

EAST GREENWICH TOWNSHIP GLOUCESTER COUNTY

2018 Master Plan Reexamination
and Land Use Plan Amendment

Prepared By
East Greenwich Township Planning Board
Adopted September 18, 2018



Alaimo Group


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Master Plan original signed and sealed in accordance with NJAC 13:41-1.3

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EAST GREENWICH TOWNSHIP 2018 MASTER PLAN REEXAMINATION AND LAND USE PLAN AMENDMENT

TABLE OF CONTENTS

- I. Introduction and Overview
- II. East Greenwich Township 2004 Comprehensive Master Plan: Vision, Mission Statement and Responsibilities, Goals, Objectives, Policies, Standards and Recommendations; Extent Implemented 2004-2018; 2018 Updates
- III. Significant changes in Assumptions, Policies and Objectives in current 2004 Comprehensive Master Plan and Development Regulations relative to Population, Land Uses, Housing, Circulation, Natural Resources, Energy Conservation, Recycling, and Governmental Policies
- IV. 2018 Updates and Changes Recommended Regarding Objectives, Policies and Standards for the Master Plan and Development Regulations
- V. Recommendations Regarding Redevelopment Plans and Changes in Municipal Development Regulations
- VI. Land Use Plan Amendment

APPENDICES:

- 1. Brief History of East Greenwich Township
- 2. U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
- 3. Zone Plan
 - a. Zone Plan - June 2018
 - b. Zone Plan with Redevelopment and Overlay - June 2018

I. INTRODUCTION AND OVERVIEW

The East Greenwich land Use Board is pleased to present the 2018 Township Comprehensive Master Plan Reexamination, and Land Use Plan Amendment. The Planning Board prepares, and by resolution adopts, the findings of the reexamination and land use plan amendment. This document recommends updates and changes to municipal goals, objectives, policies, and standards as stated in the Comprehensive Master Plan, and amends the East Greenwich Master Plan Land Use Element.

East Greenwich Township implements current Township Master Plan documents and is consistent with the guidelines set forth in the Municipal Land Use Law. The 2018 East Greenwich Township Master Plan Reexamination addresses the following:

- Principle Objectives, Problems and Issues relating to land development in East Greenwich Township at the time of the adoption of the 2004 Comprehensive Master Plan and subsequent reexamination. Extent to which the strategic planning components of the 2004 Comprehensive Master Plan have been addressed to present.
- Extent to which there have been significant changes in the strategic planning components which form the basis of the Township's current Master Plan and development regulations, 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 materials; and changes in applicable state, county and municipal policies and rules.
- Specific 2018 updates and changes recommended for East Greenwich Township's Master Plan and development regulations, including objectives, policies and standards, and whether a new plan or regulations should be prepared.

The 2018 East Greenwich Township Master Plan Land Use Plan Element Amendment implements Land Use updates and changes recommended by the Master Plan Reexamination.

**II. EAST GREENWICH TOWNSHIP 2004 COMPREHENSIVE MASTER PLAN:
VISION, MISSION STATEMENT AND RESPONSIBILITIES, GOALS,
OBJECTIVES, PRINCIPLES, POLICIES, STANDARDS, AND
RECOMMENDATIONS; EXTENT IMPLEMENTED 2004-2018; 2018 UPDATE**

VISION SUMMARY¹

The vision is of a community that provides:

- A desirable place to live, work and play.
- Neighborhoods offering cultural and economic diversity, and a variety of housing opportunities.
- Neighborhoods linked to business centers creating a balance between housing and employment.
- A commuting system that permits workers to car pool, take a bus, walk or bike to work along tree-lined pathways.
- Modern infrastructure and services in the form of roads, schools, recreation areas and public utilities.
- A school system growing stronger every year, helping students to achieve academic excellence, exceptional athletic ability and cultural awareness.
- Energy efficient homes and businesses.
- Design and performance standards ensuring the character of East Greenwich will be maintained and enhanced by development scaled and designed to reflect the historic character and history of the area.
- Minimal commercial services along Kings Highway to maintain and enhance the historic residential character of Mickleton, Clarksboro and Mount Royal, with the architectural standards set forth by the community.
- Farmland preserved as frequently as possible to protect our rural heritage.
- Development outside of the sewer service area occurring at a pace that can be assimilated by the Township and at a low density to preserve the pastoral character of the area.

¹ East Greenwich Comprehensive Master Plan 2004 (EGCMP04 Pg. 1, 2)

- Ample housing options for senior citizens from independent single family units to assisted living care.
- Sidewalks and bicycle paths connecting all areas of the Township.
- Additional parkland and athletic facilities made available to promote healthy activities for children and teens. A balanced community rooted firmly in the past, but looking ahead to the future.
- Higher effectiveness in meeting East Greenwich community needs by implementing shared services with area municipalities when greater efficiency is achieved.

MISSION STATEMENT²

The East Greenwich Township Planning Board seeks to enhance the quality of life in East Greenwich Township, to implement the goals and recommendations of the Master Plan through its review of development applications, and to recommend the adoption of ordinances to further these goals. The Planning Board aims to encourage and to promote citizen, business and Township cooperation in the development and planning process with attention to present detail and an eye to the future.

PLANNING BOARD RESPONSIBILITIES³

- Judge land use applications in accordance with state and local regulations and strive to ensure that all permitted development is designed to make the most of the land's attributes and to enhance surrounding land uses in conformance with the zone plan.
- Make recommendations to the Township Committee regarding revisions to land use ordinances in response to new demands for housing, commercial, and industrial uses as well as demands for open land and farm preservation while adhering to the goals and objectives of the Master Plan.
- Promote discussion with the citizens regarding the needs and concerns of individual neighborhoods and the community at large.
- Monitor the number of zoning requests that may indicate a need for a change in zoning or a land use regulation.
- Engage in ongoing dialogue with adjacent municipalities, as well as county and state government on issues that affect the wellbeing of East Greenwich Township.

² ibid Pg. 4

³ ibid Pg. 4

GOALS, OBJECTIVES, PRINCIPLES, POLICIES AND STANDARDS⁴

The primary goal of East Greenwich Township is to maintain a well-balanced community in which to live, work and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels; seek to enhance the historical, environmental, and cultural resources of the community. Preservation of these resources is integral to maintaining the character and quality of life that is identified with the community.

EAST GREENWICH TOWNSHIP 2004 COMPREHENSIVE MASTER PLAN ELEMENTS:

- A. Land Use Element
- B. Circulation Element
- C. Recreation Element
- D. Open Space, Conservation and Natural Resources Element
- E. Farmland Preservation Element
- F. Housing and Population/Fair Share Plan
- G. Community Facilities
- H. Utility Facilities
- I. Recycling Element
- J. Economic Element
- K. Historic Preservation Element

The Master Plan Elements integrate the strategic goals, objectives and policies presented. Goals and objectives are further established for each Master Plan Element.

LAND USE GOAL AND OBJECTIVES

Preserve and protect the character of established residential neighborhoods as well as agricultural uses ensuring that future growth compliments and enhances the character of the overall community. Encourage economic and employment growth in designated areas of the community thereby balancing new development and ratables with the needs of the community.

⁴ ibid Pg. 7-15

- Maintain a balance of land uses within the Township that encourages living, working, and recreation within the community.
 - Revise the land use ordinances to insure compatibility with new growth demands for housing, commercial and industrial uses within the community and reduce the stress on environmentally sensitive lands.
 - Rezone areas of the community where appropriate, to reflect current uses or uses deemed to be in the long-term best interest of the community.

- Preserve and protect the character of established neighborhoods.
 - Continue to protect and ensure the preservation of the historic character and “small town feeling” that currently exists in East Greenwich’s three villages of Mickleton, Clarksboro, and Mount Royal.
 - Establish a design criterion and performance standards that minimize the negative impact of new land uses and/or development.
 - Ensure new development maintains a high standard of aesthetic quality, open space and community amenities.
 - Continue to maintain an open dialogue with and involve residents regarding land use issues in their neighborhoods.
 - Utilize planning techniques to provide energy efficient land use development.
 - Continue to improve buffers for new development or redevelopment adjacent to established residential and agricultural areas.

