

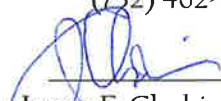
MASTER PLAN REEXAMINATION REPORT
PHASE I:
NON-PINELANDS AREA OF
WINSLOW TOWNSHIP
CAMDEN COUNTY, NEW JERSEY



Winslow Township Planning Board
Adopted March 17, 2016
Prepared by:



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The original of this document has been signed and sealed in accordance with New Jersey Law

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1.0 Introduction

Winslow Township is a rural municipality with a population of 39,499 as of the 2010 U.S. Census. It is Camden County's largest municipality with 58 square miles of land of which approximately 80% is contained within the Pinelands Regional Planning Area. This Phase of the Master Plan Reexamination will only address the Non-Pinelands portion of Winslow Township. The focus will be recognizing major problems and issues with land development since the last Reexamination and proposing recommendations to realize Winslow Township's commercial potential in the Non-Pinelands portion of the Township.

The municipal Master Plan is a document that establishes the policies for land development and redevelopment for a municipality. It is the principal document concerning land use and guides both public and private development in making decisions regarding land use.

The Master Plan forms the legal foundation for the zoning ordinance and zoning map. The zoning ordinance and map constitute the primary law governing the use of land at the municipal or local level.

A Reexamination Report is a review of previously adopted master plans, amendments, and local development regulations to determine if the policy guidelines set forth herein are still applicable. The State of New Jersey requires the Planning Board conduct a reexamination report every ten years. This report will address reexamination within the Non-Pinelands Area of the Township. A Phase II report addressing reexamination of the Pinelands Area of the Township will be issued subsequent hereto.

The Township last adopted a reexamination report in December 2007. In accordance with the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-89, the 2007 Master Plan is being reexamined to reflect the changing needs of the Township.

The findings and recommendations contained in the Reexamination are based upon the review of the following documents:

- Land Use Ordinance;
- Zoning Ordinance for Non-Pineland Zoning Districts;
- 2007 Master Plan Reexamination Report;
- 2000 Master Plan;
- 2010 US Census Data;
- 2014 American Community Survey;
- Redevelopment Plans in the Non-Pinelands Area of Winslow Township; and
- Rezoning/changes to land use and zoning ordinance.

The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the Planning Board. The Reexamination Report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County, and Municipal policies and objectives;
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

2.0 Major Problems and Objectives Relating to Land Development at the Time of Adoption of the Last Reexamination Report

The first provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

“The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.”

The 2007 Reexamination Report identified goals and objectives from the 2000 Township Master Plan Reexamination. The Reexamination Report than identified additional goals and objectives to guide the future growth and development of the Township. The additional goals and objectives that relate to the Non-Pinelands portion of the Township are outlined below:

Land Use

1. Create appropriate and compatible land use patterns throughout the Township.
 - a. Recommend that proactive enforcement become a method of practice for the municipality with respect to land use and building code violations.
 - b. Designate the area around the intersection of Williamstown and Sicklerville Road as a Town Center and develop specific guidelines regarding the development of land uses, architectural elements and signage for the area.

- c. Address the issue of Adult Uses within the Land Use Regulations for the Township. Provide for use and specific conditions by which the use will be reviewed and evaluated.
- d. Recommend the re-zoning of areas within the non-Pinelands portion of the Township, which are currently developed with uses that are not consistent with the existing zoning district classifications.
- e. Provide for specific parameters for used car lot developments within the Township as relating to site plan requirements and design guidelines.
- f. Maintain the two existing General Development planned communities, Wilton's Corner and Four Maples, within the Township.
- g. Recommend the creation of a Public Utility (PU) Zoning District to accommodate those public utility uses within the Township which shall not be combined with other less intensive public uses, such as parks, playgrounds, play fields, schools, and churches.

2. Promote development and redevelopment of residential and commercial uses to ensure a balanced tax base.

- a. Identify areas of the Township which require remediation as Brownfield or Greyfield sites and investigate funding sources to accomplish the remediation of such areas.
- b. Require the removal/remediation of all sub-grade storage tanks as part of a property transaction event.

Housing

1. Promote a well-maintained residential housing base.

- a. Recommend that proactive enforcement become a method of practice for the municipality with respect to housing and residential building code violations.
- b. Recommend that a new certificate of occupancy be required for every property transaction, new ownership, and tenant changes for both single-family and multi-family units.

Economic Development

1. Capitalize on the Township's geographic location within the region as an engine for controlled economic growth.

- a. Focus proactive marketing efforts within the regional areas to attract commercial and industrial development.

Community Facilities

1. Improve the efficiency and effectiveness of public officials, employees, and services through the provision of adequate community facilities.
 - a. Support the expansion of the existing municipal building for the purposes of the consolidation of municipal services into one building.
 - b. Explore options of utilizing community service as a method to maintain township facilities, i.e., streets, parks, etc.
2. Expand the range of current municipal services to meet the increasing needs of an aging population.
 - a. Explore opportunities for the development of a County funded shuttle service for senior citizen residents to gain access to library, grocery stores, doctor visits, etc.

Recreation

1. Provide both passive and active recreational opportunities for all residents that are safe and accessible and meet the needs of the present community.
 - a. Encourage the exploration and development of rails to trails.
 - b. Expand upon the Sidewalk Required Areas Plan to identify existing areas of sidewalk and priority areas for future sidewalks in order to provide for pedestrian linkages throughout the community.
2. Be vigilant as to the developing recreational requirements of the future generations in Winslow Township and provide for the planning of those activities and facilities.
 - a. Attract groups such as Y.M.C.A., Jewish Community Center, Boys & Girls Clubs to provide additional recreational opportunities within the Township.
 - b. Encourage the creation of a Police Athletic League within the Township
 - c. Create an area for a sports field complex which could support tournament events as well as regular team events, i.e., little league, soccer leagues, basketball leagues, etc.

3. Support the development of an overall and comprehensive Winslow Township Recreation and Open Space Plan and Inventory.
 - a. The Township's Recreation and Open Space Plan shall identify the deficiencies with respect to existing recreational opportunities and open space areas.
 - b. The Township's Recreation and Open Space Plan shall identify new recreational facilities and areas of expanded open space based on the current and future needs of the residents of the community.
 - c. The Township Recreation and Open Space Plan shall evaluate the current amount of collection and expenditure of the recreation fee of the Recreation Trust Fund and provide for a mechanism of biannual review of the fees collected. The funds can provide new recreation and open space acquisitions and amenities.

Utilities

1. Provide adequate sewer and water services to meet the demands of proposed economic development and a growing population.
 - a. Pursue alternative water resources beyond the existing Township wells.
 - b. Promote a regional sewer system.
 - c. Explore alternative sewer capacity options.

Circulation/Transportation

1. Promote alternative modes of transportation including walking, bicycling, and transit.
 - a. Support the creation of a Township wide pedestrian/bicycle circulation/connection plan to provide for the identification of existing deficiencies as well as areas of future expansion/connections.
 - b. Require that a fee be submitted and placed in escrow for any property that obtains a waiver from the requirement of installing curbing and sidewalk. The fee shall be based on an assessment of the linear frontage along all public rights-of-way and shall be placed in township escrow for future installations.
 - c. Expand existing NJ Transit public transportation opportunities such as a PATCO line expansion to Winslow Township.

2. Promote the expansion of the Albion Airport into a regional airport to better serve Winslow Township, Camden County and the New Jersey/Pennsylvania/Delaware region.
 - a. Investigate the potential to re-locate the airport to the sand mine/pit area, within the Pinelands Rural Development Industrial (PI-3) Zoning District, located in the area between West Factory Road, New Brooklyn Road (C.R. 720) and Williamstown Road (C.R. 536).
 - b. Physical improvements to the airport should include tarmac expansion, hanger expansion, helipad area, and create additional economic opportunities by attracting commercial aviation use and freight service.

Recycling

1. Decrease the amount of trash produced by Township residents and businesses through the promotion of recycling.
 - a. Encourage and increase recycling efforts by expanding the amount and types of recyclable materials including expanding the numbers of plastics accepted as well as recycling materials accepted such as cardboard.
 - b. Promote expanded educational programs to encourage more efficient recycling throughout the community in order to maximize the amount of financial rebate returned by Camden County to the Township.

Conservation

1. Preserve the existing character of the lands within Winslow Township.
 - a. Establish a process for the requirement of Tree Removal Permits for the removal of any and all existing mature trees with a diameter of sixteen inches or greater when measured from a point of six feet above the ground level.
 - b. Limit clearing of existing vegetation and installation of infrastructure until after preliminary approval has been granted for new developments.
 - c. Promote the maintenance and preservation of existing mature trees and vegetation within the Township.
2. Promote sustainable development and utilization of renewable resources.
 - a. Encourage 'green' buildings and improved technology focused on protecting the environment including the utilization of alternative and renewable energy resources.

Historic Preservation

1. Increase awareness of Township's historically significant structures & sites.
 - a. Encourage and support the efforts of the Winslow Township Historical Society and implement a historical sign or marker program to highlight areas and structures of historic significance.
 - b. Promote the Winslow Township Historical Society involvement with the review of site plan applications for compatibility with historical resources and input regarding architectural character.

Many of the goals and objectives from the 2007 Reexam are still relevant to Winslow Township, and should be continued. Section III of the Reexamination discusses these recommendations, goals, and objectives to the extent to which they are still valid.

3.0 Extent To Which Problems Have Been Reduced or Increased

The second provision of N.J.S.A. 40:55D-89 of the MLUL states that the Reexamination Report shall include:

“The extent to which such problems and objectives have been reduced or have increased subsequent to such date.”

The following is a description of planning activities that were undertaken for the Non-Pinelands portion of Winslow by the Township and the Planning Board following the 2007 Reexamination Report. These planning activities are in direct relation to the goals and objectives of the 2007 Reexamination Report.

Land Use

Since the 2007 Reexamination Report, Winslow Township has implemented a majority of the recommended zoning changes which ultimately led to an update to the Township's Zoning Map in July 2012. The implementation of these changes has created a better situation for commercial development to flourish along major thoroughfares in the Non-Pinelands section of the Township. Additionally, the zoning changes better reflect what is actually developed in each Non-Pinelands Zoning district. The updated Zoning Map completed several land use objectives from the 2007 Reexamination Report including the creation of a Public Utility zoning district and promoting development and redevelopment within Winslow Township. The rezoning recommendations within this Reexamination Report are aimed at the same goals of improved commercial opportunity along major roads and a better reflection of current development.

In 2014, Winslow Township adopted an Ordinance to establish rules and regulations for abandoned and vacant properties. This addressed the land use objective of having proactive enforcement for land use and building code violations. Now Winslow Township is able to be more proactive for abandoned or vacant properties to reduce

nuisances, negative effects, and increase redevelopment opportunities on underutilized parcels.

Several 2007 Land Use goals and objectives are ongoing. These objectives include addressing Adult Uses, maintaining existing General Development Planned Communities, and providing specific parameters for used car lot developments are ongoing objectives. The Township Planning Board and Governing Body will address Adult Uses as necessary. Maintaining the General Development Planned Communities is a recommendation within this report. The recommendations for maintaining the General Development Planned Communities are thoroughly outlined in Section 5. Finally, the Zoning ordinance needs to be updated to address used car lot developments.

The objectives to designate areas of Winslow as a Town Center, to identify Brownfield remediation, and to require sub-grade storage tank removal are no longer relevant to the Township. Town Center designations have not been accepted by the State Planning Commission for several years and the Township does not wish to pursue such a designation. Currently, there are no land areas that are in need of remediation which means the Township does not need to pursue funding opportunities. Finally, the State requires sub-grade storage tank removal so this objective has been addressed.

Housing

The 2007 Master Plan Reexamination Report set forward the goal to promote a well-maintained residential housing base. Under this goal were two objectives. The first objective was identical to the Land Use objective of proactive reinforcement for housing code violations and has been completed through the 2014 Abandoned Properties ordinance. The second objective has been accomplished through an update in the construction code.

It is important to note that affordable housing in New Jersey has been reactivated through a March 2015 Supreme Court decision. The affordable housing process has been taken over by the Court system and Winslow Township has been working with its professionals to comply with subsequent Court orders and to provide a Housing Plan Element and Fair Share Plan that will provide a fair share of the region's affordable housing needs. Winslow Township has seven (7) existing affordable housing developments that contribute low and moderate income units to its fair share obligation. Additionally, Winslow Township has several planned affordable developments that will provide even more affordable units. A Housing Plan Element and Fair Share Plan will be prepared to satisfy the Court assigned affordable housing obligation in 2016.

Economic Development

The Township of Winslow has been working on several projects to increase Economic Development within the Non-Pinelands area of Winslow. Therefore, the 2007 objective to focus on proactive marketing efforts to attract development is an ongoing objective. Winslow Township will focus on the objectives and recommendations here within and continue to look for redevelopment opportunities to increase Winslow's Non-Pineland Economic Development.

Community Facilities

Community Facility goals and objectives set forward in the 2007 Master Plan Reexamination are recommended to be continued. The Township is in the process of completing upgrades to the municipal building that will improve overall municipal services. Also the Township will continue to explore options and opportunities for utilizing community service to maintain Township facilities. Winslow Township accomplished the objective to provide a senior citizen shuttle service and this service will be continued.

