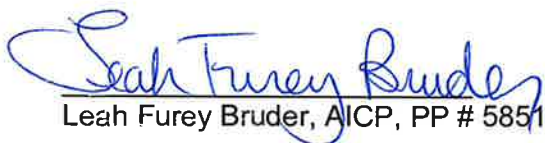


**Elk Township
Gloucester County, New Jersey**

**2009 Master Plan Reexamination
and Recommendations**



**Adopted by the Elk Township Planning Board,
after a public hearing on December 16, 2009 in accordance with
Resolution 2009-21.**


Leah Furey Bruder, AICP, PP # 585100

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



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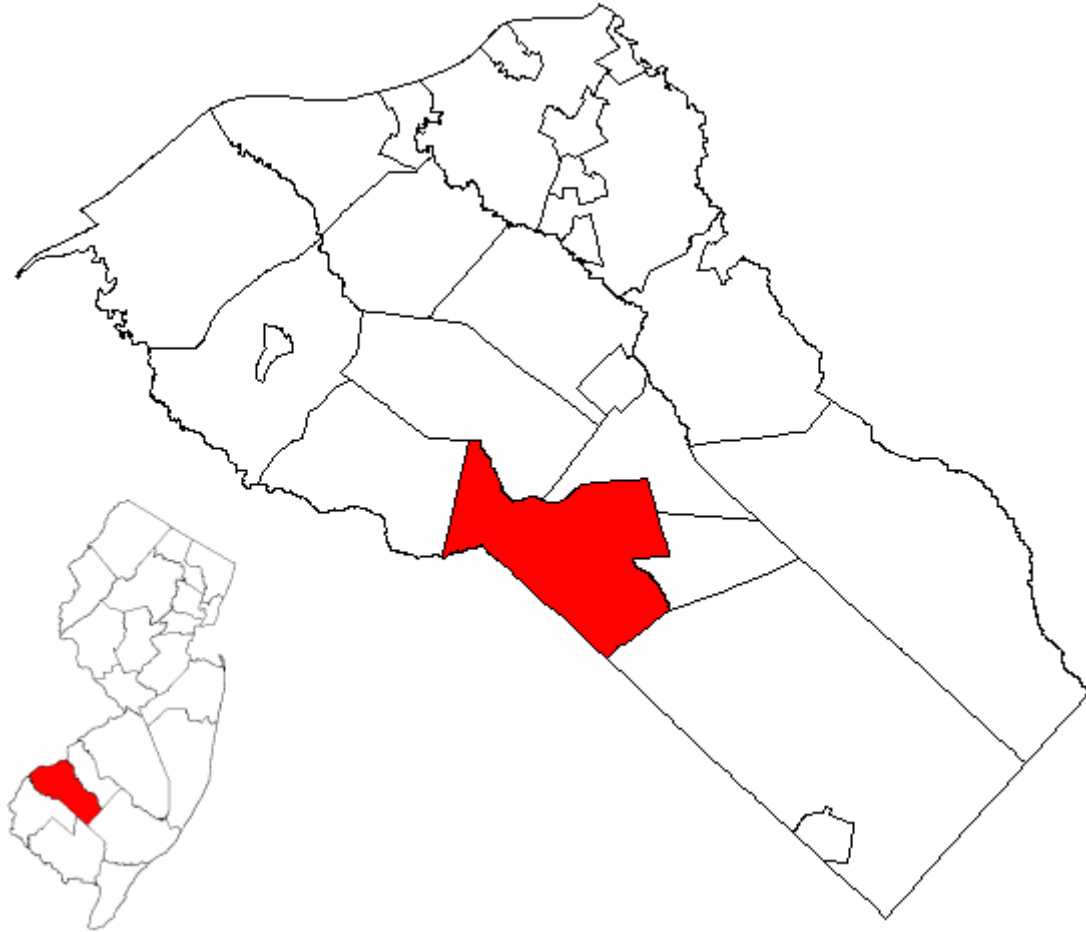
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Elk Township, Gloucester County

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 six years. The Township last adopted a Master Plan Reexamination on April 26, 2006. In accordance with N.J.S.A. 40:55D-89, a reexamination of the Master Plan is not required until April 26, 2012.