- Provide land use opportunities that encourage the connection of living and working within the Township.
 - Continue the dialogue among the citizens and businesses regarding the needs and concerns of neighborhoods and the business community.
 - Encourage redevelopment along the Interstate Route 295 corridor.
 - Establish design criteria for all commercial and industrial properties in order to minimize the impact of parking, traffic, noise, illumination, signage, smoke, odors, pollution, etc.
 - Encourage the use of current technologies for businesses and energy conservation.

- Establish limited opportunities for office and community service uses along Kings Highway in the existing commercial zone.

CIRCULATION GOAL AND OBJECTIVES

Facilitate the safe and efficient movement of people, goods, and services throughout the Township and the region with minimal conflict.

- Maintain and improve the existing roadway network to ease traffic congestion for all road users.
 - Work with the New Jersey Department of Transportation, the Delaware Valley Regional Planning Commission, and the Gloucester County Planning and Highway Departments to prioritize areas in need of improvements.
 - Balance land uses with the capacity of the circulation system to ensure that new and redeveloped land uses do not create an over capacity of the transportation system.
 - Analyze traffic impacts of proposed developments and work with developers to address such impacts.
- Encourage the use of “alternative” forms of transportation to improve the air quality and health of residents.
 - Promote a pedestrian and bike friendly environment that provides for ease of movement from place to place.
 - Develop a comprehensive bicycle and integrated jogging trail and sidewalk system throughout the community.
 - Encourage enforcement of pedestrian safety in signed and marked pedestrian zones and crosswalks.
 - Encourage the growth and expansion of specialized transit services to meet the needs of the elderly, disabled, schoolchildren, and other transportation dependent groups with Gloucester County.
 - Coordinate with NJ Transit for improved service to the community.
 - Promote linkages between and among recreation areas and open space with trails, bike paths and other pedestrian access ways.

- Promote transportation management strategies to balance land use and capacity of existing roadways encouraging inter-Township travel.
 - Require that traffic-calming techniques be implemented where needed to create a pedestrian friendly street environment, control vehicle speed and reduce the number vehicles cutting through residential neighborhoods.
 - Require vehicular and pedestrian interconnection between neighborhoods and minimize the number of cul-de-sacs.
 - Use contrasting material and texture for sidewalks and crosswalks to create pedestrian friendly environment.
 - Township Traffic Engineer to evaluate Borelli Boulevard conditions and provide recommendations for traffic movement efficiency.

OPEN SPACE AND CONSERVATION GOAL AND OBJECTIVES

Preserve environmentally sensitive land along rivers and streams and other areas characterized by the presence of natural features such as wetlands, steep slopes, stream corridors, unique ecology, and prime wildlife habitats.

- Preserve and protect open space areas having scenic views and/or important historical, cultural significance and exceptional ecological value.
 - Preserve important visual amenities, placing special emphasis on the preservation of river and stream views, wetland marshes, and woodlands vistas.
 - Prohibit development in critical environmental areas such as flood plains, wetlands and mature forests.
 - Preserve and enhance the tree-lined character of residential streets.
 - Preserve and expand open space systems through acquisitions and easements.
- Prioritize the preservation of open space and farmland in a manner consistent with the Open Space and Recreation Plan (OSRP) and as recommended in the Master Plan.
 - Adopt an Official Map in accordance with Municipal Land Use Law to prioritize and maintain the Township's ability to acquire properties for public use.
 - Recommend the purchase of lands to complement the open space and recreation plans.
 - Obtain parcels adjacent to the Mantua Creek to provide public access for canoeing and viewing wildlife while preserving the stream corridor.

- Obtain parcels adjacent to the Mantua Creek to provide public access for canoeing and viewing wildlife while preserving the stream corridor.
 - Investigate the purchase of properties that have been developed in low lying areas and consider converting these lands back into open naturalized areas.
- Advance public access to open space areas for passive or unprogrammed recreation activity.
 - Obtain easements through private lands when necessary to provide public access to open space and connections between open space areas and Township parks and other public lands.
 - Provide a continuous network of open space areas along streams, scenic areas, and environmental areas wherever possible.
 - Stream corridors should be linked via a path system. Investigate the purchase of parcels adjacent to stream corridors.
- Promote environmentally sensitive design solutions of all development particularly along stream corridors and wetland areas.
 - Review site plans to minimize environmental disturbance and encourage development of landscapes and streetscapes and encourage planting of native species.
 - Maintain the rural ambiance of East Greenwich.
 - Require that a maintenance agreement be instituted for all recreation and open space areas that are created as part of development approvals.
 - Require developers to utilize low impact development techniques to minimize impacts to and destruction of the natural environment and natural drainage systems.

HOUSING GOAL AND OBJECTIVES

Provide a variety of housing types that meet the housing needs and desires of the community.

- Preserve and enhance the existing housing stock.
 - Preserve and enhance existing neighborhoods through the use of a revolving loan fund for rehabilitation of any substandard housing unit.
 - Encourage appropriate infill development where permitted by zoning.
 - Establish design criteria for residential redevelopment within existing neighborhoods.

- Continue to provide East Greenwich’s regional fair share of affordable housing for low and moderate-income families in concert with our COAH Affordable Housing Fair Share Plan.
 - Maintain a fiscally balanced number of units market and affordable.
 - Ensure the even distribution of new affordable housing units.
 - Encourage the development of age restricted affordable housing.

COMMUNITY FACILITIES GOAL AND OBJECTIVES

Provide community facilities that meet the needs of all Township residents and businesses as well as enhancing the overall community.

- Maintain and improve existing facilities to meet the growth demands and changes occurring in the community.
 - Replace facilities that are obsolete or unable to meet the needs of the Township.
 - Provide ample facilities to meet the needs of all East Greenwich residents regardless of age.
 - Assist police and fire companies in providing services that best serve the needs of East Greenwich Township.
 - Maintain appropriate emergency services for Township Residents.
 - Maintain public work services that will best serve the needs of East Greenwich Township.
 - Implement shared services with area municipalities where higher effectiveness and greater efficiency are achieved for East Greenwich.
- Use community facilities to create and maintain a sense of place by enhancing public areas with quality designs and pedestrian friendly landscapes that link to commercial, cultural, and educational resources.
 - Review all Township facilities for compliance with the requirements of the Americans with Disabilities Act (ADA).

UTILITY FACILITIES GOAL AND OBJECTIVES

Provide adequate infrastructure to service the needs of all Township residents and business without adverse impact upon the environment.

- Maintain and improve existing utilities so that growth and redevelopment within East Greenwich Township is supported with adequate public facilities and infrastructures, including extensions and replacements of existing utility systems where required.
 - Provide an adequate level of service to meet the present and future needs of the Township.
 - Employ regional strategies to facilitate redevelopment, particularly with large-scale public infrastructure such as water quality and waste management issues.
 - Address new and redevelopment project needs, as well as mitigating existing flooding and water quality issues within the Township.
 - Require new developments to locate all utilities underground.
 - Maintain criteria for zero increase in water runoff from new developments.
 - Promote groundwater recharge where favorable geological conditions exist.
 - Encourage the reduction of non-point source pollution, to the greatest extent possible.
 - Promote the preservation and protection of water supply facilities, water resources, and overall watersheds by controlling flood discharges, stream erosion, and non-point source pollution.
 - Provide maximum wellhead protection using NJDEP Best Management Practices.
- Strive to provide the most comprehensive and fully utilized solid waste-recycling program in the County.
 - Standardize a mandatory commercial and institutional Township recycling program and work with firms that will provide recycling services in a cost effective manner.
 - Work with local schools to educate students at a young age the importance of reuse and recycling.
 - Mandate the use of recycled products for all Township entities, as well as in new private development establishing a demand for recycled products.

- Advance current East Greenwich efforts to educate residents about the importance of reducing the volume of municipal waste through all types of recycling. Investigate methods to enforce locally.

