

Route 73 Proposed Rezoning

Prepared by



Goals of Meeting

- Explain our intentions and proposed rezoning
- We want to hear your input!
- Bring up any issues, concerns, or problems
- Reach a consensus and move forward with the rezoning process

Township Goal

- Create a commercial corridor along Route 73 to encourage commercial development and provide the rooftops needed to support businesses without losing the integrity of the Pineland's standards.

Benefits of Proposed Rezoning

Provide access to a variety of businesses and spur development

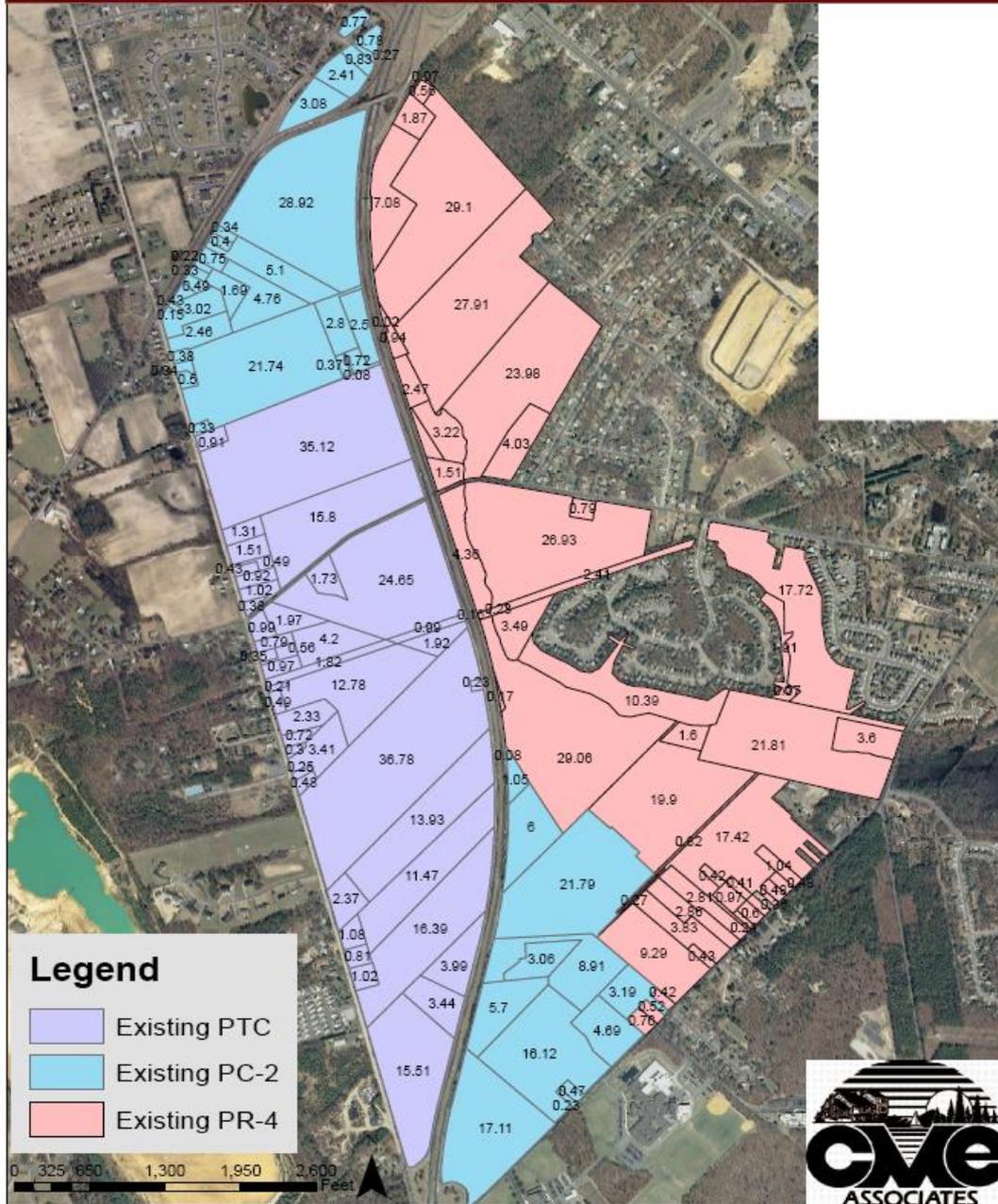
Incorporate split zoning to prevent over development and to provide rooftops to support commercial development

Rezone to high density residential to enhance the Pinelands Development Credit program in the Township

