GENERAL REEXAMINATION OF THE MASTER PLAN AND MASTER PLAN AMENDMENT

PREPARED FOR

THE TOWNSHIP OF WASHINGTON
IN THE COUNTY OF GLOUCESTER
STATE OF NEW JERSEY

Adopted by
The Planning Board of the Township of Washington
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TABLE OF CONTENTS

I. Introduction 1

II. Reexamination Report Findings 2

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. 2

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date. 7

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives. 9

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared. 11

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.) 15

III. Conclusion 18

IV. Exhibits 19

I. INTRODUCTION

Pursuant to Section 40:55D-89 of the Municipal Land Use Law, municipalities having a master plan are to at least once every six years reexamine the master plan and, as a part of, existing development regulations for the purpose of determining the continued viability of each and need for amendment owing to the emergence of land use issues and external influences such as statutory mandates which impact the underlying bases of the master plan. In actuality, the reexamination is intended to result in the articulation of planning policy issues which need to be addressed to ensure that the township's preeminent planning policy document which serves as the foundation for development regulation has continued applicability. Parenthetically, failure to undertake the periodic reexamination constitutes under the law a rebuttable presumption that the development regulations are no longer reasonable.

In accord with the above citation, the reexamination is to address:

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.)

The Washington Township Master Plan, herein examined, was prepared by Peter P. Karabashian Associates, Inc. of Atlantic City, New Jersey 08401, and was adopted by the planning board on May 13, 2004. The document consists of the following eleven elements: 1) Goals and Objectives, 2) Land Use, 3) Housing, 4) Transportation and Circulation, 5) Economic Development, 6) Historic Preservation, 7) Community Facilities, 8) Open Space and Recreation, 9) Recycling, 10) Utilities, and 11) Stormwater Management.

Since the time of adoption, the Master Plan has twice been amended. The Land Use Plan Element was amended in 2006. Two principle goals of this amendment were; 1) to designate a new location for the Town Center Overlay District and 2) to recommend several amendments to the zone plan and zoning ordinance. The Master Plan was further amended as a result of adoption of an updated Housing Element/Fair Share Plan in December 2009, this element being adopted to reflect revised third round rules promulgated by the New Jersey Council on Affordable Housing.

This is the first reexamination of the 2004 Master Plan.

With respect to format, this reexamination report addresses in the same sequence the elements outlined within subsections "a" through "e" of the above mentioned Municipal Land Use Law citation.

II. REEXAMINATION REPORT FINDINGS

a. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

The statutory charge for this aspect of the reexamination is to identify problems and objectives identified in the most recent reexamination of the Master Plan. As this is the first reexamination of the Master Plan, the charge then becomes one of establishing, from the original 2004 document, specific problems to the extent discussed or, in the alternative, to the extent which can be deduced from the language of the goals and objectives.

1. Major problems existing at the time of the 2004 Master Plan.

(a) **Sprawl Development** - Population growth has resulted in uncoordinated sprawl development.

(b) **Lack of Mixed Use** - Zoning regulations perpetuate segregated land uses to the detriment of mixed use development and a central Town Center.

(c) **Auto Dependency** - Existing development patterns promote automobile dependency.

(d) **Design Standards** - Existing neighborhoods with scant identity markers, i.e. signage or uniform design elements, have emerged due to uncoordinated Township-wide developments. Inadequate design standards have resulted in monotonous, and aesthetically non-creative, façade treatments.

(e) **Conflicting Uses** - Opportunity for development exacerbates the potential for unintended negative over-the-property line impacts on residential development where abutting or opposite commercial development.

(f) **Traffic Circulation** - Commercial development along the major corridors, necessary for the economic wellbeing of the Township, further stresses already stressed roadway systems. These conduits exhibit gridlocked conditions - contributing to environmental degradation as well as residents' quality of life.

(g) **Historic Preservation** - Farmland yielding to the pressure of development threatens historic and landscape preservation.

2. **Major objectives as identified in the 2004 Master Plan.** The 2004 Master Plan defined specific Goals, Objectives or Policies for each of the ten (10) Elements that specifically describe the various facets and policies for articulating the community's vision[1]:

(a) **Goals and objectives of the 2004 Land Use Plan Element include:**

(i) Implementation of a township-wide Greenways (pedestrian and bicycle) Corridor Plan that ties the community together in a safe and efficient manner.

(ii) Creation of a Town Center:

- Revise the development regulations to encourage village clusters throughout the community; such village areas should include areas for housing, commercial, and public facilities; and

- Promote walking and pedestrian circulation through design standards that provide regulations for infill development, sidewalk installation, rear-parking for commercial uses, and traffic calming techniques.

(iii) Encouragement, through the implementation of design/development standards, of a variety of architectural styles to be utilized for residential development.

(iv) Enhancement of the efficiency of the Township's primary commercial corridors, Route 42/Black Horse Pike and Route 47/Delsea Drive, both from an aesthetic and functional perspective - possibly via the implementation of a Redevelopment Plan for these locales.

[1] Master Plan Page IGO-2

(v) Creation of a business park concept within portions of the area currently zoned Planned Industrial (PI), between Route 55 and Route 47.

(vi) Promotion of a concentration of employment and activity centers at nodes and along transit corridors to maximize the efficiency of the existing and future transportation system.

(vii) Development of a Gateway Overlay District concept for the area roughly bounded by Hurffville-Cross Keys Road, Fries Mill Road, northeast of Watson Drive, beyond the Cross Keys By-Pass, and up to the lands fronting the Black Horse Pike (Route 42), along Berlin- Cross Keys Road.

(viii) Revise and/or prepare new land use ordinances that preserve the character of the Township, specifically this may include a revised ordinance to provide more appropriate landscape buffers for existing residents adjacent commercial/industrial development. Additionally, given the close proximity of the Commercial-Industrial (CI) Zone to many residential zoning districts, some of the heavier industries currently permitted within this zoning classification should be eliminated.

(b) **Goals and objectives of the 2004 Housing Plan Element include:**

(i) Encourage all future housing development proposals to utilize mix-use developments of neo-traditional design that fully incorporate pedestrian/bicycle links within the development and that connect to the Township-wide system.

(ii) Determine neighborhoods that are in need of a local identity:

- Investigate the use of signage and themed design controls to create local identities for subdivisions and villages which lack a community character.

(c) **Goals and objectives of the 2004 Transportation and Circulation Plan Element include:**

(i) Promote shared access and limited curb cuts along major commercial thoroughfares.