ECONOMIC GOAL AND OBJECTIVES

Expand and diversify the economic profile of the Township, establishing East Greenwich as an important economic player in the region while ensuring that the growth is consistent with the natural capacity of the land and infrastructure.

- Retain and promote existing businesses.
 - Provide a business friendly environment for existing businesses, which have invested in the Township. Provide a supportive environment for those wishing to upgrade or renovate.
 - Support integration of e-commerce by promoting expanded broadband service access and provider diversity within the township.
- Promote nonresidential development that is consistent with the natural capacity of the land and availability of infrastructure to support the economic success of the business community.
 - Encourage redevelopment and full occupancy in existing commercial locations.
 - Encourage dialogue with developers regarding opportunities within the community.
 - Continue to work with the Gloucester County Office of Economic Development in pursuit of establishing an advancing the Redevelopment District along the Interstate Route 295 corridor.
 - Promote redevelopment and offer business incentives.
 - Consider the establishment of an Economic Development Coordinator to attract developers and businesses interested in becoming active in the East Greenwich and regional markets.

HISTORIC PRESERVATION GOAL AND OBJECTIVES

Preserve and enhance the cultural, historical, and archeological resources that reflect the historic significance of East Greenwich Township.

- Preserve, protect and enhance areas of special interest or value that represent or reflect significant elements of East Greenwich's cultural, social, economic, and architectural history and prehistory.
 - Prevent neglect of historic archaeological and cultural sites by recognizing and promoting the sites.
 - Promote understanding and appreciation of the Township's history and historic resources.

- Discourage the unnecessary demolition or significant alteration of historic structures.
- Promote consistency between the East Greenwich Land Use Ordinance and the goals of historic preservation as expressed in the Historic Preservation Plan Element.
- Investigate the adoption of an ordinance establishing a Township Historic Preservation Commission that complies with the requirements of the New Jersey Municipal Land Use Law.
- Promote the understanding and appreciation of the Township's heritage and historic value.
 - Encourage development patterns adjacent to existing historic structures that complement the character of said structures.
 - Establish priorities for renovation of existing structures.
 - Require preservation and rehabilitation of any historic structure on properties to be developed.
 - Preserve and protect the natural heritage, both environmental and cultural.

PARKS AND RECREATION GOAL AND OBJECTIVES

To promote participation by all East Greenwich citizens in diverse, interesting, and high quality recreational and leisure opportunities in safe, modern, and well-maintained parks and facilities.

- Promote further development and expansion of parks and recreational facilities to meet neighborhood and community needs.
 - Encourage the location of new recreational facilities within effective service areas for future population centers.
 - Improve and expand the cultural, non-athletic, and recreational opportunities for citizens of all ages within the community.
 - Relate recreation facilities and recreation activities in the Township to the growing interest in overall wellness and public health.

- Consider initiating the development a plan for a senior recreation center and involve the community in the planning process.
- Consider upgrading recreation area parking lots from gravel to paved.
- Consider expanding recreational improvements including ballfields and lighting.
- Create linkages between existing parks and open space areas where possible, to form a network of open spaces.
 - Develop a trail system that connects residential neighborhoods to parks, open space areas, and commercial centers.
 - Obtain easements through private land, where necessary, to augment public access to open space areas.
 - Apply for federal and state grants to fund the establishment of new trail sections.
- Advance public awareness of recreation needs and solicit the support of public agencies to meet this need.
 - Secure funding to acquire sites for public gathering and recreation in the around the existing neighborhoods of Mickleton, Clarksboro, and Mount Royal.
 - Promote cross utilization of existing recreation facilities between the Township, School Board and all other Township recreation affiliates. A plan of action should be implemented with contributions from all parties.

III. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES IN CURRENT COMPREHENSIVE MASTER PLAN AND DEVELOPMENT REGULATIONS RELATIVE TO POPULATIONS, LAND USES, HOUSING, CIRCULATION, NATURAL RESOURCES, ENERGY CONSERVATION, RECYCLING, AND GOVERNMENTAL POLICIES

A. Demographics

	<u>2010 U.S. Census</u>	<u>2016 U.S. Census Demographic and Housing Estimates⁵</u>
<u>Population</u>		
Total	9,555	10,252
Median Age	38.5	37.6
Under 5 Years	7.6%	9.2%
5 to 9 Years	7.4%	10.7%
10 to 14 Years	6.5%	7.0%
15 to 19 Years	5.7%	4.2%
20 to 34 Years	16.7%	15.0%
35 to 44 Years	17.7%	15.4%
45 to 54 Years	15.3%	13.5%
55 to 64 Years	11.0%	12.2%
65 to 74 Years	5.4%	6.9%
75 to 84 Years	5.3%	4.1%
85 Years and Over	1.4%	1.8%
<u>Housing</u>		
Total Residential Units	3,256	3,456
<u>Veterans</u>		
401 (5.6%)		
<u>Persons Below Poverty Line</u>		
5.5%		

B. Property Valuations

	<u>Land and Improvement Valuation 2011 Abstract of Ratables⁶</u>	<u>2017 Abstract of Ratables⁶</u>
Land Value	\$133,762,200	318,508,500
Imp. Value	\$489,464,520	749,741,800
Total L & I	\$623,226,720	1,068,250,300
Equalization Ratio	54.43	93.42
Tax Rate \$4.211 per \$100. valuation		\$3.254

⁵ U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates: See Appendix 2.

⁶ Gloucester County Board of Taxation

Valuation by Property Class⁶

	<u>2011</u>	<u>2017</u>
Residential	88.7%	90.1%
Commercial	4.4%	4.2%
Industrial	2.0%	1.6%
Vacant	1.7%	1.6%
Farm	2.5%	2.0%
Other	0.7%	0.5%

C. Rehabilitation and Redevelopment

East Greenwich Township has advanced its efforts to rehabilitate and redevelop properties so determined by law.⁷ These efforts focused primarily on industrial tracts; however, both commercial and residential sites have also been identified in “Need of Rehabilitation or Redevelopment.” Examples of recent rehabilitation and redevelopment efforts include the Route 295 Corridor and Kings Highway. Major warehouse and distribution facility construction presently being considered within the Route 295 Corridor will lower the residential tax proportion by shifting to new industrial uses. Industrial and commercial uses have a lower demand for municipal services, thus reducing the tax burden on residents.

Redevelopment: Planning Documents

- Kings Highway Areas Redevelopment and Rehabilitation Plan August 2010; Amended October 2011.
- Route 295 Corridor Area Redevelopment Plan adopted October 2008, amended 2009, 2010, 2017.

Market demand for state-of-the-art warehouse and distribution facilities has increased dramatically along the Route 295 Corridor, particularly over the last five (5) years. This demand is fueled in part by increased on-line purchases. East Greenwich Township is ideally positioned to help meet this demand as it provides easy regional access via Route 295, N.J. Turnpike and U.S. Route 130. The Township also has vacant or underutilized industrial zoned properties available to accommodate the need for larger light industrial development.

D. Circulation

The need for improved and greater area access by pedestrians and bicyclists is supported by national surveys, and highlighted by local and regional attention to meeting the need for expanded and safer means for alternative modes of Transportation (ref. DVRPC; NJDOT; USDOT; National Realtors Association Community Preference Survey). Traffic safety and efficient circulation remain

⁶ Gloucester County Board of Taxation

⁷ New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A

high priorities in East Greenwich, particularly as Township commercial and industrial sites are further developed. East Greenwich Township requires all new development to meet requirements in the New Jersey Residential Site Improvement Standards, including installation of sidewalks.

Intelligent Traffic Systems (ITS) are rapidly developing for application at local community level including dynamically adjusting traffic light phasing to minimize delays, smoothing overall traffic flow, and creating safer roads.