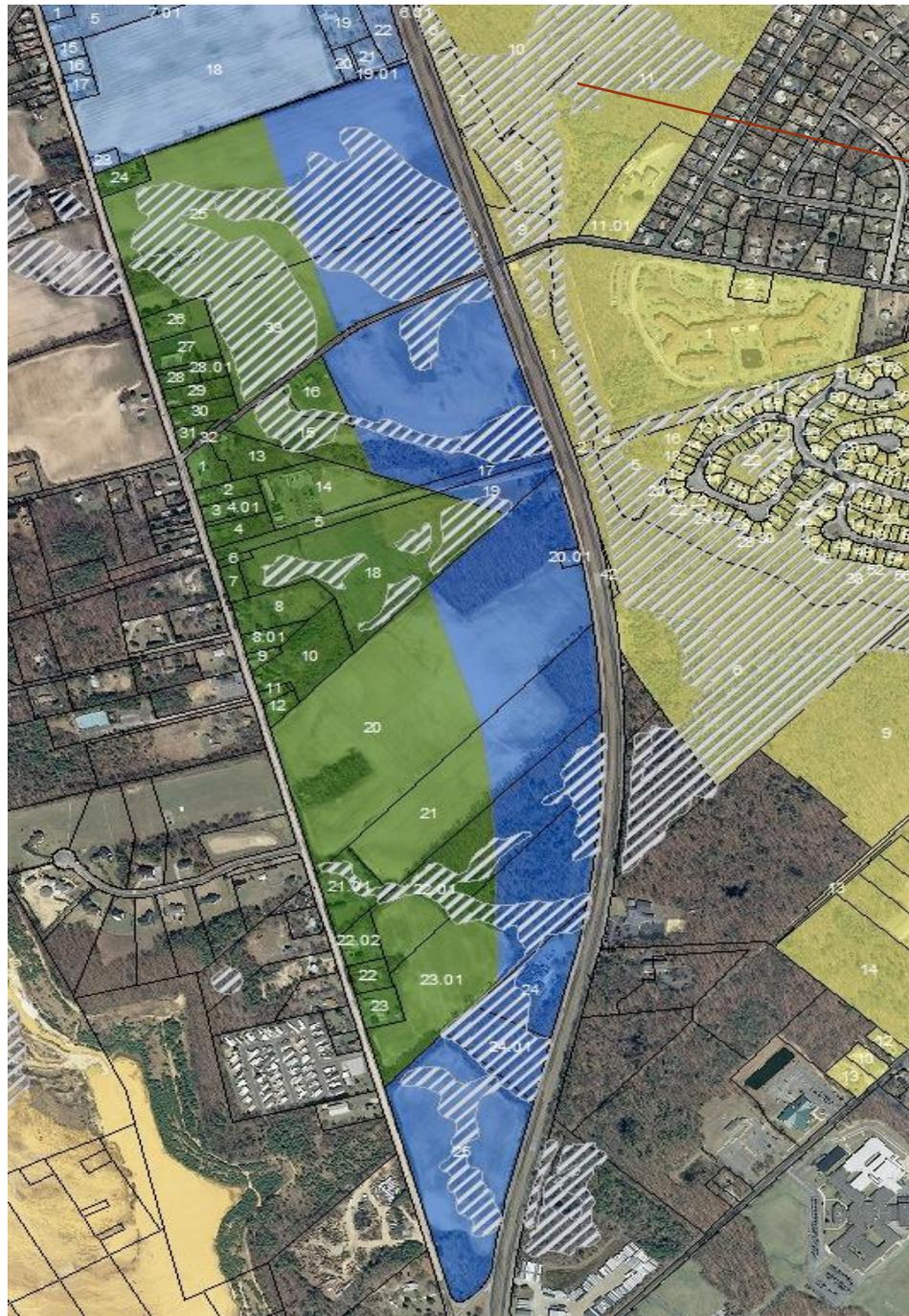
Section 1 Proposed Rezoning

- We have divided the proposed rezoning into three sections
- Section 1 starts from the junction of Route 30 and Route 73, and terminates at Winslow Township High School.
- This section only contains rezoning PTC, Pinelands Town Center, into either PC-2 Major Commercial, PR-4 High Density Residential, or a combination of both known as split zoning.
- A total of 226.84 acres of currently zoned PTC, is planned to be rezoned into 119.28 acres of PR-4 and 107.58 acres of PC-2.

Current Zoning Section 1



PR-4 along
Tansboro Road



Wetlands

Split Zoning allows for commercial development along Route 73 and encourages development of residences to support potential commercial development.

