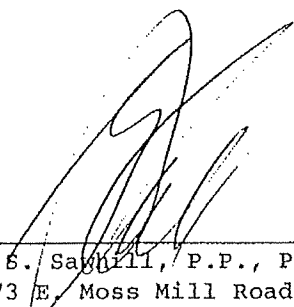


GALLOWAY TOWNSHIP MASTER PLAN
GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

Adopted By Galloway Township Planning Board
December 10, 1992

Prepared For:
Galloway Township Planning Board

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INTRODUCTION

The purpose of a master plan is to provide a foundation for a municipality to base its land use decisions. It establishes a municipality's position on land use development.

Every municipality within the state of New Jersey is required to adopt a master plan (NJSA 40:55D-28). The master plan is a critical element to any land use planning in that zoning ordinances must be adopted in accordance with a master plan.

At a minimum a master plan must consist of two elements. The first being a statement of goals and objectives upon which the physical and economic development of the municipality are based. The second is land use element. The land use element must state its relationship to the goals and objectives and other elements in the master plan. It must also show existing and proposed development and state its relationship to zoning and other ordinances; the existing and proposed location of airports; and must include a statement of standards of population density and development intensity recommended for the municipality.

Every master plan is required to be reexamined and updated every six years. This master plan reexamination represents a complete reprinting of Galloway Township Master Plan.

Galloway Township's position on land use development has definitely changed since the adoption of the first master plan. In 1978 growth was the emphasis of township planning. In the early 1990's the township is emphasizing growth controls to protect vegetated and open space areas in order to preserve the rural characteristics of Galloway Township.

A number of significant regulatory changes have occurred at the County and State levels which place major planning impacts on the Township. A brief description of these changes follows, including the need for appropriate master plan revisions.

Pinelands - The Pinelands Protection Act (N.J.S.A. 13:18-1 et seq.) required that the Township revise the master plan and zoning ordinance to conform to the Pinelands Comprehensive Management Plan. This requires a large increase in density in the Pinehurst region and the PIRD zone south of the White Horse Pike. A number of villages were also delineated making areas like South Egg Harbor part of the Pinelands designated Town of Egg Harbor. Very low densities were also mandated in preservation, forest and agricultural areas.

State Development and Redevelopment Plan - The State Planning Act of 1985 created a review process called "cross acceptance" where the county coordinates review and revision of the State Plan based on county and Municipal Plans. This process has resulted in the adoption of the Plan on June 12, 1992. The Township has provided its input into this process so that the concerns of the Township have been well represented.

Council on Affordable Housing (COAH) - The New Jersey Fair Housing Act (P.L. 1985, Chapter 222) created COAH and a process requiring municipalities to revise master plans reflecting housing needs of low and moderate income families and individuals. Galloway Township responded to its COAH responsibilities by creating a Housing Element and Fair Share Plan for the master plan adopted by Council on July 28, 1987 and Ordinance No. 873 of 1987 included within the land management code.

Casino Industry - The development of casinos in Atlantic City have created a high demand for housing in adjacent communities, notably in the planned unit developments (PUDs) and east of the Garden State Parkway. This growth gives cause to reexamine Township planning policies and quality of life issues.

Department of Environmental Protection and Energy - Environmental legislation including the Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:91-1 et seq.), the Waterfront Development Act (N.J.S.A. 12:5-3), the Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.) and the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) have had significant land use planning impacts on land not located in the Pinelands; i.e., land east of the Garden State Parkway. Although lands regulated by these programs are under state jurisdiction, the Township's master plan and ordinances should be revised to reflect such programs.

Atlantic County Wastewater Management Plan - Atlantic County's Wastewater Management Plan or 208 plan reflects areas proposing reserving or containing sewer service. Sewer extensions have been limited in non-Pinelands Areas as the result of elimination of PUD's and reduced density in high growth areas. The master plan reflects the most current County 208 Plan, proposed December, 1991.

The combination of external forces explained above and the intensive growth pressures make it imperative that the Township reexamine planning and zoning policies. Minimizing the impacts of this growth and maintaining a high quality of life for Township residents are critical aspects of this planning process. Each neighborhood must be examined with the aim of providing stability and necessary amenities.

The most significant aspect of this master plan is the foundation for growth control that has been established in the land use element. This element validates the township's zoning ordinance since a zoning ordinance must be adopted in accordance with the land use element and housing element of a master plan.

In addition to text, the master plan visualizes the suggestions of the Land Use Element and the existing conditions within the Township by providing informative mapping. The Development Constraints and Opportunities map attached to the master plan is a reference tool to guide future development throughout the Township. It contains existing infrastructure, environmental, and regulatory constraints, as well as significant manmade features to provide a guide for Township review.

I. GOALS & OBJECTIVES

The goals and objectives section of a master plan is meant to provide a foundation for the direction of growth and development of a community. With respect to Galloway Township the goals and objectives stated when the master plan was adopted in 1978 differ from those in 1992.

For example, the 1978 plan stressed the overall growth of Galloway Township. In 1992 the Township is concerned more with targeting smaller areas of Township for growth, such as industrial, business and commercial districts and slowing down growth in the remaining portion of the Township.

Goal 1. Reduction in overall growth of the Township by implementing growth management techniques.

The growth rate that has occurred in Galloway Township since the adoption of the last master plan made the Township one of the fastest growing municipalities in the state. This in itself does not appear to be overly detrimental especially considering the economic growth such development has brought the Township. It is, however, important to recognize the fact that the growth must be balanced with the preservation of the overriding general character of the area that character being forested and rural.

In order to protect the natural environment in light of past development trends, growth management strategies as discussed throughout this report will be implemented.

Goal 2. Preservation of Galloway Township as a rural community.

Galloway Township has traditionally been perceived as a rural community. Protection of the roadside views by encouraging the maintenance of roadside vegetation as well as prime views will protect the Township's rural character.

This goal can also be accomplished by encouraging development that takes the natural landscape of the Township into account.

Goal 3. Practice sound conservation technique to maintain an ecological balance.

To obtain this goal it is important to avoid disturbance of wetlands, prime forested areas and all other areas of environmental sensitivity; protect wooded areas for both recreational hunting and wildlife habitats; protect both groundwater and surface water quality; and preserve groundwater supply by implementing water quality management techniques.

Goal 4. Guide Development to appropriate locations.

Guide future development to areas with appropriate infrastructure in an effort to avoid the conversion of rural land.

Promote Galloway Township as a premier business location in proximity to the Atlantic City casino industry and the Federal Aviation Administration Technical Center.

Establish a balance between cost generating residential uses and revenue generating commercial uses.

Advocate sound business proposals to county and state agencies in an effort to welcome potential businesses into Galloway Township.

Goal 5. Promote sound fiscal management.

Encourage revenue generating development including non-residential construction.

Goal 6. Improve Circulation.

Promote the safety and efficiency of movement of vehicles along Township roads.

Encourage the construction of full Garden State Parkway interchanges in Galloway Township.

Encourage new residential development to include ample pedestrian paths.

Encourage ridership of mass transit and construction of a New Jersey Transit rail line stop in Pomona as a means to cut down on trip generation rates.

Goal 7. Establish policies consistent with the Council on Affordable Housing.

Implement appropriate Council on Affordable Housing policies in Galloway Township to encourage the provision of housing to all income levels.

Goal 8. Continue Education Quality.

Continue Galloway Township's excellent reputation of quality education by encouraging programs and services geared toward elementary, secondary and adult education.

Goal 9. Compatibility with Surrounding Communities.

Consider the land uses of adjacent municipalities when enacting growth policies and approving development.

Goal 10. Encourage compatibility with the regulatory environment.

Strive to be cognizant and compatible with various regulatory plans and programs such as the Atlantic County Master Plan; Pinelands Comprehensive Management Plan; NJDEPE Coastal permitting programs including CAFRA, Waterfront Development, Wetlands Act of 1970, Freshwater Wetlands Protection Act, and the State Development and Redevelopment Plan.

II. LAND USE

Introduction

The Galloway Township Master Plan, Land Use Element is a compilation of mapping and analysis that provides a future development scheme for the municipality. An inventory of Development Constraints and Opportunities was produced to identify topography, soil conditions, drainage, flood plain areas, marshes, waste water management plans, relationship to airport boundaries and other limitations as well as opportunities for development within the Township. The map is attached to the master plan.

Assessment of the existing development and the proposed land development pattern is produced on the Generalized Land Use Map attached to the master plan. Review of the plan with the text produces the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes. The relationship of the land use proposals to the existing and proposed zone plan and zoning ordinance are described in the text, and recommendations for adjustments are provided in the Land Use Element text. A proposal regarding the population density and development intensity is recommended for each land use area.

There are many policies and laws that affect the appropriate designation of land use that must be considered in development of the Land Use Element. A summary of various governmental agencies, authorities and commissions that impact local land use decisions are identified with their particular jurisdiction and impact.

- ° New Jersey Department of Environmental Protection and Energy, Environmental Regulation, Land Use provides administrative standards regarding development within designated planning areas.
- ° New Jersey State Planning Commission, State Development and Redevelopment Plan aims to preserve open space and improve quality of life by steering growth into existing developed areas.
- ° Atlantic County Planning Board, Master Plan adopts a plan for physical development of the county.
- ° Atlantic County Utilities Authority, Wastewater Management Plan identifies existing and proposed sewer serviceable areas within the Township.
- ° Cape-Atlantic Soil Conservation Service, Soil Survey of Atlantic County provides areas suitable or not suitable for development.
- ° United States Department of Interior, National Wetlands Inventory provides mapping of hydric soils that are ecologically important resources and unsuitable for development.
- ° United States Department of Transportation, Federal Aviation Administration, Technical Center, Compatible Land Use Zones identifies land use relationships with regard to local planning.