(ii) Promote alternative modes of transportation including walking, cycling, and transit:

- Implement the proposed Greenways Corridor Plan and expand upon the Township Sidewalk Implementation Plan to fully connect all residents within the Township;

- Develop shared parking throughout the Township to discourage the over-development (over-sizing) of parking lots;

- Provide multi-modal links between residential neighborhoods and places of employment;

- Improve pedestrian and bicycle access that will connect neighborhoods, with parks and recreation facilities, places of employment, schools, and other neighborhoods;

- Require bicycle racks as part of all new development proposals. Additionally, encourage the provision of such racks in recreation and commercial areas and the designation of bicycle routes along Township and County Roads (painted lanes); and

- Require all development (residential and commercial/industrial) to provide sidewalks and bicycle routes.

(iii) Discourage road-widening projects that will create increased speeds along local roads; emphasize as an alternative existing signalization and synchronization of the traffic lights.

(iv) Create a positive identity for the Township by creating inviting gateways at major entry points into the Township.

(v) Complete a Transportation Improvement Plan (TIP) examining not only problematic intersections, but also the overall traffic system within the Township.

(d) **Goals and objectives of the 2004 Economic Development Plan Element include:**

(i) Capitalize upon the growing medical needs of the region and the strengths of Kennedy Hospital. The location of the hospital is well suited to the development of a Town Center overlay district and the creation of a medical community of mixed uses.

(ii) Redevelopment Area designations should be examined for Delsea Drive (State Route 47) and the Black Horse Pike (State Route 42).

(iii) Evaluate various commercial centers/strips for the establishment of Special Improvement Districts (SID) or Business Improvement Districts (BID).

(e) **Goals and objectives of the 2004 Historic Preservation Plan Element include:**

Examine the possibility of a Local Historic Designation Area, or at minimum, the designation of individual sites.

(f) **Goals and objectives of the 2004 Community Facilities Preservation Plan Element include:**

(i) Based upon current Township population, there is a need to expand the current municipal complex or construct a new complex to satisfy the expansion of several municipal divisions. A similar need is causing the expansion or construction of a new library.

(ii) Consider the possible expansion of the Senior Center and continue to provide shuttle service to elderly citizens throughout the Township.

(g) **Goals and objectives of the 2004 Open Space and Recreation Plan Element include:**

(i) Utilize the newly implemented Open Space tax for funding the purchase of properties based upon evaluation criteria.

(ii) Augment the Township Funds with the State of New Jersey Green Acres funding sources.

(iii) Increase the amount of open space lands required of future developments to 15% (of gross).

(h) **Goals and objectives of the 2004 Recycling Plan Element include:**

The Washington Township Development Ordinance should be amended to provide a recycling drop off area for the source separation and storage of recyclable materials prior to pickup for multi-family residential housing of 25 or more units and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

(i) **Goals and objectives of the 2004 Utilities Plan Element include:**

Provide adequate sewer and water services to meet the demands of proposed economic development and a growing population, while

simultaneously limiting such resources to area zoned Rural (R) and/or used for agricultural or open space purposes.

Create a Township-wide GIS plan that incorporates all utilities within.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

1. <u>Major problems existing at the time of the 2004 Master Plan</u>.

(a) **Sprawl Development** - The Township approved Ordinance Number 17-2009 on June 11, 2009 to codify the PUD - Planned Unit Development. The district allows one or more of the following uses:

1. Garden apartments, townhouses and other multifamily projects;
2. Senior citizen housing; and
3. Single-family detached house.

Growth patterns coordinated with other surrounding neighborhoods are envisioned with the codification of the PUD zone. The PUD Zone encourages phased developments "so as to ensure harmony and compatibility with existing residential patterns throughout the Township".

(b) **Lack of Mixed Use** - The Washington Square Redevelopment Plan envisions a Town Center comprised of facilities containing commercial, residential, community and municipal uses. The Delsea Drive Redevelopment Plan, also encourages mixed use plans as a Design Goal.

The OMU - Office Mixed Use Zoning District was created per Ordinance No. 27-2005 with the intention of permitting various commercial office uses within a single district to facilitate growth and provide flexibility needed to appropriate development. The zone specifically allows buildings to be used by right for one or more permitted office, commercial, or civic uses.

(c) **Auto Dependency** - The Township, per Ordinance Number 9-2008, has mandated the installation of sidewalks along all property frontages of proposed developments. This design requirement ensures the continued pedestrian oriented shift in the Township's land use policy. High volume roads exhibiting congestion continue, however, to plague the Township suggesting the need for a renewed emphasis on employment of traffic demand management and roadway access.

(d) **Design Standards** - Both the Washington Square and Delsea Drive redevelopment plans, envision architecturally coordinated and harmonious development. Both plans set forth design elements to supplement existing ordinance standards. Architectural standards, as

present in Section 220-19 in the Township's Subdivision of Land ordinance, are consistently, and will continue to be, reinforced by the Townships Zoning Board of Adjustment and Planning Board, respectively.

(e) **Conflicting Uses** - Both the Washington Square and Delsea Drive redevelopment plans encourage consistent, compatible and harmonious development within their respective areas; however, the concern of unintended negative over-the-property line impacts where commercial development is proposed abutting or opposite residential development has not as yet been fully addressed suggesting the need for a through review of landscaping and buffering requirements.

(f) **Traffic Circulation** - The Township approved the Delsea Drive Redevelopment Plan which utilizes Node and Corridor areas along Delsea Drive. The Washington Square Redevelopment Plan is bounded between Black Horse Pike - Route 42, Tuckahoe Road, Hurffville-Cross Keys Road, and Fries Mill Road - four major thoroughfares within the Township. As a by-product of these designations, the Township will have greater control over permitted uses and the means to mitigate the impacts of increased traffic demand.

(g) **Historic Preservation** - The Township established, in 2007, the Historic Preservation Advisory Commission which serves in an advisory capacity to the governing body on matters relating to the preservation of aspects of the Township's heritage. In part, the functions and duties of the Commission are to establish long-range plans for the development of the Old Stone House Village, and plan, organize and implement programs of an entertaining and educational nature.[2]

This report recommends that the Commission catalogue sites and structures of local significance and evaluate whether any of these sites or structures should be nominated for inclusion on the State's Register of Historic Places.

2. **Major objectives as identified in the 2004 Master Plan.**

The aforementioned Goals and Objectives of various Elements in the 2004 Master Plan, to date, remain viable in Washington Township. The Township should continue to implement these Goals and Objectives through innovative and practical techniques.

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[2] "Washington Township, Gloucester County". Township of Washington. 4-12-10 <http://twp.washington.nj.us/content/698/2452/default.aspx>.

c. ***The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.***

1. **Approval of Redevelopment Areas**

Two redevelopment plans have been approved by the Township since 2004: Washington Square (2008) and Delsea Drive (2007). Both plans envision land use changes to their respective areas. The Township is utilizing redevelopment to encourage higher density, modern development along its central right-of-ways.

