

2022 MASTER PLAN REEXAMINATION REPORT AND AMENDMENT

WOOLWICH TOWNSHIP
Gloucester County, New Jersey



Adopted by the Township Planning Board:

Adopted: _____

Resolution # _____

October 7, 2022

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N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b.

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I. INTRODUCTION

Statutory Requirements

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey, at least once every 10 years, undertake a periodic review and reexamination of its local master plan for the purpose of determining continued viability and amendments. Consideration should be given to the emergence of land use issues and external influences, such as statutory mandates that might impact the underlying basis of the master plan. The reexamination is intended to result in the articulation of planning policy issues that ensure a municipality's preeminent planning policy document, which serves as the foundation for development regulation, has continued applicability. Failure to undertake the periodic reexamination constitutes, under the law, a rebuttable presumption that the development regulations are no longer reasonable.

The Planning Board of Woolwich Township Joint Land Use Board is responsible for completing the reexamination and preparing and adopting by resolution a report on the findings of the reexamination.

In accordance with Section 40:55D-89 of the MLUL, the Master Plan 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.
- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicles infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the

local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

Municipality Background

Woolwich Township is located in the southwestern part of Gloucester County, New Jersey. It encompasses 21.37 square miles of land area (13,678 acres) and about 0.75 square miles of water area (478 acres)¹. Woolwich is bordered by the Townships of Logan, Greenwich, East Greenwich, Harrison and South Harrison in Gloucester County, as well as the Townships of Oldmans and Pilesgrove in Salem County. Woolwich also surrounds the Borough of Swedesboro. According to the 2020 US Census, the Township has 12,577 population.

The Township's first comprehensive Master Plan was adopted in 1990. A Master Plan Reexamination Report was adopted in August 1994 and another in November 2000. Unprecedented development pressure prompted the Township to develop a two-part master plan adoption process. Phase I was adopted in October 2003 and contains the basic elements of a master plan including a Statement of Assumptions, Goals, and Objectives, a Land Use Plan Element, and a Housing Plan Element. Phase II includes the Circulation, Community Facilities, Recreation and Open Space, Historic Preservation, Farmland Preservation, and Recycling Plan Elements.

In 2008, the Township adopted additional master plan elements associated with the adoption of the TDR program, including the Circulation Plan, Public Spaces Plan, Stormwater Plan, Utility Services Plan, Capital Improvement Plan, and a Transfer of Development Rights (TDR) Plan, as well as a Zoning Regulations & Design Standards. These plan elements were updated in 2016, along with the adoption of the Open Space and Recreation Plan.

The 2016 Master Plan Reexamination Reports serves as the Township's subsequent reexamination of its 2003 Master Plan, after the adoption of the elements mentioned above which were adopted in 2008.

Supplemented by the 2016 Master Plan Reexamination Report, the 2022 Master Plan Reexamination Report, described herein, serves as a reexamination of the 2003 Master Plan and the 2016 Master Plan Update and addresses each of the statutory requirements for reexamination enumerated above.

Additionally, because the Township has enacted a Transfer of Development Rights (TDR) Program, N.J.S.A. 40:55D-157 requires periodic reviews of the TDR Ordinance and Real Estate Market Analysis "at least once every five years with every second review occurring in conjunction with the review and update of the master plan of the municipality..." The first TDR review was undertaken in 2018 and the second TDR review is due by 2023. Pursuant to the requirements of

¹ Delaware Valley Regional Planning Commission, DVRPC Data Navigator, 2015 Land Use

N.J.S.A. 40:55D-157, this 2022 Reexamination Report evaluates the current viability of the Township's Transfer of Development Rights (TDR) Program and 2016 Real Estate Market Analysis and sets forth recommendations regarding the same, along with recommendations regarding alternative methods for fostering farmland preservation and alternative zoning recommendations for the designated Sending Areas and Receiving Areas. Based on this analysis, this Reexamination Report recommends changes to both the Master Plan and the development ordinances of the Township.

II. REEXAMINATION REPORT FINDINGS

A. Major Problems & Objectives Related to the Last Reexamination Report

The statutory charge for this aspect of the reexamination is to identify problems and objectives to the extent discussed or, alternatively, deduced from the language of the goals and objectives identified in the most recent reexamination, in this case, the 2016 Master Plan Reexamination. The 2016 Reexamination examined the major problems and objectives relating to the land development in the Township that were included in the 2003 Master Plan, which consists of Assumptions, Land Use Plan and Housing Plan elements.

Master Plan Goals and Objectives

The 2016 Master Plan Reexamination Report discussed the Township's progress toward achieving the objectives of the 2003 Master Plan, and how circumstances changed since the formulation of such objectives. The overall objectives of the 2003 Master Plan and the assessment of the 2016 Master Plan Reexamination Report are presented below:

1. Goal: To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
 - Objective: Ensure that new development is well designed and adheres to recognized principles of good planning and smart growth.
 - Objective: Strengthen ordinances that enhance community character such as design standards, landscaping and buffer regulations, and signage control.
 - Objective: Preserve open space opportunities through public and private actions.
 - Objective: Retain the existing character of the community, to the extent practical, through open space preservation.
 - Objective: Encourage commercial development in the Weatherby Town Center and along the 322 Corridor while limiting nonresidential encroachments into residential neighborhoods.

2016 Reexamination Evaluation: *The 2016 Report discussed the progression of the Weatherby Town Center development and the development of the TDR program which, at the time, was intended to promote development in line with good planning and smart growth principles. Additionally, amendments to the zoning ordinance with regards to design standards, signage control, and landscaping requirements were adopted, helping achieve the above objective(s). The Township also adopted new buffer regulations between agricultural uses and residential development to better protect the environment and offset potential negative impact between the two uses. Between 2008 and 2015, the Township and its State and County partners preserved over 1,500 acres through the open space tax and state and county cost-share funding. The open space tax also provided opportunity for park development projects.*

The 2016 Report recommended for the Township to continue exploring the expansion and development of passive and active recreational uses at Locke Avenue and High Hill Road Park, as well as a shared Use Path on High Hill Road.

2. Goal: To promote orderly growth within the Township.
 - Objective: Review current densities with an eye towards balancing designated growth nodes with lower density environs.
 - Objective: Develop in accordance with the State Plan and encourage the creation of communities of place. However, some land use assumptions of the State Plan may need to be reassessed, including tier designations and utility service areas.
 - Objective: Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network.
 - Objective: Explore opportunities for land conservation during the process of subdividing tracts of land.
 - Objective: Encourage a sound fiscal mix of future uses.

2016 Reexamination Evaluation: *The 2016 Report noted that the use of the TDR and other zoning limitations has allowed Township's growth to occur in a controlled, intentional way. The amendment to reduce the density of R-1 zoning helped further limit the intensity of municipal growth. The Weatherby and Kings Landing provided for the opportunities to develop communities of place, clustering of development, and, consequently, preservation of contiguous open space.*

The 2016 Report recommended revisions to the TDR plan, including (1) reflecting the renegotiated settlement agreement of the residential portion of the 2003-2004 Woolwich Adult Settlement Agreement and rezoning this associated area as a receiving area for residential uses that will complement the adjacent commercial developments; (2) Reconsider the RC zones for flex zoning to allow a mix of different residential formats

designed to meet market demands; (3) Eliminate commercial uses along Swedesboro-Paulsboro Road and redirect to commercial and redirect development (“Wolfson development”) along Rt. 322 between Kings Highway and the NJ Turnpike; (4) Look into opportunities to increase density within the TDR receiving areas to further incentivize development; and (5) Reconsider certain receiving zones identified in the 2013 5-Year Review Report as sending zones to address the decelerated growth that Woolwich has faced.

3. Goal: To provide a safe and attractive residential environment.
 - Objective: Provide a variety of housing opportunities and dwelling types for residents at all income levels.
 - Objective: Comply with applicable laws and policies regarding affordable housing.
 - Objective: Insure that major new residential development contributes fairly to the provision of needed services, including recreation.

2016 Reexamination Evaluation: *The 2016 Report noted that the Township completed some zoning revisions to help direct the aesthetics and character of the Township. Additionally, the PUD (Planned Unit Development) (Weatherby) and PAC (Planned Adult Community) districts allows the Township to provide for a variety of housing types. However, as the 2016 Report recommended, the existing PAC zone will best be used as a sending zone to limit development on the site. The Township also made updates to the TDR receiving zones to further incentivize development in the Regional Center and encourage preservation elsewhere.*

The 2016 Report recommended for the Township to continue the efforts to improve safety and aesthetic of the corridors, including promoting and providing for pedestrian islands, sidewalks, crosswalks, narrow streets where practical, landscaped medians, and greenways to beautify the community, calm traffic, and encourage pedestrianism.

4. Goal: Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.
 - Objective: Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 Corridor.
 - Objective: Due to limitations in the road network, retail activities in the area now designated as Woolwich’s Town Center should be directed towards a community-scale market and should be integrated with other planned community facilities. Mixed office and/or apartment uses in this area shall be permitted.

2016 Reexamination Evaluation: *The 2016 Report noted that retail continues to grow in the Township as the population increases. However, not nearly as quickly as the Township*

desired. The Kings Landing Regional Center has been a means of creating opportunities for regional scale retail and commercial development along the 322 Corridor.

The 2016 Report recommended for the Township to pursue opportunities to increase the walkability of Woolwich, including walking and biking trail networks for both recreational use and as an alternate mode of transportation.

5. Goal: Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability.
 - Objective: Review existing patterns of zoning to determine if any changes are necessary in the areas designated for office and light industrial use.

2016 Reexamination Evaluation: *The 2016 Report discussed that based on the 2014 Urban Land Institute (ULI) report, existing small box industrial buildings were well-functioning, and it was recommended to expand the area north to create a larger industrial park. The ULI report suggested that Woolwich was in a unique opportunity to create a niche market for Small Box Industrial.*

The 2016 Report recommended for the Township to consider the recommendations of the ULI report and the cluster of small box industrial development north of Rt. 322 should be considered for expansion.

6. Goal: To provide a full range of community services to residents of Woolwich Township.
 - Objective: Provide a new municipal administration building capable of meeting the current and projected needs of the Township.
 - Objective: Provide enhanced public safety service, including police, fire, and EMS, to meet the current and projected needs of the population.
 - Objective: Work with the local and regional school districts to provide appropriate locations for necessary new school facilities.
 - Objective: Work with the Gloucester County MUA, the Borough of Swedesboro and/or Logan Township to cooperatively determine the appropriate future rules and boundaries of sewer and water service areas.
 - Objective: Work cooperatively with the County and Regional Planning Agencies, recognizing that some adjustments to current policies may need review.
 - Objective: Provide opportunities for private and quasi-public institutional uses, including houses of worship, recreational facilities, and similar uses.

2016 Reexamination Evaluation: *The 2016 Report noted that the Township continues to increase the provision of community services for its residents. There was the development*

of a new municipal building along Village Green Drive; the donation of 12 acres of land set aside for municipal purposes as part of a settlement agreement; the increased number of police personnel; and the development of General Charles G. Harker School and the Kingsway Regional School District. Additionally, the report noted that the Township will work cooperatively with Logan Township for sewer services and with DVRPC in regional planning and various area nonprofits.

7. Goal: To work with State, County, and Local Officials to improve the traffic circulation system within and through the Township.
 - Objective: Encourage NJ DOT and Regional officials to improve US Route 322.
 - Objective: Work cooperatively with County officials to upgrade County highways within Woolwich Township.
 - Objective: Review existing street patterns to determine if new streets are required to improve cross-township traffic patterns, including bypasses of congested areas.
 - Objective: Take every opportunity to create an effective system of pedestrian sidewalks, particularly on collector and arterial roadways, during the subdivision and site plan approval process. Encourage the provision of trails and bikeways during the plan review process.
 - Objective: Encourage the development of opportunities for public transportation in cooperation with regional agencies.

2016 Reexamination Evaluation: *The 2016 Report noted that unwanted traffic and congestion was a concern for the Township. The Township, therefore, adopted a complete streets policy in 2014 to help prioritize pedestrian safety, as well as improvements along Route 322. County highway improvements are being made the responsibility of developers along each stretch of roadway. Additionally, improved public transportation is an ongoing matter of consideration for the Township.*

The 2016 Report recommended for the Township to continue efforts to advocate for enhanced public transportation, particularly along the Rt. 322 corridor, as well as opportunities to increase walkability and safety including installation of pedestrian islands, sidewalks, crosswalks, narrow streets where practical, landscaped medians, and greenways.

8. Goal: To protect environmentally sensitive lands in the Township.
 - Objective: Enforce environmental policies.
 - Objective: Protect all sensitive lands through public and private action.
 - Objective: Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.
 - Objective: Ensure that all municipal policies protect and favor the environment.

2016 Reexamination Evaluation: *The 2016 Report noted that the protection of open space, farmland, and environmentally sensitive lands remains a priority for the Township and was the impetus for the adoption of the TDR Plan in 2008. The Township also plans on expanding and developing its passive and active recreational uses at Locke Avenue and High Hill Road Park, as well as a Shared Use Path on High Hill Road with new parking area and trailhead, which the 2016 Report recommended the Township to keep pursuing.*

The 2016 Report also recommended for the Township to improve targeting environmentally sensitive areas such as areas bordering/buffering tidal creeks not otherwise protected under TDR, as well as expanding the Shade Tree Ordinance to advise applicants of the Flood Hazard Area regulations adopted by the Township, identifying various wetland buffers where NJDEP has jurisdiction for regulated activities. Additionally, the Conservation (CON) zoning district was established along Raccoon Creek to restrict development within environmentally sensitive areas.

9. Goal: To protect historic and cultural resources in the Township.
 - Objective: Identify and protect historic resources.
 - Objective: Foster opportunities for the arts.

