

**Elk Township
Gloucester County, New Jersey**

**2016 Master Plan Reexamination
and Recommendations**



**Adopted by the Elk Township Planning Board,
after a public hearing on July 20, 2016 in accordance with Resolution
2016-19.**

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The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b

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**Elk Township
Gloucester County, New Jersey**

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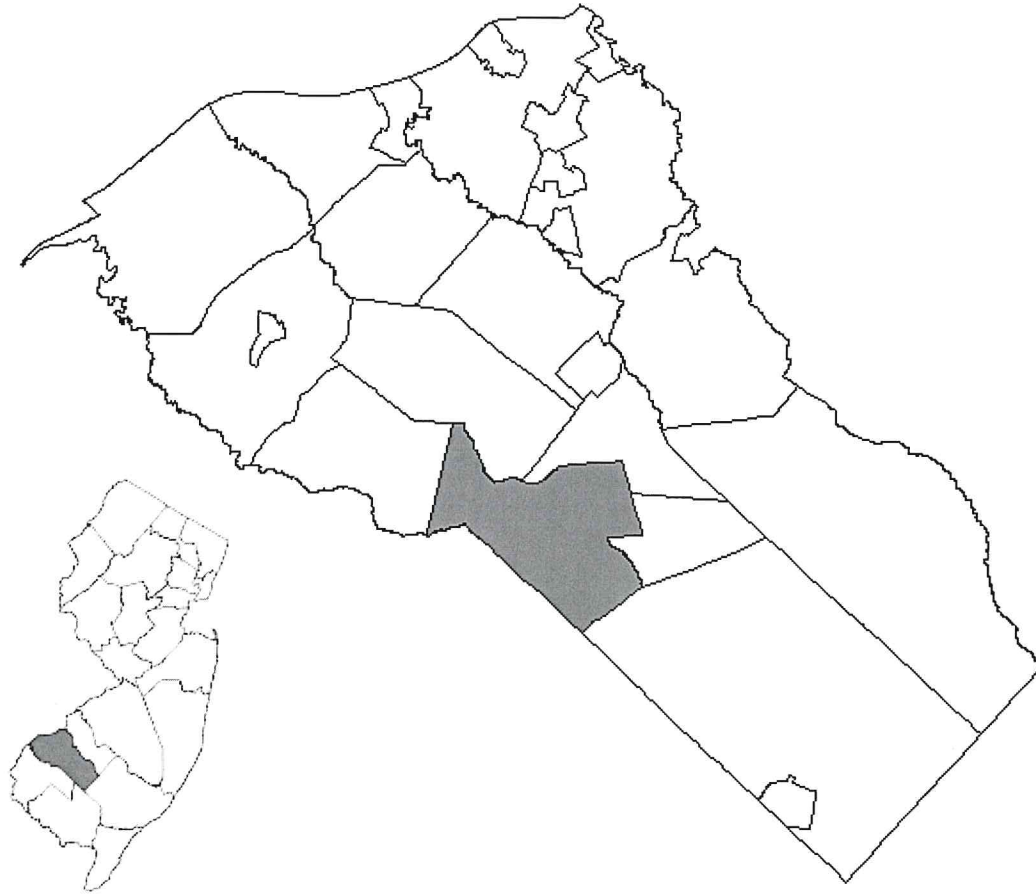
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Elk Township, Gloucester County

I. Introduction

This Master Plan Reexamination is being prepared in accordance with N.J.S.A. 40:55D-89 (Municipal Land Use Law). Township Committee must provide for the reexamination of the Township's Master Plan and development regulations by the Planning Board at least once every ten years. The Township last adopted a Master Plan Reexamination on December 16, 2009. In accordance with N.J.S.A. 40:55D-89, a reexamination of the Master Plan is not required until December 16, 2019.

The purpose of a Master Plan Re-examination is to assess how the assumptions, policies and objectives that form the basis for the Master Plan and development regulations have changed since the last Plan or Re-examination and to determine whether any specific changes to the Master Plan or development regulations are recommended, including underlying objectives, policies and standards. This Master Plan Reexamination is being undertaken to consider some specific concerns that have arisen so that they may be addressed in the context of the Master Plan overall.

