



Nike Missile Site Redevelopment Plan

Block 14, Lots 2 and 4
Woolwich Township, Gloucester County, NJ



Prepared For
Woolwich Township Joint Land Use Board
Recommended to Committee Pursuant to
Resolution No. ____ on _____, 2017



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Woolwich Township

2017

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The original draft of the Nike Missile Site Redevelopment Plan was prepared by Melvin Kernan Development Strategies. The draft plan was previously revised by Group Melvin Design, and this most recent version is prepared by Maser Consulting P.A.

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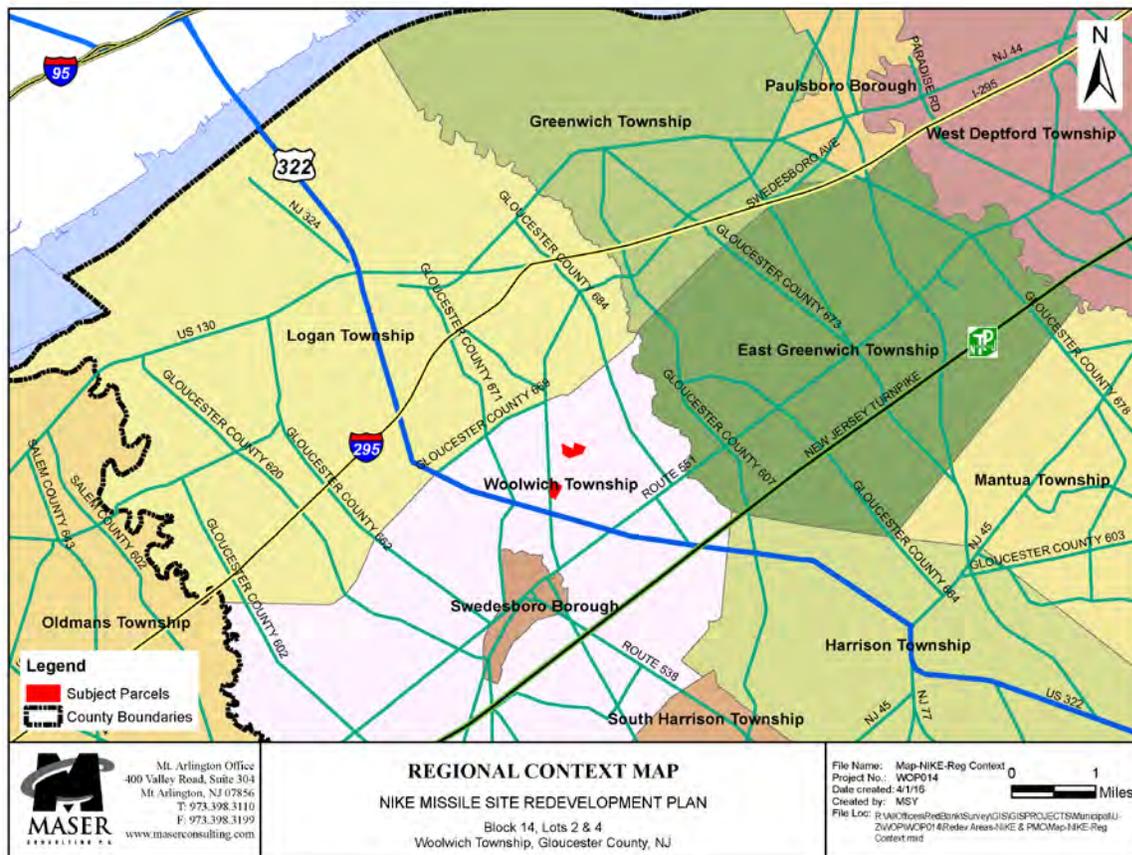
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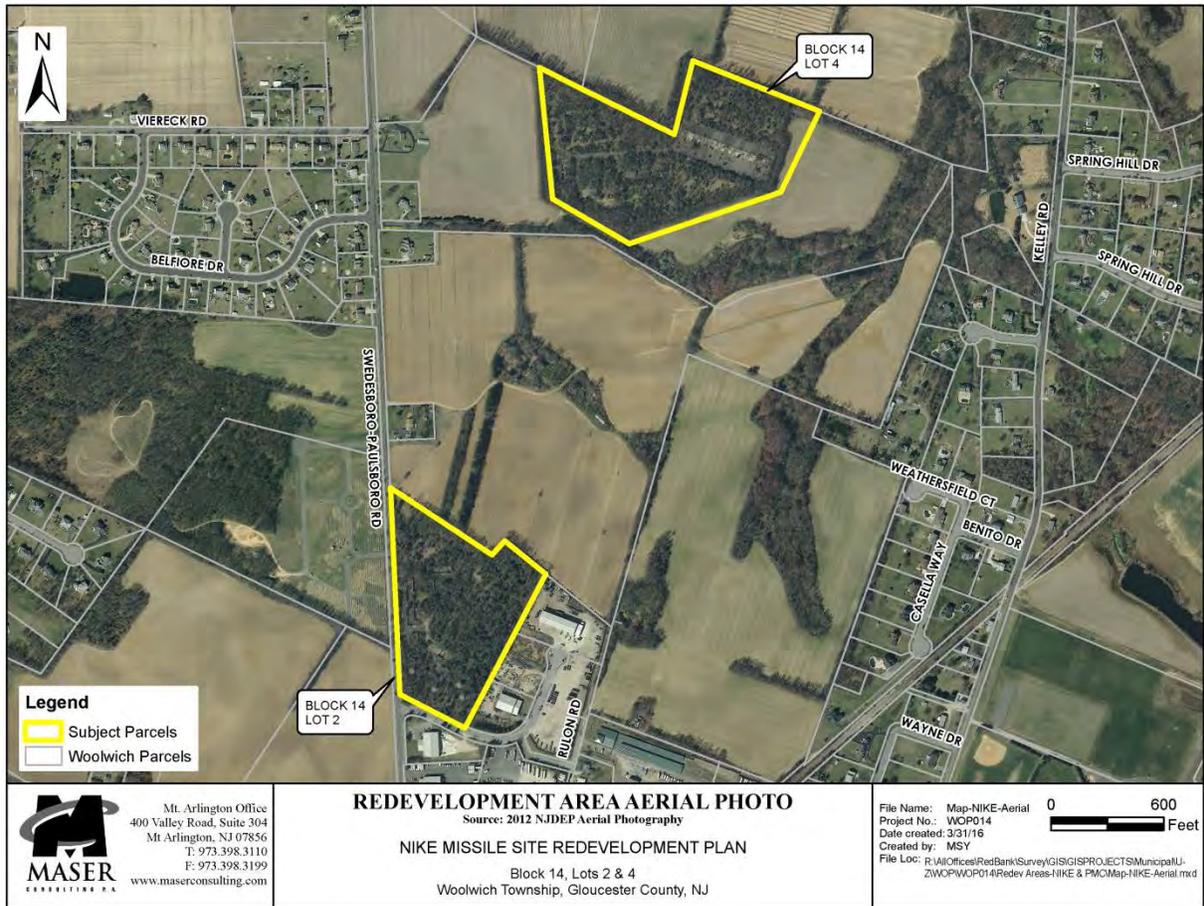
1 INTRODUCTION

“Redevelopment Area” or “Area in Need of Redevelopment” is defined in Section 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL) as “any area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6).

