

# ◆ REEXAMINATION REPORT ◆

OF THE

MASTER PLAN

OF THE

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY – NEW JERSEY

PREPARED FOR:

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

PREPARED BY:

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
P. O. BOX 8, 1261 Chews Landing Road at Hider Lane  
Blackwood, NJ 08012  
Telephone: (856) 374-3500  
Telefax: (856) 232-6229

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Kenneth D. Lechner, PP, AICP  
License no. 5524

**REEXAMINATION REPORT**  
**OF THE**  
**MASTER PLAN**  
**OF THE**  
**TOWNSHIP OF GLOUCESTER**  
**CAMDEN COUNTY – NEW JERSEY**

**Adopted by the Gloucester Township Planning Board**

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

**PREPARED BY:**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**P. O. BOX 8, 1261 Chews Landing Road at Hider Lane**  
**Blackwood, NJ 08012**  
**Telephone: (856) 374-3500**  
**Telefax: (856) 232-6229**

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

**TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY**

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**DEPARTMENT OF COMMUNITY DEVELOPMENT**

Edward Sayers, Director

Kenneth D. Lechner, Deputy Director

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## **A. INTRODUCTION.**

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### **Municipal Land Use Law Requirement to Conduct a Reexamination Report.**

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

The current Master Plan was adopted by the Planning Board on June 29, 1999.

The reexamination report must address the following five statutory criteria:

1. The major problems and objectives relating to land development or redevelopment in the municipality at the time of the adoption of the last reexamination report [N.J.S.A. 40:55D-89a].
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date [N.J.S.A. 40:55D-89b].
3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and change in State, county and municipal policies and objectives [N.J.S.A. 40:55D-89c].
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared [N.J.S.A. 40:55D-89d].
5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “*Local Redevelopment and Housing Law*” [P.L. 1992, c. 79 (C.40A:12A-1 et al.)] into the land use plan element of the municipal master plan and recommended changes, if any, in local development regulations necessary to effectuate the redevelopment plans of the municipality [N.J.S.A. 40:55D-89e].

## **1.0 PREVIOUS PLANNING ACTIVITIES.**

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In former years from 1988 through 1995, various municipal planning elements had been completed as individual components then assembled into an overall master plan document. However, more recently the Planning Board adopted the Gloucester Township Master Plan on June 29, 1999, as a comprehensive planning document for the community to ensure land development occurs in a manner that is consistent with sound planning practice, while promoting the general public welfare, health, and safety.

The current Master Plan of the Township comprises the following subjects and elements:

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

The Housing Element and Fair Share Plan adopted by the Planning Board on July 11, 1995 is a separate planning document.

This periodic reexamination report provides review of each element as they appear in the 1999 Master Plan, as well as, the 1995 Housing Element and Fair Share Plan adopted in accordance with the statutory criteria identified within the Municipal Land Use Law to determine if the needs of Gloucester Township residents continue to be met. Moreover, the reexamination report will include the following:

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

## **2.0 MAJOR PROBLEMS AND OBJECTIVES IDENTIFICATION**

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

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

### **2.1 CONSERVATION ELEMENT**

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

#### **OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES**

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.

The major objective within the Conservation Element was to incorporate conservation techniques as a component of the land development process to guide growth away from environmentally sensitive lands, thereby, preserving the Township's natural resources. The Conservation Element describes and maps the major natural resources (i.e., Geology, Soils, Freshwater Wetlands, and Flood Prone Areas) of the Township in an effort to establish an overall Conservation Plan Map. This environmental analysis was completed to provide a baseline for establishing appropriate conservation policies that would be considered and implemented within the Land Use Element.

### **2.2 HISTORIC PRESERVATION ELEMENT**

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

#### **VISUAL CHARACTER AND HISTORIC PRESERVATION**

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

The 1999 Master Plan provides a significant amount of information on the history and historic landmarks of the Township. Additionally, the Historic Element

references various methodologies and programs that could be implemented by the Township to ensure land development activities adequately address historic preservation in the planning process. While no major problems were specifically identified in 1999, this plan element did recommend consideration be given to completing a full survey of the Township's historic resources, encourage nominations and investigate appropriate sites for the National Register of Historic Places, amendments to the property maintenance code, and implementation of an educational outreach program.

