

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

PREPARED FOR:



Winslow Township Planning Board
Camden County, New Jersey

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

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I. Introduction

Winslow Township is Camden County's largest municipality with 58 square miles of land, of which approximately 80% is contained within the Pinelands Area. It is a rural municipality with a population of 39,499 according to the 2010 U.S. Census. The 2017 American Community Survey estimates the population to be 39,317, showing no substantial change over the last few years.

The Township of Winslow adopted its last comprehensive Master Plan in March 2000. Following that, the Township of Winslow adopted a comprehensive Master Plan Reexamination Report in 2007. In 2016, the Township of Winslow adopted a Master Plan Reexamination Report for the Non-Pinelands Portion of the Township.

For the Pinelands Portion of the Township, Winslow executed an Amended Memorandum of Understanding with the Pinelands Commission in 2018 in order to ensure sufficient infrastructure (sewer and water capacity) exists and is provided for, for future developments. Further, the Township of Winslow has not experienced as much growth as envisioned in its Regional Growth Area and has worked with the Pinelands Commission to create new standards that would be acceptable to Pinelands as well as the Township in order to create standards/districts that are more feasible for development to occur in the targeted Regional Growth Area of the Township. Based on the outcome of these discussions with the Pinelands Commission, and to remain in compliance with the Pinelands Comprehensive Master Plan, this Master Plan Reexamination Report has been prepared for the Pinelands Portion of Winslow Township.

With this Reexamination Report, the focus is on major problems and challenges affecting the Pinelands Portion of the Township, since the last comprehensive Reexamination Report.

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.

Per N.J.S.A. 40:55D-89, a Planning Board is required to prepare a periodic reexamination of its master plan every ten (10) years. 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. This report will reexamine the master plan and local development regulations adopted that affect the Pinelands portion of the Township.

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

- Land Use Ordinance;
- Zoning Ordinance for Non-Pineland Zoning Districts;
- 2016 Master Plan Reexamination report Phase 1: Non-Pinelands Area of Township;
- 2007 Master Plan Reexamination Report;
- 2000 Master Plan;
- 2010 U.S. Census Data;
- 2016 American Community Survey;
- Redevelopment Plans in the Pinelands Area of Winslow Township; and
- Rezoning/changes to land use and zoning ordinance.

Per Municipal Land Use Law (MLUL), 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.

Per N.J.S.A. 40:55D -89.1, the absence of the adoption by the Planning Board of a reexamination report shall constitute a rebuttal presumption that the municipal development regulations are no longer reasonable.

II. Major Problems and Objectives relating to land development at the time of adoption of the last Master Plan

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.”

2.1 Review of the 2007 Goals and Objectives

The 2007 Master Plan Reexamination Report of Township of Winslow identified the goals and objectives from the 2000 Township Master Plan Reexamination Report. The Reexamination Report further identified additional goals and objectives for each of these categories, which formed the basis for the Master Plan’s policies and recommendations. In 2016, the Township of Winslow adopted a Master Plan Reexamination Report for the non-pinelands portion of the Township. Some of the goals specific to the non-pinelands portion were addressed in that report.

The following goals and objectives represent the 2007 Master Plan goals and objectives that were not addressed in the 2016 Master Plan Reexamination Report - Phase I, since they relate to the Pineland’s portion of the Township.

Goals

1. Maintain and enhance the quality of life for all of Winslow Township.
2. Maintain quality of natural resources and protection of environmentally sensitive areas.
3. Protection and preservation of farmland.
4. The preservation of rural community attributes.
5. Minimizing public expenditures for new development.
6. Improve and expand public infrastructure capable of supporting existing and new development, specifically related to water and sewer issues.
7. Increase the tax base in an orderly manner and provide for more job opportunities.
8. Maintain and expand commercial zoning areas with a scale comparable to expected residential development.
9. The continued compliance of the Pinelands Area with the Pinelands Commission’s Comprehensive Management Plan.
10. Expand existing recreational facilities and create new recreational opportunities within the community as a response to increased new residential development.

Objectives

1. Encourage creative development standards, such as development transfer credit and deed restriction programs.
2. Maintain an efficient development review process.
3. Encourage development in upland areas which are already serviced by existing infrastructure.
4. Protect residential neighborhoods from unnecessary traffic, noises and other nuisances emanating from industrial and commercial activities.
5. Avoid sporadic and unplanned highway commercial development which results in visual clutter and underutilized lands.
6. Increase the amount of per lot, in-lieu recreation fee for subdivision projects where on-site recreational amenities are not contemplated as part of the subdivision project.

Additionally, the 2007 Reexamination Report reiterated from the 2000 comprehensive Master Plan, several goals and objectives for various categories including land use, housing, economic development, community facilities, recreation, utilities, circulation/transportation, recycling, conservation and historic preservation. In addition, the 2007 Reexamination Report identified several additional goals for each of these categories. Some of these goals and objectives were identified and addressed in the 2016 Non-Pinelands Phase I Reexamination Report. Provided below are goals and objectives for each of the categories that were not identified in the Phase I Reexamination and relate to the Pinelands portion in Winslow Township.

Land Use

1. Create appropriate and compatible land use patterns throughout the Township.
 - a. Encourage and provide incentives for active economic development to locate appropriate commercial and light industrial uses in designated corridors, such as Route 73, White Horse Pike, and Berlin-Cross Keys Road in a manner which is architecturally themed, adequately landscaped, and overall aesthetically pleasing.
 - b. Promote the preservation of open space, environmentally sensitive areas, and agricultural land.
 - c. Revise land use standards and development regulations to insure compatible land use relationships.
 - d. Recommend that proactive enforcement become a method of practice for the municipality with respect to land use and building code violations.
2. Promote development and redevelopment of residential and commercial uses to ensure a balanced tax base.
 - a. Implement an active rehabilitation program to restore and renovate or tear down and rebuild homes which have fallen into disrepair.

- b. Coordinate the efforts of the Economic Development Council and the Pinelands Commission to develop economic opportunities for nonresidential development in the Pinelands portion of the Township.
 - c. Identify areas in the Township which are in need of redevelopment as defined by the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A1 et seq.).
 3. Encourage the development of community focal point(s) or 'Town Center(s).'
 - a. Revise the development regulations to encourage village clusters throughout the community. Such village areas should include areas for housing, commercial, and public facilities.
 - b. Promote walking and pedestrian circulation through design standards which provide regulations for infill development, sidewalk installation, and traffic calming techniques.
 4. Analyze and study the Route 73 Corridor, the combination of existing uses and zoning designations, as well as provide for areas along the corridor of future concentrated development and coordinated land uses.
 - a. Evaluate this Corridor for possible traffic light locations, as to maximize the access of existing development and create opportunities for future development, while preserving the capacity and character of the corridor.
 - b. Create safe and efficient opportunities for pedestrian and bicycle access along the corridor, encouraging access to existing development along the corridor, as well as to vehicular routes which bisect the corridor.
 - c. Utilize "smart growth" planning principles into all future land development, as well as transportation expansion projects along the corridor.

Housing

1. Promote a well-maintained residential housing base.
 - a. Expand and enhance the current building and zoning code enforcement program on a proactive basis.
 - b. Institute a policy for annual registration and issuance of an occupancy permit for all rental units.
2. Promote on-going rehabilitation and upgrading of existing single and multi-family housing.
 - a. Retain existing multi-family housing units in localities in the community that are proximate to open space, access corridors, and commercial services.
 - b. Develop a neighborhood rehabilitation strategy for housing preservation and enhancement.
 - c. Prevent deterioration and blight for median aged multi-family housing stock through active code enforcement.
 - d. Prevent and eliminate vacancies in residential neighborhoods through community revitalization and redevelopment programs.

3. Maintain a high rate of home ownership in the Township.
 - a. Identify the home ownership programs available to the Township and institute financial incentives to support home ownership.
4. Continue to provide a variety of affordable housing to meet the present and future housing needs of the community.
 - a. Expand housing opportunities for senior citizens, such as single-floor units and assisted living.
5. Investigate the possibility of classifying certain residential neighborhoods as Redevelopment Areas to enable the Township to use innovative funding sources and planning tools to upgrade existing residential and commercial areas.
6. Identify neighborhoods and areas in need of a local identity.
 - a. Establish the requirement of all new developments to provide for identification signage at the entrances and themed design controls to create local identities for subdivisions and villages (e.g. Cedar Brook) which lack a community feel.
 - b. Encourage the use and reference of Winslow Township rather than other zip codes, such as Sicklerville or Berlin.

Economic Development

1. Capitalize on the Township's geographic location within the region as an engine for controlled economic growth.
 - a. Continue to coordinate utility and land use planning with the Pinelands Commission to develop the Route 73 Corridor into a major commercial area from Berlin to Folsom.
 - b. Promote the agricultural products and resources of the Township to surrounding communities and anchor cities to expand the markets for these types of products and services.
 - c. Continue to coordinate utility and land use planning with the Pinelands Commission to develop the White Horse Pike (Route 30) Corridor into a commercial use concentration area as it bisects the Township from Waterford/Chesilhurst to Hammonton.
2. Encourage the redevelopment and creative re-use of existing buildings.
 - a. Adopt redevelopment areas, where appropriate, to provide a variety of options and incentives that can be used to renovate and update existing businesses and infrastructure or attract new business to the Township.
 - b. Through zoning ordinance revisions, promote the conversion of residential units to professional offices or other compatible uses on major thoroughfares in the Township.

Community Facilities

1. Improve the efficiency and effectiveness of public officials, employees, and services through the provision of adequate community facilities.
 - a. Consolidate municipal facilities and expand office space to accommodate projected needs.
 - b. Support and implement the advances in computer technology, such as Geographic Information Systems, for all levels of municipal government.