Recreation

The Township is committed to continuing its recreation goals of providing passive and active recreational opportunities for all residents and improving recreational facilities. The goal to develop a Township Recreation and Open Space Plan was completed and outlines the Township's Recreation and Open Space goals, objectives, and policies. The 2007 Master Plan Reexamination set forth objectives to explore the development of trails to trails and expanding the Sidewalk Required Areas Plan. Currently, the Township no longer wishes to pursue trails for trails and the Sidewalk Required Areas Plan is in progress to increase walkability within Winslow Township.

Additional objectives from the 2007 Reexamination included attracting recreational or youth groups, encourage a Police Athletic League, and creating a sports field complex. The Township is still actively pursuing the objective to attract a Y.M.C.A., Jewish Community Center, or Boys & Girls Club to increase its recreational opportunities. However, it is no longer a viable objective to create a Police Athletic League. Additionally, the Township is continuing its objective to create an area for a sports field complex for tournament and regular athletic team events and/or leagues.

Utilities

Winslow Township will continue to provide adequate sewer and water services to meet demands of both economic development and a growing population in the Non-Pinelands area of Winslow. Both sewer and water services and demand is adequately provided for in the foreseeable future in all Non-Pineland zoning districts and neighborhoods.

Circulation/Transportation

The 2007 Master Plan Reexamination Report set forward two transportation goals for Winslow Township. The first goal was to promote alternative modes of transportation which Winslow Township will continue to pursue and implement through curbing and sidewalk installations for future projects using funds collected and/or maintained for that purpose and by preparing a Township-wide pedestrian/bicycle circulation connection plan. In terms of public transit, there are no continuing objectives for the Non-Pinelands area of Town. The second goal was to promote the expansion of the Albion Airport into a regional airport. This goal and its objectives are no longer viable for the Township.

Recycling

The goals, objectives, and recommendations for Winslow Township’s recycling program are to be continued with emphasis on increasing the amount of recyclable materials and improving educational programs. Educational materials can be found and are promoted through the Township website, newsletters, and the Green Fair.

Conservation

Winslow Township will continue the Conservation goals and objectives from the 2007 Master Plan Reexamination Report. This includes limiting removal of trees and vegetation clearance, maintaining mature trees and vegetation, and encouraging green buildings and renewable energy resources. The Township has made a concerted effort to allow wind and solar energy systems in various zoning districts as conditional uses and will continue to promote the installation of such systems. All trees and vegetation in the Non-Pinelands portion of the Township will be conserved or replaced due to development as much as possible.

Historic Properties

Winslow Township will continue the goals and objectives for Historic Preservation. This will be accomplished by working with the Historical Society on site plan applications and to identify historical areas, buildings, and resources for preservation.

4.0 Significant Changes in Assumptions, Policies, and Objectives Forming the Basis For the Master Plan or Development Regulations Since the 2007 Reexamination

The third provision of 40:55D-89 of the MLUL requires that a Reexamination Report address:

“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.”

Affordable Housing Legislation

In response to the Supreme Court’s Mount Laurel IV decision, the Township filed a Declaratory Judgment action, along with a motion for temporary immunity on July 1, 2015. Subsequently, on August 27, 2015 the Township was issued an order by Judge Famular granting the Township immunity from exclusionary zoning lawsuits and

required a constitutionally compliant Housing Element and Fair Share Plan be filed with the Court no later than January 14, 2016. This Court order will be complied with and will outline Winslow Township’s extensive participation in affordable housing.

Time of Decision

On May 5, 2010, the Municipal Land Use Law (MLUL) was amended to nullify the “time of decision” rule which previously allowed municipalities to alter its zoning requirements after an application for development had been filed but before a formal decision on the application. The new law mandates that the development regulations applicable to a property at the time an application is filed will govern the review of the application.

The following is a summary of the demographic, housing, and economic indicators and changes in the Township, specifically as they relate to changes in the Township compared to prior years and to Camden County.

Demographic Characteristics

Winslow Township’s population steadily increased from 1980 to 2010 including a doubling of the population between 1980 and 1990. The current population according to the American Community Survey is 39,207.

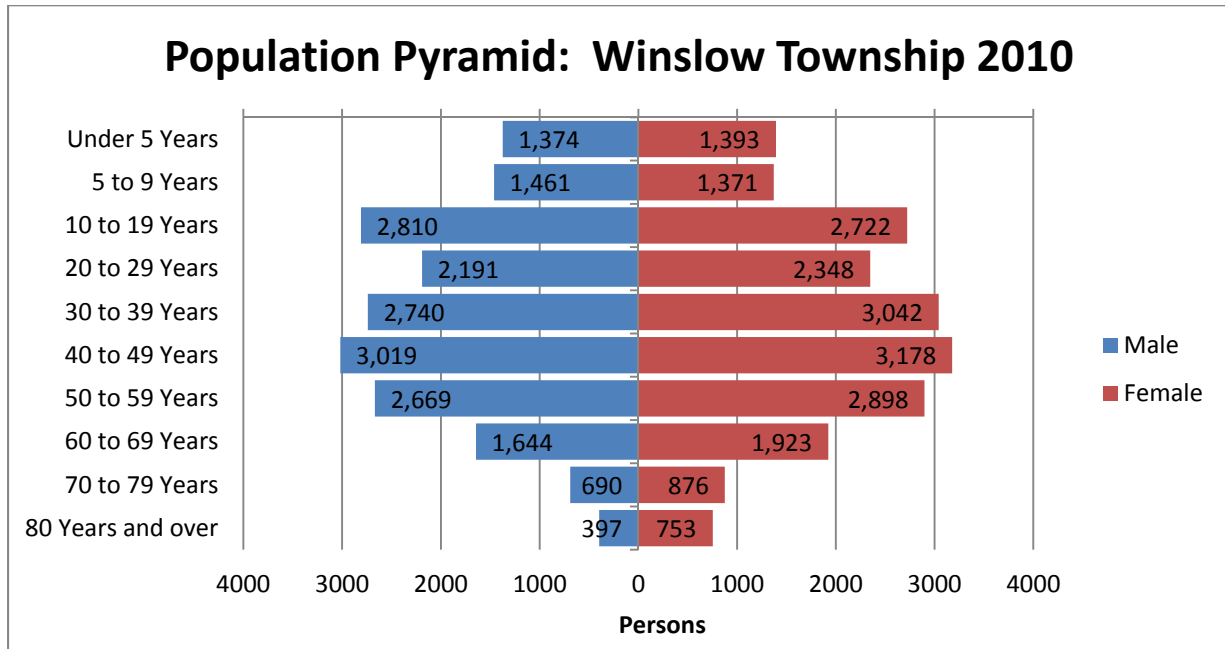
Population density is a measure of the number of people residing within a given land area. Winslow Township occupies a total land area of 58.2 square miles with 47.02 square miles residing within the Pinelands Boundary. New Jersey has the highest population density in the nation, with an average of 1,134 persons per square mile. According to 2010 US Census data, Winslow Township, with a density of 662.7 persons per square mile, is significantly lower than the State population density. However, this is to be expected given that a majority of the Township is within the Pinelands and its Regional Growth Area has historically been a low density Regional Growth Area. The following table displays population growth and density from 1990 to 2015.

Population Growth and Density: Winslow Township 1980-2015		
Year	Total Population	Population Density (persons/square mile)
1980	20,034	344.2
1990	30,087	516.9
2000	34,611	594.7
2010	38,569	662.7
2015	39,207	673.6

*Source: U.S. Bureau of Census 2010, ACS 2010-2014 Estimates

According to the 2010 United States Census, Winslow Township’s largest age cohort is 40 to 49 years of age. The second largest is 30 to 39 years of age. The Census data

indicates the median age of Winslow Township is 37.3, slightly below the Camden County median age of 37.9. A breakdown of population by age and gender for the Township is provided below.



*Source: U.S. Bureau of Census 2010

Winslow Township has seen an increase of 2,074 households from 2000 to 2010. The percentage of family households actually went down while non-family households increased. Additionally, there was a small increase in the number of households of 65 years and over. Winslow Township should prepare to accommodate an aging population that is predicted to continually increase over the coming decades. The following table displays housing characteristics between 2000 and 2010.

Household Characteristics				
	2000		2010	
	Number	Percent	Number	Percent
<i>Number of Households</i>	11,661	100	13,735	100
<i>Family Households</i>	9,002	77.2	10,180	74.1
<i>Non-Family Households</i>	2,659	22.8	3,555	25.9
<i>Householders 65+</i>	804	6.9	1,006	7.3
<i>Persons per Household</i>	2.87	N/A	2.81	N/A

Source: U.S. Bureau of Census 2000 & 2010

According to the American Community Survey (ACS), Winslow Township has a higher income base when compared to the Camden County average. Winslow has a higher median household income than Camden County including several higher percentages in

key income brackets. The distribution of households by income for the Township of Winslow and Camden County is presented in the following table below.

Households by Income: Winslow Township & Camden County		
Income in (\$)	Winslow Township	Camden County
Less than \$10,000	4.8%	7.2%
\$10,000 - \$14,999	3.7%	4.8%
\$15,000 - \$24,999	8.4%	9.4%
\$25,000 - \$34,999	7.3%	8.4%
\$35,000 - \$49,999	11.1%	11.6%
\$50,000 - \$74,999	18.2%	16.9%
\$75,000 - \$99,999	14.8%	13.3%
\$100,000 - \$149,999	20.3%	16.4%
\$150,000 - \$199,999	7.0%	6.7%
\$200,000 or more	4.4%	5.3%
Median Household Income	\$69,312	\$61,842
Per Capita Income	\$31,053	\$30,667

*Source: 2014 American Community Survey 5 Year Estimates

Employment Characteristics

The American Community Survey reports work activity for residents who are sixteen (16) years of age or older. Currently, there are 30,375 residents who are 16 years of age or older as reported in the ACS data. From this cohort, 18,509 of the Township residents worked in 2014. A large majority of Winslow's working force are employed in the private sector while the remainder either work for the government or are self-employed. The Unpaid Family category also includes self-employment for non-incorporated businesses.

Classification of Workers in Winslow Township		
Class	Winslow Township	Percentage of Workers
Private Wage and Salary	14,548	78.6%
Government Workers	2,813	15.2%
Self-Employed	426	2.3%
Unpaid Family	722	3.9%
Total	18,509	100%

Source: 2014 American Community Survey 5 Year Estimates

The ACS data reported an 11.9% unemployment rate of those 16 years or older in 2014. Additionally, there is an 8.3% difference between the percent of residents 16 years or

older in the labor force and of those actually employed. This means an additional 2,522 residents are not looking for work. In addition to the 3,615 unemployed residents, Winslow Township's actual 2014 unemployment rate is 20.2%. This rate is similar to the unemployment rate, including those not looking for work, of Camden County.

The Township of Winslow maintains a relatively diverse workforce ranging in occupation from manufacturing, finance, education, health care, and professional services to retail, wholesale and arts, entertainment, recreation, accommodation, and food service. These sectors make up the bulk of Winslow's workforce, especially the educational services, health care, and social assistance industry which employs just over a quarter of Winslow's civilian employed population 16 years and over. The following table below breaks down the civilian employed population by industry.

Workforce by Sector: Winslow Township		
Sector	Employees	Percentage of Workers
Agriculture, forestry, fishing, hunting, & mining	18	0.1%
Construction	1,123	6.1%
Manufacturing	1,221	6.6%
Wholesale trade	431	2.3%
Retail trade	2,157	11.7%
Transportation, warehousing, and utilities	1,330	7.2%
Information	446	2.4%
Finance, insurance, real estate and rental/leasing	1,439	7.8%
Professional scientific, management, administrative, and waste management services	1,735	9.4%
Educational services, health care, and social assistance	5,446	29.4%
Arts, entertainment, recreation, accommodation, and food services	1,394	7.5%
Other services except public administration	922	5.0%
Public administration	847	4.6%

Source: 2014 American Community Survey 5 Year Estimates

Housing

According to the 2014 ACS, Winslow Township contains a housing stock of 15,187 units. The age of Winslow's housing stock is healthy with just about half of all housing units constructed between 1970 and 1989. Additionally, over a quarter of the housing stock

was built after 1990. These percentages present a good mix of housing unit age. Winslow Township should ensure that older units are up to building code and do not pose any threat to general health, safety, and welfare.

Age of Housing Stock: 2014 Data		
Timeframe	Number	Percent
1939 or Earlier	730	4.8%
1940-1959	1,024	6.8%
1960-1969	898	5.9%
1970-1979	4,171	27.5%
1980-1989	3,363	22.1%
1990-1999	2,239	14.7%
2000-2009	2,638	17.4%
2010 or Later	124	0.8%
Total Housing Units	15,187	100%

Source: 2014 American Community Survey 5 Year Estimates

Analysis of Housing Units

Based upon 2014 ACS, Winslow Township contains approximately 15,187 total housing units. The largest grouping of housing units in the Township are classified as single-unit, detached which comprise 69.6% of the entire housing stock, while single-attached make up 15.3% for a total of 85% of the entire housing stock. Housing structures exceeding 2 or more units comprised 13% of the housing stock with only 1.6% of the housing stock being mobile homes. Refer to the table below to review the complete dispersion of housing units.

