continued stating that as indicated this is not the public meeting for these elements. The hope is that the Planning Board will have a hearing on March 1st with the goal of adopting the Development Transfer Plan Element and regulating plans that were shown tonight. Also the Utilities Services Plan element and that a recommendation would be made to Township Committee for them to approve the Capital Improvement Plan and approve the initial Plan Endorsement Petition. They would then have a meeting on March 5th and hopefully hear these issues and provide a Resolution to that affect. Once all that is done it would be officially submitted to the State as soon as possible. There is still a requirement for a public meeting with Gloucester County.

Mr. Zeller wanted to state for the record that public notice was made and served according to the requirements in the MLUL. It was also consistent with the requirements of either amending or re-examining the Master Plan for the Municipality.

Vice Chairman Schwager asked the Board for any comments or questions.

J. Casella asked if all this stems on water and sewer on Rt. 322? Mr. Melvin stated yes. This is the first major step towards getting the 208 amendment from the State to allow water and sewer on Rt. 322. Then there has to also be an approved water treatment facility. Mr. Casella then asked if that doesn't happen, does this get thrown out. Mr. Melvin states yes and no. One of the main reasons the subcommittee thought it was very important to include Auburn Road as a receiving area was that area is in more position for immediate development. They thought it was unfair to ask the farming community to hold off for "x" number of years waiting for a wish list on Rt. 322. This TDR can start a lot quicker because of Auburn Roads position in the plan.

A. Schwager continued discussing the appeal process. At this point, the Township owns the credit number. If a landowner appeals this number, they would come into the Township Planning Board or Committee and go through a process of proving the Township wrong. If the Township's number is wrong and the landowner is right, where does it go from that point? Mr. Melvin stated that it is the Townships Ordinance, so it will be what the Planning Board and/or Governing Body believe is appropriate for the appeal process. It hasn't been finalized or written yet and there is still a lot of work that has to be done on that aspect, but the intent is to create a system that is fair.

A. Schwager stated that if his numbers are correct, there is 5% more credits available in the receiving area then there is in the sending area which allows for wiggle room if landowners would appeal their number of credits.

Deputy Mayor Lavender commented that this does make sense, in order to provide more demand than supply his first question would be was there a margin of error factored into the number of units in that 5% balance? Mr. Hartling said there is 5% in there right now, and final adjustments were made as they went along in certain areas to try and increase the number of credits. The experience that is going on in Chesterfield, is they got more cooperation from the sending area then they thought they were going get and now they are thinking about maybe tweaking the receiving area slightly in order to keep the process moving forward, and the same thing may have to be done here.

J. Lavender asked if the increase of more demand than supply did they use that to factor in the land values or the values of the credits. Mr. Hartling stated that they went one to one on use relationships. Mr. Lavender asked if they had the same methodology in Chesterfield. Mr. Hartling stated that the methodology there was essentially taking homes on a 1 ½ to 2 acre lot and pushing them down on to a ¼ acre lot. They have a 1.2 or 1.3 bonus insensitive, but its aim was trying to achieve the same objective.

J. Lavender asked if they maintained the same values for the credits as anticipated. Mr. Hartling stated yes and they have accelerated, they started at $23,000 and they've gone up to $60,000 in 3 or 4 years. Ms. Armstrong added that if you compared a credit to a per acre basis, they were selling about $10,000 and acre and the State farmland preservation had just certified 2 farms at $3300 and $5300 and acre, so they were actually making double per acre to sell their credits. So Mr. Lavender asked if this could potentially elevate land values and they answered, yes.

Vice Chairman Schwager stated that although this was the Planning Boards opportunity to look at this and this was official a public meeting not a public hearing. But given the fact that the Professionals did such a good job presenting the program in a timely fashion he does not have a problem opening this up to

the public. S. Zeller stated that there is a public hearing on March 1st when the public has another chance to participate and ask questions and make comments.

A. Elefante made a motion to open to the public which was seconded by J. Lavender. All were in favor.

Anthony Maccarone of 334 Oak Grove Road was sworn in by Mr. Zeller. Mr. Maccarone pointed out their farm on the map and stated it is ¼ mile from Rt. 322 and a mile from the bridge. He stated that according to the formula used, 8 credits at $55,000, their 35 acres only comes to $13,000 an acre. How can the properties on either side of him be worth $100,000 and $200,000 an acre and theirs only be worth $13,000? Mr. Maccarone stated that his father has worked all his life and this ground is his 401K.

Mr. Melvin responded stating that they could be wrong on that particular parcel and will have to look into it.

Michael Maccarone was sworn in by Mr. Zeller. Mr. Maccarone stated that his father bought this land 50 years ago and paid top dollar for it because it is prime location. He asked how come their credits are worth the same as someone else's farm where you have to cross a ditch and it's in the middle of the woods.

Mr. Melvin stated that a credit is a credit and the credits were determined on a parcel by parcel basis, but they will admit that the State maps are in some cases very accurate and some cases they are not. So that is why the appeal process is necessary.

Mr. Frank Rizzi of Russel Mill Road was sworn in by Mr. Zeller.

Mr. Rizzi wanted to know what the receiving area on Auburn Road was capable of taking as far as the TDR credits that are on the books right now, setting aside any appeals that may go through. Mr. Melvin stated 370 units; Mr. Hartling stated approximately 170 credits.

Mr. Rizzi also wanted to know how the credits translate into commercial. Mr. Melvin stated that there are approximately 6 million square feet programmed for the 322 corridor. Mr. Hartling stated that all the areas that are zoned for commercial on Rt. 322 receiving area are zoned with a commercial use zoning that does not require TDR. It relates largely to the underlying zoning that is there now with a couple of adjustments. The underlying zoning that is there right now will allow someone to build 6,500 square feet of building for every acre of land that is developable. They have made one minor adjustment to that related to the TDR, and that is that someone could, on certain parcels increase the amount of development that they do to about twice that amount (13,000 sq. ft.) per acre. But to do that, they have to buy development rights from the sending area at the

rate of "1" credit for every 10,000 extra square feet of space that they want to build.

Mr. William Horner was sworn in by Mr. Zeller.

Mr. Horner is concerned about the 8 year preservation program that he has entered 50 acres. He is very interested in the TDR program. Will these acres be included when the Planning Board amends the Master Plan? Ms. Armstrong stated that the intent was to include all the 8 year parcels and if his land was not included it may have been over-looked.

Mr. Joe Maugeri of 1964 Oldman's Creek Road was sworn in by Mr. Zeller.

Mr. Maugeri had a comment regarding the 50 acre per residual house. His concern is having 1 house per 50 acres and if you have two heirs, how does a family decide on a 90 acre piece of ground, which one gets the house lot. He feels that a 25 or 30 acre farm is much more attractive than a 100 acre farm. Especially if that 25 acre farm comes with a housing lot; it is much more valuable in the market.

With no further public comment, J. Casella made a motion to close to the public which was seconded by M. Winters. All were in favor.

A. Elefante would like to thank Bob Melvin, Caroline Armstrong and the supporting members from the State for putting together such a complete plan.

Deputy Mayor Lavender would also like to thank them on behalf of Township Committee.

With that being said, Vice Chairman Schwager asked for a motion to adjourn.

A. Elefante made the motion which was seconded by J. Lipsett. All were in favor.

The Planning Board Meeting adjourned at 9:00 pm.

Respectfully submitted,

Christina M. Marquis
Planning Board Secretary

PLAN PETITION MEETING
FEBRUARY 26, 2007

The meeting was called to order at 7:00 p.m. with the following in attendance:

Mayor Chila, Committeeman Paul Lott, Township Administrator Jack Lipsett, Alan Schwager, Jocelyn Phillips, Joseph Delmar, Alex Elefante, Bob Melvin and Caroline Armstrong. There were also three members of the public in attendance.

Discussion ensued regarding proposed revisions to the list of sending zone property owners and credits as follows:

1. Added one eight year program property erroneously left off of the list (Block 13, Lot 2)
2. Made slight modifications to credit calculations, increasing by a fraction of a credit, credit allocations to select property owners as a result of reconciling the difference between GIS based acreage calculations and tax record acreage
3. Replaced soils formula based credit calculations for several properties with units approved in subdivision applications.
4. Removed R-3 zoned property that is in an approved sewer service area from the sending zone inventory (Block 5, Lot 5)
5. Added Block 1, Lot 1 to sending zone inventory located in R-2 District
6. Placed Block 1, lot 2 in R-2 District (appeared prior in R-3 District)
7. Developer of Block 40, Lots 9, 10 and 11 indicated he needs 1.5 credits per 23 approved units to make TDR financially feasible. The Committee was not in favor of allowing bonus's on approved property.

The Committee further reviewed revisions to the sending and receiving zone map, which included the changes noted above and reconciled parcels that were on the sending zone list but left off of the map.

Discussed changes to credit calculations, based on the changes above. Much discussion was held with the Committee as to ensuring the differential between the sending and receiving zone credit allocations.

Update of all pertinent maps showing preserved land to adjust discrepancy between GIS parcel coverage and tax maps, affecting Block 41, Lot 6.

Clarifying language to the list of qualifying criteria for sending parcels, that they include parcels not already encumbered with development restrictions or easements, by adding the language "with the exception of property participating in the eight year farmland preservation program.

Discussed recordation of TDR Easements, adding language to that effect within Chapter 9 in response to OSG's request.

Reviewed and discussed revisions to draft TDR Ordinance and to Section 9, including:

1. Reorder of pages
2. Add language exempting properties in the eight year program from being excluded from the sending zone
3. Adding language about 15 acre zoning density for sending parcels not participating in TDR. Also will be included in Agriculture District ordinance.
4. Discussed the merits of requiring a conservation plan for sending parcels. This was stricken from the draft ordinance by a consensus of the Committee after much discussion.
5. Discussed the threshold for further subdividing land in sending zone and whether landowner should use a TDR credit to do so. Much discussion between the committee and public present ensued with a consensus being reached to allow a subdivision of a fifty acre parcel without an existing house, without using a credit. A subdivision of thirty acres would be allowed, but one credit would be used.

All other wording, types, formatting or clarification to be changed as warranted.

Comments from the public, specifically Joseph Maugeri, included:

- Concerns regarding the subdivision, number of acreage and utilization of credit
- Usage of the property after TDR credits sold (ie: public recreation usage, agri-tourism etc.)
- Appeal process: to which discussion was held and agreed among the Committee that if landowner successfully appeals credit allocation by over three credits, a .25 credit bonus would be given. Appeals would also require an application and fee to be utilized as escrow for professional fees.

Caroline Armstrong requested the Committee review the state plan map.

The meeting adjourned at 9:45 p.m.

Jane DiBella
Township Clerk

WOOLWICH TOWNSHIP
PLANNING BOARD
March 1, 2007

MINUTES

Vice Chairman Schwager called the meeting to order at 7:00 pm.

Vice Chairman Schwager stated that adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Vice Chairman Schwager led all present in the Pledge of Allegiance

Roll was as follows:

Deputy Mayor Lavender – Present, Roy Bitterman – Present, Paul Lott – Present, Jack Lipsett – Present, Steve Nieves – Absent, Melissa Winters – Present, Alan Schwager – Present, Alex Elefante – Present, John Casella – Present, Chairman Viereck – Absent.

Also present: Sandy Zeller – Solicitor, Bob Melvin – Planner, Joe Raday– Engineer.

Mr. Zeller swore in the Board's Professionals that were present.

First on the Agenda was to approve or amend the Minutes from the Regular meeting of February 15, 2007. A. Elefante made the motion to approve which was seconded by M. Winters. All were in favor.

Under New Business is the public hearing for the TDR and Plan Endorsement. With no comments from the Board Members Bob Melvin continued with an introduction to the plan to bring everyone up to speed. He hopes this will be the meeting where this element is adopted and passed on to the Governing Body to recommend sending it up to the State of New Jersey with the Plan Endorsement application and the TDR element. Since there has been public input over a short period of time they have handed out a few addendums based on the public input and direction from the Board. There is also a revised sending zone parcel list, a map showing the sending zone properties as amended, a revised section 9 draft TDR plan element entitled mechanisms which is basically an outline of everything this 600 page document is about, and a revised Draft TDR Ordinance based on the input of the farming community and this Board.

Mr. Melvin continued briefly going through the plan that was introduced at the last meeting, which essentially is an amendment to the Township Master Plan to create a development transfer plan element. Within that there is a Municipal

Capital Improvement Plan program, a Utility Service plan element of the Township Master Plan Real Estate Market Analysis and a Draft Development Transfer Ordinance. These are just Draft Ordinances so they will not be made law by any action taken tonight. That is something that will take place after the State has reviewed the application and made their recommendations to the Township for generating a final draft of the ordinance.

The sending area comprises about 4100 acres of agricultural land and woodlands. There are "2" receiving areas. The first is on the Route 322 corridor which would receive approximately 3200 housing units and approximately 5 to 6 million square feet of non-residential commercial development. The second receiving area is the Auburn Road Receiving area which would, at the end of its development have about 502 single family and town house units and about 50,000 square feet of non-residential development.

One of the modifications that was made to the Draft TDR Ordinance was to outline for those who do not participate in TDR, the zoning would revert to a 15 acre base zoning. Those that do participate in it would retain credits based on their current zoning. This was done by a mathematical process using soil data, which can be imperfect, so there is an appeal process built into the draft ordinance. That appeal process was looked at again and tried to make it fair. Instead of having perk tests done on every potential property they came up with a different math where there would be 30% of potential lots studied to see if their math is correct. If they are incorrect, then a modest ¼ unit credit addition will be given to the property owner in order to pay for that additional science that had to be done for the appeal process. This will only happen if they are more than 20% off to the detriment of the property owner.

In addition, they also looked at what would be the residual value of the property upon a property owner participating in the TDR. What they came up with is that if they are to have 50 acre lots, they would be able to have one unit per lot and the property owner would not have to burn a credit. If the property owner wanted to do 30 acre lots, they would have to burn a credit for each 30 acre lot if they wanted to put a residential unit on that parcel. They are not able to go below 30 acre parcels unless it is a pre-existing, non-conforming parcel.

Before continuing, Mr. Zeller asked to mark the documents into the record. The TDR Draft Plan ~ Twp.1, the Revised Sending Zone Parcel List ~ Twp.2, the map showing the locations of the sending zone properties ~ Twp.3, the revision to section "9" of the Draft TDR Plan Element entitled mechanisms and procedures of the TDR ~ Twp.4 and the revised Draft TDR Ordinance ~ Twp.5.

Mr. Jim Hartling continued stating that the REMA (Real Estate Market Analysis) is tied to trying to describe the relative economics of the plan that has been worked out as part of the community planning process. They are not telling you through the REMA what type of development you should have, we are simply

saying, given the pattern of development that has been proposed we have worked out the relative economic analysis.

