



PMC Redevelopment Plan

Block 5, Lots 11.01 and 16
Woolwich Township, Gloucester County, NJ

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

Prepared By
Maser Consulting P.A.
400 Valley Road, Suite 304
Mt Arlington, NJ 07856
973.398.3110

A blue ink signature in cursive script, appearing to read 'Deborah Alaimo Lawlor'.

Deborah Alaimo Lawlor, FAICP, PP
Discipline Leader – Planning Services
License No. 33LI00428400

A blue ink signature in cursive script, appearing to read 'Kristin J. Russell'.

Kristin J. Russell, AICP, PP
Planning Specialist
License No. 33LI00585800

Woolwich Township 2017

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Tim Kernan, P.E., P.P., C.M.E., Planner

PMC REDEVELOPMENT PLAN PREPARATION

Deborah Lawlor, FAICP, PP
Kristin J. Russell, AICP, PP
J. Timothy Kernan, PE, PP, CME
Michelle Young, PE, PP, CME

The original draft of the PMC 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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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 No. 2009-17) 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-2009-164) 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 “PMC 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.

2 DESCRIPTION OF PROJECT AREA

The PMC Redevelopment Site encompasses two non-contiguous parcels totaling +/- 15.33 acres. Block 5, Lot 11.01 – formerly the PMC Site - is a +/- 9.54 acre property that is now municipally-owned. This parcel once contained buildings that were originally utilized in the cold storage of farm products and have since been demolished. Block 5, Lot 16 – called the Pedrick parcel – totals +/- 5.79 acres. This property is rumored to have been a Japanese Internment Camp during World War II. It is currently used for the storage of construction vehicles and products. Aerial photos from 1995 and 2007 in Appendix A are consistent with this fact.

As illustrated in the site photos in Appendix B, there were dilapidated structures, overgrown and broken pavement, and scattered debris on Lot 11.01. As noted above, the structures have been demolished and a park-wide demolition project was completed at the end of 2016 that resulted in removal of all debris on the parcel. Lot 16 has several buildings in various states of disrepair but at least two that are being maintained and utilized. The site also has construction equipment materials and other debris.

Both properties in the PMC Redevelopment Site are currently zoned R-3 Residential, which can be found in Section 203-42 of the municipal code. Block 5, Lot 11.01 is within Planning Area 8, Park/Natural Area, and is so designated on the 2001 State Plan Policy Map, as amended through the Plan Endorsement Process. Block 5, Lot 16 is located in Planning Area 5, Environmentally Sensitive Planning Area. The area comprising Planning Area 8 is part of Locke Avenue/High Hill Park.

3 REDEVELOPMENT GOALS & OBJECTIVES

Lot 11.01 is surrounded by the existing Locke Avenue/High Hill Park, while Lot 16 is immediately adjacent to it, making these parcels ideal for redevelopment as active recreation uses. There are scenic views and potential boat access points along Raccoon Creek. Moreover, because Locke Avenue/High Hill Park serves both local and regional populations, there is a real opportunity to utilize these park locations and their historic significance to enhance passive and active recreational opportunities as well as historical and interpretive uses for Woolwich residents and those from nearby communities.

The goals and objectives of any redevelopment action to be taken are derived from those of the Township Master Plan, Phase 1 Assumptions, Land Use and Housing Element (October 3, 2003); Woolwich Township Open Space and Recreation Plan (adopted Dec. 16, 2004); and Transfer of Development Rights Plan Element (adopted March 1, 2007; adopted with amendments August 21, 2008 and 2016 update adopted May 19, 2016.)

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

- Ensure 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 greater public access to the Township's waterways, especially to its large streams.
- Establish more Township parks throughout the municipality.
- Expand the amount of active recreational land in the Township.
- Develop a trail network connecting residential neighborhoods to natural areas.
- Connect preserved open space through greenways.
- Safeguard the Township's historic features.
- Support a healthy, active lifestyle of walking, bicycling and outdoor activity.
- Promote safe and efficient means of travel that are alternatives to the automobile.
- Enhance network connectivity and linkages to civic, natural and historic nodes and to activity centers.