### **2.3 BLACKWOOD WEST DISTRICT ELEMENT**

The following are the primary goals and objectives for planning and development referenced in the 1999 Master Plan applicable to the Blackwood West District Sub-Plan (*Gloucester Township Master Plan, June 29, 1999, p. 9*):

#### **VISUAL CHARACTER AND HISTORIC PRESERVATION**

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

Similar to the Historic Element of the 1999 Master Plan, the Blackwood West District provides a thorough description of historic aspects of this traditional downtown area of the Township. The Master Plan identifies the Blackwood West District component as a “Sub-plan element” of the Historic Element. The Blackwood West District Sub-Plan Element particularly evaluated the problems, recommendations, and realized solutions of the Blackwood West Mixed Use Revitalization Study – Downtown Development District (Study)<sup>1</sup>. Generally, this Study was implemented as a revitalization plan for the Blackwood West Zoning District. The most common problems identified in the study were attributable to insufficient parking and inadequate traffic circulation. Additionally, the Study recommended certain design standards for facade improvements and streetscape measures such as, sidewalks, landscaping, and lighting. The 1999 Master Plan indicates that many of the goals of the Study applicable to stopping the decline and improving the appearance of the downtown had been realized.

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

## **2.4 COMMUNITY FACILITIES ELEMENT**

The following are the primary goals and objectives for planning and development referenced in the 1999 Master Plan applicable to the Communities Facilities Element (*Gloucester Township Master Plan, June 29, 1999, p. 9*):

### **COMMUNITY FACILITIES AND MUNICIPAL SERVICES**

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

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

### **GLOUCESTER TOWNSHIP**

#### **Municipal Building**

The municipal building is located on Chews Landing – Clementon Road and accommodates all municipal services, such as Administration (Mayor's office), Clerk, Community Development (construction – planning – zoning – code enforcement), Court, Finance (business administrator – chief financial officer – treasurer) personnel, police, tax assessment, and tax collection. The Department of Public Works is located on Erial Road and the Recreation Department is located on Broadacres Drive.

It was determined while the present municipal building was of sufficient size to meet personnel needs to serve the community a need existed to reconfigure office space, improve on information technology, provide additional parking and space for record storage.

#### **Senior Centers**

The Township has two (2) separate locations that provide services to the senior citizen community of the Township. One senior center is located next to the municipal building on Chews Landing – Clementon Road with the other located on Hider Lane. The master plan identified the senior center on Hider Lane needed more space.

### **Point Ariel Park Community Center**

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

### **Academy Hall**

The Academy Hall, a former girls school is located next door to the library. The building was utilized as offices for the New Jersey State Police.

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

### **Public Works Building**

The planning process in 1999 determined the Public Works Building on Erial Road was basically an antiquated facility that was inadequately sized for personnel and storage of equipment and materials for the amount of services provided by the Department to the community.

## **CAMDEN COUNTY**

### **Libraries**

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

## **BOARD OF EDUCATION**

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

### **Gloucester Township School District**

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

#### **Elementary Schools**

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

### Middle Schools

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

### **Regional School Districts**

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

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

### **FIRE AND AMBULANCE**

Gloucester Township has six fire districts, as follows:

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

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

### **HOUSES OF WORSHIP**

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

### **UTILITIES**

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

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

## **2.5 OPEN SPACE AND RECREATION ELEMENT**

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

### **OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES**

- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

The Open Space and Recreation Element of the 1999 Master Plan identified many organized recreation programs available to residents, as well as, an inventory of both active and passive recreation sites. The master plan indicated the New Jersey Green Acres program guidelines recommended a minimum of 3% of municipal land be set aside as open space. Considering the Township comprises ±15,252 acres, a minimum 458 acres is recommended under the Green Acres program. In 1999, the master plan indicated the Township had 763.1 acres of land devoted to active and passive recreation, equaling ±5% of the Township's land. The Township's open space and recreation facilities were also reviewed under the National Park and Recreation Association Guidelines (NRPA). This program indicated the Township's regulations requiring mini and neighborhood parks within housing projects has provided good results; however, community sized parks the size of Hickstown Road Park are lacking.