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 six 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

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 and Pilesgrove 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. **MAP 1** is an aerial photograph of the Township and shows the location of Elk Township in relation to the surrounding municipalities.

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.

At the time of the 2000 Census, the Township's population was 3,514 people within 1,263 occupied housing units (out of a total 1,309 housing units). According to the New Jersey Department of Labor and Workforce Development (based on 2000 U.S. Census data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit) the 2007 population estimate is 3,910 people, an increase of 396 people or 11.2% since 2000. According to information published by the Delaware Valley Regional Planning Commission there were an estimated 676 jobs in Elk in 2000.

According to the US Census Bureau, the Township's population has grown steadily since 1950, with the exception of the decade between 1990 and 2000 as shown in the table below. It is expected that the Township will continue to grow at a moderate pace, with the DVRPC estimating the Township will reach 7,259 people by 2035. The Council on Affordable Housing (COAH) projects a more modest increase in growth (293 households and 173 people by 2018). At the time of the 2000 Census, the average household in Elk consisted of 2.74 people. Of the 1,263 occupied housing units, 89.9% were owner occupied and 10.1% were renter occupied. In Gloucester County overall 79.9% of households are owner occupied and 20.1% are renter occupied. Residential property serves as the largest component of the Township's tax base, at 85.65%. Of the remaining

tax base, vacant land accounts for 6.3%, farm qualified homesteads account for 6.5%, farms account for 1.12%, and commercial and industrial properties account for 6.92%.

Elk Township Population 1930-2007									
Year	1930	1940	1950	1960	1970	1980	1990	2000	2007
Population	1,623	1,656	2,074	2,635	2,707	3,187	3,806	3,514	3,910

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, and 2006 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. 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.

**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. 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 an Environmental Resources Inventory, a Farmland Preservation Plan, and a Housing Element and Fair Share Plan over the last two 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 to make requirements and expectations clearer for all of the stakeholders including residents, business owners, potential investors, and Township officials and staff.

**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. Campgrounds.** Currently there are two recreational campgrounds within the Township. Seasonal recreational campgrounds are not currently permitted in any zoning district. In order to effectively regulate campgrounds, it is recommended that seasonal campgrounds be permitted as a conditional use in the RE Rural Environmental Residential District. It is also recommended that definitions related to seasonal recreational campgrounds be added to section 96-5 to ensure that the meaning of seasonal campgrounds and related terms are clear. A new Chapter should be added to the Township Code to govern the operation and permitting of seasonal campgrounds. The conditional use listed in the RE zoning district (section 96-71C(4)) for seasonal campgrounds would refer to the requirements of the new chapter and the standards for the conditional use should be added to section 96-79 (conditional use standards). The conditions would include compliance with minimum lot size, setbacks and buffers, number of campsites, provision for utilities, site improvements, etc. and would require that the facility meet the definition of a seasonal campground (i.e. temporary recreational sleeping quarters, not for permanent occupancy).

2. **Revise Zoning** of Block 6, Lot 3 to eliminate “Split –Lot” zoning. Currently lots 1, 2, and 3 in block 6 function as one site, which is developed with a professional office building. The property is located at the southeast intersection of Bridgeton pike (Route 77) and Ewan Road. Lots 1 and 2 are within the C-1 zone, and lot 3 is within the LD zone. It is recommended that lot 3 be included within the C-1 district. The proposed revision is shown on MAP 4.
3. **Revise Zoning** of Block 15, lots 1 and 2 at the intersection of Lincoln Road, SH Route 77, and Pine Tavern Road from C-2 to RE because the lots appear to be mostly wetlands along Oldman’s Creek and the zoning may be misleading. The land is currently farm assessed as part of Mood’s farm. The proposed revision is shown on MAP 4.
4. **In-Law Suites.** In the past “In law suites” have not been specifically addressed in the Land Development code, and therefore have been assumed to be prohibited in the single family residential districts, since an “in law suite” with a kitchenette and living quarters would be considered technically to be a second dwelling unit on the property. Many residents are interested in having an “in law suite” for a family member to reside independently within the single family dwelling unit. Interest in “in law suites” is sure to increase as families seek economical ways to support one another while maintaining independence. It is recommended that “in law suites” be added as a permitted accessory use within the single family residential zoning districts (96-68B(5), 96-69B(5), 96-70B(5), 96-71B(5)) . The permitted accessory use would be added at section 96-80C with requirements. Any in law suite addition must meet the area and setback requirements of the zone. Similar to other accessory uses, an application for an in law suite would first be reviewed for compliance with the regulations by the Zoning Officer. If the application meets the requirements and is approved by the Zoning Officer, then the applicant would apply for the necessary building permits. If the application is not consistent with the requirements, then a variance would be required.
5. **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 can not 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.