2016 Reexamination Evaluation: *The 2016 Report noted that while the protection of historic and cultural resources remains a valid goal, no changes have been made to these goals and objectives since the 2003 Master Plan. The 2016 Report Recommends the Township to continue protecting its historic and cultural resources.*

2003 Master Plan Recommendations

The 2016 Report also discussed the Township's progress toward achieving the recommendations enumerated in the 2003 Master Plan. These recommendations and the assessment of the 2016 Report are presented below:

1. A small portion of land located east of the Turnpike should be deleted from the sewer service area in order to control density.

2016 Reexamination Evaluation: *The 2016 Report noted that this is no longer a goal.*

2. A new sewer service area should be created along the Route 322 corridor to encourage the development of more intensive regional retail, office, light industrial and warehouse/distribution uses in this area.

2016 Reexamination Evaluation: *The 2016 Report noted that this goal has been achieved. A Wastewater Management Plan (WMP) was adopted in September 2012 to support development along the Route 322 corridor.*

3. A new Land Use Plan map (shown in the Master Plan as “Map 5”) should be adopted by the Township Committee as a basis for a new zoning map.
2016 Reexamination Evaluation: *The 2016 Report noted that the zoning map has been updated and regularly revised, most recently in 2012.*
4. The Route 322 corridor should be served by the redevelopment of a Joint Swedesboro-Woolwich Sewage Treatment Plant.
2016 Reexamination Evaluation: *The 2016 Report noted that this goal was abandoned in favor of a cooperative arrangement with Logan Township. A public-private partnership has been established between Aqua New Jersey, the Wolfson Group, and the Township to have a sewer conveyance system to the Logan Treatment Plant to facilitate the expected commercial development along Route 322.*
5. Density in the existing R-1 District should be lowered from one unit per 1.5 acres to one unit per two acres.
2016 Reexamination Evaluation: *The 2016 Report noted that R-1 zoning was revised as recommended in 2005 (Ord. 2005-25).*
6. Area west of the Turnpike not located within a sewer service area should be rezoned into a new R-2 District, with a density of one unit per 1.5 acres.
2016 Reexamination Evaluation: *The 2016 Report noted that such area was rezoned, as recommended in 2005.*
7. Block 18, Lot 3, a 37-acre lot on Kings Highway, should be rezoned from LIO to R-2. This will allow the Kingsway Regional High School District to acquire the property for a new middle school if possible or otherwise subject to lower density R-2 zoning.
2016 Reexamination Evaluation: *The 2016 Report noted that this site now houses the Middle School Campus.*
8. A Planned Adult Community District is proposed on both sides of Kings Highway near Pancoast Road. This will be in conjunction with Woolwich Adult, LLC’s legal settlement and will be dedicated to age-restricted housing with a golf course, market-rate housing, and affordable housing. An RCA contribution will also be required.
2016 Reexamination Evaluation: *The 2016 Report noted that this is no longer a goal.*
9. R-1, R-2, R-3, and 5A zoning districts should limit permitted residential uses to single-family detached dwellings. A wider variety of housing types should be permitted in PUD, PAC, and RLM districts.
2016 Reexamination Evaluation: *The 2016 Report noted that R-1, R-2, R-3 and 5A were revised to permit only single family detached dwellings as residential uses, with the*

exceptions of Farmhouses and farm buildings and community residences. As was desired, PUD districts allow a variety of housing types. RLM is preserved farmland, and the remaining PAC is slated to become a sending zone.

10. Zoning should be revised to add buffer requirements for residential uses adjacent to existing, operating farms.

2016 Reexamination Evaluation: *The 2016 Report noted that in 2006, zoning code Article XIII was adopted (Ord. No. 2006-12) requiring agricultural buffers of one hundred feet to isolate and insulate residential uses from agricultural uses.*

11. A scenic/conservation overlay should be established beyond the boundary of any wetland buffer that is associated with the Pargey, Raccoon or Oldmans Creeks or their tributaries.

2016 Reexamination Evaluation: *The 2016 Report noted a buffer is proposed alongside Raccoon Creek, with new buffers recommended. Pargey and Oldmans Creeks are generally protected by proximity to TDR sending areas and already developed parcels.*

12. Subdivision applications should be required to submit a conceptual yield plan to establish the base number of dwelling units that can be developed on the tract.

2016 Reexamination Evaluation: *The 2016 Report noted that this goal has been achieved.*

13. TDRs should be used.

2016 Reexamination Evaluation: *The 2016 Report noted that in 2008 the Township formally adopted the Transfer of Development Rights Plan.*

14. Establish a Flexible Office Commercial (FOC) District to allow an intensive mix of commercial, retail, office and warehousing to develop along the Route 322 Corridor.

2016 Reexamination Evaluation: *The 2016 Report noted that the FOC district encompasses only the westernmost portion of the Route 322 Corridor. In addition, the Woolwich Regional Center has been established, creating zones RC-1 through RC-4 (Regional Center) which occupy the entire stretch of the 322 Corridor and allow for an intensive mix of uses, ranging from commercial to residential depending on subdistrict.*

15. Block 14, Lots 2 and 4 (abandoned and contaminated Nike missile bases) should be investigated as possible Areas in Need of Redevelopment and, if deemed appropriate, rezoned as Redevelopment Plans.

2016 Reexamination Evaluation: *The 2016 Report noted that Area in Need Studies have been undertaken and adopted. The Township has adopted a Redevelopment Plan setting forth proposed land uses, building requirements, and design standards for the former missile base property.*

B. The Extent to Which Such Problems and Objectives Have Been Reduced or Increased

This section looks at the extent of which the problems and objectives identified in Section A above have been reduced or increased since the 2016 Reexamination, including the assumptions, goals, and objectives identified in the 2003 Master Plan and the extent of how the 2016 Reexamination Report Recommendations were achieved.

Master Plan Goals and Objectives

Below summarizes the goals and underlying objectives of the 2003 Master Plan and the 2022 Report responses on how the Township further progressed towards achieving these goals and objectives. These responses may build upon the responses provided by the 2016 Report.

1. Goal: To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
 - Objective: Ensure that new development is well designed and adheres to recognized principles of good planning and smart growth.
 - Objective: Strengthen ordinances that enhance community character such as design standards, landscaping and buffer regulations, and signage control.
 - Objective: Preserve open space opportunities through public and private actions.
 - Objective: Retain the existing character of the community, to the extent practical, through open space preservation.
 - Objective: Encourage commercial development in the Weatherby Town Center and along the 322 Corridor while limiting nonresidential encroachments into residential neighborhoods.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

An Open Space and Recreation Plan (OSRP) for Woolwich Township and Swedesboro Borough was prepared in February 2015. The OSRP serves as a blueprint for the community for the next 10 years to plan for park and open space acquisition, park facility development and trail and greenway development, including water trails, and more. This plan further supports the objective of the Township to preserve open space and retain its existing rural character. Continued review and implementation of the OSRP remains an important tool for satisfying these goals and objectives

The Township's efforts to preserve land have been limited since the adoption of the TDR program in 2008. Although the Township had initial success in preserving farmland through the use of grant monies from the State TDR Bank and voluntary participation in the County Farmland Preservation Program, since 2018, only 6.75 acres have been

preserved through the Township's TDR Program. Also, the County's willingness to enroll farmland in the County Farmland Preservation has slowed, especially as to land that has been designated as a sending area. Farmland, preservation, however, continues to remain a significant goal of the Township and continued preservation of farmland supports the objective of retaining the existing character of the community and enhancing the quality of life in Woolwich Township. Alternative methods of farmland preservation should be explored to help facilitate the Township goals of preserving the rural character of Woolwich as well as fostering development in accordance with smart growth principles.

Per Ordinance 2018-16, the Township adopted the Weatherby Town Center Redevelopment Plan in October 2018. This Plan serves to further the commercial opportunities in the area, create opportunities for mixed use development that meets market demand and individual preferences, provide retail, commercial, and residential area that serves the neighborhood with demographics of varying ages and abilities, provide for multifamily housing, support healthy, active lifestyle, and enhance network connectivity to and from civic, historic, natural nodes and activity centers.

2. Goal: To promote orderly growth within the Township.
 - a. Objective: Review current densities with an eye towards balancing designated growth nodes with lower density environs.
 - b. Objective: Develop in accordance with the State Plan and encourage the creation of communities of place. However, some land use assumptions of the State Plan may need to be reassessed, including tier designations and utility service areas.
 - c. Objective: Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network.
 - d. Objective: Explore opportunities for land conservation during the process of subdividing tracts of land.
 - e. Objective: Encourage a sound fiscal mix of future uses.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

As the 2016 Report noted, the TDR program has allowed the Township to regulate growth by controlling how and where growth occurs. However due to a lack of private TDR credit sales, and limited sewer availability, the TDR program has not resulted in the preservation, nor the growth that was anticipated when the program first began. Land owners within the sending area have been unable to sell their credits and have not voluntarily enrolled their land in the program, and landowners within the Receiving Area have not had sufficient financial incentives to purchase TDR credits.

As noted in Section D, the TDR program appears to be no longer feasible. Section D of this 2022 Report will establish means by which the Township can address zoning amendments for the designated Sending Areas and Receiving Areas, and such recommendations include exploring cluster zoning so that land conservation, in particular open space and farmland preservation, can be accomplished and encouraged during the subdivision process. The rezonings and revisions to development regulations as mentioned later in this report allow new opportunities to implement the objectives of fostering growth in nodes, encouraging land conservation as part of the subdivision process, and encouraging a sound fiscal mix of uses within the Township.

3. Goal: To provide a safe and attractive residential environment.
 - a. Objective: Provide a variety of housing opportunities and dwelling types for residents at all income levels.
 - b. Objective: Comply with applicable laws and policies regarding affordable housing.
 - c. Objective: Ensure that major new residential development contributes fairly to the provision of needed services, including recreation.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

The Township Joint Land Use Board (JLUB) adopted Township's Fair Share Plan on March 3, 2022 (Resolution 2022-16), as an amendment to the prior Third Round Fair Share Plan adopted by the JLUB on April 26, 2007 and endorsed by the Township Committee on May 7, 2007. The Township's "fair share" obligation is comprised of Rehabilitation obligation (Present Need) of 0 units, Prior Round obligation of 209 units, and Third Round obligation of 525 units. The compliance mechanisms demonstrated in the Fair Share Plan has resulted in 217 existing housing units that are affordable to the region's low- and moderate-income households. According to the plan, once the additional affordable units identified in the plan are constructed, there will be at least 510 total affordable housing units in Woolwich Township.

Located in the Weatherby Redevelopment Area, the Eagle View Trail Development consists of 100% affordable units, financed and constructed through the utilization of 9% Low Income Housing Tax Credits, awarded in November 2015. The units were first rented out in July of 2017 and have 45-year controls on affordability. The second existing 100% affordable family rental housing is the Oaks Family Rental Apartments with 85 units located at 1 Oaks Drive.

Phase II of the Weatherby development was approved and the Township is anticipated to receive credits for the 71 family rental units. Another 100% affordable family rental development consisting of 132 affordable family rental units is also proposed to be

constructed by Fair Share Housing Development on Block 18, Lots 4 and 6, fronting Kings Highway. An inclusionary development is also being proposed, consisting of 90 affordable family units, on Block 18, Lots 4 and 6 and Block 22, Lots 2, 2.01 and 4. The overall development will consist of approximately 900 residential units on Block 18, Lots 4 and 6 and Block 22, Lots 2, 2.01 and 4 and another 475 residential units on Block 57, Lots 5, 8, 9 and 10. The Township also provides for age-restricted affordable housing with the under-construction Woolwich assisted living facility located along Auburn Road. As a result of the increase in residential development over the last two decades, the Township is focused on controlling growth in a manner which ensures that community facilities and services are able to adequately serve the residents of the Township.

4. Goal: Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area.
 - a. Objective: Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 Corridor.
 - b. Objective: Due to limitations in the road network, retail activities in the area now designated as Woolwich's Town Center should be directed towards a community-scale market and should be integrated with other planned community facilities. Mixed office and/or apartment uses in this area shall be permitted.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

The Land Use Plan Element of the Woolwich Regional Center helps support these objectives by establishing three sub-sectors: Regional Center 1 (RC-1), Regional Center 2 (RC-2) and Regional Center 3 (RC-3). These sub-sectors serve specific community and regional purposes. Additionally, the current Kings Landing Redevelopment Plan implements these goals by focusing more intense retail and commercial uses along the Route 322 Corridor.

The Township has adopted the Zoning Regulations and Design Standards addressing development sectors within the Kings Landing Regional Center designed to accommodate the growth of both regional and local services and provide employment, civic and residential choices for the residential communities.

The Township has also adopted the Circulation Plan Element that provides guidance towards achieving a pedestrian-friendly, traffic-calmed, and multi-modal transportation network in the Township. The plan will also support the development of the US Route 322 Regional Center as a dense and walkable area with a mix of residential and commercial uses.

5. Goal: Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability.
 - a. Objective: Review existing patterns of zoning to determine if any changes are necessary in the areas designated for office and light industrial use.

2022 Reexamination Response: *In general, this goal and its underlying objectives remain applicable and should be continued to be implemented. The Township has experienced an increase in warehousing and logistical distribution facilities and will continue to evaluate the zoning ordinance to determine appropriate locations for these uses. Considerations should continue to include appropriate highway access and avoidance of truck routes thorough residential neighborhoods or other areas with conflicting land uses.*

6. Goal: To provide a full range of community services to residents of Woolwich Township.
 - a. Objective: Provide a new municipal administration building capable of meeting the current and projected needs of the Township.
 - b. Objective: Provide enhanced public safety service, including police, fire, and EMS, to meet the current and projected needs of the population.
 - c. Objective: Work with the local and regional school districts to provide appropriate locations for necessary new school facilities.
 - d. Objective: Work with the Gloucester County MUA, the Borough of Swedesboro and/or Logan Township to cooperatively determine the appropriate future rules and boundaries of sewer and water service areas.
 - e. Objective: Work cooperatively with the County and Regional Planning Agencies, recognizing that some adjustments to current policies may need review.
 - f. Objective: Provide opportunities for private and quasi-public institutional uses, including houses of worship, recreational facilities, and similar uses.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

The Township continues to increase its provisions to provide for community services. In 2020, the Township received a \$500,000 Green Acres loan for the expansion of Locke Avenue Park through the NJDEP's Green Acres program. The loan will be used to create 2.5 multi-use fields, 2 multi-use softball/baseball fields, a new restroom facility, a parking lot, and a walking path extending to Raccoon Creek. The Township has also recently opened a Disc Golf Course at Tranquility Trails.