Type of Housing Stock		
Structure Type	2014	
	Number	Percent
1 Unit	12,892	85%
<i>Detached</i>	10,567	69.6%
<i>Attached</i>	2,325	15.3%
2 Units	367	2.4%
3 or 4 Units	313	2.1%
5 to 9 Units	325	2.1%
10 to 19 Units	456	3.0%
20 or more Units	587	3.9%
Mobile Home	247	1.6%
Total Housing Units	15,187	100%

Source: 2014 American Community Survey 5 Year Estimates

Winslow Township added 2,147 units between the 2000 and 2010 Census. Along with the additional units, the rate of occupation marginally increased to over 94 percent. Similar to many New Jersey communities, Winslow Township has a high number of owner occupied units. The owner occupied percentage in 2010 was 81.5% with renter occupied percentage of 18.5%. The table below represents the housing occupancy data for 2000 and 2010.

Housing Occupancy				
Unit Type	2000		2010	
	Number	Percent	Number	Percent
<i>Number of Units</i>	12,413	100	14,560	100
Occupied Units	11,661	93.9%	13,735	94.3%
Owner Occupied	9,689	83.1%	11,190	81.5%
Renter Occupied	1,972	16.9%	2,545	18.5%
Vacant Units	752	6.1%	825	5.7%
Seasonal	18	2.4%	54	6.5%
For rent/sale/other	647	86%	739	89.7%

Source: U.S. Bureau of Census 2000 & 2010

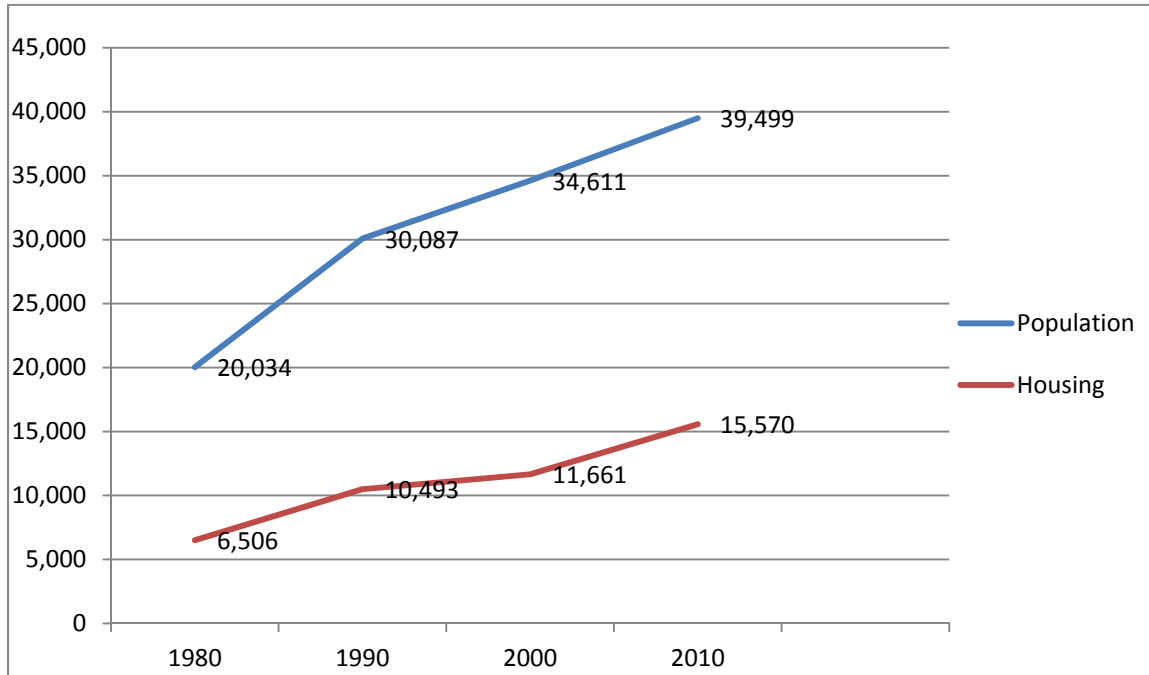
Cost of Housing Stock

According to the 2014 ACS, the median value of housing sales in Winslow Township was \$199,300. The majority of the housing stock was valued in excess of \$150,000 or higher, and about 50% of the housing stock is valued over \$200,000. The table below shows all data relating to the Value of Sales Housing. For rental units, the median gross rent was estimated at \$1,229 in 2014.

Value of Sales Housing		
Home Value Range	Total Units in Range	Percent of Total
Owner Occupied Units	10,874	100%
Less than \$50,000	511	4.7%
\$50,000 to \$99,999	584	5.4%
\$100,000 to \$149,999	1,479	13.6%
\$150,000 to \$199,999	2,899	26.7%
\$200,000 to \$299,999	3,895	35.8%
\$300,000 to \$499,999	1,286	11.8%
\$500,000 to \$999,999	132	1.2%
\$1,000,000 or more	88	0.8%
Median Housing Price	\$199,300	n/a

Source: 2014 American Community Survey 5 Year Estimates

As noted above, the housing information provided was based upon the 2014 ACS and therefore does not account for subsequently-constructed housing units such as the Taylor Woods, Christ Care residential developments, or any other subsequently constructed or sold residential units. The following chart displays Winslow Township's growth in both population and number of housing units from 1980 to 2010.



5.0 Specific Changes Recommended for the Master Plan and Development Regulations

Goals

1. Increase economic development through regional marketing efforts and by expanding commercial opportunities along major roadways in the Non-Pinelands area of Winslow through rezoning;
2. Maintain and enhance existing General Development Planned Communities through rezoning and commercial development opportunities;
3. Reduce the number of vacant and abandoned properties through proactive enforcement and implementation of the Abandoned and Vacant Property Ordinance;
4. Increase available recreational opportunities through youth and recreational groups such as a Y.M.C.A., creation of a sports field complex, and accomplishing the goals set forth in the Township's Recreation and Open Space Plan;
5. Increase walkability and alternative transportation options in Winslow through the Sidewalk Required Areas Plan implementation, the creation of a Complete Streets policy through Township resolution, and the creation of a Pedestrian/Bicycle Circulation Plan;
6. Continue to encourage recycling throughout the Township;
7. Preserve the existing character of lands through the limiting of tree or vegetation clearance and preservation of existing mature trees and forests; and
8. Continue to promote and encourage 'green' buildings, solar, and wind energy systems throughout the Township.

Recommendations

Complete Streets

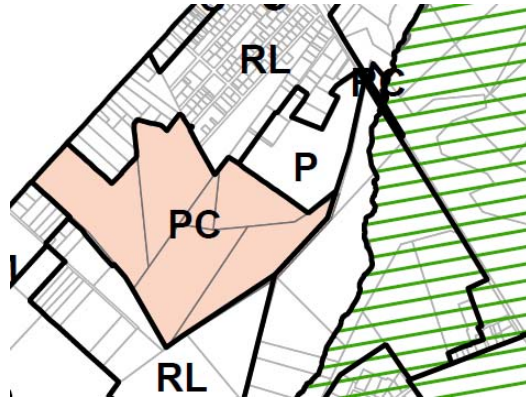
It is recommended that the Township of Winslow adopt a Complete Streets policy that will apply to the planning, design, and construction of roadways and transportation facilities to accommodate safe access and mobility of pedestrians, bicyclists, and transit users. Implementing such a policy through a Township resolution will allow the opportunity to increase alternative transportation options, create a more compact and connected street network for pedestrians or bicyclists, and connect transportation modes and options within the Township of Winslow. Once the Township adopts a Complete Streets resolution, Winslow Township professionals will be able to address the specifics of implementing Complete Streets projects during the creation of a Pedestrian/Bicycle Circulation Plan.

Recommended Zoning District Boundary Changes

The following recommendations are only for the Non-Pineland portion of Winslow Township. The map on the following page delineates all of the recommended land use changes in the Non-Pineland portion of Winslow Township.

1. *Planned Community (PC) to Planned Community A (PC-A)*

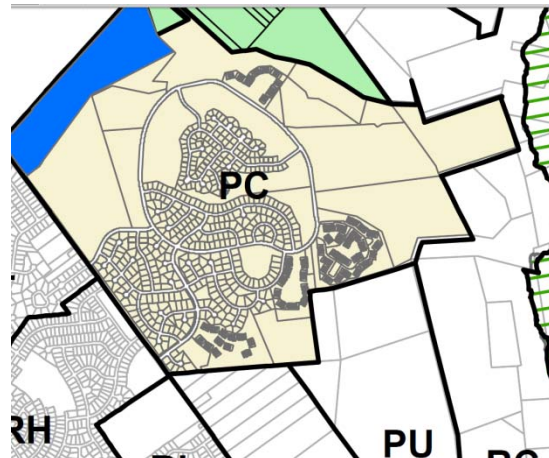
Currently, there are two Planned Communities regulated by one zoning designation within the Non-Pineland portion of the Township. In order to properly maintain and further develop these Planned Communities, it is recommended to divide the existing PC zone into two separate zones. This recommendation works in tandem with the land use



recommendation to create two separate Planned Community zones, PC-A and PC-B. The creation of these zones and their respective regulations are outlined under Zoning Ordinance Amendments. Planned Community A is the development known as Braddock Preserve. This area is located along Cross Keys Road and consists of an existing residential neighborhood of single family homes with more homes currently under construction. It is recommended that the following Block and Lots be re-zoned from PC to PC-A: Block 201.01 Lots 1-84; Block 201.02 Lots 1-33; Block 201.03 Lots 1-11; Block 201.04 Lots 1-11; Block 201.05 Lots 1-12; Block 201.06 Lots 1-20; Block 201.07 Lots 1 and 2; Block 202.01 Lots 1-27; Block 202.02 Lots 1-14; and Block 202.03 Lots 1-19.

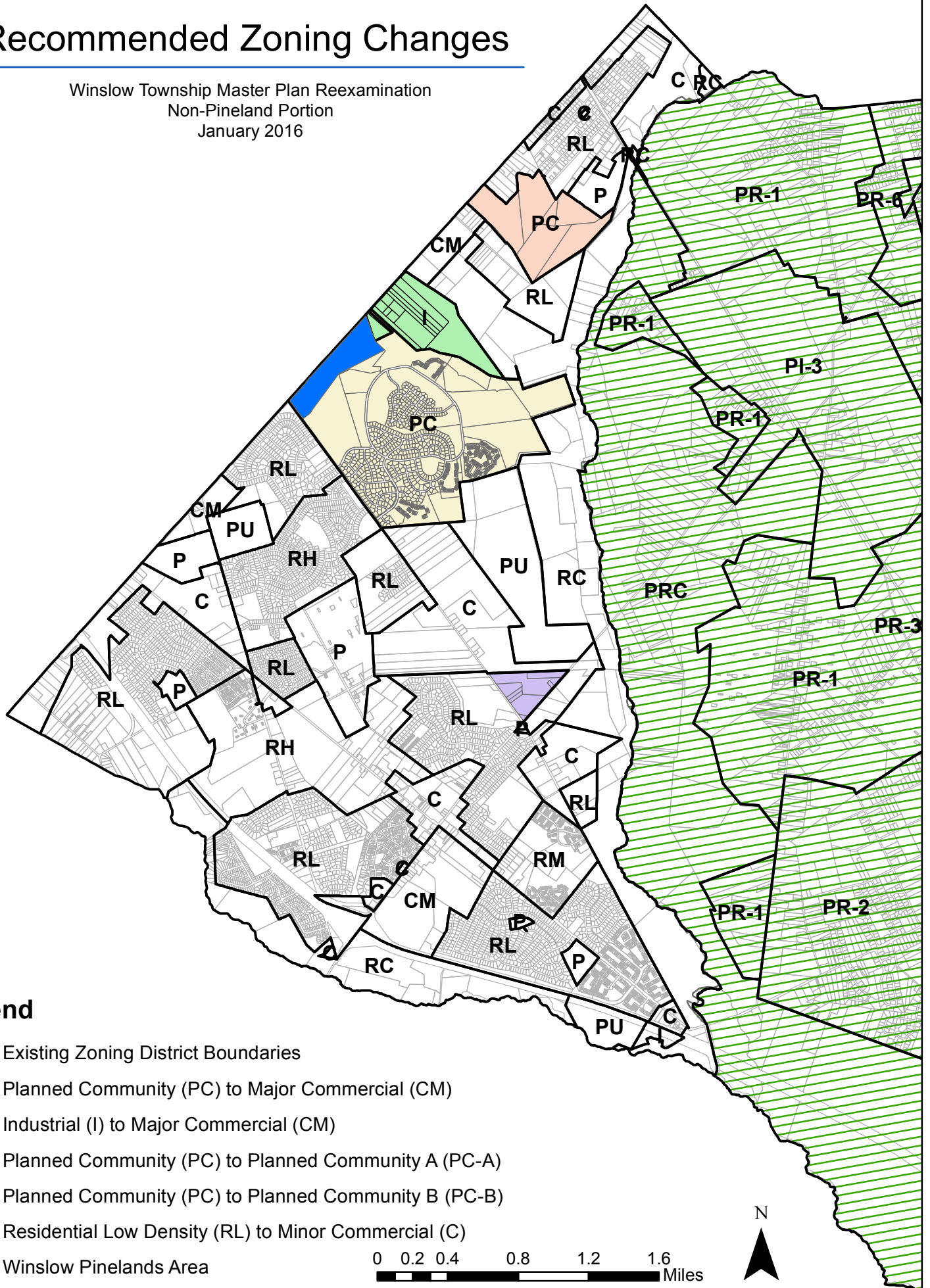
2. *Planned Community (PC) to Planned Community B (PC-B)*