Both the previous Master Plan, approved in 2004, and the latest Land Use Amendment, approved in 2006, stress the importance of a Town Center Overlay District. The original Land Use Element envisioned a neo-traditional mixed-use Town Center that would incorporate a mix of land uses, compact building design, attractive pedestrian oriented streets, and harmonious architectural character.[3] The original overlay was proposed in the triangular area bounded by Hurffville-Cross Keys Road, Egg Harbor Road, and Greentree Road. The Land Use Amendment later revised the Town Center location to the area bounded by Hurffville-Cross Keys Road, Fries Mill Road, the Black Horse Pike, and Tuckahoe Road.

The Washington Square Redevelopment Plan, approved December 11, 2008, envisioned a mixed-use "Town Center" in the southern portion of Washington Township, referred throughout the plan as Area 2. The plan anticipates uses to include municipal/community facilities, commercial and residential.[4]

2. **Township Environmental Initiatives**

The Township solidified its environmental commitment with adoption of a Recycling Plan Element. The Goals of Township's Recycling Plan Element are as follows:

- Decrease the amount of trash produced by Township residents and businesses through the active promotion of recycling;
- Increase opportunities for recycling via the creation of additional drop-off locations as necessary; and
- Demonstrate/market recycling and composting methods to citizens of all ages.

[3] LUA-1
[4] Washington Square Redevelopment Plan

These policies can be assumed continued and reinforced with present day State legislation. In 2008, N.J.S.A. 40:55D-28. was amended to include the optional preparation of a Green Buildings and Environmental Sustainability Plan Element. The element shall,

> *"provide for, encourage, and promote the efficient use of natural resources; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design."*[5]

The Green Buildings and Environmental Sustainability Plan Element encourages better utilization of green techniques for energy conservation as well as utilization of renewable energy.

Since Master Plan adoption, the United States Green Building Council (USGBC) has established Leadership in Energy and Environmental Design (LEED) rating systems, such as Homes, New Construction, Commercial Interior and Schools. The LEED Green Building Rating Systems are a third party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings.[6] Adoption of LEED principles could result in the construction of environmentally sound and energy efficient buildings.

3. Round Three Affordable Housing Rules N.J.A.C. 5:97-1 et seq.

Pursuant to the promulgation of revised Round Three substantive rules, the Township adopted a new Housing Element/Fair Share Plan in December 2009 so to align the Township's affordable housing efforts with new numeric obligations and methodologies announced under the revised rules. With the change in administrations in January 2010, the state is examining the continued viability of the New Jersey Council on Affordable Housing (COAH) as a stand alone agency and is as well considering revised methods for determining fair share as to provision of a realistic opportunity for the production of affordable housing. At present, legislation is pending (Senate Bill No. 1) which if enacted into law would result in the disestablishment of COAH.

At such time as new legislation is enacted, the master plan may need to be further updated to assure there is a basis for any newly adopted ordinance revisions necessary to support the Township's affordable housing efforts.

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[5] Reference

[6] Reference web site

4. **Other Local, County, and State Changes**

Analyses of current conditions reveal the Township being affected by national economic trends. The 2006-2008 American Community Survey (ACS) estimate reveals the total number of housing units and vacant housing units have risen since the 2000 Census (See Figure 2), while the population and number of occupied units have decreased. These numbers appear stable, contrasted to Gloucester County growth (Figure 3), which exhibited a 36.0% increase in vacant housing between the year 2000 Census and the 2006-2008 ACS. It should be noted that the year 2010 vacancy rate for Washington Township could be higher due to the post-2008 foreclosure crisis.

Figure 2: Census Statistics for Washington Township

	1990 Census	2000 Census	2006-2008 ACS Estimate
Persons	41,960	47,114	45,597
Households	13,150	15,609	16,891
Housing Units	13,807	16,020	17,452
Occupied	13,150 (95.2%)	15,609 (97.4%)	16,891 (96.8%)
Owner-Occupied	11,391 (86.6%)	13,614 (87.2%)	14,161 (83.8%)
Renter-Occupied	1,759 (13.4)	1,995 (12.8%)	2,730 (16.2%)
Vacant	657 (4.8%)	411 (2.6%)	561 (3.2%)
Persons per occupied unit	3.18	3.00	3.12

d. ***The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.***

1. **Master Plan Recommendations**. The current master plan, adopted by the planning board on May 13, 2004, consists of the following elements: Goals and Objectives, Land Use Plan, Housing Plan, Transportation and Circulation Plan, Economic Development Plan, Historic Preservation Plan, Community Facilities Plan, Open Space and Recreation Plan, Recycling Plan, Utilities Plan, and a Stormwater Management Plan.

Apart from the plan elements listed above, the planning board adopted, in December 2009, a Fair Share Plan to reflect current third round substantive rules promulgated by the New Jersey Council on Affordable Housing (COAH).

Since the time of adoption of the master plan, N.J.S.A. 40:55D-28 has been further amended providing thereby for two new optional plan elements: the Educational Facilities Plan Element and the Green Buildings and Environmental Sustainability Plan Element.

The Educational Facilities Plan Element incorporates the purposes and goals of the "long-range facilities plan' required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P.L.

2000, c.72 (C.18A:7G-4). Historically, the need for expansion of educational facilities and/or the need for new facilities were discussed in the land use plan element and/or the community facilities plan element. While long range educational facilities planning is a concern of future land use planning, ultimately it is the land use plan element that provides the foundation for the implementation of measures for the accommodation of future educational facility needs. As such, there does not appear to be an overriding need for the preparation for this new optional plan element provided the land use plan element is sufficiently informed.

Also, under the current master plan, section II.C of the community facilities plan element catalogues the township's public schools; section VIII.G of the land use plan element briefly discusses the need for an examination of the location and demographics of the Township's educational facilities for percentages of growth/decline and location of facilities in relation to non-vehicular modes of transportation.

As to the Green Buildings and Environmental Sustainability Plan Element, its purpose is to promote the efficient use of natural resources, the use of renewable energy systems, and consideration of the impact of buildings on the local, regional, and global environments.

Owing to the relative newness of the master plan as well as the recent adoption of a new Fair Share Plan, there is no need to prepare a new master plan; however, consideration should be given to adoption of a Green Buildings and Environmental Sustainability Plan Element so to provide policy and as well a foundation for future regulation of property owner generation of renewable energy, passive solar design, the use of renewable energy by municipal facilities, and construction of green buildings.

2. **Development Regulations Recommendations.** Current development regulations in general allow for ease of administration and continue to meet the needs of the township; however, various changes as below should be considered:

   (a) **Renewable Solar Energy.** The current development regulations do not address the generation and utilization of renewable energy or Green Building technology. Standards should be developed to regulate passive solar design, production and utilization of renewable energy, and requirements relating to the construction of Green Buildings.