4 STRUCTURE & POWERS OF REDEVELOPMENT ENTITY

The Woolwich Township Committee will assume the role of 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

in its discretion, determine the acceptability of such submissions and 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 & DESIGN STANDARDS

The land uses, building requirements and design standards stipulated below are intended to allow for the development of well-designed recreation areas. Site planning will respect the vision outlined in the Woolwich Township Open Space and Recreation Plan and the Woolwich Township Transfer of Development Rights (TDR) Plan – Public Spaces Element.

This plan permits open space and/or recreation uses on both parcels. Parks shall be designed to provide multi-purpose paths and pedestrian/bicycle linkages to surrounding residential developments and activity centers and to adjacent parkland.

Lot 11.01

Permitted uses

- Open space
- Outdoor recreation, such as but not limited to: public and non-profit playgrounds, athletic fields, swimming pools, conservation areas, volleyball courts, parks and public purpose uses
- Indoor recreation, such as but not limited to: gymnasium, fitness center, dance studio, indoor volleyball courts, indoor soccer arena, swimming pools, and/or related uses and activities. Restrooms are required with this use.

Accessory uses

- ancillary sales of food (concessions) and retail associated with permitted uses on the site or adjacent park.
- nursery school or child-care facilities for indoor recreation uses

Prohibited uses

- Any use not specifically outlined as a permitted use, including carnival-type uses and activities

Bulk standards

- Height: maximum of 60 feet
- Setbacks: 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.
- Maximum lot coverage: 15%
- Signage: signage is permitted in accordance with municipal code Section 203-78C (signage in residential districts) and 203-80.
- Parking: All development shall adhere to Township standards for parking found in

Section 203-81 of the municipal code. Indoor recreation development shall be subject to parking requirements for Recreational Facilities. Parking design standards apply.

- Location of access driveways shall be compatible with the neighborhood in which it is to be located.

Design standards

- All development is subject to the design standards as articulated in the municipal code, Section 203-49
- All projects are subject to township standards as they relate to stormwater management and landscaping.

Lot 11.01 was purchased with municipal resources and without Green Acres funding to allow more freedom in securing a developer to redevelop the site into a revenue-generating indoor and/or outdoor recreational use.

Lot 16

Permitted uses

- Adaptive reuse of existing structures is encouraged
- Open space
- Outdoor recreation, such as but not limited to: public and non-profit playgrounds, athletic fields, swimming pools, volleyball courts, conservation areas, parks and public purpose uses
- Indoor recreation, such as but not limited to: gymnasium, fitness center, dance studio, indoor volleyball courts, indoor soccer arena, swimming pools, and/or related uses and activities. Restrooms are required with this use.
- Boat launches and/or boat rental
- Interpretive center, museum, tourism/eco-tourism
- Eating and drinking establishments
- Breweries, distilleries and wineries
- Bed-and-breakfasts and inns

Accessory uses

- ancillary sales of food (concessions) and retail associated with permitted uses on the site or adjacent park.

Prohibited uses

- Any use not specifically outlined as a permitted use, including carnival-type uses and activities

Bulk standards

- Height, new construction: maximum of 60 feet
- Setbacks, new construction: 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.
- Maximum lot coverage: 15%
- Signage: signage is permitted in accordance with municipal code Section 203-78C

(signage in residential districts) and 203-80.

- Parking: All development shall adhere to Township standards for parking found in Section 203-81 of the municipal code. Indoor recreation development shall be subject to parking requirements for Recreational Facilities. Parking design standards apply.
- Location of access driveways shall be compatible with the neighborhood in which it is to be located.

Design standards

- All development is subject to the design standards as articulated in the municipal code, Section 203-49
- All projects are subject to township standards as they relate to stormwater management and landscaping.

Lot 16 has frontage along Raccoon Creek. Its historically significant context is important in its future redevelopment and eventual use. This parcel is rumored to have been used as a World War II Japanese Internment Camp or migrant work camp. There were several such camps in southern New Jersey due to the large farm industry, and the Japanese held in these camps provided labor on local farms. Lot 16 contains six block buildings along Locke Avenue. These are believed to be the buildings that housed the internees or workers; no definitive proof has been located as to the history of this site, though this provides some interesting possibilities for future uses that could take advantage of the site's history in its re-use.