E. Affordable Housing

East Greenwich Township submitted its Housing Element and Fair Share Plan to NJDCA for “Substantive Certification” over a decade ago. Now in 2018, after ten (10) years of state level legal wrangling and affordable housing implementation efforts by the Township, East Greenwich is fulfilling its N.J. Supreme Court compliance obligations to 2025 by obtaining a Round 3 “Settlement Agreement” through the N.J. Superior Court. This agreement is pending, subject to final review by the Superior Court Master. Prior Round 2 Obligation has been satisfied as follows:

- Sixty-five (65) affordable family rental units: Royal Crescent/Atlantic Five project.
- Sixty-three (63) rental bonus credits: Royal Crescent/Atlantic Five project.
- Twenty-two (22) units: The Gatherings at East Greenwich age restricted project.
- Sixteen (16) very low income bedroom units: AdvoServ group homes.
- Five (5) very low income bedroom units: New Point Behavioral Healthcare group home.
- Four (4) bedroom units: Community Options Enterprises group home.
- Fifty (50) credits: Regional Contribution Agreement between East Greenwich and Gloucester City.
- Twenty-seven (27) credits: Regional Contribution Agreement between East Greenwich and Paulsboro Township.

F. Recreation and Open Space

Changing demographics of East Greenwich Township and evolving demands for various types of both active and passive recreation over the last decade highlights the need by the Township to maintain a constant vigil on how to best meet the recreation needs of Township residents of all age groups. Sport and general recreation needs change with popularity and demographics. An example of changing sport interest is the growing popularity by the older population in “Pickleball”, now “America’s Fastest Growing Sport.”⁸

⁸ USAPA.org

G. Land Use and Zoning

East Greenwich Township has monitored market demands over the last ten (10) years for industrial and commercial space, including state-of-the-art use and design requirements. The Township intends to be market competitive so to acquire and retain the highest quality industrial and commercial facilities as a strong tax base. The East Greenwich zoning codes must be efficient and effective to attract and accommodate market demand for these uses, so to fulfill the Zone Plan. See Land Use Ordinance Chapter 16.79-B-3 Community Commercial Overlay.

In public hearings 1972-1976 the East Greenwich Zoning Board of Adjustment considered and granted approval for campground expansion on Block 204, Lot 24. Use variances are tied to properties and the current owner has legal standing, subject to Municipal Solicitor review:

East Greenwich Board of Adjustment 6/19/1972:

Resolution:

Allowing applicant to establish campground thirty-two (32) campsites (maximum) on Block 204, Lot 24.

1. No trailer larger than twenty-six feet (26') long.
2. Length of stay no longer than five (5) days at a time.
3. No residence is allowed on camp grounds.
4. Hide trash containers.
5. Family recreation use only.
6. No alcohol.
7. Pets need leashes.
8. Motor bikes are allowed.
9. Quiet hours 11:00 p.m. thru 7:00 a.m.
10. Pool closes at 10:00 p.m.

EGZBA 3/20/1974:

Applicant requested thirty-eight (38) additional sites.

Issues:

- Winter storage.
- Length of stay.
- Adding thirty-eight (38) sites.
 - **Resolution:**
- Length of stay extended to fifteen (15) days from November 1.
- April 30 – Summer months – no restrictions.
- Number of campsites added, thirty-eight (38)

- **EGZBA 12/20/1976:**

- Campground: Block 204, Lot 24
 - **Issues:**
- Storage of trailers.
- Length of trailers.
- Swimming pool.
- Vans used for camping.
- Township regulation had direct conflict with State regulation /State Regulations over Township.

○ **H.Natural Resources: Environmental Planning Documents and Mapping**

- **East Greenwich Township: i-Tree Assessment of Municipal Trees
January 2016**
- **East Greenwich Township: Environmental Resource Inventory Update
January 2016**

- **East Greenwich Township: Municipal Wide Mapping of Wetlands, 100 Year Flood Zone and Exempted Lots June 2017**

IV. 2018 UPDATES AND CHANGES RECOMMENDED REGARDING OBJECTIVES, POLICIES, AND STANDARDS FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS

- A. Smart traffic management adds automation and responsiveness, as well as data analysis, monitoring and management tools to continuously add efficiency to the way East Greenwich Township monitors roadway networks. Smart traffic management reduces congestion and improves traffic flow for motorists, and safety for pedestrians and bicyclists. In partnership with Gloucester County, State (NJDOT) and Regional (DVRPC) offices, a collaborative “shared data and system services” is made available to multiple government levels. Based in **IoT and Block chain technologies**, smart traffic management should be implemented so to advance the Township’s broader land use related goals for efficiency, and effectiveness, and safety. Coordinate with Gloucester County and NJDOT regarding traffic control and highway access.

Related smart city initiatives should be implanted where appropriate including smart street lighting, smart parking, environment and resource conservation, energy resilience, infrastructure management, and public safety and security.

- B. Industrial and Commercial facilities contribute significantly to a strong municipal tax base. Consistent with East Greenwich Township’s ongoing efforts to monitor market demands for industrial and commercial space, including state-of-the-art use and design, and to maintain market competitiveness for high quality industrial and commercial facilities, applicable updates to Township zoning codes should be implemented. These updates will advance and accommodate current designs and uses, in concert with municipal redevelopment efforts.
- C. The existing antiquated campground on Friendship Road remains generally unregulated by zoning code approaching fifty (50) years, and exists as the result of Zoning Board use variances granted. So to advance modern designs emphasizing health, safety and overall community welfare aspects of this facility, a campground overlay district should be established so to provide strict performance and design standards permitting existing uses, and mitigating potential off-tract impacts (externalities), while permitting limited modern expansion of current campground space and use.

- D. New Jersey's medical marijuana program continues to expand and be updated at State level where medical marijuana use is permitted for patients suffering from chronic or debilitating disease as medical conditions. New Jersey Statutes N.J. ST 24:6I-1 to -16, and N.J.A.C. 8:64-1.1 to 8:64 – 13.11 et. seq. provide regulation of medical marijuana specific to use, cultivation, and distribution by State licensed facilities. Furthermore, hearings in the N.J. Assembly are being held to expand the program to include recreational marijuana use; updates to legislation are pending. Local regulations of such facilities are permitted; however, none presently exist in East Greenwich Township. As such, appropriate local regulations should be implemented so to advance municipal health, safety and welfare objectives and goals as identified in the East Greenwich Master Plan. Municipal Regulations are recommended specific to identifying where such facilities may be located, and the manner in which distribution and cultivation may occur, and to work in concert with N.J. State regulations.
- E. Ordinances referencing the posting of performance and maintenance guarantees under the Municipal Land Use Law should be revised to reflect the new law limiting the scope of performance guarantees, municipal authority to adopt two additional types of guarantees (a temporary certificate of occupancy guarantee and a safety and stabilization guarantee), changes to maintenance guarantee requirements, and changes to the posting of escrows for inspections.
- F. Consider the NJDEP 2018-2022 Statewide Comprehensive Outdoor Recreation Plan (SCORP) in municipal recreation design.
- G. Support placement of electric and other utility wires underground for safety, efficiency and aesthetics.
- H. Promote on-site solar electric generation for use on-site. Accommodate on-site solar use by streamlining ordinance requirements. Provide appropriate setback requirements, and provide for screening as necessary for neighboring uses. Exclude grid fed solar electric generation for use off-site in regional distribution as a permitted land use, except as required permitted by the N.J. Municipal Land Use Law.
- I. Advance East Greenwich Township efforts in working with the New Jersey Department of Transportation (NJDOT), the Delaware Valley Regional Planning commission (DVRPC), and Gloucester County, to coordinate in developing improved and more balanced routing of traffic, particularly trucks. Increased warehouse development throughout the region has focused efforts to further improve circulation throughout Gloucester County.