It is 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.

- 6. More than One Use on One Lot.** Currently the Township's various zoning districts in section 96-68 through 96-78 list permitted uses, but do not specifically indicate whether more than one use is permitted on one lot. Section 96-66L provides that no lot in any residential district shall have erected upon it more than one principal residential building. For the zones that permit commercial uses it is not as clear. From a planning perspective, there is nothing inherently detrimental about having two principal non-residential structures on a single lot if they will be coordinated from a functional and aesthetic standpoint and if they are under single ownership and management. It is recommended that section 96-66L be revised to add subsections indicating that:

- In a zone that permits both residential and commercial development, only residential or commercial use may be permitted on one lot (except for permitted home occupations).
- More than one non-residential use may be permitted on a single lot or tract if the uses are planned and designed in a coordinated manner with shared access, shared parking, a unified architectural theme and consistent with the zoning district requirements. This will ensure that mixed commercial sites, office parks and shopping centers are permitted and should also clarify that multifamily residential developments otherwise permitted in the unified development ordinance may contain more than one residential structure.

- Adding a second permitted non-residential use to an existing non-residential site, which was not previously designed for more than one use requires site plan approval.
- 7. **Fire Safety.** Add a provision in section 96-65 to require the installation of dry hydrants and dry water lines within major subdivisions where roads are created and where public water supply is not currently available, as recommended by the Township Fire Marshall for fire safety.
- 8. **Solid Waste.** Add the requirements that commercial entities in the Township must arrange for the collection of trash and recyclable materials on a schedule commensurate with the amount of trash and recyclables generated by the facility. One of the goals of the 1999 Master Plan was to require 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”. It is recommended that a provision be included for small scale commercial development, such as small office buildings, that would allow for curbside collection if the facility would not generate any more trash and recyclables than an average household. The applicant would apply through the recycling coordinator for a waiver to permit curbside collection. The requirements for commercial trash and recyclable collection should be included in an update of Chapter 84, Solid Waste (the NJDEP has a model solid waste and recycling ordinance that may be tailored to the local needs).
- 9. **Adult Bookstores/Adult Retail and Tattoo Parlors.** The Land Development Ordinance does not specifically address adult bookstores/retail and tattoo parlors as permitted uses in any zone. It is recommended that Adult Bookstores/ Adult Retail and Tattoo Parlors be added to the list of prohibited uses in section 96-82, “except as specifically permitted”. The uses should be added as permitted conditional uses in the M-1 Light Manufacturing District, with conditional use standards added to section 96-79. The purpose is to guide appropriate use and development in a manner that promotes the public health, safety, morals and general welfare, in order to meet the needs of the citizenry of the Township and the State while maintaining the quality and character of the Township. The fact that the Township will regulate the uses does not imply that the Township condones the particular uses.
- 10. **Renewable Energy.** Currently the Township’s land use regulations do not address the installation of small wind turbines or solar energy systems. It is recommended that the Township adopt land use standards for renewable energy technologies such as solar and wind energy systems. The adoption of such standards will reduce uncertainty about the permitting and local approval process and will ensure that clean renewable energy resources may be used effectively by residents and business owners in the Township. The provision of renewable energy promotes the public health, safety and general welfare by contributing to a reduction in air pollution, creating green jobs, reducing