It is noted that because the sites are not currently in the sewer service area, and because the provision of indoor recreation uses requires restroom facilities, it will be necessary to work with the NJ DEP to evaluate the service level needed (use and gallonage) and have the parcels potentially put into a sewer service area.

6 TEMPORARY AND PERMANENT RELOCATION OF DISPLACED RESIDENTS & 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 PMC Site Redevelopment Plan does not result in the displacement of any residents or businesses. As such, this provision is not applicable. No Workable Relocation Assistance Program is necessary.

7 PROPERTIES TO BE ACQUIRED IN ACCORDANCE WITH THE REDEVELOPMENT PLAN

Block 5, Lot 11.01 is already a municipally-owned property. Block 5, Lot 16 is privately owned. Woolwich Township has no intention to acquire Lot 16. The Township believes that redevelopment can successfully occur in the absence of public acquisition of this parcel.

8 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 (MLUL), the Local Redevelopment and Housing Law (LRHL), and the Township's usual procedure. 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 Joint Land Use Board, including submission of waivers, exceptions, and deviations, 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.

9 RELATIONSHIP TO LOCAL OBJECTIVES

Through the redevelopment process, Woolwich Township hopes not only to mitigate environmental hazards that may be impeding development, but also to ensure that development adheres to the Township Master Plan and Master Plan Elements. The Redevelopment Plan is substantially consistent with the Township's Master Plan vision as expressed in its Master Plan Phase I Goals and Objectives, as well as those of the 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

- Ensure 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.
- 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 Space Plan

Goals

- Support a healthy, active lifestyle 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 PMC Redevelopment Plan, which was approved as an Area in Need of Redevelopment on November 2, 2006. This Plan Area of two non-contiguous parcels, consisting of Block 5, Lots 11.01 and 16, totals approximately 15.33 acres. Abandoned for decades, these areas are now ripe for redevelopment with active recreation uses.

OPEN SPACE AND RECREATION PLAN

- Provide greater public access to the Township’s waterways, especially to its large streams.
- Establish more township parks throughout the municipality.
- Expand the amount of active recreational land in the Township.
- Develop a trail network connecting residential neighborhoods to natural areas.
- Connect preserved open space through greenways.
- Safeguard the Township’s historic features.

Once redeveloped, the site will expand the Township’s system of active and passive recreation, link to adjacent parks and open space to expand its greenway network, and protect the historical integrity of the Township’s historic sites and structures. Such redevelopment responds to the Township Open Space and Recreation Plan statements of need including the following:

- Additional acreage will answer growing needs of active playing fields.
- Additional parks and multiple use trails will bring the community outdoors.
- Greenways protect Township waterways and promote public appreciation and use.
- Historic preservation and promotion strengthen community identity.

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

This Plan proposes recreation use on the two parcels. Both are currently zoned R-3, and surrounded by R-3 zoning to the north, south, and west. Active recreation uses are compatible with R-3 residential, and therefore no negative impacts are expected. To the east is Swedesboro Borough, as will be discussed below.

11 RELATIONSHIP TO OTHER PLANS

2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Proposed recreational and tourism-oriented redevelopment on the two parcels in question is consistent with the 2001 State Plan Goal #7: “Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.”

The Redevelopment Site is located in Planning Area 8 – Parks and Natural Areas – and Planning Area 5 – Environmentally Sensitive Planning Area. Furthermore, it is in the Environs of a State Plan designated planned Regional Center (Woolwich Regional Center) as well as three other major activity centers. These include the community of Weatherby, the Borough of Swedesboro,

and the planned mixed-use community of Auburn Road Village. The State Plan's intent for development in Planning Areas 5 and 8 include the following policy objectives:

- **Planning Area 5 Economic Development Policy Objective:** “Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimal impacts on environmental resources.” (p. 218).
- **Planning Area 5 Recreation Policy Objective:** “Promote maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.” (p. 219).
- **Planning Area 5 Historic Preservation Policy Objective:** “Encourage the preservation and adaptive re-use of historic or significant buildings, historic and cultural sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.” (p. 219).
- **Planning Area 5 Land Use Policy Objective:** “Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers... Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs... Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.” (p. 218).
- **Planning Area 8 Intent:** “Provide for the protection of critical natural resources; provide public recreational and educational opportunities; ensure the maintenance of associated facilities; and ensure the connection of these areas into a system of open lands.” (p. 228)

Development of the three parcels as active and passive recreation, open space, and interpretive facilities will support all of the above policy objectives and intent for environmentally sensitive and park locations outside of Centers.