The Master Plan is a policy guide that should be as specific as possible with regard to the steps needed to implement the Township's vision, while also maintaining an awareness that the social, economic and policy environments are dynamic and conditions may change over the ten year planning horizon. The Master Plan lays the foundation upon which recommendations and plans can be incrementally implemented to realize the Township's goals and objectives. The Master Plan Reexamination is an opportunity to address issues that have arisen since the last Plan adoption and to ensure consistency among the Township's Master Plan and the Township Code. In order to be meaningful, the Master Plan Reexamination and any Master Plan amendments should be as specific as possible with regard to the Township's overall vision, recommended policy changes and, the means to implement the recommendations. An up-to-date Master Plan presents a clear explanation of the Township's vision and land use proposals, making it easier for Township residents, business owners, potential developers, preservationists, and regional and state entities to understand the Township's expectations and requirements thereby adding efficiency to the land use planning and permitting processes.

A Master Plan is intended to guide the use of lands within the Township in a manner that protects public health and safety, promotes the general welfare, and advances the Township's goals and objectives. Land use policy is integral to many local issues and decisions, and the Master Plan provides the backbone for many land use strategies and decisions. It serves to communicate the Township's goals and objectives, provide a basis for the Township's land use policy decisions, and it can unify interests and ideas that often seem to compete with one another. The Master Plan should be used as a structured, but flexible tool to promote the Township's goals, objectives, and planning principles and to guide development in accordance with the plan.

The Township is, and has for many years, been working to balance its interests in safeguarding and enhancing existing neighborhoods, providing opportunities for locally appropriate development, preserving farmland and the agricultural industry, prioritizing and facilitating preservation and conservation of environmentally valuable and recreationally desirable open spaces, and promoting good design.

The Planning Board and the Township Committee have undertaken numerous efforts over the years since the first comprehensive Master Plan in 1978 to participate in regional planning efforts and to ensure that the Township's plans are kept current. The following planning reports and documents have been prepared by the Township or its partner agencies over the last several decades:

- **1963** Elk Township Master Plan was prepared by Herbert Smith Associates but never adopted.
- **1978** Elk Township Comprehensive Master Plan was prepared by Brown / Sullivan Associates.
- **1982** Master Plan Reexamination

- **1988** Master Plan Reexamination
- **1989** Master Plan Update prepared by Thomas Scangarello and Assoc., P.A.
- **1999** Master Plan Reexamination prepared by Marc Shuster PP, AICP
- **2002** Master Plan Reexamination prepared by Marc Shuster PP, AICP
- **2004** Master Plan Reexamination prepared by Marc Shuster PP, AICP
- **2005** Master Plan Reexamination Housing Plan Element and Fair Share Plan prepared by Marc Shuster PP, AICP
- **2006** Master Plan Reexamination prepared by Marc Shuster PP, AICP
- **2008** Master Plan Housing Plan Element and Fair Share Plan prepared by Bach Associates PC.
- **2008** Comprehensive Farmland Preservation Plan, prepared by the DVRPC
- **2009** Environmental Resource Inventory, prepared by the DVRPC
- **2009** Master Plan Reexamination prepared by Leah Furey Bruder, AICP, PP
- **2016** Housing Element and Fair Share Plan, prepared by Bach Associates.

The Township is undertaking this Master Plan Reexamination in accordance with N.J.S.A. 40:55D-89 to review the Township's land use policies, to ensure that the Township's planning documents reinforce one another, to ensure consistency between the Master Plan and the zoning ordinances and to set the stage for future Township planning efforts. The Master Plan Reexamination outlines the considerations required by Municipal Land Use Law (Section 40:55D-89) and provides the responses as appropriate.

II. Overview

Elk Township is a 19.7 square mile (12,608 acres) municipality in southern Gloucester County, on the border with Salem County. The Township shares a boundary with Glassboro Borough to the northeast, Clayton Borough to the east, Franklin Township to the southeast, Upper Pittsgrove Township in Salem County to the south, South Harrison Township to the west, and Harrison Township to the north. The development patterns and character of the surrounding municipalities vary widely- Glassboro and Clayton Borough are more urbanized, Harrison Township has evolved to become mostly suburban, while the remaining adjacent municipalities are rural in nature.

Elk is a historically agricultural community. Farmland continues to dominate the landscape, but is now fragmented by development in some areas. The construction of State Highway Route 55 through the eastern portion of the Township running north to south, with one exit in Elk Township and another just north of the Township border, has added to increasing development pressure over the last 20 years. The older developed areas east of Route 55 are extensions of development patterns in Glassboro and Clayton Borough, and mainly consist of older residential development built in the 1930's to 1950's with recent infill of new homes. The Township is located approximately 20 miles southeast of Philadelphia and the ease of access the city and suburban job centers via Route 55 has spurred an influx of interest in residential development. Elk Township has been very successful in the preservation of farmland west of Route 55 and continues to actively participate in the county's farmland preservation program.