This summary is not all inclusive, but is effective in demonstrating a comprehensive understanding of existing programs and the impact they have on local land use policy. The process of continuing planning must monitor the programs to assure that the Land Use Element is effectively maintained. Additional programs that must be considered include New Jersey Department of Transportation, highway access requirements; the South Jersey Regional Transportation Authority; and Council on Affordable Housing.

The Master Plan is adopted by the Planning Board. The Land Use Element is a component that establishes a basis for adjustments to land management policy. Implementation of the Land Use Element is achieved by adoption of amendments to the Galloway Township Land Management Code.

Other legislative acts provide for land development regulation within the municipality which include housing, building and health code enforcement which augment the general plan on an ongoing basis.

THE PINELANDS AREA

Background

Galloway Township is one of 56 municipalities that are all or partially within the 1.1 million acre or 1700 square miles of Pinelands National Reserve. An act of Congress established the Pinelands Commission in 1978 directing the State to protect natural resources of the area from uncontrolled development. In June 1979, the Pinelands Protection Act became law and Pinelands Comprehensive Management Plan was subsequently adopted in January 1989.

The Pinelands Comprehensive Management Plan is "designed to promote orderly development of the Pinelands so as to preserve and protect the significant and unique natural, ecological, agricultural, historical, scenic, cultural and recreational resources of the Pinelands" (Pinelands, 1982). The municipal master plan and zoning ordinance must be in conformance with the Pinelands Comprehensive Management Plan. Galloway Township's plan was certified by adoption of resolution of the Pinelands Commission on March 9, 1987. In adopting zoning that is consistent with the Pinelands Comprehensive Management Plan, the Township may accommodate development while protecting the essential character and ecological values of the Pinelands.

The Pinelands Comprehensive Management Plan allows local discretion in preparation of plans provided the objectives and minimum requirements are met. Mandatory provisions of the plan require minimum density provisions in designated growth areas and limitations on development in other areas. Furthermore, growth areas must provide for density bonuses utilizing transferred Pinelands Development Credits.

The Pinelands Comprehensive Management Plan divides the Pinelands region into eight management areas which regulate the distribution of land uses and intensities. The Pinelands Management Areas are:

1. Preservation Area
2. Forest Areas
3. Agricultural Production
4. Special Agricultural Production
5. Rural Development Areas
6. Pinelands Villages and Pinelands Towns
7. Regional Growth Areas
8. Military and Federal Installation Areas

The area of the Pinelands National Reserve within Galloway Township lies west of the Garden State Parkway. There is an area east of the Parkway found within the Pinelands National Reserve but outside the State designated Pinelands Area. The area is east of U.S. Route 9 and includes management areas designated Forest Area and Rural Development Area and is shown on the Development Constraints and Opportunities map.

The Pinelands Comprehensive Management Plan contains sixteen management programs designed to regulate growth and protect natural resources. The programs govern protection of air quality, water quality, vegetation, wetlands, wildlife, scenic resources, cultural resources, agriculture and other environmental characteristics.

Review of the Pinelands Area Plan

The Pinelands region of Galloway Township is divided into planning areas which correspond to the Pinelands Management Areas. The locations are identified on the Proposed Land Use Map as follows:

PINELANDS AREAS

PA	Preservation Area
FA	Forest Area
	FA 5
	FA 20
	FA WET
AG	Agricultural Production
RD	Rural Development
	R5 Residential
	R5C Rural Development Cluster
	RCR Resort Commercial Rural
PV/PT	Pinelands Villages and Towns
	VR Village Residential
	TR Town Residential
	VC Village Commercial
	TC Town Commercial
	TI Town Industrial
HC-1&HC-2	Highway Commercial
	VR3.2 Residential
RG	Regional Growth
	R Residential
	R-1 Residential
	I Industrial
	IRD Industrial Residential Development
HC-1&HC-2	Highway Commercial
	PO Professional Offices
GI	Government Institution
FED	Federal

The Galloway Township land use designations within the Pinelands region are consistent with the management area designations. Minor adjustments and refinements are proposed where they are found necessary or desirable. Accordingly, they are found to promote the goals and objectives of the Pinelands Management Areas described.

Preservation Area

The Preservation Areas is the "heart of the Pinelands" environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness-like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity. (Pinelands, 1982)

This area is found north of Clarks Landing Road (County Route 624) and is a single contiguous district within the Township. Uses permitted in the Preservation Area include cranberry and blueberry agriculture, forestry, recreation, and fish and wildlife management. There are no changes contemplated in the Preservation Area.

Forest Area

Forest Areas are similar to the Preservation Area in terms of their ecological value and along with the Preservation Area serve to provide a suitable ecological reserve for the maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands plant and animal species and provide suitable habitat for many threatened and endangered species. These largely undeveloped areas are an essential element of the Pinelands environment, containing high quality water resources and wetlands and are very sensitive to random and uncontrolled development. Although the overall type and level of development must be strictly limited, some parts of the Forest Areas are more suitable for development than others provided that such development is subject to strict environmental performance standards. (Pinelands, 1982)

The Pinelands Comprehensive Management Plan will allow residential dwelling units at municipally designated densities provided that the total number of dwelling units does not exceed an average of one dwelling unit for every 15.8 acres of privately owned, undeveloped land which is not wetlands.

The Forest Areas occur south of Clarks Landing Road. Uses permitted include low density residential and commercial development, agriculture, forestry, recreation and resource extraction.

The Forest Areas are divided into three separate areas, FA 5, FA 20, and FA WET. The FA 5 area requires a minimum lot size of 5 acres; the FA 20 area requires a minimum lot size of 20 acres; and the FA WET area requires a minimum lot size of 45 acres. Each of the areas permit the same land uses and the only distinguishing characteristic which makes the districts different is the minimum lot size. Adjustment of district boundaries within the forest district is appropriate where environmental limitations are not found to severely restrict the boundaries.

Agricultural Production Area

Agricultural Production Areas are locations of active agricultural use, together with adjacent areas of prime and unique agricultural soils or soils of statewide significance, which are suitable for expansion of agricultural operations. In order to maintain agriculture as an essential element of the Pinelands region, the level and type of development must be controlled to prevent incompatible land uses from infringing upon those important land resources. (Pinelands, 1982)

Agricultural Production Areas have been designated in the area east of Egg Harbor City incorporating parts of Germania and Cologne. The Agricultural Production Area is a larger concentration of conventional agricultural land. Uses are primarily restricted to agriculture and related commercial and residential activities. The area is comprised of a single contiguous planning area. The minimum lot size in the Agricultural Area is 10 acres.

Historically, Galloway Township has been recognized for farming activities producing a variety of crops. Renault Vineyards is a landmark farm with a wine production tradition and is located along Bremen Avenue. Large agriculture production occurs with several farms specializing in blueberries, potatoes, flowers and nursery products. Smaller family run farms with roadside stands are found throughout the agricultural district. There are no changes contemplated in the Agriculture Production Area.

Rural Development Areas

Rural Development areas represent a balance of environmental and development values that is intermediate between the pristine forest areas and existing growth areas; however, some parts are more suitable for development than others due to existing development and an absence of critical ecological resources. (Pinelands, 1982)

Rural Development Areas are found east of South Egg Harbor, north of Pomona, west of Stockton State College, east of Cologne and extending to the Port Republic border and south of Cologne-Germania along Aloe Street. The Rural Development Area is semi-developed and new uses and other uses found to be compatible with the Pinelands environment. The Pinelands Comprehensive Management Plan will allow residential dwelling units at municipally designated densities provided that the total number of dwelling units authorized does not exceed one (1) dwelling unit for every 3.2 acres of privately owned undeveloped land which is not wetlands.

The Rural Development Area is divided into three areas; the R5, where minimum lot size is 5 acres; R5C where clustering is permitted; and RCR requiring 5 acre lots for development of hotels, motels and restaurants at septic densities. The RCR area at Parkway Interchange 44 may be appropriate for a greater variety of commercial uses including limited family oriented commercial amusements such as a water oriented park.

Pinelands Villages and Towns

Pinelands Villages and Towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character. (Pinelands, 1982)

The Pinelands Villages are traditional development areas of Cologne-Germania and Pomona. South Egg Harbor is identified by Pinelands on a regional basis as part of the Pinelands Area Town of Egg Harbor City.

Extensive consideration was given to encourage commercial development along U.S. Route 30, the White Horse Pike, extending from Bremen Avenue to the Garden State Parkway. One consideration would have consolidated the entire highway frontage, including land located in the Regional Growth Area, into a single highway commercial area requiring 2 acre lots with 250 foot lot width. The designation would encourage restaurants, new car dealerships, hotels/motels, shopping centers and similar land uses as well as professional offices that have been traditionally permitted. This proposal has numerous merits in providing opportunity to locate commercial services in the Township where they would be expected to be most successful. After reviewing the existing land development pattern along the highway, particularly in the village areas, it was determined that established settlement patterns have provided for smaller lot developments with reasonable relationship to their surroundings. The concept of encouraging commercial development along the White Horse Pike will prevail, however, individual land uses and their required lot size and frontage regulations may allow flexibility based upon the Generalized Land Use Map. Development proposals along the highway must be carefully planned for compatibility with surrounding land use, adequate and safe highway access and compliance with adopted development regulations and standards.