- J. Design local streets as comfortable and safe places for everyone including drivers, bicyclists and pedestrians. Provide sidewalks, bikeways and bus shelters where appropriate. The need for improved and expanded area access by pedestrian and bicyclists is supported by national surveys, and highlighted by local and regional attention to meeting the need for expanded and safer means for alternative modes of Transportation (ref. DVRPC; NJDOT; USDOT; National Realtors Association Community Preference Survey).
- K. Continue to monitor changing demographics in East Greenwich Township and the evolving demands for various types of both active and passive recreation highlights actions by the Township Recreation Department to maintain a constant vigil regarding how to best meet the recreation needs of Township residents, of all ages and interests.
- L. Promote Informal Public Markets such as pop-up “Farmers Markets”. These markets provide a structure and framework that helps small local businesses, provide good healthy food grown locally, and make a fun and attractive destination for East Greenwich Township residents. “Buying Local” strengthens the social fabric of the community, provides great interest on community social media, and creates sustainable, healthy public spaces.
- M. Advance benefits for participation in the U.S. Federal Emergency Management Agency FEMA Community Rating System CRS Program. Benefits include advancing public safety in flood conditions, and reduction in flood insurance rates for homeowners, businesses and local government. Coordinate efforts with the Gloucester County Hazard Mitigation Plan for East Greenwich Township.
- N. Support advances in emergency response by monitoring techniques to reduce response times including integrating emergency services (police, fire, EMT) with municipal traffic control systems to prioritize emergency service vehicles.
- O. Support Best Management Practices for minimizing potential flood damage to existing structures, particularly in special flood hazard areas (FEMA Advisory 4, 3/18).
- P. Promote communitywide resilience by identifying vulnerabilities to hazards and conditions both natural and manmade. Municipal utility systems and public works improvements are evaluated regularly. Leverage community assets to advance resilience at municipal and neighborhood scales. Monitor innovation and technology related to infrastructure, mobility, and data and information tracking which improve response to crisis and strengthen community resilience.
- Q. Consider requiring “Landscaped Parking” (aka Ghost Parking) to be installed as determined necessary for commercial development post construction.

- R. Investigate allowing and regulating installation and onsite use of wind powered electric generation.

V. RECOMMENDATIONS REGARDING REDEVELOPMENT PLANS AND CHANGES IN MUNICIPAL DEVELOPMENT REGULATIONS

Redevelopment is a critical component of East Greenwich Township's on-going, long-range planning efforts intended to provide the highest quality of life for its residents, to provide opportunities for job creation within a vibrant economy, to create a strong tax base firmly supported by industrial and commercial uses, to strengthen the social support fabric of the community, to provide opportunities for affordable housing, and to guide design for a sustainable and attractive town where built and natural environments coexist in harmony. Redevelopment is key to initiate and facilitate the realization of beneficial projects that will make the most of public and private resources to bring underutilized and potentially hazardous properties back to productive use, and allow for the full potential of properties to be realized in the context of good planning with public participation.

- A. Update the Route 295 Corridor Area Redevelopment Plan and municipal zoning regulations to allow and accommodate state-of-the-art warehouse and distribution centers, and redevelopment of these uses consistent with the N.J. Local Redevelopment and Housing Law.
- B. Update the Route 295 Corridor Area Redevelopment to accommodate affordable housing consistent with the court approved East Greenwich Affordable Housing Plan.

VI. LAND USE PLAN AMENDMENT

A. Route 295 Corridor Area Redevelopment Plan

Land Use Ordinance Chapter 16.79 – B-3 Community Commercial Overlay

B-3 Community Commercial District Amendments

16.79.010-Purpose

Within the redevelopment area, applicants developing properties subject to the B-3 overlay must establish and enter into a redevelopment agreement with the Township Committee.

B-3 Community Commercial Overlay regulations apply to Route 295 Corridor Redevelopment Area B-3 Overlay permitted uses. Applicants proposing B-1, B-2 and I Zone permitted uses may develop without B-3 Overlay regulations. B-1, B-2 and I Zone regulations apply to development of permitted uses within their respective zone. Applicants developing properties within the redevelopment area not subject to the B-3 Overlay may enter into a redevelopment agreement with the Township Committee.

16.79.020 – Permitted Types of Structures and Development

1. Warehouse and distribution centers as conditionally permitted under Ordinance Section 16.79.040F.

16.79.030 – Permitted Uses

1. Warehouses and distribution centers, as conditionally permitted under Ordinance Section 16.79.040F.

16.79.040 – Conditional Uses

F. Warehouses and Distribution Centers

1. Warehouse and distribution center building height not to exceed sixty feet (60’).
2. A minimum buffer width of fifty feet (50’) shall be provided along any common property line with a residential structure. The buffer width may be reduced by a maximum of twenty percent (20%) to forty feet (40’) subject to installation of an “Enhanced Buffer Design” as defined by ordinance.

16.79.070 – Dimensional and Area Regulations⁹

Standard	Greater than 10 Acres	2-10 Acres
Side yard building set back from nonresidential use	50 feet	30 feet
Side yard building set back from residential use	100 feet ⁹	100 feet ¹⁰
Front yard building set back	100 feet	50 feet
Rear yard building set back	100 feet	50 feet to nonresidential 100 feet to residential
Maximum building cover	25%	30%
Maximum lot impervious cover	65%	55%
Maximum lot clearing limit	80%	60%
Maximum building height	60 feet	60 feet

⁹ Current Dimensioned and area regulations remain same except changes as noted in table.

¹⁰ The side yard building setback from residential use may be reduced a maximum of 20% to eighty (80’) feet subject to installation of an “Enhanced Buffer Design” as defined by ordinance.

16.79.080 – Design Standards

1. a. With the exception of warehouse and distribution centers, each building façade shall have clearly defined, prominent customer entrances and must include at least three of the following:
2. d. Parking and drive aisles must be set back a minimum of fifty feet (50') from the front property line and may not encroach on the required fifty-foot (50') perimeter buffer.
- e. Except for warehouses and distribution centers that are permitted to have all required passenger motor vehicle parking in the front of the building, no more than sixty-five (65) percent of the required parking lot may be located in front of the buildings.

B. KOA Camping Area/Campground Overlay District: Preliminary Standards

Purpose

The purpose of the Campground Overlay District (CO) on Block 204, Lots 19.02, 24 and 25 is to establish the existing campground as a conforming use and to provide strict performance and design standards permitting limited expansion of the existing campground use and space, with emphasis on mitigating off-tract impacts.

Permitted Uses

1. Full hookup or RV campsites
2. Cabin style RV model sites
3. Seasonal campsites
4. Non-hookup or tent campsites
5. Trails and trail related facilities as permitted by NJDEP

Accessory Uses

The following accessory uses are reserved only for the use of registered occupants and visitors of the campground:

1. Registration office, administration and maintenance facilities.

2. Active and passive outdoor recreation facilities including, but not limited to, ball fields, basketball courts, shuffleboard courts, horseshoe pits, swimming pools, catch & release fishing ponds, playgrounds and trails.
3. Indoor assembly and recreational facilities including game rooms.
4. Restrooms, washrooms and shower facilities.
5. Self-service coin-operated laundry facilities.
6. Convenience stores and retail not open to members of the public who are not registered occupants or guests of registered occupants of the campground.
7. Personal services not open to members of the public who are not registered occupants or guests of registered occupants of the campground.
8. Private access roads.
9. Freestanding decks, sheds, and recreational vehicle accessory enclosures by permit only.
10. Fire rings and/or pits and picnic tables.
11. Other uses and structures which are customarily incidental to the operation of a campground.
12. Dumping stations for the discharge of liquid septic and gray water wastes from a recreational vehicle or trailer holding tank. Dumping stations shall be connected to a public sewer or consist of sealed holding tanks and be approved in design and operation by the appropriate authority. Dumping stations are for the use of registered occupants of the campground only.

Bulk Standards and Density

B.204 / L. 19.02 and 24

Minimum campground area	10 acres
Front setback (R.V. pad site)	60 feet
Front buffer (Friendship Road)	50 feet
Side setback (R.V. pad site)	25 feet
Side buffer	20 feet
Rear setback (R.V. pad site)	40 feet
Rear buffer	30 feet
Density (Maximum)	7 R.V./Cabins/Tents per acre

N.J. State Code for Public Campgrounds

Campground Overlay District uses shall comply with New Jersey State Sanitary Code Chapter XI Public Campgrounds N.J.A.C. 8:22 et. seq.; Authority N.J.S.A. 26:1A-7.

Permitted Uses on B. 204/L. 25

Lot 25 is principally comprised of environmentally sensitive and Federal/State protected wooded freshwater wetlands. Permitted uses as allowed by NJDEP may include trails and trail related improvements.