The key issue here is initially what they would call bonus factors. That is the land value of one kind of house is not identical to the land value under a different kind of house. So, taking the pattern of development that before the adoption of this ordinance was, the by-right development pattern within the sending area they have calculated what would be the land value of the development of each of those house units to develop a credit value. They have calculated in the receiving area the likely land value of the different types of development that is provided for the receiving area. They will establish the relationships between the values. In doing this and in order to maintain equivalent rights and to maintain the value of the development rights that derive from the sending area property there are certain bonus factors. As just a reminder, the REMA talks about values, these values are from the moment, things change over time. What a house sold for 5 years ago is a lot different from what it will sell for today. The relevant thing that they are trying to achieve in the REMA is the relationships between the value of the land and the value of building the types of homes in commercial development proposed in the receiving area.

The value of a development credit at the time they completed this analysis back in October to build a home on a 1 ½ or 2 acre lot in the sending area is valued at approximately $55,000. As that development credit is purchased by a developer or a property owner within the receiving area they then have calculated multiples, that is the number of units of different types that the developer may build if they have a single credit coming from the sending area. Those multiples are for single family homes on smaller lots within receiving area #1 ~ Rt. 322, it is .3 bonus or you could build 1.3 units of that type for each credit from the sending area. If you're building a twin, it would be a .8 bonus or 1.8 units for each credit purchased in the sending area. Town homes are a 1.8 bonus or 2.8 town homes for each development credit. For flats and other types of multi-family properties it is a 2 bonus or 3 units for each larger house unit from the sending area. The factors are somewhat different in the Auburn Road sending area.

Mr. Hartling continued discussing the factors to encourage the shifting of development credits from the sending area to the receiving area. There is about a 5% ratio of demand above supply on the credits. There have been some adjustments in the determination of credits and parcels within the sending area and they will make a minor revision to the tables in the REMA to reflect any adjustments. The adjustments that have been reported at this point is where there have been some additional parcels identified for the sending area, there is an addition of 53 credits going from 1,283 to 1,336 credits. There are also some parcels that are in line to go through the farmland preservation program which will result in the reduction of 37 credits from the sending area. When you take the pluses and the minuses there are about 16 more credits being added in the sending area.

Another point is that there are certain parcels included in the sending areas for which there are currently approved plans for development. If you were to assume that 15% of those units get built in the sending area, that would reduce the number of credits likely to be sold by another 38. When all these adjustments are made there is a likely supply of credits in the sending area of 1,261. Since the demand was at 1,357 there is a positive ratio of around or about 7 ½%. This will have to be routinely monitored.

Bob Melvin stated that one of the concerns of the public during this process was that credits that have been retired by the County and other public agencies cannot come back in to play and super-load the supply side. They did write into the TDR Draft Ordinance language to guarantee that the Township controls that issue.

Caroline Armstrong added that the Draft Ordinance would be removed from the plan itself and making it a separate, stand alone document. Bob Melvin added that the intent is to send this to Trenton under separate cover so it is known that it is not being adopted as is, but simply a living document. The Board will be just recommending this as a Draft for the State to look at. The Township Government will not even vote on this until after the green light comes back from the State. Bob Melvin stated that there is still a public process where this will have to come back before the Planning Board and the Governing Body within the next 6 months.

With no comments from the Board M. Winters made a motion to open the meeting to the public which was seconded by J. Lavender. All were in favor.

Mr. Joe Maugeri was sworn in by Mr. Zeller.

Mr. Maugeri stated that he has been to most of the meetings for this process and has come to understand the jest of this plan and has tried to keep an open mind about it and thanks the Board for their open minds. The day before the meeting, he had a 2 hour conversation with the former mayor of Chesterfield. A few things had stood out and he understands that this plan is not a mirror image of Chesterfield's but throughout the process it seemed that Chesterfield was held up as an example of how it could be done the right way and why we should believe that this could work. The differences that he sees between this plan and Chesterfield's is number 1, Chesterfield did not down zone to do the plan, they kept their zoning basically as it was. He then asked what the incentive was for someone to participate in the plan. The incentive was to keep the zoning as it is and build the houses or take that number of credits plus 10% to participate ~ the landowner was given the bonus to participate in the program. Then when they had their credit allocation, they did not take out 10% for roads and infrastructure like our plan does. Mr. Melvin stated that he does not believe this to be true, but will look into it. Mr. Maugeri stated that when he spoke with Larry Durr, he said

that they didn't take out for that. So now, Mr. Maugeri stated that he is looking at a 20% difference. So, when he is told that the landowner's are not going to lose money because Chesterfield people are getting just as much money as they would if they had sold the ground, well, if he were getting 20% more credits he might make out too. He feels he is starting at a 20% deficit as compared to Chesterfield's plan.

Mr. Melvin stated that their review of the Chesterfield plan was that they did look at it at poor developabiltiy, just like they did. He thinks they used a bigger multiplier than they did to take out for infrastructure. They will go back and look at it again.

Mr. Maugeri asked about the 10% bonus. Mr. Melvin stated that the bonus they are referring to is the 1.1 units at the other end of the tube. You retire one unit in the sending area in Chesterfield you get 1.1 single family homes at the other end of the tube. In our case, you're getting 1.3 single family homes at the other end of the tube. Mr. Maugeri stated that they are giving the bonus to the developer instead of the landowner. Mr. Melvin stated that the bonus is a function of the marketplace and what it takes to give the incentive for the transaction. It is the same methodology in Chesterfield and the landowner is not getting it there either.

Extensive conversation ensued over the 10% credit. Mr. Hartling stated that will look into this.

A. Schwager stated that sitting on the Plan Petition Committee they had used the Chesterfield TDR Plan as a guide and there were things that they did where they liked what Chesterfield did and things that they did that they thought would be a detriment. Maybe the 10% would have been a detriment and they chose not to do that. But on the other side of the coin they chose to prevent the State or the County from getting a sending area gain which would be a detriment to the landowner. He feels that they did not mirror Chesterfields plan and that this is the best and fairest plan for Woolwich.

Mr. Maugeri continued asking if this plan should fail and fall apart, what would the zoning revert back to, 15 acres or what it is today. Could the Board put it into the ordinance that if it should fail can it revert back to what it is today? A. Schwager stated that he doesn't think this can legally be done. Mr. Zeller stated that if in 5 years, the Board would have to consider recommending a new zoning ordinance to the Township Committee. Mr. Melvin stated that you cannot write into an ordinance how a future Board or Committee should think on an issue of this magnitude.

Ms. Armstrong read from MLUL that "if after the end of a five-year period, the development transfer ordinance shall be presumed to be no longer reasonable, including any zoning changes adopted as part of the development transfer program," that 15 acres would be a zoning change and that would be no longer

reasonable. So it would go back to what it is today. Mr. Zeller stated that the reality is that the Planning Board at that time can recommend whatever zoning ordinance that they feel is appropriate.

Conversation then ensued over the underlying zoning of 2 acres in the sending area for residential. Bob Melvin stated that number 1, the notion of someone wanting to put a house that would have to sell for upwards of a million dollars on a 2 acre parcel in that area, facing the truck traffic of Rt. 322 is a stretch. Number 2, as Jim said we think we are more vulnerable if we allow it to stay commercial. Number 3, you are not relinquished from your obligation of the Master Plan elements that talk to the circulation elements. Jim Hartling stated that someone can always do something that is not economically wise on their property. Mr. Maugeri asked why they didn't zone the whole Township 15 acres, that way no one will ever build that 2 acre lot and they would have to by the TDR's. A. Schwager added that this could be something to look at 6 months down the road to make the underlying zoning in the receiving area 15 acres.

Bob Melvin added that this would be dangerous because if you build "1" ~ 15 acre lot, your not going to have streets going through 15 acres of a 40 acre side of the project. You could get "1" 2 acre lot within the grid, so to his knowledge it is more dangerous to have this big island of 15 acres of land where the grid can't continue through.

Mr. Maugeri then asked at what point does the developer need to own the TDR credit. A. Schwager stated that they would have to prove to the Planning Board that they have the commitment for this credit before Preliminary Approval. Mr. Zeller stated that they would have to have some equitable type interest, which would mean under a contract of sale or actual ownership. Bob Melvin stated that if a developer came to Mr. Maugeri today to develop on his property, they could contract with him for an option; they then could proceed with application before the Planning Board. Whatever the contract is would be between the landowner and the developer.

A. Elefante asked how the TDR credits will be tracked. Mr. Melvin stated that there is a recording process and it will be tracked by block and lot.

Mr. Frank Rizzi was sworn in by Mr. Zeller. Mr. Rizzi was concerned about the way the TDR credits are sold. Mr. Melvin stated that they are not going with the auction approach it will be direct negotiation between the property owner and the potential developer. Mr. Rizzi thought that one of the mechanisms was going to be and auction because there could be minimum prices set. Ms. Courtney Mercer added that the goal is to let private market transactions occur one on one. An option is to do an auction, although it is not ideal. The reason Chesterfield did it was because there was a thing with County only credits and the supply had died down and the developers were asking the County to sell their credits. There is a clause in the act that says the County can't interfere in the private market

with the resale of their credits. So, they held an auction to encourage people to sell if they don't then they will sell theirs. That way they could prove that there is no one supplying then they are not interfering with the private market and it turned out people did participate and the County didn't sell any of their credits. It was basically just a jump start to a dying market and it worked as a last resort.

Ms. Mercer was sworn in by Mr. Zeller stating that all the information she had given was the truth.

Ms. Ann Dorsett was sworn in by Mr. Zeller. Ms. Dorsett was also concerned about the 2 acre zoning along Rt. 322.

Mr. Sam Renauro was sworn in by Mr. Zeller. Mr. Renauro wanted to know how many approved lots were in the sending area. Mr. Hartling stated that there are 254 approved, of which he estimates that 15% will get built. The demand for credits in both receiving areas is 1,357. This number is based on the proposed zoning in the receiving area. Mr. Hartling continued explaining the 7% spread between the sending and receiving area. Mr. Renauro stated that he has interest in both the sending and receiving area. He thinks that a plan that has Final approval, in his opinion, they should be discouraging development for those final lots. Right now there is no incentive for a developer not to utilize the TDR Program.

A. Schwager stated that the market has discouraged development as it is right now. The simple fact that there are 88 credits sitting there is good for the Town because there may be several land owners that have land in the sending area that are going to potentially dispute the credits that we have allocated them. So, he thinks the idea was to hold those credits to see what comes out and have their numbers tested. He thinks there will be a few situations out there where their numbers are off. So, they always wanted to maintain a 5% margin to insure that there are enough credits in the sending area to accommodate the receiving area, because they don't want to get into a situation where there are no more credits needed where there is still credits available in the sending area. Then you would be left with a parcel of land that has credits and no one is there to buy them.

Mr. Renauro continued stating that he agrees that the 15 acre zoning rule is kind of a sledge hammer approach to make people participate in the TDR. But, on the other side, changing the zoning in the receiving area to 15 acres would be unfair. The reason he says that is right now the sending are can still send land at 2 acre zoning, but the receiving area would have to buy credits, so he thinks it is fair for them to match. Changing that would only hurt the receiving area.

Anthony Maccarone was sworn in by Mr. Zeller.

Mr. Maccarone questioned the zoning in the white zone and if someone had 6 acres in the white zone they could possibly build 3 houses and he would only be able to build 1 on every 15 acres. Caroline Armstrong stated that the white zone being the non-sending zone, the current zoning would prevail. Mr. Maccarone stated that if he doesn't participate he wouldn't get any credits and he would be penalized 1 for every 15. A. Schwager stated that what is in the white zone now is a combination of a lot of things; it is not just parcels of land that they decided that they didn't want to put in the sending area. What is in the white zone now is land that is in permanent farmland preservation, land that is already developed, land that has environmental constraints such as wetlands, bog turtles, and swamp. It is also parcels of land that is 4 acres, 5 acres, 7 acres, etc. Ms. Armstrong added that there are also large properties in the R3 zoning district that are in the sewer service area, and as a result the zoning is so high and provides for so much density that if they were ever to be entered into the TDR program they would generate and excess of credits. So, they are treated completely separate from the properties that are in the sending zone which are limited to R1 ~ 2 acre zoning law, the R2 ~ 1 ½ acre lots and the R3 lots that are outside of the sewer service area and just a handful of properties in the 5 acre zone that are still developable.

Mr. Maccarone stated that he feels if he is zoned 15 acres then everyone should be zoned 15 acres.

Mr. Ben Casella was sworn in by Mr. Zeller.

Mr. Casella questioned the TDR Bank. Mr. Melvin stated that they have had conversations with the State on the Bank issue. At least right now they are very hesitant to use it unless all else fails. He believes that it is in everyone's motivation to make this work at both ends and until we come to that bridge, we don't know what is the best avenue to solve the impediment. Right now, they have gone to the State and they are not "immediately" wanting to jump into the TDR bank solution. He doesn't think that means it cannot be revisited as time goes on. Ms. Armstrong added that in the interim, you can make application to the State TDR Bank to sell your credits in a hardship situation.

Ms. Dorsett asked if someone needs to raise some money and doesn't have someone right there to buy their credits can they just advertise that they have their TDR's for sale and stir up their own sale. Mr. Hartling stated that this can be done.

With no further public comment, M. Winters made a motion to close to the public which was seconded by A. Elefante. All were in favor.

Mr. Zeller stated that the Board is looking to adopt the Development Transfer Plan Element of the Master Plan, adopt the Capital Improvement program, and adopt the Utility Service Plan of the Master Plan. Mr. Melvin added and

recommend forwarding to the Governing Body to include in with their Plan Endorsement Application.

A. Schwager added that one of the things he got out of the public portion was the concern about the zoning in the receiving area. He wouldn't mind over the course of the next 6 months before this is actually done to take a look at it again.

A. Elefante made a motion as stated by the Planning Board Solicitor, Allen Zeller, and the Professional Planner, Bob Melvin along with A. Schwager's input. He would also like to thank the public for their input and challenging the Board to make this the best plan they could. A lot of time was spent on this along with a lot of guidance from the Professionals.

M. Winters seconded the motion. Roll was as follows:

Deputy Mayor Lavender – Yes, Roy Bitterman – Yes, Paul Lott – Yes, Jack Lipsett – Yes, Melissa Winters – Yes, Alex Elefante – Yes, John Casella – Yes, Vice Chairman Schwager – Yes.

Motion carries.

Vice Chairman Schwager called for a 5 minute recess at 8:25.

The meeting reconvened at 8:40.

Three pieces of correspondence were discussed.

With nothing further to discuss, M. Winters made a motion to adjourn which was seconded by J. Lipsett. All were in favor.

The Planning Board meeting adjourned at 8:45.

Respectfully submitted,

Christina M. Marquis
Planning Board Secretary

MINUTES
WOOLWICH TOWNSHIP COMMITTEE
WORK SESSION
MARCH 5, 2007

The meeting was called to order at 7:00 p.m. by Mayor Chila with the following statement:

The March 5, 2007 work session meeting of the Woolwich Township Committee is being called to order. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

Roll Call: Maccarone: PRESENT Lott: ABSENT Otten: PRESENT
Lavender: PRESENT Chila: PRESENT

Those present saluted the American Flag.

