♦ REEXAMINATION REPORT ♦

OF THE

MASTER PLAN

OF THE

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY – NEW JERSEY

PREPARED FOR:

GLOUCESTER TOWNSHIP PLANNING BOARD
P. O. BOX 8, 1261 Chews Landing Road at Hider Lane
Blackwood, NJ 08012

Adopted by the Gloucester Township Planning Board

June 09, 2015

PREPARED BY:

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Adopted pursuant to N. J. S. A. 40:55D – 89,
New Jersey Municipal Land Use Law

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A signed and sealed original is on file with the Township Clerk.

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY

Honorable Mayor David R. Mayer

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**"There are those who look at things the way they are, and ask, why ...
I dream of things that never were and ask why not?**

Robert F. Kennedy

A. INTRODUCTION.

Municipal Land Use Law Requirement to Conduct a Reexamination Report.

In accordance with N.J.S.A. 40:55D-89, Periodic examination, the governing body must provide a general reexamination of its municipal master plan and development regulations by the Planning Board at least once every ten years from the adoption of the master plan or previous reexamination.

The current Master Plan was adopted by the Planning Board on June 29, 1999 and was previously reexamined on June 28, 2005. This 2015 Reexamination provides a compendious report of several planning documents including the 1999 Master Plan, 2005 Reexamination Report, July 2004 Open Space and Recreation Plan, March 2006 Stormwater Management Plan, 2008 Housing Element & Fair Share Plan, and several Redevelopment Plans.

The reexamination report must address the following five statutory criteria:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report [N.J.S.A. 40:55D-89a].
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date [N.J.S.A. 40:55D-89b].
3. 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 [N.J.S.A. 40:55D-89c].
4. 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 [N.J.S.A. 40:55D-89d].
5. 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:12A-1 et al.)] into the land use plan element of the municipal master plan and recommended changes, if any, in local development regulations necessary to effectuate the redevelopment plans of the municipality [N.J.S.A. 40:55D-89e].

1.0 PREVIOUS PLANNING ACTIVITIES

In former years from 1988 through 1995, various municipal master plan elements had been completed as individual reports and maintained collectively as a master plan document. Only until June 29, 1999 did the Planning Board adopt the Gloucester Township Master Plan, as a comprehensive planning document for the community to ensure land development occurs in a manner that is consistent with sound planning practice, while promoting the general public welfare, health, and safety.

The 1999 Master Plan of the Township includes the following subjects and elements:

- *Introduction*
- *Goals and Objectives*
- *Conservation*
- *Historic Preservation*
- *Blackwood West District*
- *Community Facilities*
- *Open Space and Recreation*
- *Circulation*
- *Land Use Plan*

The Housing Element and Fair Share Plan is a separate planning document fist adopted by the Planning Board on November 29, 2005 and submitted to the Council on Affordable Housing (COAH) for Substantive Certification. Subsequently, COAH revised the 3rd Round Rules requiring a revised Housing Element and Fair Share Plan, which was adopted by the Planning Board on December 15, 2008.

However, since 2008 the COAH's rules have continued to be litigated in the courts. Only recently has the New Jersey Supreme Court provided an opinion and guidance to municipalities regarding affordable housing.

This periodic reexamination provides a report of the 1999 Master Plan and 2005 Reexamination, as well as, other identified plans adopted in accordance with the statutory criteria identified within the Municipal Land Use Law to determine if the needs of Gloucester Township residents continue to be met. Moreover, the reexamination report will include the following:

* A review of the major problems and objectives identified at the time the master plan process was last undertaken in 1999 and reexamined in 2005;
* The status of the major problems and objectives identified;
* Changes in the assumptions, policies and objectives forming the basis of for the master plan;
* Recommended changes for the master plan and development regulations;
* Recommendations of the Planning Board regarding Redevelopment Plans.

2.0 MAJOR PROBLEMS AND OBJECTIVES IDENTIFICATION

The major problems and objectives relating to land development or redevelopment in the municipality at the time of the adoption of the last reexamination report [N.J.S.A. 40:55D-89a].

The 1999 Master Plan for Gloucester Township was organized into three major components: the overall goals of the master plan, goals and objectives for planning and development, and the various plan elements. This particular section of the reexamination report identifies the major problems and primary objectives for planning and development as they apply to the plan elements at time the master plan was adopted by the Planning Board on June 29, 1999, the Housing Element & Fair Share Plan, 2005 Reexamination Report, 2004 Open Space and Recreation Plan, and Stormwater Management Plan.

ASSUMPTIONS OF THE MASTER PLAN

The 1999 Master Plan is based on a number of assumptions regarding the larger context in which Gloucester Township is situated, as follows *(Gloucester Township Master Plan, June 29, 1999, p. 5)*:

1. Gloucester Township will remain in its existing relationship with other levels of government and will continue to control planning and zoning at its level.
2. There will be no long term disruptions in the economic cycle beyond the normal expansion and contractions of the state and national economies.
3. The protection of the natural environment will continue to be a strong social goal of citizens.
4. The development of Gloucester Township from a rural to suburban pattern is nearly complete. Land use issues will increasingly be focused on redevelopment.

OVERALL GOALS OF THE MASTER PLAN

- Guide the physical and economic development of the Township toward the goals in this Master Plan, thereby benefitting the public health, safety, and welfare *(Gloucester Township Master Plan, June 29, 1999, p. 6)*:
- Provide for the harmonious and efficient allocation and arrangement of land uses and the protection of property values in Gloucester Township and surrounding municipalities.
- Preserve environmentally sensitive lands from development or other potentially damaging influences.
- Preserve and enhance the character of the built environment through the encouragement of good design.
- Promote the preservation of historically significant structures and districts that represent the diversity of architectural styles in the Township.
- Encourage and promote the social interaction of groups and individuals to maintain the strength of the community.
- Provide for efficiency and economy in governmental administration.
- Balance the needs of pedestrian, bicycle and vehicular circulation within and through the Township.

As provided in the 1999 Master Plan "These broad purposes reflect the major guiding principles of the Master Plan. Within the framework established by the guiding principles, more specific goals and objectives for the Plan have been developed." These comprehensive goals continue today for guiding the physical and economic development of the Township benefiting the public health, safety, and welfare.

2.1 CONSERVATION

The objectives for planning and development referenced in the 1999 Master Plan applicable to Conservation are, as follows *(Gloucester Township Master Plan, June 29, 1999, p. 8)*:

OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.
- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

The major objective within the Conservation Element is to incorporate conservation techniques as a component of the land development process to steer growth away from environmentally sensitive lands to preserve a greater percentage of the Township's natural resources. The Conservation Element describes and maps the major natural resources of the Township including Geology, Aquifer recharge areas, Soils, Freshwater Wetlands, Flood Prone Areas, and land for conservation purposes in an effort to establish an overall Conservation Plan Map. This environmental analysis was completed to provide a baseline for establishing appropriate conservation policies that would be considered and implemented within the Land Use Element. The Conservation Element recommends the use of clustering techniques for preservation of open spaces and protecting aesthetic views and environmentally sensitive land. Additional recommendations included protection of farmland and mature forested areas by mitigating adverse impacts in the land development process and acquisition of open space land by purchase through public funding and/or dedication of conservation easements.

2.2 HISTORIC PRESERVATION

The objectives for planning and development referenced in the 1999 Master Plan applicable to Historic Preservation are, as follows *(Gloucester Township Master Plan, June 29, 1999, p. 9)*:

VISUAL CHARACTER AND HISTORIC PRESERVATION

- Promote the development and redevelopment of commercial areas that are attractive to public view through the use of building and site design standards reflective of the established character of development in Gloucester Township.
- Establish design standards to encourage new development in Gloucester Township to be compatible with the style and scale of existing buildings.
- Refine the standards for development to retain the integrity of the Blackwood West District and individual landmarks.
- Identify additional individual site(s) and district(s) in Gloucester Township of historical importance.

The 1999 Master Plan provides a considerable amount of information on the Township's history and historic landmarks. The Historic Element also references methodologies and programs that could be implemented to guide land development activities for addressing historic preservation as a component of the planning process. No major problems were identified in 1999; however, this plan element recommended completion a full survey of the Township's historic resources, encourage nominations and investigate appropriate sites for the National Register of Historic Places. The Historic and Scenic Preservation Committee is recommended as the lead agency for investigation of nominations and could also play a key role in public outreach programs. Additionally, recommendations are made for revisions to the property maintenance code for more stringent codes to maintain the character of historic areas.

2.2.1 BLACKWOOD WEST DISTRICT

The Blackwood West District section provides a thorough description of the historic aspects of this traditional town center. The Master Plan identifies the Blackwood West District as a "Sub-plan element" of the Historic Element. The Blackwood West District Sub-Plan Element evaluated the problems, recommendations, and realized solutions of the Blackwood West Mixed Use Revitalization Study – Downtown Development District (Study)[1]. This Study was implemented as a revitalization plan for the Blackwood West Zoning District. The most common problems identified in the study were attributable to insufficient parking and inadequate traffic circulation. Additionally, the Study recommended certain design standards for facade improvements and streetscape measures such as, sidewalks, landscaping, and lighting.

[1] The Blackwood West Mixed Use Revitalization Study – Downtown Development District was prepared by Thos. J. Scangarello and Associates, dated May 1983.

The 1999 Master Plan indicates that many of the goals of the Study applicable to stopping the decline and improving the appearance of the downtown had been realized.

In 2004 the Township adopted the Blackwood West Redevelopment Plan.[2] This redevelopment plan incorporates a major historic area of the Blackwood West District and has provisions for architectural and streetscape design standards to enhance aesthetics of the built environment.