The other Planned Community in the Non-Pineland portion of Winslow Township is known as Wilton's Corner. It is located along Cross Keys Road and north of New Brooklyn Blackwood Road. In order to assist in further development of Wilton's Corner, it is recommended that the following Block and Lots be re-zoned from PC to PC-B: Block 301.01 Lots 1-37; Block 301.02 Lots 1-26; Block 301.03 Lots 1-15; Block 301.04 Lots 1-8; Block 301.05 Lots 1-8; Block 301.06 Lots 1-10; Block 301.07



Recommended Zoning Changes

Winslow Township Master Plan Reexamination
Non-Pineland Portion
January 2016



Legend

- Existing Zoning District Boundaries
- Planned Community (PC) to Major Commercial (CM)
- Industrial (I) to Major Commercial (CM)
- Planned Community (PC) to Planned Community A (PC-A)
- Planned Community (PC) to Planned Community B (PC-B)
- Residential Low Density (RL) to Minor Commercial (C)
- Winslow Pinelands Area

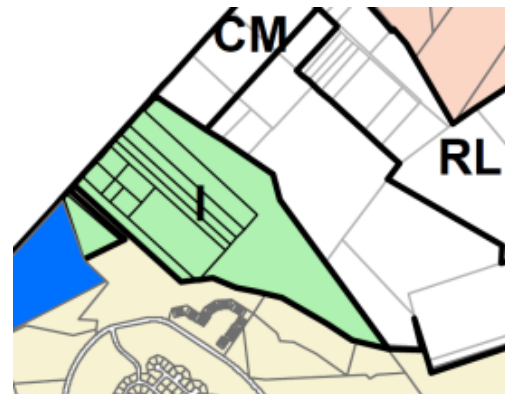
0 0.2 0.4 0.8 1.2 1.6 Miles



Lots 1-12; Block 301.08 Lots 1-14; Block 302.01 Lots 1-36; Block 302.02 Lots 1-8; Block 302.03 Lots 1-26; Block 302.04 Lots 1-54; Block 303.01 Lots 1-58; Block 304.01 Lots 1-28; Block 304.02 Lots 1-12; Block 304.03 Lots 1-31; Block 305.01 Lots 1-52; Block 305.02 Lots 1-19; Block 305.03 Lots 1-13; Block 306.01 Lots 1-7; Block 306.02 Lot 1-23; Block 306.04 Lots 1-24; Block 306.05 Lots 1-32; Block 306.06 Lots 1-34; Block 306.07 Lots 1-36; Block 1001 Lot 7; Block 1101.01 Lots 1-73; Block 1102.01 Lots 1-75, 75.01, & 75.02; Block 1103.01 Lots 1-98; Block 1103.02 Lots 1-49; Block 1103.03 Lots 1-31; Block 1105.01 Lots 1-9; Block 1105.02 Lots 1-28; Block 1105.03 Lots 1-29; Block 1105.04 Lots 1-28; Block 1105.05 Lots 1-23; Block 1105.06 Lots 1-12; Block 1105.07 Lots 1-29; Block 1106.01 Lots 1-17; Block 1106.02 Lots 1-6; Block 1106.03 Lots 1-12; Block 1106.04 Lots 1-19; Block 1106.06 Lots 1-37; Block 1106.07 Lots 1-39; Block 1106.08 Lots 1-43; Block 1106.09 Lots 1-6; and Block 1106.15 Lots 1-19.

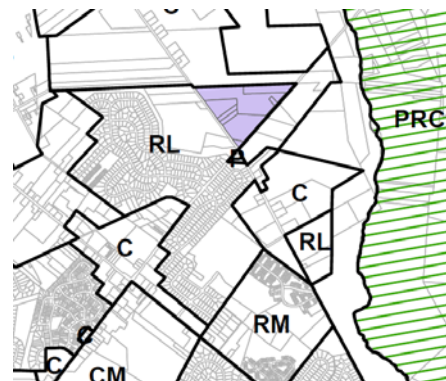
3. *Industrial (I) to Major Commercial (CM)*

In light of the goal to propel commercial development on underutilized properties on major roadways, it is recommended to rezone the last remaining Industrial zoning district to Major Commercial to take advantage of the area’s frontage along Cross Keys Road (County Road 689). The Industrial zoning designation on the property has been unproductive in advancing the economic development goals of Winslow and has thus far remained largely underdeveloped. Therefore it is recommended to rezone Block 302 Lot 3 and Block 303 Lots 4, 8.01 through 8.06, and 9 through 13 to Major Commercial (CM). This recommendation will extend the existing Major Commercial frontage located north of the subject properties along Cross Keys Road to extend the commercial corridor.



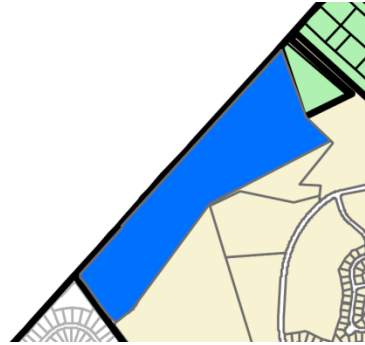
4. *Residential Low Density (RL) to Minor Commercial (C)*

Currently, there is a Minor Commercial zoning district along Erial Road (County Road 706). Winslow Township is recommended to extend the Minor Commercial designation to several parcels located north of the intersection of Erial Road and Williamstown Road. This recommendation would rezone Block 2001 Lots 6, 6.01, 7, 7.01, 7.02, 8, 9, and 11 from Residential Low Density to Minor Commercial.



5. *Planned Community (PC) to Major Commercial (CM)*

The last recommended rezoning will further extend the existing commercial corridor along Cross Keys Road. By rezoning existing Planned Community (PC) lots with frontage on Cross Keys Road to Major Commercial, the corridor will be extended to provide more opportunities for economic development. Therefore, it is recommended to rezone Block 301 Lots 1 and 2; Block 302 Lot 1.01; Block 304 Lots 3 and 3.01; and a portion of Block 306.03 Lot 1 from Planned Community to Major Commercial.



Recommended Land Use and Zoning Ordinance Amendments

The following are recommendations for general amendments and modifications to the Land Use, Zoning, and Site Plan procedures for the Non-Pinelands portion of Winslow Township. These recommendations include amendments that are necessary due to the rezoning recommendations outlined above such as the creation of new zoning districts. The following list outlines these recommendations and specific ordinance text amendments.

1. Revise the Planned Community (PC) zoning district in Chapter 294 to create two separate Planned Community zones to be titled as PC-A and PC-B;
2. Remove the General Development Plan regulations from Sections 69, 70, and 71 of Chapter 294;
3. Consider removing or replacing the Industrial (I) zoning designation;
4. Modify Chapter 228 Signs to permit and regulate digital display signs;
5. Adopt a tree compensation ordinance or requirement in furtherance of Goal #7 on Page 20.
6. Permit car dealership uses in both the Commercial (C) and the Major Commercial (CM) zoning districts; and
7. Implement Complete Streets through a Township resolution and creation of a Pedestrian/Bicycle Circulation Plan.

Specific Recommendations

1. Significant text amendments are proposed for Article IX Planned Community Districts Chapter 294-42 through Chapter 294-71. The entire existing ordinance can be found in Appendix A with the proposed modifications highlighted in red.



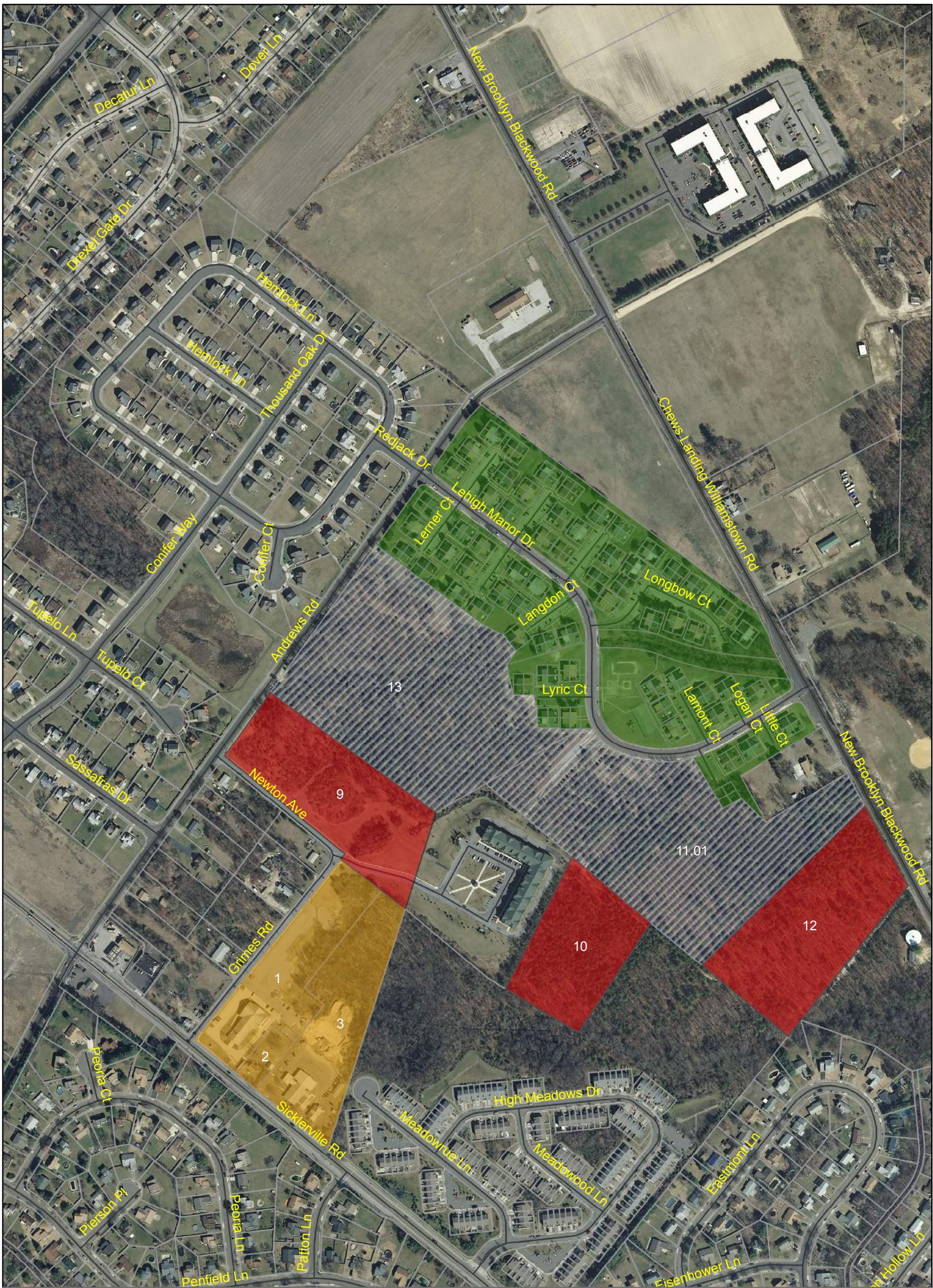
*Photo of Wilton's Corner Planned Community Development courtesy of Bing Maps

2. It is recommended to amend Chapter 228 Signs to include regulations for digital signs. A definition for digital signs should be included in the ordinance. Also, policies and regulations for digital display signs should be taken into consideration such as which zoning districts digital display signs may be permitted in and appropriate regulations regarding placement and orientation. It is recommended that the Township conduct further analysis of existing digital sign ordinances and studies before amending Chapter 228 to include digital sign regulations.
3. The next recommended change to Winslow Township's zoning ordinance is to add a definition for "Car Dealerships". The definition should include all potential car dealership uses such as traditional car dealerships, traditional used car dealerships, and larger used car retailers that have become more common due to changes in the car dealership industry. Additionally, it is recommended to amend the zoning ordinance to include car dealerships as a permitted use in the Commercial (C) and the Major Commercial (CM) zones.
4. It is recommended that Winslow Township's Mayor and Council adopt a Complete Streets resolution that identifies goals and objectives under a Complete Streets Policy and move forward with the creation of a Pedestrian/Bicycle Circulation Plan to implement Complete Streets in Winslow Township. Zoning Ordinance amendments may be necessary to implement Complete Streets in the future such as adding definitions, users and modes, types of improvements, design standards, or exemptions.

6.0 Recommendations of the Planning Board Concerning the Incorporation of Redevelopment Plans into the Land Use Element And Local Development Regulations

Since the last reexamination of Winslow Township's Master Plan, one redevelopment plan has been amended and incorporated into the Land Use Element for the Non-Pinelands portion of the Township.