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. Create an indoor community recreation center that fosters a broad range of recreational programs.
 - b. Create a variety of traditional and unique recreation programs and facilities suited for the varying age groups within the community.
 - c. Create an integrated recreation system within the Township which combines both the municipal facilities and the school facilities.
 - d. Promote the beautification, continued maintenance, and upgrade of existing park facilities to adequately meet the needs of the residents.
 - e. Provide mechanisms and incentives to encourage the use of passive open spaces including the creation of opportunities for pedestrian and cyclist use.
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. Meet the growing senior population's needs and desires by expanding and enhancing the current recreation program.
 - b. Develop recreational policies and facilities which function to support the increasing demand for day care and after-school recreation programs.
 - c. Encourage the implementation of existing land use standards which promote the inclusion of recreation opportunities within all residential developments.
3. Incorporate the open space and natural attributes of the Winslow Township landscape into the palette of recreational opportunities available to the residents of the Township.
 - a. Promote outdoor recreational opportunities indigenous to the region, such as fishing and hunting, in appropriate areas of the Township.
 - b. Provide incentives for farmland preservation which encourage outdoor recreational possibilities.

- c. Develop policies and programs which enhance the passive and limited active recreational use of natural and environmentally significant areas of the Township such as the Great Egg Harbor River.

Utilities

1. Provide adequate sewer and water services to meet the demands of proposed economic development and a growing population.
 - a. Coordinate efforts with the Camden County Municipal Utilities Authority (CCMUA) to facilitate the implementation of the inter-basin transfer.
 - b. Continue to work with public agencies, including the Pinelands Commission and the CCMUA to provide a safe and sufficient water supply, as well as expanded sewer service area and capacity.
2. Improve roads, intersections, and storm water management through effective infrastructure maintenance and replacement.
 - a. Prevent flooding and ensure proper drainage through enforcement of storm water management regulations.
 - b. Coordinate planning sessions with the New Jersey Department of Transportation, Camden County Planning Board, and the Camden County Department of Public Works to develop and fund road improvements to facilitate efficient transportation.
 - c. Encourage the proactive maintenance of municipal streets, roads, drainage facilities, etc.

Circulation/Transportation

1. Create a circulation system which provides for safe and efficient movement of vehicular traffic.
 - a. Coordinate efforts of Township police, public works, and Camden County to prioritize intersection improvements based on safety needs.
 - b. Promote transportation planning and coordinate efforts with NJDOT to ensure that the necessary improvement in the Route 30 and Route 73 corridors supports the proposed economic growth in these areas.
 - c. Revise development standards to promote shared access and limited curb cuts along major commercial thoroughfares.
 - d. Employ planning efforts completed by the Delaware Valley Regional Planning Commission to implement roadway improvement programs.
2. Promote alternative modes of transportation including walking, bicycling, and transit.
 - a. Encourage pedestrian circulation through the provision of adequate, continuous sidewalks and various multi-use paths, where appropriate.

- b. Coordinate transit, transportation demand management, and ride-share planning with the Cross County Transportation Management Association.
- c. Encourage bicycle usage through the provision of bicycle racks in recreation and commercial areas and the designation of bicycle routes along Township and County roads.
- d. Expand existing NJ Transit public transportation opportunities along the Route 73 corridor.

Recycling

1. Decrease the amount of trash produced by Township residents and businesses through the promotion of recycling.
 - a. Increase standards in the Development Ordinance to provide for adequate trash collection facilities in commercial developments.
 - b. Demonstrate recycling and composting methods to citizens of all ages.

Conservation

1. Preserve environmentally sensitive areas of the Township.
 - a. Ensure guidance of land uses in the areas surrounding the Great Egg Harbor River.
 - b. Continue planning efforts with organizations such as Green Acres to provide preserved open space throughout the Township.
 - c. Enforce development regulations which encourage the incorporation of natural features such as existing stands of trees, wetlands, and topographic features, into the design of the development.
 - d. Explore options with the Pinelands Commission, the New Jersey State Department of Community Affairs, and the New Jersey State Department of Environmental Protection to determine the most appropriate form of farmland preservation for the Township.

Historic Preservation

1. Increase awareness of the Township's historically significant structures and sites.
2. Promote architectural compatibility of new development with the historic and/or agricultural character of different areas of the Township.

In addition to the above noted general goals and objectives in Winslow Township, the 2007 Reexamination Report also included the Pinelands Management Area Goals and Objectives to further reinforce that all new development which occurs must be consistent with the Comprehensive Management Plan.

The majority of Winslow Township is located within the Pinelands Area of the State of New Jersey and, as such, is subject to the rules and regulations of the Pinelands

Comprehensive Management Plan (CMP). The CMP has been in effect since 1981. Pinelands portion of Winslow Township master plans and land use ordinances must conform to the CMP. The main goal and purpose of the CMP is to implement the Pinelands Protection Act which is a legislative determination that manages and protects the essential character and ecological values of the Pinelands. One of the ways in which the CMP sets out to accomplish this task is by establishing management areas. Within these Management Areas, different land uses and intensities of development are permitted. Winslow Township's Development Regulations and Zoning Map implement the Pinelands management area designations through creation of municipal zoning districts that conform to the CMP. The following states the Goals and Objectives of the Pinelands Management Areas, as taken from the Pinelands Comprehensive Management Plan, Section 7:50-5.13.

1. Preservation Area District, Section 7:50-5.13(a)

The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness-like area of forest, transected by a network of pristine wetlands, streams, and rivers supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity.

2. Forest Area, Section 7:50-5.13(b)

The Forest Areas are similar to the Preservation Area in terms of their ecological value, and along with the Preservation Area, serve to provide a suitable ecological reserve for the maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands plant and animal species and provide suitable habitat for many threatened and endangered species. These largely undeveloped areas are an essential element of the Pinelands environment, contain high quality water resources and wetlands, and are very sensitive to random and uncontrolled development. Although the overall types and level of development must be strictly limited, some parts of the Forest Areas are more suitable for development than others, provided that such development is subject to strict environmental performance standards.

3. Agricultural Production Area, Section 7:50-5.13(c)

Agricultural Production Areas are areas of active agricultural use, together with adjacent areas of prime and unique agricultural soils or soils of statewide significance, which are suitable for expansion of agricultural operations. In order to maintain agriculture as an essential element of the Pinelands region, the level and type of development must be controlled to prevent incompatible land uses from infringing upon these important land resources.

4. Rural Development Areas, Section 7:50-5.13(e)

Rural Development Areas are areas which are, on an overall basis, slightly modified and may be suitable for limited future development subject to strict adherence to the environmental performance standards of N.J.A.C. 7:50-6. They represent a balance of environmental and development values that is intermediate between the pristine Forest Areas and existing growth areas; however, some parts are more suitable for development than others due to existing development and an absence of critical ecological resources.

5. Pinelands Villages and Towns, Section 7:50-5.13(f)

Pinelands Villages and Towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character. Out of fifty-one (51) villages within the Pinelands Area, five (5) are located within Winslow Township and include the following: Blue Anchor, Elm, Tansboro, Waterford Works, and Winslow.

6. Regional Growth Areas, Section 7:50.5.13(g)

Regional Growth Areas are areas of existing growth or lands immediately adjacent thereto, which are capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands, provided that the environmental objectives of Subchapter 6 (Management Programs and Minimum Standards) are implemented through municipal master plans and land use ordinances.

Several of these goals and objectives from the 2007 Reexamination Report are still relevant to Winslow Township and should be continued. The extent to which these goals and objectives remain relevant and the extent to which there have been significant changes in the goals and objectives established by the 2007 Master Plan is noted below.

III. The extent to which problems and objectives have been reduced or have 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.”

One of the main goals of the 2007 Master Plan Reexamination Report for the Pinelands Portion of the Township was to remain consistent with Pinelands Comprehensive Management Plan (CMP). The zone districts and the regulations are modeled based on what is permitted in the CMP.

Land Use

During the 2007 Reexamination Report no zoning district boundary changes were being recommended for the Pinelands portion of Winslow Township. One of the main goals was to continue compliance of the Pinelands Area with the Pinelands Commission through the Comprehensive Management Plan. The Township of Winslow, through its Chapter 296 Zoning within Pinelands Area, has maintained this compliance. The Pinelands Area of the Township is classified into eighteen (18) zoning districts that reflect the Pinelands Management Area including, Forest Area, Rural Development Area, Agricultural Production Area, Pinelands Village Area, Regional Growth Area and Preservation Area.

The zoning districts were established based on the Pinelands Comprehensive Management Plan that reflected the Pinelands Management Area it was located in. For example, the Regional Growth Area was divided into several districts such as PC-1, PC-2, PTC, PI-1, PR-2, PR-3, and PR-4. The commercial districts such as PC-1, PC-2, and PTC were defined as Minor Commercial, Major Commercial, and Town Center. The purpose of these districts was to permit minor and major commercial in PC-1 and PC-2 districts and mixed use types of development in PTC districts. Over the years, the Regional Growth Area has not witnessed as much commercial growth as was previously expected. This portion of the Township is within the existing sewer service area and is a targeted growth region, as per the Pinelands Comprehensive Management Plan. The Township has presented to the Pinelands Commission, its proposed rezoning of the Regional Growth Area to create a more viable commercial corridor along Route 73 through rezoning and increased residential density. The existing PTC (Pinelands Town Center), created in 2002 has been unsuccessful in increasing commercial or mixed use development in this corridor. With the proposed rezoning of this corridor, an increase in residential density is proposed that will support and create more commercial development.

Other objectives, such as revising the development regulations to create a community focal point such as Town Center, promoting smart growth principles such as pedestrian friendly design standards, infill development and other such principles, remain relevant to be achieved with the proposed rezoning of Route 73 corridor. The idea is to create this

corridor as the regional growth area it is designated to be, by the Pinelands Comprehensive Management Plan.

The aforementioned Pinelands portion of the Township of Winslow, has not been recommended for any zoning or district boundary changes since the 2000 Master Plan. In fact, one of the goals is to comply with the Pinelands Comprehensive Management Plan. However, over the years, several new land uses have become part of the development fabric. These include temporary seasonal uses such as farmers markets, firework retail, other uses such as short term rentals; Air BnB (Bed and Breakfast), VRBO (Vacation Rental by Owner) and any other such relevant uses should be studied and incorporated into the ordinance. Additional uses to consider would be senior day care centers, continuing care retirement facilities, and assisted living facilities to be permitted in some residential districts. The zoning ordinance needs to be updated to address such uses.