2.3 COMMUNITY FACILITIES

The objectives for planning and development referenced in the 1999 Master Plan applicable to Community Facilities and Municipal Services are, as follows *(Gloucester Township Master Plan, June 29, 1999, p. 9)*:

COMMUNITY FACILITIES AND MUNICIPAL SERVICES

- Provide for streets, parks, police and fire protection, and other services sufficient to meet the needs of Gloucester Township residents and business owners. Encourage appropriate agencies to meet the utility needs of residents and business owners.
- Based upon the Master Plan and development trends, periodically assess the need for municipal services beyond their existing capacities.
- Identify school needs in close cooperation with the Gloucester Township Board of Education and Black Horse Pike Regional School District.
- Create a forum for discussing Camden County's plans for its extensive land holdings in Gloucester Township to work towards outcomes that provide mutual benefits to both governments.

The Community Facilities Element of the Master Plan identified those facilities provided by the local government both Municipal and County, and other agencies including the Boards of Education, Fire Districts, Utilities, and Houses of Worship that serve the residents of the community. The following provides a brief outline of the community facilities identified within the master plan noting areas of concern.

[2] The Blackwood West Redevelopment Plan was prepared by Clarke Caton Hintz dated June 28, 2004.

GLOUCESTER TOWNSHIP

Municipal Building

The municipal building is located at 1261 Chews Landing – Clementon Road and accommodates all municipal services:

- Administration.
- Assessor's Office.
- Clerk's Office.
- Community Development & Planning (planning, zoning, and construction).
- Finance Department (business administrator, chief financial officer, and treasurer).
- Grants Department.
- Legal Department.
- Municipal Court.
- Personnel Department (payroll and personnel).
- Police Department (code enforcement and office of emergency management).
- Senior Transportation.
- Tax Collector's Office.

It was determined the present municipal building was of sufficient size to meet personnel needs to serve the community; however, there was a need to reconfigure office space and increase record storage particularly for the Police Department and provide additional parking.

Public Works Department

The new Department of Public Works building, dedicated in October 2004, is located at 1729 Erial Road and provides a wide range of services for the community including but not limited to streets and road maintenance a state-of-the-art pothole repair vehicle, street sweeping, buildings and grounds maintenance for the municipal buildings, community parks, and athletic fields, vehicle repair garage, sign shop, etc.

The planning process in 1999 determined the former and adjacent public works building on Erial Road was basically an antiquated facility that was inadequately sized for personnel and storage of equipment and materials for the amount of services provided by the department to the community.

Recreation Department

The Recreation Department is located at 80 Broadacres Drive and is only mentioned anecdotally in the Master Plan.

However, in this reexamination report it is important to note the many programmatic activities for the community provided by the Recreation Department including pre-school, youth and adult programs, active sports at the recreation center and leagues that utilize the many athletic facilities and fields throughout the Township as well as passive recreation opportunities. Some of the

recreation activities currently available as identified by the Recreation Department are, as follows:

- Pre-School.
- Youth Programs.
  - Pre-School Camp.
  - Middle School Camp.
  - Nature Camp.
  - Playground Camp.
  - Adventure Tween Camp.
  - Basketball Camp.
  - Swim Camp.
  - Tennis Camp.
  - Dance Camp.
  - Yoga Camp.
- Adult Programs
  - Summer Bodies.
  - Piloxing.
- Sport at the Recreation Center
  - Basketball.
  - Volleyball.
  - Deck Hockey.
- Sport Leagues providing opportunities for several levels of baseball, basketball, cheerleading, field hockey, football, ice hockey, lacrosse, soccer, softball, volleyball, and wrestling.
- Pools & Parks
  - Municipal Pool & Snack Bar.
  - Veterans Park includes a ½ mile track, several playground equipment areas, and gazebo.
  - Community Park includes several athletic fields, basketball and tennis courts, walking trail, and a K-9 Memorial and U.S. Armed Forces Memorial.
  - Gloucester Township Health & Fitness Trail.

Senior Centers

The Township has two separate locations that provide services to the senior citizen community of the Township. One senior center is located next to the municipal building on Chews Landing – Clementon Road and the other center is located on 1575 Hider Lane. The master plan identified the senior center on Hider Lane needed more space.

Point Ariel Park Community Center

The Point Ariel Park Community Center is the former Old Erial School and provides daycare services for pre-school children, meeting room and other services and managed by the Recreation Department.

Academy Hall

The Academy Hall, a former girl's school is located next door to the library on the Black Horse Pike in downtown Blackwood. The building was previously utilized as offices for the New Jersey State Police.

The master plan recommended future uses within Academy Hall could include an expansion of the County library system, a municipal use consistent with downtown Blackwood, or sale, which would have to meet appropriate guidelines.

CAMDEN COUNTY

Libraries

The Gloucester Township-Blackwood Rotary Public Library is a branch of the Camden county system and located on the Black Horse Pike and should continue to be an integral component of downtown Blackwood. The master plan indicated parking adequacy is sometimes limited because it is shared with the Academy Hall, used by surrounding residents, and NJ Transit commuters.

BOARD OF EDUCATION

The education system within Gloucester Township continues to be served by two school districts, namely, the Gloucester Township School District and the Blackhorse Pike Regional School District. The primary concern identified within the master plan in 1999 was that the number of elementary students was greater than the capacity of the existing facilities.

Gloucester Township School District

The Gloucester Township School District consists of seven elementary schools (Grades 1 – 5) and three middle schools (Grades 6 – 8), as follows:

Elementary Schools

- Blackwood Elementary School
- Chews Elementary School
- Erial School
- Glendora School
- Gloucester Township School
- J. W. Lilley Elementary School
- Loring Fleming Elementary School

Middle Schools

- Glen-Landing School
- Charles W. Lewis School
- Ann Mullen Middle School

Regional School Districts

In 1999 the Blackhorse Pike Regional School District provided two high schools (Grades 9-12), as follows:

- Highland Regional High School
- Triton Regional High School (Runnemede)

FIRE AND AMBULANCE

Gloucester Township has six fire districts, as follows:

- Glendora Fire District #1
- Chews Landing Fire District #2
- Blenheim Fire District #3
- Blackwood Fire District #4
- Lambs Terrace Fire District #5
- Erial Fire District #6

The master plan indicated the boundary line separating Lambs Terrace Fire District #5 and Erial Fire District #6 is a survey line and should be revised to a physical land feature.

HOUSES OF WORSHIP

The master plan in 1999 identified at least twenty (20) houses of worship.

UTILITIES

The Gloucester Township Municipal Utilities Authority (GTMUA) provides sanitary sewer services to the Township, as well as curbside pick-up of recyclables and a state-of-the-art Ecology Center for composting. The GTMUA maintains a local sanitary sewer collection system that connects into the Camden County Municipal Utilities Authority system for treatment.

The Township has two water purveyors that provide public water to the residents of the community: Aqua New Jersey, Inc. and New Jersey – American Water Company.

2.4 OPEN SPACE AND RECREATION

The objectives for planning and development referenced in the 1999 Master Plan applicable to the Open Space and Recreation Element are, as follows *(Gloucester Township Master Plan, June 29, 1999, p. 8)*:

OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.
- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

The Open Space and Recreation Element of the 1999 Master Plan identified many organized recreation programs available to residents, as well as, an inventory of both active and passive recreation sites. The master plan indicated the New Jersey Green Acres program guidelines recommended a minimum of 3% of municipal land be set aside as open space. Considering the Township comprises

±15,252 acres, a minimum 458 acres is recommended under the Green Acres program. In 1999, the master plan indicated the Township had 763.1 acres of land devoted to active and passive recreation, equaling ±5% of the Township's land. The Township's open space and recreation facilities were also reviewed under the National Park and Recreation Association Guidelines (NRPA). This program indicated the Township's regulations requiring mini and neighborhood parks within housing projects has provided good results; however, community sized parks the size of Hickstown Road Park are lacking.

The Open Space and Recreation Element recommended the following:

- Continue open space and recreation facilities in residential projects.
- View Hickstown Community Park as a nucleus of a larger park system.
- Expand Country Oaks Park for the Kearsley Road area.
- Establish a committee comprising representatives of the Board of Education and Recreation Department.
- Concentrate on multi-purpose fields.
- Revise standards for open space in the land development process to increase visibility for police and neighbors.
- Provide a network of hiking and bicycle trails.

2.5 CIRCULATION

The objectives for planning and development referenced in the 1999 Master Plan applicable to Circulation are, as follows *(Gloucester Township Master Plan, June 29, 1999, pp.10-11)*:

CIRCULATION

- Promote pedestrian connections between neighborhoods where feasible.
- Promote trails and selected hard-surfaced paths as part of a bicycle and pedestrian system.
- Restrict vehicular access through residential neighborhoods for non-residential purposes.
- Provide for the continuity of the street network.
- Identify streets with a special scenic character and establish policies that retain the streetscape.

The Circulation Element of the 1999 master plan categorized the roadways in the Township based on their jurisdiction (New Jersey and County) and roadway classifications: limited access highways, major and minor arterials, major and minor collectors, and residential access roads. The Circulation Element describes the State Highway Access Management Code and suggests consideration be given to develop Access Management Plans with the State for the Blackwood-Clementon Road corridor and the Black Horse Pike in the Glendora portion of the Township. The master plan further defines the levels of service standards to

quantify traffic management, pedestrian and bicycle paths, and public transportation routes. The Circulation Element of 1999 indicated the following recommendations (See Circulation Plan Map):

- Additional ramps along Route 42 (North-South Freeway).
- Park and Ride Facility on the former clover property.
- A diamond interchange between the Atlantic City Expressway and Berlin – Cross Keys Road.