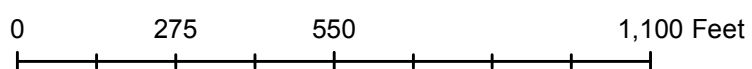
This redevelopment plan is for an area known as the Lehigh Manor Redevelopment Area which is owned by Christ Care Unit Missionary Baptist Church and is located in the Non-Pinelands portion of Winslow Township. The CCUM Baptist Church itself is located at the intersection of Sicklerville Road and Grimes Road. The Redevelopment Area is generally bounded by Erial Road (C.R. 706) to the east, Block 10904 Lot 46 to the southeast, Block 2903 Lots 1, 2, and 3 to the southwest, Four Mile Branch Road (Andrews Road) to the west, and the Lehigh Manor Estates along Lehigh Manor Drive to the north. The Township first investigated the Lehigh Manor Estates area in 2002 and prepared a Redevelopment Plan in 2004 for that area. Subsequent to the 2007 Master Plan Reexamination, the Redevelopment Area for Lehigh Manor was expanded twice through additional redevelopment investigations and addendums to the original 2004 Lehigh Manor Redevelopment Plan. The first addendum was adopted in 2009 to include Block 2903 Lots 11.01 and 13, and the second addendum was adopted in 2015 to add Block 2903 a portion of Lot 9, Lot 10, and Lot 12 into the existing CCUM Redevelopment Plan. The expansion of the CCUM Redevelopment Plan will allow for the development of both age-restricted and non-age-restricted affordable townhomes. This will increase affordable housing options and economic development in the Non-Pinelands portion of Winslow Township. A map is included on the next page delineating the Lehigh Manor Redevelopment Area.



Legend

-  CCUM April 2009 Addendum Redevelopment Area
-  CCUM Baptist Church
-  Lehigh Manor Redevelopment Area January 2004
-  Supplemental Addendum #2 Redevelopment Area
-  Winslow Roads
-  Winslow Parcels

Supplemental Addendum #2
 Exhibit A-1; Site Location Map
 Winslow Township, Camden County, New Jersey
 April 2015



APPENDIX A: Article IX Revisions

§ 294-42. Purpose.

A. The development and improvement of land in the Township of Winslow for residential, business or commercial and industrial use having become increasingly more attractive and desirable because of new and improved roads and transportation facilities installed or being installed, and because population trends are towards the suburban areas which must of necessity involve and affect the Township of Winslow, and, also, because of new and increasing industries locating in the township which induce an influx of new residents and new area developments, it becomes imperative that the Township of Winslow provide proper and adequate means for such development consistent and in conformity with the provisions of the Municipal Land Use Law (1975), N.J.S.A. 40:55D-1 et seq., as an additional means of land use and zoning in the Township of Winslow.

B. In order that the public health, safety, morals and general welfare be furthered in an era of increasing urbanization and of growing demand for housing of all types and design; to provide for necessary commercial and educational facilities conveniently located to such housing; to provide for well-located, clean, safe and pleasant industrial sites involving a minimum of strain on transportation facilities; to encourage the planning of new towns; to ensure that the provisions of N.J.S.A. 40:55D-62 et seq., which direct the uniform treatment of dwelling type, bulk, density and open space within each zoning district, shall not be applied to the improvement of land by other than lot-by-lot development in a manner that would distort the objectives of N.J.S.A. 40:55D-62 et seq.; and to encourage innovations in residential, commercial and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings; so that greater opportunities for better housing and recreation, shops and industrial plants conveniently located to each other may extend to all citizens and residents of the township; in order to encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes; to lessen the burden of traffic on streets and highways; to encourage the building of new towns incorporating the best of modern design; to conserve the value of the land; and, in aid of these purposes, to provide a procedure which can relate the type, design and layout of residential and commercial development to the particular site and the particular demand for housing and other facilities, including the foregoing, at the time of development in a manner consistent with the preservation of the property values within established residential areas and to ensure that the increased flexibility of substantive regulations over land development authorized herein is subject to such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay, the following powers are granted for the purpose of:

~~(1) — Authorizing the Planning Board to grant general development plan approval to provide the increased flexibility desirable to promote mutual agreement between the applicant and the Planning Board on the basic scheme of a planned development and setting forth any variations from the ordinary standards for preliminary and final approval.~~

(21) Requiring that any common open space resulting from the application of standards for density or intensity of land use be set aside for the use and benefit of the owners or residents in such development subject to N.J.S.A. 40:55D-31.

(32) Setting forth how the amount and location of any common open space shall be determined and how its improvement and maintenance for common open space use shall be secured subject to N.J.S.A. 40:55D-31.

(43) Authorizing the Planning Board to allow for a greater concentration of density or intensity of land use within a section or sections of development, whether it be earlier, later or simultaneous in the development, than in others.

(54) Setting forth any requirement that the approval by the Planning Board of a greater concentration of density or intensity of land use for any section to be developed be offset by a smaller concentration in any completed prior stage or by an appropriate reservation of common open space on the remaining land by grant of easement or by covenant in favor of the municipality, provided that such reservation shall, as far as practicable, defer the precise location of common open space until an application for preliminary approval is filed, so that flexibility of development can be maintained.

(65) Setting forth any requirements for timing of development among the various types of uses and subgroups thereunder and, in the case of planned unit development and planned unit residential development, whether some nonresidential uses are required to be built before, after or at the same time as the residential uses.

(76) Requiring a developer, as a condition for approval of a subdivision or site plan, to pay his pro rata share of the cost of providing only reasonable and necessary street improvements and water, sewerage and drainage facilities, and easements therefor, located outside the property limits of the subdivision or development but necessitated or required by construction or improvements within such subdivision or development. Such regulations shall be based on circulation and comprehensive utility service plans pursuant to N.J.S.A. 40:55D-28b(4) and (5) and shall establish fair and reasonable standards to determine the proportionate or pro rata amount of the cost of such facilities that shall be borne by each developer or owner within a related and common area, which standards shall not be altered subsequent to preliminary approval. Where a developer pays the amount determined as his pro rata share under protest, he shall institute legal action within one (1) year of such payment in order to preserve the right to a judicial determination as to fairness and reasonableness of such amount.

C. The Planned Community Districts shall include Planned Community A and Planned Community B. Planned Communities A and B shall have their own set of permitted uses, bulk standards, and regulations.

§ 294-43. Administrative agency designated.

The local public agency which shall administer this Article and the powers hereunder is the Planning Board.

§ 294-44. Permitted uses.

~~—The following uses shall be permitted in Planned Community Districts:~~

~~—A. Dwelling units in detached, semidetached, attached, groups of attached or clustered or multistoried structures or any combination thereof.~~

~~—B. Any nonresidential use, to the extent that such nonresidential use is designed and intended to serve the residents of the Planned Community and such other users as exist or may reasonably be expected to exist in the future.~~

~~—C. Public and private educational and recreational facilities.~~

The following uses shall be permitted in Planned Community A (PC-A):

A. Single Family Detached Dwelling Units (including age-restricted units)

B. Public and private educational and recreational facilities.

The following uses shall be permitted in Planned Community B (PC-B):

A. Dwelling Units in detached, semidetached, attached, groups of attached or clustered or multistoried structures or any combination thereof.

B. Townhouses.

C. Condominiums.

D. Public and private educational and recreational facilities.

§ 294-45. Timing of development; performance guaranty required.

The timing of development among the various types of uses and subgroups thereunder shall be regulated by the Planning Board which shall specify whether some nonresidential uses are to be built before, after or at the same time as the residential use and shall require a performance guaranty, approved by the Solicitor as to form, to ensure that the plan is developed in accordance with the planned community approved by the Planning Board.

§ 294.46. Residential development standards.

The following residential development standards shall apply to Planned Community A (PC-A):

A. Only such districts within the township as have been designated on the Master Plan and Zoning Ordinance or approved by amendment thereto may be used as sites for planned communities or planned unit development.

~~B. In consideration of the amount, location and proposed use of common open space, exclusive of the building area, for recreation and natural areas not necessarily contiguous, the location and existing physical characteristics of the site of the proposed planned community and the location, design and type of dwelling units and other uses, the densities may be varied. However, densities for residential use shall not be greater than an average density of four (4) dwelling units per gross acre throughout any planned community. For purposes of calculating density, the planned community shall include all acreage within the district boundaries as provided in § 294-71.~~

C. Residential dwelling types.

(1) Single-family detached dwellings.

Single Family Detached Unit Bulk Standards for PC-A	
Bulk Standard	Permitted
Front Yard Setback	Minimum of 20 Feet
Side Yard Setback	Minimum of 7.5 Feet
Rear Yard Setback	Minimum of 15 Feet
Lot Size	Minimum of 5,000 Square Feet
Lot Width	Minimum of 50 Feet at Building Line
Impervious Coverage	Maximum of 50%

The following development standards shall apply to Planned Community B (PC-B):

A. Only such districts within the township as have been designated on the Master Plan and Zoning Ordinance or approved by amendment thereto may be used as sites for planned communities or planned unit development.

B. In consideration of the amount, location and proposed use of common open space, exclusive of the building area, for recreation and natural areas not necessarily contiguous, the location and existing physical characteristics of the site of the proposed planned community and the location, design and type of dwelling units and other uses, the densities may be varied. However, densities for residential use shall not be greater than an average density of four (4) dwelling units per gross acre throughout any planned community. ~~For purposes of calculating density, the planned community shall include all acreage within the district boundaries as provided in § 294-71.~~

C. Residential dwelling types.

(1) Single-family detached dwellings.

(a) There shall be permitted five (5) different lot types for one-family detached dwellings in the planned community, to be known as "PC ~~Districts~~ Areas I, II, III, IV and V."

(b) The following is the Schedule of Height, Area and Bulk Limitations for PC ~~Districts~~ Areas I-V.¹

(2) Townhouse developments.

(a) For the purpose of avoiding developments resembling what have been customarily referred to as "row houses," there shall be within any continuous group of attached townhouses at least three (3) different architectural plans having substantially different designs and exterior elevations. In addition, no more than three (3) continuous attached townhouses shall have the same front setback.

(b) There shall be off-street parking areas which shall provide two (2) parking spaces for each townhouse dwelling unit, together with provisions for visitor parking as determined by the Planning Board.

(c) Those portions of any townhouse development which are not utilized for actual dwelling units or required accessory uses may be devoted to one (1) or more of the following uses:

[1] Open space areas which may be designated for dedication to the Township of Winslow or other governmental agency and may include land for the following uses: public parks and playgrounds, woodland conservation areas, pedestrian walkways, stream drainage and control areas and school facilities.

[2] Private recreational facilities of the following types: golf courses and country clubs, private swimming pools and swim clubs and tennis courts.

[3] Privately maintained woodland conservation areas, gardens, commons or similar open space areas.

(d) The land and/or facilities comprising the aforementioned private recreational uses may be owned and operated individually, jointly or in any other recognized legal capacity, but the maintenance of the same shall be the responsibility of the owner.

(e) Improvement and maintenance of common open spaces.

[1] In order to secure proper improvement and maintenance of all common open space, the developer shall provide for and establish an organization for the ownership and maintenance of the same. Such organization shall not be dissolved, nor shall it dispose of any common space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to the township or other governmental agency designated by the township. The Planning Board shall make findings concerning the operation of the organization for the township and maintenance of any common open space. It shall consider the following:

[a] The time when the organization is created.

[b] The mandatory or automatic nature of membership in the organization by residents or successors.

[c] The permanence of open space safeguards.

[d] The liability of the organization for insurance, taxes and maintenance of all facilities.

[e] Provisions for pro rata sharing of costs and assessments.

[f] The capacity of the organization to administer common facilities and preserve the benefits of common open space.

[2] In the event that the organization established to own and maintain common open space, or any successor organization, shall, at any time, fail to maintain the common open space in reasonable order and condition, the municipality may serve written notice upon such organization and upon the members and owners thereof setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within thirty-five (35) days thereof and shall state the date and place of a hearing thereon, which shall be held within fifteen (15) days of notice. At such hearing, the municipality may modify the terms of the original notice as to the deficiencies and may give an extension of time not to exceed sixty-five (65) days within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said thirty-five (35) days or any extension thereof, the municipality, in order to prevent the common open space from becoming a public nuisance, may enter upon said common open space and maintain the same for a period of one (1) year. Said entry and maintenance shall not vest in the public any rights to use the common open space except when the same is voluntarily dedicated to the public by the members and owners. Before the expiration of said year, the municipality shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the common open space, call a public hearing upon fifteen (15) days' written notice to such organization and to the owners of the development, to be held by such municipal body or officer, at which hearing such organization or the members and owners shall show cause why such maintenance by the municipality shall not, at the election of the municipality, continue for the succeeding year. If the designated municipal body or officer, as the case may be, shall determine

that such organization is not ready and able to maintain said common open space in reasonable condition, the municipality may, in its discretion, continue to maintain said common open space during the next succeeding year, subject to a similar hearing and determination in each year thereafter. The decision of the township in any such case shall constitute a final administrative decision subject to judicial review. The cost of such maintenance by the municipality shall be assessed ratably against the properties that have a right of enjoyment of the common open space and shall become a tax lien on said properties and be added to and be a part of the taxes to be levied and assessed thereon and enforced and collected with interest by the same officers and in the same manner as the other taxes.

(f) The developer shall make proper and adequate provision for the installation of streets, sidewalks and curbs and water, sewerage and drainage facilities and other improvements as specified by and in accordance with the requirements of the Land Subdivision Ordinance of the Township of Winslow.²

(g) No more than eight (8) townhouse units shall be contained in one (1) townhouse structure.

(h) Setback and height.

[1] No townhouse shall be set back less than twenty-five (25) feet from the right-of-way line of any public road.

[2] The minimum distance between all buildings shall not be less than thirty (30) feet.

[3] No structure shall be closer than twenty-five (25) feet to any property line.

[4] The height of all buildings shall not exceed thirty-five (35) feet.

(i) Buffer. Landscape buffer screens which may consist of undisturbed natural vegetation will be located where necessary between sections of different types of units and to protect off-site developments as may be determined by the Planning Board.