The Open Space and Recreation Plan (OSRP) identified several potential parks as priority sites for the Township. The Plan proposes 1,781 acres of park and open space land. This

includes 640 acres currently owned by the municipalities, 191 acres owned by the State, and 950 acres considered for acquisition.

The Public Spaces Plan (2016) reinforces these goals and objectives by providing guidance to creating accessible and diverse system of public spaces in Kings Landing within proximity of residential neighborhoods, designing of public spaces to encourage social interaction, using low-impact and natural approach to stormwater management, and protecting wildlife habitat and natural features.

The Woolwich Township Police Department is now partnered with Ring and has joined the Neighbors App. The program allows the Police Department to share important crime and safety information with residents, and work with the communities to make the neighborhoods safer. Also, the Township Police Department has been considering an update to the rules and regulation policy that the department abides by, which was supported and suggested by newly appointed Chief Joseph A. Morgan III.

Over the last several years, the Township has been working cooperatively with the Gloucester County Improvement Authority and the Gloucester County Utilities Authority (GCUA) to update the Woolwich Township Wastewater Service Area Map, and to extend sewer service from the GCUA to Woolwich Township's Regional Center. The Township should continue to work with the Logan Township Municipal Utilities Authority and other involved entities to identify appropriate areas for sewer service extensions within the Logan Township Wastewater Service Area.

7. Goal: To work with State, County, and Local Officials to improve the traffic circulation system within and through the Township.
 - a. Objective: Encourage NJ DOT and Regional officials to improve US Route 322.
 - b. Objective: Work cooperatively with County officials to upgrade County highways within Woolwich Township.
 - c. Objective: Review existing street patterns to determine if new streets are required to improve cross-township traffic patterns, including bypasses of congested areas.
 - d. Objective: Take every opportunity to create an effective system of pedestrian sidewalks, particularly on collector and arterial roadways, during the subdivision and site plan approval process. Encourage the provision of trails and bikeways during the plan review process.
 - e. Objective: Encourage the development of opportunities for public transportation in cooperation with regional agencies.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

Connections 2050 is Greater Philadelphia's current long-range plan adopted by the DVRPC Board on September 23, 2021. The plan identifies two major regional transportation projects in the Township, including the roadway expansion of US 322 and the NJ Turnpike Interchange widening program.

The Township's 2016 Circulation Plan provides for several improvements to increase walkability and use of alternate mode of transportation across the Township, Kings Landing Regional Center, and Auburn Road Village. Proposed intersection and pedestrian safety improvements includes installing roundabouts to calm traffic and improve traffic flow while better accommodating cyclists and pedestrians and improving pedestrian crossings. Bicycle and trails network is also proposed through constructing the walking trail network, bicycle facility network, and shared use path network. Additionally, the Township plan to work with New Jersey Transit to increase the bus frequency service to Philadelphia through Woodbury, establish subscription express bus service to Philadelphia and potentially New York City using the New Jersey Turnpike, and reserve the flexibility in the use of the right-of-way of the Salem Secondary to allow future passenger rail service if NJ Transit and the Federal Transit Administration determine at some point in the future that such use is feasible.

8. Goal: To protect environmentally sensitive lands in the Township.
 - a. Objective: Enforce environmental policies.
 - b. Objective: Protect all sensitive lands through public and private action.
 - c. Objective: Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.
 - d. Objective: Ensure that all municipal policies protect and favor the environment.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

In 2020, the Township received a \$500,000 Green Acres loan for the expansion of Locke Avenue Park through the NJDEP's Green Acres program to further protect environmentally sensitive lands and support recreation.

The 2016 Open Space and Recreation Plan (OSRP) identified several potential parks as priority sites for the Township. The Plan proposes 1,781 acres of park and open space land. This includes 640 acres currently owned by the municipalities, 191 acres owned by the State, and 950 acres considered for acquisition.

The Public Spaces Plan (2016) identifies the critical role of designating protected green spaces in and around Kings Landing to support the natural habitats that are critical for the breeding and foraging for the bald eagle. Additionally, the plan identifies Environmental Land as one of the four types of public spaces designated in the Kings Landing Public Spaces Plan update. Environmental Land designation includes wetlands and streams and their associated riparian buffers. These areas will be monitored and managed to protect and enhance their characteristics and may be utilized as passive

recreational uses. Another goal of the plan is to utilize green spaces for low-impact and natural approaches to stormwater management, further reinforces the goal of maintaining the Township's natural areas.

Preservation of farmland and environmentally sensitive areas has been and continues to be a priority for the Township. At the time of the writing of this 2022 Report, 882 acres of farmland has been preserved through the TDR bank, but it should be noted that the vast majority these credits were only able to be purchased and preserved through the funding that the Township received from the State TDR Bank. Based on the lack of private interest in the purchasing of TDR credits, it is unlikely that continued participation in the TDR Program will result in any significant farmland preservation in the future, raising serious doubts about the continued viability of this program. . By contrast, through participation in the County and State farmland preservation programs, approximately 1,704 acres of farmland have been preserved to date. Participation in the TDR program has severely hindered the ability of private landowners to participate in the County and State farmland preservation programs. Continued participation in County and State farmland preservation programs should continue, along with utilization of alternate forms of land preservation such as implementing a clustering ordinance which requires a set aside of open space for residential developments in certain zoning districts, will help foster continued farmland and open space preservation.

9. Goal: To protect historic and cultural resources in the Township.
 - a. Objective: Identify and protect historic resources.
 - b. Objective: Foster opportunities for the arts.

2022 Reexamination Response: *In general, this goal and its underlying objectives remains applicable and should be continued to be implemented.*

2016 Reexamination Report Recommendations

Below summarizes the recommended changes from the 2016 Reexamination Report, along with the 2022 Reexamination Responses indicating to what extent such recommendations have been considered by the Township.

1. The Land Use Ordinance should be revised with the following:
 - a. R-1, R-2, R-3 and 5A zones shall have permitted principal uses expanded to include wineries, breweries, and distilleries. Size limitations and regulations on any retail functions of the site should be studied and incorporated into the zoning.

2022 Reexamination Response: *At the time of writing this report, breweries, distilleries, and wineries are permitted as conditional uses in R-1, R-2, R-3, and 5A zones. The Township should continue to evaluate the size limitations and design regulations regarding these uses.*

- b. The cluster of small box industrial development north of Rt. 322 should be considered for expansion.

2022 Reexamination Response: *The Township has supported small box industrial development north of Route 322 resulting in the development of various smaller light industrial uses. The Township will continue to consider expansion of areas which support commercial development in appropriate areas with access to utilities and sufficient roadway connections which are located away from existing residential areas.*

- c. The Land Use Ordinance should broaden the range of permitted accessory uses in conjunction with a farm so that farmers can develop secondary and tertiary sources of income to help support the farming operation, including farm-to-table zoning.

- d. **2022 Reexamination Response:** *The Township will continue to explore the benefits and impacts of broadening the range of permitted accessory uses which are associated with farming. Agri-tourism has been becoming more prevalent in the agricultural industry as a way to support farming operations. Considerations of accessory farm uses should include consideration of potential agri-tourism uses that complement and support farming operations.* Existing R-3 zoning boundaries should be redrawn, limiting the zone to parcels fronting on the Turnpike and rezoning any other parcels for residential uses and/or parkland.

2022 Reexamination Response: *The Township will continue to evaluate the need to expand the R-3 zoning district to limit the expansion of higher density residential developments.*

- e. PAC is to become a Sending Parcel.

2022 Reexamination Response: *This goal is no longer applicable.*

- 2. The existing Transfer of Development Rights (TDR) Plan shall be revised, as follows:

- a. At the time of the 2008 TDR adoption, the anticipated development was predicated on the 2003-2004 Woolwich Adult Settlement Agreement which allowed a senior community with upward of 1,000 units, affordable housing, a golf course, and between 1.2 and 2.9 million square feet of non-residential uses. Subsequently, the residential portion of the settlement agreement has been renegotiated and TDR is now an option. The TDR Plan must be revised to reflect this change, and- rezone this as a receiving area overlay for residential uses that will complement the adjacent commercial developments. b. Existing zoning along the Rt. 322 corridor (RC zones) should be reconsidered for flex zoning, allowing a mix of different residential formats designed to meet market demands.
- b. Commercial uses originally anticipated along the Swedesboro-Paulsboro Rd. should be eliminated and redirected to commercial development (“Wolfson development”) along Rt. 322 between Kings Highway and the NJ Turnpike.

- c. The opportunity to increase density within the TDR receiving areas should be studied in order to further incentivize development.
- d. Certain parcels currently included in the TDR receiving zones and identified in the 2013 *5-Year Review Report* area should be reconsidered as sending zones in order to address the decelerated growth that Woolwich has faced.

2022 Reexamination Response: *This goal is no longer applicable. On May 3, 2021, the Township entered into a Settlement Agreement with Fair Share Housing Center, Fair Share Housing Development and several developers of the Wolfson Development and the Woolwich Adult project. This Settlement Agreement replaced the Wolfson Adult Settlement Agreement and set forth various obligations regarding the Township’s affordable housing obligations. As part of these obligations, the Settlement Agreement requires that the Wolfson Development and Woolwich Adult projects are no longer subject to participation in the TDR Program. Additionally, the Settlement Agreement required rezoning of the parcels within the Wolfson Development and the Woolwich Adult projects. This rezoning was accomplished on September 20, 2021, through adoption of Ordinance 2021-21 that adopted the “Kings Landing Amended Redevelopment Plan.”*

3. *As a result of this Settlement Agreement, a large part of the Receiving Area has been eliminated from the TDR Program. Additional rezonings relating to the TDR Program are no longer applicable because the TDR Program is no longer viable, as discussed in more detail in Section D below. Pursue opportunities to increase the walkability of Woolwich, including walking and biking trail networks for both recreational use and as an alternate mode of transportation.*

2022 Reexamination Response: *The Township continues to improve the multi-modal networks for its residents. The Township’s 2016 Circulation Plan provides for a number of improvements to increase walkability and use of alternative mode of transportation across the Township, Kings Landing Regional Center, and Auburn Road Village. Proposed intersection and pedestrian safety improvements includes installing roundabouts to calm traffic and improve traffic flow while better accommodating cyclists and pedestrians and improving pedestrian crossings. Bicycle and trails network are also proposed through constructing the walking trail network, bicycle facility network, and shared use path network. Additionally, the Township plan to work with New Jersey Transit to increase the bus frequency service to Philadelphia through Woodbury, establish subscription express bus service to Philadelphia and potentially New York City using the New Jersey Turnpike, and reserve the flexibility in the use of the right-of-way of the Salem Secondary to allow future passenger rail service if NJ Transit and the Federal Transit Administration determine at some point in the future that such use is feasible.*

The Open Space and Recreation Plan (OSRP) identified several potential parks as priority sites for the Township. The Plan proposes 1,781 acres of park and open space land. This includes 640 acres currently owned by the municipalities, 191 acres owned by the State, and 950 acres considered for acquisition.

4. Continue the effort to make highways safer and more attractive corridors. Pedestrian islands, sidewalks, crosswalks, narrow streets where practical, landscaped medians, and greenways should all be considered as design solutions to beautify the community, calm traffic, and encourage pedestrianism. All new development should have sidewalks.

2022 Reexamination Response: *The Township continues to make efforts to improve the safety and beautification of the community through the Circulation Plan, OSRP, Public Spaces Plan, and Zoning Regulations & Design Standards.*

5. The zoning code should be revised to enhance municipal design standards, emphasizing quality materials and the rural vernacular while remaining flexible so as to accommodate the needs and direction of the market.

2022 Reexamination Response: *As stated above, the Township has adopted the Public Spaces Plan and Zoning Regulations & Design Standards that both provides site design standards. The Public Spaces Plan provides guidelines on cohesive design elements and features such as public arts, site furnishings, lighting, bike racks, and paving. The Zoning Regulations & Design Standards provides specific design standards for residential housing types, mixed-use, and non-residential uses, which includes architectural and design, parking, edges and buffer, and environment standards, as well as sign standards, block and lot layouts, circulation, green design guidelines, lighting, utilities, outdoor spaces, screening, fencing, and loading, public safety, and open space standards.*

6. Consider redesignating the existing PAC zone to a sending zone.

2022 Reexamination Response: *This goal is no longer applicable.*

7. Consider if zoning changes are appropriate in light of the 2014 Urban Land Institute report which recommended expanding light industrial area and creating a niche market for Small Box Industrial.

2022 Reexamination Response: *The Township should continue to evaluate the land use ordinance and zoning map regarding expanding the light industrial area as light industrial uses have become an increasingly prominent use in recent development applications.*

8. Continue efforts to advocate for enhanced public transportation, particularly along the Rt. 322 corridor.

2022 Reexamination Response: *According to the Circulation Plan, the Township proposes to evaluate markets for transit service along US 322 between Glassboro and Delaware County, Pennsylvania. Additionally, the Township continues to work with New Jersey Transit to increase the bus frequency service to Philadelphia through Woodbury, establish subscription express bus service to Philadelphia and potentially New York City using the New Jersey Turnpike, and reserve the flexibility in the use of the right-of-way of the Salem Secondary to allow future passenger rail service if NJ Transit and the Federal Transit Administration determine at some point in the future that such use is feasible.*

8. Continue exploring the expansion and development of passive and active recreational uses at Locke Avenue and High Hill Road Park, as well as a shared Use Path on High Hill Road.