Committee Maccarone recused himself from discussion regarding the Township's Initial Plan Petition, so as not to appear in conflict.

Mayor Chila detailed the Township Plan Endorsement Application to the Office of Smart Growth and the work involved over the past few years towards the plan development, including the Transfer of Development Rights plan.

Bob Melvin, Township Planner addressed the Committee on the plan process history, including the Township Planning Board's action taken on March 1st at which time the Planning Board recommended the plan to the Township Committee to be submitted to the State. Melvin discussed the 2 year process and the Township's actions taken to bring the elements of the plan to the public. He further discussed the Transfer of Development Rights portion of the plan which includes 4,100 acres of potentially preserved land, transferring to the Rt. 322 corridor and Auburn Road parcel for mixed use development. He also discussed the sewering of the Rt. 322 corridor necessary to construct the 5-6 million feet of commercial development proposed.

Melvin further advised that the proposed action of the Committee would be to adopt the Capital Improvement Plan which includes cost estimates to effectuate the Plan. The PIA draft agreement details the intention of the Township to carry out the plan and further includes the expectations of the County and State to bring about the Plan.

Mayor Chila asked if there were any questions/comments from the Committee.

Deputy Mayor Lavender stated that his opportunities to take part in previous presentations led to an overall understanding of the Plan, and acknowledged appreciation to the residents and members of the Township Committee who worked on the Plan.

Committeeman Otten noted the complexities involved with the Plan development, stating that it was a true team effort.

Mayor Chila requested a motion to open the public hearing on the plan. So moved, Deputy Mayor Lavender. Second, Committeeman Otten. All were in favor.

Hearing no comment from the public, Mayor Chila requested a motion to close the public hearing. So moved Committeeman Otten. Second, Deputy Mayor Lavender. All were in favor.

Mayor Chila again addressed the tremendous amount of work involved and thanked the professionals and residents who worked on the plan. He noted that he hopes the Plan will posture the appropriate growth for the Township.

The Mayor then asked for a motion to approve resolution **R-2007-62 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Endorsing the Initial Plan Petition, Authorizing the Submission of the Plan to the New Jersey Office of Smart Growth and Designating the Official of the Municipality to Submit the Petition and Execute the Planning and Implementation Agreement** by title only.

Motion was made by Committeeman Otten, who also thanked Mayor Chila for his dedication during the process. Motion was seconded by Deputy Mayor Lavender.
Roll Call: Otten: YES, Lavender: YES, Chila: YES

Committeeman Maccarone's return to the dais was noted for the record.

Motion was made by Committeeman Maccarone and seconded by Deputy Mayor Lavender to open the meeting to the public. All were in favor.

John Kenny of 7 Sparta Court asked the Committee if they had an opportunity to put together a proposal for the Valley Glen Homeowners Association regarding funding the Valley Glen Dam project. Mayor Chila noted that the Committee had discussed the issue and ruled out providing funding to the Homeowners Association as a grant. Solicitor Scaffidi addressed his conversations with the Township Auditor, who suggested the Township could fund a 10 year loan to the HOA with built in provisions for default. He further addressed issues with the Township's bonding capacity due to local school debt. Kenny inquired as to the time frame of making the funds available and was told the Township has to appoint bond counsel and receive approval from the Local Finance Board. Kathy Stewart of Senator Sweeney's office was present in the audience and offered assistance if further funds are made available through the DEP.

Bill Mooney of 118 Kennilworth Drive asked the status of fieldstone Associates addressing the grading and drainage issues. The Administrator replied that the prior Township Engineer is working on the plans. The Township Committee advised that the process will require the cooperation of the residents as to easements and public ROW.

With no further public comment, the public portion closed upon a motion by Committeeman Maccarone, seconded by Committeeman Otten and unanimously passed.

Mayor Chila read the following ordinances by title only upon second reading:

2007-04 Ordinance Repealing Chapter 3 Entitled "Architectural Design Advisory Board" of the Code of the Township of Woolwich.
Open Public Hearing: Maccarone Second: Otten All in favor
No comment.
Close Public Hearing: Otten Second: Lavender All in favor
Motion to adopt: Lavender Second: Maccarone
Deputy Mayor Lavender asked the Clerk to send a letter to the Committee members thanking them for their service.
Roll Call: Maccarone: YES, Otten: YES, Lavender: YES, Chila: YES

2007-05 An Ordinance Authorizing the Purchase of Property Known as Block 5, Proposed Lot 11.01 on the Official Tax Map of the Township of Woolwich, County of Gloucester, State of New Jersey
Open Public Hearing: Otten Second: Maccarone All in favor
No comment
Close Public Hearing: Otten Second: Maccarone All in favor
Motion to adopt: Lavender Second: Maccarone
Roll Call: Maccarone: YES, Otten: YES, Lavender: YES, Chila: YES

2007-06 An Ordinance Authorizing the Purchase of Property Known as Block 5, Proposed Lot 11 on the Official Tax Map of the Township of Woolwich, County of Gloucester, State of New Jersey
Open Public Hearing: Maccarone Second: Lavender All in favor
No comment
Closed Public Hearing: Otten Second: Maccarone All in favor
Motion to adopt: Lavender Second: Maccarone All in favor
Roll Call: Maccarone: YES, Otten: YES, Lavender: YES, Chila: YES

Mayor Chila read the following Resolutions by title only for the Committee's consideration:

R-2007-63 Resolution Authorizing the Execution of an Agreement With Winning Edge Communications Towards Township Branding
Administrator Lipsett asked the amount within the resolution be amended to $2,075.00
Motion: Otten Second: Maccarone All in favor

R-2007-64 Emergency Temporary Budget NJSA 40A:4-20
Motion: Lavender Second: Maccarone
Roll Call: Maccarone: YES, Otten: YES, Lavender; YES, Chila: YES

R-2007-65 Resolution Authorizing Execution of Bylaws Concerning the Swedesboro-Woolwich Parks and Recreation Committee and Authorizing Submission to the Borough of Swedesboro for Execution
Motion: Otten Second: Maccarone All in favor

R-2007-66 Resolution Authorizing Execution of Contract Between the Township of Woolwich and FCR Recycling for Single Stream Commingled Recycling Market
Motion: Otten Second: Maccarone All in favor

R-2007-67 Resolution of the Township of Woolwich Accepting Development Performance and Maintenance Bonds and Authorizing Filing of Same
Motion: Lavender Second: Maccarone All in favor

R-2007-68 Resolution Re-Appointing Plumbing Sub-Code Official within the Township of Woolwich
Motion: Otten Second: Maccarone All in favor

R-2007-69 Resolution Authorizing Personnel to Assist Within the Municipal Court During Court Times Motion: Maccarone Second: Lavender All in favor

R-2007-70 Resolution Authorizing the Execution of an Agreement with the County of Gloucester as to Participation in the Alliance to Prevent Alcoholism and Drug Abuse Motion: Otten Second: Lavender All in favor Chila: Abstain

R-2007-71 Resolution Authorizing Interlocal Services Agreement With the County of Gloucester for Landscape Design Services for Use of the Former Nike Site
Deputy Mayor Lavender asked who would work with the County on this project and was told the Administrator and Environmental Commission could assist.
Motion: Otten Second: Maccarone All in favor Chila: Abstain

R-2007-72 Resolution Authorizing the Issuance of a Plenary Retail Consumption Liquor License Within the Township of Woolwich
Motion: Lavender Second: Maccarone All in favor

R-2007-73 Resolution of Certification of Authority to Acquire Property
Motion: Lavender Second: Maccarone
Solicitor Scaffidi detailed the process in the effort to request the GSA turn the open space portion of the former Nike Base over to the Township. All in favor

R-2007-74 Resolution Authorizing Submission of an Amended Performance Bond for the Development Known as the Enclave at Stone Meeting House
Motion: Lavender Second: Maccarone
Mayor Chila advised that the initial estimate conducted by the former Township Engineer was found to be in excess. All in favor

R-2007-75 Resolution Amending the Woolwich Township Farmland Preservation Plan Motion: Lavender Second: Maccarone Noted this requirement to add the 80 acre Cali property onto the Township's list of preferred farms. Jim Sassi was present and noted the issue was self explanatory.

Administrator Lipsett reported on a meeting held with the GCIA regarding the salt storage shed. Host and Access Municipalities Interlocal Agreements are still being developed. The County will stock the building with 1,800 tons of salt.

Lipsett also advised that township personnel will meet with e-government representative to review the process of developing the website.

He also advised that the new Municipal Court date and time would commence on the 6th.

Deputy Mayor Lavender asked the status of ownership of the Oak Grove Road cemetery property and property to the rear. The Administrator advised that the property is assessed at $47,500. He has had no luck determining ownership of the cemetery. The Deputy Mayor asked the Solicitor the next steps, to which he replied that it may be impossible to get title to the property. Further discussion was held as to creating a dedicated account to maintain the cemetery property. The Solicitor will ask the Auditor. The Solicitor also said that the Township could make it a condition of sale of the rear property to maintain the cemetery.

Committeeman Otten asked that discussion occur at the next meeting regarding proposals for relocating the softball field and fence.

With a question from the audience, motion was made by Committeeman Otten and seconded by Deputy Mayor Lavender to re-open the meeting to the public. All were in favor.

Joseph Maugeri of Oldmans Creek Road stated that he believes the cemetery on Oldmans Creek Road is privately owned by the Hurff and Hunt families, and may be related to a church in Auburn.

The public portion closed upon a motion by Committeeman Otten, seconded by Deputy Mayor Lavender and unanimously passed.

Solicitor Scaffidi noted that a Green Acres application will be submitted for a 5 acre tract.

The Committee discussed letters received requesting No Parking Ordinances as a county condition of approval for development. The Committee will introduce same at the next meeting.

Discussion was also held regarding introducing an Ordinance to establish procedures for conducting Civil Union Ceremonies and Marriages. Same will be ready for introduction

at the next meeting. The Committee decided to allow the Mayor to request a $100.00 fee for marriages and civil unions and to request same be given to the Township parks.

The Clerk asked the Committee if they wished to proceed with certification of the traffic plan at the Governor Charles Stratton School, through certification of the plan by the township traffic engineer. The Administrator will contact Joe Raday for a proposal as to cost.

Under new business, Mayor Chila asked the Committee to consider plans to invite the Buffalo Motorcycle Club to the Township for a celebration this summer.

Motion was made by Deputy Mayor Lavender and seconded by Committeeman Otten to approve Resolution **R-2007-76 Resolution for Closed Session.** All were in favor. Committeeman Maccarone left the dais due to conflict with the subject matter.

The Committee entered closed session at 8:05 p.m. for the purpose of discussing contracts, and re-opened at 8:35 p.m. upon a motion by Committeeman Otten, seconded by Deputy Mayor Lavender and unanimously passed.

The presence of Committeeman Maccarone was noted for the record.

Motion was made by Deputy Mayor Lavender and seconded by Committeeman Maccarone to approve the bills presented for payment by the Finance Officer, pending the Mayor's final review. All were in favor.

With no further business, motion was made by Deputy Mayor Lavender and seconded by Committeeman Otten to adjourn the meeting. All were in favor.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Jane DiBella, RMC
Township Clerk

Appendix B

Urban Engineers, Inc.

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New Jersey Department of Transportation

Route 322 Woolwich Master Plan Study
Locke Ave. (C.R. 671) to NJ Turnpike
FY-05 Task Order 1

MINUTES OF MEETING

SUBJECT: Route 322 Woolwich Township Planning Workshop

DATE: April 24, 2006

LOCATION: Gloucester County Government Services Building, Clayton, NJ

ATTENDEES: See Attached Sign in Sheet

Meeting Purpose: The purpose of the meeting was to review the status of the Woolwich Township plan being prepared by Melvin/Kernan, the potential Route 322 alignment concepts that have been prepared by Urban Engineers in response to that plan, and discuss the relationship of those efforts to the Woolwich Adult plan. (Agenda attached)

The meeting was initiated in partnership between the New Jersey Department of Transportation (NJDOT) and the New Jersey Office of Smart Growth (OSG). The following information is a summary of the major items discussed and decisions reached at the meeting.

Introduction

NJDOT opened the day's discussion, providing a background to the shift in culture occurring at NJDOT, fueled by the funding constraints and the ineffectiveness of chasing congestion by widening roads. The shift requires collaboration on all levels with the hope that a better land use and transportation practices emerge. The potential benefits of this collaboration include time savings (reviews, permits and approvals) and cost sharing.

The Mayor of Woolwich Township thanked everyone involved and appreciated their efforts.

Current Status of TDR Process

OSG with the support of Melvin/Kernan discussed the planning that has taken place to date and the expectations for the future. Bob Melvin provided an overview of the Master Plan; the plan uses a base of 400' by 400' blocks to comprise the grid, and strives for a transit-friendly density of 15- 20 dwelling units per acre.

Bob further noted that the TDR aspect of the Woolwich Plan is approximately 70% complete, and that they are currently working on a market study to determine TDR ratios and a bicycle

pedestrian system funded through an ANJAC grant. Factors such as soil type and septic suitability were used to determine sending acreage. The resulting receiving area is expected to equal approximately 5,000 residential units and between five and six million square feet of non-residential development. He noted that these figures include Woolwich Adult. Other specifics were provided regarding the Transfer Development Rights (TDR) process, economic analysis, and utility plan.

Woolwich Adult provided an overview of the three separate parcels that comprise the Woolwich Adult 750 acre site. The location near the New Jersey Turnpike is an asset. The Pulte portion (along Pancoast Road) is planned to have 1,000 age-restricted units. The Wolfson parcel (south side of Route 322) is planned for a more traditional shopping center development. The third parcel, also Wolfson's (north of Route 322) is to house commercial development. Woolwich Adult noted that it has always come to the table with the township with plans provided in the past and that they plan to construct a unique, first class project. They have made a commitment to the Mayor to provide open space, or contribute to providing open space elsewhere in the township.

The TDR process was discussed at length, with Courtney Mercer providing an overview of the Plan Endorsement process. Rick Brown from NJDEP noted that he has been working with Woolwich on buffer issues. Environmental studies are currently being completed. These are needed to set the boundaries, determine the buffer areas, and create the map distinguishing developable vs. non-developable areas. During the discussion, points of information or clarification were provided by several attendees, including:

- According to OSG, participation in the TDR Process is capped for a 5 Year period after adoption.
- Woolwich Adult expressed reservations about the TDR Process. Concerns include whether they need the TDR process (while they plan a unique development, it may not be dense), the length of time the program may involve, the uncertainty of the longevity of the program and/or consistent long-term involvement of key agency staff.
- The Plan Endorsement process includes a Planning and Implementation Agreement (PIA), which outlines the commitments for both state and petitioner to implement the plan. While Office of Smart Growth noted that Woolwich Adult's reservations could be explored through the PIA, further discussion led Woolwich Adult to raise the following concerns:
    - PIA - Negotiations/Risks/Terms
    - TDR calculations/market value assessment- how was the 3 to 1 ratio derived?
    - Uncertainty of the TDR process if change occurs – does Woolwich Adult return back to "square one"?
        - NJDOT responded to the above concern, stating that they understood Woolwich Adult's skepticism. With OSG in the lead, all state agencies could work towards an agreement that could be held irrespective of administrative changes. From NJDOT's perspective, this agreement would underline a continued commitment to work with all stakeholders to ensure a comprehensive transportation and land use approach is maintained into the

future. OSG responded that something to this effect could be included in the agreement, so that the property owners would not lose their center area designation.