   (b) **Inconsistent Regulation.** The Land Use regulations should be examined for any inconsistency with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq. and for instances where existing regulations are inconsistent one with another.

   (c) **Nonconforming Use Abandonment.** Language should be added to address the reversion of a nonconforming use to a conforming use

where there is either a voluntary abandonment of use or a cessation of use.

(d) **Principal Uses Per Lot.** The Permitted Uses section for several of the zoning districts indicates that land or premises may be used by right only for "one or more" of the uses permitted under the zone. This language is ambiguous to the extent that it allows for the assertion that more than one use may be permitted on a parcel. To avoid the assertion, the language should be refined to make clear that the intent of the zoning ordinance is to permit only one principal use per lot.

(e) **Design and Construction Standards.** Language should be added to clarify that the standards are applicable to both subdivision and site plan applications.

(f) **Applicability of the New Jersey Residential Site Improvement Standards (R.S.I.S.) N.J.A.C. 5-321-1 et seq.** Consideration should be given to extending R.S.I.S. applicability to nonresidential development to allow in particular for street design consistency relative to pavement specifications, sidewalk and curbing.

(g) **Sign Ordinance.** The Sign Ordinance should be examined for continued viability and updated as necessary.

(h) **Lot, Corner.** Section 285-9 should be revised to remove residential limitations on corner lots.

(i) **Utility Sheds and PODS.** Standards should be developed to regulate the size and placement of utility sheds and portable storage containers commonly referred to as PODS.

(j) **Major/Minor Site Plan.** Section 285-9 should be revised to clearly define Major and Minor Site Plans to clearly designate whether a site plan would be considered a major or minor application.

(k) **Maximum Parking Stall Number.** As a measure to preserve open space, the maximum number of on-site parking stalls is limited to 105% of the ordinance requirement. To alleviate the need for relief, consideration should be given to adjusting the requirement to the greater of 105% of the number required by ordinance or 5 stalls.

(l) **Buffer Requirements.** Buffer standards should be revised to promote buffers of greater intensity. A standard should be developed for the buffering of single-family residential development from multi-family residential development. In addition, consideration should be given to deleting the standard requiring the buffer width to be in addition to the required yard setback.

(m) **Rezoning.** This report recommends the following adjustments to the zone plan:

1) Assign an Institutional (INS) classification to all parcels having educational facilities thereon so that all such facilities are regulated in a uniform fashion which otherwise would not be the case where these facilities are subject to varying zoning requirements dependent upon the prevailing zoning. In addition, the zoning would appropriately reflect the use found on the tract.

2) Rezone Block 109 Lots 13, 13.06, 13.07, 13.08, 13.10, 13.11, and 14 from Neighborhood Commercial (NC) to Highway Commercial (HC) as these parcels are bounded by HC zoning along both NJSH Rt. 42 and Berlin-Cross Keys Road. A re-zoning to an Highway Commercial (HC) classification would allow for more appropriate development than permitted under the Neighborhood Commercial (NC) classification, which anticipates "daily needs of residents" type uses, and would allow thereby for development compatible with existing development found along the Berlin-Cross Keys Road corridor. In addition, the nature of the uses permitted under a Highway Commercial (HC) classification would promote more coordinated development, which in turn would foster flexibility of design and greater latitude in addressing development issues of concern to the surrounding neighborhood.

Block	Lots	Existing Zoning	Proposed Zoning
109	13, 13.06, 13.07, 13.08, 13.10, 13.11, 14	NC	HC

3) Rezone parcels presently classified Neighborhood Commercial (NC) along NJSH Rt. 42 to Highway Commercial (HC) as the existing classification encourages again "daily needs of residents" type uses and not the more intense type of development typical of, and desired along, an arterial roadway. As before, the nature of the uses permitted under a Highway Commercial (HC) classification would promote more coordinated development, which in turn would foster flexibility of design and greater latitude in addressing development issues of concern to the surrounding neighborhood.

4) Rezone Block 82.84, Lot 13 from Institutional (INS) to Neighborhood Commercial (NC). This zoning classification change would in effect be a refinement of a recommendation of

the Land Use Plan Element Amendment of April 26, 2006, which called for a rezoning of all parcels having a commercial or Institutional (INS) classification within the Planned Unit Development (PUD) zone to Neighborhood Commercial (NC) or Institutional (INS) classification. Here, the recommended zoning change would be more appropriate to the use existing on-site and adjoining tracts.

Block	Lots	Existing Zoning	Proposed Zoning
82.84	13	INS	NC

5) Rezone the township owned property along McClure Drive from Institutional (INS) to Office-1 (O-1) to facilitate a transition from municipal use in the future event of the township disposing of the parcel allowing then for private sector development. The recommended classification, which would allow for the introduction of residential and office type uses or a mix of same, would be compatible with existing residential zoning abutting and opposite the site and the types of commercial uses as permitted under the Neighborhood Commercial (NC) classification.

Block	Lots	Existing Zoning	Proposed Zoning
193	2.02	INS	O-1

e. ***The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.)***

The Township has employed redevelopment planning pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. as a mechanism to stimulate growth and has designated various area to be in need of redevelopment. These areas are as set forth below:

Washington Square Redevelopment Area. This area is bounded by Fries Mill Road, Hurffville-Cross Keys Road, and the Black Horse Pike and encompasses lands within Blocks 114, 115, 115.01 through 115.04 inclusive, 141, 151, and 158. The plan for revitalization, which was adopted in December 2008, identifies three areas for revitalization, each having its own emphasis, as suggested by the each area's specific permitted uses and bulk standards. The plan envisions for Area 1, the development of highway commercial and neighborhood commercial uses; for Area 2, compact, mixed use development and as well the development of a Town

Center having such uses as offices, restaurants, retail, hotels, cultural and entertainment uses, and age-restricted housing; and for Area 3, a theme of small-scale, "village style" retail development. The plan refines the township's development regulations; as such, no amendment to the development regulations is necessary to implement the plan. Thus far, the township has executed a redeveloper agreement with Washington Square Partners, LLC, which provides two options to affect mixed use development over contiguous parcels identified as 269 and 255 Hurffville-Cross Keys Road (respectively Block 115, Lots 3 and 3.01).

Option "a" which is the preferred concept calls for a mixed use development comprised of 70,000 square feet of retail space, 100,000 square feet of office space, 330 market rate 1 and 2 bedroom age targeted apartments, and on a separate parcel (Block 16, Lot 8.01) the development 150 affordable family rental units.

In the alternative, Option "b" which, calls for an inclusionary development, to mean development having a mix of market rate and affordable units over Block 115, Lots 3 and 3.01. This concept would result in 70,000 square feet of rental space, 100,000 square feet of office space, 312 market rate 1 or 2 bedroom apartments, 77 market rate 1 or 2 bedroom age targeted stacked townhouses, and 97 affordable units.