Housing

The 2007 Master Plan Reexamination Report identified one of the main goals as to promote a well maintained residential housing base. One of the main hurdles noted in the reason that the PTC (Pinelands Town Center's) restricted growth was the lack of residential development to support the commercial base. The idea is to create a substantial residential base in the vicinity of Route 73 so as to support the commercial base along Route 73, in a symbiotic relationship. This is to be accomplished by rezoning of the corridor along Route 73.

Another significant objective is to continue to provide a variety of affordable housing to meet present and future needs of the community. Township of Winslow has demonstrated a long standing commitment to voluntarily comply with its Mount Laurel Obligations in accordance with the Fair Housing Act. In fact, the Township of Winslow is one of the few municipalities within the State that has met its Court assigned affordable housing obligation and received a final judgement of compliance and repose. The Township has been granted continued immunity from any and all Mount Laurel lawsuits including, but not limited to exclusionary zoning lawsuits, builders remedy lawsuits and constitutional compliance lawsuits through July 2025. However, moving forward, the Township should continue to provide affordable housing opportunities throughout the Township.

The second objective, requiring a policy for annual registration and occupancy permit for all rental units, has been accomplished through an update to rental property code.

Economic Development

One of the main goals for the Pinelands portion of Township of Winslow is to recognize the Pinelands Regional Growth Area within the Township as a viable commercial corridor for the region. Unfortunately this area, designated as PTC (Pinelands Town Center) in the zoning ordinance, has not seen as much growth as expected over the years. In order to achieve this objective, a rezoning of this area is recommended that will provide a more mixed use development, proposing commercial development along Route 73 and the

supporting residential development to its rear. These goals and objectives remain relevant and an objective to be achieved moving forward.

Community Facilities

Community Facility goals and objectives set forward in the 2007 Master Plan Reexamination Report are recommended to be continued. Several of these goals, such as possible expansion of Municipal Building Complex and consolidation of municipal functions at this location, remain relevant. Additionally services such as provision of senior day care centers, community center and other such facilities should be explored.

Recreation

The goals and objectives set forward in the 2007 Master Plan Reexamination Report remain relevant and are recommended to be continued. Winslow Township's geographic location allows for a number of recreational opportunities that are unique to the Township and this portion of the State. The majority of the Township is located within the Pinelands, a national reserve. Some of these state recognized reserves include, Wharton State Forest, Great Egg Harbor River, and the southern and eastern portion of the Township that is owned and operated by the State Department of Fish, Game and Wildlife. The Township should continue to work with the State and Pinelands Commission to continue to promote this asset of passive recreation and open space and incorporate it into the palette of recreational opportunities available to residents of the Township.

Utilities

Winslow Township will continue to provide adequate sewer and water services to meet the demands of both economic development and a growing population in the Pinelands portion of Winslow Township. In recognition of the proposed rezoning and the anticipated growth within the Pinelands Regional Growth Area, the Township of Winslow signed an Amended Memorandum of Understanding with the Pinelands Commission in 2018, outlining how infrastructure will be provided in the future.

Circulation/Transportation

The 2007 Master Plan Reexamination Report reiterated two main goals in reference to vehicular and pedestrian circulation throughout the Township. One of the main objectives is to work with NJDOT to make sure the Route 73 and Route 30 corridor supports the proposed economic growth in this area. This objective remains relevant as rezoning is proposed in this area to make it a viable commercial corridor.

Recycling

The goals and objectives and recommendations for Winslow Township's recycling program are to be continued with emphasis on increasing the amount of recyclable materials and improving education programs.

Conservation

One of the main goals in the Pinelands portion of the Township is to preserve environmentally sensitive areas. The Township's zoning plan reflects this goal by zoning areas as PRC (Recreation and Conservation) and PP (Preservation) in accordance with the Pinelands Comprehensive Management Plan. Conservation of these areas remains relevant and these goals and objectives should be continued.

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 historic areas, buildings, and resources for preservation.

In addition to these goals, the 2007 master plan had specific goals and objectives to be consistent with the Pinelands Comprehensive Management Plan (CMP). The Township of Winslow created zoning ordinances for the Pinelands portion that remain consistent with the CMP.

Preservation Area: This corresponds to the Preservation Area district (PP) in the Township Zoning Ordinance. The purpose of the zoning regulations governing this district is to protect the large, contiguous forest areas, pristine wetlands, streams and rivers, and the plant and animal species they support, from development and land uses that would adversely affect their long term ecological integrity. No change to this district is proposed.

Forest Area: This corresponds to the Recreation and Conservation district (PRC) in the Township Zoning Ordinance. The purposes of the zoning regulations governing this district are to ensure the long-term integrity of the township's undisturbed forested lands and plant and animal species they support and to protect these areas from random and uncontrolled development by providing for development subject to strict environmental performance standards. No change to this district is proposed.

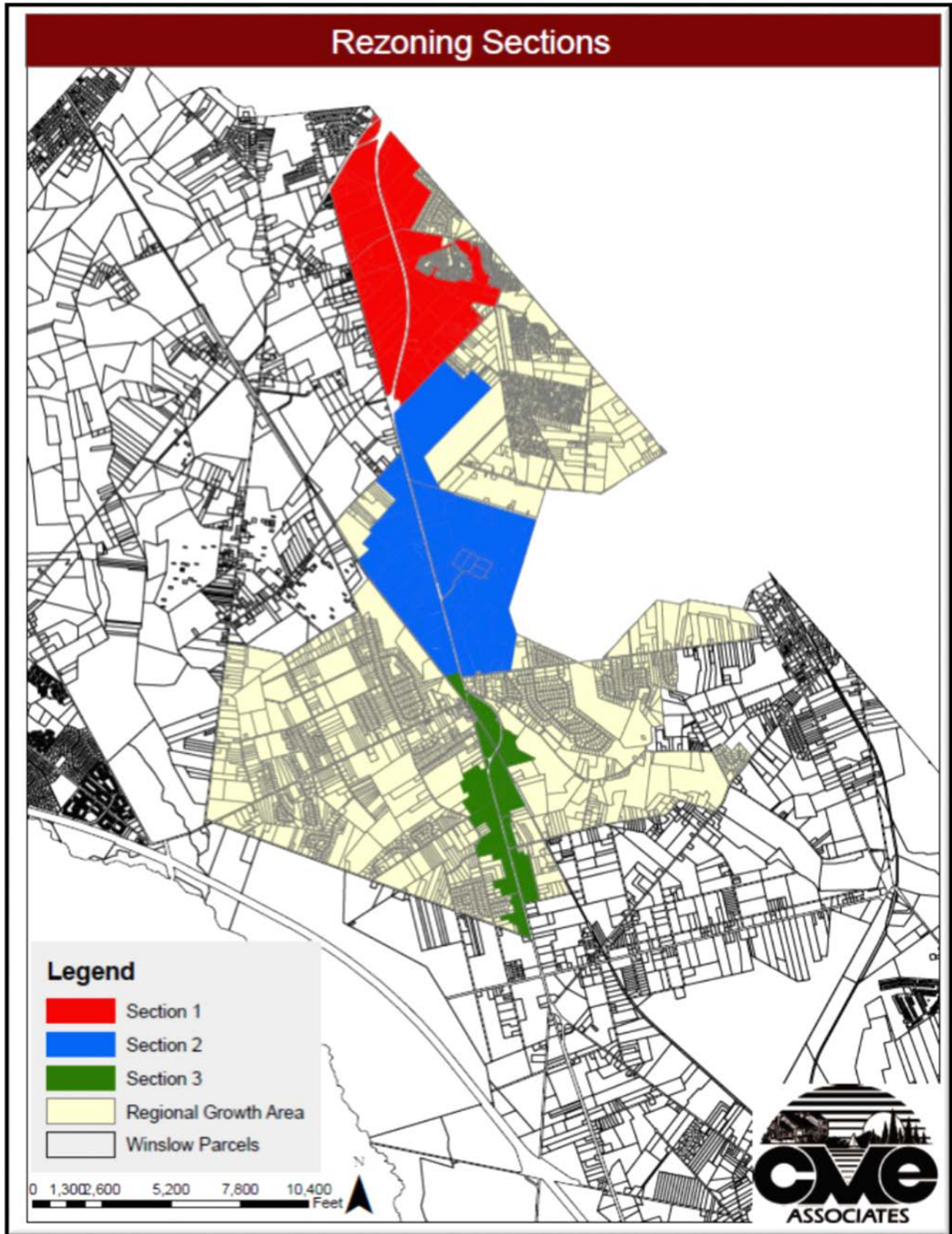
Agricultural Production Area: This corresponds to the Pinelands Agricultural district (PA) in the Township Zoning Ordinance. The purpose of the zoning regulations governing this district is to allow for the continuation or expansion of agricultural operations where lands are actively farmed or where lands are characterized by soils classified as prime, unique or of state-wide significance. No change to this district is proposed.

Rural Development Areas: This corresponds to the Rural Residential district (PR-1), Pinelands Rural Development Industrial district (PI-3), Ancora (A), Pinelands Rural Development district (PR-5) and Pinelands Rural Development Minor Commercial district (PC-4) in the Township Zoning Ordinance. These districts are located in an area where Rural Development is permitted, per CMP, and these correspond to where industrial activities are already occurring, where siting of commercial and industrial would be appropriate based on location and proximity to roads, where existing institutional facility is located and appropriate intensity uses are permitted. No changes to these zoning districts are proposed.

Pinelands Villages and Towns: This corresponds to the Pinelands Village Minor Commercial District (PC-3), Pinelands Village Low-Density Residential District (PR-6), and Pinelands Village Industrial District (PI-2), in the Township Zoning Ordinance. These locations are adjacent to a public road, or intersection of roads, where retail or convenience shopping facilities, residential development at one (1) dwelling unit per acre, and Light Industrial would be suitable. Minor commercial uses are designed to meet the convenience shopping and service needs of the nearby population. No changes to these zoning districts are proposed.