OTHER ROADWAYS

- Completion of the unimproved section of Little Mill Road.
- Designate Johnson and Kearsley Roads as under the jurisdiction of Camden County as they serve inter-municipal connections.
- Connect Randy Road to Pasadena Drive.
- Extend Floodgate Road to the Gabreil Daveis Tavern.
- Complete Bikepath along the Pennsylvania and Reading Shoreline right-of-way.
- Construct Fenwick Lane to the municipal pool and Block 8401.
- Construct a formal trail/path at Washington and Spring Hill to Stratford.
- Pathways to the Hickstown Community Park.
- Pathway along the PSE&G lot within the Forest Ridge development.

2.6 LAND USE

The objectives for planning and development referenced in the 1999 Master Plan applicable to Land Use are, as follows *(Gloucester Township Master Plan, June 29, 1999, pp. 7-8)*:

LAND USE

- Improve the quality of life for Gloucester Township residents, those persons who work in the municipality and visitors by following the principles of the Master Plan in its implementation in the zoning ordinance.
- Preserve open space and promote the visual enjoyment of the land.
- Protect environmentally sensitive land from development.
- Direct new development and redevelopment to places in relation to their transportation and environmental capacities.
- Discourage the introduction of incompatible land uses.
- Industrial uses should be encouraged with direct or nearby access to the regional highway network.
- Retail uses should be designed for community shopping rather than regional shopping needs.
- Office and industrial uses should be encouraged in business parks rather than individual sites to take advantage of the benefits of planned development.

The 1999 Master Plan provides a description of housing types, land use classifications, population trends, and population estimates. The master plan identified several land uses that would impact future development patterns in the Township. The major land use initiatives identified included the need to closely evaluate development of the remaining infill property along with redevelopment of the existing built environment; the need for balanced land use between

residential and non-residential properties, as well as, significant acreage of tax-exempt public property to maintain a healthy tax structure; extension of utilities to effectuate future development; provide opportunities for senior citizen housing; and acquisition of additional open space lands.

2.7 HOUSING

In addition to the 1995 Housing Element and Fair Share Plan, the objectives for planning and development referenced in the 1999 Master Plan applicable to Housing are, as follows *(Gloucester Township Master Plan, June 29, 1999, p.10)*.

- Maintain a fair share housing plan and associated development regulations which meet the municipality's fair share requirements for affordable housing.
- Promote the clustering of housing on sites with environmentally sensitive areas.
- Advance the development of senior citizen housing through an expansion of residential opportunities.
- Increase the opportunity to provide executive housing.
- Promote individual ownership of housing in all areas of the Township.

The 1995 Housing Element and Fair Share Plan showed that in the 1970's housing growth climbed by 120.5 percent, exceeding the trend in population, which had a lesser 70.3 percent growth rate. The Township's housing and population growth rates in the 1980's declined from the previous decade to 23.2 percent and 19.1 percent, respectively. Thence, through the 1990's the growth rates stabilized with housing growth at 21.9 percent and population at 19.6 percent.

The Housing Element and Fair Share Plan estimated that in 1992 the Township had a total of 20,959 housing units. Approximately 36.2 percent (7,581 units) of the Township's housing stock was built prior to 1970 with 39.9 percent (8,353 units) built between 1970 and 1980 and the remaining 23.9 percent (5,025 units) built by 1992. Most of the housing created between 1987 and 1992 was single-family dwellings comprising approximately 85.7 percent of all new dwelling unit construction. The 1990 Census indicted the median value of owner occupied housing was $104,300.00.

Gloucester Township originally received substantive certification for its 1987-1993 Housing Element and Fair Share Plan from the Council of Affordable Housing (COAH) on May 20, 1987. This substantive certification was for the Round 1 requirements. The Township subsequently petitioned and received substantive certification for its 1987-1999 Housing Element and Fair Share Plan on May 06, 1996, which was for the Round 2 requirements. At that time, the Township's fair share of affordable housing was 21 units. This was met with the construction of the Mullen Manor, a 24-unit rental complex developed by the Multiple Sclerosis Association of America with a HUD Section 811 grant.

2.8 RECYCLING

The objectives for planning and development in the 1999 Master Plan applicable to Recycling are as follows *(Gloucester Township Master Plan, June 29, 1999, p. 11)*:

- Ensure that the Township's recycling plan meets the requirements of the State Recycling Plan.
- In accordance with State policy, conserve energy in manufacturing processes, increase the supply of reusable raw materials for industry and reduce the amount of poorly combustible materials that are directed to resource recovery facilities.

The Township's recycling program is administered by the Gloucester Township Municipal Utilities Authority (GTMUA) in association with the Department of Public Works for certain bulk recyclables. The following items are recycled by the Township in accordance with the GTMUA recycling program.

GTMUA

- Grass clippings, leaves, and brush.
  - The GTMUA Ecology Center operates a state-of-the-art composting facility at 71 Landing Road.
- Aluminum, tin, bi-metal, plastic, glass, plastic, paper, and cardboard.
  - The GTMUA provides residents with a 96-gallon recycling container.

Department of Public Works

- Air conditioners, freezers, refrigerators, and white goods.
- Electronics.
- Concrete, brick, and rubble.
- Brush and stumps.
- Dirt, sod, and garden debris.
- Motor oil, car batteries, and anti-freeze.

Camden County Division of Environmental Affairs

- Special waste such as automotive liquids, chemicals, fuels, household cleaners, paints, pesticides, and solvents.

2.9 STORMWATER MANAGEMENT PLAN

The goals for stormwater management referenced in the Stormwater Management Plan, as prepared by Bach Associates, PC dated March 20, 2006 and adopted by the Planning Board on April 11, 2006 are, as follows:

- Reduce flood damage, including damage to life and property.
- Minimize, to the extent practical, any increase in stormwater runoff from any new development.
- Reduce soil erosion from any development or construction project.
- Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures.
- Maintain groundwater recharge.
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution.
- Maintain the integrity of stream channels for their biological functions, as well as for drainage.
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water.
- Protect public safety through the proper design and operation of stormwater basins.

The Stormwater Management Plan (SWMP) includes a general description of stormwater and the groundwater recharge in the hydrologic cycle. Additionally, the SWMP provides a description of the Township's location and attributes within the Big Timer Creek Watershed and the Great Egg Harbor River Watershed. The SWMP also provides information relative to design and performance standards; the requirement to provide nonstructural stormwater management strategies; a Land Use/Build-Out Analysis, and mitigation plan criteria.

3.0 MAJOR PROBLEMS AND OBJECTIVES STATUS

The extent to which such problems and objectives have been reduced or have increased subsequent to such date [N.J.S.A. 40:55D-89b].

This section of the reexamination report identifies measures implemented by the Township to reduce and mitigate the major problems and implement the objectives identified within the elements of the master plan adopted by the Planning Board on June 29, 1999 and since the 2005 Reexamination Report.

The primary objectives identified in Section 2, Major Problems and Objectives Identification are reprinted in this section to facilitate review. Additionally, planning events are identified for each reexamination cycle: first, as referenced in the 2015 Reexamination Report and second in the 2005 reexamination report.

3.1 CONSERVATION ELEMENT

OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.
- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

2015 Reexamination Report

Residential Cluster, as a Planned Development, has been included in the Township's Land Development Ordinance as a conditional use in the R-1, Residential District (Gross Density - 1 unit/acre) and R-2, Residential District (Gross Density - 2 units/acre). Residential clustering allows smaller lot sizes where there is public water and sanitary sewer, preservation of at least 30% open space, and tracts that have a minimum five acres. Implementation of clustering has provided opportunities for preservation of open space and conservation areas. This has been particularly evident in two residential projects approved for development along Erial Road that would preserve a significant amount of open space between Hidden Mill Drive and Little Mille Drive (unimproved) if developed in accordance with the approved plans.

The Gloucester Township Planning Board and Zoning Board of Adjustment continue to request conservation easements for woodland areas and along stream corridors for land development applications, where applicable. Additionally, applications for land development include review for the protection of natural resources particularly freshwater wetlands and transition areas and incorporation of design features such as compensatory plantings and landscaping plans where conservation of natural resources is unavoidable.

The Township also uses the Local Redevelopment & Housing Law in establishing redevelopment areas and redevelopment plans to seek opportunities to direct

economic development in areas already developed thereby mitigating impacts to natural resources.

Additionally, as explained in the Open Space and Recreation Plan the Township continues to seek opportunities through the New Jersey Department of Environmental Protection Green Acres Program to purchase lands for both active and passive recreation opportunities.

The following additional GIS maps have been completed:

Zoning Map	Billboards Map
U. S. G. S. Topographic Map	Drug Free Zone Map
Watershed (HUC 14) Map	Election District Map
Land Cover Map	Neighborhood Map
Cell Towers Map	High School Attendance Area Map

2005 Reexamination Report

The Gloucester Township Open Space and Environmental Advisory Committee developed a comprehensive Environmental Resource Inventory (ERI) with the assistance of matching grants from the New Jersey Department of Environmental Protection (NJDEP), Environmental Services Program. The ERI was completed in a Geographic Information Systems (GIS) format utilizing the Township's existing tax parcel base map, which is geo-referenced to state plane coordinates. The following GIS maps have been completed:

Wetlands Map	Wells/Well Head Protection Map
Water Bodies Map	Brownfields Map
Soil Classification Map	Landfills Map
Flood Plain Map	Historic Areas Map
Endangered Species Map	Open Space/Recreation Map
Groundwater Aquifer Map	Pedestrian/Bicycle Map

The following maps are currently under construction:

Zoning Map	Watershed Map
U. S. G. S. Topographic Map	Surface Cover Map

Gloucester Township continues to request conservation easements along stream corridors on properties with land development applications before the Planning Board or Zoning Board of Adjustment, as well as, design features and site planning to address conservation of natural resources.