Performance Standards

The following performance standards shall apply to permitted limited campground expansions in the Campground Overlay District:

1. Buffering

The campground shall be visually screened and sound buffered adjacent to Friendship Road and residential uses, and where deemed necessary by the Planning Board along the perimeter property line. Screening and buffering designs shall include retained natural wooded areas, new evergreen and deciduous plantings, berming, and sound walls. Screening and sound buffering (sound wall) in combination with berming shall be a minimum of 12' high measured inside the campground, and in no instances lower than the highest R.V. on site.

2. Signage

One sign shall be permitted per approved campground entrance.

3. Parking and Circulation

a) Number of parking spaces

i. One off road parking space shall be provided at each campsite.

ii. A minimum of two additional parking spaces shall be provided near onsite coin-operated laundry facilities.

4. Internal Private Accessways¹¹
 - a) All internal accessways in the Campground Overlay District shall be classified as driveways. Subject to the Township Fire Marshal, driveways designated for one-way traffic shall be a minimum of ten feet (10') wide and two way travel shall be a minimum of twenty feet (20') wide (NJSSC). In order to preserve the rustic character of the campground setting, driveway surface materials are permitted as gravel or crushed stone subject to Board Engineer design specifications.

5. Lighting
 - a) Campground lighting of buildings and driveways shall not exceed 0.01 foot-candles of illumination at site property lines.
 - b) All external lighting shall consist of low level (not to exceed 12') shielded luminaries or downlights so not to produce point sources of glare or nuisances to adjacent properties and motorists. Luminaire level heights shall in no instances exceed the combined height of perimeter buffering of berming and sound walls.
 - c) No outdoor lights serving as illumination for common recreational uses located within 100 feet of a residential property and Friendship Road shall operate beyond 10:00 p.m.
 - d) Lighting Kelvin temperature shall be residential level warm, not to exceed 2700 K.

C. Medical and Recreational Marijuana Dispensary and Sales, and Cultivation, Testing and Processing Facilities as Conditionally Permitted Uses

Conditional Permitted Use

- Medical and Recreational Marijuana Dispensary and Sales, and Cultivation, Testing and Processing Facilities
 - a. Specifically prohibited in all Zoning Districts with the exception of I, and B-1 and B-2 Districts.
 - b. Minimum distance from School and Daycare Facilities including public and private: 1,000 linear feet measured lot line to lot line.

¹¹ See also: New Jersey State Sanitary Code (NJSSC) Chapter XI Public Campgrounds N.J.A.C. 8:22-3.2.

- c. Minimum distance from Places of Worship: 500 linear feet measured lot line to lot line.
- d. Maximum hours of dispensary and sales operation: 8:00 a.m. to 7:00 p.m.
- e. Drive thru facilities are not permitted.
- f. The Planning Board shall be satisfied that the off-tract circulation, and access to and from the site are adequate.
- g. The dispensary and sales minimum lot width at the building line shall be 100 feet and the minimum lot size shall be 20,000 s.f. Minimum rear and side yard setbacks shall be thirty feet (30'). Minimum front yard setback shall be fifty feet (50'), twenty-five feet (25') of which shall be appropriately landscaped and buffered/screened.
- h. Minimum bulk requirements of the respective zone shall be met, except as noted in g.
- i. Off-street parking schedule: Off-street parking for dispensary and sales shall be provided in accordance with the East Greenwich Zoning Code as deemed sufficient by the Township Traffic Engineer.
- j. A Site Management Plan is required and shall address at a minimum vehicle traffic control, and methods and designs to prevent loitering and promote public safety.
- k. Signage shall be permitted and regulated as a business sign in accordance with the East Greenwich Zoning Code.
- l. State of the Art security measures shall be in place to the satisfaction of the Planning Board.
- m. All facilities, processes and dispensary/sales shall be in compliance with New Jersey State Regulations.

Appendix 1

BRIEF HISTORY OF EAST GREENWICH TOWNSHIP ^{12,13,14}

East Greenwich Township formed when an act was created by New Jersey Legislature on February 10, 1881 which merged a portion of Mantua Township and Greenwich Township into one township. The first Town Meeting was held March 8, 1881.

In 1881, the size of East Greenwich Township was said to be about 11.76 square miles; however, according to the United States Census Bureau, the township now has a total area of 14.92 square miles.

East Greenwich is primarily drained by the Mantua Creek, which forms the township's northern boundary line, and the Repaupo which is part of its southern boundary line. The other bodies of water are the Still Run, Nehansey Branch, and Clonmill Creek which are in or near the central part of the township, as does the Repaupo, running in a southwesterly direction, emptying into the Delaware River.

The Township includes an extensive network of roadways with its major roads being the New Jersey Turnpike, Interstate 295, Route 130, and County Road 551 as well as the Swedesboro and Woodbury Railroad, running nearly north and south through the township.

According to the 2010 U.S. Census, the most recorded population of East Greenwich Township was 9,555. This reflects an increase of 4,125 from the previous 5,430 counted in the 2000 Census, which had increased by 172 from the previous 5,258 counted in the 1990 Census. The influx of residents in the past couple of decades has allowed the Township to build a stronger community along with extensive infrastructure.

East Greenwich Township is governed under the Township form of government with a five-member Township Committee elected directly by the voters at-large in partisan elections and may serve three-year terms on a staggered basis. During the township's annual reorganization meeting, the Township Committee selects one of its members to serve as Mayor and another as Deputy Mayor.

A notable landmark is the George Craft III House which was built around 1885 and was a temporary home of a Quaker author named Elizabeth Gray Vining who, in 1951 and 1952, wrote "Windows for the Crown Prince," while living in what is now the Craft house. The house was said to be built for George Craft II, heir to George Craft III and then created to be a tenant house.

¹² History and Genealogy: Township of East Greenwich, New Jersey

¹³ East Greenwich, NJ Homepage

¹⁴ Wikipedia – East Greenwich Township, New Jersey

Eglington Cemetery, which is located on King's Highway in Clarksboro, is the oldest official cemetery in the United States, with the land originally being set apart as a cemetery by John Eglington. Jeffery Clark and other members of the Clark family are buried there as well as many other founding families of the township.

The first schools to be developed in East Greenwich include The Friends School, the Clarksboro School, the Mickleton School and the Mount Royal School. Starting in January of 1810 classes were also held at the "Little Red Schoolhouse" on Harmony Road in Mickleton where it continued as a Friend's School from 1908 and then rented by the East Greenwich Township Board of Education for lower grades from 1910 until 1928. The original Clarksboro School was known to have existed in 1876. A public high school was built in Woodbury in 1911.

In 2006 East Greenwich celebrated its 125th anniversary. Important figures to note who were born in or were residents of the Township include Rachel Davis DuBois, an educator and human rights activist from the 20th century, George Gill Green, a patent medicine manufacturer, and Hardy Richardson, a Major League baseball player playing for six major league teams in his lifetime.