Regional Growth Areas: This corresponds to High Density Residential District (PR-4), Major Commercial District (PC-2), Medium Density Residential District (PR-3), Pinelands Town Center (PTC), Minor Commercial District (PC-1), Industrial District (PI-1), Medium Density Residential District (PR-3), and Low Density Residential District (PR-2), in the Township Zoning Ordinance. These districts are intended for overall growth and serve as a regional growth area. Over the years however, the region has been unsuccessful in increasing commercial development or encouraging mixed use development. In order to create a more viable and attractive option for the developers, rezoning of this area is proposed.

After 17 years, the region has not shown any influx of commercial development and the input from the public meeting and development community feel it's a lack of residential units. It is recommended that spilt lot zoning be adopted so as to concentrate commercial uses along Route 73, while having high density residential zoning along Tansboro Road. In addition, increases in permitted residential density in the PR-2, PR-3 and PR-4 Districts are recommended, with revised requirements for the use of Pinelands Development Credits. Also, it is recommended that Pinelands Development Credit requirements for nonresidential development in the PC-1, PC-2 and PI-1 Districts be eliminated.



IV. Significant changes in assumptions, policies, and objectives, forming the basis for the Master Plan or Development Regulations since the 2007 Master Plan

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."

Since 2007, the Township has experienced no substantial growth within the Pinelands Portion of the Township. Looking towards the future, the main narrative in the Township can be summed up as adjusting to, and carefully planning for, economic growth in the Regional growth area. This is particularly important, as it relates to limited future growth, preservation of environmental, economic and cultural resources, preservation of the multitude of recreational opportunities in the Township, rehabilitating aging housing stock, and planning for a lasting and sustainable future as climate change and renewable energy technologies continue to advance.

Local Redevelopment and Housing Law

On September 6, 2013, Chapter 159 was signed into law, deciding that a municipality's decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. Now, when asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must indicate whether it is seeking to designate a "Non-Condernation Redevelopment Area" or a "Condernation Redevelopment Area." The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the "e" criterion for designating an area in need of redevelopment, and expanded the criteria. The "e" criterion reads: "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

Demographic Characteristics

Following a 14.12% increase in population from the 2000 census, the population of Winslow Township declined marginally from 39,499 people in 2010 to 39,317 people in

2017. This decline came at a time period when both New Jersey and the United States experienced population increases.

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density in the nation, with an average of 1,210 persons per square mile. According to 2010 US Census data, Winslow Township, with a density of 688.8 persons per square mile, is significantly less dense than the average for the State of New Jersey as a whole. Over the course of the past decade and a half, the Township has experienced its first population decrease in almost a century. This population decrease is likely because of the economic downturn.

As illustrated in Table 1 below, the age cohort breakdown of Winslow Township has changed slightly since 2010. A breakdown of population by age for the Township and County is provided in Table 2.

Table 1: Age Distribution				
Age	2010		2017	
	Number	Percent	Number	Percent
Under 5 years	2,767	7.0%	2,398	6.1%
5 to 9 years	2,832	7.2%	2,752	7.0%
10 to 14 years	2,864	7.3%	2,560	6.5%
15 to 19 years	2,668	6.8%	2,583	6.6%
20 to 24 years	2,227	5.6%	2,500	6.4%
25 to 34 years	5,045	12.8%	5,374	13.6%
35 to 44 years	6,067	15.3%	4,958	12.6%
45 to 54 years	6,225	15.7%	6,260	15.9%
55 to 59 years	2,521	6.4%	3,048	7.8%
60 to 64 years	2,094	5.3%	2,038	5.2%
65 to 74 years	2,376	6%	2,954	7.5%
75 to 84 years	1,196	3%	1,234	3.13%
85 years and over	617	1.6%	658	1.7%
Total Population	39,499	100%	39,317	100%

Source: 2010 U.S. Census Data & 2016 American Community Survey 5-Year Population Estimate.

According to the 2017 American Community Survey (ACS), Winslow's largest age cohort is between 45 to 54 years of age. The second largest age grouping is seen in the 25 to 34 age range, with the 35 to 44 age range close behind. This data survey also indicates that the median age of Winslow Township is 38.3 years of age, which is the same as Camden County's median age as shown in Table 2 below.

Table 2: Age Distribution				
Age	Camden County		Winslow Township	
	Number	Percent	Number	Percent
Under 5 years	31,687	6.2%	2,398	6.1%
5 to 9 years	32,819	6.4%	2,752	7.0%
10 to 14 years	33,055	6.5%	2,560	6.5%
15 to 19 years	32,169	6.3%	2,583	6.6%
20 to 24 years	32,944	6.4%	2,500	6.4%
25 to 34 years	69,835	13.6%	5,374	13.6%
35 to 44 years	64,803	12.6%	4,958	12.6%
45 to 54 years	72,207	14.1%	6,260	15.9%
55 to 59 years	37,107	7.3%	3,048	7.8%
60 to 64 years	29,874	5.8%	2,038	5.2%
65 to 74 years	42,192	8.2%	2,954	7.5%
75 to 84 years	21,740	4.2%	1,234	3.13%
85 years and over	10,564	2.1%	658	1.7%
Median Age	38.5	-	38.3	-
Total Population	510,996	100%	39,317	100%

Source: 2017 American Community Survey 5-Year Population Estimate.

Winslow Township has seen an increase in the number of family households since 2000. In 2017, 70.1% of households were classified as families and 29.9% were classified as non-families. Approximately 10.3% of householders 65 or older live alone within the Township in non-family households, and 0.2% of householders 65 and over do not live alone within Winslow Township. Household characteristics from the 2017 ACS can be found in Table 3 below.

Table 3: Housing Characteristics		
Subject	2017 ACS	
	Number	Percent
Number of Households	13,645	100%
Family Households	9,562	70.1%
Married-Couple Family	6,642	48.7%
Non-Family Households	4,083	29.9%
65+ Living Alone	1,410	10.3%
65+ Not Living Alone	28	0.2%

Source: 2017 American Community Survey 5-Year Population Estimate

According to 2017 ACS, Winslow Township has a higher income base when compared to the Camden County average. The distribution of households by income for Winslow Township and Camden County is presented within Table 4, titled Households by Income in 2017.

Table 4: Households by Income in 2017		
Income	Winslow Township	Camden County
Less than \$10,000	3.8%	7.2%
\$10,000 - \$14,999	2.6%	1.3%
\$15,000 - \$24,999	6.2%	5.0%
\$25,000 - \$34,999	7.0%	6.9%
\$35,000 - \$49,999	9.7%	7.0%
\$50,000 - \$74,999	15.7%	17.0%
\$75,000 - \$99,999	14.0%	17.2%
\$100,000 - \$149,000	21.4%	22.7%
\$150,000 or greater	18.7%	19.5%
Median Household Income	65,037	76,640
Per Capita Income	32,931	33,908
<i>Source: 2017 American Community Survey 5-Year Population Estimate</i>		

The 2017 ACS five-year estimate data indicates that the median household income in Winslow Township was \$76,640.00. This was higher than Camden County’s median household of \$65,037.00. Winslow Township’s median household income was comparable to the State’s median household income of \$76,475. In addition, census data also states that the per capita income for Winslow Township was \$33,908, marginally greater than the County, but relatively lower than the State’s per capita income of \$39,069

Employment Characteristics

The 2017 ACS also reports on work activity for the Township’s residents who are sixteen (16) years of age or older. A total of 19,722 civilian employees age 16 years or over are employed in the Township of Winslow. As indicated in Table 5 below, only 3.9%, or 770 workers, are self-employed and the majority of workers are employed in the private sector.

Table 5: Classification of Workers		
Class	Winslow Township	Percentage of Workers
Private Wage and Salary	15,556	78.9%
Government Workers	3,349	17.0%
Self Employed	770	3.9%
Unpaid Family	47	0.2%
Total	19,722	100%
<i>Source: 2017 American Community Survey 5-Year Population Estimate</i>		

Winslow Township maintains a relatively diverse workforce ranging in occupation from retail trade, finance, insurance, and real estate, educational, health and social services, professional, scientific, management, administrative and waste management services, and arts, entertainment, recreation, accommodation and food services. These sectors make up the bulk of the workforce in Winslow Township. As depicted in Table 6, the highest percentage of any sector of the workforce, at 28.1%, worked in the educational, health and social services sector.

Table 6: Workforce by Sector		
Sector	Employees	Percentage of Workers
Agriculture, Forestry, Fisheries and Mining	0	0.0%
Construction	1,044	5.3%
Manufacturing	1,026	5.2%
Wholesale Trade	540	2.7%
Retail Trade	2,658	13.5%
Transportation, Warehousing and Utilities	1,377	7.0%
Information	490	2.5%
Finance, Insurance and Real Estate	1,357	6.9%
Professional, Scientific, Management, Administrative and Waste Management Services	1,968	10.0%
Educational, Health and Social Services	5,535	28.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,536	7.8%
Other Services	1,034	5.2%
Public Administration	1,157	5.9%
Total	19,722	100%

Source: 2017 American Community Survey 5-Year Population Estimate

Housing Characteristics

According to the 2017 ACS, Winslow Township contains a relatively new housing stock. The largest period of home construction occurred between 1980 and 1989 at 23.5%, followed closely with the years between 1970 and 1979. Since 2009, housing construction has decreased dramatically. This decrease is likely a reflection of the economic recession of the late 2000s. Table 7 contains an inventory of the Township’s housing stock by age, below.