The Pinelands designated Town of Egg Harbor City extends beyond municipal boundaries and incorporates South Egg Harbor and an area East of Bremen Avenue. The Town is divided into four distinct areas: TC requiring .3 acre lots; TR comprising three separate areas and requiring 12,000 square foot lots; TI requiring 5 acre lots; and HC-2 along the White Horse Pike requiring 2 acre lots. The Town area was the subject of a specific land use evaluation to consider potential density and intensity of development recognizing that sewerage potential could initiate development interest in the TC and TR districts. It was determined that development consistent with required density of .275 acres per dwelling unit and complying with bulk requirements and required buffers would be acceptable. Future development should maintain reasonable compatibility with the

existing stable neighborhood design and character. The TI designation has allowed institutional uses, office complexes, hotels/motels, shopping malls and light industry and may not attract these uses due to the relatively isolated location. Furthermore, adjoining TR and R-5 areas are predominantly residential and the encouraged uses in the TI area may be incompatible. By way of example, fuel oil distribution, freight distribution or other industrial uses may be found undesirable. In contrast, similarly intensive uses may be desirable, such as housing for senior citizens or nursing home facilities are compatible and may be incorporated as future land uses permitted in the areas. Strict limitations should be placed on any industrial activity, including sufficient lot size, setbacks, buffers and performance standards.

The HC-2 area will provide for a wide range of commercial services for Township residents as well as travelling motorists. This area is ideally suited for restaurants, new car dealerships, hotels/motels, shopping centers and similar land uses. The minimum lot size of 2 acres and minimum lot width of 250 feet must encourage safe and efficient access and all uses must demonstrate compatibility with surrounding land uses. Acquisition and consolidation of smaller lots and replacement of older obsolete buildings will be encouraged.

The Pinelands designated Village of Cologne-Germania is divided into: VR-3.2 requiring 3.2 acres per dwelling unit; VR requiring 12,000 square foot lots; and VC consisting of three separate areas located along the White Horse Pike and requiring .3 acre lots. The characteristics of the VC district having established development patterns and smaller lot sizes make adaption to the HC-2 designation and objectives particularly difficult. Accommodations are desirable to allow existing uses to continue to operate and/or improve. In new applications or redevelopment of existing improved properties, developments must be scrutinized to assess impacts upon surrounding developments and to ensure safe and efficient highway access. Furthermore, reasonable accommodations for stormwater drainage and parking and must be evaluated in conjunction with building area and setback proposals.

The Pinelands designated Village of Pomona is divided into: VR requiring 12,000 square foot lots; and HC-2 requiring 2 acre lots. The entire highway frontage along the White Horse Pike is undesirable for residential use. To correct the condition, an HC-2 designation is shown to require 2 acre lots with 250 foot frontage. Adjustments are made in the planning area to incorporate the shopping center and restaurant (diner) in the new HC-2 area, where the existing developments are compatible with the new designation.

Regional Growth

Regional Growth Areas are locations of existing growth or lands immediately adjacent thereto which are capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands, provided that environmental objectives are implemented. (Pinelands, 1982)

The Regional Growth Areas include the Pinehurst area, White Horse Pike, the area south of Cologne-Germania and Pomona and the Garden State Parkway Interchange 40. The Regional Growth Area is divided into:

R and R-1 in Pinehurst and require 6000 square foot lots; PO found along the Chris Gaupp Drive and Jimmie Leeds Road and requires 1.15 acre lots; I which is located along Aloe Street, Tilton Road and Pomona Road (County Route 575) requiring 5 acre lots; IRD which is bounded by Tilton Road and Liepzig Avenue requiring 3.2 acre lots; and HC-1 and HC-2 along the White Horse Pike requiring 1.15 and 2 acre lots respectively.

The Pinelands Commission requires that Galloway Township plan the Regional Growth Area to accommodate 2.5 dwelling units per acre of developable land. Developable land is privately held non-wetlands with a depth to seasonal high water table of greater than 5 feet or, where sewer systems are available, lands with a depth to seasonal high water table of 1.5 feet may be considered developable.

The residential area of Pinehurst is designated R and R-1. The areas are similar in that 6,000 s.f. lots are required with 60' width and 100' depth, where public sewer and water is available. The R area prohibits single family dwellings and allows two family and multifamily dwellings. The R-1 area allows single family dwellings. Both districts allow institutional uses and recreational uses. This area has been the subject of detailed land use evaluation which concluded with recommendations: (1) to allow only single family dwellings in the R and R-1 areas; (2) to maintain current yard requirements; and (3) to develop design standards for small lot development throughout the Township requiring, (a) the front of all residences to face the street; (b) parking located in side and rear yards and garages located in the rear yard, and (c) a height limit of 25 feet.

The I area will encourage development of employment opportunities and strengthen the fiscal base. The area designated IRD is under development as a golf course which is scheduled for opening in Spring 1993.

The PO area is found along Chris Gaupp Drive and Jimmie Leeds Road. The minimum lot size requirement is 1.15 acres or 50,000 s.f. and a lot width of 200' is required. The PO district allows office complexes on 50,000 s.f. lots having 200' frontage and hotels/motels of 99 units or more on lots of 2 acres. Shopping centers/malls are permitted where lot sizes are 25 acres or more. Larger developments are permitted with increased acreage.

The Regional Growth Area located along the White Horse Pike is designated HC-1 and HC-2 requiring 1.15 acres and 2 acres respectively. The objectives of future development of sites along the White Horse Pike is described in detail in Pinelands Villages and Towns.

Government Institution District

The Government Institution area provides for continued development of Stockton State College Mainland Division of the Atlantic City Medical Center and the Betty Bacharach Rehabilitation Center. The continuation and expansion of these public and institutional uses is encouraged.

Federal Installation Areas

Federal Installation areas are federal enclaves within the Pinelands. They represent a unique element of the Pinelands landscape and are a substantial resource to the region and the state, provided that their activities preserve and protect the unique natural, ecological, agricultural, historic, scenic, cultural and recreational resources of the Pinelands. (Pinelands, 1982)

The Federal Aviation Administration Technical Center installation is located south of the Pomona-Pinehurst area. Uses are consistent with national defense and federal requirements as determined by a memorandum agreement with the Commission.

Lands Within Pinelands National Reserve But Outside State Designated Pinelands Areas

The area east of U.S. Route 9 is within the Pinelands National Reserve but outside state designated Pinelands Areas. This area includes the Edwin B. Forsythe National Wildlife Refuge in a Forested Area classification. The development area along U.S. Route 9 is designated Rural Development. There are two Pinelands designated villages located within the Rural Development area including Oceanville and the traditional area of Smithville (outside of the Planned Unit Development). Galloway Township recognizes the Leeds Point area as a traditional spatially discrete settlement which deserves recognition as a village.

NON-PINELANDS AREA

Background

The area East of the Garden State Parkway is referred to as the Non-Pinelands area. There is an area East of Route 9 found within the Pinelands National reserve but outside the State designated Pinelands area.

The primary state jurisdiction of the Non-Pinelands Area is the New Jersey Department of Environmental Protection and Energy (NJDEPE). NJDEPE regulates land use in the coastal area of New Jersey. The coastal area extends the length of New Jersey's oceanfront coastline as well as along the Delaware Bayshore and Delaware River.

NJDEPE administers three coastal protection programs and one statewide protection program within the coastal zone. The coastal programs include the Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1 et seq.), the Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.), and the Waterfront Development Permit Program (N.J.S.A. 12:5-3). The New Jersey Freshwater Wetlands Protection Act (N.J.S.A. 13:9.8-1 et seq.) is administered statewide with the exception of those lands regulated under the Pinelands Protection Act.

The coastal permit programs are administered under policies contained in the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.). The Rules on Coastal Zone Management are the equivalent to the Pinelands Comprehensive Management Plan. The Rules were first adopted in September 1980 with the latest revision in August 1990. Although all three coastal permit programs; CAFRA, Wetlands Act of 1970 and the Waterfront Development Act; are administered by the Rules, CAFRA has the most significant impact.

The coastal area which is entirely under CAFRA jurisdiction is 1,376 square miles. The CAFRA regulation can be enacted throughout any part of the 1,376 square mile area depending on the land use proposed. If a land use is a defined CAFRA facility, the regulation is enacted and a CAFRA permit is required. A CAFRA facility is any facility with 25 or more dwelling units, greater than 3 acres of paving or 300 parking spaces, industrial land uses and linear land uses greater than 1,200 feet. A comprehensive definition of a CAFRA facility can be found at N.J.S.A. 13:19-3c.

Review of the Non-Pinelands Area

The Non-Pinelands Area is divided into eight planning areas.

1. Conservation
2. Residential Compatibility
3. Neighborhood Residential
4. Community Commercial
5. Conditional Industrial
6. Commercial Highway
7. Professional Office
8. Community Village Commercial

Conservation

The Conservation area is a critical ecological region that has significant environmental and ecological value and is vulnerable to degradation. The area is characterized by tidal wetlands, freshwater wetland areas, ponds streams and rivers supporting diverse plant and animal communities which include some threatened and endangered species.

The Conservation area requires protection from development and land use that would adversely affect its long term ecological integrity. There are other areas of the Township with similar critical ecological importance that are protected by other regulatory programs.