Transportation

Route 322 Transportation Concepts:

NJDOT with the support of Urban Engineers provided a review of their study including the initial objectives and the conceptual ideas they had come up with for the workshop. The ideas were presented to solicit reaction and further discussion and by no means represented a final concept. They represented the benefits derived out of the collaboration between the Township and NJDOT.

Objectives

- Coordinate with Woolwich Township Vision
- Achieve a Balanced Transportation Network and Preserve Regional Mobility
- Consider Funding Constraints and Phased Project Implementation
- Calm Traffic

Conceptual ideas

- Standard
- Boulevard
- 2 Lane Pair
- Geometric – Preferred Idea
- Revised Network – Preferred Idea – renamed as Realigned
- Realigned

The alternatives are not fully resolved at the eastern end. NJDOT and the project team would like to work with Woolwich and Woolwich Adult to work out transportation ideas for this end of the alignment.

Following the NJDOT presentation, the workshop broke for lunch, allowing the attendees the opportunity to take in the discussion to date, review the alternatives and the Woolwich Plan Vision, and ask questions in a more informal setting.

Discussion

NJDOT asked for reaction to what was presented in the morning. Responses were provided by several attendees:

- Woolwich Township (Melvin Kernan) responded with support for the Realigned 322 concept. In his view, this idea for Route 322 "liberates" their vision and master plan concept, allowing them refinement opportunities for a better land use plan.

- Gloucester County underlined the importance of Route 322 as the primary east-west connector in the region, and noted that there was a history of work which had occurred on the corridor. In a number of cases, the resulting recommendations had been hard to implement. NJDOT added that earlier studies were completed prior to the changing philosophy at DOT. The change in culture will address transportation issues in a more holistic land use context, hopefully resulting in sustainable and achievable efforts. The county supports the efforts being made by Woolwich Township and appreciates the involvement of the agencies.
- Woolwich Township expressed concerns about truck traffic, and how that would fit into these new plans.
- As a response to NJDOT and their consultant's presentation, the developer inquired if in terms of incorporating existing and proposed development, this was the approach NJDOT was now taking for such projects. NJDOT assured the developer and property owner that they will be using the product of this plan endorsement effort as reference while deciding on projects to fund or as part of the access review process. Also, the Department is willing to partner and work with all stakeholders who participate and collaborate through this process, but at the same time cannot support those that do not come to the table.
- Woolwich Adult developers marked up a schematic layout of how they had provided for an internal street network as a response to earlier NJDOT feedback of limiting local trips, and minimizing access points and curb cuts on the state highway. NJDOT stated that they appreciated the fact that the developer had taken their feedback into consideration when laying out their plans. They would like to continue working with the developer and property owner to further develop their internal transportation framework in keeping with the concept of reducing car dependency and improving walk-ability within and between the varied land uses in the proposed development.
- Despite their reservations about the TDR process, Woolwich Adult is open to discuss different land use concepts and reiterated their willingness to work with Woolwich Township toward a common goal.
- Woolwich Adult and NJDOT agreed to conduct a working session focused on transportation issues at a time to be scheduled in the near future.
- OSG and Woolwich Township (Melvin/Kernan) agreed to conduct a meeting between Woolwich Adult and the Project Team economist for discussions regarding their TDR financial concerns at a time to be scheduled in the near future.
- NJDEP asked for inclusion of stormwater management planning early in the process.
- Several responses addressed the concern with the potential impacts the Woolwich plan may have on NJ Turnpike Exit 2. NJDOT stated that they will be meeting with NJTA in the near future and this issue will be discussed. Additionally NJTA will be brought on as a stakeholder.

Action Items

- Woolwich Adult developers will provide their plans to NJDOT

- NJDOT will schedule a transportation working session with Woolwich Adult
- OSG and Woolwich Township (Melvin/Kernan) will schedule a meeting between Woolwich Adult and the Project Team Economist
- NJDOT will conduct a meeting with NJTA regarding Exit 2

It is believed that the above represents an accurate description of the major events that transpired at this meeting. Your notification of any errors or omissions within five (5) working days is essential, as the foregoing is intended to be part of the record, and is the basis upon which we will proceed.

Respectfully Submitted,

URBAN ENGINEERS, INC.

William P. McGarrigel
Project Manager

cc: All Attendees

Route 322 Woolwich Workshop
April 24, 2006
Gloucester County Department of Public Works
Clayton, NJ

	Name	Representing	Phone Number	E mail
1	Karen Cilurso	DVRPC	215.238.2813	Kcilurso@dvrpc.org
2	Greg Heller	DVRPC	215-238-2810	gheller@dvrpc.org
3	Chris King	DVRPC		cking@dvrpc.org
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5	David Lubelski	" "	" " "	dlubelsk@co.gloucester.nj.us
6	Tim Kernan	Melvin / Kernan	856-251-9500	tKernan@Kernan.com
7	Bob Melvin	"	856.251 9989	melvin@MelvinKernan.com
8	Steven Bruder	TDR Bank Bd.	609-984-2504	sbruder@gnj.state.us.
9	~~Chris King~~	~~DVRPC~~	~~856~~ 215-238-2849	~~cking@dvrpc.org~~
10	Chuck Romick	Gloucester Co. Plan. Div.	856 307 6650	CROMICK@CO.GLOUCESTER.NJ.US
11	Bill McGarrigel	Urban Engineers	856-663-5550	WPMCGARRIGEL@URBANENGINEERS.COM
12	Ron Morgan	Woolwich Adult, LLC	856-985-4010	RMorgan@ParkerMcCay.com
13	Al Marmero	Long, Marmero, & Mayer, LLP - Wolfin	856-848-6440	amarmero@lmandmlaw.com
14	Lawrence Bathgate, Sec	Property Owner	732-363-0666	LBATHGATE@BATHWEG.COM
15	CEE JAY FREDERICK	~~[illegible]~~ WV GROUP	618.431.7899	ceejay@cjfa.com
16	Steven Wolfson	WV Group	610 277-8899	Wolfson@WVGroup.Comm.
17	Chris Williams	McMahon Assoc.	610-594-9995	chris.williams@mcmtrans.com
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23	Erika Webb	NJ OSG	609-943-9938	erika.webb@dca.state.nj.us
24	Caroline Armstrong	Melvin/Kernan	856-251-9989	armstrong@melvinkernan.com

Route 322 Woolwich Workshop
April 24, 2006
Gloucester County Department of Public Works
Clayton, NJ

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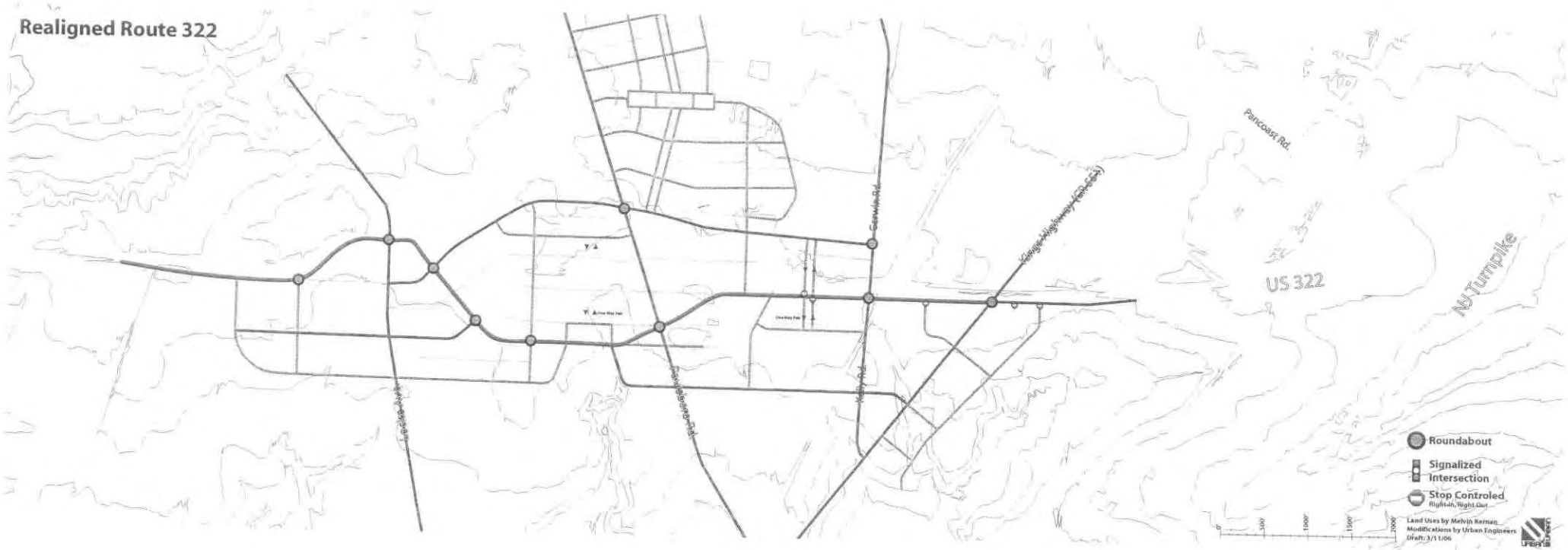
36.	Dave Cox	Urban Engineers	215 922 8081 x1654	elrush@urbanengineers.com
37.	Erika Rush	Urban Engineers	215 922 8080 x1347	decox@urbanengineers.com
38.	Patricia Feliciano	NJ DOT OCR	609-530-2110	patricia.feliciano@dot.state.nj.us

Realigned Route 322



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New Jersey Department of Transportation

Route 322 Woolwich Master Plan Study
Locke Ave. (C.R. 671) to NJ Turnpike
FY-05 Task Order 1

MINUTES OF MEETING

SUBJECT: Route 322 Woolwich Township Transportation Planning Workshop

DATE: May 16, 2006

LOCATION: NJDOT, Conference Room 2C, Trenton, NJ

ATTENDEES: See Attached Sign in Sheet

Meeting Purpose: The purpose of the meeting was to discuss transportation network ideas for the Route 322 Corridor. The following information is a summary of the major items discussed and decisions reached at the meeting.

Discussion and Workshop

NJDOT opened discussions, presenting Glatting Jackson to the attendees as a consultant who develops transportation network solutions in coordination with land use planning. Glatting Jackson discussed their background and experience on similar projects. Following the introduction of Glatting Jackson, Woolwich Adult (Wolfson Verrichia Group and Pulte Homes) presented their concepts to the attendees.

Following the presentation of conceptual ideas, some general discussion ensued with topics concentrating on:

- Creating a continuous system of parallel roadways along Route 322 that would take some pressure off the state highway
- Existing environmental constraints
- Establishing a street hierarchy, identifying the public vs. the private domain.

The group then broke into a working session, soliciting ideas for improvements to the original transportation network. This information was drafted onto trace paper and continually revisited as constraints in the existing topography were addressed. A resulting draft plan is attached.

This plan is an initial attempt to layout possibilities of a transportation framework, and will be modified through future work sessions with the Woolwich Adult Development and Woolwich Township.

Action Items

- NJDOT will initiate an additional transportation workshop session with Woolwich Adult (Wolfson Verrichia Group and Pulte Homes) for the purpose of further discussions on the initial ideas proposed in this workshop. Location and time to be determined.

It is believed that the above represents an accurate description of the major events that transpired at this meeting. Your notification of any errors or omissions within five (5) working days is essential, as the foregoing is intended to be part of the record, and is the basis upon which we will proceed.

Respectfully Submitted,

URBAN ENGINEERS, INC.

William P. McGarrigel
Project Manager

cc: All Attendees

NJDOT Km 2C

ROUTE 322 TRANSPORTATION WORKSHOP
May 16, 2006 2pm.

NAME	REPRESENTING	PHONE #
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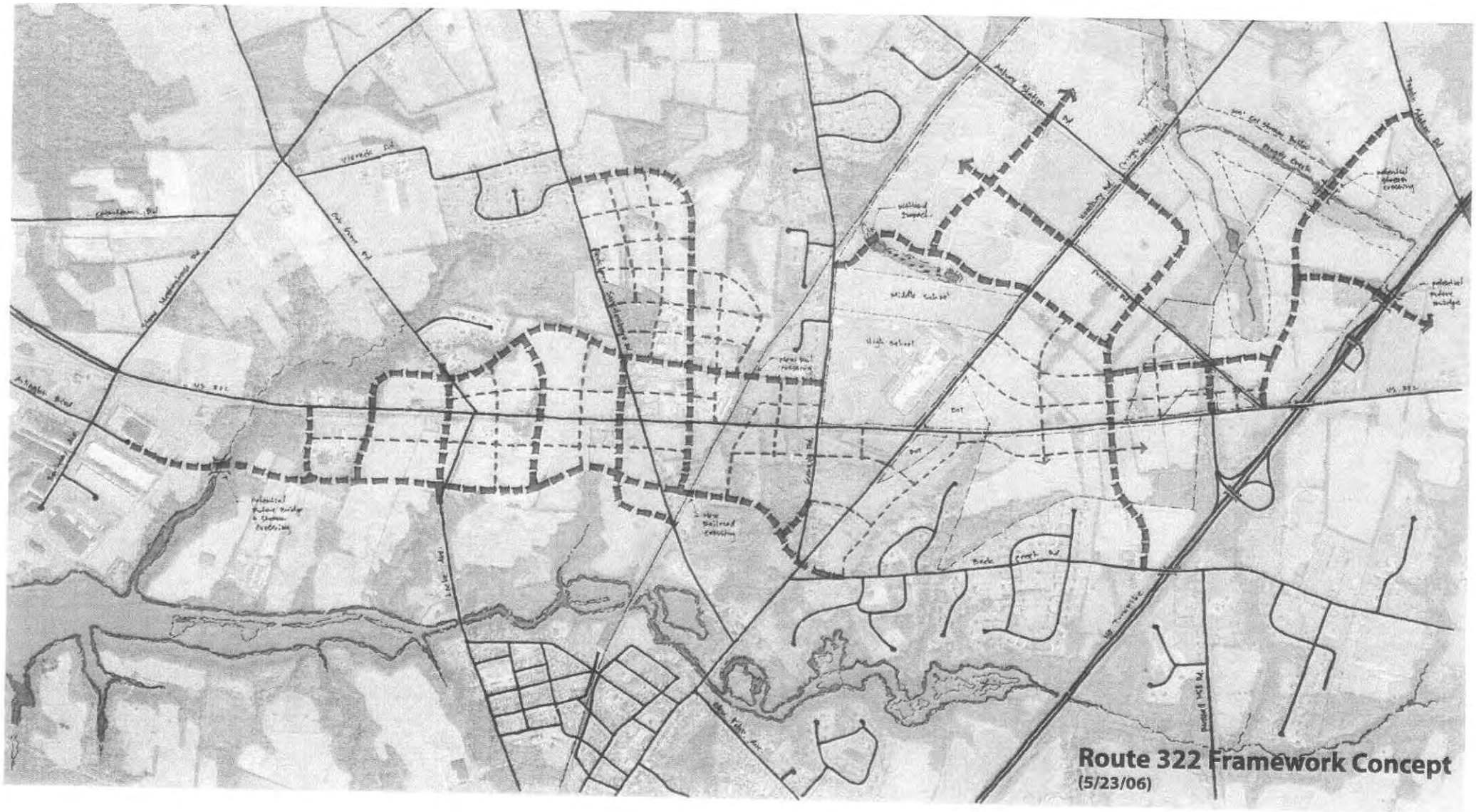
Courtenay Mercer	OSG	609-943-9938
Renee Spath-Espian	DOT DPPD	609-530-2642
TOM CARBONE	" "	609.530-2728
ABE REZAIAN	" "	609-530-2503
Ed McKinney	Glatting Jackson	404-541-6552
LIZ HENSHAW	PULTE HOMES	215-396-3937
CHUCK ROMICK	GLOUCESTER COUNTY	856 307 6650
Caroline Armstrong	Melvin/Kerman	856-251-9989
BOB MELVIN	Melvin/Kerman	856·251·9989
Joe Child	Woolwich Twp	609 868-1597


Route 322 Framework Concept
(5/23/06)

Urban Engineers, Inc.