3.2 HISTORIC PRESERVATION ELEMENT

VISUAL CHARACTER AND HISTORIC PRESERVATION

- Promote the development and redevelopment of commercial areas that are attractive to public view through the use of building and site design standards reflective of the established character of development in Gloucester Township.
- Establish design standards to encourage new development in Gloucester Township to be compatible with the style and scale of existing buildings.
- Refine the standards for development to retain the integrity of the Blackwood West District and individual landmarks.
- Identify additional individual site(s) and district(s) in Gloucester Township of historical importance.

2015 Reexamination Report

As noted in the aforementioned Section 3.1, Conservation Element, the Township included a Historic Areas Map as a data layer of the Environmental Resources Inventory.

Additionally, a book titled "The History of the Township of Gloucester 1695 to 2003" was copyrighted and published in 2005 in cooperation with the Historic and Scenic Preservation Committee and the Township of Gloucester.

2005 Reexamination Report

The Township recently adopted the Blackwood West Redevelopment Plan that incorporates a significant portion of the historic area of Blackwood. The plan incorporates architectural and streetscape design standards to promote attractive viewsheds of the existing built environment and proposed commercial and residential development, thereby, implementing two objectives of the Historic Element of the 1999 master plan.

Additionally, as noted in the aforementioned Section 3.1, Conservation Element, the Township included a Historic Areas Map as a data layer of the Environmental Resources Inventory.

3.2.1 BLACKWOOD WEST DISTRICT ELEMENT

- Refine the standards for development to retain the integrity of the Blackwood West District and individual landmarks.

2015 Reexamination Report

Several new developments have been constructed within Blackwood West Redevelopment area utilizing the redevelopment plan. Most notably is the Riiff Plaza, the redevelopment of the above mentioned former sewing factory into a catering hall and various businesses associating with wedding venues; Total Dental Concepts, redevelopment of an existing dated 3-unit retail strip mall into a medical office building; and, the adaptive re-use of the former Blackwood Liquors Store into a new retail center. All three of these business ventures developed their buildings and streetscapes incorporating the design elements of the Blackwood West

Redevelopment Plan. Additionally, as a part of the planning process, Planning Board approvals included the provision to provide shared municipal parking.

Another major development in the Blackwood West Redevelopment Area is the Southwinds Major Subdivision and Site Plan, which is on 56 acres in the Mingus Run Redevelopment Zone. This project only has approvals and comprises approximately 177 townhouses, 220 condominiums, and a 100 unit affordable housing apartment building.

While there have been economic development projects, it's been more than ten years, since the adoption of the Blackwood West Redevelopment Plan. Consideration should be given to determine if there are opportunities to revise certain aspects of the redevelopment plan that would facilitate economic development and support the new "Arts District," which is being fronted by the "Mainstage Center for the Arts, which has renovated the Academy Hall located in the central business district of Blackwood West.

In 2012, the Township received a Transportation Community Development Initiative (TDI) grant from the Delaware Valley Regional Planning Commission. This was a planning grant to provide preliminary engineering plans for streetscape improvements along the Black Horse Pike (N.J. Route 168) and along west Church Street (C.R. 534).

2005 Reexamination Report

As previously noted, the most valuable planning accomplishment to the Blackwood West District was implementation of the redevelopment study and subsequent adoption of the Blackwood West Redevelopment Plan. Considering Council only recently adopted the redevelopment plan, a major rehabilitation project has been approved by both the Planning Board and Redevelopment Entity (Council). This project includes major site improvements and adaptive reuse of a former manufacturing facility, which is located in the central business district of downtown Blackwood. The project includes a restaurant and catering facilities, retail, and offices. Moreover, several new businesses have occupied existing retail space with interest from both commercial and residential developers to revitalize this important historical downtown.

3.3 COMMUNITY FACILITIES ELEMENT

COMMUNITY FACILITIES AND MUNICIPAL SERVICES

- Provide for streets, parks, police and fire protection, and other services sufficient to meet the needs of Gloucester Township residents and business owners. Encourage appropriate agencies to meet the utility needs of residents and business owners.
- Based upon the Master Plan and development trends, periodically assess the need for municipal services beyond their existing capacities.
- Identify school needs in close cooperation with the Gloucester Township Board of Education and Black Horse Pike Regional School District.
- Create a forum for discussing Camden County's plans for its extensive land holdings in Gloucester Township to work towards outcomes that provide mutual benefits to both governments.

2015 Reexamination Report

Municipal Building

Several municipal offices have received expansions and upgrades including the Department of Community Development & Planning, Police Department, and municipal courtroom. Additionally, other departments have been relocated to better accommodate municipal services including, community services, grants, payroll, and personnel. Code Enforcement has also been relocated from Community Development & Planning to a division within the Police Department. Parking continues to be a concern when Municipal Court is in session.

Senior Center

The Department of Public Works completed site work and construction of the new Senior Drop In Center, which is located at 1575 Hider Lane. The new center provides many opportunities for seniors to "drop in for fun, friendship and relaxation." The senior center building originally planned as a depository for Township records was subsequently razed for additional parking.

Academy Hall

The Township renovated Academy Hall at 27 S. Black Horse Pike, which is presently occupied by Mainstage Center for the Arts, a performing arts academy supporting the Township's ongoing efforts to establish an Arts District within downtown Blackwood.

Fire and Ambulance

The concern regarding the boundary line separating Lambs Terrace Fire District #5 and Erial Fire District #6 as a survey line in lieu of the preferred physical boundary line remains unresolved.

2005 Reexamination Report

While providing community facilities and services to meet the needs of the Township residents is a continued objective, the Township has been a good steward in addressing many of the needs identified in the 1999 Master Plan, as follows:

Municipal Building

Many of the municipal offices have completed upgrades in both office space and equipment. The Department of Community Development is soon to complete upgrades providing more ergonomic workstations, computers, and information technology, as well as reconfigure the existing office space to be more productive to meet the demands of the Department and ultimately the Township residents. However, parking continues to be a concern of the Township on days when Municipal Court is in session.

Senior Center

The Township received approval of an NJDEP Letter of Interpretation for a wetlands presence/absence determination in June 2003 for the Hider Lane property. The Department of Public Works is in the process of completing the site work and a new senior center modular building is proposed for installation May 2005. The existing Hider Lane Senior Center is planned as a depository for Township records.

Academy Hall

The Township continues successfully to utilize the Academy Hall, which is presently being occupied for private office space, as well as, offices for the Gloucester Township Housing Authority and proposed satellite offices for the Township Police Department.

Public Works Building

A new building for the Department of Public Works (DPW) was dedicated on October 14, 2004. A salt/sand storage facility was constructed in May 2005. The new DPW building provides administrative offices, a vehicle repair garage area, and material and equipment storage yards integrated within a professionally planned site.

Board of Education

The Blackhorse Pike Board of Education opened the Timber Creek Regional High School (Grades 9-12) in September 2001 to address the needs of this population cohort.

Fire and Ambulance

The concern regarding the boundary line separating Lambs Terrace Fire District #5 and Erial Fire District #6 as a survey line remains unresolved.

3.4 OPEN SPACE AND RECREATION ELEMENT

OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.
- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

2015 Reexamination Report

The Township completed all the improvements at the Hickstown Community Park in Phase I and Phase II as referenced in the 2005 Reexamination Report. There has been some relocation of facilities such as the tennis courts and providing an area reserved for a Field of Dreams, a baseball field for children with special needs. The Township has also constructed a Police K-9 Memorial and recently developed an U.S. Armed Forces Memorial within this park.

The Township's acquisition of the former Dorothy Interlante property adjacent the Gabreil Daveis Tavern has expanded opportunities for both active and passive recreation at this location. Specifically, the Township has provided a Community Garden that includes 23 plots in two sizes: 10' x 10' and 10' x 15' that are available to residents with access to compost, woodchips, and water.

The Township also recently completed a Citizens Appreciation Park on the Black Horse Pike across from the Glendora Fire Company. This is a creative and unique idea to give permanent recognition to many citizens that make a difference in the community.

On November 09, 2004 the Planning Board adopted an Open Space and Recreation Plan (OSRP) in accordance with the NJDEP Green Acres Program, specifically, the Planning Incentive Program. The OSRP comprises two constituent elements of the of the Master Plan pursuant to NJSA 40:55D-28(b)(7) and NJSA 40:55D-28(b)(8) and was adopted as "constituent revisions" to the aforementioned statutory elements.

The following parcels were acquired through the NJDEP Green Acres Program since the 2005 reexamination report and are indicated in the following chart.

NAME	BLOCK	LOTS	AREA
Dorothy Interlante	3401	5	4.591 ac.
RA-CO Homes, LLC	18099	1 & 1.01	5.793 ac.
Peter & Timothy Lemeshuk	13401	3	9.856 ac.
Robert & Mary Bogucki[3]	1003	4 & 5	0.287 ac.
		TOTAL	**20.527** ac.

Several parcels originally identified in the OSRP for acquisition and prioritized into various parks have been subsequently approved for residential development. However, other parcels not identified are now part of the Township's open space holdings including the above and must be reconciled with an updated Recreation Open Space Inventory (ROSI).