The Conservation area is found: (1) on the perimeter of the eastern portion of Galloway Township and includes tidal wetlands and water courses east of the 100 year floodplain and the Edwin B. Forsythe National Wildlife Refuge and its associated uplands; (2) freshwater wetlands associated with Lily Lake; and (3) freshwater wetlands associated with Atlantic City Reservoir; and (4) freshwater wetlands associated with Nacote Creek. This area shares the critical ecological importance identified in the Pinelands area of the Township. Uses permitted include farms, parks and playgrounds, fish and game clubs and single family dwellings as a conditional use.

Residential Compatibility

The Residential Compatibility area is intended to provide for single family detached dwellings and other compatible uses. The area has an established pattern of intensive land development that has been occurring sporadically throughout the district. Future development shall be encouraged to conform with larger minimum lot size requirements of one acre lots serviced by public sewer and two acres lots not serviced by public sewer. The larger lot size requirement will relieve the concentration of development in established development areas.

The Residential Compatibility area is generally comprised of Absecon Highlands, Conoverstown, Seaview Park and an area North of Smithville. An isolated area around Lily Lake is also designated Residential Compatibility. This area has experienced extensive development over the proceeding decade which generated concern regarding municipal burden resulting from suburban sprawl. An evaluation of the area found intensive development with predominantly single family homes where the minimum lot size requirement is 20,000 square feet where sewers are available and 35,000 square feet where sewers are not available. The intensity of development has generated the need to extend sewerage which in turn increases development interest. Another development characteristic identified is consolidation of 10 acre tracts of land and subdivision of 10 to 15 lots on cul-de-sac or loop street developments, many of which installed dry sewers. There are over 30 development neighborhoods created in this subdivision pattern. Flag lot developments have been prevalent in minor subdivision proposals. There are over two thousand single family homes and approximately 125 multifamily dwellings in the district. The cul-de-sac or loop street developments have generally created attractive clusters of housing in neighborhood settings of distinct identity. Internal streets in these developments are generally regarded as private and the limited traffic provides for safer streets. The proliferation of development has collectively produced a pattern of development having limited amenities and contributing minimally to Township needs. The Township has routinely relaxed standards for development of curbs, gutters, sidewalks and street design and the intensive development has been found to increase population and burden municipal services. Review of the land development pattern and current development regulations demonstrates that a reduction in density will reduce the rate of growth and reduce strain on municipal resources while promoting a rural development pattern that will control future traffic impacts associated with development.

A result of the land use evaluation is to recommend the minimum lot size requirement be increased to one acre for lots serviced by public sewer and two acres for lots not serviced by public sewer. Undersized lots having a minimum area of 20,000 square feet and serviced by public sewer will be exempt from the increased lot size. Future planned unit developments are discouraged.

Neighborhood Residential

Neighborhood residential areas have accommodated the greatest development density and intensity representing the primary growth zone of development in Galloway Township for over a decade. The Township sustained unprecedented growth accommodating regional housing and service needs while protecting the essential environmental character of the area. The planned unit developments within the area have been carefully evaluated by the Township and have provided for concentrated clusters of development using density averaging. The result has been well planned settlements with common design characteristics providing for some localized services for residents.

The increased density of the developments have collectively been requiring increased Township services which strain the municipal budget. The planned developments that represent the greatest concentration of growth are separated by large undeveloped rural lands. The neighborhood residential district recognizes the existing approved developments and the residents who reside there and project controlled development on the remaining undeveloped land at a density that is supportive of the Township's rural character which will relieve many growth related impacts.

The Neighborhood Residential area is comprised of two separate areas. Future development within this area will be required to maintain a density of one dwelling unit per two acres.

Community Commercial

Community Commercial is a center of commerce in the Township. The area serves as a central convenient location for residents to find public facilities, businesses and services. Commercial shopping facilities within the districts are intended to serve local residents and regional needs.

The Community Commercial area is centered in the Historic Towne of Smithville at the intersection of Moss Mill Road and Route 9.

Land use categories encouraged in the Community Commercial area include: (1) public, governmental and institutional uses; and (2) traditional Community Commercial area uses. Minimum lot size requirement should be 10,000 square feet.

Conditional Industrial District

The Conditional Industrial area is intended to promote development of industry and business uses providing economic development opportunity in the Township. The proximity of the area to existing population centers affords the opportunity for a substantial employment base to support employment generating businesses. The area has limited existing development and is envisioned as an opportunity for establishing warehousing, fabrication plants, light industrial/manufacturing centers, high tech industries and similar uses in an area that will minimize traffic, noise and similar impacts on the surrounding community. Industrial and business uses must be evaluated for compatibility with the former landfill located at the center of the district. The lot size requirement should be 5 acres minimum.

Commercial Highway

The Commercial Highway area designation identifies Route 30 highway uses east of the Garden State Parkway that have convenient access and serve regional commerce needs. The district encourages development of highway commercial uses serving the traveler as well as commercial uses requiring convenient highway access.

The Commercial Highway area encourages shopping centers, hotels, motels, restaurants and service businesses on lots of 20,000 square feet minimum in an established a highway commercial development pattern. Residential uses are inappropriate in this area.

Professional Office

The Professional Office area is intended to provide a location for professional office development along Jimmie Leeds Road, East of the Garden State Parkway. The area has received considerable interest from developers seeking the highly desirable location for establishing professional service businesses. The area is deemed appropriate provided the office buildings are minimized in area and carefully designed to maintain the character of the district. Traffic safety and access to the roadway must be carefully scrutinized to ensure adequacy of traffic circulation. The area contains established single family homes which should be protected from impacts associated with lighting, noise and similar interference by requiring minimum buffer regulations and adopting minimum lot size requirement of 50,000 square feet.

Community Village Commercial

The Community Village Commercial area is intended to provide for commercial development in the vicinity of Jimmie Leeds Road and Pitney Roads. Land may be developed and buildings and structures may be used, altered or erected for a variety of retail and personal service establishments on a minimum lot size of 20,000 square feet.

Professional Offices Along Route 9

Professional Offices are permitted subject to a conditional use approval on lots fronting on Route 9 where they are not otherwise a permitted use. Professional offices shall be compatible with the traditional rural 19th century residential character of many existing buildings in the area and encourage restoration and continued use of existing older buildings on minimum lot sizes of 15,000 square feet.

Neighborhood Commercial Uses Along Route 9

Neighborhood commercial uses are permitted as a conditional use on lots fronting on Route 9, except in CV or floodplain zones, where not otherwise a permitted use. Such commercial uses may include eating and drinking establishments and other uses which are shown to meet neighborhood needs. It is the intent of this section to allow neighborhood commercial uses, where compatible with a traditional rural residential character of many existing buildings in such areas, and to encourage the restoration and continued use of the existing older buildings in such areas on a lot with a minimum area of 35,000 square feet.

III. HOUSING

Galloway Township adopted a Housing Element and Fair Share Plan on July 28, 1987. The Housing Element and Fair Share Plan was prepared in response to the N.J. Fair Housing Act, P.L. 1985, Chapter 222 and the Rules of the Council on Affordable Housing (COAH). The plan reflects a realistic and reasonable opportunity for development of low and moderate income housing.

The Plan contains three main sections. First the existing housing, population and employment characteristics are analyzed and projected for the statutory six years. The second section reviews the Township's fair share requirement as determined by COAH and calculates the extent to which this requirement has been met. Finally, appropriate code revisions for implementation are listed.

A copy of the Housing Element and Fair Share Plan is included as Appendix A.

IV. CIRCULATION

Road Network

Galloway Township maintains a well-established system of streets and roads which are clearly depicted on the Development Constraints and Opportunities Map. The White Horse Pike (US Route 30) runs from Philadelphia to Atlantic City through Galloway Township, adjacent to its industrial zone. The Atlantic City Expressway although not located in the Township, nevertheless impacts vehicle trips to and from the Township. The Atlantic City Expressway, a toll road, links Atlantic City with Philadelphia. The Parkway serves as a major transportation corridor connecting the Township with north/central New Jersey, New York and Cape May and includes four interchanges. In addition to Route 30, the Township is also served by Route 9, a north/south arterial that runs the length of the state.

Two proposed transportation improvements will impact the Township's traffic patterns if implemented. The first is the Atlantic County Beltway. If constructed, the Beltway will provide a thorough traffic alternative from Galloway Township to Egg Harbor Township; primarily along Route 575 in Galloway. Presently, vehicular access from Galloway Township to southern portions of the Township is relatively slow due to lack of a major arterial to move vehicles efficiently. Local travelers use the Garden State Parkway for ease of moving north to south in the County, however, the future construction of the Garden State Parkway Interchanges will most likely encourage local travel on the Garden State Parkway.

The second proposed transportation improvement is the proposed Garden State Parkway full interchanges at Route 575 and Moss Mill Road and a full interchange at the White Horse Pike. The addition of this interchange could promote growth in the immediate vicinity of the interchange. The location of these improvements is shown on the Development Constraints and Opportunities Map.

Galloway Township is in full support of the proposal for two full Garden State Parkway Interchanges. The Garden State Parkway is a proven efficient north south limited access roadway. The Atlantic County Beltway concept is not adequately identified in location and access. The concept presents technical incompatibility with existing and proposed land uses, cutting through the Township in a way which will establish a new dividing line. Established traffic patterns would be affected and new intersections would be required, neither of which has been studied to understand impacts anticipated to residents and businesses.