On June 18, 2009, the Joint Land Use Board adopted a resolution (Resolution R-2009-18) memorializing their decision recommending to Township Committee that the parcels be designated as an “Area in Need of Redevelopment” pursuant to this definition. At its meeting of July 20, 2009, the Township Committee accepted the recommendation of the Joint Land Use Board and adopted a resolution (R-2009-165) designating the parcels as an “Area in Need of Redevelopment.”

This Redevelopment Plan describes the standards and procedures for the redevelopment of land specified in the “Nike Missile Site Redevelopment Area Preliminary Investigation 2009” document. This document will set forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper. The Regional Context Map below, also included in the Map Appendix, shows the proximate location of the Nike Missile Site parcels.





2 DESCRIPTION OF PROJECT AREA

The subject properties, or Nike Missile Battery PH-58, as it was formerly named, are the focus of this Nike Redevelopment Plan are located at Block 14, Lots 2 and 4 in Woolwich, New Jersey (see Aerial Photo above as well as in Map Appendix at the end of this document). It should be noted that Block 14, part of Lot 3 (known as the Abutting Lot in prior redevelopment area analyses) was originally included in the “area in need study”, however will not be incorporated into this Redevelopment Plan since it has been subsequently designated as a Transfer of Development Rights (TDR) receiving area.

Formerly used by the Department of the Army, the subject properties were one of twelve sites in the metropolitan area that defended Philadelphia and Camden from Soviet bombers during the cold war. The site was decommissioned in 1974 and has remained abandoned ever since. Now it stands as a dilapidated, overgrown memory of a time when our military needed to defend our major cities against an attack with nuclear warheads mounted on surface to air guided missiles. Nike missile batteries were divided into two sections. One was the Integrated Fire Control (IFC) or radar section for tracking enemy aircraft and guiding the missiles. The other was the Launch Area where the Nike missiles were stored, maintained and would have been launched if necessary.

Lots 2 and 4 encompass areas of the former Nike missile base. Lot 2, the Control Site was utilized as a command center for operation of the missiles and held radar towers, offices and barracks. Lot 4, the "Launch Site," was the location of the actual missile bays that once held Nike-Ajax warheads and nuclear-tipped "Hercules" missiles underground and ready to be deployed if a threat was detected.

Both sites were acquired by the Township from the federal Government Services Administration (GSA) in 2009. The total project area consists of approximately 33.2 acres and is over 90% undeveloped, having been abandoned and remaining unchanged for nearly 40 years. As illustrated in the site photos in Appendix A, both Nike sites have highly dilapidated structures, overgrown and broken pavement, broken glass, and scattered debris.

Both Nike parcels have undergone the necessary environmental assessments and remediation. A letter of No Further Action (NFA) was received by the Township from the New Jersey Department of Environmental Protection (NJDEP) indicating that the sites meet or exceed residential development standards.

In October of 2014, The Township was notified by the U.S. Army Corps of Engineers (USACE) New England District, of its intention to demolish several derelict structures at the former Nike Missile Base and Launch Site sites in Woolwich. USACE has authorities granted to it under the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS). At the time of this writing, USACE is in the process of preparing demolition activities, which will include testing for suspected lead paint and fall hazard mitigation measures to reduce risks to the public. In addition, if hydraulic fluid remains at the Nike Launch Site, it will be removed and properly disposed of. If contaminated soil is encountered, it will be excavated, removed and properly treated or disposed.

As outlined in the Appendix B, structures to be removed at the Nike Launch Site include the pump house, water treatment plant, sentry box, guard shack and generator building. In addition, manholes will be welded and underground magazine elevator openings secured with precast concrete planks. Several structures that were not deemed imminent fall hazards will remain in place and likely be the Township's responsibility to address. Structures to be removed at the Nike Control Site include the pump house and sentry box. In addition, open manholes will be welded, some collapsed debris piles removed, and bottom portion of ladders to three radar towers covered with steel plates.

All work is to be completed in compliance with state and local rules and regulations. All disturbed areas will be returned to grade and re-vegetated with a native seed-mix or plantings. Completion of the project will result in long-term benefits to both human and wildlife environments. Other resource agencies USACE is coordinating with are NJDEP, USFWS and SHPO regarding wildlife and historic resources.

While the project is limited to mitigating the more immediate fall hazards, with the majority of improvements to remain in place and not demolished, it nonetheless represents significant cost savings to the Township and future redeveloper. Moreover, the targeted testing and removal of contaminated soils and water, if any are detected, will provide an added level of certainty that will enhance marketability of the sites. While the potential risks to public safety will also be reduced, the highly dilapidated condition of the numerous remaining structures, outbuildings and other disparate physical hazards will necessitate

the continued exclusion of unauthorized access and use by the public until further demolition is undertaken by the Township or redeveloper(s).

Lot 2 - The Control Site

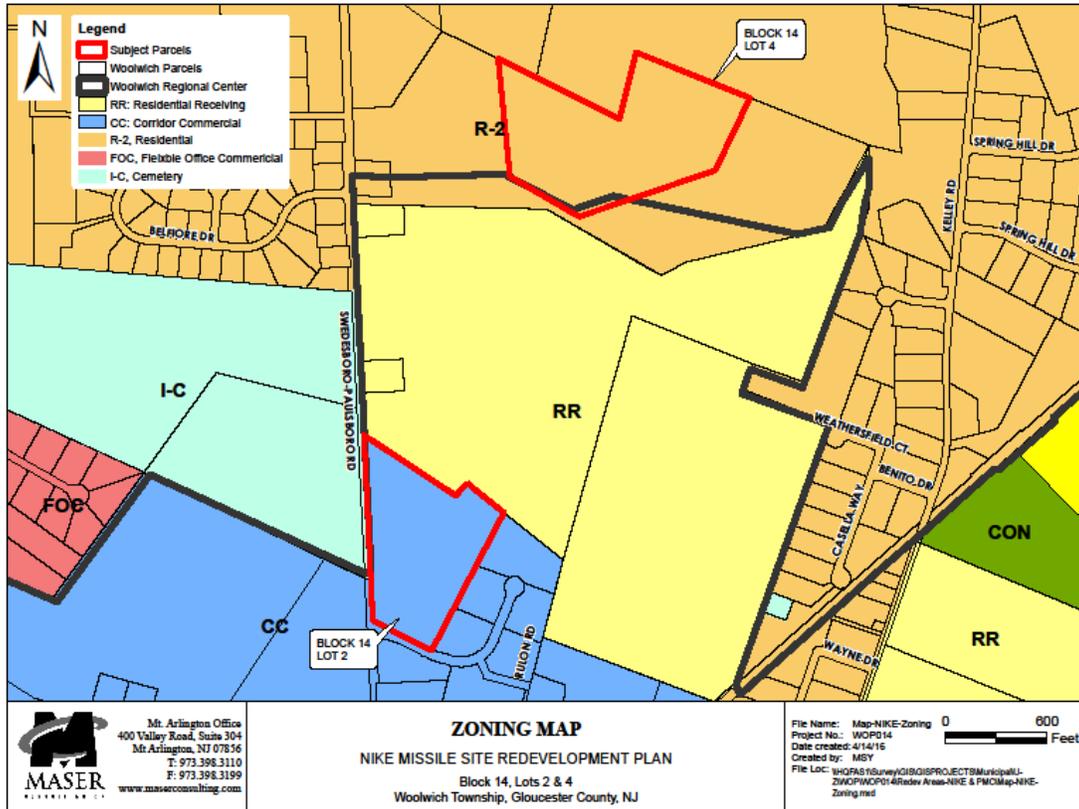
The Control Site, or Integrated Fire Control (IFC) site as it was formerly called, (Lot 2) is approximately 14.5 acres and has frontage along Swedesboro-Paulsboro Road (County Route 653), a County collector that connects Swedesboro to Paulsboro and provides access to the Interstate 295 entrance in Greenwich Township. The parcel is within the designated Regional Center, known as Kings Landing, and the expectation, therefore, is for compact, walkable development to serve both Woolwich and the surrounding area.