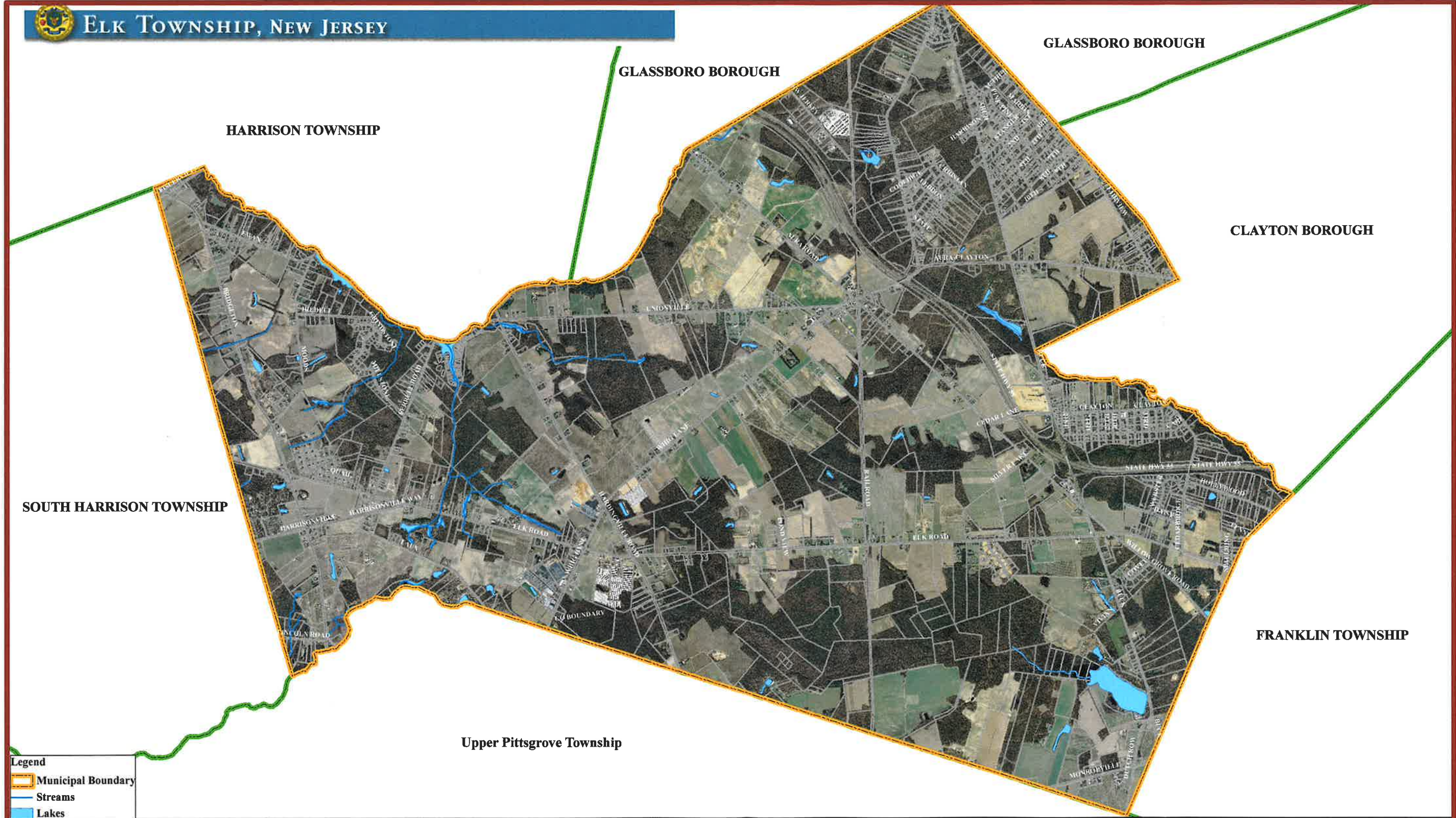
energy costs over time and improving the environment. The local provision of energy also supports security and safety. The adoption of standards for renewable energy systems will ensure that small wind energy systems and solar electric systems may be permitted in the Township with appropriate regulations and design standards. The intent is to permit the production on energy primarily for use on site, and excess power may go back to the grid. It is also recommended that standards be developed for solar and wind energy commercial operations where the solar and/or wind facilities are a principal use that produce electricity for commercial sale. A recent State law has amended the Municipal Land Use Law to define wind, solar or photovoltaic energy facilities or structures as inherently beneficial uses.