PC-2 along
Route 73

Section 2 Proposed Rezoning

- This section starts at the bottom of Winslow Township High School and continues to the intersection of Pump Branch Road and Route 73.
- There are several potential rezonings in this section which include:
 - PC-1 (Minor Commercial) to PC-2 (Major Commercial)
 - 84.01 acres
 - PR-3 (Medium Density Residential) to PR-4 (High Density Residential)
 - 252.39 acres
 - PR-2 (Low Density Residential) to PR-4 (High Density Res.)
 - 88.08 acres
 - PI-1 (Industrial) to a Split Zone of PR-4 and PC-2
 - PI-1 to PC-2, 130.59 acres
 - PI-1 to PR-4, 154.55 acres
 - Total 285.14 acres

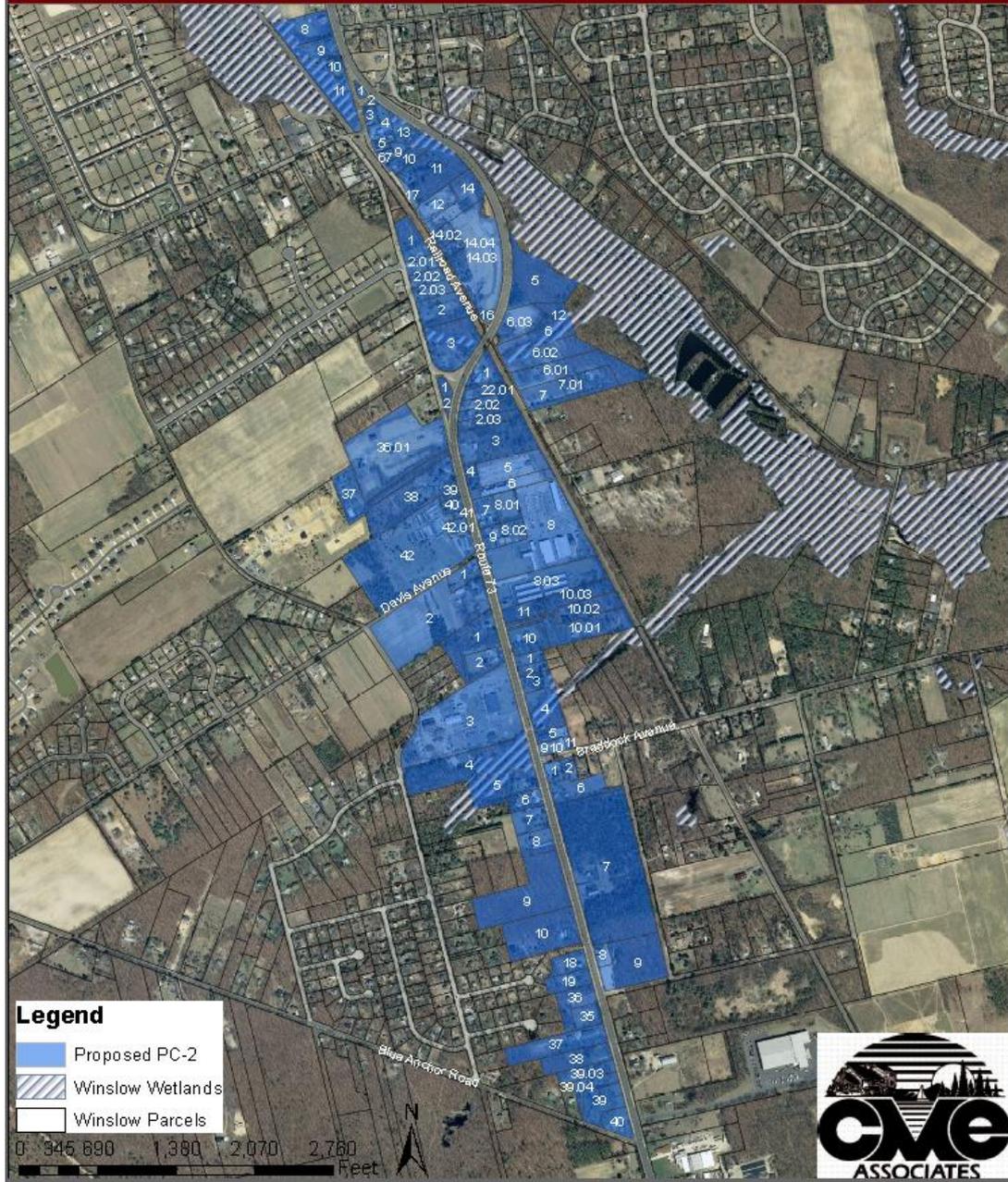
Section 3 Proposed Rezoning

- This section 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)
 - 183.6 acres
 - PR-2 (Low Density Residential) to PC-2 (Major Commercial)
 - 59.62 acres
- A total of 243.21 acres will be rezoned in Section 3

Current Zoning Section 3



Route 73 Rezoning Section 3



QUESTIONS??