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New Jersey Department of Transportation

Route 322 Woolwich Master Plan Study
Locke Ave. (C.R. 671) to NJ Turnpike

FY-05 Task Order 1

MINUTES OF MEETING

SUBJECT: Route 322 Woolwich Township Transportation Planning Workshop

DATE: June 27, 2006

LOCATION: NJDOT, Conference Room 2C, Trenton, NJ

ATTENDEES: See Attached Sign in Sheet

Meeting Purpose: The purpose of the meeting was to discuss transportation network ideas for Woolwich Township and Gloucester County. The following information is a summary of the major items discussed and decisions reached at the meeting.

Discussion and Workshop

NJDOT opened discussions with an introduction of the attendees and a brief summary of the work completed to date. This was followed by the stakeholders presenting their comments on the previously completed "framework" plan developed during the last workshop and any revisions they have completed since the last meeting.

Melvin Kernan provided their perspective on the plan and the revisions they have made to the Woolwich Township Plan since it was last presented. As a representative for Woolwich Township, Melvin Kernan conveyed the following:

- The Planning Board has expressed concerns over the density requirements for the plan
- The commercial corridor is planned for Paulsboro Road – approximately 1800 LF in length is most desirable at this time
- There is a feeling of urgency on the part of the township to move forward

The Wolfson Verrichia Group (WV Group) presented their updated ideas to the attendees. The plan was revised to accommodate the "framework" plan developed during the last workshop. There were some items left open because of required coordination and/or action by others including:

- How to connect to Kings Highway
- Making a connection to Back Creek Road
- Signal Spacing on Route 322
- Final Building configuration – Pending resolution of circulation

Pulte Homes stated that they had not developed anything new as they were waiting for the outcome of the workshop before proceeding. They did provide their feedback to the "framework" plan:

- The plan will still need to address environmental concerns
- Need more clarification regarding the connection to Tomlin Station Road
- Need more clarification regarding the function of the roads before they advance the design

Gloucester County stated they were here to listen and at this time had no new perspectives to add other than what has previously been conveyed at the earlier meetings (Route 322 is a regional transportation corridor and solutions should take that into consideration)

Following comments and discussion received from the stakeholders regarding the "framework" plan, NJDOT (Glatting Jackson) presented to the group a review of the Route 322 corridor in the area, specifically the role it performs in the transportation system as a regional road and a truck route that connects towns and villages. While the significance as a regional road is of primary importance, there is a need to be flexible with how it integrates to the surroundings of a particular area. Elements such as speed, number of lanes and the addition of modal choices are items that may vary depending on the adjacent transportation infrastructure and land use. This generated several comments, centered on the following concern:

- The region is growing very fast and it is imperative that the roadway infrastructure keep pace. I-295, Route 130, NJ Turnpike and the Commodore Barry Bridge (Route 322) are all major regional roadways. Route 322 serves as a major link connecting theses roads and it should develop in a similar fashion to the west of NJ Turnpike Exit 2

The concern was addressed by NJDOT in the following response:

- NJDOT stated that the near term intent is to proceed with preserving Route 322 in this area as a two lane road, supported by the plans for a parallel transportation network. This does not mean that NJDOT is closed to the possibility of eventually widening Route 322, only that they would like to explore a number of alternatives before widening is considered.

Following the review of the corridor, Glatting Jackson presented some "starter" ideas for making connections between the overall "framework" plan and the Woolwich Adult developments (WV Group and Pulte).

The group then broke into a working session, soliciting ideas for improvements to the "starter" ideas. This information was drafted onto trace paper and continually revisited as constraints and concerns were addressed. A resulting draft plan is attached.

Action Items

- NJDOT will initiate an additional transportation workshop session with Woolwich Adult (WV Group and Pulte Homes) for the purpose of further discussions on the initial ideas proposed in this workshop. Location and time to be determined.
- All Stakeholders will take the draft plan and "test" it for acceptance with their goals for this project and get back to this group with their comments.

It is believed that the above represents an accurate description of the major events that transpired at this meeting. Your notification of any errors or omissions within five (5) working days is essential, as the foregoing is intended to be part of the record, and is the basis upon which we will proceed.

Respectfully Submitted,

URBAN ENGINEERS, INC.

William P. McGarrigel
Project Manager

cc: All Attendees

Route 322 in Woolwich Township, Gloucester County
Locke Avenue to Kings Highway
Sign-in sheet
06/27/2006

Attendees:

Name	Unit/Agency	Phone #
BILL McGARRIGOL	URBAN ENGINEERS	856-663-5550
ABE REZAEIAN	NJDOT - DPPD	609-530-2503
L. BATHGATE	WOOLWICH ADULT	732-363-0666
Courtenay Mercer	NJ OSG	609.943-9938
RENE TORRES	MELVIN KERNAN	856 251 9989
Caroline Armstrong	" "	"
Ian Lockwood	Glatting Jackson	407-843-6552
TOM CARBONE	NJDOT - DPPD	609.530-2728
Renee Spath-Espiau	"	609.530-2642
PAUL COHN	"	609-530-6379
DAVE COX	URBAN ENGINEERS	215.922.8084 x1347
Erika Rush	Urban Engineers	215 922 8081 x 1654
LIZABETH HENSHAW	PULTE HOMES	215.396.3937
Dan Busch	Maser / Pulte	732-383-1950
MAURICE RACHED	MASER / PULTE	609-587-8200
Ed McKinney	Glatting Jackson	404-541-6552
VINCENT VOLTAGGIO	GLOUCESTER COUNTY	856-307-6600
CHERISHMA SHAH	NJDOT - DPPD	609-530-8061
CHRIS WILLIAMS	McMAHON Assoc.	610-594-9995
CEE JAY FREDERICK	CEE JAY FREDERICK Assoc.	610-431-7899
Steven B WOODROW	WV Orange	610 277-8899
RONALD MORGAN, ESQ	Woolwich Adult, LLC	856-985-4010
Patricia Feliciano	NJDOT-OCR	609-530-2110

ROUTE 322 IN WOOLWICH TOWNSHIP, GLOUCESTER COUNTY
STATUS UPDATE MEETING

MEETING SUMMARY

DATE: July 17, 2006
TIME: 1:30 pm
PLACE: NJDOT Headquarters, E&O Bldg. Conference Room 4A

ATTENDEES	REPRESENTING
Caroline Armstrong	Melvin/Kernan LLP
Lawrence Bathgate	Woolwich Adult LLC
Patricia Feliciano	NJDOT – Office of Community Relations
CeeJay Frederick	CJFA (Wolfson Verrichia Group)
Lizabeth Henshaw	Pulte Homes
Bob Melvin	Melvin/Kernan LLP
Ronald Morgan	Woolwich Adult LLC
Stephen Owens	Maser Consulting
Abe Rezaeian	NJDOT – Division of Project Planning & Development
Chuck Romick	Gloucester County
Cherishma Shah	NJDOT – Division of Project Planning & Development
Renee Spath-Espiau	NJDOT – Division of Project Planning & Development
Vincent Voltaggio	Gloucester County
Erika Webb	NJ Office of Smart Growth

The meeting began with a welcome by NJDOT and an introduction of attendees. This meeting was called to discuss stakeholder feedback on the draft transportation network plan that was developed at the June 27, 2006 workshop, as well as next steps for plan implementation.

NJDOT reported back on conversations it has had with other internal units (e.g., geometric design, access, traffic signal safety) regarding the draft transportation plan. Overall, NJDOT supports the design. It wants to maintain proper distance between signals and/or roundabouts on Route 322 on both sides of Kings Highway, and these

details will have to be worked out as the plans proceed. NJDOT does have an idea of what the future cross section of Route 322 could be, but it is open to ideas that are not in conflict with the local context. It understands that the highway is the major east-west route in the region and that mobility must be maintained. However, the highway should not be a barrier to safe pedestrian activity, and Mullica Hill will always limit the volume of cars that can travel down 322. Therefore, NJDOT supports the idea of a transportation network that utilizes parallel roadways to share the traffic load.

Gloucester County is generally supportive of the draft plan and the new network connections. They want to preserve Kings Highway as an arterial roadway to serve regional traffic. Therefore, they are flexible with the design of Pancoast Road with elements such as on-street parking and traffic calming but do not want to introduce these elements on Kings Highway. The County did identify the possibility of slowing speeds along Kings Highway through the Pulte Homes property since it is near the Middle and High Schools and the intersection with Route 322. There are a few minor roadway connections in the plan they would like to see eliminated.

Woolwich Township, represented by their consultant Bob Melvin, also supports the plan as drafted in the last workshop. They would like to see the planned residences along Kings Highway face the street, which Pulte Homes also prefers but only if Kings Highway speeds are lowered in this area. The Township would like Route 322 to be easily traversed by pedestrians, facilitated by a wide median (~ 36') with street trees. They would also like to see intersection treatments like bulbouts to assist with these crossings.

The NJ Office of Smart Growth is pleased with the way the draft plan links the residential and commercial developments of the Woolwich Adult property. OSG is also strongly in favor of the roadway network as a sustainable way to help alleviate traffic on Route 322.

CeeJay Frederick, speaking on behalf of Wolfson Verrichia, did not have specific comments on the draft concept plan but was encouraged to give the plan a closer look now that it has received support from the other stakeholders. He was concerned, however, that the roadway connections outside of the Wolfson property would either never be completed or would be moved so as to be incompatible with the elements built into the Wolfson development. The Wolfson Verrichia group wanted assurance from all the state agencies that the Woolwich Adult developers would not be asked to change the network and layout that they are currently agreeing to and moving ahead with if the external connections were to not work out. NJDOT representatives mentioned that this was the reason why all stakeholders were a part of this discussion and earlier work sessions. All concerned parties had seen the development of the plan, and while some elements may not be implemented as early as the development is likely to go in, provisions could be made to start a dialogue/process to that end.

Mr. Bathgate of Woolwich Adult again expressed concern that Route 322 would not be able to handle all the trips induced by the proposed development. He was also very concerned about the provision of sewer service to his property and the complication

posed by the Plan Endorsement Process. This will be the subject of a future meeting OSG will set up with NJDEP and the local stakeholders.

Pulte Homes, as mentioned above, wants slower speeds on the section of Kings Highway that runs through their property to unite the development and provide a safe environment for its residents, some of whom may be elderly. It envisions on-street parking along Pancoast and Asbury Station Roads and possible roundabouts at the Kings Highway/Asbury Station Road and Pancoast Road/Asbury Station Road intersections to serve as gateway treatments and traffic control. They also had a few minor revisions to the network intersections surrounding their development.

After all the stakeholders at the meeting discussed their reactions to the plan developed with the help of Gladding Jackson, they went on to discuss the status of Woolwich's Plan Endorsement. Bob Melvin anticipates turning in the final application this fall, and OSG expects the approval process to take roughly six months. The plan for sewer service for the new development in Woolwich now seems to be the most significant unknown in the Plan Endorsement process. OSG will facilitate a meeting between DEP Water Quality Planning and the interested parties, including the various developers.

Bob Melvin will facilitate a discussion about the proposed roadway network with Gloucester County and the involved developers. Issues to be covered include jurisdiction, responsibility for construction and cost sharing. This information will be included in the Plan Endorsement petition. DOT is available to assist this discussion and will also assist with gaining approval for new railroad and stream crossings.

The following were identified in this meeting as the next steps for the Woolwich development stakeholders:

- Bob Melvin will develop a Circulation Plan for the Township, as well as work with other stakeholders to discuss the details and logistics of the proposed transportation network.
- NJDOT will get the most updated traffic generation estimates from the developers, and it will determine if the proposed transportation plan will be able to handle the additional vehicular trips, based on various scenarios for the future cross section of Route 322.
- NJDOT will reach out to those responsible for approving new railroad and stream crossings and work on receiving approval for the proposed transportation network.
- OSG will set up a meeting with DEP and the appropriate stakeholders to discuss the issues of sewer service to the new Woolwich developments.

The above constitutes our understanding of the main points of discussion. If there are any errors or omissions you would like to include, kindly contact Renee Spath-Espiau of the New Jersey DOT Division of Project Planning & Development at (609) 530-2642.

Appendix C

ARTICLE IV Establishment of Districts [Amended 12-15-2003 by Ord. No. 2003-24]

§ 203-34. District designations.

For the purpose of lessening congestion in the streets; securing safety from fire, panic and other dangers; protecting health, morals and the general welfare; providing adequate light and air; preventing the overcrowding of land and buildings; avoiding undue concentration of population, with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with the objective of conserving the value of property and encouraging the most appropriate use of land throughout the municipality, the Township of Woolwich is hereby divided into nine districts which shall be designated as follows:

5A Five Acre District (§ 203-39)

R-1 Residential District (§ 203-40)

R-2 Residential District (§ 203-41)

R-3 Residential District (§ 203-42)

RLM Residential Low/Moderate District (§ 203-43)

PAC Planned Adult Community District (§ 203-44)

PUD Planned Unit Development District (§ 203-45)

FOC Flexible Office Commercial District (§ 203-46)

CO Conservation Overly District (§ 203-47)

LIO Light Industrial/Office District (§ 203-48)

§ 203-35. Zoning Map.