2022 Reexamination Response: *In 2020, the Township received a \$500,000 Green Acres loan for the expansion of Locke Avenue Park through the NJDEP's Green Acres program. The loan will be used to create 2.5 multi-use fields, 2 multi-use softball/baseball fields, a new restroom facility, a parking lot, and a walking path extending to Raccoon Creek.*

The Circulation Plan identifies High Hill Road for a road adjacent shared use path along its entirety, however, due to changing conditions within Woolwich and Swedesboro, the Township is now seeking to develop a path from the Auburn Circle to the Locke Avenue Park entrance.

9. Protect historic and cultural resources in the Township.

2022 Reexamination Response: *The Township should continue to implement its goal of protecting its historic and cultural resources.*

10. The draft Open Space and Recreation Plan (OSRP) needs to be reconciled with requirements for an off-road Multi-Use Path along both sides of Auburn Road front Weatherby and Auburn Road Village developments.

2022 Reexamination Response: *The 2016 Open Space and Recreation Plan (OSRP) proposes an off-road multiuse pathway along High Hill Road, Beckett Golf Club west to Charles Harker School, Auburn Village, and Township Line Road. Additionally, the OSRP noted that the proposed trail for Auburn Village should be taken into consideration as the plan for Auburn Village move forward in order to connect to the central green space proposed in the village plan.*

11. Expand the Shade Tree Ordinance to advise applicants of the Flood Hazard Area regulations adopted by the Township, identifying various wetland buffers where NJDEP has jurisdiction for regulated activities.

2022 Reexamination Response: *Section 177-1.E of the Township's ordinance identifies that any proposed activity in freshwater wetland, transition area, flood hazard area, or other areas regulated by NJAC 7:7A and NJAC 7:13 is under the jurisdiction of NJDEP.*

12. Improve targeting environmentally sensitive areas such as areas bordering/buffering tidal creeks not otherwise protected under TDR.

2022 Reexamination Response: *The Township will continue to protect and preserve environmentally sensitive areas through ordinance revisions which promote residential clustering along with the preservation of open space.*

C. The Extent of Significant Changes in the Assumptions, Policies, and Objectives

This section identifies 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 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, regional, county, and municipal policies and objectives.

As a part of the reexamination process, the MLUL requires an assessment of the changes that have taken place in the community since the adoption of the last Master or Reexamination Plan. There have been several substantive changes at the state and local level since the adoption of the 2016 Master Plan Reexamination.

Changes at the Local Level: Housing, Demographics, and Land Use

This section explores the housing, demographics, and land use changes in the Township since the 2016 Reexamination Report.

Housing

The number of housing units authorized by building permits is one of many economic indicators used nationally. In fact, the housing market is a sector that is considered an early indicator to changing economic conditions. The table below reflects building permit data for new construction gathered from the New Jersey Department of Community Affairs (NJDCA). In the past 10 years, 83% of the permits issued is for one- and two-family homes and 17% are for multifamily. There has been no mixed-use development in the Township.

Table 1: Housing Units Authorized by Building Permits for New Construction

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------------------|-----------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|-----------|------------|-----------|
| Total Permits | 59 | 168 | 110 | 194 | 71 | 44 | 163 | 47 | 76 | 67 | 138 | 86 |
| 1 & 2 Family | 59 | 168 | 90 | 99 | 71 | 44* | 83 | 47 | 76 | 67 | 138 | 86 |
| Multifamily | 0 | 0 | 20 | 95 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 |
| Mixed Use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: New Jersey Department of Community Affairs (NJDCA) Housing Units Authorized by Building Permits for New Construction

Demographics

Since 1990, the Township’s population has increased by 762%, with the largest change between 2000 and 2010 census at 236%. Between 2010 and 2020, the population increased by 23%. Since the 2016 Reexamination Report, the Township’s population estimate changed from 11,886 to 12,749, a 7% increase (*Source: US U.S. Census Bureau, 2020 & 2016 American Community Survey 5-Year Estimates, Table DP205*).

Table 2: Decennial Population

| Year | Total Population | Percent Change |
|------|------------------|----------------|
| 1990 | 1,459 | ---- |
| 2000 | 3,032 | 107.8% |
| 2010 | 10,200 | 236.4% |
| 2020 | 12,577 | 23% |

Source: DEC Redistricting Data (PL 94-171)

Age Distribution of Population

According to the US Census, the Township’s largest age cohort is 45 to 54 years of age, followed by 35 and 44 years of age and 15 to 19 years of age (and 25 to 34 years). The Township’s median age has increased slightly from 34.1 in 2010 to 35.8 in 2020.

Table 3: Age Characteristics

| Age | Total | Percent |
|-------------------|-------|---------|
| Under 5 years | 967 | 7.6% |
| 5 to 9 years | 800 | 6.3% |
| 10 to 14 years | 1,129 | 8.9% |
| 15 to 19 years | 1,376 | 10.8% |
| 20 to 24 years | 539 | 4.2% |
| 25 to 34 years | 1,366 | 10.7% |
| 35 to 44 years | 1,697 | 13.3% |
| 45 to 54 years | 2,106 | 16.5% |
| 55 to 59 years | 754 | 5.9% |
| 60 to 64 years | 596 | 4.7% |
| 65 to 74 years | 956 | 7.5% |
| 75 to 84 years | 268 | 2.1% |
| 85 years and over | 195 | 1.5% |
| Median Age | 35.8 | - |

Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates, Table S0101

Housing and Household Characteristics

Between 2000 and 2010, the Township’s estimated housing stock increased by threefold, and between 2010 and 2020, it increased by almost 30%. According to the 2020 census estimates, 96% of the housing units are occupied.

Table 4: Housing Occupancy

| | 2000 | 2010 | 2020 |
|----------------------------|--------------|--------------|--------------|
| Total Housing units | 1,026 | 3,275 | 4,249 |
| Occupied | 959 | 3,141 | 4,098 |
| Vacant | 67 | 134 | 151 |

Source: U.S. Census Bureau, DEC Redistricting Data (PL 94-171), Table H1 Occupancy Status; 2000 DEC Summary, Table H006 Occupancy Status

The Township has experienced a 44% increase in its total household between 2000 and 2020, as shown below in Table 5, while its average household size has remained relatively the same. The majority of the Township’s housing tenure is owner-occupied at average of 84%.

Table 5: Household Characteristics

| | 2010 | 2020 |
|--|-------|-------|
| Total Household* | 2,811 | 3,934 |
| Average household Size | 3.20 | 3.20 |
| Households with one or more people under 18 years | 54.8% | 50.5% |
| Households with one or more people 60 years and over | 19.0% | 32.4% |
| Housing Tenure | | |
| Owner-occupied housing units | 90.9% | 77.9% |
| Renter-occupied housing units | 9.1% | 22.1% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Households and Families, Table S1101

*The U.S. Census defines ‘household as:

A household consists of all the people who occupy a housing unit and includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit.

As shown in Table 6 below, median value of homes in the Township has experienced an 82% increase in the last 20 years with a substantial increase between 2000 and 2010 but slightly decreased in value between 2010 and 2020.

Table 6: Median Value of Owner-Occupied Housing Units

| | Median Value | % Change |
|-------------|--------------|----------|
| 2000 | \$194,800 | ---- |
| 2010 | \$378,300 | 94.2% |
| 2020 | \$355,500 | ↓6.0% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Median Value, Table S2506; 2000 Profile of Selected Housing Characteristics, Table DP4

Due to limitations of the U.S. Census, these statistics do not reflect the changes in the housing market caused by the COVID-19 pandemic. Realtor.com reports that the average median home price sold in Woolwich, New Jersey is \$480,000.² Rocket Homes.com reports the average housing price in the Township to be \$450,000.³ This is consistent with the U.S. Housing Price Index Reports from the Federal Housing Finance Agency. From the 4th quarter of 2019 to the 4th quarter of 2020, U.S. housing prices rise 10.8%. Housing prices rose another 17.5% from the 4th quarter of 2020 to the 4th quarter of 2021. In 2022, housing prices rose again 4.6% in the 1st quarter of 2022 and another 4% in the 2nd quarter of 2022.

Land Use and Land Use Cover

Both the Delaware Valley Regional Planning Commission (DVRPC) and New Jersey Department of Environmental Protection (NJDEP) have mapped Woolwich’s land use. NJDEP mapped Woolwich’s land cover with most recent data from 2012, while DVRPC’s most recent land use map is from 2015.

DVRPC Land Use Changes

DVRPC land use datasets indicate some notable changes between the 2000 and 2015, including the decrease in agricultural land by 30% and commercial land by 20%; and increase in residential land by almost 77% and recreation land by almost 77% as well. According to the ERI analysis, this is a direct connection between housing that were constructed to accommodate for the population growth in the Township. It should also be noted that the undeveloped land increased by over two-folds (140%) and utility land increased by over thirteen-fold (1,200%).

² https://www.realtor.com/realestateandhomes-search/Woolwich_NJ/overview.

³ <https://www.rockethomes.com/real-estate-trends/nj/woolwich-township>.

Table 7: General Land Use Changes

| Land Use | Acreage (2000) | % | Acreage (2015) | % | % Change (2000 to 2015) |
|----------------|-----------------|---------------|-----------------|---------------|-------------------------|
| Agriculture | 7,668.8 | 56.1% | 5,358.6 | 39.2% | 30.1% ↓ |
| Commercial | 187.6 | 1.4% | 148.5 | 1.1% | 20.8% ↓ |
| Industrial | 111.6 | 0.8% | 113.6 | 0.8% | 1.8% |
| Institutional | 89.0 | 0.6% | 89.7 | 0.7% | 0.8% |
| Recreation | 185.8 | 1.4% | 328.7 | 2.4% | 76.9% |
| Residential | 1,555.6 | 11.4% | 2,751.6 | 20.1% | 76.9% |
| Transportation | 125.9 | 0.9% | 114.8 | 1.1% | 8.8% ↓ |
| Undeveloped | 311.5 | 2.3% | 750.5 | 5.5% | 140.9% |
| Utility | 2.4 | 0.0% | 31.8 | 0.2% | 1,225% |
| Water | 327.4 | 2.4% | 478.3 | 3.5% | 46.1% |
| Wooded | 3,094.1 | 22.6% | 3,482.2 | 25.4% | 12.5% |
| Total | 13,659.7 | 100.0% | 13,678.5 | 100.0% | 7.2% |

Source: DVRPC (2000 & 2015), as cited in Woolwich Environmental Resource Inventory (ERI), 2019

NJDEP Land Use/Land Use Cover

According to the 2015 New Jersey Department of Environmental Protection (NJDEP) land use data, almost 40% of the Township’s land use/land cover is agriculture, which comprised predominantly of cropland and pastureland. Urban cover constitutes almost 30% of the Township’s land use/land use cover, which consists of developed lands, including residential dwellings, commercial/services, transportation/communication/utilities, former military, other urban or built-up land, recreation, cemetery, schools, and stormwater basins. Undeveloped lands, including forest and wetlands categories, make up 26%t of the Township’s land at about 17% and 9%, respectively.

Table 8: General Land Use/Land Cover (2012)

| Land Use/Land Cover | Acreage | % |
|---------------------|-----------------|-------------|
| Agriculture | 5,405.1 | 39.5% |
| Barren Land | 162.0 | 1.2% |
| Forest | 2,365.2 | 17.3% |
| Urban | 4,082.6 | 29.8% |
| Water | 418.9 | 3.1% |
| Wetlands | 1,244.3 | 9.1% |
| Total | 13,678.2 | 100% |

Source: NJDEP (2012), as cited in Woolwich Environmental Resource Inventory (NRI), 2019

Employment Characteristics

According to the 2020 ACS 5-year estimates, 76% of the Township’s population are 16 years and over. Seventy-two (72) percent of the Township’s population that are 16 years and over are in the labor force, which 2.4% are unemployed. The participation rate in the labor force between 2010 and 2020 increased by almost 50%, more than twice than the change in population at this time period.

TABLE 9: Employment Status

| | 2000 | | 2010 | | 2020 | |
|------------------------------|-------|-------|-------|-------|-------|-------|
| Population 16 years and over | 2,169 | 100% | 6,030 | 100% | 9,599 | 100% |
| In Labor Force* | 1,536 | 59.9% | 4,685 | 59.4% | 6,898 | 71.9% |
| Employed | 1,488 | 56.7% | 4,448 | 53.1% | 6,670 | 69.5% |
| Unemployed | 43 | 3.1% | 237 | 6.2% | 228 | 2.4% |
| Not in labor Force** | 633 | 40.1% | 1,345 | 40.6% | 2,701 | 28.1% |
| % Unemployed | ---- | | 5.1% | | 3.3% | |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Selected Economic Characteristics, Table DP03; 2000 Profile of Selected Economic Characteristics, Table DP3

*The U.S. Census defines ‘labor force’ as:

All people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed. (Source: U.S. Census Glossary)

**The U.S. Census defines ‘not in labor force’ as:

All people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week). (Source: U.S. Census Glossary)

Table 10 summarizes the Township’s civilian population 16 years and over employed by industry. Between 2000 and 2020, Arts, Entertainment, Recreation, and Accommodation and Food Services gained the largest workforce, almost tripling its workforce since 2010; followed by Retail Trade at

127% increase. Educational Services, Health Care and Social Assistance, Other Services, and Public Administration gained between 60% and 80% between 2010 and 2020. Industries such as Agriculture, Forestry, Fishing and Hunting, and Mining and Construction, however, lost some of its workforce at 17% and 13%, respectively.