The Open Space and Recreation Element recommended the following:

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

## 2.6 CIRCULATION ELEMENT

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

### **CIRCULATION**

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

The Circulation Element of the 1999 master plan categorizes many of the roadways in the Township based on their jurisdiction (New Jersey and County) and roadway classifications: limited access highways, major and minor arterials, major and minor collectors, and residential access roads. The Circulation Element describes the State Highway Access Management Code and suggests consideration be given to develop Access Management Plans with the State for the Blackwood-Clementon Road corridor and the Black Horse Pike in the Glendora portion of the Township. The master plan further defines the levels of service standards to quantify traffic management, pedestrian and bicycle paths, and public transportation routes. The Circulation Element of 1999 indicated the following recommendations (See Circulation Plan Map):

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

### OTHER ROADWAYS

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

## **2.7 LAND USE ELEMENT**

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

### **LAND USE**

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

The 1999 Master Plan provides a thorough description of housing types, land use classifications, as well as, population trends and estimates. The master plan identified several land use issues impacting future land development within the Township. The major land use initiatives identified included the need to closely evaluate development of the remaining infill property along with redevelopment of the existing built environment; the need for balanced land use between residential and non-residential properties, as well as, significant acreage of tax-exempt public property to maintain a healthy tax structure; extension of utilities to effectuate future development; provide opportunities for senior citizen housing; and acquisition of additional open space lands.

## **2.8 HOUSING ELEMENT**

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

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

The Housing Element and Fair Share Plan indicated that in the 1970's housing growth climbed by 120.5 percent exceeding population, which had a 70.3 percent growth rate. In the 1980's the Township's housing and population growth rates

significantly declined from the previous decade to 23.2 percent and 19.1 percent, respectively. Through the 1990's the growth rates stabilized with housing growth at 21.9 percent and population at 19.6 percent.

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

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

### **3.0 MAJOR PROBLEMS AND OBJECTIVES STATUS**

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

This particular section of the reexamination report identifies several measures implemented by the Township to reduce the major problems and implement the primary objectives identified within the seven elements of the master plan adopted by the Planning Board on June 29, 1999. The primary objectives identified in Section 2, Major Problems and Objectives are also provided in this section to facilitate review of the reexamination report.

#### **3.1 CONSERVATION ELEMENT**

##### **OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES**

- Utilize natural features to distinguish the permitted intensity of land development.
- Restrict development on environmentally sensitive land to recreational and conservation purposes.

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

Wetlands Map	Wellhead Location Map
Water Bodies Map	Brownfields Map
Soil Classification Map	Landfill Map
Flood Plain Map	Historic Areas Map
Endangered Species Map	Open Space/Recreation Map
Groundwater Aquifer Map	Pedestrian/Bicycle Map

The following maps are currently under construction:

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

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

### **3.2 HISTORIC PRESERVATION ELEMENT**

#### **VISUAL CHARACTER AND HISTORIC PRESERVATION**

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

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

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

### **3.3 BLACKWOOD WEST DISTRICT ELEMENT**

#### **VISUAL CHARACTER AND HISTORIC PRESERVATION**

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

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

### **3.4 COMMUNITY FACILITIES ELEMENT**

#### **COMMUNITY FACILITIES AND MUNICIPAL SERVICES**

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

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

#### **Municipal Building**

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

#### **Senior Center**

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

#### **Academy Hall**

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

#### **Public Works Building**

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

### **Board of Education**

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

### **Fire and Ambulance**

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

## **3.5 OPEN SPACE AND RECREATION ELEMENT**

### **OPEN SPACE, RECREATION AND CONSERVATION OF NATURAL FEATURES**

- Acquire and develop additional land for community-wide recreation needs.
- Organized recreational programs should continue to be provided for all ages.

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

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

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

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

The Township continues to have a very active open space and recreation program. The Township Community Park on Hickstown Road has undergone a major transformation since the 1999 Master Plan. The improvements indicated in Phase I in the following chart have been developed and the improvements for Phase II are under construction and scheduled for completion by September 2005.

**GLOUCESTER TOWNSHIP COMMUNITY PARK (HICKSTOWN ROAD)**

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

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

**3.6 CIRCULATION ELEMENT**

**CIRCULATION**

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

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

A major transportation planning initiative within the Township since the 1999 Master Plan is the proposed College Drive and Route 42 Interchange project. Presently, the New Jersey Department of Transportation in conjunction with the Delaware Valley Regional Planning Commission, Camden County, and

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

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

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

### 3.7 LAND USE ELEMENT

#### LAND USE

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

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

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

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

### **3.8 HOUSING ELEMENT**

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

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

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

The Township has experienced an increase in major subdivisions applications under the residential cluster provisions on infill properties and considered executive housing styles within the Blackwood West Redevelopment Area, thereby, addressing these objectives of the Land Use Element.