The Control Site contains four radio/observation towers, a "spare parts building", a pump house, a mess hall, an administration building, a drained swimming pool, an officer's quarters, an enlisted soldiers' barracks building, a basketball court, a running track, a drain field for latrines, a guard shack, and several sheds.

To the south and east of the Lot 2 are several small commercial businesses with surface parking lots, including trucking and storage business. To the north is a private farm. Across Swedesboro-Paulsboro Road is a large graveyard.

According to the New Jersey State Development and Redevelopment Plan, the Control Site is located in the Fringe Planning Area (Planning Area 3) within a Planned Regional Center. This is shown on the State Planning Area Map, on a following page. The Township obtained Initial Plan Endorsement by the State Planning Commission in 2008.

Lot 2 is zoned CC - Corridor Commercial. This zoning reflects the Transfer of Development Rights Plan (2007, amended through 2016) and implementing ordinances (2008) adopted by Woolwich Township. In 2008, the Township adopted the TDR Ordinance and Zoning Regulations and Design Standards for Woolwich Kings Landing Regional Center. The CC District is intended to provide areas for medium-scale highway-centered commercial, office, and industrial development, (see Zoning Map below as well as in Map Appendix).



Lot 4 - The Launch Site

The Launch Site (Lot 4) is located slightly north of the Control Site (lot 2) and does not have street frontage, but does have an access easement running up to its entrance from Swedesboro-Paulsboro Road. The Launch Site is approximately 18.7 acres.

The Launch Site contains an officers' building, an enlisted men's barracks, a war head building, a chemical pad area, a dog kennel building, a generator building, the surface facade of the three underground missile vaults, hatches that lead (30) feet down to the missile vaults, the remains of a sewer plant, a maintenance building, a dispatch office building, and several sheds. All of the above listed items have been abandoned for nearly 40 years and are impractical for any use in their current state of disrepair, (Township Subcommittee summary report on PH-58 actions, 2007). Aside from these remaining facilities, the site is largely overgrown and wooded.

The tract is surrounded by a hedgerow which separates it from the adjoining properties in agricultural use. There are also topographical constructions consisting of a massive earthen berm which were constructed to reduce the damage that might be induced from an accidental discharge of a warhead in the assembly area. The dirt road that leads into the Launch Area is a dedicated right-of-way in need of improvement.

The municipal Open Space and Recreation Plan element of the TDR plan identifies the site as open space. It is also designated as Open Space on the NJ Green Acres Program, Registered Open Space Inventory (ROSI). In addition, as part of the Launch Site's conveyance to the Township at no cost through the

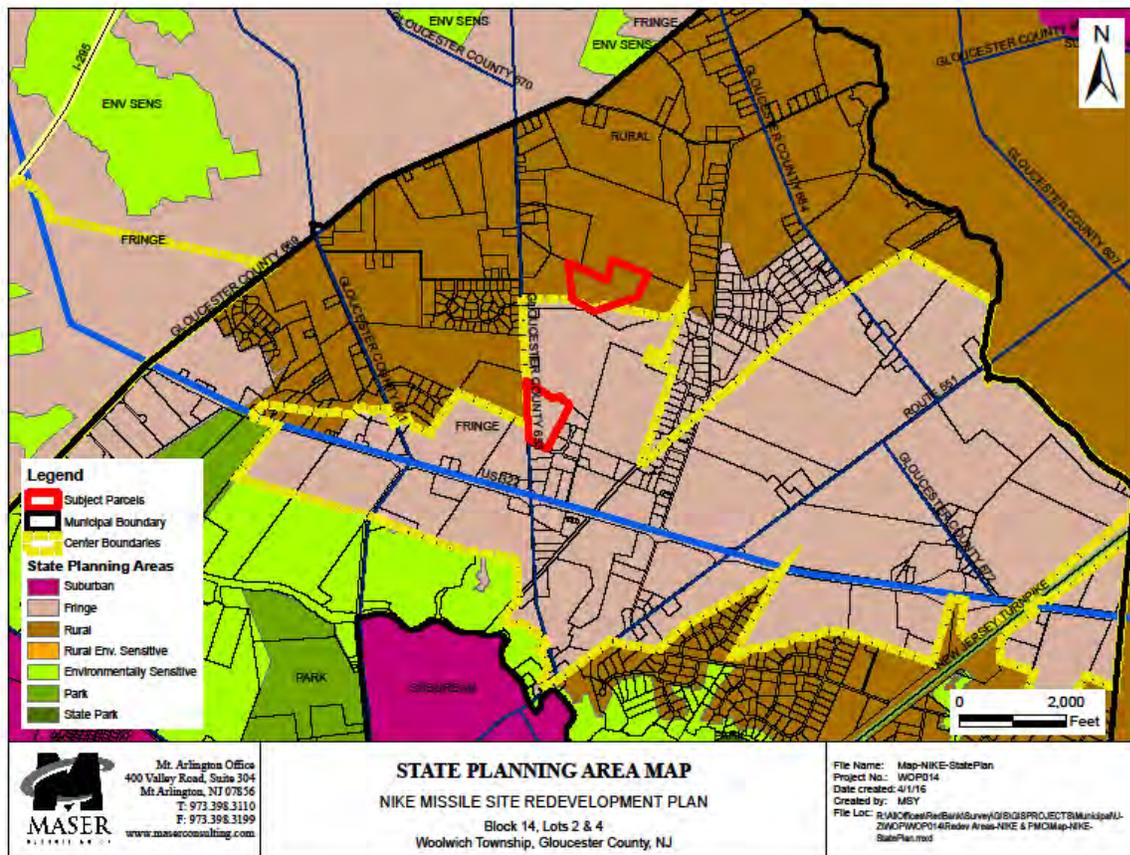
Federal Lands-To-Parks Program, the Township agreed to restrict future use to a public park for recreational uses in perpetuity, as reflected in the deed and Program of Utilization and Plan. As noted in the deed, the Program of Utilization and Plan may be amended from time to time at the request of either the Grantor or Grantee, with written concurrence of the other party, and such amendments shall be added to and become part of the original application. In addition, the deed allows the Township to provide for related recreational and services compatible with the approved application, through concession agreements with third parties, provided concurrence to such agreements is obtained in writing from the Secretary of Interior.