Appendix 2

S0101

**AGE AND SEX
2012-2016 American Community Survey 5-Year Estimates**

Tell us what you think. [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

1 - 36 of 36	East Greenwich township, Gloucester County, New Jersey						
	Subject	Total		Male		Female	
		Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
	Total population	10,252	+/-31	4,909	+/-249	5,343	+/-252
	AGE						
	Under 5 years	9.2%	+/-1.8	8.6%	+/-3.2	9.8%	+/-3.1
	5 to 9 years	10.7%	+/-1.8	10.8%	+/-2.3	10.6%	+/-2.4
	10 to 14 years	7.0%	+/-1.5	7.8%	+/-2.5	6.3%	+/-1.9
	15 to 19 years	4.2%	+/-1.4	2.6%	+/-1.5	5.6%	+/-2.1
	20 to 24 years	5.1%	+/-1.7	6.5%	+/-2.4	3.9%	+/-2.0
	25 to 29 years	3.3%	+/-1.5	3.5%	+/-1.8	3.2%	+/-2.3
	30 to 34 years	6.5%	+/-2.0	5.8%	+/-2.2	7.2%	+/-2.2
	35 to 39 years	6.4%	+/-1.7	4.9%	+/-1.9	7.9%	+/-2.5
	40 to 44 years	9.0%	+/-2.0	9.9%	+/-2.5	8.1%	+/-2.3
	45 to 49 years	7.6%	+/-1.8	7.4%	+/-1.9	7.8%	+/-2.6
	50 to 54 years	5.9%	+/-1.5	6.2%	+/-2.3	5.6%	+/-1.7
	55 to 59 years	6.6%	+/-1.6	8.1%	+/-2.1	5.3%	+/-1.9
	60 to 64 years	5.6%	+/-1.6	6.3%	+/-2.2	5.1%	+/-1.7
	65 to 69 years	3.5%	+/-1.0	3.6%	+/-1.4	3.4%	+/-1.3
	70 to 74 years	3.4%	+/-1.0	1.9%	+/-1.2	4.7%	+/-1.5
	75 to 79 years	2.2%	+/-1.3	2.5%	+/-1.6	1.9%	+/-1.4
	80 to 84 years	1.9%	+/-0.9	1.8%	+/-1.1	1.9%	+/-1.1
	85 years and over	1.8%	+/-0.9	1.5%	+/-1.5	2.1%	+/-1.1
	SELECTED AGE CATEGORIES						
	5 to 14 years	17.7%	+/-2.0	18.7%	+/-3.3	16.8%	+/-2.7
	15 to 17 years	2.9%	+/-1.1	1.5%	+/-0.9	4.2%	+/-1.9
	18 to 24 years	6.4%	+/-1.9	7.6%	+/-3.0	5.3%	+/-2.2
	15 to 44 years	34.6%	+/-1.7	33.3%	+/-2.9	35.8%	+/-2.9
	16 years and over	71.6%	+/-2.3	71.8%	+/-3.4	71.5%	+/-3.8
	18 years and over	70.1%	+/-2.2	71.2%	+/-3.5	69.1%	+/-3.3

Versions of this table are available for the following years:

- 2016
- 2015
- 2014
- 2013
- 2012
- 2011
- 2010
- 2009

East Greenwich township, Gloucester County, New Jersey						
Subject	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
60 years and over	18.4%	+/-2.2	17.7%	+/-3.0	19.0%	+/-2.7
62 years and over	15.7%	+/-1.9	14.4%	+/-2.5	16.9%	+/-2.4
65 years and over	12.7%	+/-1.4	11.4%	+/-2.0	13.9%	+/-2.2
75 years and over	5.9%	+/-1.6	5.9%	+/-1.7	5.8%	+/-2.2
SUMMARY INDICATORS						
Median age (years)	37.6	+/-1.9	38.7	+/-4.0	37.2	+/-1.9
Sex ratio (males per 100 females)	91.9	+/-9.0	(X)	(X)	(X)	(X)
Age dependency ratio	74.2	+/-6.8	(X)	(X)	(X)	(X)
Old-age dependency ratio	22.2	+/-2.9	(X)	(X)	(X)	(X)
Child dependency ratio	52.0	+/-5.5	(X)	(X)	(X)	(X)
PERCENT ALLOCATED						
Sex	0.2%	(X)	(X)	(X)	(X)	(X)
Age	1.4%	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '↓' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '↓' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '↑' following a median estimate means the median falls in the upper interval of an open-ended distribution.

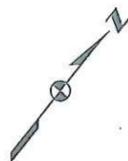
An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

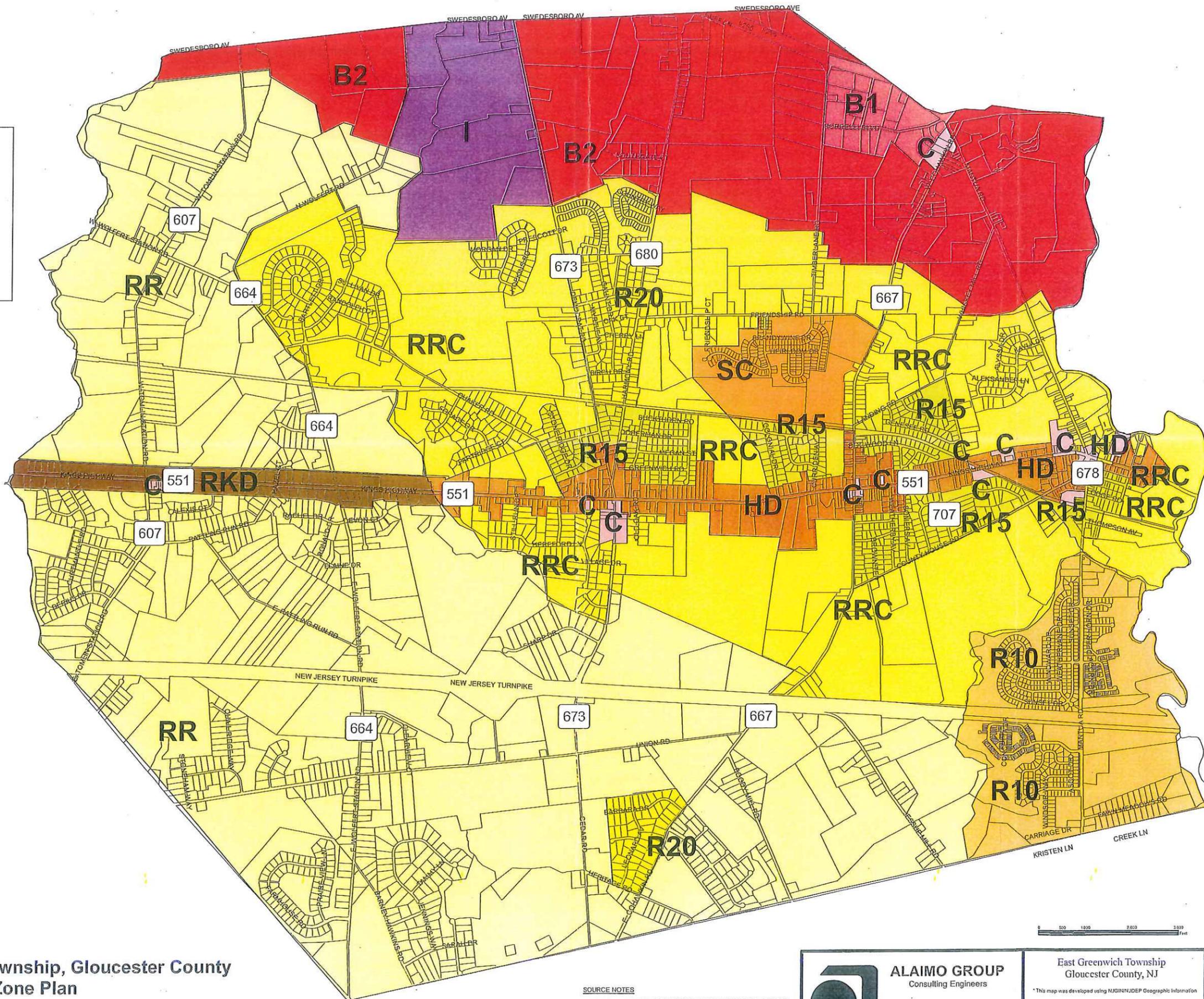
An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.