Consideration should be given to amending the OSRP to include the parcels recently identified for potential funding under the NJDEP Green Acres Program. In July 2014 the Township requested over two million dollars in acquisition funding to acquire the following properties:

NAME	BLOCK	LOTS	AREA
David & Joyce Goulburn (Estates of Gravelly Run)	3801	1, 2 & 3	
	3901	2, 2.01 & 3	
		TOTAL	**23.86 ac.**

NAME	BLOCK	LOTS	AREA
Roselin Bridge, LLC (Glen Gould Major Subdivision)	14601	2, 5, 6 &13	42.71 ac.
Murray Est of Joseph C. Donnell (Fells Major Subdivision)	14404	36 & 37	61.9 ac.
Helen C. Hayes	14404	38 & 39	49.50 ac.
		TOTAL	**177.91 ac.**

[3] Reimbursement from Green Acres is pending for the former Robert & Mary Bogucki parcels.

The Estates at Gravelly Run has already received a Certified Market Value and there is interest from Camden County to partner with the Township to acquire the parcels, which comprise the last undeveloped land along Somerdale Road in the Township.

Another goal is to assemble several properties that would form an extensive and important conservation area within the ER – Environmental Residential District along Erial Road. A primary property is the Glen Gould Major Subdivision that contains identified Swamp Pink *(Helonias Bullata)* a federally listed threatened species, and no less important, contains several natural springs and seeps that are the headwaters to Mason's Run, a Category One stream. Along with this parcel there is interest in the Fells Major Subdivision and the Helen C. Hayes properties. All three of these combined would provide ±153 acres of open space that would be contiguous to an existing ±171 acres, thereby, providing a total of ±324 acres of a sylvan setting open space adjacent to Pine Hill Borough and Mason's Run.

2005 Reexamination Report

The primary open space acquisition by the Township since the 1999 Master Plan were properties formerly owned by the Lake Mathilde Association, William Eells Estate, Charles and Sylvia Quicksill, and Gary P. Bock. The parcels were acquired through the NJDEP Green Acres Program and are indicated in the following chart.

NAME	BLOCK	LOT	AREA
Lake Mathilde Association	16001	2	13.660 ac.
	16002	3	10.173 ac.
	16003	1	2.480 ac.
	16005	22	1.127 ac.
	16005	25	2.365 ac.
William Eells Estate	16002	4	11.653 ac.
Charles and Sylvia Quicksill	16001	3	4.000 ac.
Gary P. Bock	15805	7	13.770 ac.
		TOTAL	**59.228** ac.

Additionally, the Township was involved in the Camden County acquisition of the ±130 acre Slim's Ranch property along the Big Timber Creek also purchased through NJDEP Green Acres program.

The Township also eliminated the Jarvis Park ±9.69 acres in order to accommodate the Timber Creek High School.

The Township continues to have a very active open space and recreation program. The Township Community Park on Hickstown Road has undergone a major

transformation since the 1999 Master Plan. The improvements indicated in Phase I in the following chart have been developed and the improvements for Phase II are under construction and scheduled for completion by September 2005.

GLOUCESTER TOWNSHIP COMMUNITY PARK (HICKSTOWN ROAD)

PHASE I	PHASE II
4 Soccer fields	2 Basketball Courts (Outdoor)
1 Playground Unit	1 Baseball field (90 ft.)
1 Softball field	1 Playground unit
1 Football field	1 Picnic shelter
Walking Trail (80% complete)	Parking
Concessions/Maintenance Building	Landscaping
Parking	
Landscaping	

Additionally, the Recreation Department has replaced the playground equipment at several playground/tot lot areas throughout the Township and has expanded the entire recreation program to serve the needs of the community.

3.5 CIRCULATION ELEMENT

CIRCULATION

- Promote pedestrian connections between neighborhoods where feasible.
- Promote trails and selected hard-surfaced paths as part of a bicycle and pedestrian system.
- Restrict vehicular access through residential neighborhoods for non-residential purposes.
- Provide for the continuity of the street network.
- Identify streets with a special scenic character and establish policies that retain the streetscape.

2015 Reexamination Report

As indicated in the 2005 reexamination report, the design guidelines and road improvement standards for residential projects continue to follow the regulations within the New Jersey Residential Site improvements Standards. And, the goals and objectives of the Circulation Element of the 1999 Master Plan continue to be important. The municipal Bikepath, which is now identified as the "Gloucester Township Health & Fitness Trail" continues as a municipal project.

The above referenced Town Square Plaza Shopping Center identified in the 2005 reexamination report is completed, which included a traffic signal at Independence Boulevard and Berlin-Cross Keys Road and Williamstown Road. This development also includes a significant portion of Independence Boulevard, which is the bypass road identified in the New Vision Redevelopment Plan. The remaining portions of Independence Boulevard are the connections between

Lakeside Business Park and the Gloucester Town Center and the Township's former Nike Base property. The Township is in the process to draw against the performance guarantee for the Lakeside Business Park and an existing bond is in place for the Gloucester Town Center to connect these two developments.

The above referenced traffic signal for the Sicklerville Wawa is completed. The Township has also acquired Block 10901, Lots 1 and 2 and now owns all the land between the Black Horse Pike and Tice Road for future road improvements at this signalized intersection.

The most significant transportation development in the Township is the NJ Route 42 and College Drive interchange, which was designed to prioritize multiple modes of travel and network connectivity and reduce the physical footprint to mitigate environmental impacts. The interchange included reduced ramp sizes, round-a-bouts to calm and improve traffic distribution as well as a bridge over NJ Route 42 from Commencement Road to Cooper Boulevard.

Additionally, the Federal Transit Administration in cooperation with New Jersey Transit Corporation are presently preparing documents to establish a Park & Ride Center for NJ Routes 55/676 in the College drive Redevelopment Area.

Traffic signals and future roadway improvements to facilitate traffic movements are completed for the following projects:

- Red Bud Drive and Berlin-Cross Keys Road.
- Shoppes at Cross Keys and Berlin-cross Keys Road.
- Village Greene Lane and Sicklerville Road.
- Cooper Boulevard and Robert E. Kelley Boulevard (Bridge over NJ Route 42).

Road improvements are substantially completed for the following developments and municipal roadways.

- Grandrimo Major Subdivision: Mimosa Court.
- Kearsley III: Wood Thrush Drive.
- Gloucester Chase: Erik Court
- Villages at Cross Keys: Village Green Lane

2005 Reexamination Report

The Township continues to implement design guidelines and road improvement standards for municipal roadways for new developments in accordance with the New Jersey Residential Site improvements Standards. The aforementioned goals and objectives of the Circulation Element of the 1999 Master Plan continue to be important to the overall Township transportation network. Many of the recommended municipal circulation improvements of the 1999 Master Plan remain outstanding; however, the municipal Bikepath along the Pennsylvania and Reading Shoreline right-of-way is an ongoing municipal project.

A major transportation planning initiative within the Township since the 1999 Master Plan is the proposed College Drive and Route 42 Interchange project.

Presently, the New Jersey Department of Transportation in conjunction with the Delaware Valley Regional Planning Commission, Camden County, and Gloucester Township are in the process of completing the NJ Route 42/College Drive Corridor, Integrated Land Use & Transportation Planning Study to investigate a new interchange at this location. As identified within the master plan additional ramps along Route 42 is a primary objective of the Circulation Element and would serve both local and regional needs.

Additionally, several recently approved and proposed land development projects would be installing new traffic signals and future roadway improvements to facilitate traffic movements, as follows:

- Gloucester Town Center: Southwest corner of Berlin – Cross Keys Road and Williamstown Road (Approved).
    - Approval and partial construction of Independence Boulevard.
        - *Design and development of this loop road is a requirement of the New Vision Redevelopment Plan.*
- Lakeside Business Park: Williamstown Road (Approved).
    - Approval and partial construction of Independence Boulevard.
        - *Design and development of this loop road is a requirement of the New Vision Redevelopment Plan.*
- Shopping Center: North west corner of Berlin – Cross Keys & Williamstown Roads (Pending)
    - Proposed traffic signal on Berlin – Cross Keys Road and Chews Landing – Williamstown Road.
    - Proposed design and development of Independence Boulevard.
        - *Design and development of this loop road is a requirement of the New Vision Redevelopment Plan.*
- Super Wawa: Hickstown and Sicklerville Road (Approved)
    - New traffic signal at Hickstown and Sicklerville Road.
- Walgreen's Drug Store: Black Horse Pike and Erial Road (Approved)
    - Township to acquire Block 10901, Lot 2 (Erial and Tice Roads) following demolition of existing dwelling unit for future roadway improvements.

3.6 LAND USE ELEMENT

LAND USE

- Improve the quality of life for Gloucester Township residents, those persons who work in the municipality and visitors by following the principles of the Master Plan in its implementation in the zoning ordinance.
- Preserve open space and promote the visual enjoyment of the land.
- Protect environmentally sensitive land from development.
- Direct new development and redevelopment to places in relation to their transportation and environmental capacities.
- Discourage the introduction of incompatible land uses.
- Industrial uses should be encouraged with direct or nearby access to the regional highway network.
- Retail uses should be designed for community shopping rather than regional shopping needs.
- Office and industrial uses should be encouraged in business parks rather than individual sites to take advantage of the benefits of planned development.