Table 7: Age of Housing Stock		
Timeframe	2017	
	Number	Percent
1939 or Earlier	523	3.5%
1940-1949	255	1.7%
1950-1959	937	6.3%
1960-1969	1,164	7.8%
1970-1979	3,445	23.1%
1980-1989	3,507	23.5%
1990-1999	2,504	16.8%
2000-2009	2,340	15.7%
2010-2013	155	1.0%
2014 or Later	97	0.6%
Total Housing Units	14,927	100%

Source: 2017 American Community Survey 5-Year Population Estimate

Analysis of Housing Unit

Based upon the 2017 ACS, Winslow Township contains approximately 14,927 total housing units. The largest grouping of housing units in Winslow are classified as detached single-family units, which comprise 70.0% of total housing units, followed by attached single-family units, which comprise 14.8% of the housing stock. Housing structures with a total of 2 to 4 units make up 2.9% of total stock. Housing structures with 5 to 19 units within the Township account for approximately 6.5% of total housing stock. Refer to Table 8 below to review the total dispersion of housing units.

Structure Type	2010		2017	
	Number	Percent	Number	Percent
1 Unit				
Detached	10,040	67.6%	10,228	68.5%
Attached	2,346	15.8%	2,238	15.0%
2 Units	242	1.6%	343	2.3%
3 or 4 Units	260	1.8%	283	1.9%
5 to 9 Units	222	1.5%	435	2.9%
10 to 19 Units	537	3.6%	609	4.1%
20 or more units	926	6.2%	480	3.2%
Mobile Home	278	1.9%	311	2.1%
Boat, RV, Van, etc.	0	0.0%	0	0.0%
Total Housing Units	14,851	100%	14,927	100%

Source: 2010 & 2017 American Community Survey 5-Year Population Estimate

Similar to the majority of Camden County communities, Winslow Township has a high number of owner-occupied housing units. The Township’s owner occupied units comprised 77.5 % of the housing stock in 2017, while 22.5% of the housing stock was made up of renter-occupied units. Since 2000, the number of vacant units within the Township has increased from 6.1% in 2000 to 7.0% in 2010 to 8.6% in 2017. Refer to Table 9 below for housing occupancy data within the Township.

Unit Type	2010		2017	
	Number	Percent	Number	Percent
Number of Units	14,851	100%	14,927	100%
Occupied Housing Units	13,813	93.0%	13,645	91.4%
Owner-occupied	11,108	80.4%	10,580	77.5%
Renter-occupied	2,705	19.6%	3,065	22.5%
Vacant Housing Units	1,038	7.0%	1,282	8.6%
Average Household Size	Number		Number	
Average Household Size (Owner)	2.79		2.94	
Average Household Size (Renter)	2.29		2.45	

Source: 2010 & 2017 American Community Survey 5-Year Population Estimate

Cost of Housing Stock

According to the 2017 ACS, the median value of housing sales in Winslow Township was \$188,000. The majority of the housing stock in the Township was valued in between \$200,000 to \$299,999, at approximately 31.5%, followed closely by homes valued at \$150,000 to \$199,999 at 29.3%. This data breakdown is shown within Table 10, Value of Housing Sales.

Table 10: Value of Housing Sales		
Home Value Range	Total Units in Range	Percent of Total
Owner-occupied units	10,580	100%
Less than \$50,000	442	4.2%
\$50,000 to \$99,999	769	7.3%
\$100,000 to \$149,999	1,691	16.0%
\$150,000 to \$199,999	3,097	29.3%
\$200,000 to \$299,999	3,337	31.5%
\$300,000 to \$499,999	1,121	10.6%
\$500,000 to \$999,999	74	0.7%
\$1,000,000 or more	49	0.5%
Median Value	\$188,000	--

Source: 2017 American Community Survey 5-Year Population Estimate

For rental units, the median gross rent in Winslow Township was estimated at \$1,200 according to the 2017 ACS. Gross rent is primarily distributed across the overall range of rental values in Winslow Township, except for the higher rent figures. Table 11 displays all renter-occupied units and associated cost of rent within the Township.

Table 11: Gross Rent		
Renter Value Range	Total Units in Range	Percent of Total
Occupied units paying rent	2,961	100%
Less than \$500	466	15.7%
\$500 to \$999	674	22.8%
\$1,000 to \$1,499	933	31.5%
\$1,500 to \$1,999	561	18.9%
\$2,000 to \$2,499	259	8.7%
\$2,500 to \$2,999	56	1.9%
\$3,000 or more	12	0.4%
Median Rent	\$1,200	--

Source: 2017 American Community Survey 5-Year Population Estimate

V. Specific changes recommended for the Master Plan and/or development regulations

Goals

1. The following goal is no longer relevant and is recommended to be removed:

Housing

6b Encourage the use and reference of Winslow Township rather than zip codes such as Sicklerville or Berlin.

2. The following goals should be edited and added:

Recreation

Create an indoor-outdoor community recreation center that fosters a broad range of recreational programs through public private partnership.

Upgrade all recreational areas and facilities per NJ Barrier Free Subcode N.J.A.C. 5:23-7.1.

Circulation

Encourage pedestrian circulation through upgrading various intersections to be barrier free per the NJ Barrier Free Subcode.

Conservation

1d Explore options with the Pinelands Commission, State Agriculture Development Committee, and the Camden County Agriculture Development Board to determine the most appropriate form of farmland preservation for the Township.

Zoning Recommendations

The following changes are recommended for Chapter 296, Zoning within Pinelands Area:

1. Recommended Zoning District Boundary Changes

The following map shows the rezoning along Route 73 in the Pinelands Regional Growth Area. The map on Page 17 shows the entire area where rezoning is proposed within the Pinelands portion of Winslow Township.

The idea is to develop this region as a commercial corridor along Route 73. Most of these lots are deep lots and the proposed split zone is necessary to concentrate commercial uses along Route 73 while having high density residential zoning along Tansboro Road. Having residential units developed separately will help support commercial zone development. The lots split zoned are more likely to be developed rather than a very large through-lot with a large amount of mixed use, as would be the case under the

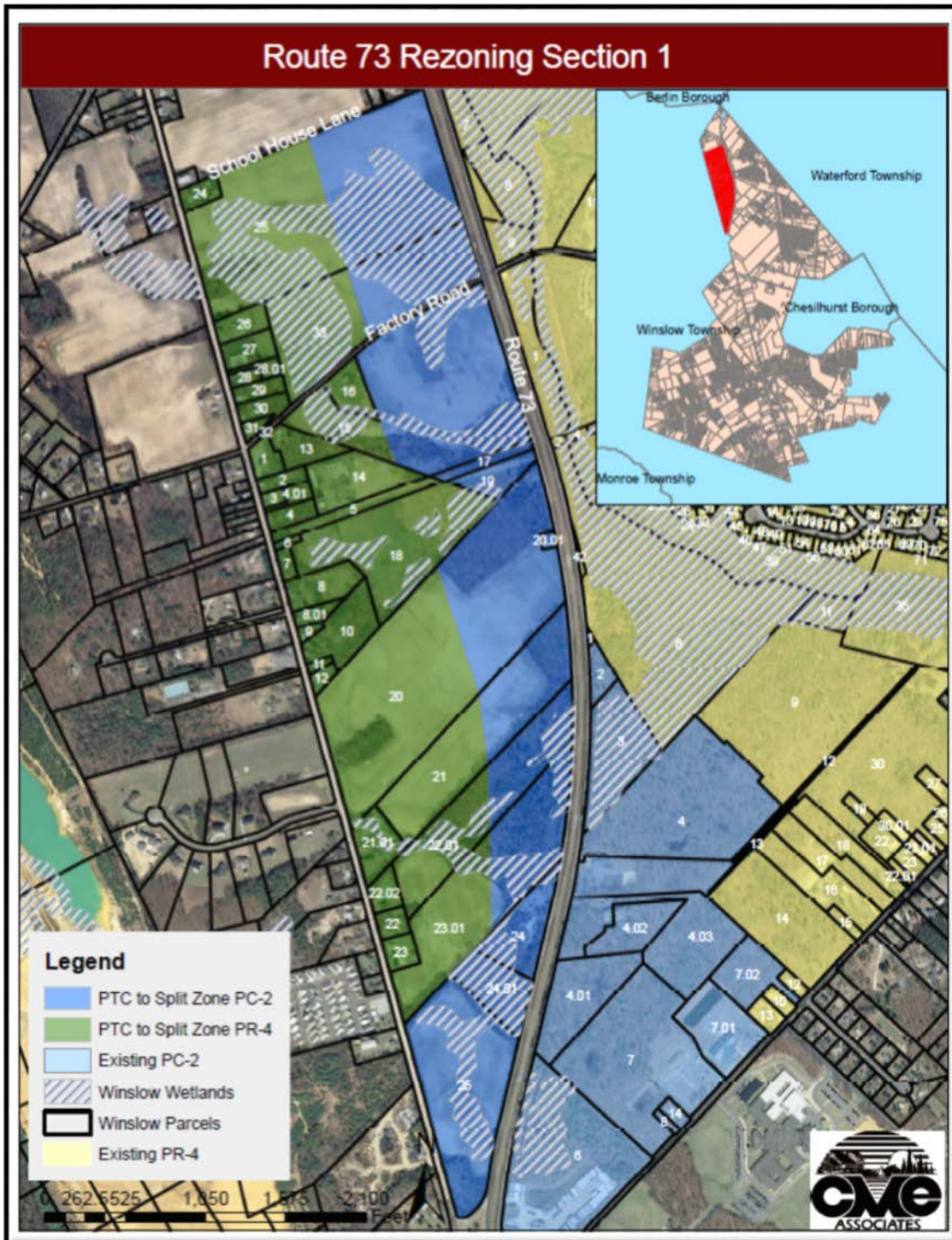
current PTC district. This recommendation works in tandem with the land use recommendation to encourage and provide incentives for active economic development to locate appropriate commercial uses in designated corridors, such as Route 73. The following maps show the proposed rezoning split into three sections:

- a. Existing PTC (Pinelands Town Center) to split lot zone PC-2 (Major Commercial) and PR-4 High Density Residential District).

It is recommended that the following Block, and Lots be re-zoned from PC2 to split zone PC2 and PR4: Block, 1502 Lots 25 and 33 and Block, 2502 Lots 15, 20, 21, 22.01, and 23.01.