11. **Age Restricted Community (ARC).** Currently the standards for Age Restricted communities are located in section 96-74. It is recommended that ARC be moved to Section 96-88.1 so it is within Article X, devoted to Planned Unit Development. In June 2008, the New Jersey Supreme Court decided that municipalities are not currently authorized to require recreation fees, recreation facilities or open space under the Municipal Land Use Law, except within Planned Unit Developments (PUD). The ARC standards in Elk have always been intended and treated as planned unit development standards. By placing the standards within the PUD section of the ordinance, the Township will be in a better position to implement the standards. When the ARC standards are moved, the references in the residential zoning districts would also need to be revised accordingly to refer the reader to the appropriate section.

- 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)

At this time there are no specific 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.

 ELK TOWNSHIP, NEW JERSEY



Legend

-  Municipal Boundary
-  Streams
-  Lakes

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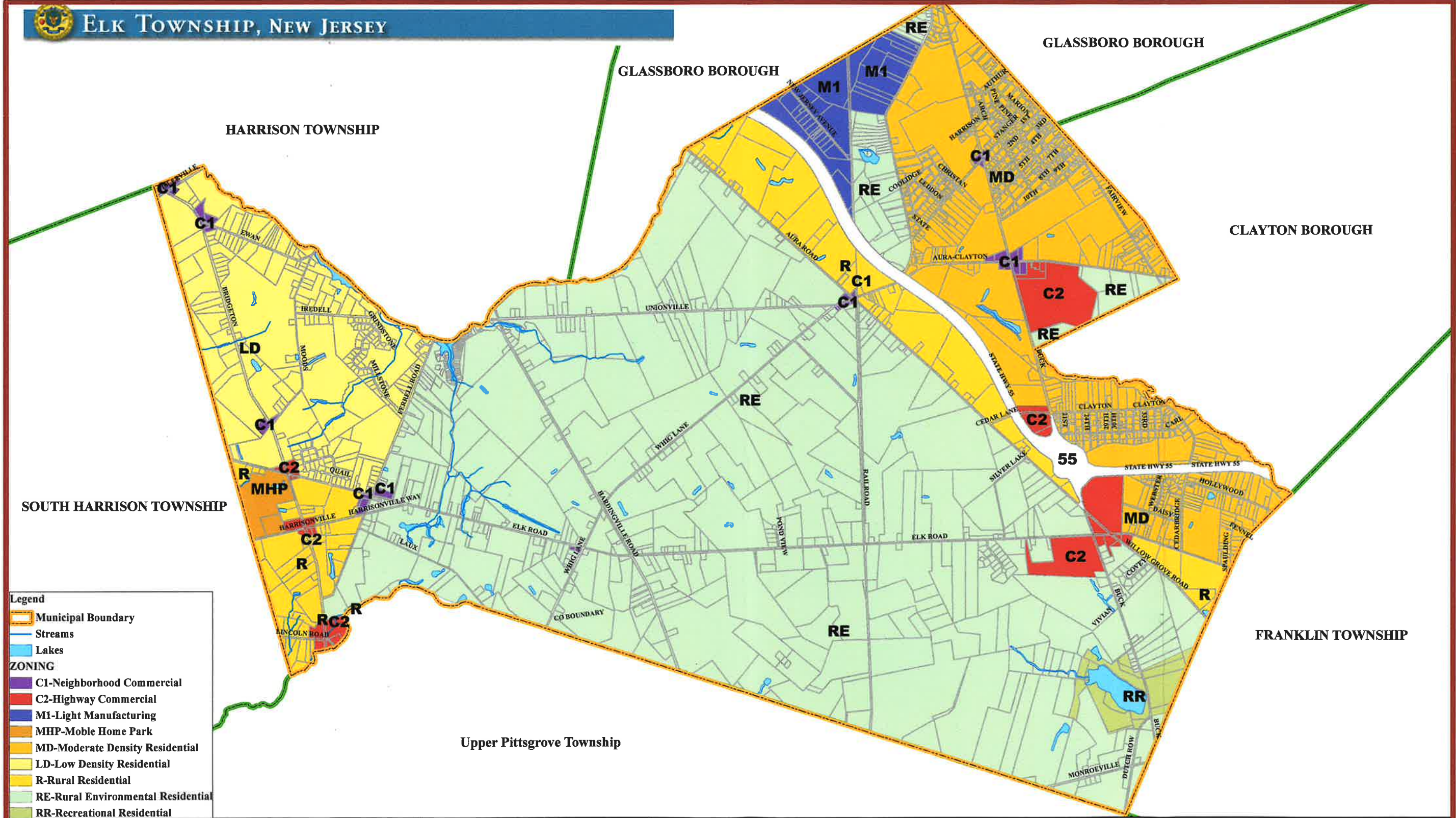
Elk Township Gloucester County, NJ	
*This map was developed using NHDSP Geographic Information System digital Data, but this is a secondary product which has not been verified by the NHDSP and is not state authorized.	
Aerial Map Sources:	
Parcel Data: Gloucester County Planning Department	
2007 NJ Digital Orthoimagery	
Scale: 1"= 3000'	
Date: November 11, 2009	Proj: ET2009
Prepared By: Leah Furey PP AICP #5851 Ryan Conklin PP #6054	