TABLE 10: Classification of Employed Population 16 Years and Over by Industry

| Industry | 2010 | % | 2020 | % | % Change (2010-2020) |
|--|--------------|-------------|--------------|-------------|---------------------------------|
| Agriculture, forestry, fishing and hunting, and mining | 53 | 1% | 44 | 0.7% | ↓17% |
| Construction | 245 | 6% | 213 | 3.2% | ↓13% |
| Manufacturing | 560 | 13% | 655 | 9.8% | 15% |
| Wholesale trade | 243 | 5% | 247 | 3.7% | 1.6% |
| Retail trade | 337 | 8% | 766 | 11.5% | 127% |
| Transportation and warehousing, and utilities | 293 | 7% | 434 | 6.5% | 48% |
| Information | 119 | 3% | 150 | 2.2% | 26% |
| Finance and insurance, and real estate and rental and leasing | 544 | 12% | 651 | 9.8% | 19% |
| Professional, scientific, and management, and administrative and waste management services | 501 | 11% | 630 | 9.4% | 26% |
| Educational services, and health care and social assistance | 1,114 | 25% | 1,819 | 27.3% | 63% |
| Arts, entertainment, and recreation, and accommodation and food services | 134 | 3% | 527 | 7.9% | 293% |
| Other services, except public administration | 155 | 3% | 275 | 4.1% | 77% |
| Public administration | 150 | 3% | 259 | 3.9% | 72% |
| Total | 4,448 | 100% | 6,670 | 100% | 50% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Table S2407 Industry by Class of Worker for the Civilian Employed Population 16 Years and Over

Changes at the Local Level: Related Local Planning Documents and Policies

This section explores planning related document and policy changes in the Township since the 2016 Reexamination Report.

Transfer of Development Rights (TDR) Program

An analysis of the TDR program is set forth in Section D below.

Kings Landing Redevelopment Plan

On October 20, 2014 (Resolution R-2014-217), the Woolwich Township Committee, upon receiving the recommendations of the Joint Land Use Board (JLUB) (Resolution #2014-20), designated Block 16, Lot 5Q; Block 18, Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, 7; Block 22, Lots 2Q, 2.01 4Q, 4.01; Block 57, Lots 3Q, 3.02, 5Q, 8Q, 9Q, 10Q; Block 58, Lot 1; Block 60, Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.03, 8; and Block 61, Lt 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q and 9 (known as Regional Center East) as a Non-Condensation Redevelopment Area. Similarly, on April 17, 2017 (Resolution R-2017-120), the Woolwich Township Committee, upon receiving the recommendations of the JLUB (Resolution #2017-15), designated Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02,5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lots 2, 3, 3.01, 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 (known as Regional Center West) as a Non-Condensation Redevelopment Area. A Redevelopment Plan for the combined Regional Center East and Regional Center West known as the Kings Landing Redevelopment Plan, was adopted by the Mayor and Township Committee on July 17, 2017 (Ordinance 2017-12).

The redevelopment area was expanded again on August 5, 2019 (Resolution #2019-194), when the Woolwich Township Committee, upon receiving the recommendations of the JLUB (Resolution #2019-23) designated Block 62, Lots 2 & 3; Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10; Block 10, Lots 5, 5.02, 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12, Lots 5 & 9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4 & 4.01 as a Non-Condensation Redevelopment Area. In 2019, an amendment to the Kings Landing Redevelopment Plan was adopted per Ordinance 2019-25 to add the expanded area to the Redevelopment Plan. The Kings Landing Redevelopment Plan was amended again in 2021 (Ordinance 2021-15) to add certain marijuana establishments as conditional uses in the Commercial Development (CD) District. Furthermore, in 2021 (Ordinance 2021-21), the Kings Landing Redevelopment Plan was amended to incorporate zoning standards implementing a settlement agreement of Mount Laurel litigation and rezone certain properties. The 2021 amendment serves as the current Kings Land Redevelopment Plan.

Nike Missile Site Redevelopment Plan

On June 18, 2009, the Joint Land Use Board (JLUB) adopted a resolution (Resolution R-2009-18) memorializing their decision recommending to Township Committee that the former Nike Missile Site, Block 14, Lot 2 & 4, be designated as an “Area in Need of Redevelopment” pursuant to this definition. In July 2009, the Township Committee accepted the recommendation of the JLUB and adopted a resolution (R-2009-165) designating the parcels as an “Area in Need of Redevelopment.” Adopted in 2017 by way of Ordinance 2017-03, and amended in 2021 via Ordinance 2021-23, the Nike Missile Site Redevelopment Plan sets forth the standards and procedures for the redevelopment of the Nike Missile Site. The Redevelopment Plan sets forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper.

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 Redevelopment Plan that envisions office, commercial, and industrial buildings on Lot 2. These uses will make 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.

PMC Redevelopment Plan

On June 18, 2009, the Joint Land Use Board (JLUB) adopted a resolution (Resolution R-2009-17) memorializing their decision recommending to Township Committee that the PMC Site, Block 5, Lots 11.01 & 16, be designated as an “Area in Need of Redevelopment” pursuant to this definition. In July 2009, the Township Committee accepted the recommendation of the JLUB and adopted a resolution (R-2009-165) designating the parcels as an “Area in Need of Redevelopment.” Adopted in 2017 by way of Ordinance 2017-02, the PMC Redevelopment Plan describes the standards and procedures for the redevelopment of the PMC Site. The Redevelopment Plan sets forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper. 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.

Weatherby Town Center Redevelopment Plan

On August 20, 2018 (Resolution R-2018-206), the Woolwich Township Committee, upon receiving the recommendations of the JLUB (Resolution #2018-18), designated an area known as Weatherby Town Center (Block 4, Lots 1, 2, 3.03 & 4; Block 28.01, Lot 2; Block 28.02, Lots 10, 10.01, 11, 11.01, 11.02; Block 28.04, Lot 7) as a Non-Condemnation Redevelopment Area. By way of Ordinance 2018-16, the Woolwich Township Committee adopted the Weatherby Town Center Redevelopment Plan setting forth the plan for redevelopment of the Weatherby Town Center. This Redevelopment Plan was amended by the Woolwich Township Committee on May 18, 2020 by Ordinance 2020-09 to expand the permitted uses allowed within the area.

Environmental Resource Inventory

In June 2019, the Township amended its 2004 Environmental Resource Inventory (ERI). The ERI provides an inventory of the Township's natural resources. The ERI serves as a tool for environmental commissions, open space committees, planning boards, and zoning boards of adjustment to identify and prioritize environmental challenges and opportunities in the Township. Furthermore, it can support the development of resource protection ordinances and resource-based land use planning.

Zoning Map and Zoning Ordinance Amendments

As recommended by the Township JLUB, in August 2018, the Mayor and Township Committee implemented several zoning changes necessary to comply with the duly amended Master Plan (Ordinance 2018-13).

- Exhibit A: Amended the Woolwich Township Zoning Map.
- Exhibit B: Rescinded and replaced Article VI, Voluntary TDR Program.
- Exhibit C: Rescinded and replaced new provisions for §203-39 – 5A Five Acre Residential District.
- Exhibit D: Adopted a new section: §203-184 – Big Box Retail.
- Exhibit E: Rescinded, renamed, and replaced provisions for §203-43, establishing the CON – Conservation District.
- Exhibit F: Rescinded Article XVIII Gateway Highway District (RC-2) and Gateway East District (RC-4) and replaced them with Article XVIII Commercial Corridor (CC) §203-137.
- Exhibit G: Amended §203-5, Definitions and Word Usage.
- Exhibit H: Rescinded and replaced §203-34.
- Exhibit I: Rescinded and replaced §203-46, FOC Flexible Office Commercial District.
- Exhibit J: Rescinded and replaced §203-48, LIO Light Industrial Office District.
- Exhibit K: Rescinded and replaced §203-78, MU Mixed Use District.
- Exhibit L: Rescinded and replaced §203-186, NC Neighborhood Commercial District.
- Exhibit M: Rescinded and replaced §203-45, PUD Planned Unit Development District.
- Exhibit N: Rescinded and replaced §203-41, R-2 Residential District.
- Exhibit O: Rescinded and replaced Article XIX Large-Format Retail, Big Boc Retail, Office and Hotel, Neo-Traditional Senior Community (RC-3) District §203-139 with Article XVII Large-Format Retail, Big Box Retail, Office and Hotel, Neo-traditional Senior Community (RC-3 Overlay District) §203-139.

- Exhibit P: Adopted Article XXVI Regional Hotel and Office, §203-185.
- Exhibit Q: Rescinded and replaced Article XVII District Woolwich Newton District (RC-1) §203-130 with Article XVII Residential Receiving (RR) §203-130.
- Exhibit R: Adopted Article XXIV Residential Receiving – Base Density (RR-BD), §203-179, §203-180 (Single-family detached units with or without alley), §203-181 (Twin units, with or without alley), §203-182 (Townhouse and Court Townhouse Units), and §203-183 (Residential Flats).
- Rescinded Article XV District Designations and Uses, §203-127, Land Uses in Route 322 Regional Center.

Third Round Housing Element and Fair Share Plan

On May 3, 2022, the Township of Woolwich and the Township Joint Land Use Board (JLUB) entered into two Settlement Agreements which set forth the proposed mechanisms for satisfying the Township’s Third Round affordable housing obligations. The first Settlement Agreement was entered into between Fair Share Housing Center and the Township. The second Settlement Agreement was entered into between the Township, the JLUB, Main Street at Woolwich, LLC, Woolwich Commons, LLC, Woolwich Crossings, LLC, Woolwich Residential LLC, Fair Share Housing Development and Fair Share Housing Center. In furtherance of its affordable housing obligations, the Township Joint Land Use Board (JLUB) adopted Township’s Fair Share Plan on March 3, 2022 (Resolution 2022-16), as an amendment the prior Third Round Fair Share Plan adopted by the JLUB on April 26, 2007 and endorsed by the Township Committee on May 7, 2007. Compliance with the 2022 Fair Share Plan, along with compliance with the two Settlement Agreements will serve as the foundation for the Township’s request for a Final Third Round Judgment of Compliance and Repose and immunity from all affordable housing related litigation through July 2, 2025. The Township’s “fair share” obligation is comprised of three components: (1) the Rehabilitation obligation (Present Need) of 0 units; (2) the Prior Round obligation of 209 units; and (3) the Third Round obligation of 525 units.

Cannabis Ordinance

Pursuant to Ordinance 2021-15, the Mayor and Committee of the Township of Woolwich adopted an amendment to the Kings Landing Redevelopment Plan to permit the use of cannabis establishments licensed under Class 1, 2, 3, 4, and 6, as conditional uses within the Commercial Development (CD) zone.

Changes at the County & Regional Level

DVRPC County- and Municipal-Level Population Forecasts

In July 2016, the Delaware Valley Regional Planning Commission (DVRPC) published an Analytical Data Report for the County- and Municipal-Level Population Forecasts (2015-2045).

The report classified the Township with exceptional population growth. The Township is ranked #1 as the municipality with the greatest forecasted percentage change in population, with percentage change of 100.5% based on DVRPC’s estimation from 2015 and 2045.

Table 11: DVRPC Population Forecast

| Year | Woolwich Township Population | Gloucester County Population |
|---------------|---|---|
| 2025 Forecast | 17,030 | 323,969 |
| 2030 Forecast | 19,428 | 340,425 |
| 2035 Forecast | 21,505 | 354,677 |
| 2040 Forecast | 23,211 | 366,382 |
| 2045 Forecast | 24,657 | 376,308 |

Source: DVRPC, County- and Municipal-Level Population Forecasts Analytical Data Report (2016)

DVRPC Regional, County, and Municipal Employment Forecasts, 2015-2045

In October 2016, the Delaware Valley Regional Planning Commission (DVRPC) published an Analytical Data Report for the Regional, County, and Municipal Employment Forecasts (2015-2045). The report classified the Township with exceptional employment growth (above +50%). The Township is ranked #1 with the greatest forecasted percentage change (164%) in employment between 2015 and 2045 among the municipalities in the region (not including Philadelphia).

Table 12: DVRPC Employment Forecast

| Year | Woolwich Township Employment |
|---------------|-------------------------------------|
| 2025 Forecast | 4,140 |
| 2030 Forecast | 5,093 |
| 2035 Forecast | 5,605 |
| 2040 Forecast | 5,894 |
| 2045 Forecast | 6,981 |

Source: DVRPC, Regional, County, and Municipal Employment Forecasts Analytical Data Report (2016)

It is important for the Township to keep in mind that, along with population forecast, employment forecast is a critical component of long-range land use and transportation planning. The Township should do its best to understand how to accommodate for this projected employment growth and create amenable policies.

GC2040

In September 2015, Gloucester County adopted its Community Vision as the first step in the Master Plan update. The County staff collaborated with the staff in the Delaware Valley Regional Planning Commission’s (DVRPC) Office of Smart Growth to learn about local priorities and

develop the Community Vision, which will be used to update the County's Master Plan. The themes that emerged from the community visioning process were focused on supporting the people of Gloucester County, capitalizing on its place in the region, and furthering its prosperity, both now and in the future. The following are the identified goals:

- Healthy Communities Goal: Enable residents to live healthy lifestyles regardless of age, income, or ability.
- Education Goal: Increase local opportunities for knowledge and success.
- Promotion Goal: Attract new residents and visitors to the county.
- Connectivity Goal: Make strategic infrastructure improvements.
- Preservation Goal: Maintain the county's rural character and variety of community types.
- Economic Development Goal: Develop high quality jobs and local amenities.
- Affordability Goal: Maintain the relatively low cost of living while retaining the quality of life valued by county residents.

With the goal of Woolwich Township in its 2003 Master Plan to continue to collaborate with county and regional entities in providing and improving community services and facilities and circulation network, the Township should ensure its policies are cohesive with the goals of the county.

Gloucester County Bike Trails

As shown in the Gloucester County Bike Trails Map, dated December 2021, the County proposes a bike trail along Kings Highway between Glen Echo Avenue in Swedesboro and Salem Avenue in Woodbury City. The Township should coordinate with the County to ensure consistency with the location and type of proposed bike facilities.