It is recommended that the following Block and Lots be re-zoned from PTC to PC-2: Block 2502, Lots 17, 19, 20.01, 24, 24.01, and 25.

It is recommended that the following Block and Lots be rezoned from PTC to PR-4: Block 1502, Lots 24, 26, 27, 28, 28.01, 29, 30, 31, and 32; Block 2502, Lots 1, 2, 3, 4, 4.01, 5, 6, 7, 8, 8.01, 9, 10, 11, 12, 13, 14, 16, 18, 21.01, 22, 22.02, and 23.



b. Existing PC-1, PR-1, PR-2, PR-3 and PI-1 into the following districts:

- PC-1 (Minor Commercial) to PC-2 (Major Commercial)
- PR-3 (Medium Density Residential) to PR-4 (High Density Residential)
- PR-3 (Medium Density Residential) to PC-2 (Major Commercial)
- PR-2 (Low Density Residential) to PR-4 (High Density Residential)
- PI-1 (Industrial) to a Split Zone of PC-2 (Major Commercial) and PR-4 (High Density Residential)
- PR-1 (Rural Residential) to PC-2 (Major Commercial)

It is recommended that the following Block and Lots be rezoned from PC1 to PC2: Block 3204, Lot 1 and Block 3205, Lots 2, 3, 3.01, and 4.

It is recommended that the following Block and Lots be rezoned from PR3 to PC2: Block 3204, Lots 1, 1.01, 4, and 5.

It is recommended that the following Block and Lots be rezoned from PR3 to PR4: Block 3204, Lots 2 and 3; Block 3901, Lots 1, 1.01, 2, 3, 4, 15, 15.01, 16, 17, 18, 19, 21, 22, 22.01, 22.02, 22.03, 22.04.

It is recommended that the following Block and Lots be rezoned from PR3 to PR4 split PC1 to PC2: Block 3901, Lots 10, 11, and 12.

It is recommended that the following Block and Lots be rezoned from PC1 to PC2: Block 3901, Lots 5.01, 5.02, 6, 7, 9, 9.01, and 41; Block 4402, Lots 4 and 6; and Block 4403, Lots 3, 4, 5, 6, 10, and 10.02.

It is recommended that the following Block and Lot be rezoned from existing split PR3 PC1 zoning changed to PC2: Block 4403, Lot 2.

It is recommended that the following Block and Lot be rezoned from PR2 to PR4: Block 4403, Lot 11.

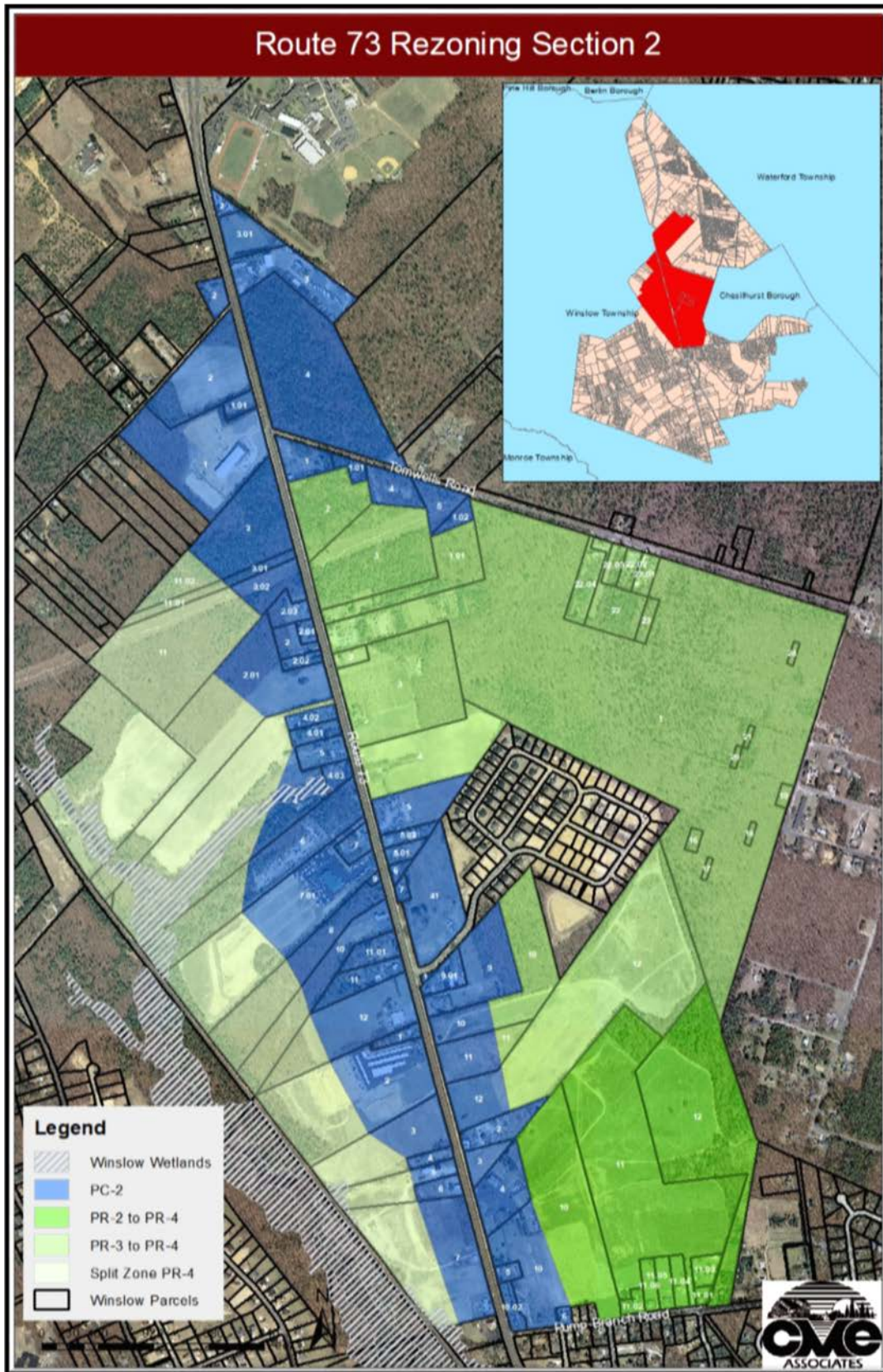
It is recommended that the following Block and Lot be rezoned from PC1 to PC2 and split with PR3 to PC2: Block 3901, Lot 5.

It is recommended that the following Block and Lots be rezoned from PC1 to PC2 and split with PI1 to PR4: Block 4402, Lots 5 and 7.

It is recommended that the following Block and Lots be rezoned from PI1 to PC2: Block 3203, Lots 1, 1.01, 1.02, 2, 3, 3.01, 3.02; Block 4004, Lots 2, 2.02, 2.03, 2.04, 7, 9, 11, and 11.01; and Block 4402, Lot 1.

It is recommended that the following Block and Lots be rezoned from PI1 to PC2 front split with PI1 to PR4: Block 4004, Lots 2.01, 4, 6, 7.01, 8, 10, and 12 and Block 4402, Lots 2 and 3.

It is recommended that following Block and Lot be rezoned from PR-1 to PC2 district: Block 3202, Lot 2



c. This section of rezoning begins at the intersection of Pump Branch Road and terminates at the intersection of Blue Anchor Road and Route 73. There are only 2 proposed rezonings for this section which include:

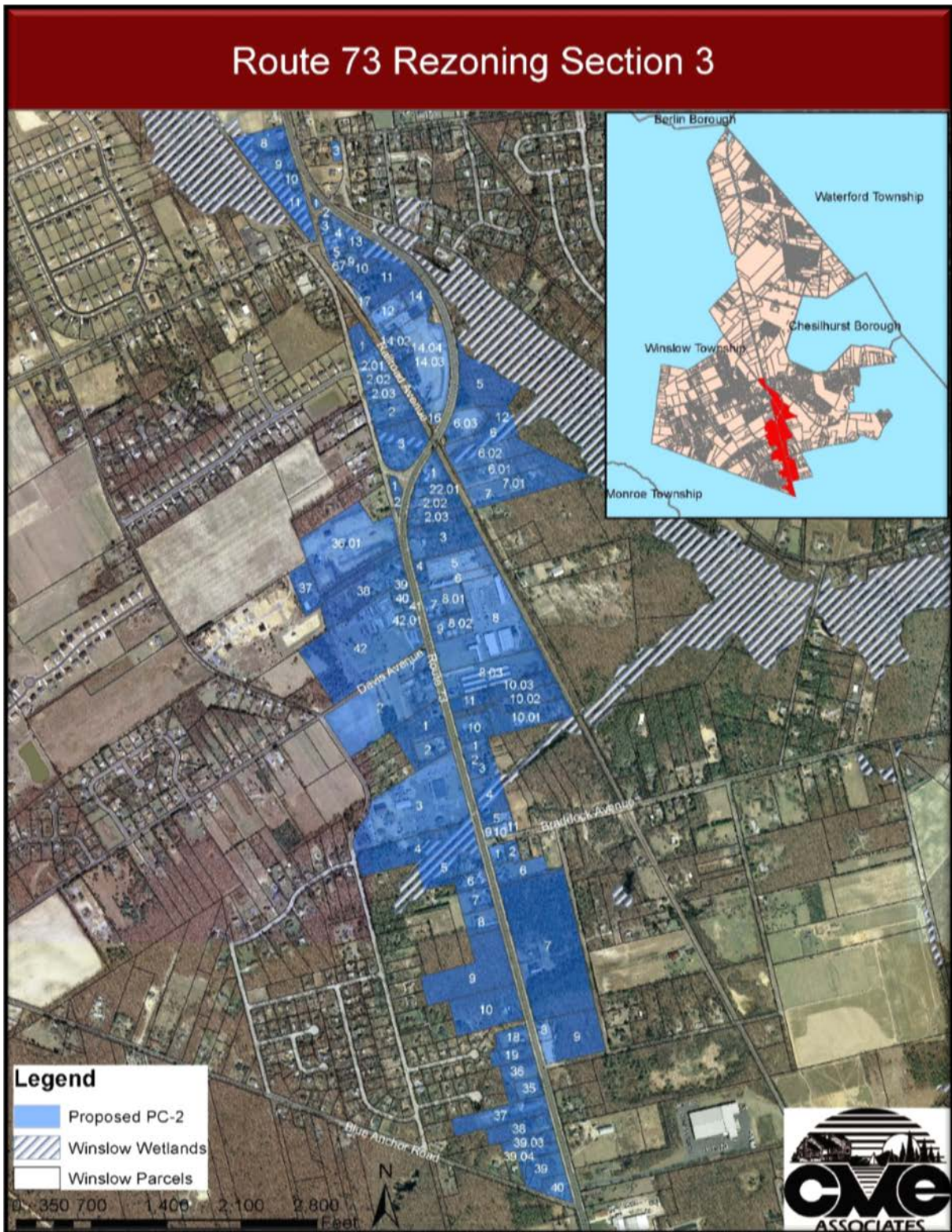
- PC-1 (Minor Commercial) to PC-2 (Major Commercial)
- PR-2 (Low Density Residential) to PC-2 (Major Commercial)