(j) Townhouses may be fee simple or condominium ownership.

(3) Apartment houses.

(a) Dwelling requirements.

[1] The number of stories for multifamily residential uses shall not exceed three (3), with a maximum height not to exceed forty-five (45) feet.

[2] Of the units per acre, a minimum of twenty percent (20%) shall consist of one-bedroom units, and no more than ten percent (10%) shall consist of three-bedroom or larger units.

[3] Maximum land coverage: twenty percent (20%).

[4] Minimum floor area:

Type of Unit	Minimum Floor Area (square feet)
One-bedroom	550
Two-bedroom	700
Three-bedroom	850

(b) No apartment building shall be constructed closer to a lot or property line than the maximum height of the building or fifty (50) feet, whichever is greater.

(c) There shall be off-street parking facilities which shall provide an average of one and seventy-five-hundredths (1.75) parking spaces for each one-bedroom unit, two (2) parking spaces for each two-bedroom unit and two and twenty-five-hundredths (2.25) parking spaces for each three-bedroom unit, together with visitor parking spaces as determined by the Planning Board, which shall be in accordance with parking requirements specified hereafter.

(d) Each dwelling unit shall comply with all applicable Federal Housing Administration standards regarding minimum habitable area.

(e) Garbage and refuse pickup stations or units shall be of such size and capacity as will provide adequate and well-located space for garbage and refuse. Pickup units or stations shall be located in the rear or side of the buildings and shall be housed in an appropriate structure.

(f) Sidewalks and curbs shall be installed on all streets to be dedicated, as required. All streets must connect with access to main arteries or public roads.

(g) No apartment building shall be erected in excess of three (3) stories and a height not to exceed forty-five (45) feet, front and rear.

(h) Rear yard requirements shall be no less than fifty (50) feet from each building to the lot line or the height of the building, whichever shall be greater.

(i) Side yard requirements shall be no less than fifty (50) feet from each building to the lot line or the height of the building, whichever shall be greater.

(j) The distance between buildings shall be no less than thirty (30) feet.

(k) All apartments must provide adequate landscaping, with at least one (1) approved tree per unit, and must be maintained by the owners of the apartment development.

(l) Those portions of any apartment house site which are not utilized for the principal structure or required accessory uses must be devoted to one (1) or more of the following uses:

[1] Open space areas which may be designated for dedication to the Township of Winslow or other governmental agency and which may include land for the following uses: public parks and playgrounds, woodland conservation areas, pedestrian walkways, stream drainage and control areas and school facilities.

[2] Private recreational facilities of the following types: golf courses and country clubs, private swimming pools and swim clubs and tennis courts.

[3] Privately maintained woodland conservation areas, gardens, commons or similar open space area.

(m) A buffer strip shall be provided along the entire perimeter of the property on which apartments are erected, of at least twenty (20) feet in width, measured inward from the property line and retained in natural woods, or be suitably landscaped with grass and/or ground cover, shrubs and trees. No parking except for direct access shall be allowed in this area.

(n) No front yard shall be used for purposes of service to the dwellings. Such services as are specifically prohibited are garbage or refuse disposal or disposal of stationary units, any storage space and laundering facilities and clothes-drying facilities or recreational facilities.

(o) Adequate provisions shall be made for storm and sewage collections, the latter in accordance with the approval for the Planning Board.

(p) Outside lighting shall be provided and shall be so arranged as not to affect adversely the enjoyment of any adjacent residential buildings or streets, sidewalks and pedestrian walkways.

D. To encourage flexibility of housing density, design and type intended by the planned community enabling legislation, in cases of a planned development proposed to be developed over a period of years, deviations or waivers may be authorized from the density or

intensity of residential dwelling types established for the entire planned community development, provided that the average density of the gross acreage of the planned community does not exceed four (4) dwelling units per acre calculated on the basis of the gross acreage of the Planned Community District boundaries. Notwithstanding the design standards set forth herein, the Planning Board may grant deviations and waivers therefrom and may allow for a greater concentration of density or intensity of land use within some section or sections of development, whether it be earlier or later in the development, than upon others. The approval of the Planning Board of a greater concentration of density or intensity of land use for any section to be developed must be offset by a smaller concentration in any completed prior stage, or there must be an appropriate reservation of common open space on the remaining land by a grant of easement or covenant in favor of the municipality. Such reservation shall, as far as practicable, defer the precise location of such common open space until an application for preliminary approval is filed.

§ 294-47. Commercial, research, mixed-use and office development standards.

A. Commercial, research, mixed-use and office uses shall be limited to fifteen percent (15%) of the gross acreage of the planned community.

B. Commercial uses and buildings designed and intended to serve the residents of the planned community. Commercial development catering to the regular shopping and service needs of the occupants of nearby residential users may be provided by:

(1) Providing the business with appropriate space and, in particular, sufficient depth from the street to satisfy the needs of modern local retail development, including the need for off-street parking spaces in areas to which a large proportion of shoppers come by automobile.

(2) Protecting both business development and nearby residences against fire, explosions, toxic and noxious matter, radiation and other hazards and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare and other objectionable influences.

(3) Protecting both business development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential, by regulating the intensity of business development, by restricting those types of establishments which generate heavy traffic and by providing for sufficient off-street parking and loading facilities in accord with provisions of this chapter specified hereafter.

(4) Providing sufficient space in appropriate locations for commercial and miscellaneous service activities.

(5) Promoting the most desirable use of land and direction of building development in accord with a well-considered plan to promote stability of commercial development, to strengthen the economic base of the township, to protect the character of the planned community and its peculiar suitability for particular uses, to conserve the value of land and buildings and to protect the township's tax revenue.

(6) Providing that not more than forty percent (40%) of the area of the plot be occupied by buildings, that the distance between buildings shall be in no case less than fifty (50) feet or the height of the building, whichever is greater, that garage or parking space be provided as approved for the project and that landscaped buffers be provided as approved for the project.

C. Laboratory, research, office or other work establishments that may be reasonably expected to exist in the future may be provided by:

(1) Providing sufficient space, in appropriate locations, to meet the needs of expected future economy, with due allowance for the need for a choice of proper sites.

(2) Protecting both business development and nearby residences from the danger of fire, explosion, toxic and noxious matter, radiation and other hazards and from offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare and other objectionable influences.

(3) Protecting laboratory, office and research development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another and by providing space off public streets for parking and loading facilities associated with such activities.

(4) Promoting the most desirable use of land and direction of building development in accord with a well-considered plan to promote stability of development, to strengthen the economic base of the township, to protect the character of the Planned Community and its peculiar suitability for particular uses, to conserve the value of land and buildings and to protect the township's tax revenues.

(5) Providing that not more than forty percent (40%) of the total area of the plot be occupied by buildings, that the distance between buildings shall be in no case less than thirty-five (35) feet or the height of the building, whichever is greater, that garage or parking spaces be provided as approved for the project and that landscaped buffers be provided as approved for the project.

D. Mixed-use buildings containing office uses and/or commercial uses and/or residential uses, provided that at least two (2) of the three (3) types are included. No one (1) use shall exceed seventy-five percent (75%) of the floor area. Mixed-use development may be provided by:

(1) Providing the mixed-use buildings with appropriate space and, in particular, sufficient depth from a street to satisfy the needs of a modern mixed-use development, including the need for off-street parking which may be shared by different uses.

(2) Protecting both business development and nearby residences against fire, explosions, toxic and noxious matter, radiation and other hazards and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare and other objectionable influences.

(3) Promoting the most desirable use of land and direction of building development in accord with a well-considered plan to promote stability of development, to strengthen the economic base of the township, to protect the character of the planned community and its peculiar suitability for particular uses, to conserve the value of land and buildings and to protect the township's tax revenues.

(4) Providing that no mixed-use building shall exceed a height of forty-five (45) feet, measured from the highest point of the roof to the highest elevation of ground at the foundation wall, that buffers shall not be required between uses within a mixed-use development and that the distance between buildings in a mixed-use district shall not be less than twenty (20) feet.

(5) Providing that not less than ten percent (10%) of the entire tract shall be devoted to landscaping or natural vegetation. All parking and service areas shall be so screened that said areas are shielded from adjacent areas, as approved by the Planning Board.

E. To encourage flexibility of commercial, research, mixed-use and office densities, design and type intended by the planned community enabling legislation, in case of a planned development proposed to be developed over a period of years, deviations or waivers may be authorized from the density or intensity of commercial, research, mixed-use or office types

established for the entire planned community development, provided that the aggregate of such uses does not exceed fifteen percent (15%) of the gross acreage of the Planned Community District. The Planning Board may allow for a greater concentration of density or intensity of land use within some section or sections of development, whether it be earlier or later in the development, than upon others. The approval of the Planning Board of a greater concentration of density or intensity of land use for any section to be developed must be offset by a smaller concentration in any completed prior stage, or there must be an appropriate reservation of common open space on the remaining land by a grant of easement or covenant in favor of the municipality. Such reservation shall, as far as practicable, defer the precise location of such common open space until an application for preliminary approval is filed.

§ 294-48. Common open space and school sites.

A. The amount, location or locations, types, configurations, topography and maintenance of common space and school sites in any proposed planned community shall be reviewed by the Planning Board. It shall make detailed findings concerning the adequacy or inadequacy of the aforementioned items in conformance with the provisions of the enabling legislation.

B. In order to secure proper improvement and maintenance of all common open space in any proposed planned community, the landowner shall provide for and establish an organization for the ownership and maintenance of any common open space. Such organization shall not be dissolved, nor shall it dispose of any common space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to the township or other governmental agency designated by the township. The Planning Board shall make findings concerning the operation of the organization for the ownership and maintenance of any common open space. It shall consider the following:

- (1) The time when the organization is created.
- (2) The mandatory or automatic nature of membership in the organization by residents or successors.
- (3) The permanence of open space safeguards.
- (4) The liability of the organization for insurance, taxes and maintenance of all facilities.
- (5) Provisions for pro rata sharing of costs and assessments.
- (6) The capacity of the organization to administer common facilities and preserve the benefits of common open space.

C. In the event that the organization established to own and maintain common open space, or any successor organization, shall, at any time after establishment of the planned community, fail to maintain the common open space in reasonable order and condition in accordance with the plan, the municipality may serve written notice upon such organization or upon the residents and owners of the planned development setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within thirty (30) days thereof and shall state the date and place of a hearing thereon, which shall be held within fourteen (14) days of the notice. At such hearing, the municipality may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said thirty (30) days or any extension thereof, the municipality, in order to

preserve the taxable values of the properties within the planned development and to prevent the common open space from becoming a public nuisance, may enter upon said common open space and maintain the same for a period of one (1) year. Said entry and maintenance shall not vest in the public any rights to use the common open space except when the same is voluntarily dedicated to the public by the residents and owners. Before the expiration of said year, the municipality shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the common open space, call a public hearing upon notice to such organization or to the residents and owners of the planned development, to be held by the municipal authority, at which hearing such organization or the residents and owners of the planned development shall show cause why such maintenance by the municipality shall not, at the election of the municipality, continue for a succeeding year. If the township shall determine that such organization is not ready and able to maintain said common open space in a reasonable condition, the municipality may, in its discretion, continue to maintain said common open space during the next succeeding year, subject to a similar hearing and determination in each year thereafter. The decision of the township in any such case shall constitute a final administrative decision subject to judicial review.

D. The cost of such maintenance by the municipality shall be assessed ratably against the properties within the planned community that have a right of enjoyment of the common open space and shall become a tax lien on said properties. The municipality, at the time of entering upon said common open space for the purpose of maintenance, shall file a notice of such lien in the office of the County Clerk upon the properties affected by such lien within the planned development.

§ 204-49. Required distribution of uses.

No planned community adopted pursuant to the provisions of this chapter shall be authorized that contains less than five hundred (500) dwelling units and a minimum of one hundred fifty (150) acres.

§ 294-50. Public facilities.

The subdivision regulations and requirements and other requirements pertaining to public facilities of the township are hereby adopted by reference insofar as they are not inconsistent with this chapter and shall be followed as modified by the following provisions. Where any conflict results, the provisions of this chapter shall supersede all prior regulations and ordinances.

§ 294-51. Location of land for housing.

Location of land for housing shall be determined as follows:

- A. Demand for the type of housing in proposed locations.
- B. Probable impact on municipal services, utilities and facilities.
- C. Effect on and from land use, form and character of adjacent development.
- D. The effect on the site resulting from the transportation network, transit facilities and traffic densities.
- E. The relationship of the site to existing or probable sources of danger or nuisance.

- F. Housing shall be conveniently served by all community facilities.

§ 294-52. Physical characteristics of site.

- A. Physical characteristics of the site shall be located on all base plans, and methods for preservation shall be outlined.
- B. Soil and subsoil conditions must be suitable for excavation and site preparation.
- C. The topography of the site and its drainage must be suitable for the proposed development and designed to prevent erosion.
- D. Natural features, such as lakes, streams, rock outcrops, topsoil, trees, natural drainage ways or waterways and shrubs, must be preserved and incorporated into the final landscaping of the development, except as otherwise authorized.
- E. The effects of prevailing winds, seasonable temperatures and hours of sunlight on the physical layout and form of the proposed land use and building must be taken into account.

§ 294-53. Visual considerations.