As outlined in Part A of the Program of Utilization and Plan, due to the present conditions associated with the highly dilapidated improvements, neither site can be safely used by the public until the structures, underground silos and other physical hazards are removed. As such, both sites will remain fenced-off to prohibit public access and use of any kind. This policy will remain in place until such a time when further demolition and/or redevelopment activities can address the numerous hazards posed to public safety through unauthorized access.

According to the New Jersey State Development and Redevelopment Plan, Lot 4 is located in the Rural Planning Area (Planning Area 4); see the State Planning Area Map on following page as well as in Map Appendix.

Lot 4 is zoned R-2, Residential. Permitted uses include the following:

- Single-family detached dwellings;
- Farmhouses and farm buildings;
- 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. 40:550-66.2;
- Public and nonprofit playgrounds, athletic fields, swimming pools, conservation areas, parks and public purpose uses;
- 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;
- Building structures and uses owned and operated by the Township;
- Agriculture and horticulture, including farm markets located on and operated in conjunction with farm property qualifying for farmland assessment; and
- Accessory uses and accessory buildings incidental to the above permitted principal uses.



3 REDEVELOPMENT GOALS AND OBJECTIVES

Woolwich Township recognizes that while the project area and the deteriorated state of the former missile base currently disrupts the rural character of its surroundings and represents a potential safety hazard, redevelopment offers the chance to utilize its location and its historical significance to create a vibrant, commercial/office development as well as a public space that promotes awareness and appreciation of its own role in history.

Through this process the Township hopes not only to mitigate potentially dangerous site conditions but to ensure that these sites live up to the vision described in the recently adopted Woolwich Township TDR Plan. The TDR Plan envisions office, commercial, and industrial buildings on Lot 2. Said uses will take full advantage of their location within Kings Landing Regional Center and with proximity to US Route 322 and Swedesboro-Paulsboro Road. This site offers the opportunity for employment within walking distance of more than 3,200 homes with pedestrian pathways that will connect to the pedestrian circulation network and allow easy pedestrian passage to nearby recreation areas.

The goals and objectives of any redevelopment actions taken at these sites are derived from the Township Master Plan, Open Space and Recreation Plan, and TDR Plan.

Lot 2, CONTROL SITE

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.
- Provide conveniently located and well-designed light industrial, office, commercial and industrial opportunities to serve the residents of Woolwich and the surrounding area.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Encourage a sound fiscal mix of future uses.
- Use density, integrated and mixed uses and public spaces as the fundamental building blocks of community design.
- Design transportation systems and land uses that expand modes of travel and reduce reliance on cars.

Lot 4, LAUNCH SITE

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Provide for civic and intergovernmental needs
- Establish more township parks throughout the municipality.
- Expand the amount of passive and active recreational land in the township.
- Connect preserved open space through greenways.
- Safeguard the township's historic features.
- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.

4 STRUCTURE AND POWERS OF REDEVELOPMENT ENTITY

The Township Committee will assume the role of the Redevelopment Entity for the Redevelopment Site as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). Proposals from developers will be requested and reviewed. The Redevelopment Entity shall review such proposals, may request supplemental information, and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. Once a Redeveloper(s) is/are selected, the Redevelopment Entity will enter into a redevelopment agreement(s). By acting as the Redevelopment Entity the Township can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

5 PROPOSED LAND USES, BUILDING REQUIREMENTS AND DESIGN STANDARDS

Lot 2, CONTROL SITE

Permitted Uses

- Office
- Retail
- Restaurants
- Industrial
- Commercial Recreation, Indoor

Accessory Uses

- Parking

Bulk Standards

- Development of Lot 2 shall adhere to the CC, Corridor Commercial District bulk standards

Design Standards

- Historic Preservation
 - The developer should restore and preserve at least one of the radio/observation towers on the Control site. It is envisioned that a tower could serve as part of a southern, pedestrian gateway marking the start to the public greenway, and signaling the entrance to a unique, historic area.
- Open Space
 - Street Trees: Street Trees shall be provided every 40-50 feet on center within the planting strips of the street right-of-way. Tree pits in commercial areas shall have a minimum dimension of 4 feet by 4 feet square.
- Circulation
 - Open space and circulation shall be designed to provide an appropriate transition from the commercial area to the pedestrian realm.

- Sidewalks shall have a minimum clear passage of ten feet (10') and a minimum planting strip of four feet (4').
- Street Furniture
 - Benches shall be required within the public right-of-way in front of all commercial uses and shall be sited in a way that adheres to the sidewalk standards above requiring clear passage.
 - Benches shall be provided at a ratio of one (1) bench per 30 linear feet of retail frontage
- Signage
 - The redeveloper shall work with the redevelopment entity to develop a comprehensive plan that addresses the size and character of commercial signage in the redevelopment area.
- Theme
 - The redeveloper may work with the redevelopment entity to develop a theme for the Commercial Corridor and amenities located on Lot 2. Two potential themes for consideration may honor the location and its place in history. One is a historic theme highlighting the past usage of the site as a Nike Missile Base and the other is an agriculture theme stressing the prominence of Woolwich's rich New Jersey farmland. Interpretive signage, outdoor art, events and more can utilize this theme. Ideas for the historic theme may include using remnants from structures as art throughout the complex along with interpretive signage that explains the purpose of Nike Missile Bases in the history of protecting our nation. The agriculture theme may be implemented by promoting the distribution and/or sale of locally grown products in facilities at this location. Industrial facilities may include business incubators, breweries, distilleries, wineries, commercial kitchens for start-up companies, maker spaces, and more. Locally produced wines and craft beers may be sold in unique breweries and restaurants featuring the local agriculture.

Lot 4, LAUNCH SITE

Permitted Uses

- Public Parks
- Active and passive recreational uses and facilities
- Civic and Intergovernmental facilities

Accessory Uses

- Parking
- Museum
- Interpretive Center
- Concessions, customary and incidental to permitted and accessory uses
- Educational, training

Bulk Standards

- Development of Lot 4 shall adhere to the Park provisions in the R-2, Residential District Zoning Standards

Design Standards

- Open Space
 - Amenities provided within the park shall include walking paths, grassed areas, wooded areas
- Circulation
 - Sidewalks shall have a minimum clear passage of ten feet (10') and a minimum planting strip of four feet (4').
- Park Furniture
 - Benches and trash cans shall be required along all walking paths
 - Picnic tables and other park furniture are encouraged
- Signage
 - The redeveloper shall work with the redevelopment entity to develop a comprehensive plan that addresses the size and character of park signage in the redevelopment area.
- Theme
 - The redeveloper may work with the redevelopment entity to develop a theme for the park facilities and amenities located on Lot 4. Two potential themes for consideration may honor the location and its place in history. One is a historic theme highlighting the past usage of the site as a Nike Missile Base and the other is an agriculture theme stressing the prominence of Woolwich's rich New Jersey farmland. Interpretive signage, outdoor art, events and more can utilize this theme.