2015 Reexamination Report

The Township's population appears to have stabilized since the 2000 Census from a population of 64,350 persons to 64,634 persons as determined by the 2010 census. Since 2005, the Township saw a significant number of applications for residential development; however, many of these projects only have approvals and have not been constructed. This apparently is a consequence of the housing market collapse on or about 2008. Since this time there has only been modest development of single family detached housing. However, there has been a slight increase in two-family detached housing and townhouse development in both new approvals and actual construction. The two primary developments are the Broadacres Village on Emerson Court and the Villages of Cross Keys on Sicklerville Road. Both of these projects were initially planned for age-restricted housing but received use variances to remove this restriction. One may adduce this is evidence of the need for the Township to reconsider the applicability of the SCR- Senior Citizen Residential District for a more flexible residential zone that would allow traditional residential and age-restricted residential land uses as a conditional use.

Commercial development has been primarily concentrated along the Berlin-Cross Keys Road corridor consistent with the master plan and zoning ordinance. There are only a few parcels remaining in Gloucester Township to be developed along this roadway. Development is now progressing on the other side of the roadway in Monroe and Winslow Townships.

The Township has been very successful in utilizing the Local Redevelopment & Housing Law to establish redevelopment areas and redevelopment plans to spur economic development. The Township's largest economic development project, namely, the Gloucester Premium Outlets comprising 90 stores and approximately 450,000 square feet of retail is presently under construction and planned for completion in August 2015. This development is at the NJ Route 42 and College Drive Interchange in the Interchange Redevelopment Area.

2005 Reexamination Report

The major land use trend identified in the 1999 Master Plan was the Township's existing suburbanization as it reaches build-out conditions. In 1999 the master plan projected a peak population 67,080 persons. The U. S. Census Bureau indicates at least 1,018 new housing units have already been authorized from the year 2000 to February 2005. Therefore, utilizing the aforementioned 1,018 authorized residential units, the 2000 census population of 64,350 persons, and an average household size of 2.75 persons, one may estimate the current Township population at approximately 67,150 persons. The 1999 master plan peak population of 67,080 persons at build-out was apparently under projected. Since 1980 the Township has experienced an annual population growth of 1.9 percent; however, we anticipate this trend to wane as the Township continues to reach build-out conditions. This estimate is substantiated by utilizing the aforementioned population analyses, which indicates since the 2000 census the Township's annual population growth is 0.9 percent.

The 1999 Master Plan also indicated the need to properly address changes in future development patterns and balance land uses. This continues to be an important land use policy for the Township as many of the remaining vacant lands are planned at lower densities and non-residential uses and developed lands may be considered for redevelopment and adaptive re-use projects.

The Land Use Element also indicated the need for the Township to address senior citizen housing and open space. Subsequent to the adoption of the 1999 Master Plan several areas were zoned SCR – Senior Citizen Residential. However, additional areas must be considered for senior housing to replace Camden County's acquisition of the ±130 acre Slim's Ranch. The Township has met a portion of this need for additional senior citizen housing by rezoning an area along Broadacres Drive and increasing housing types by including quadraplex units. Also, as previous indicated in both the Conservation Element and Open Space Element the Township has recently adopted an Open Space and Recreation plan under the NJDEP Green Acres Planning Incentive category to address meeting the future open space and recreation needs of the community.

3.7 HOUSING ELEMENT

- Maintain a fair share housing plan and associated development regulations which meet the municipality's fair share requirements for affordable housing.
- Promote the clustering of housing on sites with environmentally sensitive areas.
- Advance the development of senior citizen housing through an expansion of residential opportunities.
- Increase the opportunity to provide executive housing.
- Promote individual ownership of housing in all areas of the Township.

2015 Reexamination Report

Based on the 2010 Census the total number of housing units and population were under estimated. This may have been a function of using the authorized housing units to calculate an estimated population. The 2010 Census indicates total housing units at 24,711 and a population of 64,634.

The Planning Board adopted a Housing Element & Fair Share Plan to address the new Council On Affordable Housing (COAH) rules that were for a ten-year period to 2014. However, the new COAH third round rules were challenged in Court and partially held invalid by the Appellate Division in 2007. COAH revised the Third Round rules, which became effective in June 2008 to cover a period from January 01, 2004 to December 31, 2018. The Planning Board adopted a revised Housing Element & Fair Share Plan on December 15, 2008 to address the revised Third Round rules. However, the revised rules were again challenged and recently on March 10, 2015 the New Jersey Supreme Court ruled that COAH failed to meet its obligation to establish rules that satisfied that requirement of the New Jersey Constitution and municipal affordable housing requirements would be administered by the courts. The Supreme Court delayed its implementation for 90 days and afterward municipalities would have 30 days from June 08, 2015 to July 08, 2015 to file a "declaratory judgment action. There appears to be an implication that a municipality would have no more than a five-month period to submit a revised or supplemental Housing Element & Fair Share Plan. However, the requirements for affordable housing are now going from an administrative process (COAH) to a judicial process (Declaratory Judgment). The problem is there is presently no approved methodology for determining a municipality's fair share of affordable housing.

2005 Reexamination Report

The 2000 Census indicated there were a total of 24,257 housing units in the Township with an average household size of 2.75 persons. As previously indicated the U. S. Bureau of the Census records also show from the Year 2000 through February 2005, Gloucester Township authorized a total of 1,018 residential housing units. Applying the aforementioned number of authorized intercensal housing units and a household size of 2.75 persons and without factoring demolitions or migration, one may estimate the Township presently has total of 25,275 housing units and population of 67,150 persons.

As provided in Section 2.0 of this reexamination report the Township received substantive certification for its 1987-1993 housing element and fair share plan from the Council of Affordable Housing (COAH) on May 20, 1987 (Round 1) and for its 1993-1999 housing element and fair share plan on May 06, 1996 (Round 2). Subsequently, while COAH was in the process of adopting new rules to implement municipalities' third round obligations, the Township most recently received an extension of substantive certification on April 13, 2005.

The Township has experienced an increase in major subdivisions applications under the residential cluster provisions on infill properties and considered

executive housing styles within the Blackwood West Redevelopment Area, thereby, addressing these objectives of the Land Use Element.

3.8 RECYCLING

- Ensure that the Township's recycling plan meets the requirements of the State Recycling Plan.
- In accordance with State policy, conserve energy in manufacturing processes, increase the supply of reusable raw materials for industry and reduce the amount of poorly combustible materials that are directed to resource recovery facilities.

2015 Reexamination Report

The Township continues to implement recycling programs administered by the Gloucester Township Municipal Utilities Authority (GTMUA) in association with the Department of Public Works in accordance with required statutes.

3.9 STORMWATER MANAGEMENT PLAN

- Reduce flood damage, including damage to life and property.
- Minimize, to the extent practical, any increase in stormwater runoff from any new development.
- Reduce soil erosion from any development or construction project.
- Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures.
- Maintain groundwater recharge.
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution.
- Maintain the integrity of stream channels for their biological functions, as well as for drainage.
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water.
- Protect public safety through the proper design and operation of stormwater basins.

2015 Reexamination Report

The Township continues to review stormwater management facilities for land development in accordance with the Residential Site Improvement Standards, NJDEP regulations, and best management practices to address the above goals.

4.0 CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

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 change in State, county and municipal policies and objectives [N.J.S.A. 40:55D-89c].

As previously noted in Section 2.0, Major Problems and Objectives Identification of this reexamination report the 1999 Master Plan for Gloucester Township was organized into three major components: the overall goals of the master plan, goals and objectives for planning and development, and the various plan elements. The goals and objectives specific to each master plan element were identified in Section 2.0, Major Problems and Objectives Identification and evaluated with updates in Section 3.0, Major Problems and Objectives Status.

This particular section of the reexamination report provides the assumptions and overall goals of the master plan as of 1999 identifying significant changes in these assumptions and master plan goals.

4.1 ASSUMPTIONS OF THE MASTER PLAN

- Gloucester Township will remain in its existing relationship with other levels of government and will continue to control planning and zoning at its level.
  - *Though recent state initiatives have centralized more planning control, municipalities will continue to hold the power to zone through the State constitution.*
- There will be no long term disruptions in the economic cycle beyond the normal expansion and contractions of the state and national economies.
  - *Though the Master Plan will be affected by economic forces operating at the state, federal, and increasingly, the global economies, the well-diversified employment base of the region will provide job opportunities at many levels.*
- The protection of the natural environment will continue to be a strong social goal of citizens.
  - *Protection of the environment is now inextricably linked to quality of life concerns.*
- The development of Gloucester Township from a rural to suburban pattern is nearly complete. Land use issues will increasingly be focused on redevelopment.
  - *Land scarcity requires a strong planning component for the remaining parcels and redevelopment of underutilized parcels.*

2015 Reexamination Report

The above assumptions, policies and objectives forming the basis of the master plan and land development ordinance continue to apply in Gloucester Township. However, this reexamination report acknowledges the following points of interest that may need future consideration by the Township with respect to the above assumptions of the master plan and development regulations particularly density and distribution of population and land uses:

- Applicability of the SCR - Senior Citizen Residential District considering there have been use variances approved to remove this requirement from already approved development and limited development activity in this district. A more flexible residential zone that would allow traditional residential and age-restricted residential land uses as a conditional use could be an option to address this housing market.
- There has been limited activity and use variances approved in the OF – Office, OR – Office Residential, and BP – Business Park Districts and their applicability as an appropriate land use classification and zoning district should be evaluated.
- The CR – Commercial Residential District along the Black Horse Pike contains a number of nonconforming auto related, medical, and building trade land uses within an older commercialized area. Consideration should be given to redevelopment or rehabilitation area classification and/or rezoning opportunities within this zoning district.
- Evaluation and update older redevelopment particularly, the Glen Oaks Redevelopment Plan and Blackwood West Redevelopment Plan.
- Changes may need to be considered in the Township's planning process to address the State Strategic Planning Process initiated by the State of New Jersey Office for Planning Advocacy.
- As the Township continues to reach build-out in its residential districts traditional residential major subdivision development comprising single-family detached housing has significantly declined and single-family detached housing for the age-restricted market has basically stopped with no new development. There has only been modest increase in two-family detached housing and townhouse development. And, the development of the commercial corridor along Berlin – Cross Keys corridor is substantially complete. It is anticipated that future residential and nonresidential development that are current with the market place will be within redevelopment areas.
- The protection of the natural environment will again continue to be an important social goal of the community. The Township continues acquire open space lands and review of land development applications in accordance with NJDEP regulations and best management practices.
- As the Township reaches build-out conditions redevelopment and adaptive re-use of the existing built environment will continue to be very important in planning the process. The ability to develop infill parcels and redevelop the built environment will be crucial to ensuring a vibrant stable community and high quality of life.