## 4.0 CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

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**The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and change in State, county and municipal policies and objectives [N.J.S.A. 40:55D-89c].**

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

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

### 4.1 ASSUMPTIONS OF THE MASTER PLAN

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

The above assumptions, policies and objectives forming the basis of the master plan and land development ordinance continue to apply in Gloucester Township and there are no *significant* changes recommended within this reexamination report. However, this reexamination report acknowledges the following points of

interest that may need future consideration by the Township with respect to the above assumptions of the master plan:

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

#### **4.2 OVERALL GOALS OF THE MASTER PLAN**

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

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

## **5.0 RECOMMENDED CHANGES**

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**The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared [N.J.S.A. 40:55D-89d].**

The present Land Development Ordinance was implemented by Ordinance O-03-03, adopted January 27, 2003. Subsequently, the Land Development Ordinance has been amended to incorporate minor revisions in order to facilitate implementation of the 1999 Master Plan and Housing Element. The amendments include the aforementioned additional SCR – Senior Citizen Residential zoning, redevelopment areas, revised administrative and professional fees, and adjustments to the performance and design standards regarding parking, neon signs, sidewalks, and basin maintenance.

This reexamination report recommends the following amendments to the 1999 Master Plan:

### **5.1 LAND USE ELEMENT and PLAN**

#### **5.1.1 Tombleson, Kendrick, Hazel, Orth Aves. & Jarvis Rd.**

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

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

#### **5.1.2 Sicklerville Road**

Block 15805, Lot 7

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

#### **5.1.3 Chews Landing – Clementon Road**

Block 8401, Lots 8, 9 and 12.01

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

#### **5.1.4 Kearsley Road**

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

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

#### **5.1.5 Chews Landing – Clementon Road**

Block 8602, Lots 1, 2, 3 and 4

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

#### **5.1.6 High Street**

Block 9001, Lot 60

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

#### **5.1.7 Little Gloucester Road**

Block 8105, Lot 44

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

#### **5.1.8 College Drive**

Block 13606, Lot 56

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

### **5.1.9 Maynard & Spahr Drives**

Block 19201, Lots 1 - 15

Block 19292, Lot 1 - 39

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

### **5.1.10 Warsaw & Camden Avenues**

Block 7901, Lots 1 and 2 - Warsaw Avenue

Block 7902, Lot 1 - Warsaw Avenue

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

### **5.1.11 Evergreen Avenue**

Block 13103, Lot 26

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

### **5.1.12 Berlin – Cross Keys and Sicklerville Roads**

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

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

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

## **6.0 REDEVELOPMENT PLANS**

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The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “*Local Redevelopment and Housing Law*” [P.L. 1992, c. 79 (C.40A:12A-1 et al.)] into the land use plan element of the municipal master plan and recommended changes, if any, in local development regulations necessary to effectuate the redevelopment plans of the municipality [N.J.S.A. 40:55D-89e].

Since the 1999 Master Plan, the Planning Board has recommended adoption of the following Redevelopment Areas:

### **6.1 Glen Oaks Redevelopment Area**

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

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

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

<u>BLOCK</u>	<u>LOTS</u>
4201	1
2601	1, 2, 3, 4, 5, 6 and 7

### **6.2 New Vision Redevelopment Area**

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

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

**6.3 Blackwood West Redevelopment Area**

The Blackwood West Redevelopment Study Area included an analysis of a significant number of tax parcels comprising ±206 acres. A portion of the study area was designated a Rehabilitation Area and other areas did not meet the statutory criteria for redevelopment or rehabilitation. The Planning Board recommended approval of the Blackwood West Redevelopment Area by resolution adopted December 09, 2003, which comprised the following tax map parcels:

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

Subsequently, the planning Board recommended approval of the Blackwood West Redevelopment Plan by resolution adopted June 08, 2004.

**6.4 Lakeland Complex Redevelopment Area**

The Planning Board recommended approval of the Lakeland Complex Redevelopment Area by resolution adopted February 10, 2004, which comprised the following tax map parcels:

<u>BLOCK</u>	<u>LOTS</u>
12301	1, 1.02 and 2
12302	1, 1.01 – 1.03
12303	1
12304	1