It is recommended that the following Block and Lots be rezoned from PC1 to PC2: Block 4406, Lot 3; Block 4402, Lots 8, 9, 10, and 11; Block 5003, Lots 1 and 2.01; Block 5006.02, Lot 1, and Block 5006, Lots 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 14.02, 14.03, 14.04, 15, 16, and 17.

It is recommended that the following Block and Lots be rezoned from PI1 to PC2: Block 5003 Lots 2, 2.02, 2.03, and 3; Block 5005, Lots 4, 5, 6, 7, 8, 8.01, 8.02, 8.03, 9, 10, and 11; Block 5007, Lots 5, 6, 6.01, 6.02, 6.03, 7, and 7.01; Block 5803, Lots 4, 5, and 9.

It is recommended that the following Block and Lots be rezoned from PI1 to PC2: Block 5801, Lots 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 35, 36, 37, 38, 39, 39.03, 39.04 and 40; Block 5804, Lots 1, 2, 6, 7, 8 and 9.

It is recommended that the following Block and Lots be rezoned from PR2 to PC2: Block 5001.01, Lots 37, 38, 39, 40, 41, 42, and 42.01; Block 5002, Lots 1 and 2; Block 5004, Lots and 2; Block 5005, Lot 1, 2, 2.01, 2.02, 2.03, and 3; and Block 5801, Lots 1 and 2.

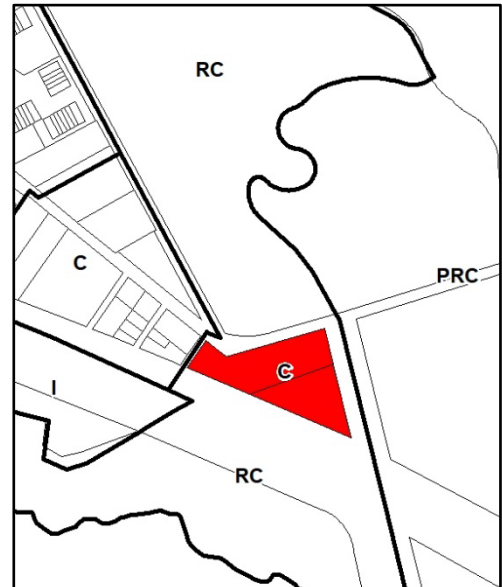


- d. Although this Master Plan makes specific land use recommendations for the Pinelands Portion of Winslow Township, the following zoning district boundary changes pertain to the non-pinelands portion of the Township.

There are two areas within the Non-Pinelands portion of the Township that have been developed with billboard use for over thirty years. These properties are located along the Atlantic City Expressway. Since the properties are currently developed with a commercial use that is not consistent with the underlying district, it is recommended that the following sites be rezoned.

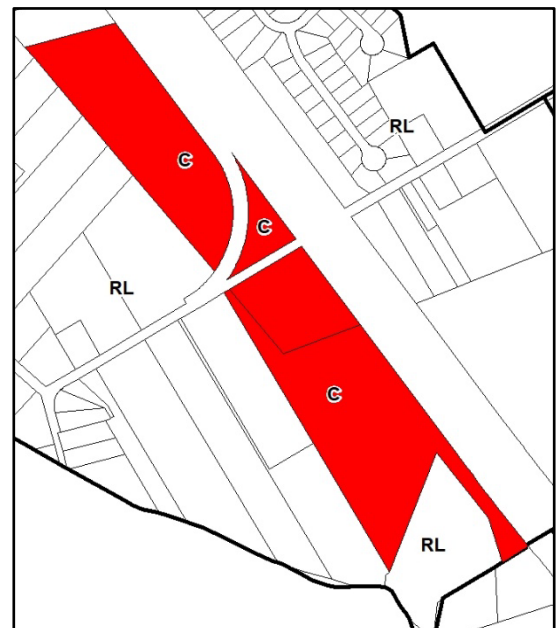
RC (Recreational Conservation District) to C (Minor Commercial District)

It is recommended that Block 4305, Lot 1 and 2 be rezoned from existing RC district to C district. The subject area is located along Causeways Road and abutting the Atlantic City Expressway. Lot 2 is developed with a billboard use for over 30 years. North and east of the site and beyond is heavily constrained with wetlands and is located in the RC regional conservation district. Cedar Brook Road (Route 536) and Malaga Road clearly demarcate the constrained area. It is recommended that both of these lots be rezoned from RC to C district.



RL (Low Density Residential District) to C (Minor Commercial District)

It is recommended that Block 605, Lot 1; Block 602, Lot 19; and Block 603, Lots 8 and 9 be rezoned from existing RL district to C district. Block 605, Lot 1 is a unique parcel, triangular in shape and surrounded by roadways on all sides including the Atlantic City Expressway. The site, as mentioned above, is currently developed with a billboard use that is inconsistent with the uses permitted in the underlying zone. Additionally, adjacent to the property is larger vacant lot to the north and to the south is a larger underutilized lot developed with a single family residential and a landlocked parcel. Given the location of the properties, and to stimulate more commercial development along major roadways, it is recommended that they be rezoned from RL to C district.



2. 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 Pinelands portion of Winslow Township. These recommendations include amendments that are necessary due to the rezoning recommendations outlined above. The following list outlines these recommendations and specific ordinance text amendments.

- i. **Temporary Signs:** It is recommended to amend Chapter 228 Signs to include regulations for Temporary Signs. A definition for temporary signs should be included in the Ordinance. *A sign which is not permanently attached to a building structure or permanently affixed to a freestanding structure and which may be erected for a limited period of time.* It is recommended that regulations should specify locations where these temporary signs are to be permitted, the time limit that can define temporary signs such as 30 days, and the size of these signs. It is recommended that the Township conduct further analysis of existing temporary sign ordinances and studies before amending Chapter 228 to include digital sign regulations.
- ii. **Temporary Outdoor Activity:** With the recent change in New Jersey State Legislature of permitting sale of some type of fireworks within the State, the Township of Winslow should consider adding additional temporary uses to its Land Use. It is recommended that due to the seasonal nature of this type and similar uses, a temporary outdoor activity permit from the Zoning Officer would be a recommended procedure. It is recommended that policy and regulation should include a temporary permit to acquired 60 days before the event. The permit should request the details on location of the activity, the concept plan of the tent, and start and end date of the event. Temporary outdoor activity may include; concerts, carnivals, circuses, festivals, craft fairs, and similar events; flea markets, auctions, roadside sales, car shows, farmers market, firework displays, and other such events.
- iii. **Short Term Rentals:** With the rise of the sharing economy, online businesses such as Airbnb and short term rentals have made renting out a room or two an easy option for homeowners in areas not considered a tourist destination. To regulate such upcoming and trending uses from time to time, the Township should consider revising section 296-6 of the ordinance, to state that *"any use not expressly permitted in zones should be prohibited."* Further, it is recommended that the Township should consider updating the ordinance from time to time based on upcoming trends and uses. Such ordinance should spell out the zoning districts where such uses are to be permitted, the duration of short term rental permitted, and other factors to consider include off street parking requirement, local contact person (in case of the homeowner not on site), noise and nuisance provision, limitation on turnover, normal occupancy limit and other such factors.
- iv. In the Regional Growth Area, the idea is to create types of developments that lend to each other and create a mixed use type of development. This could include, but not be limited, to Senior Day Care Centers, Funeral homes, and other such uses

in commercial districts. Continuing Care Retirement Facilities and Assisted Living Facilities could be permitted in the PR-4 High Density Residential District, at appropriate permitted densities, and with the use of Pinelands Development Credits. It is recommended that Funeral homes and other such commercial uses be permitted in PC-2 district.