- A. Careful attention must be given to the quality of design of all buildings, land uses and street furniture, such as streetlighting, outdoor equipment and signs, by the Planning Board. Among the elements that the Planning Board must comment upon are the design of residential and nonresidential land uses and buildings, community facilities, parks and landscape and the design of street furniture. The nature, size, shape, lighting and style of all outdoor signs must be found to be in harmony with the purposes of this chapter.
- B. To improve the quality of environment and to reduce the possibility of danger and inconvenience during bad weather conditions, the underground installation of electrical and telephone equipment shall be required except for existing transmission lines within the community.
- C. Skillful treatment of vegetation in the development of sites shall be required.
- D. Favorable aesthetic and community appearance factors may be encouraged by the Planning Board to persist on a continuous basis.
- E. The visual relationship between buildings as it relates to the visual character of an area shall be examined by the Planning Board.
- F. The space between buildings, as it relates to the visual character of an area, shall be examined by the Planning Board.
- G. Care shall be taken in the siting of buildings so that advantage may be taken of desirable views.

§ 294-54. Schools.

Schools shall be located away from main traffic arteries and where they are free from unnecessary distraction or nuisance. Educational facilities shall be conveniently located in relationship to housing and pedestrian ways. The Board of Education shall be consulted with respect to site, size and location.

§ 294-55. Noxious nonresidential uses.

Nonresidential uses that are noxious or that emit objectionable odors, loud noises, vibrations or fumes or otherwise result in violating the purposes and provisions of this chapter will not be permitted.

§ 294-56. Siting of housing.

- A. All housing shall be designed with regard to topography and natural features of the site and focal points of the project.
- B. To create and identify an interesting layout of housing fronting streets, variations in setbacks shall be encouraged.
- C. All housing shall be sited so as to preserve privacy and to ensure natural light.
- D. Orientation for sun and wind shall be considered.
- E. Routes for vehicular and pedestrian access and parking areas shall be convenient without creating nuisances or detracting from privacy.

§ 294-57. Site preparation.

- A. Trees must be preserved as approved by the municipal authority. The location of trees must be considered when planning the location of buildings, underground services, walks, paved areas, playgrounds, parking areas and finished grade levels.
- B. The Planning Board shall inquire into the means whereby trees and other natural features shall be protected during construction. Clearing a site of topsoil, trees and natural features before the commencement of building operations shall be discouraged by the Planning Board.

§ 294-58. Grading and drainage.

- A. Seeding, sodding or other planting shall be applied to stabilize topsoil and enhance the appearance of open areas when not wooded or naturally covered.
- B. Where adequate surface drainage is not possible by grading alone, a supplementary drainage system, approved by the Planning Board Engineer, will be required.

§ 294-59. Location of shopping and office areas; screening.

- A. Shopping and office areas within the planned community must be located so as to be amenable to nearby dwelling units.
- B. Such areas, including parking and loading places, must be carefully screened where adjacent to residential development.

§ 294-60. Recreational facilities; screening for recreational and educational areas.

- A. Swimming pools, skating rinks and all recreational areas must be located so as to avoid nuisance to adjacent dwelling units.

B. All recreational, educational or other areas must be properly fenced or screened as appropriate to the use and enjoyment of residential development.

§ 294-61. Refuse stations.

Refuse stations, where required, must be designed and located to be convenient for garbage removal and inoffensive to the occupants of adjacent dwelling units.

§ 294-62. Lighting.

Adequate lighting must be provided to the outdoor areas used by occupants after dark. Appropriate lighting fixtures must be provided for walkways and to identify steps, ramps, directional changes and signs. Lighting shall be located to avoid shining directly into habitable-room windows in the project or into private outdoor open space which is associated with dwelling units.

§ 294-63. Streets.

Streets must be designed with regard to topography, natural features, function, clarity of movement and economy of street length. In the design of any street system, the following criteria must be taken into consideration unless waived by the Planning Board:

A. The street system must be integrated with the existing network of streets so that there are at least two (2) points of access. Where an area is to be developed in phases, each phase must provide two (2) points of access, one (1) of which may be temporary.

B. The layout must be designed to take advantage of the existing contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of piped services.

C. Where possible, natural features, such as watercourses, trees and rocks outcrops, should be preserved so that they may be incorporated into the layout to enhance the overall design of the planned community.

D. The overall clarity of vehicular movement within the planned community must be evident, and the function of all streets must be easily identified.

E. Lots fronting on more than one (1) street must be avoided except in cases where proximity to expressways or major highways warrants it. In such case, the lot should normally front on the minor road and be screened from the major road by suitable planting or natural vegetation.

F. Where a grid or modified grid street plan is considered to be appropriate, the following factors must be taken into consideration:

(1) As few dwelling units as possible should face the shorter linking streets.

(2) Continuous street frontage should not exceed one thousand two hundred (1,200) feet. This distance can be increased to a maximum of one thousand six hundred (1,600) feet if a public paved pedestrian access of ten (10) feet minimum width is provided near the midpoint, giving access to an adjacent street.

G. The street system may utilize, where proper, the cul-de-sac, loop street, P-loop and other suitable forms of street layout. In the use of these street forms, the following factors must be considered:

(1) When a cul-de-sac is used in residential development, it must be provided with a paved turning circle of sufficient width to facilitate snow removal and to permit easy access for fire-fighting equipment and general truck delivery.

(2) The maximum length of a cul-de-sac should be six hundred (600) feet to the turning circle.

(3) A cul-de-sac must be readily identifiable as such by traffic moving on the collector street to which it is connected. Cul-de-sacs should not be located so as to appear to terminate collector streets.

(4) P-loops, which are herein defined as loop streets from a single access point, must have an entrance leg not exceeding seven hundred (700) feet and should have an emergency vehicular accessway of ten (10) feet minimum from the loop, giving direct access to an adjacent street. The loop of a P-loop should have a street length not exceeding two thousand eight hundred (2,800) feet.

H. Street widths. Street widths must reflect the function of the road. Due consideration must be given to special street width construction and paving requirements resulting from possible use of the cluster layout and commercial or industrial traffic. The Planning Board shall decide street width, construction, paving and other pertinent street considerations after consultation with the applicant and the Planning Board Engineer.

I. Street gradients. Steep gradients must be reduced to a minimum and avoided at road intersections unless there are exceptional site conditions. No residential street should have gradients in excess of ten percent (10%). The grade within a one-hundred-foot radius of an intersection should be five percent (5%) maximum.

J. Street intersections.

(1) Intersections of more than two (2) streets should be avoided where possible.

(2) Streets forming an intersection should meet one another at an angle of ninety degrees (90°), plus or minus a tolerance of ten degrees (10°).

(3) Junctions of any kind should be avoided where a driver's vision is likely to be obstructed.

K. Rear lanes. Unless specifically required by any governmental regulation or unless evidence can be given that rear lanes will be adequately maintained, the provision of rear lanes for single- and two-family housing units is to be discouraged by the Planning Board.

§ 294-64. Parking and loading areas.

A. A garage, carport or parking area for the storage of at least two (2) cars shall be provided per single-family detached dwelling unit and also for townhouses.

B. A garage, carport or parking area shall be provided for horizontal and vertical multiple-dwelling housing units as required pursuant to § 294-46C(3)(c).

C. Additional parking facilities may be provided where required because of the type or size of the dwelling unit or its location in relation to surrounding areas.

D. Parking for nonresidential land use and buildings shall be determined as follows (uses and minimum required for off-street parking spaces):

(1) Bowling alleys: six (6) parking spaces for each alley.

- (2) Houses of worship: one (1) parking space for each four (4) permanent seats. When individual seats are not provided, each twenty (20) inches of benches shall be considered one (1) seat.
 - (3) Community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses: one (1) for each two hundred (200) square feet of floor area occupied by all principal and accessory structures.
 - (4) Doctors (in other than office buildings): six (6) spaces for patients' use for each doctor's office.
 - (5) Dentists (in other than office buildings): five (5) spaces for patients' use for each dentist's office.
 - (6) Motels and rooming houses: one (1) for each rentable unit.
 - (7) Funeral homes and mortuaries: fifteen (15) parking spaces for visitors.
 - (8) Hospital, nursing and convalescent homes: one (1) for each three (3) beds.
 - (9) Hotels: one (1) for each rentable unit.
 - (10) Manufacturing, industrial and general commercial uses not otherwise specified herein: one (1) for each one thousand (1,000) square feet of floor area, plus one (1) for each three (3) employees in the maximum working shift.
 - (11) Offices: one (1) space for every four hundred (400) square feet of rentable floor area.
 - (12) Restaurants, bars and nightclubs: one (1) for each three (3) seats.
 - (13) Retail stores, store groups, shops, etc.: one (1) for each two hundred fifty (250) square feet of floor area.
 - (14) Schools, elementary and junior high schools: one (1) parking space for every fifteen (15) classroom seats.
 - (15) Wholesale establishments or warehouses: one (1) for each two (2) employees in the maximum shift. The total parking area shall not be less than twenty-five percent (25%) of the building floor area.
 - (16) Mixed use: off-street parking for mixed-use buildings shall conform to the requirement of each specific use with appropriate reductions in such requirements where the hours of use indicate that sharing of parking areas is appropriate.
 - (17) All other land uses: off-street parking and loading spaces for all land uses not herein specified shall be in accord with probable estimates of need determined by the Planning Board after consultation with the proposed land user and the Township Engineer.
- E. Size, access and location shall be as follows: In connection with every commercial, business, institutional, recreational or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces in accordance with the requirements set forth herein:

- (1) Size and access.
 - (a) Each off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet exclusive of access drives or aisles and shall be of usable shape and condition.
 - (b) There shall be adequate provision for ingress and egress to all parking spaces. Access drives or driveways shall not be less than nine (9) feet wide.
 - (c) No access drive or driveway shall be located in any residential area to provide access to uses other than those permitted in such residential areas except in the case of mixed-use buildings.
- (2) Location. Off-street parking spaces for all uses shall be located on the subject property with the related principal land use and the parking area shall not interfere with access to the site, sight distance triangles, and public rights-of-way. [Amended 6-28-11 by Ord. No. O-2011-016]

F. Off-street loading. In connection with every building or building group or part thereof hereafter erected which is to be occupied by commercial uses or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, off-street loading berths in accordance with the following requirements:

- (1) Size and location. Each loading space shall be no less than ten (10) feet in width and thirty-five (35) feet in length, shall have a minimum clearance of fourteen (14) feet and may occupy all or any part of any required yard.
- (2) Schedule of required off-street loading berths.

Use	Total Floor Area (square feet)	Required Off-Street Loading Berths
Schools	13,000 or more	1
Hospitals (in addition to space for ambulances)	From 10,000 to 30,000	1
	For each additional 30,000 or major fraction thereof	1 additional
Undertakers and funeral parlors	5,000	1
	For each additional 5,000 or major fraction thereof	1 additional
Offices, hotels, retail, commercial wholesale and storage uses	From 10,000 to 25,000	1
	From 25,000 to 40,000	2
	From 40,000 to 60,000	3
	From 60,000 to 100,000	4
	For each additional 50,000 or major fraction thereof	1 additional

G. Development and maintenance of loading areas. Every parcel of land hereafter used as a public or private loading area shall be developed and maintained in accordance with the

following requirements. Plans for such areas shall be reviewed by the Planning Board to ensure compliance with these regulations.

- (1) Screening and landscaping. Off-street loading areas shall be effectively screened by a fence or hedge. The screening shall be on the side or sides which adjoin or face premises situated in any residential area.
- (2) Minimum distances and setbacks. No off-street loading area shall be closer than one hundred (100) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot.
- (3) Surfacing. Any off-street loading area shall be surfaced with an asphaltic or portland cement pavement or similar durable and dustless surface. All areas shall be marked so as to provide for the orderly and safe loading, parking and storage of self-propelled vehicles.
- (4) Lighting. Any lighting used to illuminate any off-street loading area shall be so arranged as to reflect the light away from adjoining premises. Off-street parking facilities for multi-family structures containing four (4) or more families shall be adequately lighted.
- (5) Drainage. Any off-street loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses.

§ 294-65. Planting.

A. Planting shall be regarded as an essential feature of every planned residential, mixed-use or commercial area.

B. In order to enhance the appearance and marketability of housing and to provide protection from wind and sun and from depreciating effects on roads, parking areas and nearby nonresidential land uses and buildings, the type, size and location of trees and shrubs shall be indicated to the Planning Board by the applicant so that it may properly execute its responsibilities.

C. For every dwelling unit, a minimum of one (1) suitable shade or ornamental tree must be provided. Existing planting shall be acceptable as required planting to the extent that it is suitable and preserved in good condition.

§ 294-66. Open space.

A. In reviewing applications for planned communities, the Planning Board will require evidence that adequate open space in appropriate locations will be available.

B. Open space must have safe and convenient pedestrian access.

C. The applicant must consult with the Planning Board early in the design stage to ascertain open space requirements. Suitable land equal in area to at least thirty percent (30%) of the gross area shall be designated as open space.

D. Usable open space shall be one thousand (1,000) square feet per multiple-family dwelling. Usable open space for multiple-dwelling units may include patios, landscaped area of

the site and other areas within a multifamily residential size which can be used for open space purposes, in addition to the fifteen percent (15%) of common open space.

§ 294-67. Intensity of land use.