III. Reexamination of the Master Plan

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

The original 1978 Master Plan set forth a list of goals and objectives, which were reviewed and determined to have remained valid in the 1982 and 1988 Master Plan Reexamination Reports. The 1989 Master Plan completely updated the objectives and principles to account for the changes in assumptions, policies, and the future construction of State Highway Route 55 through the eastern portion of the Township. Between the 1989 Master Plan Update and the 1999 Reexamination, there had been many changes in the assumptions and policies forming the basis of the Master Plan. In 1999, the goals were established to guide the Township as new development pressures were anticipated, and to reduce the ultimate build-out of the Township with a new, more focused land use plan. The goals and objectives set forth in the 1999 Reexamination carried through to the 2002, 2004, 2006 and 2009 reexaminations. In 2002, 2004 and 2006 revisions to the Land Use Plan further reduced the potential "build out" of the Township to ensure that the balance desired by the Township and its residents would be maintained. In the 2009 reexamination, while a new Master Plan was not needed at the time, there were several issues identified that were needed to be addressed by the Township to ensure that the land use regulations supported the goals and objectives of the Township. The list of the goals and objectives from the 1999 Master Plan Reexamination and the goals of 2006 Master Plan Reexamination are provided below, and all of the items have been considered in preparing this report.

The Master Plan Reexamination process provides the Planning Board an opportunity to review the principles and objectives from the earlier Master Plans, listed below, and consider whether they have been achieved, whether they are still relevant and appropriate, or whether changing circumstances require that the objectives be revised. Recommendations and any proposed amendments will follow in Section D.

1. 1999 Master Plan Objectives:

Land Use - Goal #1: Provide a balanced land use development pattern which can be effectively serviced by the transportation, the utility and the community facilities systems of the Township.

Objective:

- a. Provide for environmentally suitable locations for moderate density development in those areas best served by the transportation, utility and community facilities systems in and around Elk Township.
- b. Utilize the P.U.D. and clustering concepts, where appropriate, to regulate pace and intensity of development within the Route 55 growth corridor. This area should include the development of a "Town Center" with a strong visual identity

as an identifiable municipal core. A "Town Center" should include a mix of residential and commercial uses, with consideration given to incorporating appropriate government uses and open space to reinforce the core as the hub of activity in the Township.

- c. Lands outside the Route 55 growth corridor should have primarily clustered residential and low intensity commercial uses. In non-sewered areas, the development of limited commercial cores should be encouraged in recognition of existing routes, with low density residential use moving out from the commercial core.
- d. Encourage growth of tax ratable uses through addition of manufacturing and commercial areas in locations which are environmentally, socially and economically suitable.
- e. Provide for adequate separation and screening of nonresidential uses from adjoining residential and agricultural uses.
- f. Provide development patterns along the borders of the Township which are compatible and consistent with existing and proposed uses in adjoining municipalities.
- g. Protect and enhance the recreational advantages provided by the Stewart Estate, the Ewan-Aura Road Tract, Garrison Lake and other lakes and natural wooded areas of the Township.

Housing Plan - Goal #2: Provide a broad range of housing types for permanent residents.

Objectives:

- a. Plan future residential development areas in a manner which will permit Elk Township to provide its fair share of the housing supply for all segments of the future regional housing demand through utilization of its existing supply and proposed future housing development. This is to be done in accordance with the Township's Housing Element and Fair Share Plan as required under the New Jersey Fair Housing Act.
- b. Provide for varied housing types, including single-family detached homes, and limited areas of apartments and townhouses to satisfy the desires and needs of the anticipated future housing demand in the Township.
- c. Encourage the rehabilitation and improvement of existing housing within the Township.
- d. Promote housing growth at a rate and in locations consistent with the community's ability to provide sanitary sewers and other community services.

Circulation Plan - Goal #3: Provide for more efficient movement of people and goods through the improvement of the Township transportation system.

Objectives:

- a. Provide for improved interconnection between streets and highways of the various functional road classifications (freeway, arterial, collector and local street systems).
- b. In conjunction with the Residential Site Improvement Standards, develop right-of-way standards for each of the above road classifications.
- c. Provide for improvements which will result in the most effective and efficient use of streets and highways.
- d. Orient future Township growth and development to the Route 55 growth corridor and the Planned Unit Development zone (P.U.D.) in that portion of the Township.