Zone	
	RR- Rural Residential
	RRC- Rural Residential Cluster
	R20- Residential
	R15- Residential
	R10- Residential
	SC- Senior Citizen
	C- Commercial
	HD- Historic District
	RKD- Rural Kings Highway District
	B1- Interstate Business
	B2- Interstate Business
	I- Industrial

Ordinance No.	Revision Date	Description
O-24-2008	10/14/2008	Implementation of 2008 Master Plan and Redevelopment Plan
O-6-2009	5/12/2009	Redev. Plan Amendment, Mixed Use Overlay
O-29-2009	12/20/2009	235 Redevelopment Plan Amendment
O-30-2009	12/20/2009	Kings Highway Redev. and Rehab Plan
O-3-2011	5/7/2011	Amending 235 Corridor Redevelopment Area
O-23-2011	11/20/2011	Amended Kings Highway Redev. and Rehab Area
O-2-2015	3/12/2015	Incorporate lots 22 & 33 of Block 206 into the Rural Residential Cluster 235C Zone District
O-8-2015	7/30/2015	Amended 235 Corridor Redevelopment Area



East Greenwich Township, Gloucester County
Zone Plan
June 2018

SOURCE NOTES
 1. PARCELS SHOWN WERE OBTAINED FROM THE NJGIN WEBSITE AND WERE DATED JULY 2016.
 2. ROADS SHOWN WERE OBTAINED FROM THE NJDOT WEBSITE, WHICH WERE UPDATED IN 2017.

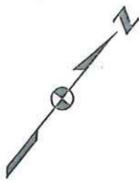
ALAIMO GROUP
 Consulting Engineers
 NJDCA 24GA27988400
 200 High Street Mount Holly, NJ
 2 Market Street Paterson, NJ

East Greenwich Township
 Gloucester County, NJ
 *This map was developed using NJGIN/NJDEP Geographic Information System digital Data, but this is a secondary product which has not been verified by the NJGIN/NJDEP and is not state authorized.
 *The Zone and Redevelopment information was provided by Both Associates in August 2017.

Redevelopment Plan Map Sources:
 Parcel Data: NJ Office of Information Technology, Office of Geographic Information Systems (NJGIT - OGIS) 7/20/2015

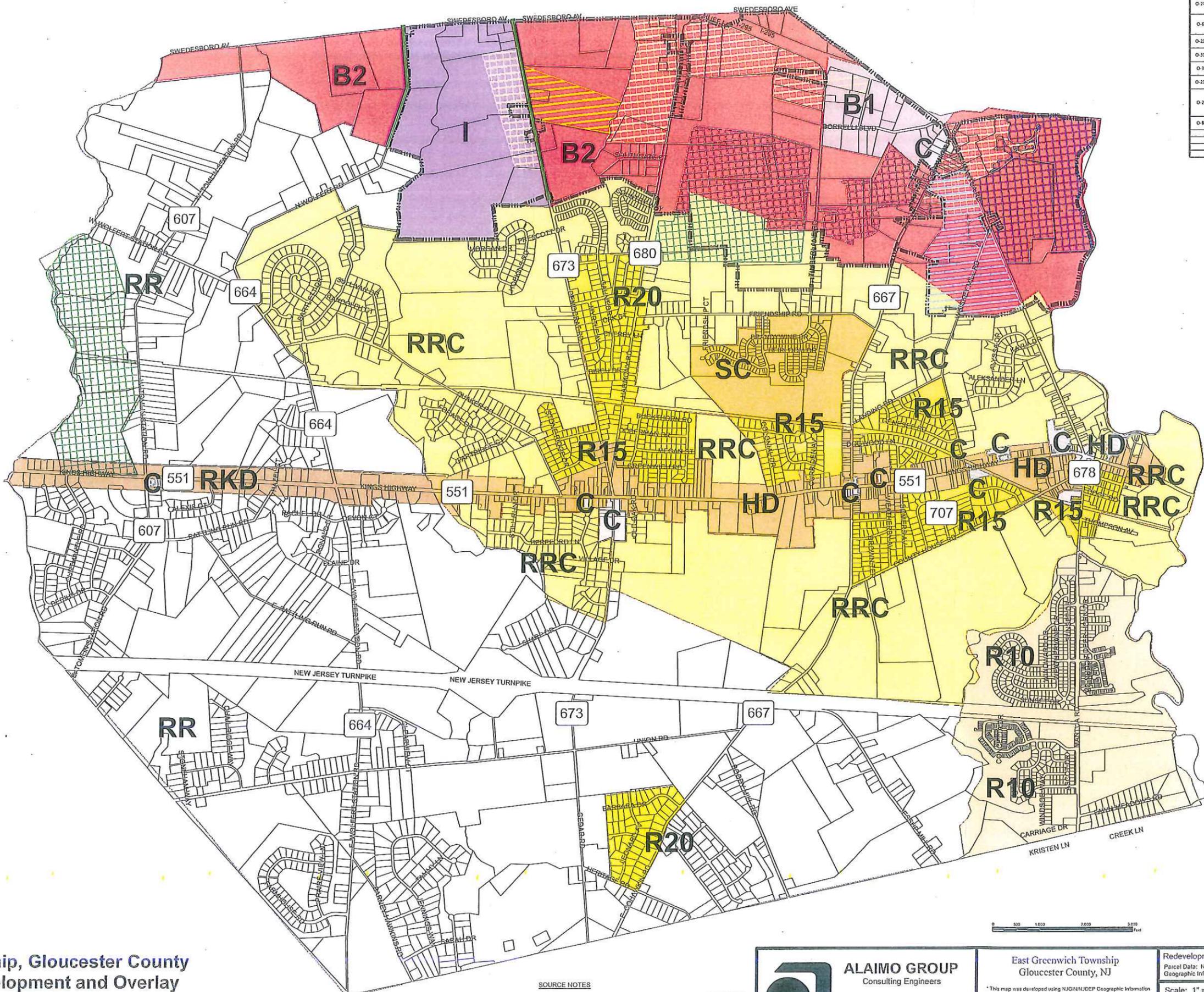
Scale: 1" = 1,000'	Drawn By: CFC
Date: June 8, 2018	Checked By: JSA

Project No.: A-1090-0021-000



Ordinance No.	Revision Date	Description
0-24-2008	10/14/2008	Implementation of 2008 Master Plan and Redev. Plan
0-6-2009	5/12/2009	Redev. Plan Amendment, Mixed Use Overlay
0-25-2010	12/28/2010	295 Redevelopment Plan Amendment
0-30-2010	12/28/2010	King Highway Redev. and Rehab Plan
0-3-2011	5/11/2011	Amending 295 Corridor Redevelopment Area
0-21-2011	11/22/2011	Amended Kings Highway Redev. and Rehab Area
0-2-2015	3/10/2015	Incorporate lots 12 & 13 of Block 206 into the Rural Residential Cluster (RRC) Zone District
0-8-2015	7/14/2015	Amended 295 Corridor Redevelopment Area

- Zone**
- RR- Rural Residential
 - RRC- Rural Residential Cluster
 - R20- Residential
 - R15- Residential
 - R10- Residential
 - SC- Senior Citizen
 - C- Commercial
 - HD- Historic District
 - RKD- Rural Kings Highway District
 - B1- Interstate Business
 - B2- Interstate Business
 - I- Industrial
- Redevelopment and Overlay**
- Kings Highway Redev & Rehabilitation Area
 - Mixed Use Overlay
 - Scenic Corridor
 - 295 Redevelopment Area
 - Age Restricted Overlay
 - B-3 Community Commercial Overlay
 - Berkley Road Conservation District
 - Environmental Overlay



East Greenwich Township, Gloucester County
Zone Plan with Redevelopment and Overlay
June 2018

SOURCE NOTES

1. PARCELS SHOWN WERE OBTAINED FROM THE NJGIN WEBSITE AND WERE DATED JULY 2016.
2. ROADS SHOWN WERE OBTAINED FROM THE NJDOT WEBSITE, WHICH WERE UPDATED IN 2017.

ALAIMO GROUP
 Consulting Engineers

NJCA 24GA27988400

200 High Street Mount Holly, NJ
 2 Market Street Paterson, NJ

East Greenwich Township
 Gloucester County, NJ

* This map was developed using NJGIN/JDEP Geographic Information System digital data, but this is a secondary product which has not been verified by the NJGIN/JDEP and is not state authorized.

* The Zone and Redevelopment information was provided by Bach Associates in August 2017.

Redevelopment Plan Map Sources:

Parcel Data: NJ Office of Information Technology, Office of Geographic Information Systems (NJGIT - OGIS) 7/20/2016

Scale: 1" = 1,000'	Drawn By: CFC
Date: June 8, 2018	Checked By: JSA

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