Air Facilities

The area is served by two airports, the Atlantic City International Airport and to a lesser extent Bader Field. The Atlantic City International Airport is located in Egg Harbor, Galloway and Hamilton Townships. The South Jersey Transportation Authority has been recently commissioned to plan the expansion of the airport. It remains clear that the airport will remain a focal point of the region's transportation plan. The Township should adopt a policy of protecting the area by restricting land uses and avoiding potential noise problems. CLUZ studies have attempted to do just that. CLUZ or Compatible Land Use Zones are zones of differing noise levels established around airport facilities. The greater the distance from the airport, the more compatible a land use becomes. Knowledge of noise impacts on lands surrounding airports is an important consideration before land is zoned and development applications are approved.

Zones are categorized 1 through 5 with respect to predicted levels of Day-Night Average Sound Level (Ldn). Zone 1 has a Ldn less than 65 while Zone 5 has a Ldn of greater than 80. Differing land uses are compatible with specific zones. For example, residential development in any zone other than a Zone 1 is generally unacceptable.

The Federal Aviation Administration has mapped compatible Land Use Zones around the Atlantic City International Airport. These zones have been placed on the Development Constraints and Opportunities Map. Before land use is permitted in these Zones, CLUZ mapping should be carefully consulted to ensure compatibility.

Bus Service

New Jersey Transit operates three principal bus lines that service points within Galloway Township. Buses stop along the routes with designated stops at Stockton State College and Smithville along Route 9.

- * The Atlantic City to Stockton State College line runs along Jimmie Leeds Road, to Route 9 and then to Atlantic City.
- * The Atlantic City to Lakewood line stops at Route 9 and Moss Mill Road in Smithville.
- * The Atlantic City to Lindenwold line stops on Route 30 Philadelphia Avenue in Egg Harbor and at Absecon Rail Station in Absecon.

Rail Service

While no rail station currently exists in Galloway, residents are serviced by two nearby rail stations: the Absecon Station and the Egg Harbor City Station, both located a short distance from the White Horse Pike. These stations serve the New Jersey Transit commuter line from Atlantic City to Lindenwold. Amtrak also runs a rail line which serves as an express, servicing only Philadelphia-Atlantic City with transfers throughout the East Coast available in Philadelphia.

A Galloway Township rail station has been planned for Pomona. The site has been investigated by the National Council for Urban Economic Development, which provided a favorable analysis of the site and an action plan for bringing the station to the Pomona Area.

The proposed station could become part of a transportation center providing easy access to the nearby Atlantic City International Airport. Important local beneficiaries of the station include Stockton students and staff, Pomona residents, the proposed Atlantic Research Park or Atlantic City Speedway both cited along Pomona Road and the FAA Technical Center.

Pedestrian Paths

The Township has encouraged the 1978 Master Plan recommendation of development of an interconnected pedestrian path system by requiring new developments to make contributions to off site improvements. An off tract improvements ordinance was passed in May 1990.

Special Services

The service known as CARTS operates on a year round basis providing transportation for the elderly. CARTS (County of Atlantic Rural Transportation System) is fully funded by Atlantic County.

V. UTILITIES

Sanitary Sewer

The sanitary sewer collection system for Galloway Township is operated by the Galloway Township Municipal Utilities Division (MUD). The ultimate disposal and treatment of the sanitary sewer waste is by the Atlantic County Utilities Authority at the Atlantic County Utilities Authority Treatment Plant in Atlantic City. The areas for sanitary sewer are shown on the Development Constraints and Opportunities Map. This map indicates the areas that have existing sanitary sewer collection systems, areas that have been restricted to subsurface treatment systems by either CAFRA or the Pinelands and environmentally sensitive areas.

Atlantic County has recently proposed a draft Wastewater Management Plan (208 Plan) for sewer service areas. Existing and proposed sewer service areas are shown on the Development Constraints and Opportunities Map. After adoption of the County Plan, it will be reviewed and approved in its final form by NJDEPE.

Potable Water

Galloway Township's potable water is derived from three sources:

1. New Jersey American Water Company supplies water to the Smithville area and the planned unit developments located off of Wrangleboro and Collins Roads. This water main extends along Pitney Road to the City of Absecon. A 12" water main is located along the White Horse Pike from the Absecon border to Pomona Oaks.

There are currently discussions between Township officials and New Jersey American Water Company to extend water mains into a portion of the Absecon Highlands and Pinehurst due to private well contamination.

The Township obtains the majority of its water supply from the Kirkwood-Cohansey Aquifer, which is an unconfined, highly permeable geologic formation. The New Jersey American Water Company currently operates 5 large production wells in the Kirkwood-Cohansey Aquifer which provide public water to Galloway Township residents. Two of the wells which are located near Route 9 and Moss Mill Road were drilled to service the Smithville area, and each yield approximately one million gallons per day. Both wells typically have a low pH (5.18) and a moderate to high iron content (.81 ppm). Wells No. 3 and 4 located northeast of the intersection of Wrangleboro and Great Creek Roads and yield 500 gallons per minute (720,000 gallons per day).

These wells were installed to service the Wrangleboro area. The remaining public supply well located on Jimmie Leeds Road between Port Republic Road and Genoa Avenue, has a current diversion allowance of 200,000 gallons per day. In accordance with New Jersey American Water Company, water quality at this well is very good.

2. A portion of South Egg Harbor located at the western end of the Township is serviced by Egg Harbor City water.
3. The remainder of the drinking water supply comes from private residential wells.

Electricity

Electricity is supplied to the Township by Atlantic Electric. New development should be required to provide subterranean lines.

Telephone

New Jersey Bell, provides local telephone service to the Township. Long distance service is provided by independent long distance phone companies. New development should be required to provide subterranean lines.

Gas/Oil

Natural gas is supplied to the Township by South Jersey Gas Company. Independent oil vendors deliver home heating oil to individual properties.

Fiber Optics

Installation of fiber optic cables is becoming increasingly common. As the installation of fiber optic systems increases, the Township should coordinate with other utilities.

VI. COMMUNITY FACILITIES PLAN ELEMENT

Education

It is the goal of the Galloway Township Public Schools to prepare children for the 21st Century. This means that their instructional program will include basic skills, ability to think critically and logically, and the ability to use technology as a tool in the instructional process.

Over a five year period the student population in the Township public schools increased fifty percent. Between 1987 and 1988, the increase was fifteen percent and between 1988 and 1989, the increase was eleven percent. Actual student enrollment for 1990-91 was 2,714 and for 1991-92, student enrollment was 2,937. Projected student enrollment is:

1992-93	3,452
1993-94	3,804

Facilities

<u>School</u>	<u>Constructed</u>	<u>Additions</u>	<u>Grades</u>	<u>Capacity</u>
Arthur Rann	1965	1978, 1984, 1988	6-8	808
Cologne	1930	1965	1-5	185
Oceanville	1927	1954	1-5	260
Pomona	1930	1965	1-5	210
Reeds Road	1988		Pre-K, K-5	774
So. Egg Harbor	1954		1-5	85
Smithville	1991		K-5	818
Roland Rogers	1991		K-6	760

Greater Egg Harbor Regional School District

Absegami High School is part of the Greater Egg Harbor Regional school district.

Absegami High School is a four year comprehensive public high school with a 1991 student population of 1,325 from the sending districts of Galloway Township, Egg Harbor City, Port Republic. Courses include planned sequences of subjects to prepare students for career objectives. An honors program is available in English, Math, Science and Social Studies. The school is located on a 100 acre site off of Wrangleboro Road. It was originally constructed in 1983 and has an addition which was completed in 1990, consisting of 21 classrooms, auxiliary gym, weight room and 7 guidance offices.

Community Education

A community education program offers classes in the fall and the spring based on the interest and needs of the community. The facilities are used by GTAA, PAL, Brownies, Girl Scouts, and other community organizations. The Greater Egg Harbor Township Regional School District also provides adult education classes throughout the year.

Certification

The Galloway Township Public Schools are certified by the New Jersey State Board of Education and accredited by the Middle States Association of Colleges and Schools.

Stockton State College

Stockton State College, founded in 1969, is located on a 1,600 acre campus. Stockton is a fully accredited undergraduate college of arts, sciences and professional studies with enrollment exceeding 5,000 students and 186 full-time faculty positions.

Campus facilities which are open to the public include the college library, the observatory and several theatres and galleries which offer many programs throughout the year. Stockton's outdoor recreational facilities are available for scheduled use by community groups on a limited basis.

Atlantic Community College

Atlantic Community College (ACC) although not located in Galloway Township, serves the residents of the Township. ACC is a two year community college which supports the educational needs of the region.

Libraries

Galloway Township is presently part of the Atlantic County Library system and is served by a 2,000 square foot library located on Jimmie Leeds Road, east of Chris Gaupp Drive. Studies conducted by Atlantic County indicate that a major branch library of at least 15,000 square feet is warranted and indeed required to serve Galloway Township and the surrounding communities. The Township recognizes the central location of the municipal complex as an appropriate location for the library, and the County concurs with this recommendation.

The library is currently scheduled for completion in 1994.

Police Department

The Police Department is presently located at the municipal complex on Jimmie Leeds Road. The facility is temporary and is expected to be replaced by an addition to the municipal complex within the next 3 years.

In addition to providing state-of-the-art office space and facilities for the Police Department, the new facility will contain several holding cells and a centralized dispatch for all emergency services for Galloway Township. The police force has a current total of 39 officers.