Utility Plan - Goal #4: Promote the orderly development of utility services to satisfy the needs of the Township population.

Objectives:

- a. Coordinate expansion plans of the Gloucester County Consolidated Regional Sewer System with the development proposals of the Land Use Plan and the Municipal Utilities Authority.
- b. Provide long range plans for solid waste management and coordinate solid waste facility planning with studies conducted by the Gloucester County Planning Department under the auspices of New Jersey Law C:326. Comply with the requirements of the State Recycling Plan by:
 1. Providing for the collection, disposition and recycling of recyclable materials to be designated in a municipal recycling ordinance.
 2. Requiring that a plan for the collection, disposition and recycling of recyclable materials be included within any proposal for the construction of 50 or more units of multi-family residential housing, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.
- c. Provide for the alleviation of existing storm water drainage problems in the Township.

- d. Provide development controls which will preclude the creation of future storm water drainage problems in connection with new development.
- e. Maintain a sound and balanced municipal structure while delivering the optimum level of services and facilities to encourage orderly development of the Township through the provision of a Planned Unit Development (P.U.D.) zone district.
- f. Provide for a balanced delivery of services and facilities to Township residents within the limits of a sound fiscal system.
- g. Provide locations for future school, fire fighting and first aid squad facilities necessary to service future development.

Economic Plan - Goal #5: Encourage the continued diversification of a viable Township economic base.

Objective:

- a. Make provisions to sustain and to enhance a viable and diverse economic base in order to provide job opportunities and economic security to the Township's residents.

Recreation Plan - Goal #6: Provide for a comprehensive system of public recreation facilities to serve all segments of the population.

Objectives:

- a. Provide for the development and the expansion of existing Township recreation areas with facilities to satisfy the needs of all age groups within the Township.
- b. Promote the provision of recreation areas within future residential developments by providing appropriate recreational standards for cluster developments and Planned Unit Developments.
- c. Promote expanded use of centralized school facilities in the recreational program of the Township by the coordination and combination of educational and municipal recreation facilities.

Environmental Resources Plan - Goal #7: Protect the Township's environmental resources.

Objectives:

- a. Preserve the wetlands and the floodways along lakes, streams and rivers in a natural state in order to insure a continual recharge of essential elements required for the sustenance of the aquatic food chain.

- b. Prevent encroachment into flood hazard areas along streams, lakes, rivers and wetlands by buildings or uses which would be detrimental to the quality of subsurface and surface water supplies.
- c. Promote the use of planning techniques such as cluster development and the transfer of development rights to aid in the preservation of natural resources such as wooded areas and wetland areas.
- d. Utilize the updated Environmental Resource Inventory to determine intensity of development suitable to all of the undeveloped areas of the Township.
- e. Encourage the utilization of natural and environmental resource areas such as wetlands and flood hazard areas for appropriate public and quasi-public recreational uses.

2. 2006 Master Plan Reexamination Report Goals

- Provide a balanced land use development pattern
- Provide for a broad range of housing types
- Provide for more efficient movement of people and goods
- Promote the orderly development of utility services
- Encourage the diversification of viable Township economic base
- Provide for a comprehensive system of public recreation facilities
- Protect the Township's environmental resources.

3. Problems and issues identified in the 2006 Master Plan Reexamination (summarized):

- The main land use issue of concern is how to balance the future development of the Township with the future preservation of the Township.
- Manage regional development pressures and maintain Elk Township's sought after rural quality of living.
- The proper way to address rapidly changing landscape issues with the increased amount of subdivisions and development application since 2004.

3. 2006 Master Plan Reexamination Report Recommendations

The 2006 Master Plan Reexamination Report concluded that there was an obvious conflict with between the land use goals of the Master Plan and the rate at which the Township had been developing. There was concern that the rural character of the Township remained at risk and that more needed to be done to assure that the rural character as well as environmentally sensitive areas would be protected into the future. Specific land use plan changes were recommended and subsequently implemented that would support the Township's policies.

4. 2009 Master Plan Reexamination Report Recommendations

A new Master Plan was not needed at this time. The specific issues that were deemed necessary to be addressed are listed some of these items were addressed.