Stormwater Management

All development within the Nike Redevelopment Area must include a comprehensive stormwater management system integrated into the open space system in compliance with the standards outlined in the Stormwater Management Plan included in the TDR Plan.

Infrastructure & Public Improvements

While public sewer service is not currently available, all parcels in question are located within the proposed wastewater facility service area associated with development in Kings Landing. Any redeveloper should be prepared to work with the Committee to provide utilities and infrastructure to the Redevelopment Area.

Affordable Housing

The Redevelopment Entity and the Redeveloper(s) for the commercial development will be required to negotiate a payment in lieu for the affordable housing obligation generated from the construction of the office development.

6 IMPLEMENTATION

Any subdivision and site plan applications of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Woolwich Township. Approvals, waivers and deviations will be governed by the requirements of the Municipal Land Use Law, the Local Redevelopment and Housing Law, and the Township's usual procedures. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Redevelopment Area prepared in accordance with the Township's zoning and subdivision regulations shall be submitted by the developer(s) to the Joint Land Use Board so that compliance with the Redevelopment Plan can be determined. Review by the Planning Board, including submission of waivers, exceptions, and variances, shall be carried out in accordance with Township ordinances.

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan. These deviations may be classified as "c" or bulk variances. The grant of such deviations shall not be considered an amendment to this Redevelopment Plan and may be granted (1) where (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property within the Redevelopment Area, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structures lawfully constructed thereon, the strict application of the regulation of the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property.; or (2) where the purposes of this Redevelopment Plan would be advanced by the deviation and the benefit of the deviation would substantially outweigh any detriments.

7 TEMPORARY AND PERMANENT RELOCATION OF DISPLACED RESIDENTS AND BUSINESSES

Under the Local Redevelopment and Housing Law, the redevelopment plan must allow "adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area." (N.J.S.A. 40A: 12A-7a(3)). Additionally, it authorizes contractual arrangements between redevelopment entities and public entities for relocating residents, industry or commerce that is displaced due to implementation of the Redevelopment Plan (N.J.S.A. 40A: 12A-8i).

The Nike Site Redevelopment Plan does not result in the displacement of any residents or businesses. As no dwellings or businesses exist within the Redevelopment Area, no Workable Relocation Assistance Program is necessary.

8 PROPERTIES TO BE ACQUIRED IN ACCORDANCE WITH THE REDEVELOPMENT PLAN

No property is intended to be acquired through eminent domain for the effectuation of this Redevelopment Plan. Township officials do anticipate acquiring ownership of the Nike Sites from the Federal Government through non-condemnation means before a redeveloper is sought.

9 RELATIONSHIP TO LOCAL OBJECTIVES

The goals and objectives of any redevelopment action taken at this site come directly from the Township Master Plan and its Reexamination Report, Open Space and Recreation Plan (OSRP), and Transfer of Development Rights Plan (TDR).

MASTER PLAN

This Redevelopment Plan is aligned with the Master Plan, as follows:

Master Plan Phase 1: Assumptions, Land Use and Housing Elements (2003):

Goals

- To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- To promote orderly growth within the Township.
- Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.

Objectives

- Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.
- Preserve open space opportunities through public and private actions.
- Retain the existing character of the community, to the extent practical, through open space preservation.
- Develop in accordance with the State Plan and encourage the creation of communities of place.
- Encourage a sound fiscal mix of future uses.
- 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.
- To promote the development of new employment in areas that are convenient to existing housing.

Public Spaces Plan Goals

- Support a healthy, active living style of walking, bicycling and outdoor activity.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.
- Establish more township parks throughout the municipality.
- Expand the amount of active recreational land in the township.
- Connect preserved open space through greenways.
- Safeguard the township's historic features.

REEXAMINATION REPORT

And, the 2016 Master Plan Reexamination Report envisions the adoption of this Redevelopment Plan as well, recommending:

- Adopt the Nike Missile Redevelopment Plan, which was approved as an Area in Need of Redevelopment on November 2, 2006. This Plan Area, consisting of Block 14, Lots 2 & 4,

formerly housed Federal Government missile control and launch sites. Abandoned for decades, these areas are now ripe for redevelopment, with Lot 4 ideally suited for park space, and lot 2 for commercial development in accordance with the existing zoning.

OPEN SPACE AND RECREATION PLAN

The Open Space and Recreation Plan (OSRP), recently adopted, notes that Lot 4, “provides a unique opportunity to serve residents with passive recreation in combination with historical interpretation. Recommended uses include seating and viewing areas, walking paths, parking areas, historic and military interpretive signs, and/or a botanical garden. It is recommended that the Township first take steps to clean the site prior to planning of any future uses. Trails should also be considered to link this site to the future regional center and Swedesboro Paulsboro Road.” Clearly, the vision of this plan is consistent with that of the Open Space and Recreation Plan.

Several goals and objectives of the OSRP are also brought to life through this Redevelopment Plan.

- Plan active recreational facilities to accommodate current and anticipated future needs. These active facilities consist primarily of sports fields and courts but may also include other specialized facilities such as skate parks, disc golf, swimming, firing range, and trails for walking, running and biking;
- Identify opportunities to enhance local tourism, ecotourism, and marketing of downtown Swedesboro and Woolwich regional center through park, open space, and trail development and recreational programs and events.

TRANSFER OF DEVELOPMENT RIGHTS PLAN

While neither of these properties are within the Transfer of Development Rights (TDR) sending or receiving zones, the overall vision of preserving open space and concentrating development in limited nodes of the Township is complemented by this Redevelopment Plan, which seeks to create park space on Lot 4, and concentrate commercial-type development on Lot 2, in keeping with the existing zoning and focus of the Kings Landing Regional Center.

10 RELATIONSHIP TO LOCAL ZONING

As depicted in images The Vision appendix, this Plan proposes commercial, office, and industrial development on Block 14, Lot 2 (Control Site) with a connecting greenway running to the east. This zoning is identical to the underlying CC zoning, and is therefore compatible. Adjacent to the north is RC-1 zoning for residential uses. Buffer zones from industrial uses have been established, thereby limiting any negative impacts.

Block 14, Lot 4 (Launch Site) is envisioned as a public park, again a use previously envisioned in the many municipal documents, including the OSRP. The underlying and surrounding zoning for this site is R-2, which is a residential zone. A park use, therefore, is quite compatible and will not negatively affect adjacent zones.

11 RELATIONSHIP TO OTHER PLANS

2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Redevelopment Area is located in the Fringe Planning Area (PA3) and Rural Planning Area (PA4).