Delsea Drive Corridor Redevelopment Area. This redevelopment area is comprised of lands found over Blocks 7, 7.04, 8, 8.01, 15 through 17 inclusive, 17.15, 19.15, 28 through 50 inclusive, 51.01, 51.09, 51.10, 52, 55, 56, and 58, being land found generally along the Delsea Drive (New Jersey State Highway Rt. 47) corridor from Pittman-Downer Road (County Road 658) to Blackwood-Barnsboro Road (County Route 603), and extending also northeastward along the Blackwood-Barnsboro Road corridor, terminating at the intersection with Mount Pleasant Road.

The redevelopment plan for this area, which was adopted in November 2007, calls for nodes of planned development having such uses as neighborhood commercial, office, multi-family, and uses which serve the traveling public to include automobile service stations and food establishments. For the areas outside of the nodes, the plan envisions industrial, high technology, and commercial uses. As was the case with the previous plan, this redevelopment plan refines existing development regulations; as such, no amendments are necessary to the development regulations to effectuate the plan. In the Fall of 2009, the Ingerman Group sought and was granted zoning approval to permit the development of a 118 unit, 100% affordable senior rental housing project over Block 48, Lot 4.

Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et. seq., where redevelopment plans have been adopted which supersede existing development recommendations, the zoning map is to delineate all such areas. The township zoning map has been amended to depict the Washington Square and Delsea Drive Corridor Redevelopment Areas. As the zoning map gives notice of redevelopment areas having requirements superseding existing development regulation and availability of the adopted redevelopment plans, the need to amend the land use plan element to incorporate each of the plans does not appear to be necessary.

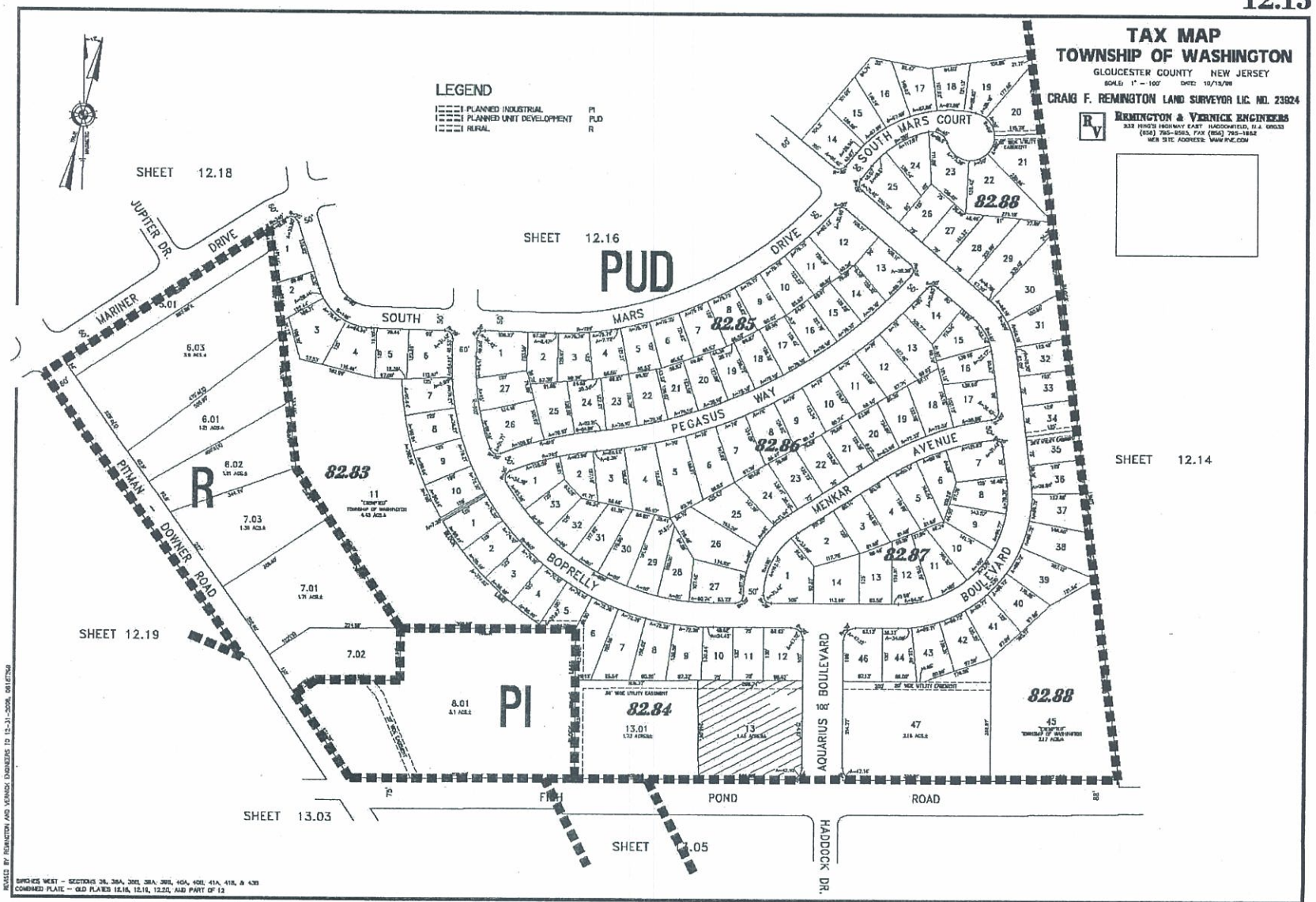
As to other areas which should be considered for the redevelopment declaration eligibility, lands along the Old Black Horse Pike (Route 168) from the boundary with Gloucester Township to the southerly most intersection with Hurff Lane should be evaluated for the application of redevelopment planning given instances of faulty arrangement and design.

In addition, a recommendation of this reexamination report is the exercise of redevelopment planning pursuant to the redevelopment statute over any lands on which conditions justifying the employment of same emerge.