The boundaries of districts shall be as shown on the map attached to and made a part of this chapter, which map shall be known as the "Zoning Map of Woolwich Township," dated the effective date of this section, or as may be subsequently revised. Said map and all notations, references and data shown thereon are hereby incorporated by reference into this chapter and shall be as much a part of this chapter as if all were fully described herein. Editor's Note: The Zoning Map is available in the Township offices.

§ 203-36. Zone boundaries.

Where uncertainty exists as to any of said boundaries as shown on said map, the following rules shall apply:

A. District boundary lines are intended to follow the center line of the streets, railroads, rights-of-way, streams and lot or property lines as they exist on plats of record at the time of the passage of this chapter, unless such district boundary lines are fixed by dimensions shown on the Zoning Map. Any dimensions shall be in feet and measured horizontally and, when measured from a street, shall be measured from the street right-of-way line even if the center line of that street is used for the location of a zoning district line.

B. Where such boundaries are not fixed by dimensions and where they approximately follow lot lines and where they do not scale more than 10 feet distant therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.

C. In unsubdivided land and where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the Zoning Officer by application of a scale thereto.

§ 203-37. Boundary tolerances.

A. The exact location of any disputed zoning district boundary line shall be determined by the Zoning Board of Adjustment.

B. The zoning standards, controls and designations apply to every structure, lot and use within each district, and the district lines extend vertically in both directions from ground level.

C. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections above, the Zoning Board of Adjustment shall interpret the district boundaries.

D. Whenever any street or public way is vacated by official action, the zoning districts adjoining the side of such public way shall be automatically extended to include the right-of-way thus vacated which shall thenceforth be subject to all regulations of the extended district or districts.

§ 203-38. Effect of establishment of districts.

Following the effective date of this chapter:

A. Any use not permitted by this chapter shall be deemed to be prohibited.

B. Where the provisions of this chapter impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this chapter shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this chapter, the provisions of such statute, other ordinance or regulation shall be controlling.

ARTICLE V District Regulations [Amended 4-5-1993 by Ord. No. 93-3; 4-19-1993 by Ord. No. 93-5; 9-9-1993 by Ord. No. 93-7; 3-21-1994 by Ord. No. 94-2; 10-2-1995 by Ord. No. 95-11; 3-15-1999 by Ord. No. 99-6; 2-7-2000 by Ord. No. 00-2; 4-21-2003 by Ord. No. 2003-07; 12-15-2003 by Ord. No. 2003-24]

§ 203-39. 5A Five Acre Residential District.

The intent in establishing the Five Acre District is to recognize and maintain the unique character of this area by encouraging residents to adhere to the special conditions which existed in the area that was subdivided in 1983 and known as "Five Acres and Independence."

A. Use regulations.

(1) Principal uses. In the 5A District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

(a) Single-family detached dwellings.

(b) Farmhouses and farm buildings.

(c) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries shall be subject to the same standards and requirements for single-family detached residences in this district, provided that they conform to the definitions found in N.J.S.A. 40:55D-66.2.

(d) Public and nonprofit playgrounds, athletic fields, swimming pools, conservation areas, parks and public purpose uses.

(e) Temporary buildings, temporary construction offices and temporary storage of materials, provided that such use is located on the lot where construction is taking place or on a lot adjacent to or part of the development site and that such temporary use is to be terminated within 30 days of issuance of a final certificate of occupancy for the total project or when

work is abandoned.

(f) Building structures and uses owned and operated by the Township.

(g) Agriculture and horticulture, including farm markets located on and operated in conjunction with farm property qualifying for farmland assessment.

(h) Accessory uses and accessory buildings incidental to the above permitted principal uses.

(2) Conditional uses. In the 5A District, the following uses may be permitted as conditional uses:

(a) Home occupations as an accessory to a residential use subject to the requirements of § 203-61.

(b) The keeping of horses or ponies, subject to the special requirements of § 203-62.

(c) Intensive fowl or livestock farms, subject to the special requirements of § 203-67.

B. Bulk and area regulations.

(1) Minimum lot size: five acres.

(2) Minimum lot width: 200 feet.

(3) Minimum yards.

(a) Front yard: 75 feet.

(b) Side yard: 25 feet.

(c) Rear yard: 50 feet.

(4) Maximum building coverage: 5%.

(5) Maximum impervious coverage: 15%.

(6) Maximum building height: 35 feet.

(7) Maximum gross density: 0.2 dwelling units/acre.

C. Special requirements.

(1) No parking of any vehicle shall be permitted upon any roads or streets within the district.

(2) No junk cars or abandoned vehicles shall be stored or permitted upon any lot, road or street.

(3) Removal of topsoil from any lot is prohibited.

(4) For all lots fronting on Kings Highway, access shall be via established access roads as shown on the filed plans. Direct access to Kings Highway shall not be permitted unless approved by the Gloucester County Planning Department.

(5) Accessory buildings, including storage sheds, greenhouses, and other outbuildings, shall be subject to the following regulations, which shall supersede the requirements of § 203-59A in this district.

(a) The gross floor area of any building shall not exceed 2% of the lot area, and the total size of all accessory buildings shall not exceed 4% of the lot area.

(b) No accessory building shall be located within 15 feet of any side or rear property line.

(c) No accessory building shall be permitted between the building line and the street line.

(d) The height of an accessory building shall not exceed 25 feet or the height of the principal building, whichever is less.

§ 203-40. R-1 District. [Amended 8-1-2005 by Ord. No. 2005-25]

A. Intent.

(1) The intent of the R-1 Residential District is to provide appropriate regulations for the preservation

of agriculture, natural resources, scenic vistas and the rural landscape of Woolwich Township, along with the development of single-family detached dwellings and other permitted uses in portions of the Township characterized as rural, regardless of presence or absence of public sewer or water service. The Township is offering three development options in the R-1 District. Options 1 and 2 are strongly encouraged as the means to best maintain the rural character while preserving open space and natural resources in the R-1 District. Additionally, the Township is seeking to encourage the incorporation of affordable housing within the normal development of the Township so as to afford all individuals the opportunity to benefit from the rural character of Woolwich Township. In conformance with the MLUL, the purposes of Options 1 and 2 are as follows:

(a) To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development;

(b) To provide greater design flexibility and efficiency in the design of services and infrastructure, including the opportunity to reduce length of roads, utility runs and the amount of paving required for residential development;

(c) To reduce erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes;

(d) To provide for a diversity of lot sizes, building densities and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;

(e) To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the municipality's Open Space Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents;

(f) To implement adopted land use, transportation and community policies as identified in the municipality's Master Plan;

(g) To protect areas of the municipality with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations;

(h) To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity;

(i) To provide for the conservation and maintenance of open land within the municipality to achieve the above-mentioned goals and for active or passive recreational use by residents;

(j) To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplain and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings and fieldstone walls);

(k) To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.

(l) To conserve scenic views and elements of the municipality's rural character, and to minimize perceived density, by minimizing views of new development from existing roads; and

(m) To provide for the incorporation of affordable housing in a way that provides the opportunity for all residents to share in the benefits of living in Woolwich Township.

(2) In order to achieve these purposes, this section provides for flexibility in designing new residential subdivisions in the R-1 Residential District by allowing two forms of conservation zoning based upon the number of DU (dwelling units) as determined by the conventional zoning by-right development.

(a) Option 1: neutral density and basic conservation, providing for residential uses at the

density permitted by the underlying R-1 Zoning District. Greenway lands shall comprise at least half the tract.

(b) Option 2: country properties, providing for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.

(c) Option 3: conventional lotting. In addition to the above preferred options for subdivision, Option 3, conventional lotting, at a minimum lot size of two acres, is also permitted.

(d) COAH overlay. Regardless of the option chosen from the above, COAH housing units are able to be incorporated within a subdivision.

B. Use regulations.

(1) Principal uses. In the R-1 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses: all principal and accessory uses permitted in the 5A District.

(2) Conditional uses. In the R-1 District, the following uses may be permitted as conditional uses:

(a) Home occupations as part of a continued existing residential use may occur, subject to the criteria governing such home occupations as contained in § 203-60.

(b) Public and private elementary, middle and high schools, subject to the requirements of the minimum lot sizes as established by the New Jersey State Department of Education for school facilities, and subject further to the following:

[1] Location of access driveways, landscaping and site plan design shall be compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

(c) Public libraries and museums, subject to the following:

[1] Location of access driveways, landscaping and site plan design shall be compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

[3] A site plan in accordance with the Woolwich Township site plan requirements submitted to the Planning Board pursuant to its conditional use review authority (N.J.S.A. 40:55D-67).

(d) Water storage tank or tower, water reservoir, water or sewer pumping station and water or sewage treatment plant, 400 square feet or greater in size, subject to the following special requirements:

[1] Project shall be designed to be structurally compatible and in keeping with the architectural character of the neighborhood in which it is to be located.

[2] Project shall be in keeping with the Master Plan or Utility Master Plan of the Township.

[3] Project shall conform with yard setbacks for the district in which it is to be located.

[4] Adequate landscaping in conformance with standards established in § 203-68 and § 203-69.

(e) Substation, electric and gas facilities, and all other public utilities, 400 square feet or greater in size, subject to the following requirements:

[1] All those requirements of Subsection B(2)(d) of this section.

[2] No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings.

(f) Transmission lines, transmitting and receiving antennas or aerials, subject to the following special requirements:

[1] None shall exceed 55 feet in height.

[2] None shall be of such height or position that aircraft warning lights are required by any governmental agency.

(g) The keeping of horses or ponies, subject to the special requirements of § 203-62.

(h) Intensive fowl or livestock farms, subject to the special requirements of § 203-67.

(3) Special requirements.

(a) Accessory buildings, including storage sheds, greenhouses and other outbuildings, shall be subject to the following regulations, which shall supersede the requirements of § 203-59A in this district:

[1] For lots less than three acres in size, the gross floor area of any individual building shall not exceed 1,500 square feet, and the total size of all accessory buildings shall not exceed 2% of the lot area.

[2] For lots of three acres or greater in size, the gross floor area of any individual building shall not exceed 2% of the lot area, and the total size of all accessory buildings shall not exceed 4% of the lot area.

[3] No accessory building shall be located within 10 feet of any side or rear property line.

[4] No accessory building shall be permitted between the building line and the street line.

[5] The height of an accessory building shall not exceed 25 feet or the height of the principal building, whichever is less

C. Bulk and area regulations. In order to achieve these purposes, this section provides for flexibility in designing new residential subdivisions in the R-1 Residential District by allowing two forms of conservation zoning based upon the number of DU (dwelling units) as determined by the conventional zoning by-right development.

Table of Options

	Option 1 Neutral Density/Basic Conservation	**Option 2 Country Properties**	**Option 3 Conventional Lotting**
Density	87,120 sf/du maximum gross density	10 acres/du	87,120 sf/du
Lot size maximum with minimum lot width	1.3 acres 150 feet	NA	NA
Lot size average with minimum lot width	1 acre; 43,560 sf 125 feet	10 acres 300 feet	NA
Lot size minimum with minimum lot width	1/2 acre; 21,780 sf 100 feet	5 acres 300 feet	87,120 sf or 2 acres 185 feet
Open space	50%	No common open space	No common open space
Yards			
Front	30 feet	See Option 2: country properties	60 feet
Side	10 feet; 40 feet between buildings		25 feet
Rear	40 feet		50 feet
Maximum building	NA	NA	10%

coverage			
Maximum impervious coverage	30% on each lot	12%	30%
Maximum building height	35 feet	35 feet	35 feet

(1) Option 1: neutral density and basic conservation, providing for residential uses at the density permitted by the underlying R-1 Zoning District. Greenway lands shall comprise at least half the tract.

(a) Density: as determined though the yield plan described in Subsection C(1)(i) below.

(b) Minimum required greenway land. The subdivision must include at least 50% of the gross tract area as greenway land. Greenway land shall not be used for residential lots.

(c) Minimum lot area: 21,780 square feet.

(d) Minimum lot width at building line: 100 feet.

(e) Minimum street frontage: 25 feet.

(f) Yard regulations. The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:

[1] Front: 30 feet; garage door must be set back a minimum of 40 feet.

[2] Rear: 40 feet.

[3] Side: 40 feet separation for principal buildings, with no side yard less than 10 feet.

(g) Maximum impervious coverage: 30% limit on each lot.

(h) Maximum height regulations: 35 feet.

(i) Density determination for Option 1: yield plan approach. Determination of density, or maximum number of permitted dwelling units, shall be based upon the yield plan. Yield plans shall meet the following requirements:

[1] Yield plans must be prepared as conceptual layout plans in accordance with the standards of the Subdivision of Land Ordinance, Editor's Note: See Ch. 163, Subdivision of Land. containing proposed lots, streets, rights-of-way and other pertinent features. Yield plans must be a realistic layout, based upon a field survey, that meets all district regulations and all bulk and area regulations for the underlying residential district(s) in which the tract is located. The yield plan must reflect a development pattern that could actually be built, delineating the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal. When a tract of land has two (or more) underlying zoning designations according to the Zoning Map of the Township, the yield plan must be designed to the requirements of the underlying zoning for each zone. The yield plan must reflect the developer's plan should the Township choose not to grant the option of conservation zoning and instead require the developer to design the subdivision based upon the conventional zoning in place, Option 3.

[2] The dimensional standards of Option 3, conventional zoning, shall be used in the development of yield plans for Option 1 subdivisions. The yield plan must identify the site's primary and secondary resources, as identified in the existing resources/site analysis plan (required in the Site Plan Review and Subdivision of Land Ordinances), Editor's Note: See Ch. 149, Site Plan Review, and Ch. 163, Subdivision of Land, respectively. and demonstrate that the primary resources could be successfully absorbed in the development process without disturbance.

[3] On sites not served by central sewage disposal, density shall be further determined by evaluating the number of homes that could be supported by septic systems on conventional lots. Based on the primary and secondary resources, identified as part of the inventory and analysis, and observations made during an on-site visit of the

property, the Planning Board shall select a ten-percent sample of the lots considered to be marginal for on-lot sewage disposal. The applicant is required to provide evidence that these lots meet the standards for an individual septic system; then they shall be granted the full density determined by the yield plan. Should any of the lots in a sample fail to meet the standard for individual septic system, those lots shall be deducted from the yield plan and a second ten-percent sample shall be selected by the Planning Board and tested for compliance. This process shall be repeated until all lots in a given sample meet the standard for an individual septic system.

(j) Design standards for Option 1.

[1] House lots shall not encroach upon primary conservation areas as identified in § 203-72, and their layout shall respect secondary conservation areas as described in both the Zoning Ordinance and in the Subdivision/Site Plan Review Ordinances.