2005 Reexamination Report

The above assumptions, policies and objectives forming the basis of the master plan and land development ordinance continue to apply in Gloucester Township and there are no significant changes recommended within this reexamination report. However, this reexamination report acknowledges the following points of interest that may need future consideration by the Township with respect to the above assumptions of the master plan:

- Changes may need to be considered in the planning process between other levels of governments as the Township and County complete the State Development and Redevelopment Plan 2004-2005 Cross Acceptance 3 (CAP-3) negotiations.
- While there continues to be no long-term disruption in the economic cycle, it is anticipated that conventional residential major subdivision development will wane and nonresidential development will rise. This has particularly been evident along the Berlin – Cross Keys and Williamstown Road corridors.
- The protection of the natural environment will again continue to be an important social goal of the community. The Township continues to seek NJDEP Environmental Services Grants to implement its Geographical Information Systems to expand the number significant environmental resource inventory maps utilizing the existing geo-referenced parcel base mapping. This would become an important planning tool in evaluating land development applications and future land use planning.
- As the Township reaches build-out conditions redevelopment and adaptive re-use of the existing built environment will continue to be a very important planning issue. The ability to develop infill parcels and redevelop the built environment will be crucial to ensuring a vibrant stable community and high quality of life.

4.2 OVERALL GOALS OF THE MASTER PLAN

The following goals are the major guiding principles of the Master Plan.

- Guide the physical and economic development of the Township toward the goals in this Master Plan, thereby benefiting the public health, safety, and welfare.
- Provide for the harmonious and efficient allocation and arrangement of land uses and the protection of property values in Gloucester Township and surrounding municipalities.
- Preserve environmentally sensitive lands from development or other potentially damaging influences.
- Preserve and enhance the character of the built environment through the encouragement of good design.
- Promote the preservation of historically significant structures and districts that represent the diversity of architectural styles in the Township.
- Encourage and promote the social interaction of groups and individuals to maintain the strength of the community.
- Provide for efficiency and economy in governmental administration.
- Balance the needs of pedestrian, bicycle and vehicular circulation within and through the Township.

The aforementioned overall goals and objectives of the 1999 Master Plan continue to be applicable to the Township's land use planning.

5.0 2015 RECOMMENDED CHANGES

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 [N.J.S.A. 40:55D-89d].

The present Land Development Ordinance was implemented by Ordinance O-03-03, adopted January 27, 2003. Subsequently, the Land Development Ordinance has been amended to incorporate minor revisions in order to facilitate implementation of the 1999 Master Plan and the Housing Element & Fair Share Plan. This reexamination report recommends the following amendments to the 1999 Master Plan:

5.1 LAND USE ELEMENT and PLAN

5.1.1 Ellis Avenue

Block 8105, Lot 45

It is recommended the aforementioned area have a land use classification from Parks and Recreation (PR) to Residential 3 (R3) and the zoning ordinance and map be amended from PR – Parks and Recreation to R-3 – Residential. This parcel has received use variance and minor subdivision approval for residential land use.

5.1.2 Cleveland Avenue, Harrison Avenue & Baptist Church Street

Block 10606, Lots 29, 30, 31 and 32
Block 10607, Part of Lot 1 (Portion adjacent to Lot 2)
Block 10611, Lots 1 and 2

It is recommended the aforementioned area have a land use classification amendment from Blackwood West Historic District (BWD) to Residential 3 (R3) and the zoning ordinance and map be amended from BWD – Blackwood West District to R-3 - Residential. The above parcels are the only remaining lots in the BWD District that did not meet the statutory criteria for redevelopment for the Blackwood West Redevelopment Plan. The recommendation is to rezone them consistent with the adjacent R-3 - Residential District.

5.1.3 Somerdale Road

Block 3601, Lot 4

It is recommended the aforementioned area have a land use classification amendment from Public/Quasi Public (P) to Residential 3 (R3) and the zoning ordinance and map be amended from IN – Institutional District to R-3 - Residential. This is a narrow 60' x 1,075' existing residential lot. The parcel may have been inadvertently mistaken to be part of the property associated with The Living Word Bible Fellowship on the adjacent Lot 3.

5.1.4 Black Horse Pike

Block 8301, Lot 1

It is recommended the aforementioned area have a land use classification amendment from Public/Quasi Public (P) to Industrial (I) and the zoning ordinance and map be amended from IN – Institutional District to GI – General Industrial (Special Restrictions). This is the existing Blackwood Storage facility. The parcel may have been inadvertently mistaken to be part of the right-of-way of NJ Route 42.

5.1.5 Jarvis and Williamstown Roads

Block 17499, Lot 1

It is recommended the aforementioned area have a land use classification amendment from Highway Commercial (B3) and Residential 3 (R3) to Townhouse Twins (T) and the zoning ordinance and map be amended from HC - Highway Commercial and R-3 – Residential to RA – Residential Attached. This parcel recently received approval from the Zoning Board of Adjustment for 42 Townhouse fee-simple units.

5.1.6 Almonesson Road

Block 5804, Lot 9

It is recommended the aforementioned area have a land use classification amendment from Residential 2 (R2) to Residential (R3) and the zoning ordinance and map be amended from R-2 – Residential to R-3 – Residential. This parcel is adjacent to lands in the R-3, Residential District and would be consistent with the built environment.

5.1.7 Chews Landing Road

Block 4603, Lot 2 and 4708, Lots 10, 11, 25, 26 and 34

The aforementioned area already has a land use classification of Small Scale Business (B2). It's recommended the zoning ordinance and map be amended from R-3 – Residential to NC – Neighborhood Commercial. This area presently contains commercial uses including Laurel Lawn Mower, Techniques Salon & Spa and Collision Max.

5.1.8 Sicklerville Road

Block 14701, Lots 1, 2, and 12

It is recommended the aforementioned area have a land use classification amendment from Residential 2 (R2) to Business 3 (B3) and the zoning ordinance and map be amended from R-2 – Residential to HC – Highway Commercial. These parcels are along the north side of Sicklerville Road east of Hickstown Road. While one of the lots contains a residence the other is a qualified farm and both have received use variances from the Zoning Board of Adjustment for commercial uses.

5.1.9 Monticello Drive

Block 15805, Lot 56

The aforementioned area already has a land use classification of Conservation (CON). It is recommended the zoning ordinance be amended from R-3 - Residential to PR – Parks and Recreation. The above parcel was provided to Gloucester Township as open space associated with residential development.

5.1.10 Floodgate Road

Block 3401, Lot 5

It is recommended the aforementioned area have a land use classification amendment from Residential 3 (R3) to Parks and Recreation (PR) and the zoning ordinance be amended from R-3 Residential to PR – Parks and Recreation. The above parcels were purchased by Gloucester Township under the NJDEP Green Acres Program. This parcel is adjacent to the Gabreil Daveis Tavern and contains the Gloucester Township Community Garden.

5.1.11 Kearsley Road

Block 18099, Lots 1 and 1.01

The aforementioned area already has a land use classification of Parks and Recreation (PR). It is recommended the zoning ordinance be amended from R-3 Residential to PR – Parks and Recreation. The above parcels were purchased by Gloucester Township under the NJDEP Green Acres Program. These parcels are part of the planned Kearsley Road Park identified in the Open Space and Recreation Plan (OSRP).

5.1.12 Little Gloucester Road

Block 13401, Lot 3

It is recommended the aforementioned area have a land use classification amendment from Apartment (A) to Parks and Recreation (PR) and the zoning ordinance be amended from APT - Apartments to PR – Parks and Recreation. The above parcel was purchased by Gloucester Township under the NJDEP Green Acres Program. This parcel is on the northeast corner of Little Gloucester Road and Quail Ridge and is proposed for future athletic fields.

5.1.13 Black Horse Pike

Block 1003, Lots 4, 5, and 6

It is recommended the aforementioned area have a land use classification amendment from Traditional Business/Residential (B1) to Parks and Recreation (PR) and the zoning ordinance be amended from CR – Commercial Residential to PR – Parks and Recreation. Lots 4 and 5 were purchased by Gloucester Township under the NJDEP Green Acres Program and contain the Citizens Appreciation Park and Lot 6 contains the Veterans Memorial.

6.0 2005 RECOMMENDED CHANGES

The following are the changes recommended in the 2005 Reexamination Report that have been completed and are listed herein to advance understanding of the revisions to the zoning map sine the 1999 Master Plan.