**B. 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)**

The Township's Goals and Objectives have remained essentially unchanged since 1999, and some problems have been reduced while other challenges have remained. Through participation in the County's Farmland Preservation Program, large swaths of viable agricultural land have been permanently preserved, and other tracts will be preserved in the future. The Township has also adopted a Municipal Farmland Preservation plan to support preservation of farmland and the agricultural industry. Economic development efforts have been advanced by the formation of an Economic Development Committee, but the EDC's efforts have been countered in many ways by the current recession. Efforts of developers and the Elk MUA to resolve the delays in procuring water and wastewater capacity for the eastern portion of the Township continue, and the Planned Unit Developments that have been in the pipeline for many years have not yet materialized, however these are moving forward and discussions are taking place amongst the developers and MUA. The State Planning Commission began the Cross Acceptance process for the State Development and Redevelopment Plan in 2004, but the process was halted numerous times, and has not been effective in incorporating legitimate local concerns and priorities. The State Plan process has not yet been completed. The Township has prepared a Housing Element and Fair Share Plan and has been selected to be a pilot community for the Rowan-Salem-Cumberland-Gloucester Water Quality Project. This project, funded by the DEP, has enabled the Township to review its policies and regulations as they relate to the new nitrate dilution standards. The Township has accomplished a lot in the last seven years and continues to work toward implementing its vision for a well-balanced community, rooted in its agricultural strength, and providing residential and business opportunities to enhance the community and the region.

The Township has taken action to address many of the problems and objectives listed in earlier Master Plan Reexaminations. Many issues continue to be addressed and the Township is playing an active role in planning processes at the regional and state level to ensure that effective policies may be adopted in coordination at all levels. In addition to broader land use issues, the Township faces day to day problems that are common among municipalities at the intersection of rural and suburban areas. Often it is when the suburban and rural worlds converge, that it becomes apparent that new regulations or guidelines are needed to fairly and consistently address land use and zoning issues.

- 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.
(N.J.S.A. 40:55D-89c)**

While the Township has not seen a fundamental shift in the assumptions, goals and objectives that formed the basis for the 1999, 2002, 2004 and 2006 Master Plan Reexaminations; there have been some circumstantial changes in and around the Township, some changes to statewide policies and regulations that impact the Township, and some new perspectives on how to respond to economic and social changes. However, the Township has proactively addressed new requirements and has reached out to the state, regional, county, and other local planning entities to play an active role in the land use planning and regulation process.

While the Township's goals and objectives have remained constant over the last ten years, the means to achieve them have evolved over time. Experience has informed the Township's land use strategy, and development pressure has brought in to focus aspects of the development regulations in need of refinement. As the Township has encountered new situations and as land use regulations have been implemented, the opportunities for improvement have become clearer. Experience with the land use policies and regulation has allowed the Township to assess the effectiveness of current regulations and to determine where revisions may improve the process. The focus of this report is on making improvements and adjustments to the Master Plan and Land Development regulations as they relate to the potential for commercial development along Route 77(Bridgeton Pike) and along County Route 553 (Buck Road) as well as to address other specific land use concerns that have arisen over the last seven years.

- 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.
(N.J.S.A. 40:55D-89d)**

A new Master Plan is not needed at this time. The specific issues that need to be addressed are listed below and will serve to ensure that the Township's land use regulations support the goals and objectives as the Township strives to implement effective regulations and efficient processes.

1. Lake Gilman.

The residential neighborhood known as Lake Gilman was developed in the 1940s and 1950s without regard to many of the land use and environmental issues that are of concern today. There are 77 homes in the area (57 in Elk and 20 in Harrison) and 79.20 acres of land and lakes owned by the Lake Gilman Owners, Inc. The

neighborhood is within the RE residential zoning district on the Township zoning map, and none of the residential lots meet the requirements of the RE zone. The purpose of the RE zone is to provide appropriate regulations in the areas of the Township that include substantial amounts of wetlands and other sensitive lands, generally consistent with the rural environmentally sensitive planning area of the State Development and Redevelopment Plan.