Connections 2050

Connections 2050 is Greater Philadelphia's current long-range plan adopted by the DVRPC Board on September 23, 2021. Its vision is an equitable, resilient, and sustainable Greater Philadelphia region that preserves and restores the natural environment; develops inclusive, healthy, and walkable communities; grows an innovative and connected economy with broadly shared prosperity; and maintains a safe, multimodal transportation network that serves everyone. The Plan includes strategies to achieve the vision and a fiscally constrained financial plan for investing in regional transportation infrastructure in the next 29 years. While there is no specific directive to Woolwich Township, the collective efforts of each municipality in the region helps achieve the goals of the long-range plan.

The Land Use Vision of the Connections 2050 aims to create a healthy, accessible, and sustainable environment that protects key natural resource areas and agricultural lands and provides open space in an interconnected and distributed network. As depicted in the land use vision map, Infill and Redevelopment and Emerging Growth areas are appropriate for future development, while Rural Resource Lands and the Greenspace Network are not appropriate for development to create

an interconnected and distributed network of open space. The regional land use vision for Woolwich includes infill and redevelopment to the southern and western portion of the Township. The emerging growth area is envisioned in the Woolwich Regional Center. The green space network follows the main waterbody across the Township, such as the Oldmans Creek and Raccoon Creek.

The long-range plan specifies that planned centers are focal points in the regional landscape with the appropriate infrastructure that can support future growth and development, such as the Woolwich Regional Center. The plan also identifies two major regional transportation projects in the Township, including the roadway expansion of US 322 and the NJ Turnpike Interchange widening program.

Changes at the State Level

State Development and Redevelopment Plan/State Strategic Plan

The Office of Planning Advocacy (OPA) released a draft State Strategic Plan to supersede the current 2001 State Development and Redevelopment Plan. However, the draft has not been adopted by the State Planning Commission. The 2001 State Development and Redevelopment Plan remains the current plan.

Stormwater Regulations

The following summarizes two new stormwater regulations in the state with regards to green infrastructure and stormwater utilities.

Green Infrastructure

On March 2, 2020, the State of New Jersey published amended stormwater management rules in the New Jersey Register. These amended rules took effect on March 2, 2021 and requires the use of green infrastructure. Green infrastructure refers to a set of stormwater management practices that use or mimic the natural water cycle to capture, filter, absorb and/or re-use stormwater. Fundamentally, the new rules will require decentralized, distributed stormwater management practices that enable stormwater to infiltrate and more closely resemble the natural water cycle. These “best management practices” (BMPs) include vegetated swales, bioretention, green roofs, cisterns, wet ponds, infiltration basins and constructed wetlands. The following outlines the changes to the stormwater management rules:

- Replaces a subjective performance standard with an objective, math-based standard that requires the use of green infrastructure to meet water quality, quantity, and recharge standards. The rule includes tables showing which green infrastructure BMPs may be used to meet certain standards, and which BMPs may be used only with a variance.
- The water quality standard will apply to “motor vehicle surface” — meaning, paved or unpaved roads, driveways, parking lots, etc. — instead of impervious surface. Consistent

with current NJDEP practice, the water quality standard will not apply to impervious surfaces that are not used by vehicles.

- The “major development” definition now includes “creation of one-quarter acre or more of ‘regulated motor vehicle surface’.”
- Water quantity, quality, and groundwater recharge standards must be met in each drainage area on-site (unless they converge before leaving the property).
- A groundwater mounding analysis is required for all infiltration BMPs, not just for recharge.
- A deed notice for stormwater management measures, including green infrastructure, must be recorded and submitted to NJDEP before construction.
- For cities with combined sewer systems (so-called CSS or CSO communities):
 - Water quality treatment is required for discharges into combined sewer systems
 - Water quantity control is required in tidal areas (except discharges directly into lower reach of major tidal water bodies)
 - Community basins, which will allow several properties in a CSS community to use a single large basin for quantity control, are allowed

Clean Stormwater and Flood Reduction Act

In March 2019, Governor Phil Murphy signed Senate Bill 1073 into law, creating the Clean Stormwater and Flood Reduction Act (“Act”). The Act seeks to provide means of funding stormwater infrastructure by authorizing the creation of stormwater utilities and allowing those utilities to assess fees. A stormwater utility is currently the only mechanism able to dedicate funds directly to stormwater management. Thus, along municipalities and counties to properly operate, maintain, repair, and improve their storm sewer system as necessary.

Additionally, the Act will require the New Jersey Department of Environmental Protection (NJDEP) to create a stormwater utility guidance manual for the use of the municipalities, counties, and authorities seeking to establish stormwater utilities. The manual would provide rate structure guidance. The NJDEP would receive 5% of the annual fees collected by stormwater utilities as stormwater utility charges to fund program planning, implementation, and coordination activities related to stormwater utilities. Finally, the Act authorizes municipalities, counties, and authorities to contract with private firms for the operation or improvement of stormwater utilities.

Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)

On February 4, 2021, the Municipal Land Use Law (Section 19 of P.L.1975, c.291 (C.40:55D-28)) was amended to require that the land use plan element of a municipal master plan include a

climate change-related hazard vulnerability assessment (CCRHVA). The Township will be required to incorporate a CCRHVA into its Land Use Plan Element, which must:

- Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- Include a build-out analysis of future development in the municipality, and an assessment of the threats and vulnerabilities related to that development;
- Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- Analyze the potential impact of natural hazards on relevant components and elements of the Master Plan;
- Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- Include a specific policy statement on the consistency, coordination, and integration of the climate change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

The New Jersey Department of Environmental Protection (NJDEP) released the *Resilient NJ: Local Planning for Climate Change Toolkit* on June 2021 designed to help municipalities and counties address climate change through sustainable land use planning. As part of NJDEP's local government resilience planning assistance program, the toolkit guides municipalities through the process of creating a climate change-related vulnerability assessment and developing local climate resilience strategies.

2021 Cannabis Regulations

Assembly Bill 21 / Senate Bill 21, also known as the Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) was signed into law on February 22, 2021. The bill legalizes personal use cannabis for certain adults, subject to state regulation, decriminalizes small amounts of marijuana and hashish possession, and removes marijuana as a Schedule I drug. The bill defines 6 classes of license.

Section 31 provides an option for municipalities to adopt regulations or ordinances that permit or prohibit one or more classes of license within the municipality, as well as location, manner, and times of operation. Additionally, per Section 40, municipalities are also permitted to levy an optional Cannabis “Transfer Tax and User Tax” that is capped at 1% of wholesale activities and 2% of cultivation, processing, and retail activities. Ordinances that prohibit or otherwise regulate cannabis that predates the Act are not valid. A new ordinance would need to be adopted within 180 days of enactment of the Act. If a municipality does not adopt an ordinance regulating or prohibiting one or more classes of license within 180 days, then any class not prohibited will be deemed permitted in the following locations:

- Industrial Zones:
 - Class 1: Cannabis Cultivator
 - Class 2: Cannabis Manufacturer
 - Class 3: Cannabis Wholesaler
 - Class 4: Cannabis Distributer
 - Class 6: Cannabis Delivery
- Retail/Commercial Zones
 - Class 5: Retailer

2019 Energy Master Plan: Pathway to 2050

The New Jersey Energy Master Plan (EMP) Pathway To 2050 was unveiled in January 2020, envisioning initiatives that will help achieve 50% clean energy by 2030 and 100% clean energy by 2050. The EMP outlines seven key strategies and includes an implementation plan and energy efficiency measures that can help reduce energy demand and lower emissions. The New Jersey Board of Public Utilities (NJBPU) serves as the lead agency implementing the EMP.

Goal 6.1 of the EMP encourages and supports municipalities to establish and enact community energy plans that will allow them to identify their own priorities and obstacles to complement the Energy Master Plan. This goal comprises of the following objectives:

- Develop a comprehensive Community Energy Plan program in concert with local community groups to identify energy needs and establish ways to participate in and benefit from the clean energy transition at the local level, prioritizing education and incentives in low-income and environmental justice communities
- Encourage communities to incorporate land use, zoning, and multimodal transportation plans into their Community Energy Plans
- Prioritize energy efficiency programs in low- and moderate income and environmental justice communities

Accordingly, the NJBPU launched the Community Energy Plan Grant program in 2019 to support local communities in creating Community Energy Plans and enable them to establish their own set

of priorities, understand their obstacles, and develop a plan that is consistent with the 2019 EMP. Released on November 2021, the NJBPU approved the redesign of the Community Energy Plan Grant program that has more focus on equity and community engagement. The redesigned grant program also simplifies the grant application process.

Statement of Strategy

P.L. 2017, Chapter 275 (A4185/S2873) approved in January 2018 amended the Municipal Land Use Law requiring the adoption of any subsequent Land Use Element to include a “statement of strategy” concerning with (1) smart growth with consideration to potential locations for the installation of electric vehicle charging stations, (2) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and (3) environmental sustainability.

Electric Vehicle Charging Infrastructure

The following summarizes two new regulations on EV charging infrastructure as relates to local planning documents and regulations.

Electric Vehicle Charging Infrastructure in Master Plan, Reexamination Reports, and Redevelopment PlansIn 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), amending the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. Seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. Seq.). The new law intends to encourage municipalities to consider electric vehicle charging infrastructure as a component of their master plan, periodic master plan reexamination, and redevelopment plans:

- Master Plan – Land Use, Circulation, and Green Buildings and Environmental Sustainability Plan Elements are the elements required to identify electric vehicle charging stations.
 - Land Use Plan Element: Locate existing and proposed location of public electric vehicle charging infrastructure.
 - Circulation Plan Element: Locate existing and proposed location of public electric vehicle charging infrastructure.
 - Green Buildings and Environmental Sustainability Plan Element: Consider, encourage, and promote the development of public electric vehicle charging infrastructure in appropriate locations such as commercial districts, areas near public transportation/facilities, transportation corridors, and public rest stops.
- Redevelopment Plan – Indicate the project area’s relationship to the public electric vehicle charging infrastructure development in appropriate locations, as well as its connection with an essential public charging network.
- Master Plan Reexamination Report – As described in the next section, reexamination reports are now required to include a section that recommends locations appropriate for the

development of public electric vehicle infrastructure; and recommend changes in the local development regulations as necessary or as appropriate for the development of public electric vehicle infrastructure.

Electric Vehicle Charging Infrastructure Ordinance

In July 2021, Governor Murphy signed into law S3223, a landmark bill amending the Municipal Land Use Law (MLUL) to streamline permitting for electric vehicle charging stations. The new law establishes numerical standards and zoning standards for installation of EVCS and charging-ready parking spaces. To implement this, the bill requires that the Department of Community Affairs (DCA) publish a model statewide municipal EV ordinance on its website. On September 2021, with support from the Department of Environmental Protection (DEP) and Board of Public Utilities (BPU), DCA published the Model Statewide Municipal Electric Vehicle Ordinance. The model ordinance includes the installation and parking requirements detailed in the bill, as well as sightline and setback requirements and other health- and safety-related specifications for Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. Key aspects of the 2021 MLUL amendment include:

- Applications for development submitted only for the installation of EVSE or “make-ready” parking spaces shall be considered a permitted accessory use and permitted accessory structure in all zoning districts of a municipality and shall not require a variance.
- Applications for development installation of EVSE or “make-ready” parking spaces at an existing gasoline service station, an existing retail establishment, or any other existing building shall either be subject to site plan or other land use board review, nor require variance relief; and shall be approved through issuance of a zoning permit, provided that bulk requirements, the conditions or original approval, and relevant construction codes are met.
- Require that, as a condition of preliminary site plan approval, applications involving multifamily development of 5 or more units shall:
 - Provide at least 15% of the required off-street parking spaces as “make-ready” parking spaces and install EVSE on at least one-third of the required 15% of parking spaces;
 - Install EVSE on an additional one-third of the required 15% of parking spaces within three years following the date of the issuance of the certificate of occupancy;
 - Install EVSE on the final one-third of the required 15% of parking spaces within six years following the date of the issuance of the certificate of occupancy; and
 - Make at least 5% of the EVSE accessible for people with disabilities.
- Require that all other applications involving a parking lot or garage shall provide “make-ready” parking spaces as a condition of approval follows:

- At least one if there will be 50 or fewer off-street parking spaces;
 - At least two if there will be at least 51 and no more than 75 off-street parking spaces;
 - At least three if there will be at least 76 and no more than 100 off-street parking spaces;
 - At least four, with one accessible for people with disabilities, if there will be at least 101 and no more than 150 off-street parking spaces; and
 - For parking lots with more than 150 off-street parking spaces, install at least 4% of the total parking spaces as “make-ready” parking spaces with at least 5% of the required number of “make-ready” parking spaces accessible for people with disabilities.
- Applicants may install EVSE at parking spaces instead of providing “make-ready” parking spaces.
 - Parking spaces provided with EVSE or provided as “make-ready” parking spaces shall count as at least two parking spaces for the purpose of complying with minimum number of parking space requirements, provided that the reduction in the required number of parking spaces is not more than 10%.

These new requirements for electric vehicle supply and “make-ready” parking spaces, which are mandated by the July 2021 amendment to the MLUL should be reviewed and evaluated Township and Planning Board and a determination made as to what amendments to the Township’s Land Use Ordinance and zoning regulations may be necessary to respond to these newly enacted statutory provisions.

