

MASTER PLAN REEXAMINATION REPORT PHASE II: PINELANDS AREA OF WINSLOW TOWNSHIP

Amendment

PREPARED FOR:



Winslow Township Planning Board
Camden County, New Jersey

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Prepared By:



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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

I. Introduction

Winslow Township Planning Board adopted its last comprehensive Master Plan in March 2000. Following that, the Township of Winslow adopted a comprehensive Master Plan Reexamination Report in 2007. In 2016, the Township of Winslow adopted a Master Plan Reexamination Report for the Non-Pinelands Portion of the Township. On August 15, 2019, Township of Winslow adopted a Master Plan Reexamination Report for the Pinelands portion of the Township (Resolution # PR-2019-31). Following this, the Township adopted an addendum dated February 4, 2020 to supplement the 2019 Reexamination Report for some minor discrepancies. During Pinelands review of Ord# 2020-015, additional amendments are required to be noted, this amendment addresses them.

Section V: Specific Changes recommended for the Master Plan and/or development regulations

The following edits are noted:

Block 5007.01, Lot 2 is to be noted as Lot 1 to be rezoned from PC1 to PC2.

Block 5001.01, Lots 36.02 to Lots 37 were to be rezoned from PR-2 to PC-2, as noted in 2019 Master Plan. However, these lots have since been developed and are no longer proposed to be rezoned. It is recommended they remain PR-2.

Block 3305, Lot 11, 11.01, 11.02 to be rezoned from PI-1 to PR-4 zone.

Block 3901, Lot 1.02 to be rezoned from PR-2 to PC-2.

Block 5006, Lots 14.05, 14.06, 14.07 to be rezoned from PC1 to PC 2.

Block 5801, Lot 27 to be rezoned into split lot PR2/PC2.

Block 3202, Lot 2 was to be rezoned from PR-1 to PC-2. This is no longer proposed to be rezoned, this should remain PR-1.

Addition: Section 1.

f. Additionally, as part of the proposed rezoning and in order to increase commercial growth along Route 73 and residential units to support this commercial growth, the following changes are recommended:

- (i) PR-2 proposed maximum density of 1.5 du/ac with mandatory Pinelands Development Credits (PDC) of 25 percent.

With the revised density requirement, the minimum lot area for the PR-2 zone is recommended to be 20,000 square feet.

Clustering is recommended as follows:

- The required minimum lot area, front yard, side yard, and rear yard setbacks for single-family dwellings may be reduced by 50 percent, and the maximum permitted lot and building coverage may be increased by 50 percent, to allow for clustered residential development if a minimum of 40 percent of the overall tract is reserved as open space.
 - For a cluster development, a minimum of 60 percent of the lands reserved as open space shall be contiguous.
- (ii) PR-3 proposed maximum density of 2.5 du/ac with mandatory Pinelands Development Credits (PDC) of 25 percent

Single family: Minimum Lot Area is recommended to be 12,000 square feet.

Two Family: Minimum Lot Area is recommended to be 22,000 square feet.

Clustering is recommended as follows:

- The required minimum lot area, front yard, side yard, and rear yard setbacks for single-family and two-family dwellings may be reduced by 50 percent, and the maximum permitted lot and building coverage may be increased by 50 percent, to allow for clustered residential development if a minimum of 40 percent of the overall tract is reserved as open space.
 - For a cluster development, a minimum of 60 percent of the lands reserved as open space shall be contiguous
- (iii) PR-4 proposed maximum density of 4.25 du/ac with mandatory Pinelands Development Credits (PDC) of 25 percent.

Due to the revised density, the following lot areas are proposed for the type of use:

Single family: Minimum Lot Area is recommended to be 7,000 square feet. The front yard and rear yard setback is recommended to be 20 feet.

Two Family: Minimum Lot Area is recommended to be 14,000 square feet.

Townhouse: Overall tract area is recommended to be 15 acres.

Garden Apartments: Overall tract area is recommended to be 15 acres. Individual lot requirements should be removed.

Clustering is recommended for all permitted uses as follows:

- The required minimum lot area, front yard, side yard, and rear yard setbacks for the permitted uses may be reduced by 50 percent, and the maximum permitted lot and building coverage may be increased by 50 percent, to

allow for clustered residential development if a minimum of 40 percent of the overall tract is reserved as open space.

- For a cluster development, a minimum of 60 percent of the lands reserved as open space shall be contiguous

Planned unit developments is recommended to be permitted in PR-4 zone. The minimum size of any area for a planned unit development shall be 50 acres and said tract shall be under single ownership. The overall density shall be 4.25 dwelling units per acre. All area, yard, and bulk requirements shall be revised per above noted recommendation.

- (iv) Elimination of Pineland Development Credits (PDC) for achieving bonus FAR (Floor Area Ratio) increases in PC-1, PC-2, and P1-1 district is recommended to be eliminated. Further, it is recommended that maximum permitted FAR for the following districts be revised as follows:

PC-1	0.15
PC-2	0.30
PI-1	0.375

- (v) Township ordinance should provide regulation on properties that shall be rendered a nonconforming use/lot due to the proposed rezoning.
- (vi) Township ordinance should provide specific details on calculation of floor area ratio and density calculation for lots that split zoned.