In addition to the bulk requirements described previously in this chapter (see dwelling densities for residential use described in § 294-46), the following bulk criteria shall be followed:

A. The intensity of land use must avoid congestion of buildings by providing adequate daylight, sunlight, air, usable space and privacy for dwelling units for all buildings.

B. The location and arrangement of buildings, lot lines and open spaces must be shown to the Planning Board so that it may review the intensity of land use and serve the public interest by protecting neighboring land uses while encouraging positive, improved and architectural and planning site design.

§ 294-68. Findings for planned developments.

Prior to the approval of any planned development, the Planning Board shall find the following facts and conclusions:

A. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to standards as required by this Article IX.

B. That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate.

C. That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.

D. That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.

E. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

~~§ 294-69. General development plan approval.~~

~~— A. — For purposes of this Article IX, the term "general development plan" means a comprehensive plan for the development of a planned development, as provided by the Municipal Land Use Law as amended by Section 4, of P.L. 1987, c. 129.~~

~~— B. — Any developer of a parcel of land greater than one hundred fifty (150) acres in size for which the developer is seeking approval of a planned development pursuant to P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), may submit a general development plan to the Planning Board prior to the granting of preliminary approval of that development by the Planning Board pursuant to Section 34 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-46) or Section 36 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-48). The general development plan shall set forth the permitted number of dwelling units, the amount of nonresidential floor space, the residential density and the nonresidential floor area ratio for the planned development, in the entirety, according to a schedule which sets forth the timing of the various sections of the development.~~

~~— C. — The general development shall include but not be limited to the following:~~

~~—— (1) — A general land use plan at a scale of not less than one (1) inch equals two hundred (200) feet, indicating the tract area and general locations of the land uses to be included in the planned development according to a schedule which sets forth the timing of the various sections of the development. The total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated. The density and intensity of use of the entire planned development shall be set forth, and a residential density and a nonresidential floor area ratio shall be provided.~~

~~—— (2) — A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access, within the plan development and any proposed improvements to the existing transportation system outside the planned development.~~

~~—— (3) — An open space plan showing the proposed land area and general location of parks and any other land area to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a plan for the operation and maintenance of parks and recreational lands.~~

~~—— (4) — A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal and a plan for the operation and maintenance of proposed utilities.~~

~~—— (5) — A stormwater management plan setting forth the proposed method of controlling and managing stormwater on the site.~~

~~—— (6) — An environmental inventory, including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structure or features and the probable impact of the development on the environmental attributes of the site.~~

~~—— (7) — A community facility plan indicating the scope and type of supporting community facilities, which may include but not be limited to educational or cultural facilities, historic sites, libraries, hospitals, firehouses, and police stations.~~

~~—— (8) — A housing plan outlining the number of housing units to be provided and the extent to which any housing obligation assigned to the municipality pursuant to P.L. 1985, c. 22 (N.J.S.A. 52:27D-301 et al.) will be fulfilled by the development.~~

~~—— (9) — A local service plan indicating those public services which the applicant proposes to provide and which may include but not be limited to water, sewer, cable and solid waste disposal.~~

~~—— (10) — A fiscal report describing the anticipated demand on municipal services to be generated by the planned development and any other financial impacts to be faced by the municipality or school districts as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under Subsection C (11) of this section and following the completion of the planned development in its entirety.~~

~~—— (11) — A proposed timing schedule, in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.~~

~~—— (12) A municipal development agreement, which shall mean a written agreement between a municipality and a developer relating to the planned development.~~

~~—— D. Term of general development plan approval.~~

~~—— (1) The term of the effect of the general development plan approval shall be determined by the Planning Board using the guidelines set forth in § 294-42, except that the term of the effect of the approval shall not exceed twenty (20) years from the date upon which the developer receives final approval of the first section of the planned development pursuant to P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.)~~

~~—— (2) In making its determination regarding the duration of the effect of approval of the general development plan, the Planning Board shall consider the number of dwelling units or amount of nonresidential floor area to be constructed, prevailing economic conditions, the timing schedule to be followed in completing the development and the likelihood of its fulfillment, the developer's capability of completing the proposed development and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.~~

~~—— E. The Planning Board shall grant or deny general development approval within ninety five (95) days after submission of a complete application to the administrative officer or within such further time as may be consented to by the applicant. Failure of the Planning Board to act within the period prescribed shall constitute general development plan approval of the planned development.~~

~~—— F. The planned development shall be developed in accordance with the general development plan approved by the Planning Board notwithstanding any provision of P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), or an ordinance or regulation adopted pursuant thereto after the effective date of the approval.~~

~~—— G. Changes to general development plan after approval.~~

~~—— (1) In the event that the developer seeks to modify the proposed timing schedule, such modification shall require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration prevailing economic and market conditions, anticipated and actual needs for residential units and nonresidential space within the municipality and the region and the availability and capacity of public facilities to accommodate the proposed development.~~

~~—— (2) Except as provided hereunder, the developer shall be required to gain prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the density of residential development or the floor area ratio of nonresidential development in any section of the planned development.~~

~~—— (3) Any variation in the location of land uses or increase in density or floor area ratio proposed in reaction to a negative decision of or condition of development approval imposed by the Pinelands Commission pursuant to P.L. 1979, c. 111 (N.J.S.A. 13:18A-1 et seq.), or the Department of Environmental Protection pursuant to P.L. 1973, c. 185 (N.J.S.A. 13:19-1 et seq.), shall be approved by the Planning Board if the developer can demonstrate, to the satisfaction of the Planning Board, that the variation being proposed is a direct result of such determination by the Pinelands Commission or the Department of Environmental Protection, as the case may be.~~

~~—— (4) Except as provided hereunder, once a general development plan has been approved by the Planning Board, it may be amended or revised only upon the application by the developer and approved by the Planning Board.~~

~~—— (5) — A developer, without violating the terms of the general development plan approval, may, in undertaking any section of the planned development, reduce the number of residential units or amount of nonresidential floor space by no more than fifteen percent (15%) or reduce the residential density or nonresidential floor area ratio by no more than fifteen percent (15%); provided, however, that a developer may not reduce the number of residential units to be provided pursuant to P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et al.), without prior municipal approval.~~

~~—— (6) — Upon the completion of each section of the development as set forth in the approved general development plan, the developer shall notify the administrative officer, by certified mail, as evidence that the developer is fulfilling his obligations under the approved plan. For the purposes of this section, "completion" of any section of the development shall mean that the developer has acquired a certificate of occupancy for every residential unit or every nonresidential structure, as set forth in the approved general development plan and pursuant to Section 15 of P.L. 1975, c. 217 (N.J.S.A. 52:27D-133). If the township does not receive such notification at the completion of any section of the development, the township shall notify the developer, by certified mail, in order to determine whether or not the terms of the approved plan are being complied with.~~

~~—— (7) — If a developer does not complete any section of the development within eight (8) months of the date provided for in the approved plan, or if at any time the township has cause to believe that the developer is not fulfilling his obligations pursuant to the approved plan, the township shall notify the developer, by certified mail, and the developer shall have ten (10) days within which to give evidence that he is fulfilling his obligations pursuant to the approved plan. The township thereafter shall conduct a hearing to determine whether or not the developer is in violation of the approved general development plan. If, after such hearing, the township finds good cause to terminate the approval, it shall provide written notice of the same to the developer, and the approval shall be terminated thirty (30) days thereafter.~~

~~—— (8) — In the event that a developer who has general development plan approval does not apply for preliminary approval for the planned development which is the subject of that general development plan approval within five (5) years of the date upon which the general development plan has been approved by the Planning Board, the municipality shall have cause to terminate the approval.~~

~~—— (9) — In the event that a development which is the subject of an approved general development plan is completed before the end of the term of the approval, the approval shall terminate with the completion of the development. For the purposes of this section, a development shall be considered complete on the date upon which a certificate of occupancy has been issued for the final residential or nonresidential structure in the last section of the development in accordance with the timing schedule set forth in the approved general development plan and the developer has fulfilled all of his obligations pursuant to the approval.~~

~~—— (10) — Any decision of the township under this chapter granting or denying tentative approval of a plan or authorizing or refusing to authorize a modification in a plan shall be deemed to be a final administrative decision and shall be subject to judicial review.~~

~~§ 294-70. Fees for processing of general development plan.~~

~~—— Fees shall be paid in accordance with the following schedule, for use in connection with the total processing of a planned development:~~

~~—— A. — The sum of one hundred dollars (\$100.), to be paid to the Township Clerk, to cover the professional costs in reviewing the general development plan and for the publication of~~

notice and notification of all persons concerned with the plan and the public hearing which shall be required under terms of this chapter.

~~— B. — In addition to the application fee, the applicant shall establish an escrow fund with an escrow agent suitable to the Township Committee, and such fund shall be used to pay the fees and costs of any professional personnel employed to process, review and make recommendations on a general development plan, which fund shall be different from and in addition to the application fee. The amount of such escrow fund shall be computed as follows:~~

~~— (1) — Ten dollars (\$10.) per unit for the first ten (10) lots of a residential plan.~~

~~— (2) — Five dollars (\$5.) per unit for each additional lot.~~

~~— (3) — Fifty dollars (\$50.) for the first five (5) units in any office mixed-use or commercial plan or combination of the two (2).~~

~~— C. — At the time of submission of the preliminary subdivision site or plan, the applicant shall pay a fee of one hundred dollars (\$100.). In addition, he shall add to the escrow fund an amount equal to thirty five dollars (\$35.) per unit for each lot on the preliminary subdivision or site plan, to be used to pay the fees of the professional personnel employed to process, review and make recommendations on the preliminary subdivision or site plan and to inspect and approve the construction of off site improvements. "Off site improvements" shall mean sidewalks, curbs, trees, open spaces, school spaces, municipal utilities and any other improvements set forth in this chapter or as a condition of preliminary approval. Any excess funds in the escrow account at the time of final acceptance of the improvements will be returned to the applicant. If at any time it becomes evident that the escrow fund is or will be insufficient to cover the fees, the applicant shall increase the fund as required by the Township Committee.~~

~~§ 294-71. District boundaries.~~

~~— Planned Community Districts are hereby permitted in the following described location:~~

~~— Beginning at a point in the center line of Berlin Cross Keys Road (County Road 689) at its intersection with the center line of Blenheim Erial New Brooklyn Road (County Road 706), said point also being a Camden County monument; thence North 41 degrees 56 minutes 13 seconds East a distance of 841.11 feet to a point; thence North 81 degrees 26 minutes 03 seconds East a distance of 596.07 feet to a point; thence North 17 degrees 18 minutes 49 seconds West a distance of 441.13 feet to a point; thence North 41 degrees 56 minutes 13 seconds East a distance of 467.46 feet to a point; thence North 41 degrees 58 minutes 58 seconds East a distance of 1,478.21 feet to a point; thence South 18 degrees 41 minutes 08 seconds East a distance of 856.78 feet to a point; thence North 62 degrees 21 minutes 37 seconds East a distance of 604.67 feet to a point; thence North 48 degrees 01 minutes 48 seconds West a distance of 957.48 feet to a point; thence North 41 degrees 58 minutes 58 seconds East a distance of 78.70 feet to a point; thence South 48 degrees 01 minutes 48 seconds East a distance of 1,858.27 feet to a point; thence North 80 degrees 52 minutes 52 seconds East a distance of 399.91 feet to a point; thence South 67 degrees 42 minutes 25 seconds East a distance of 330.33 feet to a point; thence South 77 degrees 52 minutes 40 seconds East a distance of 592.57 feet to a point; thence South 59 degrees 44 minutes 12 seconds East a distance of 659.56 feet to a point; thence South 57 degrees 01 minutes 02 seconds East a distance of 393.66 feet to a point; thence South 76 degrees 37 minutes 00 seconds East a distance of 479.25 feet to a point; thence South 87 degrees 27 minutes 48 seconds East a distance of 432.94 feet to a point; thence North 12 degrees 47 minutes 21 seconds West a distance of 413.16 feet to a point; thence North 75 degrees 13 minutes 40 seconds East a distance of 19.38 feet to a point; thence South 16 degrees 39 minutes 36 seconds East a distance of 719.44 feet to a point; thence North 71 degrees 48 minutes 27 seconds East a distance of 1,364.76 feet to~~

~~a point; thence South 11 degrees 24 minutes 08 seconds West a distance of 49.92 feet to a point; thence South 16 degrees 58 minutes 08 seconds East a distance of 296.39 feet to a point; thence South 18 degrees 12 minutes 40 seconds East a distance of 535.60 feet to a point; thence South 12 degrees 28 minutes 03 seconds East a distance of 60.95 feet to a point; thence South 71 degrees 48 minutes 27 seconds West a distance of 1,352.92 feet to a point; thence South 26 degrees 56 minutes 57 seconds East a distance of 1,169.18 feet to a point; thence South 87 degrees 07 minutes 32 seconds West a distance of 858.79 feet to a point; thence South 17 degrees 21 minutes 44 seconds West a distance of 369.20 feet to a point; thence South 71 degrees 57 minutes 21 seconds West a distance of 1,408.19 feet to a point; thence South 85 degrees 19 minutes 26 seconds West a distance of 411.29 feet to a point; thence South 07 degrees 31 minutes 36 seconds East a distance of 1,192.36 feet to a point; thence South 85 degrees 46 minutes 37 seconds West a distance of 2,516.03 feet to a point; thence North 36 degrees 15 minutes 56 seconds West a distance of 4,724.33 feet to the point of beginning.~~