WOOLWICH OPEN SPACE AND RECREATION PLAN

Although still in draft form and pending adoption, the municipal Open Space and Recreation Plan does anticipate the redevelopment of this site. This Plan recommends that the Township consider this parcel for acquisition should it become available. The site “could serve as a gateway (along with the Swedesboro Auction Park) to Swedesboro and Locke Avenue/High Hill Park” as well as Raccoon Creek. It is noted that the site may be ideal for light commercial such as a restaurant, ice cream shop, or boat rental facility along with public use such as a picnic area,

creek viewing area, or boat launch. While this does not specifically designate the site for recreation, its proximity to parkland is recognized and public uses are suggested.

GLOUCESTER COUNTY DEVELOPMENT MANAGEMENT PLAN (1982)

The Gloucester County Development Management Plan indicates that the parcels within the PMC Redevelopment Area fall into the categories of Existing Development, Limited Growth and Environmentally Sensitive Areas.

In areas of Existing Development, the Plan calls for rehabilitation and infill types of development while also preserving the County's natural resources.

Limited Growth Areas generally consist of vacant lands, open fields, farms and woodlands, though not especially environmentally sensitive. Because they are relatively remote from existing development or lack major public facilities to support development, low density development is anticipated for these areas.

Environmentally sensitive features in the PMC Redevelopment Area associated with Environmentally sensitive Areas include small areas of wetlands and woodlands.

The Plan also acknowledges public open spaces. The only development expected to occur here is that related to recreational activities. Lot 11.01 is not shown as public open space on the County's Growth Management Map, since it had not been publicly-acquired at the time the Plan was prepared.

The proposed use of Lots 11.01 and 16 are consistent with the above classifications.

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.

SWEDESBORO BOROUGH

Swedesboro is completely surrounded by Woolwich Township. It sits immediately east of the two parcels comprising the PMC Redevelopment Site. Locke Avenue forms the municipal border.

Adjacent to the northern end of the Redevelopment Area along Locke Avenue and the Raccoon Creek, specifically Lot 16, is the R-2 Residential zoning district, which is a residential zone allowing 14.52 dwelling units per acre. Again, recreation uses are compatible with residential zoning, and no negative impact is anticipated.

Likewise, the R-1 Residential zone is toward the southern end of the Redevelopment Area, roughly across Locke Avenue from Lot 11.01. This zone allows 5.808 dwelling units per acre. As with the R-2 zone, because this is a residential zone, no negative impacts are to be expected.

It should be pointed out that the recreation facilities proposed will be available to residents of Swedesboro as well as Woolwich and all surrounding communities, and the provision of regional recreational opportunities is of benefit to Swedesboro Borough residents as well. As such, the Redevelopment Plan is consistent with Swedesboro zoning regulations.

12 PROCEDURE FOR AMENDING THE REDEVELOPMENT PLAN

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

The Zoning Map Amendment of the Township of Woolwich should hereby be amended to include “PMC Redevelopment Area” (Block 5, Lots 11.01 and 16) as outlined in the Plan.