As noted in the Preliminary Investigation, Lot 2 (the Control Site) is consistent with the following State Plan Policy Objectives:

- Planning Area 3 Land Use Policy Objective: "Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs ... " (p. 202)
- Planning Area 3 Economic Development Policy Objective: "Guide opportunities for economic development into Centers ... " (p. 203)
- Planning Area 3 Transportation Policy Objective: "Maintain and enhance a transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas, encouraging alternatives to the single-occupancy vehicle whenever feasible. In Centers, emphasize the use of public transportation systems and other alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options ... " (p. 203)
- Planning Area 3 Redevelopment Policy Objective: "Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile." (p. 203)

The vision for these parcels is also supportive of the 2001 State Plan Design Policy 5, Establishing Connectivity in Circulation Systems:

"Design circulation systems to maximize connectivity, in ways that ensure the safety of pedestrians and bicyclists and create communities and places that are safe and attractive to walk and ride and promote physically active lifestyles; ...

In compact communities, provide a barrier-free, continuous and accessible pedestrian and bicycle network." (p. 176)

Additionally, proposed commercial development on Block 14 Lot 2 -the Control Site - is consistent with the Statewide Policy on Design - Reducing Resource Consumption contained in the 2001 State Plan. Specifically this says,

"Consider the consumption of energy, water and materials and the potential advantages of natural over mechanical approaches when designing street layout and selecting building location, building orientation, building materials, heating and cooling systems and plant materials." (p. 178)

As indicated in Chapter 5 of this Plan, this site will be designed with low impact development techniques such as porous pavement, rain gardens, north-south building orientation and solar screens and panels. These low-impact, sustainable development design techniques are fully consistent with the above Policy.

The Launch Site, Lot 4, is to be developed as a public park, is located in Planning Area 4, and is adjacent to the Kings Landing Regional Center. It directly abuts a large contiguous area to the north, comprising part of the TDR Sending Zone that is intended to become permanently preserved farmland and open

space. As such, it serves as a critical parcel that links the Kings Landing Regional Center to a greenbelt outside of the growth area.

Consistency with the 2001 State Plan is demonstrated as follows:

- Planning Area 4 Land Use Policy Objective: "Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers ... Development and redevelopment in the Environs should maintain or enhance the character of the area." (p. 209)
- Planning Area 4 Economic Development Policy Objective: " ... Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources." (p. 209)
- Planning Area 4 Recreation Policy Objective: " ... Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland." (p. 210).

GLOUCESTER COUNTY DEVELOPMENT MANAGEMENT PLAN (1982)

In 1982 Gloucester County issued the Gloucester County Development Management Plan. Among the goal statements of the plan is the following:

"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 numerous natural resources." (p. 4)

The Nike Redevelopment falls into the category of "Existing Development" areas on the County's Development Management Plan Map. It is in these areas that the County anticipated rehabilitation and infilling of development to more efficiently use the County's existing physical infrastructure while preserving its natural resources. Development on Block 14, Lot 2, The Control Site, is consistent with this policy. On publicly held lands, the County Plan envisioned development that is recreationally-related. This is consistent with the Township's intent for Block 14, Lot 4, the Launch Site.

2005 GLOUCESTER COUNTRY NORTHEAST REGION STRATEGIC PLAN

The Gloucester County Northeast Region Strategic Plan was developed in 2005 to provide a uniform growth strategy for the 14 municipalities in the northeastern portion of the county. The plan establishes a regional context for identifying strategies and implementation mechanisms for addressing four themes: towns, corridors, subdivisions, and open space.

Land Use Strategies in the Strategic Plan include the following:

- For towns: “Provide open space and civic spaces in the core and in the neighborhoods,” and “evaluate older buildings that do not appear to meet the needs of modern commerce (e.g. too small or too large, inadequate delivery areas, inaccessible upper floors, etc.) and adaptively reuse them for modern functions and uses while preserving their history and character.”
- For subdivisions: “Provide meaningful, useful open spaces and appropriate community facilities in all new neighborhoods.”
- For open space: the Strategic Plan incorporates that 1997 county Open Space Plan, which recommends open space preservation programs.

CONNECTIONS 2040 PLAN FOR GREATER PHILADELPHIA

In 2013 the Delaware Valley Regional Planning Commission created a long-range plan for the future growth and development of the DVRPC region, which includes Gloucester County and thereby Woolwich Township. The Connections 2040 Plan includes land use, environmental, economic competitiveness, and transportation strategies, and puts forth a vision for investing in the transportation system.

Within the document, four Core Plan Principles are identified which are intended to guide growth: Manage Growth & Protect the Environment; Create Livable Communities; Build the Economy; and Establish a Modern Multimodal Transportation System.

The following are relevant to this Reexamination Report.

- Manage Growth & Protect the Environment. The establishment of greenspaces and environmental conservation is promoted in the Connections 2040 Plan. Within Woolwich, this specifically includes Raccoon Creek and Gloucester County Farm Belt B.
- Create Livable Communities. The 2040 plan, like the State Development and Redevelopment Plan, identifies planning areas and centers as a means by which to direct growth. Woolwich Township is listed as a Planned Center, which is described as “developments on greenfields in Growing Suburbs or Rural Areas...”and with plans that call for village-type development, incorporating mixed, integrated land uses, relatively high densities, and pedestrian connections.
- Build the Economy. While there is no directive specifically for Woolwich in the Connections 2040 Plan, the general emphasis on “coordination across state, city, and county lines, across sectoral interests, and across the public and private sectors is essential to maintaining a broad view of the region and finding a common vision, goals, and policies” is certainly applicable.
- Establish a Modern Multimodal Transportation System. The Connections 2040 Plan emphasizes Complete Streets, transportation safety, increased accessibility, and congestion and environmental impact reduction for transit in the region. While none of the circuit trails identified in the document are within Woolwich, an emphasis on bikeways and walkways is relevant.

LOGAN TOWNSHIP & SWEDESBORO BOROUGH

Swedesboro-Paulsboro Road extends through Woolwich Township from Logan Township to the north and Swedesboro, just south of the parcels comprising the Nike Redevelopment Area. The design and land use plan for Kings Landing, including the Control Site, is intended to strengthen and reinforce both the existing downtown in Swedesboro and the planned Kings Landing in part by the direct link that Swedesboro-Paulsboro Road provides between them.

12 PROCEDURES FOR AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Mayor and Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the cost of Township professionals.

13 OVERLAY ZONING

The Redevelopment Plan shall serve as an overlay zone to the existing zone and the applicable provisions of Chapter 149 Site Plan Review and Chapter 203 Zoning of the Woolwich Township Code. The Redevelopment Plan also incorporates Design Guidelines which shall not change regardless of subsequent amendments, revisions, additions or deletions to the Woolwich Zoning Ordinance.

14 ZONING MAP AMENDMENT

Upon compliance with the requirements of the applicable law, the Mayor and Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, including, but not limited to, circumstances arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area.