Local Redevelopment and Housing Law

In addition to the new requirement of redevelopment plans to include proposed locations for public electric vehicle charging infrastructure within the project area discussed above, the Local Redevelopment and Housing Law (LRHL) was again amended in 2019 to expand the criterion for determining an area in need of redevelopment (N.J.S.A. 40A:12A-5(b)), in which identifies the discontinuance or abandonment of buildings used for retail, shopping malls and office parks, as well as buildings with significant vacancies for at least two (2) consecutive years. As amended, N.J.S.A. 40A:12A-5(b) reads:

- c. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

Affordable Housing

March 2015 New Jersey Supreme Court Decision

The failure of Council on Affordable Housing (COAH) to adopt new regulations as ordered by the New Jersey Supreme Court led one of the litigants – Fair Share Housing Center (FSHC) – to file a Motion In Aid of Litigants’ Rights to compel the government to produce constitutional affordable housing regulations. On March 10, 2015, the Supreme Court issued its ruling, entitled, In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, now known as Mount Laurel IV. The Court transferred responsibility to designated Mount Laurel judges to review and approve municipalities’ Housing Elements and Fair Share Plans. Municipalities whose plans are approved by the Court will receive a Judgment of Compliance and Repose, the judicial equivalent of COAH’s substantive certification. Accordingly, the 2015 decision established a 90-day transitional period and then a 30-day filing period when municipalities could petition the Superior Court in a Declaratory Judgment action seeking confirmation that their method of addressing affordable housing meets the constitutional obligation. Municipalities were also permitted to file motions for temporary immunity from builder’s remedy lawsuits.

January 2017 New Jersey Supreme Court Decision

On January 17, 2017, the New Jersey Supreme Court found In Re Declaratory Judgment Actions Filed By Various Municipalities, County Of Ocean, Pursuant To The Supreme Court’s Decision In In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1(2015) that the “gap period”, defined as 1999 to 2015, generates an affordable housing obligation. The decision requires an expanded definition of municipal present need obligation to include low- and moderate-income households that were formed during the gap period. Accordingly, the municipal affordable housing obligation is now composed of the following four parts: present need (rehabilitation share), prior round (1987 to 1999, new construction), gap present need (1999 to 2015, new construction); and prospective need (third round, 2015 to 2025, new construction).

The Township of Woolwich recently entered into two Settlement Agreement setting forth compliance mechanisms for the Township’s Third Round affordable housing obligations and adopted and endorsed its amended Round 3 Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301 to -329,) and the applicable Supreme Court decisions.

Periodic Review of the TDR Program and REMA

Transfer of Development Rights Program

As previously noted, the TDR program has allowed the Township to control growth and preserve farmland since its inception in 2008. The TDR Plan aims to preserve farmland and open space in designated Sending Zones and concentrate development in Receiving Zones by creating development credits in the Sending Zones that can be sold for use Receiving Zones, allowing development to take place in the Receiving Zones.

While revisions to the TDR Plan have been made, including redirecting some development within the Regional Center and providing more flexible zoning to accommodate the ever-changing market demand, other forces have made the TDR Program no longer feasible for the Township to continue to implement. Particularly, the lack of sewer infrastructure within the Township has made attracting development difficult. More recently, increased labor and material costs and supply shortages have created additional difficulties for development. Although the Township continues to make efforts to bring sewer infrastructure to Route 322 corridor, and to stimulate investment in the Township, additional impediments the viability of the Township's TDR program have arisen.

Viability of a TDR Program is based upon evaluation of the participation in the program. Specifically, N.J.S.A. 40:55D-157 provides that at least 25% of the development potential that existed at the start of each five (5) year review period must be transferred during that five (5) year review period. If 25% of the relevant development potential has not been transferred in any given 5-year review period, then the program should be repealed.

During the 2008 to 2013 review period, the Township was able to satisfy the 25% requirement through participation in the State and County Farmland Preservation Program. Through the State and County Farmland Preservation program, the Township retired 307.50 TDR Credits. For the 2013 to 2018 review period, the Township was able to satisfy the 25% requirement through the use of a \$5 million grant from the State TDR Bank, along with \$2 million in Township funds. With this money, the Township purchased 275.50 TDR Credits. While the Township was able to technically satisfy the 25% transfer requirements in the prior rounds, the TDR program never resulted in the purchase of a single TDR Credit by a private developer, nor did any developers utilize any TDR Credits in any development within the Township.

In short, while the TDR had some limited success in preserving farmland in the Township, it never functioned in the manner that was intended. Unfortunately, in the current review period, even this limited success has stalled. Because the Township will be unable to satisfy the 25% requirement in the current review period, the TDR Program is no longer viable.

The current five-year review period runs from 2018 to 2023. According to the December 2018 Periodic Review, "the test of credit utilization performance for the 2018 to 2023 period will be based on the percentage of the utilization of these 640.00 credits." In order to satisfy the 25% transfer requirements, 160 TDR credits (25% of 640 credits) will need to be purchased by December 2023.

To date, a total of 6.75 credits have been transferred in the existing five (5) year review period. This occurred through enrollment of one (1) property in the TDR Program on March 23, 2018. Despite a booming residential real estate market (as discussed below), there has been virtually no transfers of TDR credits in the current 5-year review period. It is unlikely that 153.25 credits will be transferred in the remaining year of the review period.

Changed circumstances within the Receiving Zone have also caused the Receiving Zone to no longer present a realistic opportunity to utilize development credits from the TDR program:

- Several parcels, totaling 377.5 acres, in the Receiving Zone were subject to the Settlement Agreement the Township had entered into to satisfy its Third Round affordable housing obligation;
- As a result of the above-mentioned Settlement Agreement, none of the parcels included in the Agreement are required or able to obtain TDR credits;
- Market demand for warehousing, due to the significant increase in online shopping during the COVID-19 pandemic and other economic factors, has resulted in the approval of warehouse construction in several parcels, totaling 285 acres in the Receiving Zone which were not required to obtain TDR credits, and now represent a large amount of Receiving Area land which are no longer available for participation in the TDR program;
- Development of several small parcels, totaling 10.5 acres, in the Receiving Zone into single-family homes without the use of TDR Credits; and
- The Township's obligation for the Fourth Round that will begin in July 2025, and if any of the remaining Receiving Zone parcels are identified as locations for future affordable housing development, it is likely that these parcels will also need to be exempted from participation in the TDR program.

Currently, there is less than 1/3 of the original Receiving Zone remaining for which TDR credits could be utilized.

Given the changes in the Receiving Area resulting in a significant reduction of the availability of developable land, the TDR program appears to be no longer reasonable or viable.

Farmland preservation and responsible growth management continue to be important goals of the Township and should continue to be fostered through more viable methods. Section E of this report explores alternatives to the TDR program that will still allow for farmland and open space preservation through alternate means than TDR, including potential rezoning options for the Sending Zones and Receiving Zones.

Real Estate Market Analysis

The last Real Estate Market Analysis (“REMA”) was done in June 2016. Significant market changes have occurred since then which have had a significant impact on the real estate market. As a result, the 2016 REMA no longer represents the current market conditions. All of these changes suggest that market conditions are no longer sufficient to support participation in the TDR Program.

- Due to the significant reduction in the land available in the Receiving Area to utilize TDR credits, there is no longer a sufficient land to utilize all of the available credits from the Sending Area. At the time of the 2016 REMA, there was sufficient development potential to utilize all of the development credits from the Sending Area.
- In recent years, there has been a significant increase in the number of housing units under construction or proposed for construction, which may indicate that the residential market may become oversaturated with housing stock. Several developers have proposed housing projects under the affordable housing Settlement Agreements. Based on those two agreements alone, it is expected that 1,572 housing units will be created. In addition, South Pointe at Weatherby has recently received approval for 386 residential units. There are also another 20 residential lots expected to be developed by C & C Development, along with another 40 residential lots expected to be developed by NRV, Inc. Given the number of expected residential units, there may not be sufficient residential market demand for additional housing beyond what is expected to create sufficient economic incentives to utilize TDR credits.
- As previously indicated, residential real estate values have risen significantly both nationally and locally, in the last few years, with U.S. housing prices having risen 10.8% in 2020, 17.5% in 2021, 4.6% in the 1st quarter of 2022 and another 4% in the 2nd quarter of 2022. Assessed values for land in Woolwich has also significantly increased in the last several years. In 2016, assessed values for land in Woolwich was \$258,017,500, as set forth in the Gloucester County Abstract of Rateables for 2016. By comparison, assessed values for land in Woolwich was \$302,056,800 in 2021, as set forth in the Gloucester County Abstract of Ratables for 2021. This represents an increase in land values of 14.5%. This fluctuation in land values indicates that the 2016 REMA no longer accurately reflects market conditions.
- Significant changes in construction costs have occurred in the last few years which impact the ability of a developer to absorb the cost of TDR Credit acquisition, lessening the financial incentive to voluntarily participate in the TDR Program. For example, in

2019, P.L. 2019, c.32 was enacted which requires a mandatory raise in the minimum wage in New Jersey over time. According to New Jersey Department of Labor statistics, the State minimum wage as of January 1, 2017, was \$8.38 per hour, and starting in January 1, 2023, it will be \$14 per hour, an over 40% increase⁴. Construction costs have also significantly increased. The National Association of Home Builders' website reports that construction costs for residential construction have risen 35.6% since 2019⁵. These significant increases in costs suggest that the 2016 REMA no longer accurately reflects the value of development credits to developers.

Collectively, these changed circumstances indicate that the 2016 REMA is no longer accurately reflects the market conditions in which the TDR Program is currently operating. Due to these changed conditions, the TDR Program appears unlikely to create sufficient financial incentive to induce developers to purchase these credits.

⁴ https://www.nj.gov/labor/wageandhour/assets/PDFs/minimumwage_postcard.pdf.

⁵ <https://www.nahb.org/blog/2022/05/building-materials-up-more-than-19-percent-year-over-year>.

D. The Specific Changes Recommended for the Master Plan or Development Regulations

Master Plan Elements Recommendations

Transfer of Development Rights Program

As noted in above, the continued viability of the TDR Program is in question. Many of the Receiving Areas have already been developed and/or will be developed without the use of TDR Credits. In addition, no TDR Credits have been purchased from the Sending Area through private sales, as all of the existing TDR Credits purchased from the Sending Areas have been purchased by the Township TDR Bank or are held in private ownership by property owners who voluntarily registered their land into the TDR program. It is extremely unlikely that the Township will be able to transfer the required 25% minimum TDR credits by December 2023, and the TDR program appears to be no longer viable. Therefore, it is recommended that the TDR Program be terminated, and the Development Transfer Plan Element of the Master Plan be terminated.

Because it is recommended that the TDR Program be terminated, it is necessary to evaluate what zoning would be appropriate in both the Sending Areas and the Receiving Area that would further the goals of the Master Plan, including the goals of farmland and open space preservation, finding appropriate locations for residential development and retail development, and appropriate development of the Route 322 Corridor. This section addresses the zoning alternatives to the Sending Areas and the Receiving Areas of the TDR Program that will allow the Township to maintain its goals of preserving and enhancing the quality of life for its residents, promoting orderly growth, protecting the environment, and improving community services and facilities.

In order to further the goals of farmland/open space preservation while supporting appropriate locations for residential and commercial growth, a clustering (contiguous or noncontiguous) zoning option is recommended for the Township to consider. Slight density bonuses may be provided in exchange for clustering development lots together and preserving a larger area as farmland, open space and/or public recreation through a deed restriction. Such approach will allow the Township to continue to preserve environmentally sensitive areas, farmlands, and open spaces, while maintaining strategic development potential of vacant lands.

In addition to the TDR Program recommendations, the 2022 Reexamination Report also provides recommendations to the following Master Plan Elements:

Land Use Plan Element

It is recommended that the Township update its Master Plan to include a Statement of Strategy to the Land Use Plan Element concerning with (1) smart growth and consideration to potential locations for the installation of electric vehicle charging stations, (2) storm resiliency with respect

to energy supply, flood-prone areas, and (3) environmental infrastructure, and environmental sustainability. Additionally, per the 2019 and 2021 amendment to the MLUL, update to the Land Use Plan Element of the Township must include identifying existing and proposed location of public electric vehicle charging infrastructure in the Township, as well as Climate Change-Related Hazard Vulnerability Assessment (CCRHVA), which must include the factors discussed in the previous section.

Circulation Plan Element

It is recommended that the Township's Circulation Plan Element be updated to reflect the Township's current conditions and evaluate the relevancy of current transportation policies, goals, and objectives. Pursuant to the 2019 MLUL amendment, the Township must also identify any existing and proposed location of public electric vehicle charging infrastructure into its Circulation Plan Element and corresponding mapping. The circulation plan should be updated to reflect the changing conditions within the Township, especially the traffic improvements along Route 322 which are associated with various nonresidential developments.

Open Space and Recreation Plan

It is recommended that the Township adopt its currently drafted Open Space and Recreation Plan Element. As the Plan was drafted in 2014, it is also recommended that it be reevaluated to ensure the relevancy of its goals, objectives, and policies and update the current conditions.

Stormwater Management Plan

It is recommended the Township amend its Stormwater Management Plan to incorporate the changes to the New Jersey stormwater management rules regarding green infrastructure, as adopted in March 2020. The rules outlined in the new law should be reflected in the Township's Stormwater Management Plan.

Transfer of Development Rights Program

Since this 2022 Reexamination Report recommends the termination of the Township's Transfer of Development Rights (TDR) Program, it is necessary to provide an evaluation and zoning amendments recommendations for the designated Sending Areas and Receiving Areas. To achieve this, the 2022 Reexamination Report recommends several updates and revisions to the zoning ordinance and mapping and Land Use Plan element.