**ELK TOWNSHIP
Aerial Map**

3,000 1,500 0 3,000 Feet



 ELK TOWNSHIP, NEW JERSEY



Legend

-  Municipal Boundary
-  Streams
-  Lakes

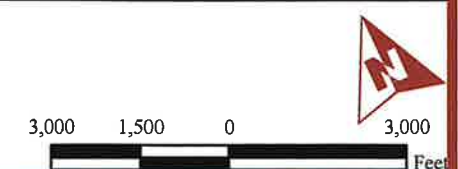
ZONING

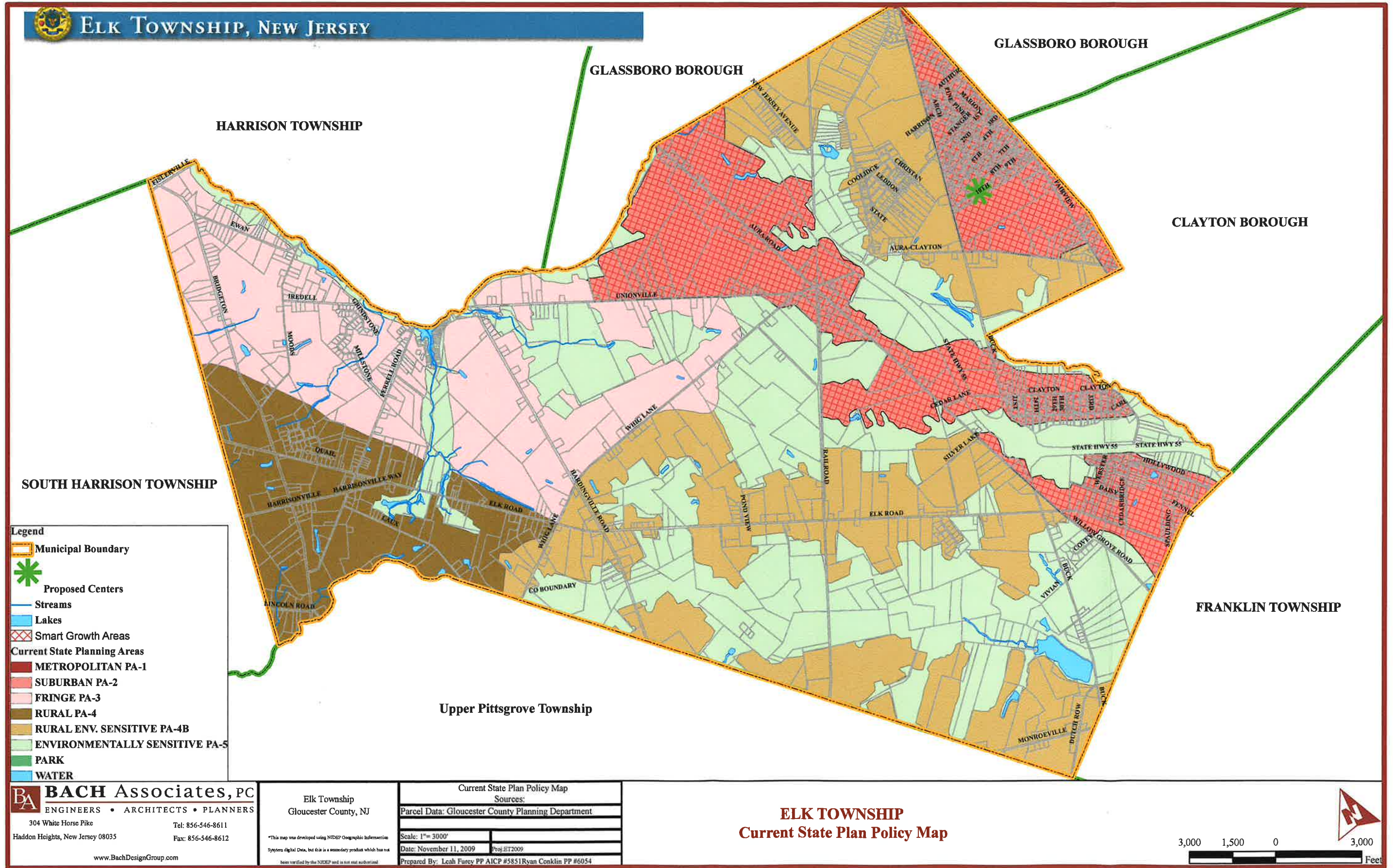
-  C1-Neighborhood Commercial
-  C2-Highway Commercial
-  M1-Light Manufacturing
-  MHP-Mobile Home Park
-  MD-Moderate Density Residential
-  LD-Low Density Residential
-  R-Rural Residential
-  RE-Rural Environmental Residential
-  RR-Recreational Residential

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Elk Township Gloucester County, NJ	Existing Zoning Map	
	Sources:	
	Parcel Data:	Gloucester County Planning Department
	Zoning Data:	2006 Zoning by Marc Shuster PP AICP
	Scale:	1"= 3000'
*This map was developed using NJDEP Geographic Information System digital data, but this is a secondary product which has not been verified by the NJDEP and is not state authorized.	Date:	November 11, 2009
	Proj:	ET2009
	Prepared By:	Leah Furey PP AICP #5851/Ryan Conklin PP #6054

ELK TOWNSHIP
Existing Zoning Map





Legend

- Municipal Boundary
- Proposed Centers
- Streams
- Lakes
- Smart Growth Areas
- Current State Planning Areas**
- METROPOLITAN PA-1
- SUBURBAN PA-2
- FRINGE PA-3
- RURAL PA-4
- RURAL ENV. SENSITIVE PA-4B
- ENVIRONMENTALLY SENSITIVE PA-5
- PARK
- WATER

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Elk Township
 Gloucester County, NJ
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Current State Plan Policy Map	
Sources:	
Parcel Data: Gloucester County Planning Department	
Scale: 1"= 3000'	
Date: November 11, 2009	Proj: ET2009
Prepared By: Leah Furey PP AICP #5851/Ryan Conklin PP #6054	

ELK TOWNSHIP
Current State Plan Policy Map

3,000 1,500 0 3,000 Feet