III. CONCLUSION

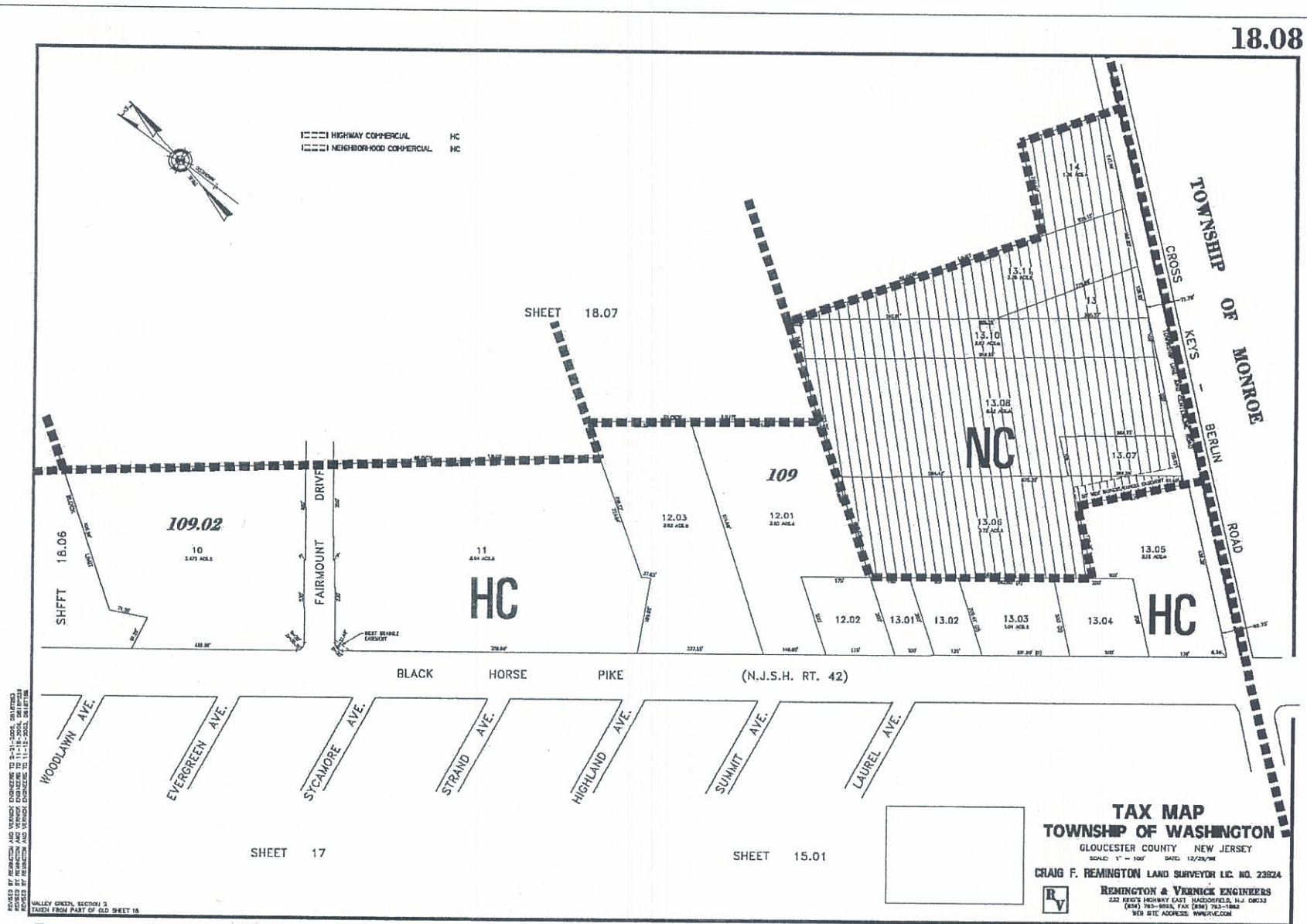
This reexamination report concludes that the 2004 Master Plan, with amendment as proposed herein, remains a viable document for the advancement of planning policy guidance necessary to the future look and arrangement of land in the Township. This report further concludes that the goals and objectives of the Master Plan should be retained. Also concluded is the necessity of adoption of a Green Buildings and Environmental Sustainability Plan Element to serve as a basis for the enactment of ordinances relating to renewable energy generation and use. Finally, this reexamination report concludes that this report should be considered at the same time an amendment to the Master Plan.

IV. **EXHIBITS**



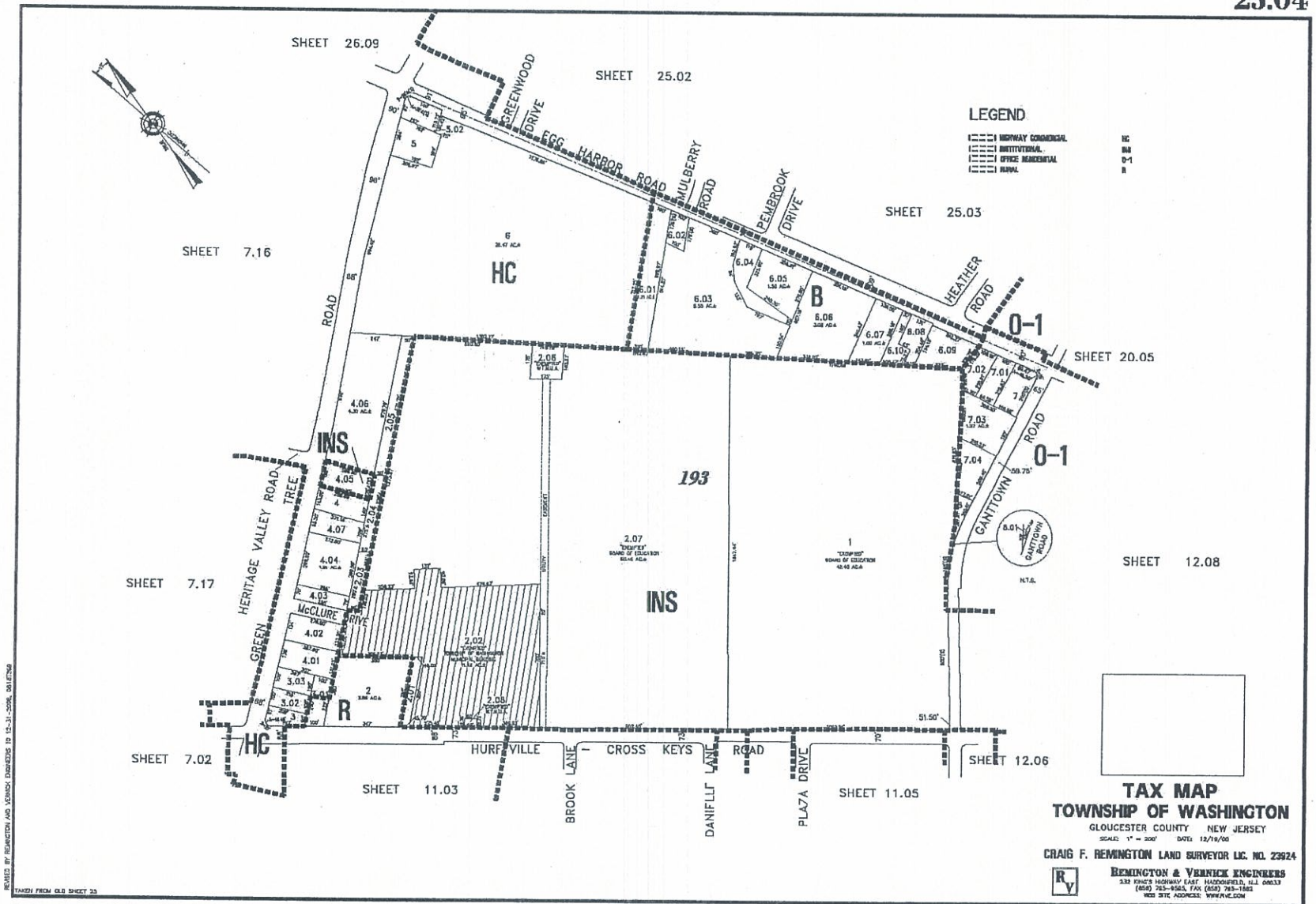
Rezone Block 82.84, lot 13 from INS to NC