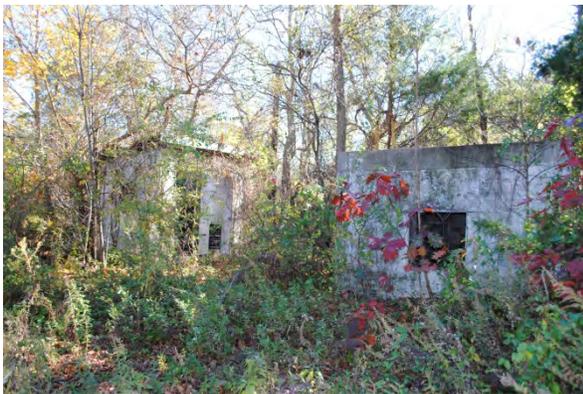
15 VALIDITY OF ORDINANCE

If any section, paragraph, division, subdivision, clause or provision of this plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this plan shall be deemed valid and effective.

16 APPENDICES

- A. Existing and Historic Site Photos
- B. Vision Concepts

Appendix A - Existing Site Photos



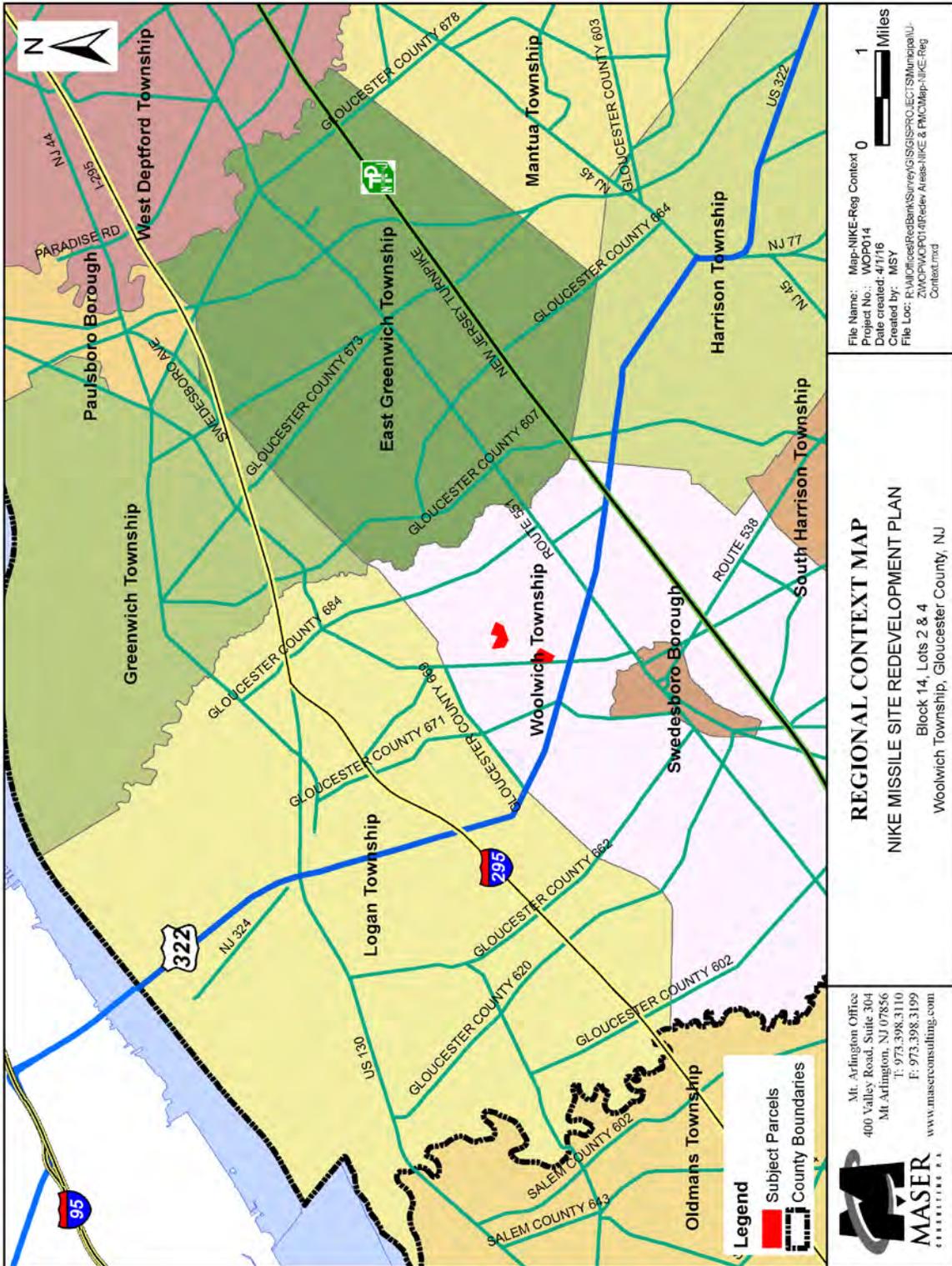
Appendix B - Vision Concepts



17 MAPS

- A. Regional Context
- B. Aerial Photo
- C. Zoning Map
- D. State Planning Area Map

A. *Regional Context*



File Name: Map-NIKE-Reg Context
 Project No.: WOP014
 Date created: 4/1/16
 Created by: MSY
 File Loc: P:\Projects\RegBank\Servers\GIS\SRV\PROJECTS\Municipal\U-2\WOP014\RegContext-Areas\NIKE & PM\Map\NIKE_RegContext.mxd

REGIONAL CONTEXT MAP
NIKE MISSILE SITE REDEVELOPMENT PLAN
 Block 14, Lots 2 & 4
 Woolwich Township, Gloucester County, NJ