In spring of 1992 the Township expanded its emergency services with a 911 emergency line.

Fire Department

Currently the Township is serviced by five individually incorporated volunteer fire companies operating six fire stations located throughout the community. The activities of the fire companies are coordinated under one township wide fire chief. In addition, each fire company is represented by a chief. The location of the five companies is shown on the Development Constraints and Opportunities Map.

1. Oceanville Fire Company #1

Due to increased demand resulting from development in Smithville, the Oceanville Fire Company has recently expanded its facility by 4000 sq. ft.

2. Germania Fire Company #2

This company has recently completed renovation and alteration to their facility and is constructing a training facility behind their station.

3. Pomona Fire Company #3

The Pomona Fire Company is attempting to purchase property for possible future expansion.

4. Bayview Fire Company #4

The Bayview Volunteer Fire Company consists of two stations. Due to increased demand this fire company is in the process of completing plans for a 3500 sq. ft. addition to their sub-station located on 6th Avenue in the Absecon Highlands section of the Township.

5. South Egg Harbor Fire Company #5

The South Egg Harbor Fire Company has recently expanded its equipment inventory by converting a unit capable of extinguishing deep woods forest fires.

The fire department is currently made up of 193 highly trained and active volunteer fire-fighters. These men and women respond to approximately 500 calls for service per year.

The department operates various types of equipment available to respond to any type of emergency it may be called on to mitigate.

It is the goal of each fire company to purchase a new piece of equipment every five years. This program has been successful primarily because council has kept its financial commitment each year since 1986. Funds are set aside each budget year and at this time bids are received for whatever piece of equipment is needed. Funding shortages are made up by the company receiving the apparatus for that year.

Rescue

Galloway Township maintains two volunteer First Aid/Rescue Squads. Galloway Township West Ambulance Squad is located on Carton Avenue adjacent to the Township garage. Galloway Township West Ambulance Squad maintains four ambulances and currently has thirty five (35) members.

Galloway Township East Rescue Squad is located adjacent to the municipal complex on Jimmie Leeds Road. The squad was installed at this location in August 1992 and currently has three ambulances and 25 members.

Both rescue squads are dispatched by Midlantic Communications in Egg Harbor City. Midlantic Communications coordinates both police and fire dispatches as well. Rescue calls are answered within an average of fifteen minutes.

Emergency Services

An Emergency Operations Plan has been formulated by the Galloway Township Office of Emergency Management to ensure the effective utilization of all the government resources and capabilities in disaster situations. The plan seeks to define authority and responsibilities of emergency service participants and Galloway Township government departments for disaster and emergency response operations. An Emergency Management Coordinator is responsible for the coordination of all activities to ensure the goals of the Plan are accomplished in emergency situations. The basic goals of the Plan are to save lives, reduce casualties and minimize damage to property.

Municipal Services

Galloway Township is administered from a municipal complex located on Jimmie Leeds Road. A town center is also proposed at this location and will include a number of public buildings such as a library and post office.

Galloway Township is governed by a Council-Manager form of government. The seven member elected governing body or Council selects a full-time Township Manager who has the full authority of chief executive, to hire and fire; to run day-to-day Township operations and to recommend a budget to the Council.

Galloway Township maintains a full range of municipal services including: planning and zoning boards, an economic development committee, building and code enforcement, municipal clerk, municipal judge, prosecutor, public works department, tax assessor, tax collector, recreation coordinator, recycling coordinator, historical society, environmental commission, and board of education.

Senior Citizen Services

The Mid-Atlantic Senior Center is located in Pomona and offers many programs for senior citizens as well as other members of surrounding communities. Services provided include assistance for reducing costs of heat, air conditioning, utilities and prescriptions. Transportation is provided for recreational outings, shopping and medical appointments. Commodities and share programs are also handled from this facility.

Government Cable Channel

Galloway Township became the first Southern New Jersey municipality with a full-time government information access cable channel, presenting its first live broadcast on Sammons Cable Channel 47, G-TV on November 20, 1992.

The cable channel resulted from cooperation between municipal government and the cable franchise representatives. The interactive governmental channel has a Township delegated channel coordinator and will allow volunteers to become involved in broadcasting.

Medical Services

Atlantic City Medical Center - Mainland Division

Atlantic City Medical Center's Mainland Division is a 290 bed acute care hospital located on the campus of Stockton State College in Pomona. Built in 1975, the Mainland Division houses the Ruth Newman Shapiro Regional Cancer Center, A Digestive Disease Center, an inpatient psychiatric unit and complete maternity facilities, including classes in prepared childbirth.

Betty Bacharach Rehabilitation Hospital

Bacharach Rehabilitation Hospital offers a comprehensive program of both in and out patient physical rehabilitation services for adults and children. The facility is located on the campus of Stockton State College adjacent to Atlantic City Medical Center, Mainland Division. It is licensed as a specialty hospital by the N.J. Department of Health and is recognized by the Commission on Accreditation of Rehabilitation Facilities (CAFRA) and the Joint Commission on Accreditation of Health Care Organizations (JCAHO).

VII. RECREATION

Existing Recreation Facilities

Galloway now offers a variety of outdoor recreational opportunities in terms of the large areas available for hunting and wildlife study, access to boating, fishing and other water related activities. The Edwin B. Forsythe Wildlife Refuge occupies a large portion of the Township, providing unique outdoor recreation.

In contrast to open space, developed recreation areas such as playing fields and playgrounds are limited. Current facilities for active recreation include a three acre playground area in South Egg Harbor and a forty acre parcel located in the central portion of the Township. The latter property, Gabriel Field, is privately owned and maintained by the Galloway Township Athletic Association (GTAA), a volunteer community organization. Gabriel Field contains five little league baseball fields, one major league baseball field, one football field and two tennis courts. Also included at this complex is a large playground facility.

GTAA organizes and manages athletic programs such as baseball, softball, tennis, football, soccer, wrestling, cheerleading and drill team, for Galloway's youth. In addition to the Galloway Township Athletic Association, the Police Athletic League (P.A.L.) is another community volunteer organization servicing Galloway's youth. P.A.L. in cooperation with the public school system, runs a large basketball program.

The Smithville and Hovnanian planned unit developments offer a variety of recreational facilities for the residents of these communities. However, use of the facilities are generally restricted to PUD residents.

Development of New Recreation Facilities

There is a lack of adequate recreational sites, in Galloway Township. The Township is making a commitment to acquire additional property throughout the community. In 1989, the Township along with the Galloway Township Athletic Association, applied for a Green Acre Grant which would partially assist in the acquisition of an additional ten acre tract allowing for a large extension to the Gabriel Field site. The Township as recently as May 1991 has acquired that property with the Green Acre Funding Grant and matching funds from the G.T.A.A. The aforementioned land will be developed into two regulation size soccer fields.

The plan for an inter-community Pedestrian Right of Way System should be implemented by requiring each new development to contribute its fair share toward the facilities. In May of 1990, the Township Council passed an off tract improvement ordinance whereby, as a condition of final subdivision or site plan approval, the Planning Board may require a developer to pay his/her "fair share" of any off tract improvements, including the Pedestrian Path.

The following recreation standards have been recommended to the Planning Board. They have been adapted to reflect the character of the Township, its present recreation facilities, and the desires of its residents.

These standards or similar guidelines are to apply to both existing residential clusters and neighborhoods as well as proposed developments.

Play Lot

- 1 per block 1/30 families
- Childrens' play equipment
- Field play area
- Passive sitting area

Playground (3-5 Acres)

- 1 per 100 children
- 1 ball field - softball-little league
- 2 tennis courts
- 1 field - soccer, football, etc.

Playfield (15-20 acres)

- 15 minute travel time
- Supervised play area
- 4 baseball fields
- 2-4 basketball courts
- Passive area
- Court games-adults activities

Pedestrian Paths

- One main pedestrian path linking all neighborhoods and recreation areas
- Minor path system linking all schools

To provide suitable recreation opportunities for its residents, and to protect the existing and valuable natural features of the Township, it is recommended that Galloway utilize these approaches to preserving and developing open space and recreation facilities.

* Natural Resource Protection

Continue the Township's present recreational amenities by conserving the ecologically fragile wetlands and waterways. This can be done through zoning, flood plain regulations, and performance controls for allowed uses and when necessary easement or outright land purchases.

* Private Development of Recreation Facilities

New development should be encouraged to include recreation facilities for occupants of new housing, and when possible, made available to present Township residents. Deed restriction and easements, when used with Planned Developments, are typical methods of accomplishing this.

* Expand Public Recreation Areas Facilities

Through a regular Capital Improvements Program identify public recreation facilities within a sound fiscal management program.

Privately Owned Recreation Facilities

Two golf courses are currently located in Galloway Township. Marriott's Seaview Golf Resort and Pomona Golf & Country Club. A new golf course is being developed and will be known as the Blue Heron. Marriott's Seaview Golf Resort is located on Route 9 and Jimmie Leeds Road. Seaview Golf Resort includes two eighteen hole golf courses, driving range, tennis courts and hotel and banquet facilities. It is open to the public. Pomona Golf and Country Club is located at Moss Mill Road and Odessa Avenue in Pomona and is also open to the public. Pomona is a nine hole course with a driving range and club house facilities. The Blue Heron will be open to the public in 1993.

Several private health club facilities are operating in Galloway Township and in surrounding communities providing specialized aerobic and health training opportunities. The facilities are accessible to the public.