18.08

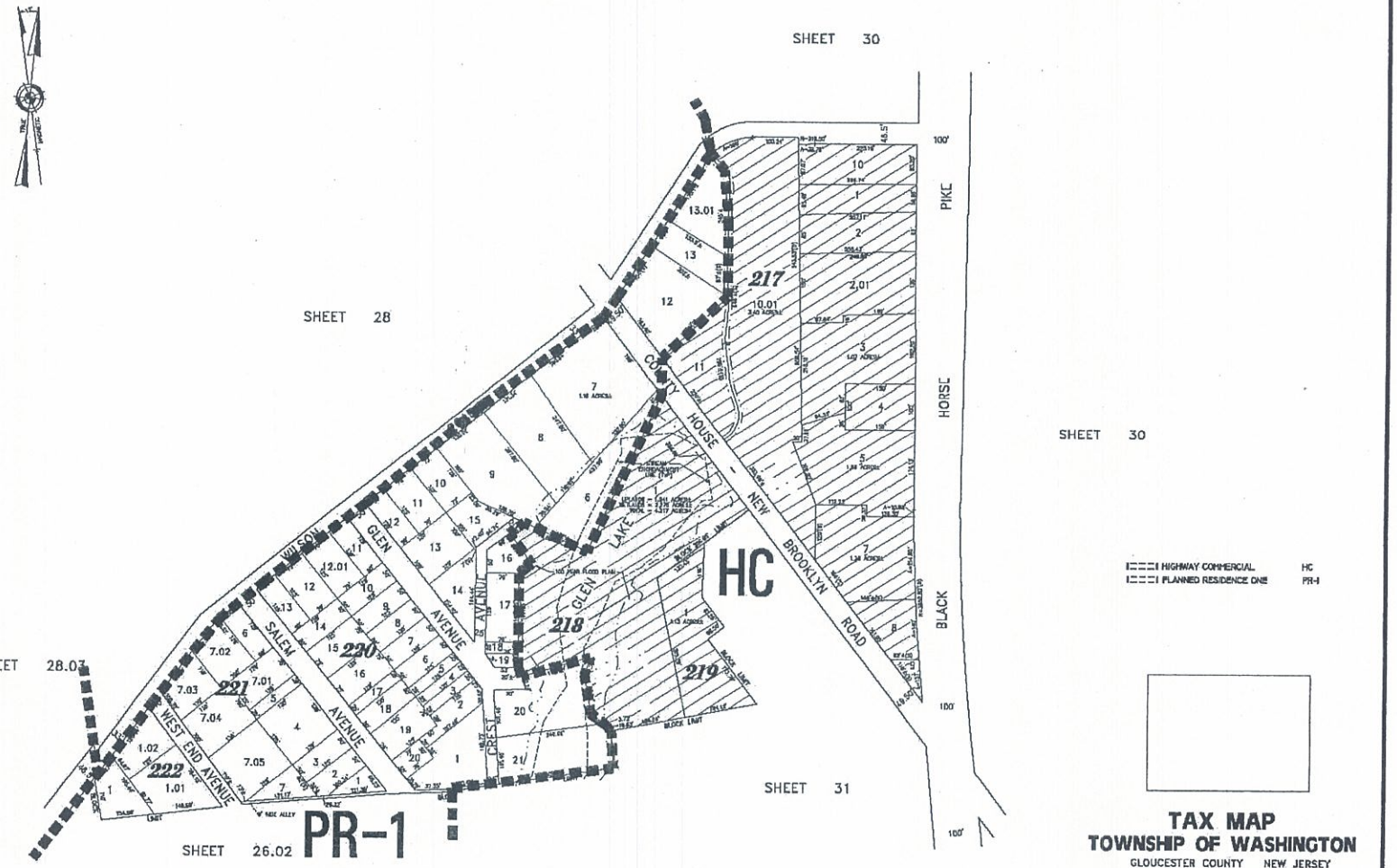


Rezone Block 109, Lots 13, 13.06, 13.07, 13.08, 13.10, 13.11 and 14 from NC to HC