6.1 LAND USE ELEMENT and PLAN

6.1.1 Tombleson, Kendrick, Hazel, Orth Aves. & Jarvis Rd.

Block 16001, Lots 1, 2 and 3
Block 16002, Lot 3
Block 16002, Lot 1
Block 16005, Lots 22 and 25

It is recommended the aforementioned area have a land use classification amendment from Residential 1 (R-1) to Parks and Recreation (PR) and the zoning ordinance be amended from R-1 Residential to PR – Parks and Recreation. The above parcels were purchased by Gloucester Township under the NJDEP Green Acres Program.

6.1.2 Sicklerville Road

Block 15805, Lot 7

It is recommended the aforementioned area have a land use classification amendment from Residential 1 (R-1) to Parks and Recreation (PR) and the zoning ordinance be amended from R-1 Residential to PR – Parks and Recreation. The above parcels were purchased by Gloucester Township under the NJDEP Green Acres Program.

6.1.3 Chews Landing – Clementon Road

Block 8401, Lots 8, 9 and 12.01

It is recommended the aforementioned area have a land use classification amendment from Senior Citizen Residential (SCR) to Parks and Recreation (PR) and the zoning ordinance be amended from SCR – Senior Citizen Residential to PR – Parks and Recreation. The above parcels were purchased by Camden County for open space preservation.

6.1.4 Kearsley Road

Block 18001, Lot 1
Block 18008, Lots 1 and 2

It is recommended the aforementioned tax parcels have a land use classification amendment from Parks and Recreation (PR) to Residential 1 (R-1) and the zoning ordinance be amended from PR – Parks and Recreation to R-1 Residential. The area is predominately single-family detached residential zoned R-1 Residential and the parcel developed for single-family detached residential by use variance approval.

6.1.5 Chews Landing – Clementon Road

Block 8602, Lots 1, 2, 3 and 4

It is recommended the aforementioned area continue to have a land use classification of Parks and Recreation (PR) and the zoning ordinance be amended from PR – Parks and Recreation to R-3 Residential. The above tax parcels are already developed as residential.

6.1.6 High Street

Block 9001, Lot 60

It is recommended the aforementioned area continue to have a land use classification of Parks and Recreation (PR) and the zoning ordinance be amended from PR – Parks and Recreation to R-3 Residential. The above tax parcel is already developed as residential.

6.1.7 Little Gloucester Road

Block 8105, Lot 44

It is recommended the aforementioned area continue to have a land use classification of Parks and Recreation (PR) and the zoning ordinance be amended from PR – Parks and Recreation to R-3 Residential. The above tax parcel is already developed as residential.

6.1.8 College Drive

Block 13606, Lot 56

It is recommended the aforementioned tax parcels have a land use classification amendment from Parks and Recreation (PR) to Townhouse and Twin (T) and the zoning ordinance be amended from PR – Parks and Recreation to RA – Residential Attached. The tax parcel is already developed as residential attached housing.

6.1.9 Maynard & Spahr Drives

Block 19201, Lots 1 - 15
Block 19292, Lot 1 - 39

It is recommended the aforementioned area have a land use classification amendment from Residential 3 (R-3) to Townhouse/Twins (T) and the zoning ordinance be amended from R-3 Residential to RA Residential Attached. The above referenced parcels comprise semi-detached single family dwelling units (twin) except for a few vacant parcels.

6.1.10 Warsaw & Camden Avenues

Block 7901, Lots 1 and 2	-	Warsaw Avenue
Block 7902, Lot 1	-	Warsaw Avenue

It is recommended the aforementioned area have a land use classification amendment from Industrial (I) to Residential 3 (R-3) and the zoning ordinance be amended from GI – General Industry to R-3 Residential. While there are some existing industrial uses in the area it is predominately single-family detached residential. The surrounding area is either zoned R-3 Residential and/or planned for single-family detached residential by use variance approvals.

6.1.11 Evergreen Avenue

Block 13103, Lot 26

It is recommended the aforementioned area have a land use classification amendment from Apartment (A) to Residential 3 (R-3) and the zoning ordinance be amended from APT – Apartment to R-3 Residential. The area is predominately single-family detached residential zoned R-3 Residential and the parcel developed for single-family detached residential by use variance approval.

6.1.12 Berlin – Cross Keys and Sicklerville Roads

Block 18501, Lots 2, 6, 12, 13, and 14

- Senior Citizen Residential
  Block 18501, Lots 2, part of lots 6, 12, and 13.
- Highway Commercial (Special Restrictions)
  Block 18501, Lots 14 and 15, part of lots 12 and 13.

It is recommended the aforementioned area have a land use classification amendment from Planned Business Park (BP) to Senior Citizen Residential (SCR) and Highway Commercial (B3) with "Special Restrictions" and the zoning ordinance be amended from BP – Business Park to SCR – Senior Citizen Residential and HC – Highway Commercial (Special Restrictions). The purpose and intent of the Special Restrictions classification is to have the proposed highway commercial area developed as a "Planned Commercial Development" as defined by the Municipal land Use law and the zoning ordinance amended accordingly.

7.0 2015 REEXAMINATION REPORT REDEVELOPMENT PLANS

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:12A-1 et al.)] into the land use plan element of the municipal master plan and recommended changes, if any, in local development regulations necessary to effectuate the redevelopment plans of the municipality [N.J.S.A. 40:55D-89e].

Since the 1999 Master Plan, the Planning Board has recommended adoption of the following redevelopment areas and associated redevelopment plans:

7.1 College Drive Redevelopment Plan

The Planning Board recommended approval of the College Drive Redevelopment Plan by resolution adopted April 14, 2015, which comprised the following tax map parcels:

BLOCK	LOTS
13103	2 and 25
13107	1
13108	1
13109	1 and 1.01
14002	17, 18, 19, 20, 21, 23, 24, 25 and 30
14002	Part of 1 and 16, 22 and 26

7.2 GEMS Landfill Redevelopment Plan

The Planning Board recommended approval of the GEMS Landfill Redevelopment Plan by resolution adopted September 11, 2012, which comprised the following tax map parcels:

BLOCK	LOTS
14003	25 and 26
19601	3 and 4 through 25
19602	2, 3 and 10

7.3 Interchange Redevelopment Plan

The Planning Board recommended approval of the Interchange Redevelopment Plan by resolution adopted July 26, 2011, which comprised the following tax map parcels:

BLOCK	LOTS
13104	7, 9 and 12
13105	1
13106	1
13198	1
13199	1

7.4 Moffa's Farm Redevelopment Area

The Planning Board recommended approval of the Moffa's Farm Redevelopment Plan by resolution adopted September 26, 2006, which comprised the following tax map parcels:

BLOCK	LOTS
5001	10, 11, 13 and 30

7.5 DESCO Redevelopment Plan

The Planning Board recommended approval of the DESCO Redevelopment Area by resolution adopted November 29, 2005, which comprised the following tax map parcels:

BLOCK	LOTS
12408	2 and 3

8.0 2005 REEXAMINATION REPORT REDEVELOPMENT PLANS

The following are the changes recommended in the 2005 Reexamination Report that have been completed and are listed herein to advance understanding of the revisions to the zoning map sine the 1999 Master Plan.

8.1 Lakeland Complex Redevelopment Area

The Planning Board recommended approval of the Lakeland Complex Redevelopment Area by resolution adopted July 26, 2005, which comprised the following tax map parcels:

BLOCK	LOTS
12301	1, 1.02 and 2
12302	1, 1.01 – 1.03
12303	1
12304	1

8.2 Blackwood West Redevelopment Area

The Planning Board recommended approval of the Blackwood West Redevelopment Plan by resolution adopted June 08, 2004, which comprised the following tax map parcels:

BLOCK	LOTS	BLOCK	LOTS
4	1	10899	1-3
10501	1-16, 35.01 – 35.03	11501	Part of 6 and 10-17
10601	1 - 13	11502	1-9, 9.01, 10-14 and 14.01
10603	1 – 4, 16 and 17	11503	1-8, 9.01, 9.02, 10 and 11
10604	1, 1.01 and 2 – 4	11508	1-5
10605	1, 1.01 and 2 - 7	11510	Part of 7
10606	1 – 23	11604	5 - 14
10607	2, 3, 3.01 and 4 - 7	11701	1-28
10611	3	11702	1-3
10612	1	11703	1-5
10701	1, 1.01, 1.02 and 2-18	11704	1-5
10704	18-31	11705	1 and 2
10705	13-17	11706	1
10801	1-10	11801	10, 11 and Part of 12
10802	1		

8.3 New Vision Redevelopment Area

The Planning Board recommended approval of the New Vision Redevelopment Area and Redevelopment Plan by resolution adopted June 11, 2002, which comprised the following tax map parcels:

BLOCK	LOTS
18301	10, 11, 12, 13, 13.01, 13.02, 13.03, 14, 16, 17, 18 and 19.01
18302	1, 3 and 4
18403	19, 20, 23 and 24

8.4 Glen Oaks Redevelopment Area

The Planning Board originally recommended approval of the Glen Oaks Redevelopment Area and Redevelopment Plan by resolution adopted May 13, 1997, which comprised the following tax map parcels:

BLOCK	LOTS
4101	1 and 2
4102	1, 2, 3, 4, 5, 6, 7, 8, 9 and 10
4103	1, 2, 3, 4, 5 and 6
4104	5, 6, 7, 8,9, 10 and 11
4105	1, 2, 3, 4 and 5
4106	1, 2, 3 and 4
4901	1

Subsequently, the Planning Board recommended amending the Glen Oaks Redevelopment Area and Redevelopment Plan to include the following additional tax parcels by resolution adopted April 30, 2001.

BLOCK	LOTS
4201	1
2601	1, 2, 3, 4, 5, 6 and 7