VIII. CONSERVATION

Soils

Galloway Township is composed of varying types of soils resulting in both upland and low lying areas. The main objective of the master plan when classifying soils is to avoid development on hydric soils. Most generally hydric soils are found in low lying areas and are indicative of wetlands. (Atlantic County Soil Survey, 1978)

The appropriate location of these types of soils are shown on the Development Constraints and Opportunities Map.

Wetlands

The Township contains both freshwater and tidal wetlands. The approximate location of the wetlands is shown on the Development Constraints and Opportunities Map.

The Township encourages protection of these environmentally sensitive areas through compliance with three state laws protecting wetlands: the Wetlands Protection Act of 1970 (N.J.S.A. 13:9A-1 et seq.), the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and the Pinelands Protection Act of 1979 (N.J.S.A. 13:18-1 et seq.).

Geology

Geology is important in that the study of geologic formations determines the amount of water which can be stored in the ground as well as the paths and rates of groundwater movement.

Located on the outer coastal plain of New Jersey, Galloway Township is underlain by beds of sand, gravel and clay, ranging in age from Cretaceous to recent. The major formations have the general form of broad, flat sheets which extend out under the ocean and presumably crop out of the ocean's bottom at the edge of the continental shelf.

The predominant geologic formations along the southern New Jersey coast are recent beach deposits on the surface underlain by the Cape May and Cohansey Formations. These formations are underlain by the Kirkwood Formation.

The Cape May Formation extends from near the surface to a depth of 50 feet. It is composed primarily of gray sand, gravel and stratified silts. The Cohansey and Kirkwood Formations are aquifers which provide a significant portion of the region's water supply.

The water bearing portions of these formations are composed of sand separated by a 300 to 400 foot clay lens. This clay lens marks the upper limit of the Kirkwood Formation and can be found at a depth ranging from 300 to 500 feet below the surface.

Hydrology

The hydrology of the Township is structured upon groundwater, surface water, and stormwater runoff. Groundwater in Atlantic County is present in two principal aquifers, the Cohansey and Kirkwood formations. Aquifers of minor importance are the Bridgeton and Cape May Formations.

The Cohansey is an unconfined formation whose recharge area exists at the surface throughout most of Atlantic, Ocean and part of Camden, Cumberland and Gloucester Counties. Precipitation provides the main element of recharge for this aquifer. The sandy composition of the soils which compose this formation give it a high infiltration capacity. Because of the magnitude and composition of this aquifer, it has the most productive supply of water in the region.

The Kirkwood Formation is composed of two elements, the Kirkwood Clay and the Kirkwood Sand. This Kirkwood Clay consists of a bluish clay lens, 300-400 feet thick which separates sands of the Kirkwood and Cohansey Formations.

The Kirkwood Sand is a confined aquifer, completely artesian in nature and is encountered below Atlantic City at an approximate depth of 76 to 840 feet. The recharge area extends over an area of approximately 170 square miles from Monmouth County to Salem County. The primary source of recharge to the Kirkwood Formation is precipitation within the recharge areas. Vertical leakage of groundwater from the Cohansey Formation also contributes to recharge of this aquifer. Galloway Township lies within the Coastal drainage basin. Surface water within the basin is derived from several tributaries of the Great Egg Harbor River and the substantial backbay area which is also part of the Forsythe Wildlife Refuge.

Stormwater runoff is directed towards drainage basins and stormwater management facilities in developed areas. In undeveloped areas stormwater is recharged directly to the groundwater table.

Water Quality/Supply

The water quality located within the Atlantic Coastal Drainage Basin is relatively good. The principal contaminants to both ground and surface water quality, as a result from increased development are, increases in BOD (biological oxygen demand), phosphorous, nitrogen, fertilizer, and heavy metals. Under natural conditions the soil/groundwater vegetation system acts to properly maintain a concentration of these constituents which perpetrates the ecology of the area. Development introduces land changes which must be controlled and mitigated in order to ensure that changes do not occur on adjacent ecosystems.

Galloway Township's groundwater supply is from both private and public wells. The bulk of the Township is served by private wells. New Jersey American Water Company supplies water to Smithville and the planned unit developments located off of Wrangleboro and Collins Roads. A portion of South Egg Harbor is serviced by Egg Harbor City's water company.

Vegetation

Galloway Township is known for its rural character which can be attributed to its substantial diversity in vegetational communities. The Township is dominated by oak-pine forests throughout its interior. Tributaries of the Great Egg Harbor River also establish vegetative diversity in the wetland areas which surround them. These ecosystems include pitch pine lowlands, Atlantic White Cedar swamps, hardwood and scrub shrub swamps. Along the coastal areas salt marshes form still another diverse vegetational habitat. Another significant form of vegetation is agricultural.

Wildlife

The vegetative diversity located throughout the Township promotes wildlife diversity as well. The Edwin B. Forsythe Wildlife Refuge provides an excellent example of the biological diversity located within the Township. This 47,800 acre wildlife refuge was created in 1984 by combining the former Brigantine and Barnegat Wildlife Refuges. It is located partially in the eastern portion of Galloway Township and extends from the northern end of Barnegat Bay south to Absecon.

The Refuge provides important nesting, feeding and resting habitat for a variety of waterfowl, other water birds and several Federal and State threatened or endangered species. Public use of the Refuge for recreational and educational opportunities is encouraged. Numerous groups from educational institutions, as well as the general public, visit the Refuge each year to study the varied wildlife and vegetation present.

IX. ECONOMIC DEVELOPMENT

During the last two decades, Galloway Township has experienced a rapid amount of growth. For example, the number of building permits issued in the Township in 1978 was 135. By 1990 this number reached over 7000 building permits.

Population has also increased dramatically. In 1980, the Galloway Township population was 12,176 and this figure increased to 23,330 in 1990. The increase over a decade was 91.6 percent.

The impetus for this development has been the Atlantic City gaming industry. Twelve operating casinos have generated \$5 billion dollars of local and state revenues to date. In addition to the residential development brought into Galloway Township as the result of the gaming industry commercial development has been fostered as well. For example, Route 30 in Galloway Township has numerous motels, hotels and restaurants to serve tourists.

Under the South Jersey Transportation Authority the Atlantic City International Airport will be expanded to fulfill an important gap in tourist related travel. The federal government also has plans to expand the Federal Aviation Technical Center in Pomona and is expected to bring nearly \$3 billion into the economy of the area. Galloway Township is unique from a locational standpoint in that it is only 50 miles from Philadelphia and 120 miles from New York City and three hours from Washington, D.C.

X. HISTORIC PRESERVATION

The architecture and settlement patterns in Galloway Township are as diverse as the original settlers themselves. In the northeast section of the Township the frame and brick houses reflect English tradition. In the western part of the Township, where Germans and Italians first lived, there are more continental European influences. There were

no large, densely populated areas, so the general atmosphere of Galloway was open and rural with some small villages. Throughout the Township, late nineteenth century and early twentieth century styles mix.

Some individual buildings are eligible for listing in the National Register of Historic Places as are two districts, Conovertown and a rural/village district that includes Oceanville, Leeds Point Road, and a part of Moss Mill Road.

The names of the villages that today make up Galloway Township often reflect the ethnic origins of the settlers, thereby indicating their location and period of settlement. Leeds Point, Oceanville, Smithville, and other towns in the northeastern part of the Township are the older settlements: Cologne, Germania, and Pomona near the railroad line in the southern part of the township are the later settlements planned for Germans immigrants. A discussion of each of these settlements, which still exist today, follows.

Absecon Highlands

According to the authors of The Story of Galloway Township there was little development in this area until about 1900. (Young, Eugene V., Abrahamson, Elaine C., 1978) In 1906 the Atlantic City Estates Company began development. The population was large enough to warrant a school by 1908.

Conovertown

Conovertown was settled in 1790 when John Conover purchased 3,668 acres along Cordery's Creek. In the 1930's Conovertown was lined with boats and clam houses indicative of the clamming and oystering business in this portion of the Township.

Cologne

Historically, Cologne was the general designation of part of Galloway set aside for agricultural use by the developers of Egg Harbor City. This area was planned for twenty-acre farmsteads representing a new German town in America.

Germania

Germania, slightly northeast of Cologne was also a part of the farming area of the development of Egg Harbor City and has a similar history. In the late 1930's Germania was noted for its fruit growing, dog breeding and chicken farming.

Leeds Point

Leeds Point, no more than a quiet crossroad at the edge of the Forsythe National Wildlife Refuge today, was one of the earliest and most important communities in the county. In about 1700, Daniel Leeds, a Quaker from

Leeds, England moved his family to a large plot of land which he had been granted. He names the settlement, Leeds Point. Some historians consider Daniel Leeds' American Almanac published in 1686, to be the first almanac in America. The fact that there was early transportation to and from Leeds Point indicates that it was a settlement of some importance.

Pomona

Pomona, perhaps first called Pomerania, was also one of the towns that was a part of the Egg Harbor City development plan for a German city in America. Like Cologne and Germania, it consisted of agricultural land and was located on the railroad line. Early 1900s saw additional substantial settlement by Italian immigrants.

Smithville

Today Smithville is probably one of the best known towns in Galloway Township because it is here that Mr. & Mrs. Fred W. Noyes, Jr., restored the old Smithville Inn and brought together a number of old buildings to create a new shopping area. In the 1830's the original village contained a tavern, a store, a Quaker meetinghouse, and ten or twelve dwellings. (Abrahamson, Elaine C. 1987) The town was only two miles from Leeds Point, and the two villages almost blended together. The Smithville Inn stood on the early stage line that ran from Camden to Leeds Point.