18.08



Rezone Block 193, Lot 2.02 from INS to O-1



TAX MAP
TOWNSHIP OF WASHINGTON

GLOUCESTER COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 12/9/00

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS

232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033

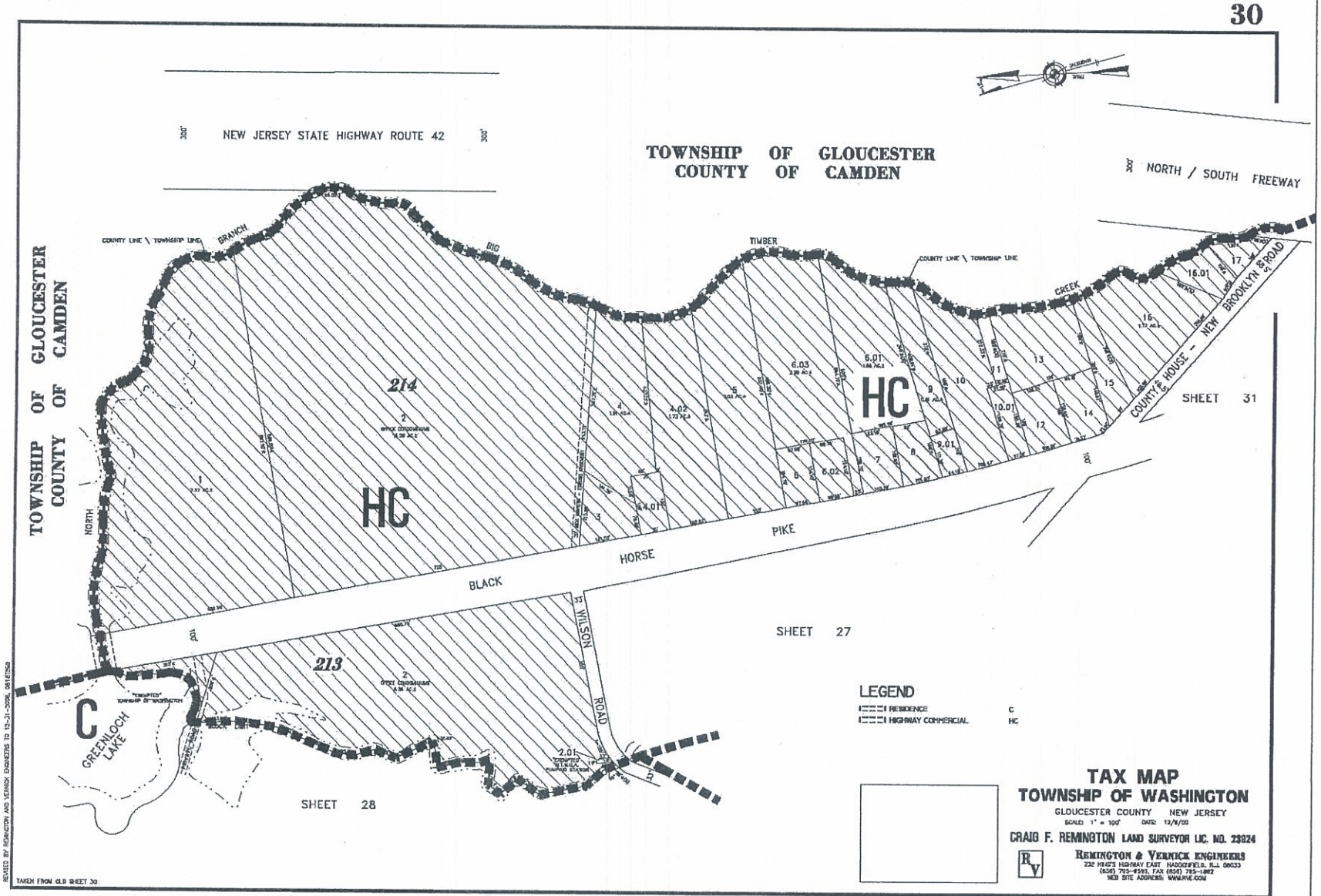
(856) 795-4595, FAX (856) 795-1882

WEB SITE ADDRESS: WWW.RVE.COM

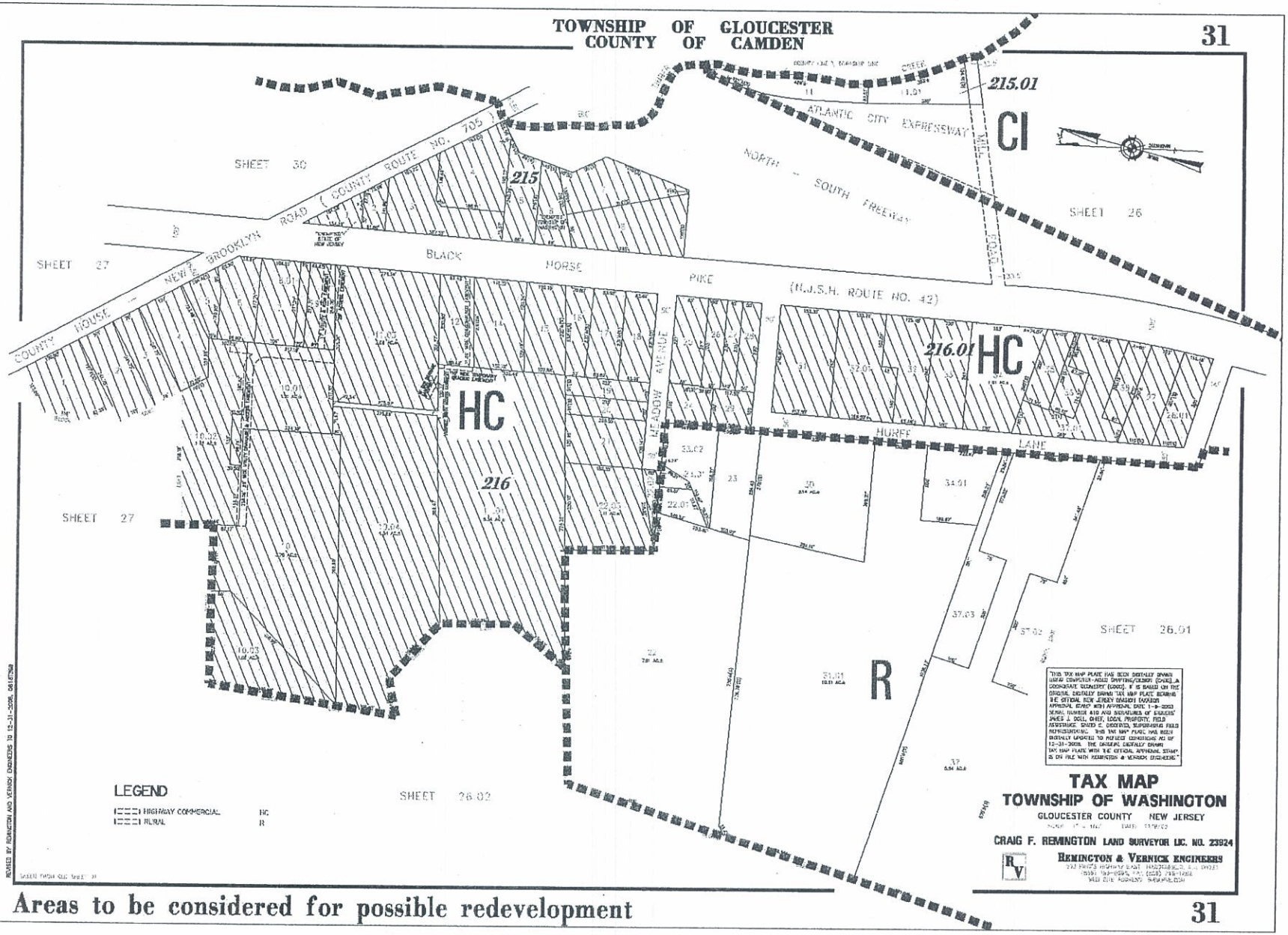
REVISED BY REMINGTON AND VERNICK ENGINEERS TO 11-15-2006, 08/07/08
REVISED BY REMINGTON AND VERNICK ENGINEERS TO 11-12-2002, 06/06/06

TAKEN FROM OLD SHEET 27

Areas to be considered for possible redevelopment



Areas to be considered for possible redevelopment



Areas to be considered for possible redevelopment

31