[2] All new dwellings shall meet the following setback requirements:

[a] From all external road rights-of-way: 100 feet.

[b] From all other tract boundaries: 50 feet.

[c] From cropland or pasture land: 150 feet.

[d] From preserved farms (preserved farms through the SADC program, the county program or through the Township's TDR program): 300 feet.

[e] From buildings or barnyards housing livestock: 300 feet.

[f] From active recreation areas such as courts or playing fields (not including tot lots): 150 feet.

[3] Views of house lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation or additional landscaping which meets the landscaping requirements in Chapters 149, 163 and 203 of the Woolwich Code.

[4] House lots shall be accessed from interior streets rather than from roads bordering the tract.

[5] Standards pertaining to the use, quantity, quality, configuration, ownership and maintenance of the greenway land created under this section are contained in § 203-72 of this chapter.

[6] As per § 203-72D(2)(c), at the discretion of the Planning Board, four percent to six percent of the required greenway lands shall be in the form of neighborhood common greens. A neighborhood green will typically be a 44,000 square feet area, per 20 dwelling units, and shall be located internal to the developed areas. At least 1/2 of the lots shall abut the neighborhood green directly, and all shall be oriented to have the front of the dwelling face in the direction of the neighborhood green.

(2) Option 2: country properties, providing for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.

(a) Maximum density: one dwelling unit per 10 acres.

(b) Minimum lot area: five acres, provided the average lot size in the tract is 10 acres.

(c) All such lots must be permanently protected from future subdivisions by conservation easements.

(d) Minimum lot width at building line: 300 feet.

(e) Yard regulations.

[1] Front: 150 feet from the rights-of-way of existing municipal roads, but 40 feet from the rights-of-way of new subdivision streets, country lanes or common driveways (where

applicable).

[2] Rear: 50 feet minimum for principal buildings and 10 feet for accessory buildings (except that accessory buildings with a ground floor area exceeding 200 square feet shall conform to the setback requirements for principal structures).

[3] Side: 25 feet.

(f) Maximum impervious coverage: 12%.

(g) Maximum height regulations: 35 feet.

(3) Option 3: conventional lotting. In addition to the above preferred options for subdivision, Option 3, conventional lotting, at a minimum lot size of two acres, is also permitted.

(a) Minimum lot area: 87, 120 square feet.

(b) Minimum lot width: 185 feet.

(c) Front yard setback: 60 feet.

(d) Rear yard setback: 50 feet.

(e) Side yard setbacks: 25 feet.

(f) New dwelling setbacks.

[1] From all external road rights-of-way: 100 feet.

[2] From all other tract boundaries: 50 feet.

[3] From cropland or pasture land: 150 feet.

[4] From preserved farms (preserved farms through the SADC program, the county program or through the Township's TDR program): 300 feet.

[5] From buildings or barnyards housing livestock: 300.

[6] From active recreation areas such as courts or playing fields (not including tot lots): 150 feet.

D. COAH overlay: reduction in minimum lot area and setbacks when the required 11.11% of affordable and moderate-income housing is included as interspersed units within the project. As required by state law, one COAH dwelling unit must be built for every eight market value units that are built. When these required COAH dwelling units are incorporated within a subdivision, there shall be no density bonus for such units and there shall be no encroachment of development into minimum required conservation open space.

(1) The required number of COAH is as defined in the Township Ordinance No. 2005-05. (See § 203-101.)

(2) All units must be affordable to low- and moderate-income households and must meet all applicable criteria necessary to render the units creditworthy, including, but not limited to, bedroom mix, the 50/50 low- and moderate-income housing split, phasing, affirmative marketing and other applicable laws as set forth in Mount Laurel II, 92 N.J. 158 (1983) and its progeny, the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the regulations of the New Jersey Council on Affordable Housing (COAH) and other applicable laws as well as the COAH requirements of the Township as outlined in Ordinance No. 2005-05. (See § 203-101.)

(3) The minimum lot size for a COAH housing unit, for those units constructed in a non-sewer service area, shall be determined by the minimum amount of land necessary to provide for a wastewater disposal system and fresh water well that is approved by, and meets all conditions of, applicable state and county authorities. The minimum lot size for a COAH housing unit, for those units constructed in a sewered area under R-1 zoning, shall be 8,000 square feet.

(4) The COAH housing units may be constructed as twins.

(5) Minimum street frontage: 25 feet.

(6) Yard regulations. The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:

(a) Front: 30 feet; garage door must be set back a minimum of 40 feet.

(b) Rear: 25 feet.

(c) Side: 15 feet separation for principal buildings, with no side yard less than 10 feet; except twins units, built to meet the Township's COAH requirements, will have a zero side yard setback on the shared wall side (by definition).

(7) Maximum impervious coverage: 40% limit on each lot.

(8) Maximum height regulations: 35 feet.

§ 203-41. R-2 District. [Amended 8-1-2005 by Ord. No. 2005-25]

A. Intent.

(1) The intent of the R-2 Residential District is to provide appropriate regulations for the preservation of agriculture, natural resources, scenic vistas and the rural landscape of Woolwich Township, along with the development of single-family detached dwellings and other permitted uses in portions of the Township characterized as rural, regardless of presence or absence of public sewer or water service. The Township is offering three development options in the R-2 District. Options 1 and 2 are strongly encouraged as the means to best maintain the rural character while preserving open space and natural resources in the R-2 District. Additionally, the Township is seeking to encourage the incorporation of affordable housing within the normal development of the Township so as to afford all individuals the opportunity to benefit from the rural character of Woolwich Township. In conformance with the MLUL, the purposes of Options 1 and 2 are as follows:

(a) To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development;

(b) To provide greater design flexibility and efficiency in the design of services and infrastructure, including the opportunity to reduce length of roads, utility runs and the amount of paving required for residential development;

(c) To reduce erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes;

(d) To provide for a diversity of lot sizes, building densities and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;

(e) To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the municipality's Open Space Plan, including provisions for reasonable incentives to create a greenway system for the benefit of present and future residents;

(f) To implement adopted land use, transportation and community policies as identified in the municipality's Master Plan;

(g) To protect areas of the municipality with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations;

(h) To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity;

(i) To provide for the conservation and maintenance of open land within the municipality to achieve the above-mentioned goals and for active or passive recreational use by residents;

(j) To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplain and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings and fieldstone walls);

(k) To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.

(l) To conserve scenic views and elements of the municipality's rural character, and to minimize perceived density, by minimizing views of new development from existing roads; and

(m) To provide for the incorporation of affordable housing in a way that provides the opportunity for all residents to share in the benefits of living in Woolwich Township.

(2) In order to achieve these purposes, this section provides for flexibility in designing new residential subdivisions in the R-2 Residential District by allowing two forms of conservation zoning based upon the number of DU (dwelling units) as determined by the conventional zoning by-right development.

(a) Option 1: neutral density and basic conservation, providing for residential uses at the density permitted by the underlying R-2 Zoning District. Greenway lands shall comprise at least half the tract.

(b) Option 2: country properties, providing for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.

(c) Option 3: conventional lotting. In addition to the above preferred options for subdivision, Option 3, conventional lotting, at a minimum lot size of 1.5 acres, is also permitted.

(d) COAH overlay. Regardless of the option chosen from the above, COAH housing units are able to be incorporated within a subdivision.

B. Use regulations.

(1) Principal uses. In the R-2 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses: all principal and accessory uses permitted in the 5A District.

(2) Conditional uses. In the R-2 District, the following uses may be permitted as conditional uses:

(a) Home occupations as part of a continued existing residential use may occur, subject to the criteria governing such home occupations as contained in § 203-60.

(b) Public and private elementary, middle and high schools, subject to the requirements of the minimum lot sizes as established by the New Jersey State Department of Education for school facilities, and subject further to the following:

[1] Location of access driveways, landscaping and site plan design shall be compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

(c) Public libraries and museums, subject to the following:

[1] Location of access driveways, landscaping and site plan design shall be compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

[3] A site plan in accordance with the Woolwich Township site plan requirements submitted to the Planning Board pursuant to its conditional use review authority (N.J.S.A. 40:55D-67).

(d) Water storage tank or tower, water reservoir, water or sewer pumping station and water or

sewage treatment plant, 400 square feet or greater in size, subject to the following special requirements:

[1] Project shall be designed to be structurally compatible and in keeping with the architectural character of the neighborhood in which it is to be located.

[2] Project shall be in keeping with the Master Plan or Utility Master Plan of the Township.

[3] Project shall conform with yard setbacks for the district in which it is to be located,

[4] Adequate landscaping in conformance with standards established in §§ 203-68 and 203-69.

(e) Substation, electric and gas facilities, and all other public utilities, 400 square feet or greater in size, subject to the following requirements:

[1] All those requirements of Subsection B(2)(d) of this section.

[2] No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings.

(f) Transmission lines, transmitting and receiving antennas or aerials, subject to the following special requirements:

[1] None shall exceed 55 feet in height.

[2] None shall be of such height or position that aircraft warning lights are required by any governmental agency.

(g) The keeping of horses or ponies, subject to the special requirements of § 203-62.

(h) Intensive fowl or livestock farms, subject to the special requirements of § 203-67.

(3) Special requirements.

(a) Accessory buildings, including storage sheds, greenhouses and other outbuildings, shall be subject to the following regulations, which shall supersede the requirements of § 203-59A in this district:

[1] For lots less than three acres in size, the gross floor area of any individual building shall not exceed 1,500 square feet, and the total size of all accessory buildings shall not exceed 2% of the lot area.

[2] For lots of three acres or greater in size, the gross floor area of any individual building shall not exceed 2% of the lot area, and the total size of all accessory buildings shall not exceed 4% of the lot area.

[3] No accessory building shall be located within 10 feet of any side or rear property line.

[4] No accessory building shall be permitted between the building line and the street line.

[5] The height of an accessory building shall not exceed 25 feet or the height of the principal building, whichever is less.

C. Bulk and area regulations. In order to achieve these purposes, this section provides for flexibility in designing new residential subdivisions in the R-2 Residential District by allowing two forms of conservation zoning based upon the number of DU (dwelling units) as determined by the conventional zoning by-right development.

Table of Options

	Option 1 Neutral Density/Basic Conservation	**Option 2 Country Properties**	**Option 3 Conventional Lotting**
Density	65,340 sf/du maximum gross density	7 acres/du	65,340 sf/du
Lot size maximum with	1 acre 150 feet	NA	NA

minimum lot width			
Lot size average with minimum lot width	32,670 sf 115 feet	7 acres 300 feet	NA
Lot size minimum with minimum lot width	1/2 acre; 21,780 sf 100 feet	3 acres 200 feet	65,340 sf or 1.5 acres 160 feet
Open space	50%	No common open space	No common open space
Yards			
Front	25 feet	See Option 2: country properties	50 feet
Side	10 feet; 35 feet between buildings		20 feet
Rear	40 feet		30 feet
Maximum building coverage	NA	NA	10%
Maximum impervious coverage	30% on each lot	15%	35%
Maximum building height	35 feet	35 feet	35 feet

(1) Option 1: neutral density and basic conservation, providing for residential uses at the density permitted by the underlying R-2 Zoning District. Greenway lands shall comprise at least half the tract.

(a) Density: as determined though the yield plan described in Subsection C(1)(i) below.

(b) Minimum required greenway land. The subdivision must include at least 50% of the gross tract area as greenway land. Greenway land shall not be used for residential lots.

(c) Minimum lot area: 21,780 square feet.

(d) Minimum lot width at building line: 100 feet.

(e) Minimum street frontage: 25 feet.

(f) Yard regulations. The builder or developer is urged to consider variations in the principal building position and orientation, but shall observe the following minimum standards:

[1] Front: 30 feet; garage door must be set back a minimum of 40 feet.

[2] Rear: 40 feet.

[3] Side: 40 feet separation for principal buildings, with no side yard less than 10 feet.

(g) Maximum impervious coverage: 30% limit on each lot.

(h) Maximum height regulations: 35 feet.

(i) Density determination for Option 1: yield plan approach. Determination of density, or maximum number of permitted dwelling units, shall be based upon the yield plan. Yield plans shall meet the following requirements:

[1] Yield plans must be prepared as conceptual layout plans in accordance with the standards of the Subdivision of Land Ordinance, Editor's Note: See Ch. 163, Subdivision of Land. containing proposed lots, streets, rights-of-way and other pertinent features. Yield plans must be a realistic layout, based upon a field survey, that meets all district regulations and all bulk and area regulations for the underlying residential district(s) in which the tract is located. The yield plan must reflect a development pattern that could actually be built, delineating the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal. When a tract of land has two (or more) underlying

zoning designations according to the Zoning Map of the Township, the yield plan must be designed to the requirements of the underlying zoning for each zone. The yield plan must reflect the developer's plan should the Township chose not to grant the option of conservation zoning and instead require the developer to design the subdivision based upon the conventional zoning in place, Option 3.

[2] The dimensional standards of Option 3, conventional zoning, shall be used in the development of yield plans for Option 1 subdivisions. The yield plan must identify the site's primary and secondary resources, as identified in the existing resources/site analysis plan (required in the Site Plan Review and Subdivision of Land Ordinances), Editor's Note: See Ch. 149, Site Plan Review, and Ch. 163, Subdivision of Land, respectively. and demonstrate that the primary resources could be successfully absorbed in the development process without disturbance.

[3] On sites not served by central sewage disposal, density shall be further determined by evaluating the number of homes that could be supported by septic systems on conventional lots. Based on the primary and secondary resources, identified as part of the inventory and analysis, and observations made during an on-site visit of the property, the Planning Board shall select a ten-percent sample of the lots considered to be marginal for on-lot sewage disposal. The applicant is required to provide evidence that these lots meet the standards for an individual septic system; then they shall be granted the full density determined by the yield plan. Should any of the lots in a sample fail to meet the standard for individual septic system, those lots shall be deducted from the yield plan and a second ten-percent sample shall be selected by the Planning Board and tested for compliance. This process shall be repeated until all lots in a given sample meet the standard for an individual septic system.

(j) Design standards for Option 1.

[1] House lots shall not encroach upon primary conservation areas as identified in § 203-72, and their layout shall respect secondary conservation areas as described in both the Zoning Ordinance and in the Subdivision/Site Plan Review Ordinances.

[2] All new dwellings shall meet the following setback requirements:

[a] From all external road rights-of-way: 100 feet.

[b] From all other tract boundaries: 50 feet.

[c] From cropland or pasture land: 150 feet.

[d] From preserved farms (preserved farms through the SADC program, the county program or through the Township's TDR program): 300 feet.

[e] From buildings or barnyards housing livestock: 300 feet.

[f] From active recreation areas such as courts or playing fields (not including tot lots): 150 feet.

[3] Views of house lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation or additional landscaping which meets the landscaping requirements in Chapters 149, 163 and 203 of the Woolwich Code.

[4] House lots shall be accessed from interior streets rather than from roads bordering the tract.