Oceanville

Oceanville is located in the eastern part of Galloway Township along and to the east and west of Route 9, the historic old New York Road. It was formed by consolidating the earlier towns of Centerville and Tanner's Brook along with smaller neighborhoods such as Somerstown. The area was originally populated by farmers, fishermen, baymen, hunters and trappers, and had supporting industries such as an ice house and at least two blacksmith shops. Today it is primarily known as the entrance point to the Forsythe National Wildlife Refuge.

South Egg Harbor

South Egg Harbor was one of the last areas of the Township to develop. Early in this century a real estate speculator, A.J. Bozarth, purchased a large house known as The Manor House and subdivided the land for sale as farmlands.

A few areas of the Township are listed in the New Jersey National Register of Historic Preservation. These include the Mullica River - Chestnut Neck Historic District including portions of Galloway Township, Mullica Township and Egg Harbor City and several townships in Burlington and Ocean County. The L.N. Renault and Sons Winery located at Breman Avenue and Liebig Street is also located in the state register as of 1973. The Smithville Apothecary located in the Old Towne portion of Smithville was placed on the state register in 1976 and the national register in 1978.

XI. RECYCLING

The Township has made a commitment to statewide mandated recycling. In 1984 a voluntary recycling program was implemented through the Department of Public Works, and in 1989, the Township Council passed a mandatory recycling ordinance in addition to appointing a full-time Recycling Coordinator to administer the program. The Township is now plotting methods to reach a 60% reduction in the solid waste stream, which the State of New Jersey has stated will be done by 1995.

Galloway has both curbside and drop-off recycling for residential uses. Curbside recycling takes place on the 1st and 3rd Wednesday of every month. Curbside recyclables include the following: Paper, corrugated cardboard; glass; aluminum, tin, steel, bimetal cans; plastic bottles, white and clear plastic bags; household batteries; and leaves. Each multifamily development within the Township maintains its own recycling drop-off center. With so many items now being recycled, some of these facilities are now inadequate. These groups have already been asked to provide space to keep up with current volume of recyclables. Curbside conversion of some units is an alternative to drop-off expansion. In addition, Galloway Township maintains three recycling drop-off areas including the municipal complex, Herschel St. Transfer Station, and the Oak Street Compost Facility. Additional drop-off areas are being investigated.

All commercial buildings and institutions must comply with the Township's recycling ordinance and arrange for their own pick up. All business and institutions must report yearly recycling tonnage to the coordinator.

Special arrangements are made by the Township to pick up bulky recyclable metal items such as washers and dryers. These pickups may eventually include such items as tires (as tire recycling becomes mandated); and the number of pickups should be increased as manpower allows. Disposal of bulky non-recyclable items such as televisions, mattresses, and furniture, is made by contacting private haulers or dropping the items at the Atlantic County Utilities Authority Transfer Station in Egg Harbor Township.

Galloway Township also encourages municipal composting. Leaves are picked up biannually and taken to the Oak Street Leaf Composting Facility. In addition, Township residents can drop-off leaves and branches at this facility. The possibility of this site being expanded is being studied. If this is done, mixed vegetative waste permits may also be acquired. In the meantime, a leaf turner has been purchased to make the composting process more efficient. Home composting will play an important part in Galloway's future; a home compost demonstration site is planned on the municipal complex.

Private haulers working in the Township are considering unit pricing for trash; this will encourage more recycling.

A construction debris tracking system is in the works; this will increase recycling tonnage and also eliminate much of the illegal dumping in the Township. Clean Communities grant money will continue at least through 1994. This grant is partially being used to clean up existing dump sites.

XII. RELATIONSHIP TO OTHER REGULATORY PLANS

Surrounding Municipalities

Galloway is surrounded not only by municipalities but by bodies of water as well. Port Republic and the Mullica River form the northern boundary of Galloway Township. Development along the borders of Port Republic and Galloway is consistent with the low growth and development presently in Port Republic. To the south, Galloway is bordered by Absecon, Egg Harbor Township and Hamilton Township.

Development along each of these municipal borders is fairly consistent. Galloway Township's eastern border consists of backbay areas which are non-development areas within the Forsythe Wildlife Refuge. To the west, Galloway Township is located adjacent to Egg Harbor City and Mullica Township. Residential development in Egg Harbor City and South Egg Harbor is fairly consistent especially in light of the fact that South Egg Harbor is included within the Pinelands village designation of Egg Harbor City.

With respect to the development ordinances of each of these municipalities, Galloway's land planning remains fairly consistent with those of surrounding municipalities. Each of these municipalities are certified by the Pinelands Commission.

Pinelands Comprehensive Management Plan

Galloway Township has updated its Master Plan to be consistent with development standards established in the Pinelands Comprehensive Management Plan; therefore, the Township is a "certified" municipality. Certification with the Pinelands Comprehensive Management Plan assures that the management programs have been adopted by the Township. This of course has resulted in two different types of zoning separated generally by the Garden State Parkway.

NJDEPE Regulation

Outside of the jurisdiction of the Pinelands Commission, land use in the Township is also regulated by several New Jersey Department of Environmental Protection and Energy statutes. These statutes include the Coastal Area Facility Review Act (CAFRA); the Waterfront Development Act, the Wetlands Act of 1970 and the Freshwater Wetlands Protection Act.

The most limiting of these laws is the CAFRA statute which controls the density for developments of twenty five or more units and non-residential developments with more than 300 parking spaces or three acres of parking.

Atlantic County Master Plan

The Atlantic County Master Plan was last revised in September 1988. The Master Plan has targeted the Township as a growth area and a rural development area. Growth areas as the label implies are areas which are experiencing and may experience in the future substantial amounts of growth. Rural development areas are inconsistent with growth in that they prohibit the extension of infrastructure unless it is necessitated by public safety and health.

The land use recommendations of the Atlantic County Master Plan generally reflect the existing and proposed land use patterns in the Township.

State Plan

The State Planning Act of 1985 called for a plan to address issues such as traffic gridlock, the rapid disappearance of farmland, and rising housing costs. All of these are closely tied to the state's growth and development. The legislation emphasized that the state could no longer afford to subsidize haphazard development by building roads, sewer systems and other infrastructure to such places.

The State Development and Redevelopment Plan, the plan resulting from the 1985 Act, sets development goals for the year 2010. It aims to protect the health of citizens by safeguarding and improving the quality of the environment. Its proposals are designed to lead to better management of tax dollars. In effect, the State Plan is a long-range investment strategy for State agencies, counties and municipalities to follow as they develop their own plans and regulations.

The goals of the Plan which reflect those of the 1985 Act, include: revitalizing urban areas; conserving natural resources; promoting beneficial economic growth; protecting the environment; providing public services at a reasonable cost; preserving and enhancing historic, cultural, open space and recreational lands and structures; ensuring sound and integrated planning; and providing housing at a reasonable cost.

The most recent revisions to the state plan, the Interim State Development and Redevelopment Plan designates five planning areas:

Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural Planning Area (PA4), and Environmentally Sensitive Planning (PA5).

Planning areas designate different geographic features and intensities of development throughout the State. Development is not prohibited within planning areas, however, it is directed towards "centers" in order to protect the characteristics of the surrounding region. A center is a designated area for development within a planning area. Centers have adequate sewers, water supply, and roadways, as well as capacity to accommodate growth in the future. Therefore, centers are equated to "nodes" of development within planning areas.

The State Plan was adopted in June 1992. The eventual effect of the State Plan will more than likely impact land use decisions, therefore, it is quite important that other land use plans maintain consistency with the State Plan.

Bayfront Public Access Plan

The Bayfront Public Access Plan was adopted in 1987 by the Atlantic County Department of Regional Planning to identify open space and recreational land sites in Atlantic County. Due to increasing demand for bayfront access the County placed a high priority on establishing such sites.

The plan recommends that the bay ends of Brook Lane and Ocean Avenue be improved for passive and active recreational uses.

XIII. CAPITAL IMPROVEMENTS

Every local government is required to prepare and adopt a Capital Budget in conjunction with its Annual Operating Budget. The Capital Budget project items must have a useful life of five (5) years and include a six (6) year anticipated project schedule and funding requirement.

The Township instituted a Capital Improvement Program which has grown to substantial proportion. The investments made by the Township services and benefits include protection against fire and theft, public health, sanitation (sewage), recreational opportunities, public buildings, road/drainage improvements and education.

XIV. IMPLEMENTATION

The Master Plan is not to be produced to only be filed away after its adoption. It is a land use tool which provides the integration of a myriad of County, State and local regulations, ordinances and plans. Therefore, it is quite important to comprehend where the Master Plan "fits in" within the land use process.

The following chart labeled "Municipal Planning Process" outlines a community's land use process beginning with the development of the community's goals and objectives. Next, the basic studies needed to further define the goals and objectives are completed followed by assembling and analyzing the elements of the Master Plan which are adopted by the Planning Board.

Implementing the goals and objectives are required devices such as the zoning ordinance and map, subdivision ordinance and map, site plan ordinance, and building and housing codes which are adopted by a community's governing body, upon recommendation of the Master Plan. The goals and objectives of the community are reexamined at least every six years.

In preparing Galloway Township's Master Plan the authors have been cognizant of the importance of the Master Plan as not only a statutory requirement but as a land use tool as well.

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