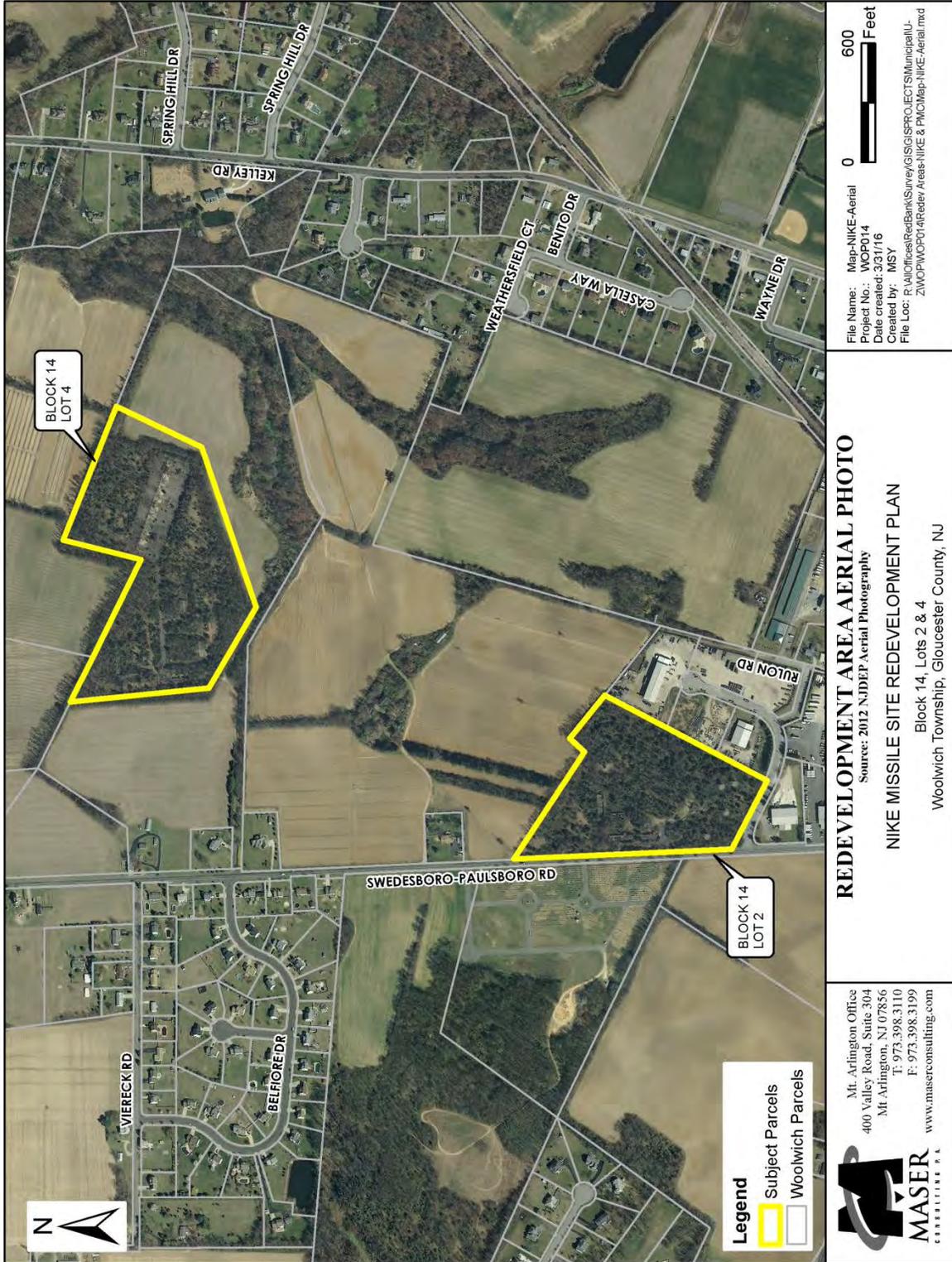
Mt. Arlington Office
 400 Valley Road, Suite 304
 Mt. Arlington, NJ 07856
 T: 973.398.3110
 F: 973.398.3199
 www.maserconsulting.com

Legend

- Subject Parcels
- County Boundaries



B. Aerial Photo



Legend
 Subject Parcels
 Woolwich Parcels

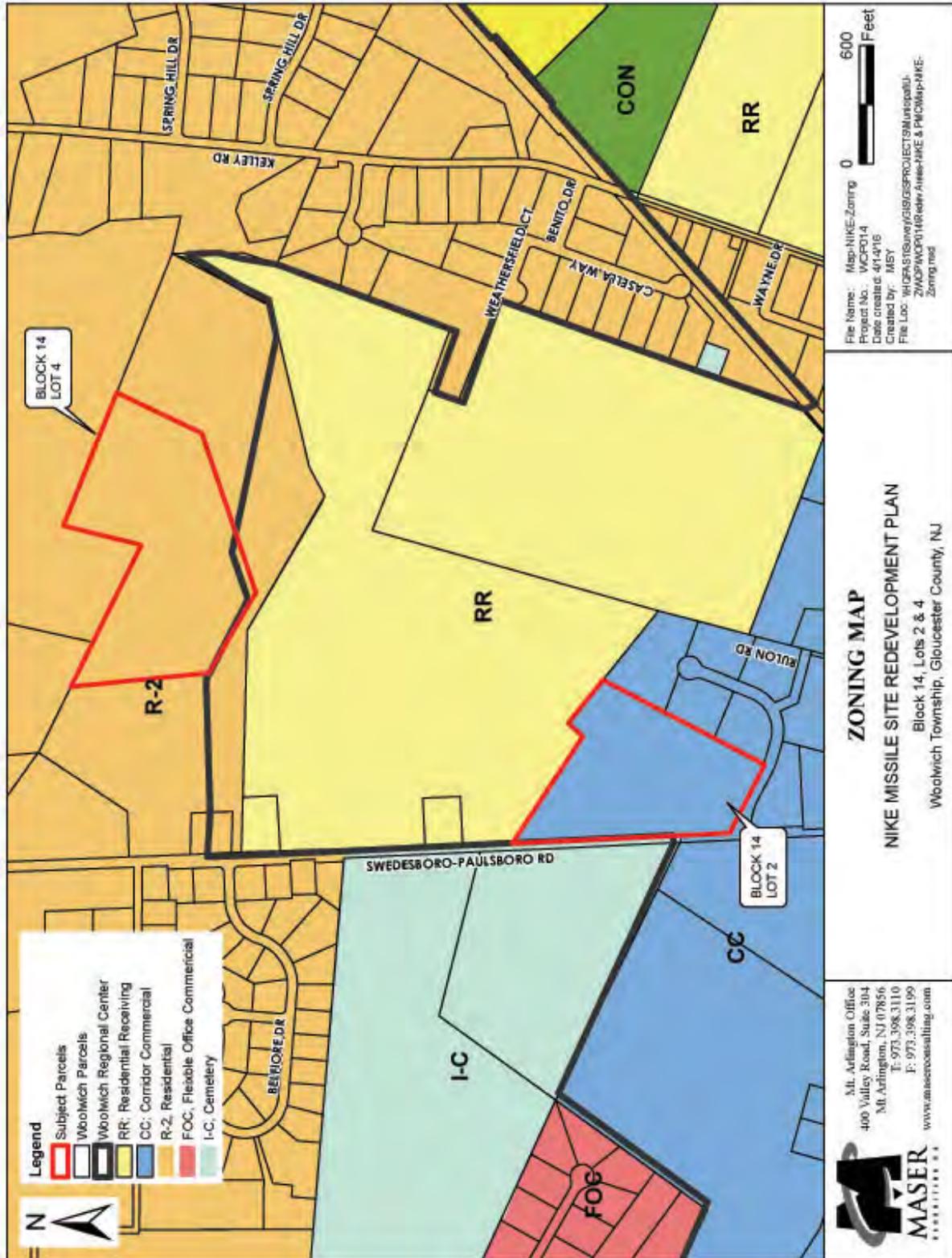
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REDEVELOPMENT AREA AERIAL PHOTO
 Source: 2012 NJDEP Aerial Photography
NIKE MISSILE SITE REDEVELOPMENT PLAN
 Block 14, Lots 2 & 4
 Woolwich Township, Gloucester County, NJ

File Name: Map-NIKE-Aerial
 Project No.: WOP014
 Date created: 3/31/16
 Created by: MSY
 File Loc: F:\M\Office\RedBank\Survey\GIS\PROJECT\Municipal\U-Z\WOP\WOP014\PreDev Areas-NIKE & PMCM\Map-NIKE-Aerial.mxd



C. Zoning Map



D. State Planning Area Map