In an effort to resolve issues related to failing septic systems, some of the property owners have endeavored to replace the failing systems with more modern systems. This is often prompted by an impending real estate transfer, where the buyer insists on a new septic system prior to closing. Due to the proximity of the septic systems and potable water wells and the relatively small lot sizes, it is often impossible to meet current codes. Also property owners cannot construct additions to their homes without bringing the septic system up to current standards. In order to enlarge the size of a lot to accommodate a modern septic system, several home owners have worked with their homeowners association, Lake Gilman Owners, Inc. to add a piece of the adjacent commonly owned property to the residential lot through a minor subdivision. This has been effective in resolving problems on a few lots. In order to create a long term solution and ensure that resolving the wastewater issues on one lot will not be to later detriment of another lot, and with the encouragement of the Township, the Lake Gilman Owners set about crafting a comprehensive long range plan to address the current and potential future septic issues as they relate to the RE zoning requirements, public health and the water quality of the lake.

The 2009 Master Plan Reexamination recommended that “once a comprehensive septic management plan is crafted that establishes a baseline, assesses current and potential health and water quality problems related to septic systems, proposes a strategy to address the problems, considers the potential for additional subdivisions and lot line adjustments, and provides a septic system maintenance plan; that the Township consider adopting zoning requirements for the unique neighborhood so it becomes possible for some property owners (if not all) to make minor improvements to their homes (such as the addition of a deck or small addition) without the need for variances.”

As of 2011 the Lake Gilman Owners, Inc. (LGO) had gathered plot plans/surveys from about half of the 77 homes. They had also sketched some possible subdivision lines on the overall Lake Gilman map, but soils testing or assessment of septic feasibility was not considered. The Committee met with a septic design engineer and received a cost estimate of \$70,000 plus the cost of surveying. The proposal is cost prohibitive and thus the likelihood of this coming to fruition is small. In light of the attempts by the LGO to craft the septic plan and the costliness of it, this Master Plan recommends the following zoning overlay for the Lake Gilman neighborhood.

1. Minimum lot size of 15,000 square feet, with grandfather clause for existing lots at the time of ordinance adoption
2. Minimum frontage on Lake (if lakefront): 60 feet
3. Minimum frontage on private road: 50 feet
4. Minimum lot width: 50 feet

5. Minimum lot depth: 150 feet
6. Minimum principal building setback from lake: 30 feet
7. Minimum principal building setback from private road: 30 feet
8. Minimum side yard setback: 10 feet each side
9. Minimum accessory structure set back from lake: 30 feet
10. Minimum accessory structure set back from private road: 10 feet
11. Minimum accessory structure set back from side yards: 3 feet shed, 5 feet carport or garage
12. Maximum building coverage: 30%
13. Maximum impervious coverage: 40%
14. Minimum driveway/pavement set back from side yard: 5 feet
15. Minimum required common open space area for zone.

2. Commercial zoning. Providing zoning for commercial development provides opportunity, but of course does not guarantee commercial development. The market in this area may not support large scale commercial development in the foreseeable future, but there are some opportunities that may arise. For example, on the eastern side of the Township as residential development progresses, neighborhood convenience commercial may be in demand. On the western side of the Township, niche market commercial uses taking advantage of pass-through traffic may find the area attractive.

- a. Block 5 lot 11.01 and 11.02 zone change. These lots are currently zoned C-1, however both are narrow lots, especially for commercial uses. The owners of these lots have requested to be returned to residential zoning. The lots are recommended to be returned to their LD residential zoning status, however they should remain in the overlay commercial district to retain the opportunity for commercial development under the right conditions.
- b. Route 77 and Buck Road. Create a zoning overlay that encompasses the lands along these roadways that are realistically developable (i.e. excluding preserved farms). Then the designated area should be added to the zoning map in order to more clearly communicate the options. Include within this overlay permitted uses within the C-1 and C-2 in addition to adding to permitted uses: Restaurants (without drive-through), fitness centers, medical offices, furniture stores (along Route 77), child development/day care centers, private education such as tutoring, martial arts, dance studio, liquor stores, bar and taprooms.
- c. C-2 Highway Commercial. Add retail and services uses to C-2 list of permitted uses to clarify that they are permitted (super market, convenience store, barbershop/salon, coffee shop). Auto showrooms are permitted, clarify that this means that new car dealerships are permitted. Address fast food/drive-through restaurants, consider adding this as a conditional use in the C-2 Highway commercial district.