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

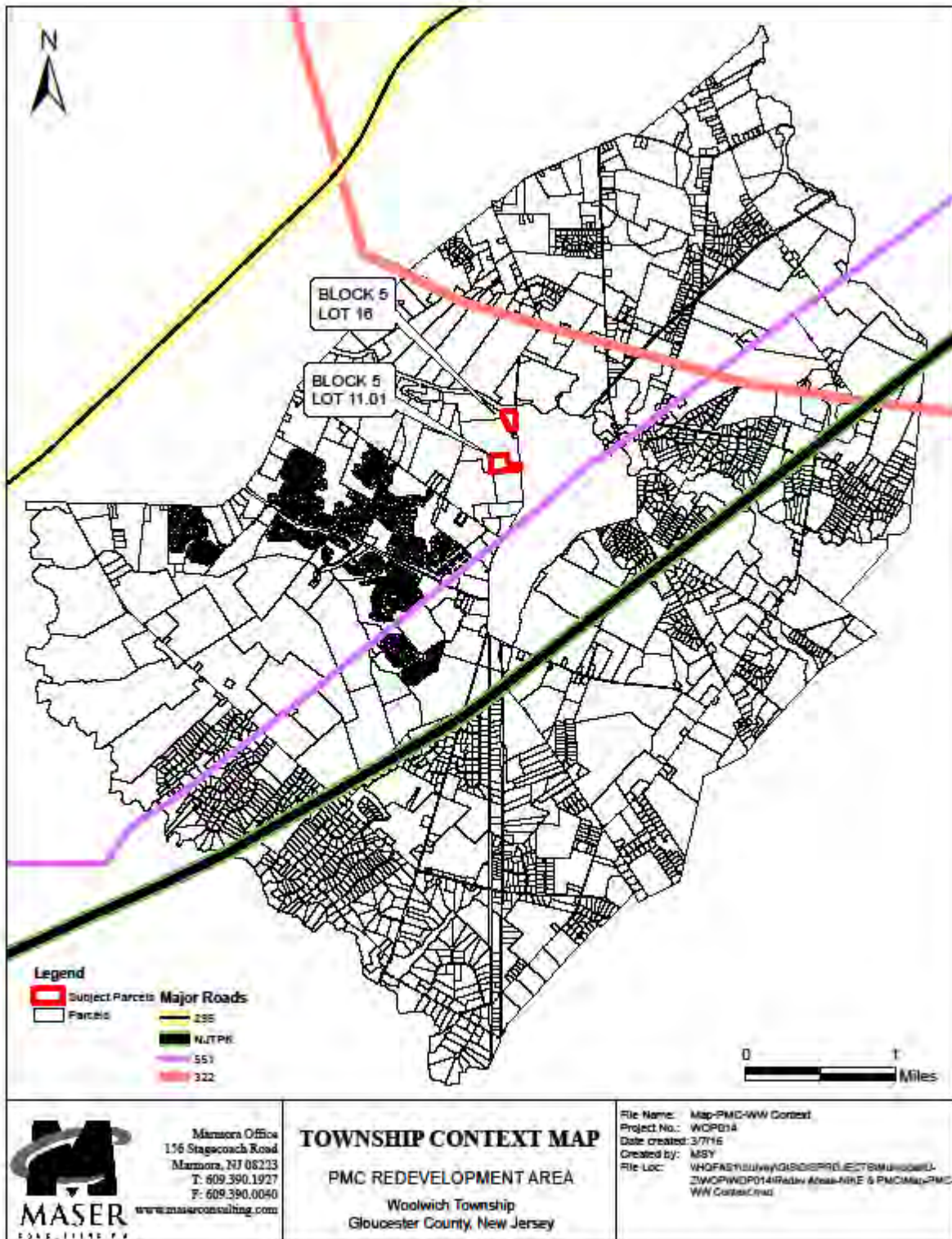
Appendix A - Site Context Aerial Photo

Appendix B - Site Context Map

APPENDIX A – Site Context Aerial Photo



APPENDIX B - Site Context Map



Marmora Office
156 Stagecoach Road
Marmora, NJ 08223
T: 609.390.1927
F: 609.390.0040
www.maserconsulting.com

TOWNSHIP CONTEXT MAP
PMC REDEVELOPMENT AREA
Woolwich Township
Gloucester County, New Jersey

File Name: Map-PMC-WW Context
Project No.: WOP014
Date created: 3/7/16
Created by: MSY
File Loc: \\HOFAS1\slu\w\GIS\PROJECTS\PMCD\WOP014\Redev Area-ArtE & PMCMAP-PMC-WW Context.mxd