Zoning Map and Zoning Ordinance Recommendations

In general, the Township’s Zoning Map should be amended to incorporate all prior zoning changes. The Reexamination Report also recommends the following changes to the zoning ordinance:

- The Township’s Land Use Ordinance and zoning regulations should be amended to respond to the newly enacted statutory provisions on electric vehicle supply and “make-ready” parking spaces, which are mandated by the July 2021 amendment to the MLUL.
- The Township should adopt a clustering ordinance for the 5-acre zoning district (5A) to support the preservation of farmland and open space while allowing for development in areas outside of environmentally sensitive lands and nearby existing utilities.
- The Township should eliminate or reduce in size the CON – Conservation zoning district in order to reduce the redundancy and overlap between local and State regulations. The environmentally sensitive areas which the zoning district is intended to protect are already safeguarded at the State level. Areas which are currently zoned Conservation should revert back to their underlying zoning district prior to the adoption of the Conservation ordinance, or where appropriate, should be zoned consistent with the zoning of surrounding parcels. Zoning decisions should take into consideration whether proposed uses are compatible with nearby environmental resources.
- The parcels currently zoned as Conservation zoning district extending outward from Raccoon Creek should be evaluated and rezoned to be included in one of the adjacent zoning districts.
- The Township should rezone Block 43, Lots 10 to LIO – Light Industry Office to support the coordinated expansion of existing light industrial uses nearby the municipal boundary of Swedesboro.
- The Township should rezone Block 2, Lot 9, also known as the Auburn Road receiving area (AR-1 zone) to 5A with the provision that residential clustering shall be permitted, and in all rezonings, the Township must comply with their currently adopted HEFSP and the affordable housing Settlement Agreements.
- In addition to the table below, each lot located within the following list of blocks shall be considered for rezoning into the 5A zoning district: Blocks 11, 12, 13, 14, 19, 20, 17, and 21.

- The Parcels within the existing LIO zone near the Harker School, specifically Block 28, Lots 2, 3 and 4 should be rezoned to avoid conflicts in uses with the nearby school and residential uses.
- The existing 5A residential district should be revised so that single family dwellings in existence prior to October 1, 2022, shall be considered permitted uses with the bulk standards for the R-1 or R-2 districts regulating those uses.
- The Township should rezone all parcels within Receiving Area #1 that are currently zoned under the Kings Landing Redevelopment Plan as either Residential Receiving (RR) or Residential Receiving Base Density (RR-BD), to the R-1 or R-2 district, or another alternative residential district which would be compatible with adjacent land uses and/or proposed zoning within the Kings Landing Redevelopment Area. It is recommended that the Township also consider including a clustering option for residential districts. All rezoning must comply with their currently adopted HEFSP and Settlement Agreements. These parcels are as follows:

| BLOCK | LOT |
|--------------|-------------|
| 10 | 5 |
| 10 | 5.02 |
| 10 | 5.03 |
| 14 | 3 |
| 14 | 3.01 |
| 14 | 3.01 |
| 14 | 17 |
| 16 | 1 |
| 16 | 2 |
| 16 | 3 |
| 16 | 4 |
| 16 | 4.01 |
| 16 | 5 (partial) |
| 18 | 4.01 |
| 18 | 4.02 |
| 18 | 5 |
| 18 | 5.01 |
| 18 | 5.01 |
| 18 | 7 |
| 57 | 3 (partial) |
| 57 | 3.02 |

- The Township will continue to evaluate the zoning ordinance and map as related to warehousing and logistical distribution facilities to determine appropriate locations for these uses. Considerations should include appropriate highway access and avoidance of truck routes through residential neighborhoods or other areas with conflicting land uses.
- On an ongoing basis, the Township should consider the definition of words and confirm that the purpose of the ordinance is being satisfied. If additional classifications or standards are added to the Township Ordinance, the definition section should be updated accordingly. A definition should be provided for all verbiage which might otherwise leave room for interpretation.
- Land Use regulations should continually be examined for any instance where regulations are inconsistent with other standards or ambiguous in order to clarify the intent and purpose of ordinances.
- The Township should amend the zoning map to reflect various changes which have previously occurred, as well as incorporate any future zoning map revisions.
- In order to maintain the intent of open space and farmland preservation in the wake of eliminating the TDR program, the Township should rezone parcels in accordance with the table below:

| BLOCK | LOT | PROPOSED ZONING |
|--------------|------------|--------------------------|
| 1 | 1 | 5A w/ Commercial Overlay |
| 1 | 2 | 5A w/ Commercial Overlay |
| 1 | 3 | 5A |
| 1 | 4 | 5A |
| 1 | 5 | 5A |
| 1 | 5.01 | 5A |
| 1 | 6 | 5A |
| 1 | 7 | 5A |
| 1 | 8 | 5A |
| 1 | 11 | 5A |
| 1 | 11.01 | 5A |
| 2 | 10 | 5A |
| 2 | 11 | 5A |
| 2 | 12 | 5A |
| 2 | 12.01 | 5A |
| 2 | 12.02 | 5A |
| 2 | 12.03 | 5A |

| BLOCK | LOT | PROPOSED ZONING |
|--------------|------------|--------------------------|
| 2 | 13 | 5A |
| 2 | 13.01 | 5A |
| 2 | 14 | 5A |
| 2 | 15 | 5A |
| 2 | 15.01 | 5A |
| 2 | 15.02 | 5A |
| 2 | 15.03 | 5A |
| 2 | 15.04 | 5A |
| 2 | 16 | 5A w/ Commercial Overlay |
| 2 | 17 | 5A w/ Commercial Overlay |
| 2 | 18 | 5A |
| 2 | 18.01 | 5A |
| 2 | 18.02 | 5A |
| 2 | 19 | 5A |
| 2 | 20 | 5A |
| 2 | 21 | 5A |
| 2 | 22 | 5A |
| 2 | 23 | 5A |
| 2 | 23.01 | 5A |
| 2 | 26 | 5A |
| 2 | 27 | 5A |
| 5 | 6.05 | R-3 |
| 5 | 6.06 | R-3 |
| 11 | 1 | 5A |
| 13 | 3 | 5A |
| 13 | 4 | 5A |
| 13 | 5 | 5A |
| 14 | 28 | 5A |
| 14 | 5 | 5A |
| 14 | 5.01 | 5A |
| 14 | 5.03 | 5A |
| 14 | 6.02 | 5A |
| 14 | 9 | 5A |
| 14 | 12 | 5A |
| 14 | 13 | 5A |
| 14 | 29 | 5A |
| 14 | 30 | 5A |

| BLOCK | LOT | PROPOSED ZONING |
|--------------|------------|------------------------|
| 17 | 6 | 5A |
| 19 | 1 | 5A |
| 19 | 2 | 5A |
| 19 | 4 | 5A |
| 20 | 3 | 5A |
| 20 | 4 | 5A |
| 20 | 6 | 5A |
| 21 | 1 | 5A |
| 21 | 1.01 | 5A |
| 21 | 2 | 5A |
| 21 | 3 | 5A |
| 21 | 4 | 5A |
| 21 | 5 | 5A |
| 22 | 3 | 5A |
| 24 | 2 | 5A |
| 25 | 5 | 5A |
| 26 | 1 | R-1 |
| 28 | 1 | 5A |
| 28 | 2 | 5A |
| 28 | 3 | 5A |
| 28 | 4 | 5A |
| 31 | 3.01 | 5A |
| 36 | 4 | 5A |
| 36 | 5 | 5A |
| 36 | 10 | 5A |
| 38 | 5 | 5A |
| 39 | 1 | 5A |
| 40 | 9 | 5A |
| 40 | 12 | 5A |
| 41 | 1 | 5A |
| 41 | 8 | 5A |
| 41 | 10 | 5A |
| 43 | 10 | LIO |
| 43 | 5 | R-1 |
| 46 | 11 | 5A |
| 46 | 11.02 | 5A |
| 46 | 11.03 | 5A |

| BLOCK | LOT | PROPOSED ZONING |
|-------|------|-----------------|
| 46 | 12 | 5A |
| 47 | 2 | R-1 |
| 47 | 2.01 | R-1 |
| 47 | 5.04 | R-1 |
| 48 | 9.01 | R-1 |
| 48 | 9.02 | R-1 |
| 48 | 10 | R-1 |
| 48 | 4.01 | R-1 |
| 50 | 1 | 5A |
| 50 | 2.08 | 5A |
| 50 | 3 | 5A |
| 50 | 2 | 5A |
| 50 | 4 | 5A |
| 54 | 3 | R-2 |
| 54 | 9.01 | R-2 |
| 55 | 4.02 | 5A |
| 55 | 7 | 5A |
| 56 | 1 | 5A |
| 56 | 3 | 5A |
| 57 | 7.01 | R-2 |

E. Incorporation of Redevelopment Plan(s) Into Master Plan and Recommended Changes to Development Regulations

This section addresses recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law 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.

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.

Kings Landing Redevelopment Plan

The Kings Landing Redevelopment Area consists of 145 parcels, totaling to 1,716.5 acres, which are mainly farmland with some residential, commercial, and institutional uses. Most of the properties within the Redevelopment Area comprise the Woolwich Regional Center (commonly referred to as Kings Landing), a State-endorsed regional center to facilitate concentrated

development in accordance with smart growth principles. The goals and objectives of any redevelopment actions are derived from the Township Master Plan, Open Space and Recreation Plan, and TDR Plan:

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

There does not exist the need to amend the development ordinance to effectuate the redevelopment plan as this was accomplished by the Township Committee adoption by ordinance.

The Township should investigate the potential to expand the existing Kings Landing Redevelopment Area from its current boundary further south towards the boundary of Raccoon Creek. The extension of this Area will support further development along Route 322. Some parcels are split zoned between the Redevelopment Plan and existing underlying zoning, while some parcels would need to be investigated to appropriately deem them in need of Redevelopment if they are found to meet the requirements of N.J.S.A. 40A:12A-5. Additional rezonings within the Kings Landing Redevelopment Area should be investigated as the area continues to develop and limit the development potential and appropriateness of certain land uses throughout.

The following revisions to the Kings Landing Redevelopment Area are recommended through this Master Plan Re-examination:

- Elevated water towers shall be considered a permitted use accessory to larger scale commercial developments to ensure there will be adequate water supply and pressure in the case of a fire on site.
- An area of investigation should be undertaken to evaluate the need to expand the Redevelopment Area and promote orderly growth on the Route 322 corridor.
- Revise the list of blocks and lots in each section to ensure that zoning is clarified for each parcel within the Redevelopment Area.
- The zoning for the parcels indicated as Residential Receiving (RR) and Residential Receiving – Base Density (RR-BD) shall be rezoned to a residential district with a clustering option which does not include standards and language as related to TDR as indicated above.
- Generally, the entire Redevelopment Plan should be revised to eliminate any language referring to TDR, TDR credits, sending, or receiving areas.
- Eliminate the Conservation zoning district within the Redevelopment Plan and rezone to support commercial development.
- Rezone the northern area of Block 61, Lot 2 which fronts along Kings Highway to support the development of various residential group home units.

- As the Kings Landing Redevelopment Area encompasses such a large area of land, the Township should continue to evaluate the Redevelopment Plan zoning and implement changes as necessary due to the changing land uses along the Route 322 corridor.

Nike Missile Site Redevelopment Plan

Block 14, Lot 2 and Lot 4 are the subject properties in this redevelopment area. Lot 2 was formerly the Control Site or Integrated Fire Control (IFC) site, and is approximately 14.5 acres, fronting Swedesboro -Paulsboro Road, which provides access to I-95. Furthermore, the lot is within the Kings Landing area and, therefore, compact, walkable development is expected for this site to serve both Woolwich and the surrounding area. Lot 4, approximately 18.7 acres, is located north of Lot 2. It does not have a street frontage but does have an access easement running up to its entrance from Swedesboro-Paulsboro Road.

There does not exist the need to amend the development ordinance to effectuate the redevelopment plan as this was accomplished by the Township Committee adoption by ordinance.

PMC Redevelopment Plan

Encompassing two non-contiguous parcels, Block 5, Lot 11.01 and Lot 16, with approximately 15.3 acres, the property is believed to have been a Japanese Internment Camp during World War II. Both lots are currently zone R-3 Residential. Lot 11.01 is surrounded by the Locke Avenue/High Hill Park, while Lot 16 is immediately adjacent to it, making these parcels ideal for redevelopment as active recreation uses. There does not exist the need to amend the development ordinance to effectuate the redevelopment plan as this was accomplished by the Township Joint Land Use Board's adoption by resolution.

Weatherby Redevelopment Plan

The Weatherby Redevelopment Area consists of roughly 84.5 acres and is comprised of Block 4, Lots 1, 2, 3.03, & 4, Block 28.01, Lot 2, Block 28.02, Lot 11, 11.01, & 11.02, and Block 28.04, Lot 7. The Redevelopment area is located in the Planned Unit Development (PUD) district and the Weatherby Commercial Overlay which provides for a mixture of dwelling types as well as non-residential uses which are intended to provide community level non-residential uses rather than commercial uses which would typically serve a wider area, or region. There is no current need to amend or revise this Redevelopment Plan as the Township still desires community level commercial uses to serve the developing Weatherby residential developments.

Future Redevelopment Planning

Further, additional areas may be deemed in need of redevelopment or rehabilitation given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If a study area is deemed an area in need of redevelopment or rehabilitation, this would then permit the preparation and execution of a redevelopment plan, and

– should the plan call for such action – the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

F. Recommendations for Public Electric Vehicle Infrastructure

C.40:55D-89f. provides that the reexamination report discusses recommendations concerning locations appropriate for the development of public electric vehicle infrastructure. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

In October 2019, the Township introduced its public Commercial Charging Station for Plug-in Electric Vehicles installed at the Municipal Building public parking area at 120 Village Green Drive. This report recommends for the Township to review its commercial and industrial districts, public facilities and public parking areas, as well as those managed by other public entities (i.e. state, NJTransit, county, local, and school district), and business districts to identify areas that may be suitable for EV charging stations.

Existing and proposed EV charging stations in the Township should be identified in the next update to the Land Use Plan and Circulation Plan elements of the Township's Master Plan.

III. CONCLUSION

While the goals and underlying objectives of the 2003 Master Plan remains viable, the Township should consider the preparation of a new comprehensive master plan in which all the master plan elements are revised and consolidated into a unified document to provide more comprehensive and clear goals for the Township.