- d. Consider whether the zoning of Block 172 Lot 4, 99 acres owned by Gloucester County, should be changed from C-2. 44 acres of the lot are permanently preserved (listed on the Recreation and Open Space Inventory filed with the State), and 55 acres are owned by the County, but not considered permanently preserved. The zoning of the preserved portion could be changed to the RE zone, consistent with adjacent land, and the non-preserved portion could remain in the C-2 zone. It is recommended that the Township contact the County to determine the plan for the remaining 55 acres of this property.
 - e. Re-zone the RE portion of Silvergate PUD, Block 52 Lot 12.02, C-2. This parcels is part of Phase 7 and part of Phase 5, which has been referred to as the "Regional Commercial Center". For consistency, this parcel should be rezoned to match the adjacent C-2 use and their intent within the PUD that has been approved is to be commercial in nature.
- 3. Moderate Density Residential (MD) District.** The Land Use Board recommends evaluating the existing lot sizes within the MD District. The minimum lot size was amended by ordinance 2006-2 in August 2006. With this ordinance, the minimum lot size was increased from 12,500 to 25,000 square feet. A study should be initiated that quantifies the existing lot sizes so the Township can consider whether a change in lot size is warranted to minimize variance requests for lots within the MD zoning district.
- 4. Protect groundwater.** The 2009 Master Plan Reexamination reviewed the 1999 Master Plan and provided a list of goals along with recommendations. The current Master Plan contains several goals that are existing and in line with the goals of the Water Quality Management Planning Rules adopted by the NJDEP in 2008. The new standard for septic service area aims to protect groundwater drinking sources. The following are recommendations to further protect and enhance water quality within the Township.
- a. The Township should consider reviewing and revising the clustering ordinance. The addition of non-contiguous clustering should be added.
 - b. The Master Plan could be adjusted to coordinate more closely with the Gloucester County Wastewater Plan standards and recommendations for Elk Township.
 - c. Seek alternatives to conventional suburban development patterns. The Township should evaluate the adoption of noncontiguous clustering, cluster subdivisions and open lands subdivisions within the residential districts.
 - d. There is growing concern for the development within the Township on the areas of available uplands where sewer service is not available. Due to the large amount of wetlands that are located within the Township, many upland areas are in close proximity to environmentally sensitive lands and are therefore putting the Township at risk of exceeding acceptable nitration dilution

levels. Therefore, it is recommended that all residential and commercial development be located closer to infrastructure, where possible.

- e. The Township should evaluate the residential zoning districts to determine the amount of buildable upland space, and reevaluate the bulk standards and densities for those districts. Noncontiguous clustering could be considered, residential districts.

**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 recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
(N.J.S.A. 40:55D-89d)**

Since 2009 Master Plan Reexamination Report, there have been two redevelopment area designations. The two areas are comprised of the following block and lots.

1. Block 30, Lot 21; Block 52, Lot 12.02 Qfarm; Block 53, Lot 1; Block 55, Lots 5 Qfarm, And 5.01 - 5.52; Block 55.01, Lots 1qfarm, And 2 - 7; Block 55.02, Lots Qfarm, And 2 - 51; Block 55.03, Lots 1qfarm, And 2 - 18; Block 55.04, Lots 1 Qfarm, And 2 - 18; Block 55.05, Lots Qfarm, And 2 - 17; Block 56, Lots 4 Qfarm, And 4, 11.02 And 12; Block 62, Lots 3.01 Qfarm And 3.02, 3.03; Block 63, Lot 2.01 And 2.02 Qfarm; Block 65, Lots 4.02 Qfarm And 5 Qfarm; Block 68, Lot 7.02 Qfarm; Block 170, Lots 14 Qfarm And 18 Qfarm; Block 171, Lots 6 And 9; Block 174, Lot 1 Qfarm; And Block 213, Lot 3 And 3 (Resolution 2016-14) .
2. Block 29, Lots 24.01, 28 and 29; Block 31, Lots 1, 2.01, 2.02, 3, 7 and 22; Block 32, Lots 1-9 and; Block 33 Lot 12.01, Block 34, Lots 1.03, 3, 4, and 6-9 and Block 58, Lots 1 and 2. (Resolution 2016-13).

The Township Committee has directed the planning board to prepare redevelopment plans for both areas, however they have not been completed at the time of this report.

Also, at time of this report, there are no additional areas recommended for "redevelopment area" designation. However, it is the Township's intent to utilize all available planning tools to advance its goals and objectives to improve the quality of life for current and future residents and to maintain and enhance opportunities for economic development in accordance with the Township's vision. As the Township continues to assess conditions in light of the overall land use picture, specific areas may emerge as candidates for redevelopment. Where redevelopment opportunities could provide community value and have ripple effects throughout the Township, then those areas may be recommended for study in accordance with Local Redevelopment and Housing Law.