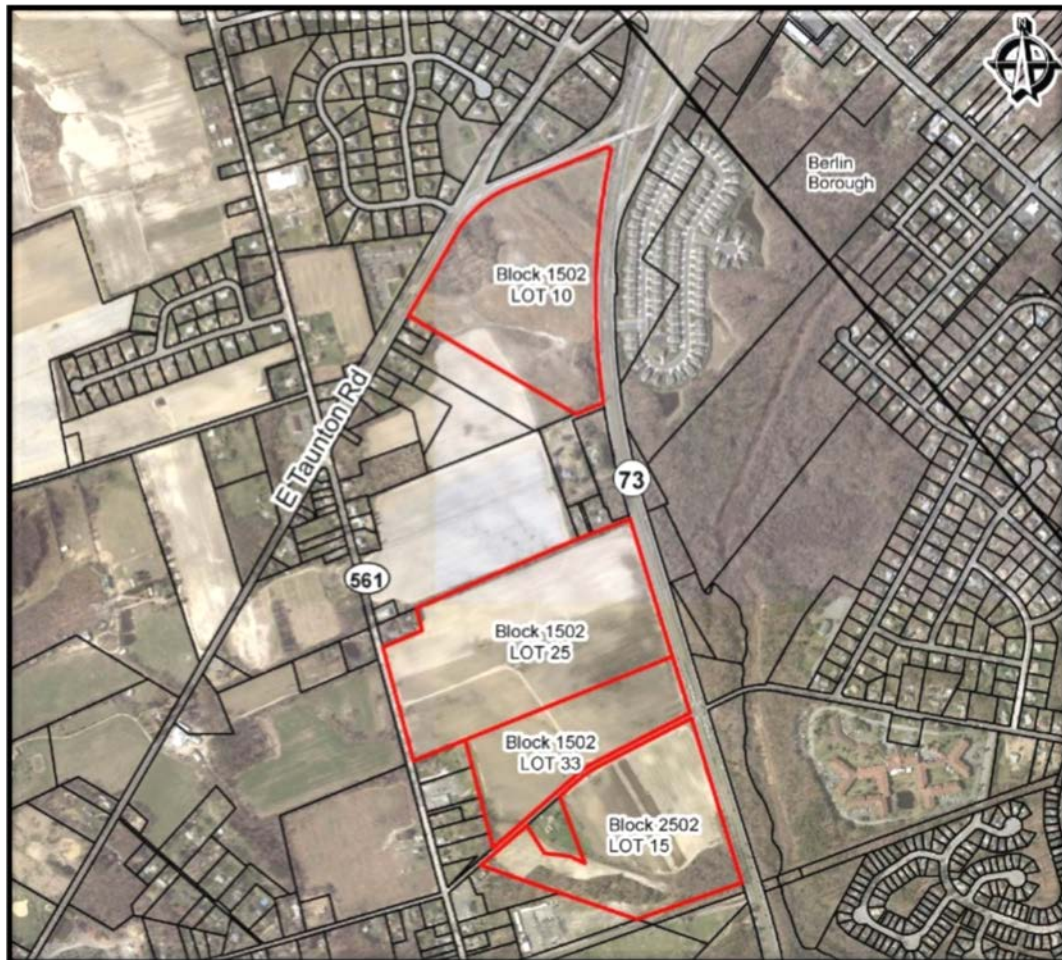
- v. In the commercial districts, including but not limited to, PC-1, PC-2, and PC-3, currently parking is permitted only in the rear yards. Given that the parcels are located in the Pinelands, some of the most environmentally rich lands within the State, often the lot configuration does not allow parking to be located in the rear of the lot. It is recommended that parking be permitted in the front yard and side yards if necessary due to environmental constraints or lot configuration.
- vi. In the similar vein as mentioned above, the Township should consider permitting storage in the rear yard in the Industrial districts. Careful consideration regarding visual buffer should be recommended.
- vii. The Township of Winslow is one of the few municipalities within the State that has met its Court assigned affordable housing obligation and received a final judgement of compliance and repose. The Township has been granted continued immunity from any and all Mount Laurel lawsuits including, but not limited to, exclusionary zoning lawsuits, builders remedy lawsuits and constitutional compliance lawsuits through July 2025. In consideration of this, it is recommended that Section 296-76 be modified to recommend that instead of proposing 9% of proposed housing to be set aside for affordable housing, applicant should be permitted to provide payment in lieu of providing affordable housing. Further, the Township should consider this to be permitted until the end of third round (Year 2025) and consider requiring the units moving forward into fourth round.
- viii. It is recommended that Section 296-78 should be revised to consider open space requirement as optional for developments that are low to mid density. Further, Section E of the ordinance requiring payment in lieu of construction of active parks should be removed.
- ix. It is recommended that the Township should consider permitting accessory uses such as solar uses, and also principal uses such as solar farms, in certain areas of the Township. Solar farms should be considered as a low impact commercial development that is an inherently beneficial use. Regulation should include the location, size of lot, and visual buffering requirements for such use. Standards for solar facilities in the Pinelands Area would need to be development consistent with N.J.A.C. 7:50-5.36 of the CMP.
- x. It is recommended that the Township should consider permitting marijuana related and supporting businesses including alternative treatment centers and medical marijuana cultivation and/or manufacturing facilities. With the recently enacted New Jersey Compassionate Use Medical Marijuana Act N.J.S.A. 24:6l et seq., medical use of marijuana is permitted throughout the State. It is recommended that the Township consider permitting these uses along the commercial corridor

within the Township. Permitting additional types of land uses within limited areas of the Township would further one of the goals of the master plan that is to create economic opportunities through various types of land uses in order to increase tax base and further job growth.

VI. Recommendations of the Planning Board concerning the incorporation of Redevelopment Plans into the Land Use Element and local development regulations

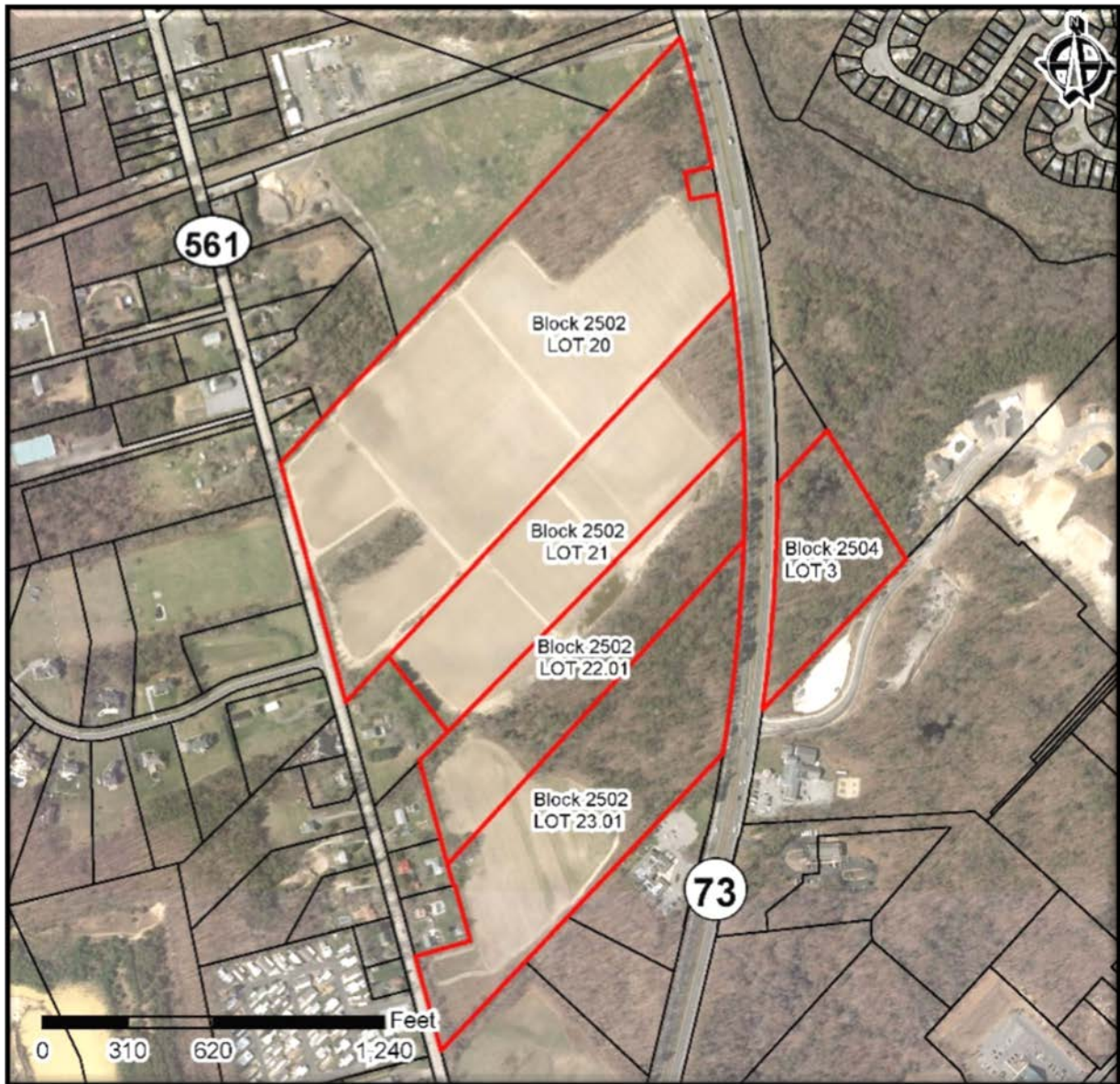
Currently, there are three areas within the Township that have been designated as non-condemnation areas in need.

- a. The first area identified as Block 1502, Lots 10, 25, and 33 and Block 2502, Lot 15, was designated as non-condemnation area in need of redevelopment by the Township via resolution dated May 22, 2018. Following which, the governing body adopted a redevelopment plan for the study area, via Resolution O-2018-025, dated November 20, 2018. The Redevelopment Plan was adopted as an overlay to the existing zoning such that if the subject area is proposed to be developed in accordance with the Redevelopment Plan, the development standards set forth in the Redevelopment Plan shall supersede the development regulations of the Township of Winslow for this subject area.



Redevelopment Area Block 1502, Lot 10, 25, 33 and Block 2502, Lot 15

- b. The second area identified as Block 2502, Lots 20, 21, 22.01, and 23.01 and Block 2504, Lot 3 was designated as a non-condemnation area in need of redevelopment by the Township via Resolution R-2018-249, dated May 22, 2018. The Township is currently preparing the redevelopment plan for the study area.



Redevelopment Area Block 2502, Lots 20, 21, 22.01 and 23.01 and Block, 2504 Lot 3

- c. The third area identified as Block 2504, Lots 4.02, 4.03, 4.04 and 7.02 was designated as a non-condemnation area in need of redevelopment by the Township via resolution R-2019-163, dated May 28, 2019. The Township is currently preparing the redevelopment plan for the study area.



Redevelopment Area Block 2504, Lots 4.02, 4.03, 4.04 and 7.02