[5] Standards pertaining to the use, quantity, quality, configuration, ownership and maintenance of the greenway land created under this section are contained in § 203-72 of this chapter.

[6] As per § 203-72D(2)(c), at the discretion of the Planning Board, four percent to six percent of the required greenway lands shall be in the form of neighborhood common greens. A neighborhood green will typically be a 44,000 square feet area, per 20 dwelling units, and shall be located internal to the developed areas. At least 1/2 of the

lots shall abut the neighborhood green directly, and all shall be oriented to have the front of the dwelling face in the direction of the neighborhood green.

(2) Option 2: country properties, providing for very low densities appropriate to rural situations, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses.

(a) Maximum density: one dwelling unit per seven acres.

(b) Minimum lot area: three acres, provided the average lot size in the tract is 10 acres.

(c) All such lots must be permanently protected from future subdivisions by conservation easements.

(d) Minimum lot width at building line: 300 feet.

(e) Yard regulations.

[1] Front: 150 feet from the rights-of-way of existing municipal roads, but 40 feet from the rights-of-way of new subdivision streets, country lanes or common driveways (where applicable).

[2] Rear: 50 feet minimum for principal buildings and 10 feet for accessory buildings (except that accessory buildings with a ground floor area exceeding 200 square feet shall conform to the setback requirements for principal structures).

[3] Side: 25 feet.

(f) Maximum impervious coverage: 15%.

(g) Maximum height regulations: 35 feet.

(3) Option 3: conventional lotting. In addition to the above preferred options for subdivision, Option 3, conventional lotting, at a minimum lot size of two acres, is also permitted.

(a) Minimum lot area: 65,340 square feet.

Appendix D

WOOLWICH TOWNSHIP
121 WOODSTOWN ROAD
WOOLWICH TOWNSHIP, NEW JERSEY 08085

856-467-2666 FAX: 856-467-3545

PUBLIC NOTICE
TOWNSHIP OF WOOLWICH

PLEASE TAKE NOTICE that the Township Committee of the Township of Woolwich shall hold a Public Hearing to adopt Woolwich Township's Capital Improvement Program and to endorse Woolwich Township's Petition for Initial Plan Endorsement and to forward same to the State of New Jersey, which hearing is scheduled on the 5th day of March, 2007, at the Woolwich Township Municipal Building, 121 Woodstown Road, Woolwich Township, New Jersey, beginning at 7:00 p.m.

The main elements of said Petition include, but are not limited to the following:
Woolwich Master Plan,
Development Transfer Plan Element (TDR)
All other mandatory and optional Master plan elements,
Adopted Capital Improvement Program,
Proposed changes to the State Plan Policy Map,
Proposed Planning and Implementation Agreement,
Real Estate Market Analysis,
All additional documentation as required.

A copy of the proposed Petition is available for public inspective within the Office of the Woolwich Clerk, during normal business hours.

Jane DiBella, RMC
Township Clerk

State of New Jersey

SS:

Gloucester County

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Real Estate Market Analysis,
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A copy of the proposed Petition is available for public inspection within the Office of the Woolwich Clerk, during normal business hours.

Jane DiBella, RMC
Township Clerk

Cost: $32.90

(2462315) 2/22-1t

Frank Gargano, being duly sworn, on his oath, says he is an agent of the South Jersey Newspapers Co., publishers of the *"Gloucester County Times"*, a newspaper printed and published at *Woodbury*, State and County aforesaid, and that a notice of which the annexed is a true copy, was published in said newspaper for a period of 1 *time(s)*, once each week, successively commencing on the 22nd day of February 2007 *and continuing* 2007.

F. Gargano
Business Manager

Sworn to and subscribed before me this 28th day of February 2007

Cynthia J. Frazier

CYNTHIA J. FRAZIER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 12, 2011

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Real Estate Market Analysis,
All additional documentation as required.

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Jane DiBello, RMC
Township Clerk
(1074168)

($36.72)

STATE OF NEW JERSEY
CAMDEN COUNTY

§

BRANDON HAWKINS

of full age, being duly sworn, according to law, says that he/she is bookkeeper of the

COURIER-POST

and that a Notice, of which the annexed is a true copy, was published daily in the *Courier-Post*, a newspaper printed and published daily in the county of Camden, Burlington and Gloucester, State of New Jersey, once a

22 day of February A.D. 2007

Sworn and subscribed before me this 22nd day of February A.D. 2007

Notary Public

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NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/16/2007

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here

Sent To: Clerk Twp. of Harrison
Street, Apt. No.; or PO Box No.: 114 Bridgeton Pike
City, State, ZIP+4: Mullica Hill, NJ 08062

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service™
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OFFICIAL USE

7004 0750 0002 0568 9591

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here

Sent To: Planning Brd. Twp. of Harrison
Street, Apt. No.; or PO Box No.: 114 Bridgeton Pike
City, State, ZIP+4: Mullica Hill, NJ 08062

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service™
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7006 0100 0004 3302 3081

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here

Sent To: Twp of Logan Planning Brd.
Street, Apt. No.; or PO Box No.: Box 314
City, State, ZIP+4: Bridgeport, NJ. 08014

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service™
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7004 0750 0002 0568 9614

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here: Pitsgrove NJ 08068 FEB 20 2007

Sent To: Clerk Twp. of Logan
Street, Apt. No.; or PO Box No.: Box 314
City, State, ZIP+4: Bridgeport, NJ 08014

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service™
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7004 0750 0002 0568 9645

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here: Pitsgrove NJ 08068 FEB 20 2007

Sent To: Mayor - Twp. of Logan
Street, Apt. No.; or PO Box No.: Box 314
City, State, ZIP+4: Bridgeport, NJ 08014

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service™
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7006 0100 0004 3302 3050

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here

Sent To: Mayor Township of E. Greenwich
Street, Apt. No.; or PO Box No.: 159 Democrat Rd.
City, State, ZIP+4: Mickleton, NJ 08312

PS Form 3800, June 2002 — See Reverse for Instructions

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7004 0750 0002 0568 9539

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here: Pitsgrove NJ 08068 FEB 20 2007

Sent To: Pl. Brd Twp. of E. Greenwich
Street, Apt. No.; or PO Box No.: 159 Democrat Rd.
City, State, ZIP+4: Mickleton, NJ 08312

PS Form 3800, June 2002 — See Reverse for Instructions

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7004 0750 0002 0568 9478

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

Postmark Here

Sent To: Clerk Twp of E. Greenwich
Street, Apt. No.; or PO Box No.: 159 Democrat Rd.
City, State, ZIP+4: Mickleton, NJ 08056

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0100 0004 3302 3029

Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here

Sent To: Borough of Swedesboro Pl. Brd.
Street, Apt. No.; or PO Box No.: PO Box 56
City, State, ZIP+4: Swedesboro, NJ 08085

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service
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OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Mayor Borough of Swedesboro
Street, Apt. No.; or PO Box No.: PO Box 56
City, State, ZIP+4: Swedesboro, NJ 08085

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here

Sent To: Clerk Borough of Swedesboro
Street, Apt. No.; or PO Box No.: PO Box 56
City, State, ZIP+4: Swedesboro NJ 08085

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0002 0568 9584

Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Clerk Twp. of S. Harrison
Street, Apt. No.; or PO Box No.: Box 113
City, State, ZIP+4: Harrisonville, NJ 08039

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0100 0004 3302 3012

U.S. Postal Service
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For delivery information visit our website at www.usps.com
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $4.64

Postmark Here FEB 20 2007

Sent To: Twp. of S. Harrison - Pl. Brd.
Street, Apt. No.; or PO Box No.: Box 113
City, State, ZIP+4: Harrisonville, NJ 08039

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Mayor Twp. of S. Harrison
Street, Apt. No.; or PO Box No.: Box 113
City, State, ZIP+4: Harrisonville, NJ 08039

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0100 0001

Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $4.64

Postmark Here FEB 20 2007

Sent To: Salem Cnty. Pl. Brd.
Street, Apt. No.; or PO Box No.: 94 Market St
City, State, ZIP+4: Salem, NJ 08079

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0002 0568 9638

U.S. Postal Service
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Administrator - Cnty. of Salem
Street, Apt. No.; or PO Box No.: 94 Market St.
City, State, ZIP+4: Salem, NJ 08079

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Salem County Clerk
Street, Apt. No.; or PO Box No.: 92 Market St.
City, State, ZIP+4: Salem, NJ 08079

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0002 0568 9553

7004 0750 00

Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Clerk Pilesgrove Twp.
Street, Apt. No.; or PO Box No.: 1180 Rt. 40
City, State, ZIP+4: Pilesgrove, NJ 08098

PS Form 3800, June 2002 — See Reverse for Instructions

U.S. Postal Service
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(Domestic Mail Only; No Insurance Coverage Provided)
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OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Pilesgrove Twp. Planning Brd.
Street, Apt. No.; or PO Box No.: 1180 Rt. 40
City, State, ZIP+4: Pilesgrove, NJ 08098

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0100 0004 3302 3043

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.64

Postmark Here FEB 20 2007

Sent To: Mayor Twp. of Pilesgrove
Street, Apt. No.; or PO Box No.: 1180 Rt. 40
City, State, ZIP+4: Pilesgrove, NJ 08098

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0002 0568 9607

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NJ State Planning Commission
P.O. Box 204
Trenton, NJ
08625-0204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3067

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank Wagner, Chair
Woolwich Twp. Env. Comm.
111 Concord Ct.
Woolwich Twp. NJ 08085

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) FRANK WAGNER C. Date of Delivery 2-23-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9522

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Hogan, City Clerk
1 N. Broad St.
Woodbury, NJ
08096

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3036

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

S/W School District
Board of Education
15 Fredrick Blvd.
Woolwich Twp. NJ
08085

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delive 2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9508

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gloucester County
Brd. of Chosen Freeholders
1 N. Broad St.
Woodbury, NJ 08096

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kingsway Regional High School
BoE
213 Kings Hwy.
Woolwich Twp. NJ 08085

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor - Twp. of East Greenwich
159 Democrat Rd.
Mickleton, NJ 08312

SUSAN CASTILL 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Artic (Tra 7006 0100 0004 3302 3050

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gl. Cnty. Planning Board
Rt 47 Delsea Drive
Clayton, NJ
08312

B. Received by (Printed Name) C. Date of Deliver 2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service 7004 0750 0002 0568 9485

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Planning Brd.
Twp. of E. Greenwich
159 Democrat Rd.
Mickleton, NJ 08312

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Susan M Castill ☑ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
SUSAN CASTILL 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service 7004 0750 0002 0568 9539

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gl. Cnty. Brd. of Agriculture
Rt. 47 Delsea Drive
Clayton, NJ
08312

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sylvia Oakes ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Sylvia Oakes 2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Artic (Tra 7004 0750 0002 0568 9423

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk
Twp of E. Greenwich
159 Democrat Rd.
Mickleton, NJ 08056

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Susan M Castill ☑ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
SUSAN CASTILL 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service 7004 0750 0002 0568 9478

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

State of NJ.
Executive Director
Office of Smart Growth
P.O. Box 204
Trenton, NJ
08625-0204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Numbe (Transfer from 7004 0750 0002 0568 9546

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Twp. of Logan
Planning Brd.
Box 314
Bridgeport, NJ 08014

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RMPyle ☐ Agent ☐ Addressee

B. Received by (Printed Name): RMPyle C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

BRIDGEPORT NJ FEB 21 2007

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3081

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor
Twp. of Harrison
114 Bridgeton Pike
Mullica Hill, NJ 08062

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RCherry ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3111

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk - Twp. of Logan
Box 314
Bridgeport, NJ 08014

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RMPyle ☐ Agent ☐ Addressee

B. Received by (Printed Name): RMPyle C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

BRIDGEPORT NJ FEB 21 2007

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9614

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk
Twp. of Harrison
114 Bridgeton Pike
Mullica Hill, NJ 08062

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RCherry ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9454

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor
Twp. of Logan
P.O. Box 314

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RMPyle ☐ Agent ☐ Addressee

B. Received by (Printed Name): RMPyle C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

BRIDGEPORT NJ FEB 22 2007

3. Service Type

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Planning Brd.
Twp. of Harrison

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X RCherry ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

... on the front if space permits.

1. Article Addressed to:

Clerk
Pilesgrove Twp
1180 Rt 40
Pilesgrove, NJ 08098

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9461

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pilesgrove Twp. Pl. Brd.
1180 Rt 40
Pilesgrove, NJ
08098

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Maureen R Abd. C. Date of Delivery 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3043

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor
Twp of Pilesgrove
1180 Rt 40
Pilesgrove, NJ
08098

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Maureen R Abd. C. Date of Delivery 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9607

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

... so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk
Twp of Oldmans
Box 416
Pedricktown, NJ 08067

B. Received by (Printed Name) C. Date of Delivery 2-22-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9621

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor
Twp of Oldmans
Box 416
Pedricktown, NJ 08067

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2-22-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0004 3302 3098

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Planning Board
Twp of Oldmans
Box 416
Pedricktown, NJ
08067

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2-22-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 0750 0002 0568 9577

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk Twp. of S. Harrison
Box 113
Harrisonville, NJ
08039

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cleen ☒ Agent ☐ Addressee

B. Received by (Printed Name): C. KEEN
C. Date of Delivery: 2/21/07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☒ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service l 7004 0750 0002 0568 9430

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Planning Board
Twp. of S. Harrison
Box 113
Harrisonville, NJ
08039

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cleen ☒ Agent ☐ Addressee

B. Received by (Printed Name): CKEEN
C. Date of Delivery: 2/21/07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☒ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer fro 7006 0100 0004 3302 3012

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor. Twp. of S. Harrison
D 113

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cleen ☒ Agent ☐ Addressee

B. Received by (Printed Name): C KEEN
C. Date of Delivery: 2/21/07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Salem County Pl. Brd
94 Market St.
Salem, NJ 08079

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Deborah J. Kulpa ☐ Agent ☐ Addressee

B. Received by (Printed Name): Deborah J. Kulpa
C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Num (Transfer fro 7006 0100 0004 3302 3074

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-154

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Administrator
Cnty. of Salem
94 Market St.
Salem, NJ 08079

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Deborah J. Kulpa ☐ Agent ☐ Addressee

B. Received by (Printed Name): Deborah J. Kulpa
C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☒ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from servic 7004 0750 0002 0568 9638

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Salem County Clerk
92 Market St.
Salem, NJ

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Deborah J. Kulpa ☐ Agent ☐ Addressee

B. Received by (Printed Name): Deborah J. Kulpa
C. Date of Delivery: 2-21-07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

Swedesboro, NJ 08085

☐ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer f 7006 0100 0004 3302 3104

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mayor
Borough of Swedesboro
PO Box 56
Swedesboro, NJ
08085

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Goodwin C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer f 7006 0100 0004 3302 3029

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk Borough of Swedesboro
PO Box 56
Swedesboro, NJ
08085

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Goodwin C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from se 7004 0750 0002 0568 9447

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540